

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, MAY 21, 2024 - 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 of minutes for the March 19, 2024 meeting.
- b) Approval of the minutes for the April 16, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Christian C. Avila, on behalf of Vimaent, LLC, for a Conditional Use Permit, for one year, for a Bar and Grill (The Duchess) at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue Suites 2210 & 2212. **(CUP2024-0037)**
2. Request of Juan Carlos Hernandez, for a Conditional Use Permit, for one year, for an Institutional Use (Euro Beauty Therapy and Academy) at the South 152.52 feet of the West 160 feet of the East 190 feet of the North 3 acres of the Northeast ¼ of the Southeast ¼ of the Southwest 1/4 of Section 9, Hidalgo Canal Company's Subdivision A/K/A the East 160 feet of Lot 8, Laurel Avenue Addition; 1111 North 10th Street, Suite F. **(CUP2024-0044)**
3. Request of Mark Allen Gray on behalf of Amanda M. Daschbach, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at Lot 1, Red Leaf Estates Subdivision, Hidalgo County, Texas; 1701 Wisteria Avenue. **(CUP2024-0046)**
4. Request of Nancy E. Garza, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a home occupation (daycare), at Lot 224, Idela Park Unit No. 1 Subdivision, Hidalgo County, Texas; 2748 Melba Avenue. **(CUP2024-0048)**
5. Request of Juan Ramon Alonso for a Conditional Use Permit for a parking facility, for life of use, at Lot 20, Block 11, Colonia Hermosa No.2 Subdivision, Hidalgo County, Texas; 2216 El Rancho Avenue. **(CUP2024-0040)**

6. Request of Sandra Ortiz on behalf of 2601 W. Expressway 83, LLC., for a Conditional Use Permit, for one year, for a portable building greater than 10'x12', for office use, at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2703 West Expressway 83. **(CUP2024-0047)**

b) REZONING:

1. Rezone from C-1 (office building) District to C-3 (general business) District: 2.49 acres out of Lot 58, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3201 Trenton Road. **(REZ2024-0023)**
2. Rezone from R-1 (single family residential) District to C-3L (light commercial) District: A 1.80 Acre Tract of Land, More or Less, out of Lot 6, Block 2, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard. **(REZ2024-0024)**
3. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: A 2.16 Acre Tract of Land, More or Less, out of Lot A, La Cantera Estates Subdivision, Hidalgo County, Texas; 3900 Buddy Owens Boulevard (Tract I). **(REZ2024-0026)**
4. Rezone from C-2 (neighborhood commercial) District to C-4 (commercial industrial) District: A 1.56 Acre Tract of Land, More or Less, out of Lot A, La Cantera Estates Subdivision, Hidalgo County, Texas; 3900 Buddy Owens Boulevard (Tract II). **(REZ2024-0025)**

3) CONSENT:

- a) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate Development Group, Ltd. **(SUB2024-0040) (FINAL) QHA**

4) SUBDIVISIONS:

- a) Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas **(SUB2022-0034) (REVISED PRELIMINARY) TRE (TABLED ON 5/7/2024)**
- b) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0102) (REVISED FINAL) RDE**
- c) Sprague Waterfalls Apartments Subdivision, 2520 Sprague Road, Arqcarpa & Krystal Luxury Homes, LLC **(SUB2024-0050) (PRELIMINARY) BIG**
- d) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082) (REVISED PRELIMINARY) TUE (Tabled on 05/07/2024)**
- e) Pioneer Estates Subdivision, 9400 North Shary Road, Aldape Development, LLC **(SUB2023-0040) (REVISED FINAL) MAS**
- f) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An **(SUB2022-0146) (PRELIMINARY 6-MONTH EXTENSION) SEA**
- g) Valencia Marketplace Lots 6D and 6E Subdivision, 1300 Trenton Road, Chapa Blue Management, LLC **(SUB2024-0046) (PRELIMINARY) IEG**

- h) La Casita Deli Subdivision, 901 East Fir Avenue, Bernardo Flores **(SUB2024-0031) (FINAL) PS**
- i) Northgate Estates Subdivision, 1900 Northgate Lane, Urban City Developers, LLC **(SUB2024-0049) (FINAL) TUE**
- j) Whispering Meadows Subdivision, 9228 North Bicentennial Boulevard, Tim Wilkins **(SUB2023-0060) (REVISED PRELIMINARY) PCE**
- k) Vacating Plat of Minerva Subdivision, 5000 5 Mile Road, Fortis Land Company, LLC **(SUB2024-0059) (PRELIMINARY/FINAL) RDE**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, March 19, 2024 at 3:33p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek Gabriel Kamel Emilio Santos Jr. Jose Saldana	Chairperson Vice Chairperson Member Member
Absent:	Marco Suarez Jesse Ozuna Reza Badiozzamani	Member Member Member
Staff Present:	Evaristo Garcia Michelle Rivera Edgar Garcia Luis Mora Omar Sotelo Rodrigo Sanchez Kaveh Forghanparast Julio Constantino Eduardo Garza Samuel Nunez Adriana Solis Hilda Tovar Samantha Trevino Natalie Moreno Porfirio Hernandez Jacob Salazar Victor Grey Magda Ramirez	Assistant City Attorney III Assistant City Manager Planning Director Deputy Director Development Coordinator Senior Planner Planner III Planner III Planner III Planner II Planner II Planner II Planner I Planner I Planner I Planner Technician II Planner Technician I Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval of the minutes for the February 6, 2024 meeting
- b) Approval of the minutes for the February 20, 2024 meeting

Chairperson Mr. Fallek stated certain cases were going to be read first and the meeting minutes will be voted on at a later time.

PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

- 1) Request of Ricardo de la Garza on behalf of South Texas College, for a Conditional Use Permit, for Life of the Use, and adoption of an Ordinance for an Institutional Use (College Campus), at Lot 1, Medical Treatment and Education Center Subdivision, Hidalgo County, Texas, 2101 South McColl Road. **(CUP2024-0013)**

Ms. Samantha Trevino stated that the subject property is located at the northeast corner of East Vermont Avenue and South McColl Road. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions except on the southeast across East Vermont Avenue there is R3-A (multifamily residential apartment) District. A school is permitted in a C-3 District.

This is the initial Conditional Use Permit request for an Institutional Use at this location.

The applicant is proposing to convert the existing building into a college campus associated with South Texas College. The building will include Offices for school officials, students etc. There will also be classrooms for students, area for Dental Hygiene studies as well as other courses according to the proposed layout.

An approved building permit and site plan will be required and will be subject to compliance with all requirements.

The Fire Department has not yet conducted their inspection.

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property is adjacent to South McColl Road.
2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. Should the number of offices and classrooms increase, additional parking will be required.
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 activity.

5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
7. Sides adjacent to a residentially zoned or use property shall be screened by a 6' opaque buffer.

There have been no emails, phone calls or letters in oppositions to the CUP request.

Staff recommends approval of the Conditional Use Permit request for Life of the Use subject to compliance with the stated conditions, Zoning Ordinance, Fire Department, and Building 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, Vice Chairperson Mr. Gabriel Kamel moved to approve with Mr. Jose Saldana second the motion. Motion which was approved with four members present and voting.

- 2) Request of Ricardo Vega and Melinda V. Vega on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for three years, and adoption of an Ordinance for an Event Center (Picture Venue) at 4.983 Acres out of Lot 78, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road. **(CUP2024-0016)**

Ms. Samantha Trevino stated that the property is located on the east side of North Bentsen Road, approximately 960 ft. north of Lark Avenue and is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single family residential) District to the north, west, and south, and A-O (agricultural and open space) District to the east. Surrounding land uses includes single-family residences, an orchard, agriculture, and vacant land. An event center is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with the requirements.

The initial application for a Conditional Use Permit for an event center and picture venue for the subject property, known as Maddie's Pumpkin Patch, was submitted on September 8, 2021. City Commission approved the CUP for the subject property for 9 months subject to dust mitigation and fencing the property, which the applicant has done. The Conditional Use Permit was signed and picked up by the applicant on April 14, 2021, which ended up expiring On August 22, 2022. The applicant then applied to continue the operations for another year on August 2, 2022, which was subsequently approved. A renewed request CUP was then submitted July 18, 2023 for 3 years, and was disapproved from 3 years and granted for 6 months with the conditions that the animals be removed. The current CUP was submitted February 5, 2024 for 3 years for the Event Center (pumpkin patch).

The applicant is proposing to continue the operation of a picture venue and event center from approximately 8 ½ acre property. Approximately, 5 acres are being used for the event center and venue area and 3 ½ acres for the parking area. The hours of operation are from Monday to Sunday from 8:00 A.M. to 8:00 P.M.

The Fire Department has inspected the establishment, and allowed the CUP process to continue. The Health Department stated that the establishment must obtain required health permits for any food sales, provide required restrooms for the public, and trash receptacles. 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 above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential properties; however, the proposed hours of operation is from 8:00 AM to 8:00 PM.;
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 Bentsen Road;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the picture venue and event area, 1,525 parking spaces are required and no paved parking spaces are provided. A 3 ½ acre of unpaved tract is being used for the parking area. On-site parking will need to be paved and striped and be clear of potholes to comply with City standards;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommends disapproval of the request based on noncompliance with the required C-3 District zoning, requirements #1 (distance), and #3 (parking) of Section 138-118(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 one:

Citizen Mr. Leo Chow, 6700 N. Bentsen Road, spoke in opposition on behalf of himself and surrounding neighbors, because of the zoning, animals out of the property and the accumulation of trash.

Applicant Mr. Rick Vega, 6712 N. Bentsen Road, stated that he has been in business for over seven years and feels that he has cooperated with all he has been asked to do to stay in business.

After a lengthy discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation for a 1 year as oppose to the 3years requested. Mr. Jose Saldana second the motion. Motion which was approved with four members present and voting.

- 3) Request of Torriant C. Farmer, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a Hooka Lounge at Lot 12, Block 6, McAllen Addition Subdivision, Hidalgo County, Texas, 1612 Beaumont Avenue. **(CUP2024-0024)(WITHDRAWN)**

Owner of property requested the item to be withdrawn. No action required, no action taken. Item has been withdrawn.

- 4) Request of Christopher R. Barisonek for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop at Lot 3, Wilkins Subdivision No. 3, Hidalgo County, Texas; 3732 Pecan Boulevard, Suite 2. **(CUP2024-0015)**

Mr. Porfirio Hernandez stated that the subject property is located along the north side of Pecan Boulevard west of North Ware Road. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions except to the southwest there is A-O (agriculture-open space) District. Surrounding land uses include Subway, Pronto Insurance and a pharmacy. A vaporizer store is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

Wilkins Subdivision No. 3 was recorded on September 16, 2004. The applicant submitted an application for a Conditional Use Permit for the proposed smoke shop on February 2, 2024. This is the initial request for a smoke shop by this applicant at this location.

The applicant is proposing to operate a vaporizer store with retail sales only, with storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 11:00 a.m. to 12:00 a.m., Monday through Sunday.

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

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential Zoning District to the west.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Pecan Boulevard.

- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The 1,265 sq. ft. commercial space requires six parking spaces and there are a total of 37 spaces for the commercial plaza.
- 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;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be determined by the Building and Inspections Department as part of the building permit review process.

The Planning Department has received no calls or concerns regarding the proposed use.

Staff recommends disapproval of the request based on non-compliance with requirement listed above as #1 (distance to a residence or residentially zoned property) of Section 138-118(a)(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, Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation subject to conditions noted. Mr. Jose Saldana seconded the motion, which was disapproved with favorable recommendation subject to conditions noted with four members present and voting.

** Chairperson Mr. Michael Fallek jumped to Item# 2b1, 2b2, & 2b4 **

The following items (2a5) was read after 2b4.

- 5) Request of Maryann Gonzalez on behalf of Elite Barber Institute, LLC, for a Conditional Use Permit, for one year, for an Institutional Use (barber school) at Lot 2, Michelle's Plaza Subdivision, Hidalgo County, Texas; 2108 Nolana Avenue. (CUP2024-0017)

Mr. Porfirio Hernandez stated that the subject property is located along the north side of Nolana Avenue east of North 22nd Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 district in all directions. Surrounding land uses include The Gala Special Events, Stars Drive-in, and O'Reilly Auto Parts. A barber school is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

A Conditional Use Permit for an Institutional Use (barber school) was first submitted on February 1, 2023 and approved at the Planning & Zoning Commission meeting on March 7, 2023 for one year.

The applicant is proposing to operate a barber school within a 3,000 sq. ft. suite that is part of a retail center under the name of Michelle's Plaza. The proposed hours of operation for the institutional use are Monday through Friday from 8 AM to 9 PM. The submitted site plan shows the establishment consists of a main area for training, a classroom, two restrooms, one storage room, and a break room. Based on the type of use, 12 parking spaces are required, 55 parking spaces are provided as part of the retail plaza.

The Fire Department is pending to conduct the necessary inspection. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions noted on the permit. The business must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Nolana Avenue.
- 2) The proposed use shall comply with the McAllen's Off-Street Parking Ordinance and make provisions to prevent the use of parking along the street especially in residential areas. Based on the number of classrooms and offices, 12 parking spaces are required; 55 parking spaces are provided. The parking must be clear of potholes and be properly striped as per section 138-400 of the Zoning Ordinance.
- 3) The proposed use shall prevent the unauthorized parking of it patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or use property shall be screened by a 6 feet opaque fence.

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

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

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 with Mr. Emilio Santos Jr. second the motion. Motion which was approved with four members present and voting.

- 6) Request of Javier A. Zuazua for a Conditional Use Permit, for one year, for an Institutional Use (vocational school) at Lot 7, International Center Block No. 1 (Phase 1) Subdivision, Hidalgo County, Texas; 4106 North 23rd Street **(CUP2024-0021)**

Mr. Porfirio Hernandez stated that the subject property is located along the east side of North 23rd Street approximately 331 feet south of Primrose Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions except to the west across North 23rd Street there is C-4 (commercial industrial) District. Surrounding land uses include Firestone Auto Care, Millin & Millin Law offices, Dairy Queen and Uriegas Dentistry. An Institutional Use is permitted in the C-3 District, subject to compliance with Conditional Use Permit requirements.

International Center Block No. 1 (Phase I) Subdivision was recorded on March 23, 1976. The applicant has submitted an application for a Conditional Use Permit for a proposed vocational school. This is the initial request for an institutional use by this applicant at this location.

The applicant is proposing to operate a vocational school to teach students to test, calibrate and repair mechanical and electronic devices. The proposed days and hours of operation are three days a week, Friday between the hours of 9 AM and 5 PM and Saturday and Sunday from 8 AM to 5 PM. The submitted floor plan shows the establishment consists of 1,404 square feet and is comprised of three classrooms, two restrooms, a break room, one office and an office space with storage area. Based on the type of use, seven parking spaces are required and 41 parking spaces are provided as part of the office plaza parking area.

The Fire Department has conducted their inspection and found it to be in compliance. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North 23rd Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. The required parking is to be provided as part of a shared parking area for this office plaza.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;

- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

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

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

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

Being no discussion, Mr. Jose Saldana moved to approve with Vice Chairperson Mr. Gabriel Kamel second the motion. Motion which was approved with four members present and voting.

- 7) Request of Frances T. Skaugen, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' x 12' for a waxing studio at Lot 6, Block 1, Poorbaugh's Subdivision, Hidalgo County, Texas; 309 North 3rd Street. **(CUP2024-0012)**

Ms. Natalia Moreno stated that the subject property is located along the west side of North 3rd Street between Date Palm Avenue and Cedar Avenue. The property is zoned C-3 (general business) District and has a frontage of 50 feet along North 3rd Street and a depth of 100 feet for a lot size of 5,000 square feet. Adjacent Zoning is R-1 (single family residential) district to the west and C-3 District in all other directions. A portable building for commercial use is allowed in the C-3 District as an accessory use with a conditional use permit and in compliance with all requirements.

The initial Conditional Use Permit for this property was approved by the Planning and Zoning Commission on October 18, 2022. The Conditional Use Permit has lapsed and the applicant has submitted a request to renew the permit.

The applicant is requesting a conditional use permit for an existing portable building measuring 30.7 feet by 14 feet that is located on the property. The proposed building will be used as a waxing studio. The proposed hours of operation will be Monday, Wednesday, and Friday from 7:30 AM to 8:00 PM. The business will be open on Tuesday and Thursday from 7:30 AM to 6:00 PM, Saturday from 8:00 AM to 6:00 PM and Sunday from 12:00 PM to 5:00 PM.

The Fire Department has conducted their inspection and has allowed 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 the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows: Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used as a waxing studio only;
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 feet. The property has frontage on North 3rd Street.
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
- 4) Portable buildings shall be provided with garage and trash collections services.

Staff recommends approval of the Conditional Use Permit request since the request represents the renewal process.

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 with Vice Chairperson Mr. Gabriel Kamel second the motion. Motion which was approved with four members present and voting.

- 8) Request of Uzziel I. Jaramillo on behalf of The Kingdom Church for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 1, Block 23, McAllen Addition, Hidalgo County, Texas; 222 South 16th Street. **(CUP2024-0018)**

Ms. Natalie Moreno stated that the subject property is located at the northwest corner of Chicago Avenue and South 16th Street. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include Maria's Restaurant, Sacred Heart Catholic Church, La Espanola Burgess Fabrics, Getsmani Voluntad de Dios Church, Toni Burger and a parking lot to the south. An institutional use is permitted in a C-3 District with a conditional use permit and in compliance with requirements.

This is the initial request for a conditional use permit by this applicant for a church at this location.

The applicant is proposing to operate The Kingdom Church from an existing (approximately) 2,000 square foot building area. A submitted floor plan depicts 80 proposed seats, which requires 20 parking spaces. A site plan has been submitted that shows 20 parking spaces are provided with access from the alley. The applicant has entered into a parking agreement with an adjacent property owner for additional parking spaces to comply with parking requirements. The adjacent building space (that shares common ownership) is also used as a church. The two congregations have reached agreement to have worship times using a staggered schedule in order to make effective use of the available parking.

Fire Department has inspected the location and allowed the CUP process to continue. The Planning Department has not received any calls in opposition to the request. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all the conditions noted in 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 streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property has frontage on South 16th Street and Chicago Avenue.
- 2) The proposed use shall comply with the McAllen's Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Based on the proposed 80 seats, 20 parking spots are required; the applicant submitted a site plan showing 20 parking spaces to be provided.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 feet opaque fence.

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118 of the Zoning Ordinance, Building Code and Fire Department requirements.

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

Being no discussion, Mr. Jose Saldana moved to approve with Vice Chairperson Mr. Gabriel Kamel second the motion. Motion which was approved with four members present and voting.

- 9) Request of Melden and Hunt Inc. on behalf of Rhodes Enterprises Inc., for a Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at a 9.333-acre tract out of Lot 100, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas; 4900 North Ware Road. **(CUP2023-0127)**

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

A Conditional Use Permit application for a PUD was submitted on September 11, 2023, and has been under site plan review ever since. There is an associated and undergoing review for a private subdivision under the name "Villas at Ware" that was submitted on June 27, 2023, and will be recorded as part of this PUD.

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

The proposed PUD for Villas at Ware subdivision is requesting the following variances:

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

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

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

A variance to the 18-foot driveway width requirement is being requested for six (6) lots within

this PUD. These lots have driveway entrances that are around 12 feet and then expand into 18 feet, making it possible for two parking spaces to be provided per dwelling unit.

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

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

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

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

Front: 10 feet, or greater for easements.

Rear: 10 feet, or greater for easements.

Garage door: 18 feet.

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

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

6. **DRAINAGE:** Addressed through subdivision process. Final drainage detention and design and the drainage plan must be submitted and in accordance with City of McAllen Standard Design Guide.
7. **ADDITIONAL PROVISIONS:** Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by the Planning and Zoning Commission for recommendation to the City Commission Board for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development is proposing a single use within the existing 9.33 acres.

A 5-foot minimum sidewalk is proposed on both sides of all interior streets.

Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. Submitted site plan meets requirements.

A recorded subdivision plat and PUD site plan is required prior to issuance of building permits. The

subdivision review process must be completed and recorded together with the site plan.

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

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

Staff recommends approval of the Planned Unit Development, for life of the use, subject to all aforementioned conditions.

Staff also recommends approval of all variances requested except the variance for the proposed 6-foot cedar fence along single-family residential zones and uses. Staff recommends that the applicant comply with the required 8-foot masonry wall between this PUD development and the existing single-family zones and uses.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There were two citizens that were opposed due to the traffic issues and privacy.

After a lengthy discussion, Vice Chairman Mr. Gabriel Kamel moved to approve with all variances with the exception of the fence. Mr. Jose Saldana second the motion. Motion which was approved with four members present and voting.

- 10) Request of Marcial Sanchez on behalf of Jesus A. Reynoso, for a conditional use permit, for one year, for two portable buildings greater than 10' x 12' for office uses at Lot 55, Betty-Rose Subdivision, Hidalgo County, Texas; 205 South C Street. **(CUP2024-0023)**

Ms. Hilda Tovar stated that the subject property is located along the east side of South C Street. The property is zoned C-3 (general business) District and has a frontage of 78 feet along South C Street and a depth of 113 feet for a lot size of 8,814 square feet. Adjacent Zonings include R-2 (duplex-fourplex residential) and R-1 (single family residential) district to the south and C-3 District in all other directions. A portable building for commercial use is allowed in the C-3 District with a conditional use permit and in compliance with all requirements.

The existing portable buildings were built without a building permit. The applicant submitted a building permit on February 16, 2024. The application got disapproved because portable buildings greater than 10 feet by 12 feet require a Conditional Use permit.

The applicant is requesting a conditional use permit for the two existing portable buildings measuring 8 feet by 26 feet which are located on the property. The proposed portable buildings will be used as offices only. The proposed hours of operation will be Monday through Friday from 8:00 AM to 5:00 PM.

According to the applicant, the portable building offices will serve as a complementary office for the brick manufacturer by the name of Old Texas Bricks.

Permitted zoning uses for C-3 District include office uses and portable buildings with a Conditional Use Permit. However, the adjacent property to the north is being used for the display of materials which are not allowed on a C-3 District. The current use is permitted within a C-4 (commercial industrial) District or higher.

Staff conducted research and was unable to find a certificate of occupancy for the existing display of materials on the adjacent property to the north. The current C-3 District designation does not allow this type of use. If offices are proposed for the sale and exportation of the existing display of materials, the proposed offices will be disapproved since they will help continue a non-conforming use at the location.

The Fire Department has conducted their inspection and has allowed 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 the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows: Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable buildings will be used as offices only;
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 feet. The property has frontage on South C Street.
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
- 4) Portable buildings shall be provided with garage and trash collections services.

Staff recommends disapproval of the Conditional Use Permit request since the portable buildings request is proposed for the sale and exportation of a non-permitted use within the current C-3 District.

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. Mr. Emilio Santos Jr. second the motion while Vice Chairperson Mr. Gabriel Kamel opposed the motion which was disapproved with favorable recommendation with four members present and voting.

b) REZONING:

** Rezoning item 2b1 was read as the 5th case and item 2b4 was read 6th. ***

- 1) Rezone from R-3A (multifamily residential apartment) District to R-3T (multifamily residential townhouse) District: Lots 13 and 14, Gentry Subdivision, Hidalgo County, Texas; 115 South 29th Street. **(REZ2024-0011)**

Mr. Samuel Nunez stated that the subject property is located between South 29th Street and South 28th Street, approximately 625 feet south of U.S. Business 83.

The applicant is requesting to rezone the property in order to develop the tract of land for 16 detached townhomes. This tract will be combined with the adjacent lot to the north, which is also being requested for rezoning to R-3T (multifamily residential townhouse) District. A proposed subdivision plat with lot layouts has been submitted.

Adjacent properties are zoned R-2 (duplex-fourplex residential) District to the north and south. There is also R-1 (single-family residential) District to the east across South 28th Street, and R-4 (mobile home and modular home) District to the west across South 29th Street.

The property is currently vacant. Surrounding uses include single-family residences, mobile homes, and commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. This future land use designation is comparable with the R-1 District and R-2 District. Single-family homes, single-family accessory buildings, and duplexes are considered most appropriate for this area. Townhomes (with no more than 12 units) are also considered appropriate for the area, especially when there is nearby retail and personal services available.

The development trend along this area is a mix of single to multifamily residential, with complimentary commercial uses nearby.

The subject property has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 15, 1973. The request for the initial zoning of the subject property was submitted on February 7, 2024.

The requested zoning and proposed use conform to the future land use plan designation. Townhomes are considered appropriate for this area as they will be compatible with the existing single-family residences and create diversity in housing options. Moreover, since retail and personal services are available nearby, townhomes are encouraged in this area as a good transition between commercial and residential uses.

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

Staff did not receive any phone calls, emails, or letters in opposition to the rezoning request. However, two local residents were present at the meeting of March 5, 2024 in opposition of the request. This meeting was postponed due to no quorum. The opposition was advised about the meeting change to March 19, 2024.

Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District.

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

Citizen Ms. Norma L. Balderas, 1217 S. Aster, Pharr, Texas, stated her concern is traffic. She is also in opposition of 2b2.

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve rezoning request. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

- 2) Rezone from R-2 (duplex-fourplex residential) District to R-3T (multifamily townhouse residential) District: Lot 12, Gentry Subdivision, Hidalgo County, Texas; 109 South 29th Street. **(REZ2024-0012)**

Mr. Samuel Nunez stated that the subject property is located between South 29th Street and South 28th Street, approximately 560 feet south of U.S. Business 83.

The applicant is requesting to rezone the property in order to develop the tract of land for 16 detached townhomes. This tract will be combined with the two adjacent lots to the south, which are also being requested for rezoning to R-3T (multifamily residential townhouse) District. The existing residences on site are proposed to be removed in the future for the purposes of the townhouse project. A proposed subdivision plat with lot layouts has been submitted.

Adjacent properties are zoned R-2 (duplex-fourplex residential) District to the north, and R-3A (multifamily residential apartment) District to the south. There is also R-1 (single-family residential) District to the east across South 28th Street, and R-4 (mobile home and modular home) District to the west across South 29th Street.

The property is the site for a mobile home and RV park. Surrounding uses include single-family residences, mobile homes, and commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. This future land use designation is comparable with the R-1 District and R-2 District. Single-family homes, single-family accessory buildings, and duplexes are considered most appropriate for this area. Townhomes (with no more than 12 units) are also considered appropriate for the area, especially when there is nearby retail and personal services available.

The development trend along this area is a mix of single to multifamily residential, with complimentary commercial uses nearby.

The subject property has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 15, 1973. The request for the initial zoning of the subject property was submitted on February 7, 2024.

The requested zoning and proposed use conform to the future land use plan designation. Townhomes are considered appropriate for this area as they will be compatible with the existing single-family residences and create diversity in housing options. Moreover, since retail and personal services are available nearby, townhomes are encouraged in this area as a good transition between commercial and residential uses.

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

Staff did not receive any phone calls, emails, or letters in opposition to the rezoning request. However, two local residents were present at the meeting of March 5, 2024 in opposition of the request. This meeting was postponed due to no quorum. The opposition was advised about the meeting change to

March 19, 2024.

Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District.

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

Citizen Mr. Cesar Araguz, 1821 Cortez Dr. Edinburg, Texas, stated his concern was what was going to be able to be built in this area. He plans to build his mother a home.

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

- 3) Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartments) District: 4.37 acre gross; 4.22 acre net; tract of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. **(REZ2024-0014)**

Applicant requested to table this item. Ms. Emilio Santos Jr. motioned to table item and Mr. Jose Saldana seconded the motion to table item with four members present and voting.

- 4) Rezone from C-3 (general business) District to C-4 (commercial industrial) District: 2.58 acres, more or less, the west 170 feet of the east 340 feet of the west 579 feet of the south ½ of Lot 4, Block 5, McColl Subdivision, Hidalgo County, Texas; 1213 East Pecan Boulevard. **(REZ2024-0009)**

Ms. Adriana Solis stated that the subject property is located along the north side of East Pecan Boulevard, approximately 970 feet west of North Jackson Road.

The applicant is requesting to rezone the property in order to use an existing retail & storage building as a warehouse. The applicant is requesting to expand their warehouse use, requiring a C-4 (commercial industrial) District. A site plan has been attached from a previous building permit. Adjacent properties are zoned C-3 (general business) District to the north and east. There is also C-4 (commercial industrial) District to the west.

The property is the site for Jean's Restaurant Supplies. Surrounding uses include other commercial uses, warehouses and vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as public/semi-public. Civic buildings and parks/open space are considered most appropriate for this area.

The development trend along this area is a mix of general business and commercial industrial.

The request for the zoning change of the subject property was submitted on February 6, 2024. An application for a subdivision variance was also submitted on February 6, 2024 and is underway.

The requested zoning does not conform to the future land use plan designation. However, the requested zoning and proposed use conforms to the development trend along this area of East Pecan Boulevard.

The subdivision review and site plan review processes may be required prior to building permit issuance for any future developments in the property.

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

Staff recommends approval of the rezoning request to C-4 (commercial industrial) District as it aligns with the current zoning and development trends along East Pecan Boulevard.

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

Being no discussion, Mr. Jose Saldana moved to approve the rezoning request. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

- 5) Rezone from R-1 (single family residential) District to C-3 (general business) District: 4.13 acres, more or less, out of the west 9.80 acres of Lot 6, Block 2, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4300 Pecan Boulevard.
(REZ2024-0010)

Ms. Adriana Solis stated that the applicant requested to table this item. Mr. Jose Saldana motioned to table item and Mr. Emilio Santos Jr. seconded the motion to table item with four members present and voting.

- 6) Rezone from R-2 (duplex fourplex) District to C-1 (office building) District: Lot 12, Block 1, Golden Acres No. 2 Subdivision, Hidalgo County, Texas; 612 North Ware Road. **(REZ2024-0013)**

Ms. Adriana Solis stated that the property is located on the southeast corner of North Ware Road and Gumwood Avenue. The tract of land is approximately 7,590 square feet.

The applicant is proposing to rezone the property to C-1 (office building) District for future office building uses.

The adjacent zoning is R-2 (duplex fourplex) District to the east and south. The zoning to the north of the subject property is R-3C (multifamily residential condominiums) District, and C-1 (office building) District to the west.

The subject property currently has a vacant residential dwelling. Surrounding land uses includes duplexes/fourplexes, single family residencies, condominiums and office uses.

The Envision McAllen Future Land Use Plan categorizes the future land use for this property as mixed-use corridors. Multifamily residences including small and large units, mixed-use neighborhood-scale to community scale commercial uses, and shopping centers are considered most appropriate.

The development trend along North Ware Road is single-family residential uses, multifamily residential uses, open spaces and commercial uses.

The requested zoning does conform to the mixed-use nodes designation as indicated on the Envision McAllen Future Land Use Plan.

An approved site plan may be required prior to building permit issuance should any new developments be proposed. Must be in compliance with all requirements of the zoning ordinance, off-street parking, landscaping, and various building and fire codes required as part of the building permitting process.

There are two single family residential uses adjacent to the property lines to the east and south. As per Section 110-49, "A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks." This requirement will apply if the property proposes a commercial use adjacent to any single family use or zone.

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

Staff recommends approval of the rezoning request to C-1 (office building) District since the zoning does conform to the appropriateness based on Envision McAllen Future Land Use Plan and development trends along North Ware Road.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the rezoning request. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

c) SUBDIVISIONS:

- 1) Sharyland Business Park Lots 17B and 17C Subdivision, 5201 Military Highway, Tierra Tech USA, Inc. **(SUB2023-0046) (FINAL) STIG**

Mr. Eduardo Garza stated Military Highway (F.M.1016): Dedication as needed for 75 feet from centerline for 150 feet total ROW. Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: Label total existing ROW, prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: Provide for alley or service drive easement on the plat or a plat note that the service drive will be established as part of site plan review, prior to recording. Alley or service drive easement cannot dead-end. Subdivision Ordinance: Section 134-106. Front: 75 feet. or greater per approved site plan. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever

is greater applies. Zoning Ordinance: Section 138-356. Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Plat references corner setback but lots don't appear to be on a corner, clarify corner setback note, prior to recording. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Military Highway (F.M. 1016) Revisions Needed: Include note once sidewalk requirement is established, prior to recording. Sidewalk required to be 5 ft. as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. As per Traffic Department, spacing requirement along Military Hwy @ 55 mph is 425 ft. Variance Request to Access Management Policy has been approved as requested. Site plan must be approved by Planning and Zoning Commission prior to Building Permit Issuance. Common Areas, any private drives, access easements, 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 recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is approved. As per Traffic Department, no TIA (Traffic Impact Analysis) is required. If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. Clarify plat note #6, as fire hydrants are required as part of subdivision public improvements, finalize prior to recording. Please revise the subdivision name as follows "Sharyland Business Park Lots 17B and 17C Subdivision" and any associated document as applicable, reports, application, etc., prior to recording. Clarify Access Easement width as plat only states a 40 ft. access easement, but it appears to widen out to 83.5 ft. and verify if dimensions shown are correct. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Subdivision approved in Preliminary form at the Planning and Zoning Commission meeting of May 16th, 2023, subject to conditions noted drainage and utilities approval.

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

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

Being no discussion, Mr. Jose Saldana moved to approve subdivision in final form, subject to the conditions noted. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

3) CONSENT:

- a) Vacating Recreational Area of Monte Cristo Subdivision and Replat to Monte Cristo Lot 1A Subdivision, 4308 Vivian Street, Jose L. Palacios
(SUB2023-0128) (FINAL) M&H

- b) Red Square Dental and Orthodontics Plaza Subdivision, 4909 Pecan Boulevard, Hors De Prix, LLC **(SUB2024-0013) (FINAL) M&H**

Being no discussion, Mr. Emilio Santos moved to approve the consent items 3a & 3b together in one vote. Mr. Jose Saldana seconded the motion which was approved by four members present and voting.

4) SUBDIVISIONS:

** Mr. Kaveh Forghanparast requested to present item 4g first, board members approved, Item 4g was presented first.

- a) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC **(SUB2023-0102) (REVISED FINAL) RDE TABLED ON 2/20/2024**

Mr. Kaveh Forghanparast requested to remove the time off table. Vice Chairperson Mr. Gabriel Kamel motioned to remove from table. Mr. Jose Saldana second the motion which was approved to remove from table with four members present and voting.

Mr. Kaveh Forghanparast stated that the subdivision was located on North Taylor Road: Proposing 10 ft. of dedication for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Auburn Avenue (5 Mile Line Road): Proposing 40 ft. of dedication for 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: Both sides Revision Needed: Clarify 40 ft. existing on the south side of Auburn Avenue, any additional/ existing dedications must be referenced with document number on plat, finalize prior to recording. As per conversation with Engineer on September 15, 2023 to continue verifying existing dedications along the south ROW line of Auburn Avenue. Any adjustments to ROW will require review of ROW dedication requirements, and may require Planning and Zoning Commission action in the future, finalize prior to NTP/ recording. Label ROW as "Total ROW "after accounting for dedication from center line, and Label ROW as "Total ROW "after accounting for dedication from existing ROW line across Auburn Avenue, prior to recording. Ensure that all dimensions are legible, ex referenced 60.00', review and revise as applicable prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 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 recording finalize street name prior to recording/Mylar printing. Subdivision layout currently exhibits stub outs, clarify stub outs along lots 90 and 91 and lots 108 and 109, subdivision layout will have to be revised to provide for "Knuckle" design as dead end street are not permitted as this is a private subdivision, review and revise prior to final. As per plat submitted on July 19, 2023, subdivision provides for knuckle design. As per plat submitted on June 2, 2023, subdivision proposed to be private and for single-family use, gate details are required. Gate details are under review and ROWs are subject to increase for gate areas, finalize prior to NTP/Recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. E/W Quarter Mile Collector (northern boundary): Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both sides Pending Items: Engineer submitted a variance application on July 7, 2023 in reference to the ROW dedication requirements for the E/W collector(1/4 Mile Collector) along the Northern Boundary the engineer has indicated that the street would not be able to extend east as there is an existing drain ditch and there

are existing established developments to the north of this subdivision. After review of the ownership map submitted on July 12, 2023, due to the developed properties to the north and existing canal to the west and collector alignment, the E/W collector street along the northern boundary is not feasible. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N/S collector(Eastern Boundary, 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving 40 ft., curb and gutter: Both Sides. As per plat submitted on August 11, 2023, plat exhibits an additional acreage due to addition 40ft. along eastern plat boundary. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly. After review of the submitted plans on August 25, 2023, for the state drainage project from the engineer due to the developed properties to the north, collector alignment and state drainage project, the N/S collector street along the eastern boundary is not feasible. Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15, 2023 remnant of additional 40ft. tract to be utilized by the state for a drainage project. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on August 1, 2023, requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Pending Items: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. As per conversation with Engineer on September 15th, 2023, 10ft. U.E and Sidewalk easement proposed, engineer to continue to coordinating with corresponding departments to ensure compliance, finalize prior to NTP/ Recording. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following request: 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The letter submitted by the engineer indicates that the variance has been requested for irregular shaped lots fronting Cul-de-Sacs and knuckles to increase the buildable area of the lot. If the variance is approved, the garage setback will remain as 18 ft. or greater for easements. At the Planning and Zoning Commission meeting of February 20, 2024, the Board considered the subdivision in revised final form and the variance request (VAR2024-0008) for 5 ft. side yard setback and 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The Board asked staff for recommendation and staff recommended approval for 5ft. side yard setback for all lots and recommended 20 ft. front setback instead of 15 ft. for the requested lots. The developer and a representative from the engineering firm were present and requested 15 ft. front setback. After further discussion, the Board unanimously tabled the item so that the developer can have further discussion with staff. On February 27, 2024, staff had a meeting with the project engineer and the developer, and the request was revised to the following: a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73, 117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116. Rear: 10ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following request: 5 ft. side yard setback for all lots. The letter submitted by the engineer indicates that the variance has been requested to increase the buildable area of the lot. If the variance is approved, it will be subject to being 5 ft. or greater for easements. At the Planning and Zoning Commission meeting of February 20, 2024, the Board considered the subdivision in revised final form and the variance request (VAR2024-0008) for 5 ft. side yard setback and 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The Board asked staff for recommendation and staff recommended approval for 5ft. side yard setback for

all lots and recommended 20 ft. front setback instead of 15 ft. for the requested lots. The developer and a representative from the engineering firm were present and requested 15 ft. front setback. After further discussion, the Board unanimously tabled the item so that the developer can have further discussion with staff. On February 27, 2024, staff had a meeting with the project engineer and the developer, and the request was revised to the following: a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73, 117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required along Auburn Avenue (5 Mile Line Road), North Taylor Road, and both sides of all interior streets. A 5 ft. sidewalk might be required by Engineering Dept., finalize note-wording requirements, prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line Road) and North Taylor Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line Road) and North Taylor Road. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Add note as shown above, prior to recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Private Subdivision proposed as per plat submitted on June 2, 2023. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: (Extraterritorial jurisdiction) Proposed: R-1 (single-family residential) District Pending Items: Annexation scheduled for the City Commission meeting of October 9th, 2023. Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th, 2023 and City Commission meeting of October 9th, 2023. Zoning requirements must be finalized prior to recording. Zoning Ordinance: Article V. Rezoning Needed Before Recording. Pending Items: Annexation scheduled for the City Commission meeting of October 9, 2023. Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th, 2023 and City Commission meeting of October 9th, 2023. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 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. Parkland dedication requirements must be finalized prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 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. Parkland dedication requirements must be finalized prior to recording. Pending review by City Manager's Office. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 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. Parkland dedication requirements must be finalized prior to recording. As per Traffic Department, Trip Generation approved, TIA Level I triggered. As per Traffic Department, Trip Generation approved, TIA Level I triggered. TIA Waiver granted with conditions, must comply with conditions as noted in TIA Waiver Letter. - Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Annexation scheduled for the City Commission meeting of October 9th, 2023. Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th, 2023 and City Commission meeting of October 9th, 2023. Zoning requirements must be finalized prior to recording. At the Planning and Zoning Commission meeting of August 8, 2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted. As per plat submitted on August 11, 2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. At the Planning and Zoning Commission meeting of August 22, 2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted in the Planning Review. Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15, 2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. Clarify solid line running through lots 20-38 any easements must be labeled, finalize prior to recording. The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following requests: 1. 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The letter submitted by the engineer indicates that the variance has been requested for irregular shaped lots fronting Cul-de-Sacs and knuckles to increase the buildable area of the lot. If the variance is approved, the garage setback will remain as 18 ft. or greater for easements. 2. 5 ft. side yard setback for all lots. The letter submitted by the engineer indicates that the variance has been requested to increase the buildable area of the lot. If the variance is approved, it will be subject to being 5 ft. or greater for easements. At the Planning and Zoning Commission meeting of February 20, 2024, the Board considered the subdivision in revised final form and the variance request (VAR2024-0008) for 5 ft. side yard setback and 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The Board asked staff for recommendation and staff recommended approval for 5 ft. side yard setback for all lots and recommended 20 ft. front setback instead of 15 ft. for the requested lots. The developer and a representative from the engineering firm were present and requested 15 ft. front setback. After further discussion, the Board unanimously tabled the item so that the developer can have further discussion with staff. On February 27, 2024, staff had a meeting with the project engineer and the developer, and the request was revised to the following: a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73, 117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116.

Staff recommends approval of the subdivision in revised final form subject to conditions noted, and the board's clarification on the requested setback variances.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in revised final form subject to conditions noted, and the board's clarification on the requested setback variances. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

b) Sharpless Square Subdivision, 3501 Auburn Avenue, Moon
City Endevors, LLC **(SUB2024-0018) (FINAL) RDE**

Mr. Kaveh Forghanparast stated that the subdivision was located on Auburn Avenue (5 Mile Line): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. to 85 ft. Curb & gutter: both sides Revisions needed: Provide a copy of the referenced documents for staff review prior to final/recording. - Clarify and submit document for the existing 10 ft. U.E. overlapping the ROW. Any abandonment must be done by separate instrument and referenced on the plat prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: By the States Curb & gutter: By the State Revisions needed: - Provide a copy of the referenced documents for staff review prior to final/recording. Clarify and submit document for the existing 10 ft. U.E. overlapping the ROW. Any abandonment must be done by separate instrument and referenced on the plat prior to recording. Some recorded plats in the area show 130.35 ft. for the existing ROW instead of 130 ft. Verify and clarify prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Proposing Plat note #9: A Private service drive easement will be established as part of the site plan and will be maintained by Lot owner and not the City of McAllen. Revise plat note #9 to the following prior to recording: A minimum 24 ft. wide private service drive will be established as part of site plan. A minimum of 5 ft. landscape strip (with 3 ft.-high hedge) will be required along Auburn Avenue. The location of the 25 ft. common access easement must be finalized prior to final/recording to accommodate the landscape strip requirement. Subdivision Ordinance: Section 134-106. Auburn Avenue/N. Ware Road: In accordance with the Zoning Ordinance, or greater for approved site plan, easement, or in line with the existing, whichever is greater applies. Proposed: Auburn Avenue: 45 ft. or greater for easements or approved site plan; or in line with existing structures. Zoning Ordinance: Section 138-356 & 367. A variance application (VAR2024-0014) was submitted by the project engineer, on behalf of the developer, to request a front setback (Auburn Avenue) of 45 ft. for all lots to increase the buildable area and be in line with the existing building on Lot 2 of the proposed Sharpless Square Subdivision. After discussion with staff regarding the 60 ft. front setback note on Trenton Curve Plaza Subdivision, the adjacent subdivision to the east of the subject property, they proposed to keep 60 ft. setback for the east 50 ft. of the subdivision to avoid blocking the view of Trenton Curve Plaza Subdivision. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner - Refer to the front setback note requirement. No setback is proposed on plat for N. Ware Road and no variance has been received for N. Ware Road. If the variance request (VAR2024-0014) is approved by the Board for setback along Auburn Avenue, setback note for N. Ware Road must be added as follows: N. Ware Road: In accordance with the Zoning Ordinance, or greater for approved site plan, easement, or in line with the existing, whichever is greater. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Ware Road and Auburn Avenue. Engineering Department may require 5 ft. sidewalk. Finalize prior to final/recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping

Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Ware Road. Submit a site plan to clarify how the 25 ft. common access easement on Lots 2 & 3 along Auburn Avenue complies with landscape strip requirement along the street, prior to final/recording. Revise as necessary prior to final/recording. A minimum of 5 ft. landscape strip (with 3 ft.-high hedge) will be required along Auburn Avenue. The location of the 25 ft. common access easement must be finalized prior to final/recording to accommodate the landscape strip requirement. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. 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-3L Proposed: C-3L. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation is approved. As per Traffic Department, Traffic Impact Analysis (TIA) is not required. Provide a copy of the referenced documents for staff review prior to final/recording. Show the legal description of all adjacent properties on all sides prior to final/recording, including north side of Auburn Ave. and west side of N. Ware Rd. A minimum of 5 ft. landscape strip (with 3 ft.-high hedge) will be required along Auburn Avenue. The location of the 25 ft. common access easement must be finalized prior to final/recording to accommodate the landscape strip requirement. Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance agreement Policy. Project engineer requested the subdivision to be considered for variance request (VAR2024- 0014) and final approval at the same time. A variance application (VAR2024-0014) was submitted by the project engineer, on behalf of the developer, to request a front setback (Auburn Avenue) of 45 ft. for all lots to increase the buildable area and be in line with the existing building on Lot 2 of the proposed Sharpless Square Subdivision. After discussion with staff regarding the 60 ft. front setback note on Trenton Curve Plaza Subdivision, the adjacent subdivision to the east of the subject property, they proposed to keep 60 ft. setback for the east 50 ft. of the subdivision to avoid blocking the view of Trenton Curve Plaza Subdivision.

Staff recommends approval of the subdivision in final form, subject to the conditions noted, and the board's clarification on the requested variance.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in final form, subject to the conditions noted, and the board's clarification on the requested variance. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

- c) Dos Lobos I Subdivision, 1721 Trenton Road, Dos Lobos Una Meta,
LLC **(SUB2024-0012) (FINAL) RDE**

Mr. Kaveh Forghanparast stated that the subdivision was located on Trenton Road: Dedication as required for 60ft. from centerline for 120 ft. total ROW Paving: 65-85 ft. Curb & gutter: both sides Revisions needed: If 100 ft. is the existing ROW label it accordingly prior to final/recording. Provide a copy of the referenced documents for staff review prior to final/recording. Clarify how a portion of the 0.03 acres road, street, highway, and utility easement has been shown as part of Lot 1. Review and revised as applicable prior to final/recording. Any abandonment must be done by a separate instrument and referenced on the plat prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final/recording COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft.

Alley/service drive easement required for commercial properties. Plat note #13 has been proposed: A minimum 24 ft. wide private service drive easement will be established as part of site plan and will be maintained by the lot owner and not the City of McAllen. 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. Zoning Ordinance: Section 138-356 & Sec 138-367. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. Corner (proposed): In accordance with the Zoning Ordinance or greater for easements or in line with existing structures, or approved site plan, whichever is greater. Clarify/remove the corner setback written on the plat as the property is not a corner lot. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Trenton Avenue. Proposed: 5 ft. wide minimum sidewalk required along Trenton Revisions needed: Clarify if 5 ft. wide sidewalk is required by the Engineering Department prior to final/recording. Engineering Department may require 5 ft. wide minimum sidewalk prior to final/recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, 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-1 Proposed: C-1. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation was approved. As pre Traffic Department, Traffic Impact Analysis (TIA) is not required. Provide a copy of the referenced documents for staff review prior to final/recording. Clarify how a portion of the 0.03 acres road, street, highway, and utility easement has been shown as part of Lot 1. Review and revised as applicable prior to final/recording. Any abandonment must be done by a separate instrument and referenced on the plat prior to recording. The distance and bearings on the metes and bounds, survey, and plat do not match. Review and revise as applicable prior to final/recording. The subdivision boundary must show the whole subdivision dimension. The east boundary does not show the full dimension. Review and revise the dimension and closing arrows prior to final/recording. All signature blocks must comply with Sec. 134-61 of the subdivision ordinance prior to recording. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Saldana moved to approve in final form, subject to the conditions noted. Mr. Emilio Santos Jr. second the motion, which was approved with four members present and voting and one member, Vice Chairperson Mr. Gabriel Kamel abstaining.

- d) Vacating of Eldorado at Thousand Oaks I, II, III, Block III
Subdivision and Replat to Eldorado at Thousand Oaks I, II, III,
Block IIIA Subdivision, 12504 North Ware Road, Tierra RGV
Group, LTD (**SUB2024-0020**) (**PRELIMINARY**) QHA

Mr. Kaveh Forghanparast stated that the subdivision is located on North Ware Road: 160 ft. total of ROW. Paving: by the state Curb & gutter: by the state. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Streets: 60 ft. ROW (Zoned R3-A) (Private Streets) Paving 40 ft. Curb & gutter: Both sides. Cul-de-Sacs require 96 ft. minimum paving diameter with appropriate ROW of 10 ft. back of curb within the boundaries of this development. Any required temporary turnarounds must be recorded by separate instrument with document numbers shown on plat prior to recording as applicable. Barricade and/or temporary turnaround at the north end of streets as needed. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. Paving diameter for Cul-de-Sac to be 96 ft. minimum as required by Fire Department with appropriate ROW of 10 ft. back of curb to be applied to all Blocks. Subdivision Ordinance: Section 134-105. Front: 20 ft. or greater for easements. Zoning Ordinance: Section 138-356. A variance request (VAR2024-0013) has been submitted for a front setback of 20 ft. except 10 ft. for unenclosed carports only. If the request is approved, it will be subject to no overhang over any utility easement. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on both sides of all interior streets. 5 ft. wide sidewalk might be required by Engineering Dept. prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road and interior public collector road. 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 N. Ware Road. Must comply with City Access Management Policy Required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for any lots with more than four dwelling units. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Clarify how the HOA for the vacate and replat request will be provided prior to final. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Provide a copy of the proposed HOA document for staff review prior to final. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Land dedication in lieu of fee. Original subdivision was recorded with an agreement to require half of the park fees prior to recording and the other half prior to building permit issuance. Please submit a revised letter for the vacate and replat including the total number of dwelling units prior to final to determine the final plat note requirement prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Original subdivision was recorded with an agreement to require half of the park fees prior to

recording and the other half prior to building permit issuance. Please submit a revised letter for the vacate and replat including the total number of dwelling units prior to final to determine the final plat note requirement prior to final. Pending review by the City Manager's Office. Original subdivision was recorded with an agreement to require half of the park fees prior to recording and the other half prior to building permit issuance. Please submit a revised letter for the vacate and replat including the total number of dwelling units prior to final to determine the final plat note requirement prior to final. As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions. Submit letters form all originally recorded plat owners with a list of all lot owners, prior to final, showing that they have no objections to the vacate and replat. All lot owners and lienholders of Block III must sign the plat prior to recording. The vacate and replat is required as an existing plat note is proposed to be changed. Revise the subdivision name as follows " Vacating of Eldorado at Thousand Oaks I, II, III, Block III and Replat to Eldorado at Thousand Oaks I, II, III, Block IIIA". Bold subdivision name of Eldorado at Thousand Oaks I, III, III, Block IIIA, prior to recording. Must comply with City's Access Management Policy. A variance request (VAR2024-0013) has been submitted for a front setback of 20 ft. except 10 ft. for unenclosed carports only. If the request is approved, it will be subject to no overhang over any utility easement.

Staff recommends approval of the subdivision in preliminary form, subject to the conditions noted, drainage, and utilities approval, and the board's clarification on the requested variance.

Being no discussion, Mr. Emilio Santos Jr. moved to approve in preliminary form, subject to the conditions noted, drainage, and utilities approval, and the board's clarification on the requested variance. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

- e) Vacate Plat of Vida Lots 1-14 Subdivision and Replat to Vida Lots 1A-14A Subdivision, 5901 Mile 5 Road, Liman Ventures, LTD
(SUB2024-0024) (PRELIMINARY) STIG

Mr. Julio Constantino stated that the subdivision located at N. Shary Road (FM 494): 30 ft. ROW dedication for 60 ft. ROW from centerline for 120 ft. of total R.O.W. Paving: By the state Curb & gutter: By the state Revisions Needed: Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording." Auburn Avenue (5 Mile Line-FM 676): Dedication for 60 ft. from centerline for 120 ft. R.O.W. Paving: by the state Curb & gutter: by the state Revisions Needed: Provide Total R.O.W. labeling in multiple locations as ROW varies with dimension after accounting for ROW dedication, from centerline and existing North ROW line of Auburn Avenue, prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording." (N. 58th Lane): 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: As per Fire Department, minimum 96 ft. paving face-to-face with minimum 10 ft. R.O.W. back of curb around cul-de-sac. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording." 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions: As per Fire Department 96 ft. of paving face to face in the Cul-de-Sac. Minimum 10 ft. ROW is required from back of the curb around the Cul-de-Sac. Ensure that paving layout complies with requirements as noted. As per dimensions on plat submitted on 02-27-24, cul-de-sac length is in compliance. Subdivision Ordinance: Section 134-105." Subdivision

Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Revisions Needed: Clarify review note regarding service drive prior to final: "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. As per Public Works Department, plat note regarding waste collection for multifamily lots will be required, as well as dumpster easement need to be shown on plat and will need to be finalized prior to recording. Subdivision Ordinance: Section 134-106. Front: Lots 1A-14A: 20 ft. or greater for easements. If vacating only lots 1-14 of existing plat, reference to commercial lots not needed. If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Finalize setbacks prior to final. Variance Request 20ft except 10ft for unenclosed carport. Staff is reviewing request and will be discussed prior to final. Zoning Ordinance: Section 138-356,138-367 Required. Rear: Lots 1A-14A: 10 ft. or greater for easements. Revisions needed: Finalize Setbacks prior to final. If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Zoning Ordinance: Section 138-356". Interior Sides: Lots 1A-14A: In Accordance with Zoning Ordinance or greater for easements. Revisions needed: Finalize setbacks prior to final. If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Zoning Ordinance: Section 138-356". Corner: Lots 1A-14A: 10 ft. or greater for easements. If vacating only lots 1-14 of existing plat, reference to commercial lots may not be needed. Revisions Needed: Finalize setbacks prior to final. If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Zoning Ordinance: Section 138-356. Garage: Lots 1A-14A: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: If site plan review is required for Lots 1A-14A, setbacks will be subject to approved site plan. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on North Shary Road (FM 494) and Auburn Avenue (5 Mile Line-FM 676) and 4 ft. minimum wide sidewalk required along both sides of all interior streets. Revisions needed: 5 ft. sidewalk requirement as per Engineering Dept. Sidewalk requirement may be increased to 5 ft. for both sides of all interior street by Engineering Department. Plat note will need to be finalized prior to recording. Subdivision Ordinance: Section 134-120". Perimeter sidewalks must be built or money escrowed if not built at this time. Perimeter buffers must be built at time of Subdivision Improvements. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Ave. (5 Mile Line - F.M. 676). Landscaping Ordinance: Section 110-46". 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/use. Landscaping Ordinance: Section 110-46. No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line-FM 676). Must comply with City Access Management Policy, Traffic Department requirements and conditions for any variances as needed. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium, or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance: Section 138-210. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, detention areas, any private service drive easements, 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 recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72

applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing R3-A Proposed R3-A. Annexation Date of June 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Zoning Ordinance: Article V. As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fees of \$39,200 paid as of November 2nd, 2023, based on 56 units X \$700.00. Park fees will be adjusted if the number of units changes. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fees of \$39,200 paid as of November 2nd, 2023, based on 56 units X \$700.00. Park fees will be adjusted if the number of units changes. As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fees of \$39,200 paid as of November 2nd, 2023, based on 56 units X \$700.00. Park fees will be adjusted if the number of units changes. As per Traffic Department, Trip Generation previously approved, TIA waiver request approved with conditions. If uses changes an updated Trip Generation would be required at site plan process. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation previously approved, TIA waiver request approved with conditions. If uses changes an updated Trip Generation would be required at site plan process "Must comply with City's Access Management Policy. Please clarify number of units proposed per lot for Lots 1A-14A prior to recording to assure compliance with requirements, including park fees. Provide a plat note to reference the park fees and the number of units as needed which must be finalized prior to recording. If building permits are submitted with number of units more than initially paid, additional park fee must be paid prior to building permit issuance. REVISE NAME: Vacate Plat of Vida Lots 1-14 Subdivision and Replat to Vida Lots 1A-14A Subdivision. As per Public Works Department, plat note regarding waste collection for multifamily lots will be required, as well as dumpster easement need to be shown on plat and will need to be finalized prior to recording. Additional notes as may be required by Fire and Utilities Departments regarding additional fire hydrants must be finalized prior to recording. Boundaries of vacate plat should only reflect portion being vacated. Lots 1A-14A. Finalize boundary lines of replat only for lots 1A-14A

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form subject to conditions noted, and drainage & utility approval. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

- f) Imperio Estates Subdivision, 8700 North 29th Street, Hollywood Development & Construction, LLC **(SUB2022-0128) (REVISED FINAL) RDE**

Mr. Eduardo Garza stated that the subdivision located at N. 29th Street (Rooth Road): 50 ft. ROW required from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides Revisions Needed: Revised street as shown above prior to final. Label Centerline prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. City of McAllen Thoroughfare Plan. N. 27th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Revisions Needed: Label Centerline prior to recording. Temporary barricades required on the North and South side until such streets are extended as properties develop. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. City of

McAllen Thoroughfare Plan. Indian Hill Avenue: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides
Revisions Needed: Identify centerline for proposed Indian Hill Avenue and existing across N. 29th Street to verify street alignment, it cannot be less than 125 ft., revise plat accordingly if no changes a Variance request will be required. Engineer submitted a variance application on November 4, 2021 requesting a offset of 17 feet instead of the required 125 feet from centerline to centerline for street jogs.(134-105(d))Under the authority and review of the Planning Director the Variance request to the street jog length was approved administratively. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. City of McAllen thoroughfare Plan. 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. Original plat submittal exceeded the 600 ft. Maximum Cul-de-Sac block length requirement as per plat submitted on 9/30/22, the plat no longer presents a cul-de-sac and provides for future N/S interior street (N.27th Street). Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Engineer submitted a variance application on February 23, 2024, requesting a front setback of 20 ft. for all lots instead of the required 25 ft. Wording for front setback note must be finalized given the outcome of the request, prior to recording. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Engineer submitted a variance application on February 23, 2024, requesting a side setback of 5 ft. for all lots instead of the required 6 ft. Wording for side setback note must be finalized given the outcome of the request, prior to recording. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, great setback will apply. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 29th Street (Rooth Road) and both sides of all interior streets. Sidewalk requirement may be increased to 5 ft. along N. 29th Street (Rooth Road) and both sides of all interior streets by Engineering Department prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 29th Street. 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 N.29th Street (Rooth Road). City's Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. As per plat submitted 9/30/22, "Common Lot A" meets frontage requirements of 25 ft. Zoning Ordinance: Section 138-356. Minimum lot width and lot area Revisions Needed: 50 ft. Costal Transmission Corporation GAS R.O.W along lots 1, 2, 27, 28, clarify if this will remain, and site plan may be required as applicable to establish if buildable lot. As per engineer gas easement will remain and subdivision will be public. Zoning Ordinance: 138-356. Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District. The rezoning request to R-1 was approved by the P&Z Board on October 5, 2021; and by City

Commission on October 25, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rezoning request to R-1 was approved by the P&Z Board on October 5, 2021; and by City Commission on October 25, 2021. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$19,600 (based on 28 lots/dwelling units X \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording. As per Traffic Department, Trip Generation for single family residential (28 lots) will be waived. Comments: Must comply with City's Access Management Policy. Revise street names accordingly. HOA's need to be reviewed prior to recording. 50 ft. Costal Transmission Corporation GAS R.O.W along lots 1, 2, 27, 28, clarify if this will remain, and site plan may be required as applicable to establish if buildable lot. As per engineer gas easement will remain and subdivision will be public. At the Planning and Zoning Commission of October 5, 2021, the board approved the subdivision in Preliminary form. Subdivision approved in Final form at the Planning and Zoning Commission meeting of November 16th, 2022, subject to conditions noted.

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

Being no discussion, Mr. Jose Saldana moved to approve in revised final form subject to conditions noted and clarification of the requested variances. Mr. Emilio Santos Jr. second the motion, which was approved with four members present and voting.

** Item 4g was the first item to be read under the subdivision section of the agenda**

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

Mr. Kaveh Forghanparast stated that subdivision located at North Ware Road: 75 ft. from centerline for 150 ft. of total ROW Paving: by the state Curb & gutter: by the state Revisions Needed: Show document # on plat for the common access easement connecting to North Ware Road and provide a copy of the document for staff review, prior to recording. Provide Wisteria Avenue across North Ware Road with dimensions from centerline to centerline of proposed Common Access Easement to verify compliance with offset requirements, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North 34th Street: Dedication as needed for 60 ft. Total ROW. Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: Subdivision layout must provide for street extension and must match existing ROW and Pavement to the North and South, please review and revise accordingly prior to final. Should a alternate layout be proposed and a variance is submitted and approved it would be subject to providing required Cul-De-Sac's at the North and South ends of the existing streets within this plat boundary. Engineer submitted a variance request on January 5th, 2024 requesting to not extend the future N.34th Street and proposing to build a cul-de-sac within the existing ROW's of the adjacent subdivisions to the North and South. At the Planning and Zoning Commission meeting of February 6, 2024, the Board recommended approval of the variance to not extend North 34th Street and build the cul-de-sacs within the existing ROW's of the adjacent subdivisions to the North and South. Subdivision proposed Interior dedication is 30 ft. of ROW, ROW must be revised to provide for minimum ROW requirements as noted above, review and revise as applicable prior to final. Engineer submitted a variance request on January 5th, 2024 requesting that the internal ROW's be reduced to 30 ft. instead of the required 60 ft., as well as requesting that the internal paving be reduced to 30 ft. instead of the required 40 ft. and proposing to add a 10 ft. Utility and Sidewalk Easement on both sides of the internal streets with fire lane parking prohibited striping, which will be enforced by the HOA. At the Planning and Zoning Commission

meeting of February 6, 2024, the Board recommended disapproval of the variance for an internal ROW of 30 ft. with 30 ft. of paving and instead recommended approval for an internal ROW of 32 ft. with 32 ft. of paving and the proposed 10 ft. Utility and Sidewalk Easement on both sides of internal streets with fire lane parking prohibited striping, which will be enforced by the HOA. If subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable. Engineer must clarify if subdivision is proposed to be public or private, as it may trigger changes to ROW requirements and subdivision layout may have to be revised, clarify prior to final. As per updated plat submitted on December 5th, 2023 subdivision proposed to be private. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording Entrance Street Proposed Wisteria Avenue: Dedication as needed for 60 ft. Total ROW. Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: Interior street names will be established, prior to final. Provide Wisteria Avenue across North Ware Road with dimensions from centerline to centerline of proposed Common Access Easement to verify compliance with offset requirements, prior to final. Engineer submitted a variance request on January 5th, 2024 for the Street jog requirements to allow a offset of 10 ft., the engineer has stated that there is a median along North Ware Road that would eliminate left turn conflicts. At the Planning and Zoning Commission meeting of February 6, 2024, the Board recommended approval for the 10 ft. offset with Common Access Easement on Ware Road and Wisteria Avenue. Subdivision proposed Interior dedication is 50ft. of ROW, ROW must be revised to provide for minimum ROW requirements as noted above and may increase for gate areas, review and revise as applicable prior to final. Engineer submitted a variance request on January 5th, 2024 requesting that the internal ROW's be reduced to 30 ft. instead of the required 60 ft., as well as requesting that the internal paving be reduced to 30 ft. instead of the required 40 ft. and proposing to add a 10 ft. Utility and Sidewalk Easement on both sides of the internal streets with fire lane parking prohibited striping, which will be enforced by the HOA. At the Planning and Zoning Commission meeting of February 6, 2024, the Board recommended disapproval of the variance for an internal ROW of 30 ft. with 30 ft. of paving. and instead recommended approval for an internal ROW of 32 ft. with 32 ft. of paving and the proposed 10 ft. Utility and Sidewalk Easement on both sides of internal streets with fire lane parking prohibited striping, which will be enforced by the HOA. Engineer must clarify if subdivision is proposed to be public or private, as it may trigger changes to ROW requirements and subdivision layout may have to be revised, clarify prior to final. As per updated plat submitted on December 5th, 2023 subdivision proposed to be private. If subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording Interior Streets: Dedication as needed for 60 ft. Total ROW. Paving 40 ft. Curb & gutter: Both Sides. Revisions Needed: -Interior street names will be established, prior to final. Subdivision proposed Interior dedication is 30 ft. of ROW with 30 ft. of paving, ROW/Pavement must be revised to provide for minimum ROW/Pavement requirements as noted above and may increase for gate areas, review and revise as applicable prior to final. Engineer submitted a variance request on January 5th, 2024 requesting that the internal ROW's be reduced to 30 ft. instead of the required 60 ft., as well as requesting that the internal paving be reduced to 30 ft. instead of the required 40 ft. and proposing to add a 10 ft. Utility and Sidewalk Easement on both sides of the internal streets with fire lane parking prohibited striping, which will be enforced by the HOA. At the Planning and Zoning Commission meeting of February 6, 2024, the Board recommended disapproval of the variance for an internal ROW of 30 ft. with 30 ft. of paving and instead recommended approval for an internal ROW of 32 ft. with 32 ft. of paving and the proposed 10 ft. Utility and Sidewalk Easement on both sides of internal streets with fire lane parking prohibited striping, which will be enforced by the HOA. -Engineer must clarify if subdivision is proposed to be public or private, as it may trigger changes to ROW requirements and subdivision layout may

have to be revised, clarify prior to final. As per updated plat submitted on December 5th, 2023 subdivision proposed to be private. Provide for "Cul-De Sac" at interior street ends as dead end streets are not allowed, revise as applicable prior to final. ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96ft. of paving face-to-face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. If proposing to loop the streets in lieu of Cul-De-Sacs's, street layout must comply with minimum maneuverability requirements for Fire and Public Works Department in compliance with City Standards, as the easement shown on the south side of lots 1, 12, 13 and 24 does not meet requirements. At the Planning and Zoning Commission meeting of February 6, 2024, the Board recommended approval of the variance request to allow 100 ft. ROW and 96 ft. of paving with a 10 ft. utility and sidewalk easement on both sides of all streets. Engineer submitted a variance request on January 5th, 2024 requesting to allow a 20.5 Emergency Access Easement that will function as a connection to N. 34th, N. 35th and N. 36th Street with fire lane parking prohibited striping, which will be enforced by the HOA. At the Planning and Zoning Commission meeting of February 6, 2024, the project engineer requested no action to discuss further with the Fire Department. If subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, finalize prior to final and submit gate details as applicable. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Non-compliance E/W Quarter Mile Collector (northern boundary): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides. Engineer submitted a variance request on January 5th, 2024 requesting to not dedicate or escrow for this future E/W collector. The engineer has indicated that the street would not be able to extend east or west as there are existing established developments around this subdivision. After review of the area, due to the developed surrounding properties, the E/W collector street along the northern boundary is not feasible. Street alignment, R.O.W., and dedication requirements being reviewed by staff and plat would need to be revised accordingly. Variance request to not dedicate or escrow for the future E/W collector was approved administratively. 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 does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement. Engineer submitted a variance application on January 5th, 2024, requesting a variance to the 900ft. Block Length requirement. At the Planning and Zoning Commission meeting of February 6, 2024, the Board recommended approval of the variance to the block length to be allowed at 929 ft. instead of the required 900 ft. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions Needed: Engineer submitted a variance request on January 5th, 2024 requesting that ROW for cul-de-sacs be reduced to 100ft. from the required 116 ft. and proposes to maintain the 96 ft. of paving as per fire department requirements as well as dedicate a 10 ft. Utility and Sidewalk easement on both sides of all internal streets. Provide distance from proposed Wisteria Avenue ROW to the back of "Cul-De-Sac's" to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final. Provide for "Cul-De Sac" at interior street ends as dead end streets are not allowed, revise as applicable prior to final. ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. If proposing to loop the streets in lieu of Cul-De-Sacs's, street layout must comply with minimum maneuverability requirements for Fire and Public Works Department in compliance with City Standards, as the easement shown on the south side of lots 1, 12, 13 and 24 does not meet requirements. At the Planning and Zoning Commission meeting of February 6, 2024, the Board recommended approval of the variance request to allow 100 ft. ROW and 96 ft. of paving with a 10 ft. utility and sidewalk easement on both sides of all streets. Subdivision layout does not comply with block length requirement, please

revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. Provide "Cul-De Sac" details prior to final. Auto Turn Study may be required to verify compliance with maneuvering space needed at "Cul-De Sac", "Knuckle's", and curvatures, prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Engineer submitted a variance application on January 5th, 2024 stating that the development is being processed with individual trash bins for each lot and one centralized location, engineer must continue to finalize collection requirements prior to final. Alley/service drive easement required for commercial and multi-family properties. Finalize alley/service drive requirements prior to final. Variance request to not provide an alley was approved administratively. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: Setback requirements will be established once CUP for Planned Unit Development has been finalized. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revise the note as shown above prior to final. Setback requirements will be established once CUP for Planned Unit Development has been finalized. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions needed: Setback requirements will be established once CUP for Planned Unit Development has been finalized. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Setback requirements will be established once CUP for Planned Unit Development has been finalized. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Setback requirements will be established once CUP for Planned Unit Development has been finalized. 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 Ware Road, and both sides of all interior streets. Revisions Needed: Finalize wording for note prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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 Pending items: Note wording for curb cut, access, or lot frontage must be finalized prior to final, requirements for note to be established once ROW requirements have been finalized. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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. Pending Items: Show document # on plat for the common access easement connecting to North Ware Road and provide document for staff review prior to recording. Zoning Ordinance: Section. 138-356. Minimum lot width and lot area. Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final. Rezoning or Conditional Use Permit for Planned Unit Development required prior to final. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Zoning Ordinance: Section 138-356. Existing: R-3A (apartment residential) District Proposed: R3-T (Townhouse Residential) District. Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final. Rezoning or Conditional Use Permit for Planned Unit Development required prior to final. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final. Rezoning or Conditional Use Permit for Planned Unit Development required prior to final. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per plat submitted on June 27th, 2023, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on June 27th, 2023, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Pending review by the City Managers Office. As per plat submitted on June 27th, 2023, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Trip Generation approved no TIA required. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must clarify ownership, as submitted warranty deed and title report do not correspond, clarify prior to final. Subdivision layout must be revised to comply with ROW/Pavement widths, no dead end streets without required Cul-De-Sac's, Fire and Public Works Maneuverability requirements, and other revisions as applicable to assure compliance. Currently there is a Conditional Use Permit for a Planned Unit Development in process, however not finalized. Conditional use permit process for a Planned Unit Development must be finalized prior to final. Notes, requirements etc. subject to change once CUP/ Site Plan for planned unit development is finalized. At the Planning and Zoning Commission Meeting of February 6, 2024, the Board recommended approval of the following variance requests: 1. To not extend North 34th Street and build the cul-de-sacs within the existing ROW's of the adjacent subdivisions to the North and South. 2 & 3. The Board recommended disapproval for an internal ROW of 32 ft. with 32 ft. of paving and the proposed 10 ft. Utility and Sidewalk Easement on both sides of internal streets with fire lane parking prohibited striping, which will be enforced by the HOA. 4. To allow 100 ft. ROW and 96 ft. of paving with a 10 ft. utility and sidewalk easement on both sides of all streets. 7. The 10 ft. offset with Common Access Easement on Ware Road and Wisteria Avenue 8. To the block length to be allowed at 929 ft. instead of the required 900 ft. The variance requests for E/W 1/4 Mile Collector to not dedicate ROW or escrow for the road or provide an alley for a multifamily subdivision were approved administratively. No action was taken on the variance request for the dead-end streets at the south end of North 35th Street and North 36th Street as requested by the project engineer to discuss with the Fire Department.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in revised preliminary form subject to conditions noted, drainage and utilities approvals and clarification of the requested variance. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

- h) Vargas Patrimony Subdivision, 307 South 29th Street, Miguel A. Vargas and Johana E. Vargas **(SUB2022-0142) (PRELIMINARY 6-MONTH EXTENSION) MAS**

Mr. Eduardo Garza stated that the subdivision located at S. 29th Street: Dedication as needed for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides Revisions needed: Label ROW from centerline to new property line after accounting for ROW dedication prior to final. Label total ROW after accounting for ROW dedication prior to final. Subdivision Ordinance: Section 134-105 & COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Revisions needed. As per document shown on the east side of plat, there is a 20 ft. utility easement to the City of McAllen; adjacent subdivision to the north provided for a 20 ft. alley dedication. Alley ROW dedication requirement is under review and will be established prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 40 ft. or greater for easements or inline with existing structures, whichever is greater. Zoning Ordinance: Section 134-106 (d)(a)(1). Zoning Ordinance: Section 138-356. Proposing: Rear: 10 ft. or greater for easements Revisions needed: 12.5 ft. Utility Easement presented on plat, please clarify proposed setback prior to final. Setback will be established once alley requirements is finalized prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South 29th Street Revisions needed: Revise plat note #3 as shown above prior to final. 5 ft. wide sidewalk might be required by the Engineering Department prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions needed: Revise plat note by including a plat note number, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy and Variance Request to Access Management approval letter. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions needed: Please clarify plat note #7 prior to final. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: Please clarify plat note #7

prior to final. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 Proposed: R-2 Revisions needed: Provide number of dwelling units to determine if in compliance with zoning requirement. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Provide number of dwelling units to determine if in compliance with zoning requirement. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of dwelling units prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Pending review by the City Manager's Office. As per Traffic Department, Trip Generation for a 8 unit multifamily apartments is waived. As per Traffic Department, no Traffic Impact Analysis (TIA) is required. Comments/Revision needed: Must comply with City's Access Management Policy. Provide number of dwelling units to determine if in compliance with Zoning Ordinance. Clarify dotted lines along the North and South boundary lines of each lot, and provide width and use. The subdivision was approved in Preliminary form at the Planning and Zoning Commission meeting of December 6, 2022, subject to conditions noted, drainage, and utility approval.

Staff recommends approval of the preliminary 6-month extension, subject to conditions noted, drainage, and utility approvals.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the request for a preliminary 6-month extension, subject to conditions noted, drainage, and utility approvals. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

- i) Oaks at Wisconsin Phase 1 Subdivision, 7901 North 7th Street, DK3 Investment Group, LLC **(SUB2024-0025) (PRELIMINARY) S2E**

Mr. Eduardo Garza stated that the subdivision located at Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions Needed: Clarify/finalize centerline location on Wisconsin Road; prior to final. Provide how existing ROW was dedicated on plat and a copy of any referenced document for staff review, prior to final. Need to resolve any issue with overlap of Gas Company easement on ROW. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. North 7th Street: Dedication as needed for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides Revisions Needed: Revise street name as shown above, prior to final. Need to show ROW on plat with annotated arrows. Provide ROW distance at different corner points. Current subdivision layout does not provide 60ft. ROW. Temporary turnaround may be required at the south end as a dead-end street is not permitted. "Knuckle" design required at lots 11-13, finalize prior to final. If private and proposing gates, need to provide details for review, prior to final. 20 ft. paving face to face on both sides of island in the gate area. 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. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW:20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multifamily properties. Subdivision Ordinance: Section 134-106. As per Public Works, please provide service drive / alley for trash collection. Front: In accordance with Zoning Ordinance or

greater for easements or site plan Proposing: 10 ft. Revisions Needed: - Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Rear: In accordance with Zoning Ordinance or greater for easements or site plan Proposing: 10 ft. or greater for easements. Revisions Needed: Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Sides: In accordance with Zoning Ordinance or greater for easements or site plan Proposing: 0 ft. with firewall Revisions Needed: Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Corner: In accordance with Zoning Ordinance or greater for easements or site plan Proposing: 10 ft. the greater setback applies Revisions Needed: Revise plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Garage: 18 ft. except where greater setback is required, greater setback applies Revisions Needed: Include 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 Wisconsin Road and both sides of North 7th Street/interior streets Revisions Needed: Once finalized revise plat note #7 as shown above, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Wisconsin Road Revisions Needed: Once finalized include note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Wisconsin Road. Add plat note once finalized, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Engineer needs to clarify if this is a public or private subdivision, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Revisions Needed: Engineer needs to clarify if this is a public or private subdivision, prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Revisions Needed: Engineer needs to clarify if this is a public or private subdivision, prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T Proposed: R-3T. The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$15,400 (based on 22 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording. Pending review by the City Manager's Office As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Darken adjacent properties legal descriptions to make them more legible. Park Area needs to have a lot number or letter assigned. Add plat note "25 ft. x 25 ft. sight obstruction clip required at all street intersections".

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

j) Mesquite Cove Subdivision, 14501 North 29th Street, Ruben and Maria Pacheco, **(SUB2024-0021) (PRELIMINARY) SEA**

Mr. Eduardo Garza stated that the subdivision located on North 29th Street (N. Rooth Road): dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: on both sides Revisions Needed: Correct the street label to "North 29th Street (Rooth Road)" Label Center Line Dedication must be finalized once centerline is labeled. There shall be no reserved strips controlling access to land dedicated or intended to be dedicated to public use. Subdivision Ordinance: Section 134-105. Subdivision Ordinance: Section 134-104. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Interior Street: Dedication as needed for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: Subdivision layout currently exhibits a dead end street which is not permitted, revise to provide a cul-de-sac turnaround; prior to final. City Street names will be established prior to final and plat will need to be revised accordingly. Provide ownership map of surrounding properties to assure no landlocked property exists or if additional streets will be required; prior to final. Provide a master plan if properties on eastside and to the west is owned by the developer to finalize street requirements; prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 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. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length Revisions Needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions Needed: - Redesign/clarify as street exceeds 600 ft. maximum. Need to clarify street at west end, required cul-de-sac or master plan to determine street alignment/extension. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. If use other than single-family is proposed, requirements for alley, etc. will be reviewed. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for easements. Revisions Needed: Clarify proposed note, prior to final. Proposing: 55 ft. or greater for easements or in line with existing structures. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements: Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner. If layout is revised and include corner lots, setbacks will be established; prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan.

4 ft. wide minimum sidewalk required on North 29th Street and both sides of Interior Street Revisions Needed: Revise plat note as shown above, once street name is finalized, prior to final. No interior street name is shown. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along other streets as may be applicable; prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along Revisions Needed: Provide ownership map and/or master plan as restrictions may apply; prior to final. Must comply with City Access Management Policy. As per Traffic Department, spacing requirement along North 29th Street is 250 ft. 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. 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. Based on land use of single family noted on application submitted on February 22, 2024; HOA is required. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Based on land use of single family noted on application submitted on February 22, 2024 HOA is required. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Compliance is based on the R-1 Zoning District. Rezoning to R-1 must be finalized prior to final. Clarify lot lines for Lot 17 and 18 as they appear to overlap with the United Irrigation District Exclusive Easement. Zoning Ordinance: Section 138-356. Existing: (ETJ) Proposed: R-1. Application dated February 22, 2024, proposed land use as single-family residential. Engineer must clarify annexation status, prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Engineer must clarify annexation status, prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. Application dated February 22, 2024 proposes a 19 lot single-family subdivision that is not within City limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development fees Ordinance does not apply unless annexed. Engineer must clarify annexation status, prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Application dated February 22, 2024 proposes a 19 lot single-family subdivision that is not within City limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status, prior to final. Pending review by the City Manager's Office. Application dated February 22, 2024 proposes a 19 lot single-family subdivision that is not within City limits (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status, prior to final. As per Traffic Department, Trip Generation for a single-family 19 Lot Subdivision has been waived. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Add plat note "25 ft. x 25 ft. sight obstruction clip required at all street intersections". Need to submit ownership map of surrounding properties to assure no landlock property exists or if additional streets will be required; prior to final. Provide masterplan if properties on east side and to west is owned by the developer to finalize street requirements, etc; prior to final. There shall be no reserved strips controlling access to land dedicated or intended to be dedicated to public use. Clarify lot lines for Lot 17 and 18 as they appear to overlap with the United Irrigation District Exclusive Easement. Provide points at curve points to distinguish curvature distances.

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

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jose Saldana adjourned the meeting at 4:43p.m. with Mr. Emilio Santos Jr. seconding the motion with five 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 16, 2024 at 3:30p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek	Chairperson
	Emilio Santos Jr.	Member
	Jose Saldana	Member
	Marco Suarez	Member
	Reza Badiozzamani	Member
	Jesse Ozuna	Member
Absent:	Gabriel Kamel	Vice Chairperson
Staff Present:	Austin Stevenson	Deputy City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Luis Mora	Deputy Planning Director
	Omar Sotelo	Development Coordinator
	Rodrigo Sanchez	Senior Planner
	Samuel Nunez	Senior Planner
	Kaveh Forghanparast	Planner III
	Julio Constantino	Planner III
	Eduardo Garza	Planner III
	Adriana Solis	Planner II
	Hilda Tovar	Planner II
	Edson Lara	Planner II
	Samantha Trevino	Planner I
	Natalie Moreno	Planner I
	Porfirio Hernandez	Planner I
	Jacob Salazar	Planner Technician II
	Victor Grey	Planner Technician I
	Magda Ramirez	Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Marco Suarez.

1) MINUTES:

- a) Minutes for March 16, 2024, April 2, 2024 and April 16, 2024 meetings will be available on the May 21, 2024 meeting.

PUBLIC HEARING:

- a) **CONDITIONAL USE PERMITS:**

- 1) Request of Virginia Hernandez Hernandez, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an automotive service and repair shop (Hernandez Tire Shop), at 0.92 acre tract of land out of the North 7.00 acres of the West 10.00 acres of the South 27.1 acres of Lot 11, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 3601 State Highway 107. **(CUP2024-0028)**

Ms. Natalia Moreno stated that the property was located along the south side of State Highway 107 east of La Lomita Road and is zoned C-3 (general business) District. The property has approximately 105 feet of frontage along SH 107 and is comprised of 0.92 acres. Adjacent zoning there is C-3 District to the east and west, and R-1 (single family residential) District to the south. To the north across State Highway 107 there is A-O (agriculture & open space) District, R-1 District to the northeast and C-3 District to the northwest. Surrounding land uses include CXL Motors, Mommy Land Bilingual Academy to the east, 107 Auto Financial to the west and vacant land to the north. An automotive service and repair shop is allowed in the C-3 District with a Conditional Use Permit and in compliance with requirements.

This is the initial application for a Conditional Use Permit for an automotive service and repair shop at this location. The applicant states between the years 2002 through 2020, the site was previously a location for a tire shop.

The applicant is requesting to operate an automotive repair shop (Hernandez Tire shop) for life of the use. The applicant stated no work would be done outside the business. The proposed hours of operation are 8:00 a.m. to 7:00 p.m. Monday through Saturday and the business will be closed on Sunday. The applicant has submitted a site plan showing compliance with parking requirements.

There is an existing single-family residence on the subject property adjacent to the commercial building that is used as a residence for the property owner.

A Fire Department inspection is pending. The Planning Department has not received any calls in opposition to the request. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. 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 square feet is required. The subject property is approximately 40,000 square feet;
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The work will be performed in the enclosed service area;
- 3) Outside storage of materials is prohibited;
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The building is located approximately 3 ft. from an existing residence to the east;
- 5) A 6 ft. opaque fence may be required to buffer residential uses or districts.
- 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 recommended disapproval of the request based on noncompliance with requirement listed above as #4 (distance from the nearest residence) 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 second the motion which was disapproved with favorable recommendation with six members present and voting.

- 2) Karina De Anda, for a Conditional Use Permit, for one year, for a portable food concession stand (raspa stand) at the East ½ of the West 10 acres of the East 20 acres of Lot 10, Block 280, Texas-Mexican Railway Subdivision, Hidalgo County, Texas; 2113 State Highway 107. **(CUP2024-0029)**

Mr. Porfirio Hernandez stated the property was located along the south side of State Highway 107, approximately 580 ft. east of North 23rd Street. The subject property is zoned C-3 (general business) District along State Highway 107 and C-4 (commercial industrial) District for the interior portion to the south. The adjacent zoning is C-3 District to the east, C-4 (commercial industrial) District to the south and I-1 (light industrial) District to the west. The area to the north is outside city limits. Surrounding land uses include Rio-Tech Landscaping Supply, Hidalgo County Head Start Program and vacant land. A portable food concession stand is permitted in a C-3 District with a Conditional Use Permit.

The initial Conditional Use Permit was approved for this location for one year by the Planning and Zoning Commission on February 21, 2012. It had been renewed continually through 2022 but lapsed in 2023.

The applicant is proposing to continue to operate a portable food concession stand on the subject property for a snow cone stand. The portable food concession stand is already in place and will be maintaining its current footprint. The proposed days and hours of operation are 12 p.m. to 10 p.m. Monday through Sunday and no seating area is being proposed.

The Health and Fire departments have inspected the establishment, which meets all the minimum safety codes and regulations. The portable building must also meet the requirements set forth in Section 138-118(a) (9) of the Zoning Ordinance and specific requirements as follows:

- 1) Cannot be located in residentially zoned area. The property is zoned C-3 District;
- 2) Stand must be inspected by Building Inspection Department staff and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent. Four parking spaces are required and 10 spaces are provided;
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and

- 6) Water and sewage disposal facilities must be available and may be required.

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

Staff recommended approval of the Conditional Use Permit request since this is an established business in operation for several years.

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 second the motion which was approved with six members present and voting.

- 3) Request of Jesus F. Davila on behalf of Auriel Investments LLC., for a Conditional Use Permit, for one year, for a Bar at a Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas; 1200 Auburn Avenue, Building 300, Suite 300.
(CUP2024-0027)(TABLED ON 4/2/2024)

Mr. Marco Suarez moved to remove the item from the table. Mr. Jose Saldana seconded the motion with six members present and voting.

Ms. Adriana Solis stated the property was located on the northwest corner of Auburn Avenue and N. 10th Street. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east and R-1 (single family residential) District to the north and west. There is also A-O (agricultural and open space) District to the north. Surrounding land uses are commercial plazas including existing bars and restaurants, single family residences and future multifamily developments. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

This is the initial CUP request for this bar. A CUP has been approved for another bar located in the same location. This application was submitted on March 6, 2024.

The applicant is proposing to operate a bar (OTBG North Park) from an existing 3,516 square ft. suite. The proposed business hours are Monday through Sunday from 11 A.M. to 2 A.M.

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

- 1) The property line of the Lot of the above mentioned 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 disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of the residential zone/use to the north and south;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Auburn Avenue;

- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 35 parking spaces are required and more than 250 are provided as per site plan with shared parking within the plaza.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

Staff has receive phone calls in opposition regarding noise complaint and buffer concerns.

Three neighbors did attend the public hearing of April 2, 2024 in opposition. The Planning and Zoning Committee requested additional documents, such as a police report for the entire plaza. The Board motioned to table the item.

Staff recommended disapproval of the request based on noncompliance with requirement listed above as #1 (distance to a residential zone/use) of Section 138-118(a) (4).

Chairperson Fallek mentioned that there were quite a few incidents that were noticed and staff did a survey on providing information on what other municipalities do in terms of decibel levels and where they are measured. Chairperson Fallek asked if staff had done a proposed solution. Planning Director Garcia stated staff had previously about a year ago prepared a document for the Ordinance Review Committee that consists of Department Heads and some Commissioners that look at different Ordinances that want to be changed. At that time, the Committee decided not to make any changes.

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

Mr. Ronnie Tavarez, 1325 Fullerton Avenue. He stated he was present to support staff's recommendation. He stated that in January the City Commission under Ordinance 2024-01 did put limitations on another Conditional Use Permit for a bar. The ordinance stated it had to be that within 400 feet of residence or no disturbance not be heard from the residences after 10 p.m.

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

Mr. Max Saenz, 1400 Duke Avenue. He stated he has heard loud music until 2:00 a.m. He asked that conditions be put on Conditional Use Permits.

Mr. Fabian Davila, the applicant stated he was willing to not have music or loud music. He asked that if he could be given conditions on limitations on decibels is the limit he would be willing to comply.

Chairperson Fallek stated that 80 decibels seemed to be a middle ground coming from other municipalities that staff had conveyed.

After discussion, Mr. Reza Badiozzamani moved to disapprove with favorable recommendation. Mr. Marco Suarez second the motion while Chairperson Michael Fallek opposed the motion which was disapproved with favorable recommendation with five members voting aye and one nay.

a) REZONING:

- 1) Initial zoning to R-3A (multifamily residential apartments) District: the east 14.65 acre tract of land, out of the west 34.65 acres of Lot 13, Section 280, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2600 Sprague Road. (REZ2024-0018)**

Ms. Adriana Solis stated that the property was located along the north side of Sprague Road, approximately 900 feet east of North 29th Street. The tract is comprised of 14.65 gross acres.

The applicant is proposing annexation of the property and is requesting R-3A (multifamily residential apartments) District. A feasibility plan has not been submitted. The initial zoning to R-3A District will become effective upon the annexation of the tract into the City.

The adjacent property east of the subject property is currently outside of McAllen's City limits and is therefore not zoned. The adjacent properties to the north and south are zoned R-1 (single-family) District. The adjacent property to the west is zoned R-3A District.

The property is currently vacant land. Surrounding land uses include single family dwellings and vacant land.

The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Mixed-use urban, neighborhood scale and single-family detached homes are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

The development trend for this area is also Complete Communities along Sprague Road.

The requested zoning does not conform to the Future Land Use Plan designation and the development trend. However, the proposed zoning and development aligns with existing and future R-3A District developments coming to the area to the west and northeast.

The applicant is requesting to be annexed into the City of McAllen. The annexation will require the applicant to subdivide the property and be in compliance with all other conditions subject to the Zoning Ordinance.

The proposed development area would have 14.65 acres (638,154 square feet). Based on the maximum density per gross acres in the R-3A District: 638-one bedroom units, 510-two bedroom units, and 425-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of a townhouse. Max allowable density per acre will be defined once a final subdivision plat is recorded.

A recorded subdivision plat is required prior to building permit issuance. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Required parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat. Should the subject property be zoned to R-3A District, site plan review may be required.

Staff had not received any phone calls, emails, or letters in opposition to the initial zoning request.

Staff recommended approval of the initial zoning request to R-3A (multifamily residential apartments) District.

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

Being no discussion, Mr. Marco Suarez moved to approve rezoning request. Mr. Reza Badiozzamani seconded the motion, which was approved with six members present and voting.

- 2) Rezone from R-1 (single family residential) District to C-3 (general business) District: 0.845 Acres out of Lot 129 La Lomita Irrigation & construction Company Subdivision, Hidalgo County, Texas; 2804 North Ware Road. **(REZ2024-0019)**

Ms. Hilda Tovar stated that the subject property is located at the southeast corner of North Ware Road and Camellia Avenue. The applicant is proposing to rezone the property to C-3 (general business) District in order to use the subject property for a multitenant commercial plaza. A feasibility plan has not been submitted.

The adjacent zoning is C-1 (office building) District to the north and R-1 (single family residential) District in all the other directions.

The subject property is currently vacant. Surrounding land uses include a church adjacent to the property on the north side across Camellia Avenue and PBD's Lounge approximately 400 feet of distance from the property along North Ware Road and Daffodil Avenue. Other uses include single family residential and multifamily residential.

The Envision McAllen Future Land Use Plan designates the future land use category for this property as Mixed Use Corridors which is a land use designation for residential and nonresidential uses, putting housing nearby jobs and services, and specifically access to public transit options. These areas include nonresidential uses such as office, retail, industrial and other multifamily residential uses.

The development trend for this area along Camellia Avenue and North Ware Road is single family residential, general business and commercial office building use.

During the comprehensive zoning in 1979 the subject property was zoned A-O (agricultural and open space) within the city of McAllen Extraterritorial Jurisdiction (ETJ).

A rezoning request to R-1 (single family residential) District was approved in 2014.

A rezoning request application to C-3 (general business) was submitted on March 15, 2024.

The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, the proposed zoning does not align with the adjacent properties on the east, south, and west side.

There are two existing single-family residential zones adjacent to the property lines to the east and south. As per section 110-49 (a) "A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks." The requirement will apply if the property proposes a commercial use adjacent to any single-family use or zone.

Subdivision and site plan review may be required prior building permit issuance.

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

Staff recommends disapproval of the rezoning request to C-3 (general business) District since it will be at odds with the existing single family residential zone and uses.

Alternatively, staff recommends approval of a C-3L (light commercial) District rezoning as it will allow for the proposed multitenant commercial plaza while prohibiting uses that will be at odds with single family zones and uses.

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

Mr. Miguel Santos, 3608 Harvey Street. He stated the residents at Rosalinda Subdivision allowed for R-1 back in 2014 with the understanding solely R-1. Three years ago they had a 20 unit apartment complex at the entrance of Harvey Street. The Commission allowed a temporary permit for a parking lot. The problem was the tenants were parking on the street at the entrance of their subdivision. They had landscaping but up keep. He had concerns of traffic of a business plaza on the corner. Mr. Santos stated when they started to develop, they were bringing in caliche trucks and coming in through the back of their properties. He then called Code Enforcement to see into it. Mr. Santos stated he had gone before the Zoning Commission or the developer and was told there would be an 8 foot block wall on the perimeters which did not take place.

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

Board member Ozuna asked what the difference between a C-3 and a C-3L. Chairperson Fallek stated a C-3L is a lighter use, you could not get certain establishments in a C-3L but it could be offices.

Mr. Reymundo Valdez, the applicant stated their intent was to build professional office spaces. They had no intentions on building a bar or restaurant. The main office will serve as Mr. Valdez's law firm. The back offices will be rented out to real estate's agents. Mr. Valdez stated he was fine with doing a C-3L zone.

After a brief discussion, Mr. Reza Badiozzamani moved to approve the rezoning request for C3-L in lieu of the C-3. Mr. Jesse Ozuna seconded the motion, which was approved with six members present and voting.

- 3) Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartments) District: 4.37 acre gross; 4.22 acre net; tract of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4420 North Ware Road. **(REZ2024-0014) (TABLED: 03/19/2024, 04/02/2024)**

Ms. Hilda Tovar stated this item will remain tabled.

c) SUBDIVISIONS:

- 1) The District Phase IA Subdivision, 7901 North 10th Street, Domain Development Corporation **(SUB2024-0035) (FINAL) M&H**

Mr. Eduardo Garza stated this subdivision was located on the southwest corner of Auburn Avenue and North 10th Street: It was a commercial replat of the existing The District Phase I. They were replatting to decrease the recorded subdivision acreage and move the boundary line on the west side to the east. of 60 ft. from centerline for 120 ft. total ROW Paving: by the State and curb & gutter by the State. Revisions needed: Provide for document number on plat regarding dedication of existing ROW. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Wisconsin Road: 80-87 ft. ROW Paving: 52-65 ft. Curb & gutter on both sides. Monies must be escrowed if any improvements are required prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Existing 35 ft. private service drive/access easement. Reword plat note #12 as "30 ft. - 35 ft. private access/service drive easement is to be maintained by the lot owners and not the City of McAllen". As per the recorded plat for The District Phase I. Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided. Subdivision Ordinance: Section 134-106. Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356 & 138-367. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: In accordance with Zoning Ordinance or greater for easements

or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 5 ft. wide minimum sidewalk required on North 10th Street and 4 ft. wide sidewalk required on Auburn Avenue. Sidewalk requirements might increase to 5 ft. prior to recording subject to Engineering Department requirements. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Landscaping Ordinance: Section 110-46. An 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. Variance request to City Access Management Policy for North 10th Street approved subject to conditions noted in approval letter as of September 6, 2022. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Existing plat note #3 "Site plan must be approved by Planning and Zoning Commission prior to building permit issuance." Common Areas, any private 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(General Business) District. Proposed: C-3(General Business) District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Proposed zoning is compliant with current zoning. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. Pending review by the City Manager's Office. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I. Recorded plat notes remain effective. Please add all relevant plat notes from The District Phase I Subdivision prior to final. If any plat note is proposed to be removed or altered, a vacate and replat is required. Any abandonment must be done by a separate process and instrument, not by plat. Revise the wording to "abandoned by instrument No." prior to recording. The document number must be added prior to recording. Reference the document number for existing easements and ROW prior to final and provide a copy for staff review. All signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording. Provide the width of the private/service drive easement at the southern portion of the subdivision as it shows to widen. All existing easements that were dedicated by the recorded plat must show the document number. Any new easements must be labeled as dedicated by this plat. Must provide document establishing shared access with adjacent property to the west and must show proper plat notes as needed, prior to recording. Must comply with City's Access Management Policy. The subdivision is a proposed replat of The District Phase I Subdivision to decrease the recorded subdivision acreage and move the boundary on the west side to the east. Some of the lots dimensions have changed too (Lots 4-7). All originally recorded plat notes will apply. If any subdivision notes is proposed to be removed or altered a vacate and replat will be required.

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

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

3) SITE PLAN:

- a) Site plan approval for Lot 16, Citrus Grove Plaza Amended subdivision, Hidalgo County, Texas; 4201 West Expressway 83. **(SPR2022-0052)**

Ms. Hilda Tovar stated the subject property was located along the south side of U.S. Expressway 83, approximately 630 feet east from Bentsen Road. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 (general business) District in all directions. Surrounding land uses include restaurants and office uses.

The applicant is proposing to construct a 10,800 square-foot building to operate as a multi-tenant plaza for restaurants.

Access:

Access to the site is from U.S. Expressway 83. Alleys are not being proposed.

Parking Requirements:

Based on 10,800 square feet that will be used for the multi-tenant restaurant plaza, 83 parking spaces are required for the site. 115 parking spaces are proposed. Moreover, 4 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot-wide aisle. The site plan is meeting parking requirements for the new development.

Landscape Requirements:

8,116 square feet of green area is required for the new development and 11,206 square feet is proposed. The tree requirement is as follows: 23 two-and-a half-inch-caliper trees, 12 four-inch caliper trees, 6 six-inch caliper trees, or 6 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. A 6-foot buffer is required around dumpsters/compactors if visible from the street. Finally, an 8-foot masonry wall is required between commercial and residential zone/use. The site plan is meeting landscaping requirements for green area and trees.

Other Planning Requirements:

There is a 75-foot front yard setback along U.S. Expressway 83, a 15-foot west side setback, a 16-foot east side setback and 15-foot rear setbacks as per Zoning Ordinance or greater for approved 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 5-foot-wide minimum sidewalk is required along U.S. Expressway 83.

The Building Permit Site Plan must comply with requirements noted by the Development team.

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

Being no discussion, Mr. Marco Suarez moved to approve the site plan subject to conditions noted. Mr. Emilio Santos Jr. seconded the motion which was approved by six members present and voting.

4) CONSENT:

- a) Garden Rose Subdivision, 1200 East Yuma Avenue, Edgar Escobedo, **(SUB2024-0029) (FINAL) MAS**

- b) Vacating of Eldorado at Thousand Oaks I, II, III, Block III Subdivision and Replat to Eldorado at Thousand Oaks I, II, III Block IIIA Subdivision, 12504 North Ware Road, Tierra RGV Group, LTD **(SUB2024-0038) (FINAL) QHA**
- c) Trenton & 29th Subdivision, 2800 Trenton Road, Avusa Marketing Company, Inc. **(SUB2024-0030) (FINAL) M&H**

Being no discussion, Mr. Marco Suarez moved to approve the consent items 3a, 3b & 3c together in one vote. Mr. Emilio Santos, Jr. seconded the motion which was approved by six members present and voting.

5) SUBDIVISIONS:

- a) The District Phase II Subdivision, 1201 Wisconsin Road, Auriel Investments **(SUB2024-0010) (FINAL) M&H**

Mr. Eduardo Garza stated the subdivision was located on the south side of Auburn Avenue. It was a one lot multifamily apartment subdivision. Any abandonment must be done by separate process and not by plat. Requesting that the abandonment for the 10 foot utility easement be submitted. The engineer had also requested to be heard for final approval subject to MPU Board approval. 60 ft. from centerline for 120 ft. total ROW Paving: by the State curb & gutter: By the States Revisions needed: Provide for document number on plat regarding dedication of existing ROW. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan on Wisconsin Road: 80-87 ft. ROW Paving: 52-65 ft. curb & gutter on both sides. Monies must be escrowed if any improvements are required prior to recording. COM Thoroughfare Plan 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Existing 35 ft. private service drive/access easement. Reword plat note #12 as "30 ft. - 35 ft. private access/service drive easement is to be maintained by the lot owners and not the City of McAllen". As per the recorded plat for The District Phase I. Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided. Subdivision Ordinance: Section 134-106. Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356 & 138-36. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 5 ft. wide minimum sidewalk required on North 10th Street and 4 ft. wide sidewalk required on Auburn Avenue. Sidewalk requirements might increase to 5 ft. prior to recording subject to Engineering Department requirements. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 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. Variance request to City Access Management Policy for North 10th Street approved subject to conditions noted

in approval letter as of September 6, 2022. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Existing plat note #3 "Site plan must be approved by Planning and Zoning Commission prior to building permit issuance. "Common Areas, any private 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(General Business) District. Proposed: C-3(General Business) District.

Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Proposed zoning is compliant with current zoning. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. Pending review by the City Manager's Office. As per Parks Department, Proposed use is commercial. Commercial developments do not apply to Parks. As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I. Recorded plat notes remain effective. Please add all relevant plat notes from The District Phase I Subdivision prior to final. If any plat note is proposed to be removed or altered, a vacate and replat is required. Any abandonment must be done by a separate process and instrument, not by plat. Revise the wording to "abandoned by instrument No." prior to recording. The document number must be added prior to recording.

Reference the document number for existing easements and ROW prior to final and provide a copy for staff review. All signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording. Provide the width of the private/service drive easement at the southern portion of the subdivision as it shows to widen. All existing easements that were dedicated by the recorded plat must show the document number. Any new easements must be labeled as dedicated by this plat. Must provide document establishing shared access with adjacent property to the west and must show proper plat notes as needed, prior to recording. Must comply with City's Access Management Policy. The subdivision is a proposed replat of The District Phase I Subdivision to decrease the recorded subdivision acreage and move the boundary on the west side to the east. Some of the lots dimensions have changed too (Lots 4-7). All originally recorded plat notes will apply. If any subdivision notes is proposed to be removed or altered a vacate and replat will be required.

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

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

- b)** Vacating of Jackson Meadows Lots 67C – 67W Subdivision and Replat to Jackson Meadows Storage Lots 1, 2, 3, 4 Subdivision, 2700 South Jackson Road, Esponjas Development, LTD **(SUB2024-0037) (PRELIMINARY) M2E**

Mr. Eduardo Garza stated the subdivision located on the southwest corner of east Keeton Avenue and South Jackson Road. It is being proposed as a 4 lot commercial. They were vacating the existing plat setbacks as part of the vacate plat to lower the setbacks that was previously on the recorded plat. Staff was requesting to revise the subdivision name and update the application. Existing ROW of 60 ft. from centerline for 120 ft. Total ROW. Paving: by the state curb & gutter by the state. Revisions Needed: Please provide how existing ROW was dedicated on plat and a copy of any referenced document for

staff review, prior to final. Verify if TX DOT parcel acquisition of ROW of future expansion of Jackson Road will impact any additional ROW, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. East Keeton Avenue: Existing 50 ft. ROW. Paving: 32 ft. curb & gutter on 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. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Revisions Needed: Private Service drive easement must provide for access across all lots, review and revise prior to final. Proposing plat note #12 "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, not the City of McAllen." Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front/South Jackson Road: Proposing 60 ft. or greater for approved site plan or easement. Revisions Needed: Include whichever is greater at the end of the proposed setback. Clarify proposed setback notes and ensure compliance with minimum setback requirements. Existing plat setbacks are being vacated as part of vacate plat. Zoning Ordinance: Section 138-356. Rear: Proposing 20-ft or greater for approved site plan or easement. Revisions Needed: Include whichever is greater at the end of the proposed setback. Clarify proposed setback notes and ensure compliance with minimum setback requirements. Existing plat setbacks are being vacated as part of vacate plat. Zoning Ordinance: Section 138-356. Interior Sides: Proposing In accordance with Zoning Ordinance, or greater for approved site plan or easement. Revisions Needed: Include whichever is greater at the end of the proposed setback. Clarify proposed setback notes and ensure compliance with minimum setback requirements. Need to establish south side setback prior to final, but not less than the Zoning Ordinance requirement. Existing plat setbacks are being vacated as part of vacate plat. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-356. Corner/East Keeton Avenue: 30 ft. or greater for approved site plan or easements. Revisions Needed: Include whichever is greater at the end of the proposed setback. Clarify proposed setback notes and ensure compliance with minimum setback requirements. Need to establish corner setback prior to final, but not less than the Zoning Ordinance requirement. Existing plat setbacks are being vacated as part of vacate plat. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on South Jackson Road & East Keeton Avenue. Revisions Needed: Finalize plat note #7, prior to final. Sidewalk requirements may increase to 5 ft. on South Jackson Road prior to final per Engineering Department requirements, finalize prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 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. As per Traffic Department show location of proposed driveway. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: Remove plat note #9 as it not a plat note requirement. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Proposing common areas, common access easements shall 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. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Trip Generation has not been submitted. Traffic Impact Analysis (TIA) required prior to final plat. Plat note #13 states there is a 24 ft. wide common access easement, but it

is not shown on the plat, clarify before final. Show adjacent legal descriptions to the north of the subdivision. Revise subdivision name to "Vacate Plat to Jackson Meadows, Lots 67C- 67W Subdivision into Replat of Jackson Meadows Storage Lots Subdivision, prior to final. Application will need to be updated reflect revised subdivision name and any other applicable information. Any easements shown must be dedicated by plat. Vacate of existing plat into new replat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat.

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

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

c) Harvest Creek at Ware Phase I Subdivision, 2301 North Ware Road, Erickson Construction (SUB2023-0011) (REVISED FINAL) M&H

Mr. Eduardo Garza state the subdivision was located on the northwest corner of Ware Road and Warrior Drive. It was a 112 lot multifamily apartment subdivision. 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. curb & gutter on both sides. Revisions Needed: Provide additional ROW details along plat boundary from centerline, as ROW varies prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Warrior Drive (Vine Ave.): 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Pending Items: Please revise street name as shown above prior to recording. Engineer submitted a variance application on February 13, 2023 requesting that the pavement width be reduced and escrow not be required for Warrior Drive. There is an existing 40.67-42.29 ft. of paving currently and 52 ft. is required. At the Planning and Zoning Commission meeting of March 7, 2023 the subdivision was approved in Final form subject to conditions noted and with a recommendation of approval for the requested variance. At the City Commission meeting of March 27, 2023, the variance request was approved and no further board action was required. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N.43rd Lane: Proposing 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Revisions needed: Revise street name as shown above prior to recording, were applicable plat, notes, etc. Label dash line on west side to determine any ROW dedication. (May affect adjacent development to the north) Revise plat accordingly to accommodate ROW, prior to recording. Existing 40 ft. ROW on west side, of which 20 ft. is within this plat boundary; clarify and label accordingly prior to recording. Temporary turnaround at the Northwest Corner of subdivision plat must comply with Fire Department requirements, additional notes may be needed prior to recording. As per conversation with Engineer on December 13th, 2023, street build out for N. 43rd Lane to not extend past La Vista Avenue , finalize any temporary turnaround requirements and escrow requirements as applicable prior to recording. Street cannot dead must provide a turnaround mechanism in compliance with Fire and Public Works Department requirements, finalize prior to recording. Clarify cul-de-sac turnaround proposed on the north; 20 ft. ROW beyond turnaround cul-de-sac. Must be resolved prior to prior to recording. As per updated plat submitted on November 22, 2023 plat no longer shares common lot lines with previously referenced 20 ft. ROW. Engineer has stated that temporary barricades will be installed on North 43rd Lane in lieu of the temporary turnaround. Subdivision Ordinance: Section 134-105 and/or *COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Internal Streets for R-3A: 60 ft. ROW Paving: 40 ft. Curb & gutter on both sides. Pending Items: ROW at gate locations to increase to accommodate proposed improvements, finalize prior to recording. Engineer submitted a variance application on

February 13, 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. 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. At the Planning and Zoning Commission meeting of March 7, 2023 the subdivision was approved in Final form subject to conditions noted and with a recommendation of approval for the requested variance. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1, 200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3A Zone Districts. Revisions needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final Length proposed, approximately 2,355 ft. Engineer submitted variance to the block length requirement on May 4, 2022. At the PZ meeting of May 17, 2022, the board recommended approval of the variance to the block length requirement for the R-3A district, and City Commission approved the variance request on June 13, 2022. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Pending Items: Temporary turnaround at the Northwest Corner of subdivision plat must comply with Fire Department requirements, additional notes may be needed prior to recording. As per conversation with Engineer on December 13th, 2023, street build out for N. 43rd Lane to not extend past La Vista Avenue, finalize any temporary turnaround requirements as applicable prior to recording. Street cannot dead must provide a turnaround mechanism in compliance with Fire and Public Works Department requirements, finalize prior to recording. Engineer has stated that temporary barricades will be installed on North 43rd Lane in lieu of the temporary turnaround. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Must comply with Public Works Department waste collection service requirements for the R-3A lots prior to recording. A 24 ft. Utility and Service Drive Easement proposed at the rear of lots 35-87. Alley/service drive easement required for commercial properties and Multi-Family properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easement. Pending Items: Engineer submitted a variance application on January 9, 2024 requesting a front setback of 20 feet except 10 feet for unclosed carports for lots 1-112. Development staff reviewed the request and recommended if approval is considered that the setback for unenclosed carports only be at 15 feet. Wording for front setback notes must be finalized given the outcome of the request prior to recording. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easement. 12ft. U.E and Service Drive Easement proposed at the rear of lots 35-87. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easement Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easement 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. A 4 ft. wide minimum sidewalk required along N. Ware Road, Warrior Dr. (Vine Ave.), and both sides of N. 43rd Lane and both sides of all internal streets. Revisions needed: Plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined, prior to recording. Sidewalk along N. Ware Road subject to increase to 5 ft. as per Engineering Department prior to final. Sidewalk width requirement for Warrior Dr. (Vine Ave.), N. 43rd Lane and both sides of internal streets subject to increase prior to recording as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Warrior Dr. (Vine Ave.), N. Ware Rd. And N. 43rd Lane. Please revise plat note #9 as shown above prior to recording. Additional buffers may be required prior to recording. Landscaping Ordinance: Section 110-46. An 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 N. Ware Rd, Warrior Dr. (Vine Ave.) and N. 43rd Lane. Revisions Needed: Please revise plat note #13 as shown above prior to recording. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions

Needed: Remove note #19 prior to recording as it is a requirement not a required note. Requirement might be triggered depending on the # of units proposed per lot on the multifamily lots. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revisions Needed: Please verify that all lots are in compliance with lot width requirements. Please see interior lots 29-31 lots will have to be adjusted to comply with minimum 50 ft. of frontage requirements 54 ft. for corner lots prior to recording. Review all lots and revise applicable prior to recording. Previous final approved as noted above comment yet to be addressed, must comply with requirements as noted above prior to recording. Provide preliminary site plan for multi-family lots to verify compliance with landscaping requirements. Zoning Ordinance: Section 138-356. Existing: A-O Proposed: R-1 & R-3A. Rezoning was approved by City Commission on 2/14/22. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning was approved by City Commission on 2/14/22. Zoning Ordinance: Article V. Land dedication in lieu of fee. Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike & Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike & Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording. Pending review by the City Manager's Office. Must comply with Park Department requirements, the Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike & Bike Trail instead. On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording. As per Traffic Department, previous Trip Generation and TIA submitted to be honored for Phase I. As per Traffic Department, previous Trip Generation and TIA submitted to be honored for Phase I. Comments/Revisions needed: Subdivision proposed to be private with dedication for ROW on perimeter streets as required, prior to recording. Entry access from the R-3A district along N. Ware Rd. on the plat submitted was reviewed by Traffic Department. ROW at gate locations to increase to accommodate proposed improvements, finalize prior to recording. Any changes to setbacks may require Planning and Zoning Commission action in the future. Engineer has stated that temporary barricades will be installed on North 43rd Lane in lieu of the temporary turnaround. Must comply with City's Access Management Policy.

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

Board members Marco Suarez would be abstaining from this item.

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

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

Mr. Eduardo Garza stated the developer had requested to remove the item from the agenda.

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

- e) La Lomita Paradise Subdivision, 3500 La Lomita Road, La Lomita
Paradise LLC, **(SUB2024-0034) (PRELIMINARY) RDE**

Mr. Julio Constantino stated the subdivision was located in front of La Lomita Rd. (Mile 6 1/2 Road) west of 29th Street. Proposed 60 ft. dedication from centerline for 80 ft. total ROW Paving: 52 ft. - 65 ft. Curb & gutter on both sides. Revisions required: Move the label for 40 ft. additional ROW dedicated by this plat since it is obstructed by plat boundary. Show the document number on the plat for the existing ROW and provide a copy for staff review prior to final. Show and label "Existing ROW" and "total ROW" after ROW dedication prior to final. La Lomita Rd. (Mile 6 1/2 Road) is designated as a major collector with 80 ft. ROW. The dedication requirements will be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication for 70 ft. ROW Paving: 44 ft. Curb & gutter on both sides. Revisions needed: Show and label the ROW dedication as needed above prior to final. If there is any existing ROW, show the document number on the plat and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Streets: proposed 60 ft. ROW Paving: 40 ft. Curb & gutter on both sides. Revisions needed: The name of the interior streets will be finalized by staff prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision block length must be clarified and if a variance is needed, must be submitted and finalized prior to final. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving 16 ft. Alley/service drive easement required for commercial properties. If the 20 ft. ROW shown on the east and west side of subdivision looping into the interior street is alley ROW by this plat, clarify and revise the label accordingly prior to final. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements. The property is zoned R-2 District and proposed to remain R-2 District as per the subdivision application. Clarify/revise the plat note as shown above prior to final. Proposing: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easement. Clarify/revise the plat note as shown above prior to final. Proposing: 6 ft. or greater for easements Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or an approved site plan. A 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road, Brazos Avenue, and both sides of all interior streets. Revise the plat note as shown above prior to final. Proposing: A.4 ft. wide minimum sidewalk required

on Mile 6 1/2 Road and 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. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along La Lomita (Mile 6 1/2) Road and Brazos Avenue. Revise the plat note as shown above prior to final. Staff will review additional buffer requirement as applicable prior to final. Proposing: A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Ave (5 Mile Line Road) and North Taylor Road. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, and 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 La Lomita (Mile 6 1/2) Road and Brazos Avenue. Revise the plat note as shown above prior to final. Proposing: No curb cut, access, or lot frontage permitted along Mile 6 1/2 Road. Must comply with City Access Management Policy. Common Areas and detention lots must be maintained by the lot owners and not the City of McAllen. Based on plat note #20, Common Lot A is a detention area. Please clarify the use of Common Lot B prior to final. Plat note may need to be revised based on the proposed use. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Based on the submitted application, the subdivision is public. Clarify/revise plat notes No. 18 & 19 to reference the correct section of the ordinance prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Submit a draft HOA document for staff review prior to recording. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Based on the submitted plat, it seems that Lots 1 & 42 have only 14 ft. of frontage to the interior street. Submit a site plan for staff review to verify compliance with City Ordinances prior to final. Lot layout revision may be required prior to final to comply with all City requirements. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Based on the submitted plat, it seems that Lots 1 & 42 have only 14 ft. of frontage to the interior street. Submit a site plan for staff review to verify compliance with City Ordinances prior to final. Lot layout revision may be required prior to final to comply with all City requirements. Zoning Ordinance: Section 138-356. Existing: R-2 Proposed: R-2. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the submitted plat, there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Therefore, based on total 84 dwelling units, 1.34 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. Park Fee of \$700 per dwelling unit to be paid prior to recording. Based on the submitted plat, there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Therefore, based on total 84 dwelling units, 1.34 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. Pending review by City Manager's Office. Based on the submitted plat, there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Therefore, based on total 84 dwelling units, 1.34 acre of parkland dedication is required prior to recording. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Correct the lot number prior to final. There are

some lots numbered 63 to 81. Use a light shade for contour lines to avoid confusion with easements prior to final. Some labels and numbers overlap other information or dimensions on the plat. Review and revise as applicable prior to final. Show the legal description of all adjacent lots on all sides, including the south side of La Lomita (Mile 6 1/2) Road prior to final. Label for Mile 6 1/2 Road on Location map is obscured. Revise prior to final. Revise the name of the N/S Street on the Location Map from "La Lomita Rd." to "N. La Lomita Rd." prior to final. Show the layout of the recorded subdivisions and correct the City limits line on the Location map prior to final. Clarify plat note #5 prior to final. Revise plat note #7 to reference "sight obstruction easement" and NOT "side obstruction" prior to final. Also add wording for 10' x 10' sight obstruction easement for alley and street intersections. Any existing must be shown on the plat prior to final and any abandonment must be done by separate process, not by plat. All signature blocks must comply with Section 138-61 of the subdivision ordinance prior to recording. Must comply with City's Access Management Policy. A subdivision application under the same name, La Lomita Paradise Subdivision (SUB2023-0069) for the subject property was in process by the same developer but with a different engineer and was approved in preliminary form subject to the conditions noted, drainage, and Utilities approval on July 26, 2023. The previous application was withdrawn by the developer with a termination agreement with the previous engineer and resubmitted by Rio Delta Engineering on March 27, 2024.

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

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

- f) Encino Estates Subdivision, 6700 North Shary Road, Silver Candle Holdings, LLC **(SUB2023-0088) (REVISED PRELIMINARY) BIG**
(TABLED ON 04/02/2024)

Mr. Emilio Santos, Jr. moved to remove the item from the table. Mr. Jose Saldana seconded the motion, with six members present and voting.

Mr. Kaveh Forghanparast stated this was two variance requests they had requested. One was for the Right-of-Way dedication for E/W collector on the south side of the subdivision. North Shary Road: Dedication as needed for 120 ft. total ROW Paving: By the state Curb & gutter: By the state. Revisions needed: Revise street name as shown above were applicable, prior to final. Provide copy of document regarding 30 ft. additional ROW for staff review, ROW requirements subject to change once document and details have been provided finalize prior to final. Label existing ROW, on both sides of centerline to verify if any additional ROW dedication are required prior to final. Please show document on plat where the existing 30 ft. Original ROW was dedicated 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. 5 1/2 Mile Road E/W collector (Southern Boundary, 1/2 Mile Location): Dedication as needed for 40 ft. from centerline for 80ft. total R.O.W. Paving _52 ft. Curb & gutter on both sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created. Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to final. City Street names will be established prior to final and plat will need to revise accordingly. Subdivision Ordinance Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. The project engineer on behalf of the developer, submitted a variance application

(VAR2023-0030) on October 31, 2023, and a revised letter on March 7, 2024. The application includes a variance to waive the ROW dedication requirement for 5 1/2 Mile Road (E/W Collector), on the south side of the subdivision. The applicant stated that an E/W Collector is not viable at this location, for the existing improvements on the south side and east of the subject property. They also mentioned that 5 1/2 Road was not shown on the Rio Grande Valley MPO map as a half-mile collector. At the Planning and Zoning Commission meeting of April 2, 2024, the subdivision was considered in revised preliminary form including the variance requests. Staff recommended disapproval on the requested variance. After a lengthy discussion, the Board unanimously tabled the item, so that the engineer can discuss the requests further with staff. Following further discussion with staff, the engineer and developer stated that they would keep the subdivision public and proposed the interior street to be considered as a collector road. The request was reviewed by staff and is in compliance with the ROW dedication requirement. North 56th Street, N/S collector (Eastern Boundary, 1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. Paving _40 ft._ Curb & gutter 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. The project engineer on behalf of the developer, submitted a variance application (VAR2023-0030) on October 31, 2023, and a revised letter on March 7, 2024. The application includes a variance to dedicate 15 ft. ROW for a N/S quarter-mile collector (future N. 56th Street) in lieu of 30 ft. requirement along the east side of the subdivision. The applicant stated that they are following the ROW dedication approved by the City for the subdivision on the north side, the Hills on Sharyland. At the Planning and Zoning Commission meeting of April 2, 2024, the subdivision was considered in revised preliminary form including the variance requests. Staff recommended disapproval on the requested variance. After a lengthy discussion, the Board unanimously tabled the item, so that the engineer can discuss the requests further with staff. Following further discussion with staff, the engineer submitted a revised plat complying with the ROW dedication needed on the east side of the subdivision for future N. 56th Street. Interior Street: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter on both sides. Revisions Needed: Proposed Interior dedications present 50 ft. ROW, Subdivision layout does not comply with ROW requirements, please revise accordingly prior to final. If no changes please submit variance request for ROW dedication requirements for interior streets, finalize ROW requirements prior to final. Street names will be established prior to final and plat will need to revise accordingly. As per the project engineer the subdivision is proposed to be private. Please submit gate details prior to final. ROW requirements at gate area are subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the Fire Marshall for emergency access. A knuckle will be required on Lots 25-27 prior to final, similar to Lots 11-14. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 900 ft. Block Length for R-3 Zone Districts. Revisions Needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for maximum block length requirement. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Pending Items: A per the Public Works Department's comments, the subdivision layout is approved with dumpster easements in lieu of alley requirement. The dumpster easements and details must be finalized prior to final. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements, whichever is greater applies. Revisions Needed: Revise note as shown above and/or clarify proposed note, as a variance request will be required regarding specific setbacks (ex. carports), finalize setback requirements prior to final. Proposing: 20 feet or greater for easements. Unenclosed carport front: 10 feet or greater for easements. Zoning Ordinance Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies.

Revisions Needed: Revise note as shown above and/or clarify proposed note, prior to final. Proposing: 5 feet or greater for easements as P.U.D. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Proposing: 10 feet or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Setbacks are based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. Setbacks requirements subject to increase once zoning requirements and street alignment/designation has been finalized. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required along North Shary Road, North 56th Street, 5 1/2 Mile Road and both sides of all interior streets. Revisions Needed: Revise note #3 as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Shary Road, North 56th Street, and 5 1/2 Mile Road. Revisions needed: Revise note #13 as shown above, prior to final. Proposing: A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 6 Road, and also along 1/4 mile collector roads (lot 1 and 34). Landscaping Ordinance Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Shary Road, North 56th Street and 5 1/2 Mile Road. Revision required: Revise note #18 as shown above, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. Zoning Ordinance Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required: Include note as shown above, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Revisions needed: Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Compliance is based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review Zoning Ordinance Section 138-356. Existing: (Extraterritorial jurisdiction) Proposed: R-3A (Multi-family) District As per application dated August 15, 2023 proposed land use is Multi-family. Pending Items: Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Pending Items: Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, per application dated August 15, 2023 proposed 37 lot multi-family subdivision is not within City limits, (ETJ) therefore City of McAllen Park

Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, per application dated August 15, 2023 proposed 37 lot multi-family subdivision is not within City limits, (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final. Pending review by City Manager's Office. As per Parks Department, per application dated August 15, 2023 proposed 37 lot multi-family subdivision is not within City limits, (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. Setbacks are based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. Subdivision requirements are subject to change once zoning requirements and street alignment/designation has been finalized. Use a lighter shade for contour lines, to avoid any conflict with lot lines, prior to final. The project engineer on behalf of the developer, submitted a variance application (VAR2023-0030) on October 31, 2023, and a revised letter on March 7, 2024. The application includes two variance: 1. A variance to waive the ROW dedication requirement for and E/W half-mile collector (future 5 1/2 Mile Road), on the south side of the subdivision. The applicant stated that an E/W Collector is not viable at this location, for the existing improvements on the south side and east of the subject property. They also mentioned that 5 1/2 Road was not shown on the Rio Grande Valley MPO map as a half-mile collector. 2. A variance to dedicate 15 ft. ROW for a N/S quarter-mile collector (future N. 56th Street) in lieu of 30 ft. requirement along the east side of the subdivision. The applicant stated that they are following the ROW dedication approved by the City for the subdivision on the north side, the Hills on Sharyland. At the Planning and Zoning Commission meeting of April 2, 2024, the subdivision was considered in revised preliminary form including the variance requests. Staff recommended disapproval on the requested variance. After a lengthy discussion, the Board unanimously tabled the item, so that the engineer can discuss the requests further with staff. Following further discussion with staff, the engineer and developer stated that they would keep the subdivision public and proposed the interior street to be considered as a collector road. The engineer also submitted a revised plat complying with the ROW dedication needed on the east side of the subdivision for future N. 56th Street.

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

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

g) McAllen Near-shoring Subdivision, 4101 Idela Avenue, 140 Ware Road, LLC (SUB2023-0036) (REVISED PRELIMINARY) STIG

Mr. Kaveh Forghanparast stated the subdivision was located on the south west corner of South Ware Road and Idela Avenue. N. Ware Road: Minimum 15 ft. additional ROW dedication for 150 total ROW Proposing: 25 ft. additional ROW dedicated by this plat for 160 ft. total ROW Paving: by the State. Curb & gutter by the State. Revisions as needed: Correct and add the word "ROW" to the label for additional ROW dedicated by this plat prior to final. Show and label the "existing ROW" on both sides of centerline and label "total ROW" for the ROW with the dedication. Reference the documents

numbers for the existing ROW on both sides on the plat, and provide a copy of the documents for staff review prior to final. Subdivision Ordinance Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Idela Avenue: Dedication for 60-100 ft. ROW Paving: 40-65 ft. curb & gutter on both sides. As per Engineering Department, ROW dedication for Idela Avenue will be done by the City; however, the paving requirement will be as per agreement. The ROW and paving requirements must be finalized prior to recording. Subdivision Ordinance Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Streets: Dedication as required for 60 ft. ROW Paving: 40 ft. Curb & gutter on 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 at multiple points and the diameter of the cul-de-sac ROW prior to final. Based on the latest plat submitted on April 1, 2024, curve table, the radius of the Cul-de-Sac is 60 ft. 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 recording. COM Thoroughfare Plan. 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. 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. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Subdivision Ordinance: Section 134-106. Front and S. Ware Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. Ware Road, Idela Avenue and both sides of all interior streets. Sidewalk requirements may increase to 5 ft. for N. Ware Road prior to final per Engineering Department requirements, finalize prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Note wording is subject to revisions as per agreement prior to recording. Landscaping Ordinance: Section 110-46. An 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 S. Ware Road and Idela Avenue. Add a plat note as shown above prior to final. Note wording is subject to change as per agreement prior to recording. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Engineer clarified that the subdivision is public. Revise the note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets.

Planning and Zoning Commission Regular Meeting

April 16, 2024

Page 25

Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1 (Light Industrial)/I-2 (Heavy Industrial) District Proposed: /I-2 (Heavy Industrial) District. A rezoning request (REZ2023-0022) to rezone the I-1 portion of the property to I-2 was approved by the City Commission on June 26, 2023. 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. A rezoning request (REZ2023-0022) to rezone the I-1 portion of the property to I-2 was approved by the City Commission on June 26, 2023. 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. As per Traffic Department, Level III TIA to be waived with conditions. Must follow conditions prior to recording. As per Traffic Department, Level III TIA to be waived with conditions. Must follow conditions prior to recording. Must comply with City's Access Management Policy. Must comply with any other conditions as applicable. Subdivision requirements are subject to change as per the agreement and will be finalized prior to final/recording if any other conditions are applicable.

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

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 4:23p.m. with Mr. Emilio Santos Jr. seconding the motion with six members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

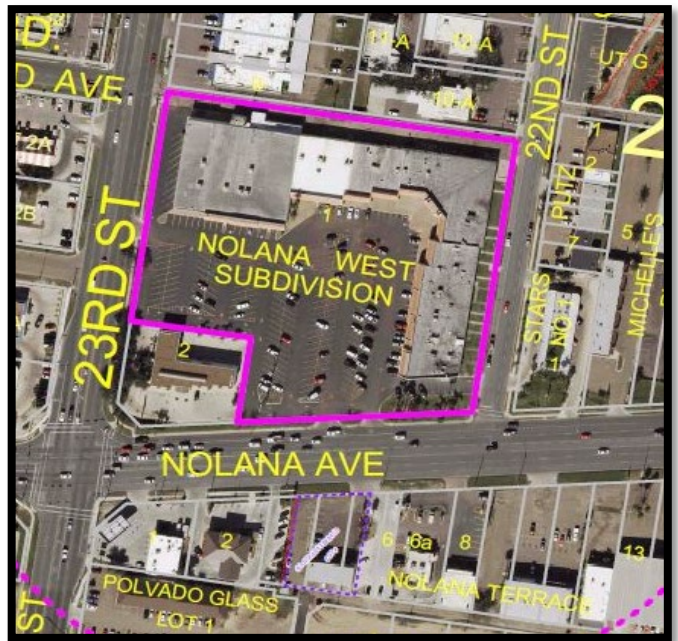
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 29, 2024

SUBJECT: REQUEST OF CHRISTIAN C. AVILA, ON BEHALF OF VIMAENT, LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AND GRILL (THE DUCHESS) AT LOT 1, NOLANA WEST SUBDIVISION, HIDALGO COUNTY, TEXAS; 2200 NOLANA AVENUE, SUITES 2210 & 2212. (CUP2024-0037)

BRIEF DESCRIPTION: The property is located on the northeast corner of North 23rd Street and Nolana Avenue. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. There is R-3A (multifamily residential apartments) District to the south and C-4 (commercial-industrial) District to the northwest. Surrounding land uses are commercial businesses, offices, bars, churches, libraries and restaurants. A bar and grill is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.



HISTORY: This is the initial Conditional Use Permit for a new bar by the name of The Duchess. The last approval by the City Commission for a bar at this location was on September 11, 2023 with a variance to the distance requirement of being at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property.

SUMMARY/ANALYSIS: The applicant is proposing to operate a bar (The Duchess Bar and Grill) from combined suites 2210 and 2212 as shown on the submitted site plan. The proposed days and hours of operation are, Monday through Sunday from 1:00 PM to 2:00 AM.

The Fire and Health Departments have inspected the bar and allowed the CUP process to continue. The police activity report for service calls from January 2023 to present is attached. The Planning Department has received no complaints regarding the proposed use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

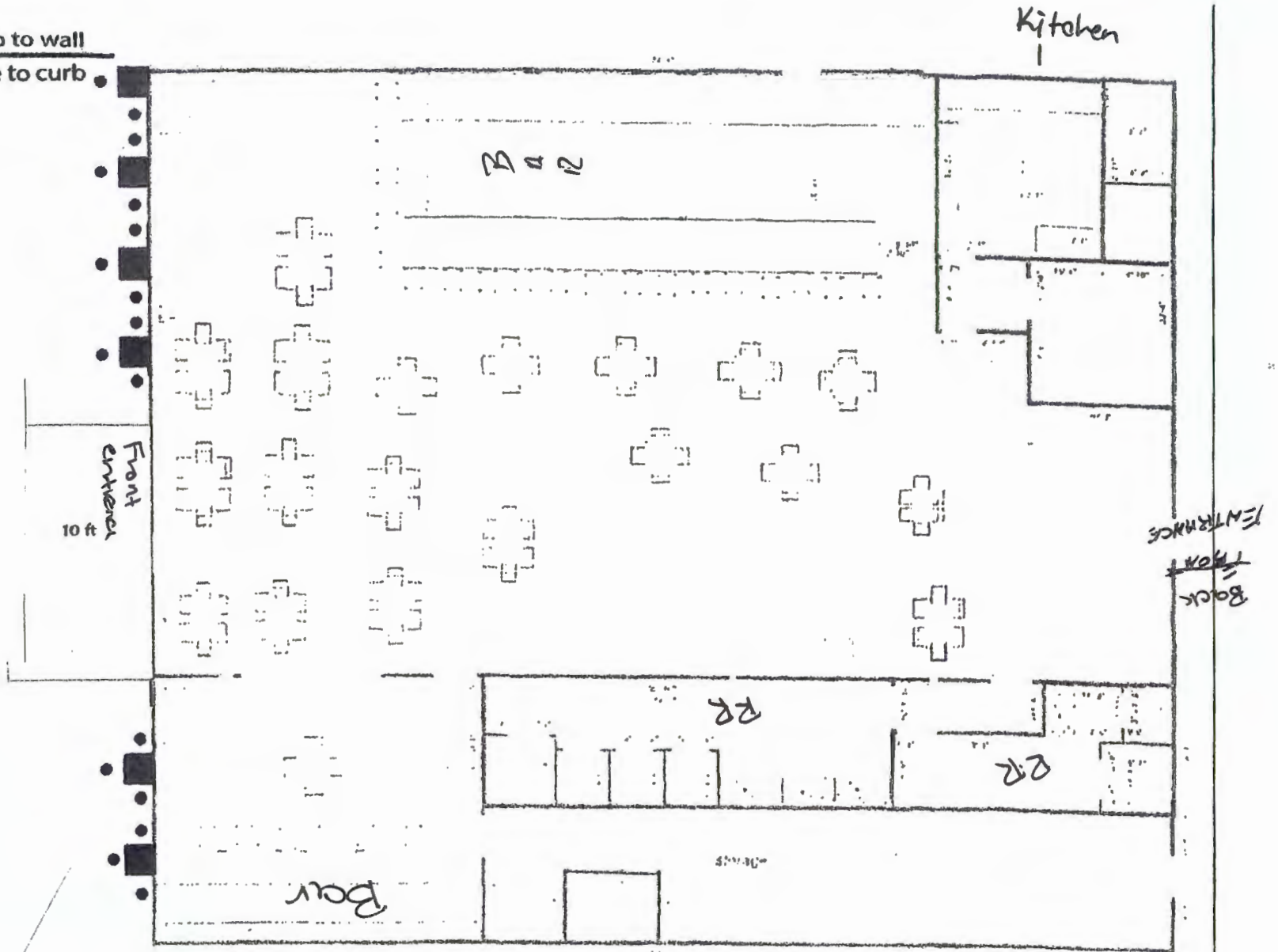
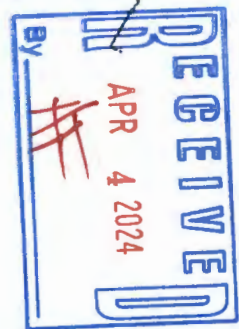
- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet. from the nearest residence and residentially zoned property to the southeast, a church across the street on the south side of Nolana Avenue, and publicly owned property (McAllen's Public Library) to the west;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access from North 23rd Street and Nolana Avenue.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The proposed 4,300 sq. ft. bar would require 47 parking spaces; there are 305 parking spaces provided on site. In a site visit conducted by staff, staff noticed that the parking lot was repaved, restriped and re-configured.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the

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

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

15 ft from edge of curb to wall
12.5ft from edge of table to curb

Remains the same



Black squares are 30"x30" tables.

SQUARE FOOTAGE 4,300'



NOTICE
BAR
FOR
THIS PROPERTY
CUP 2024-0037
CITY OF MCALLEN PLANNING DEPT.
855-481-1230
WWW.MCALLENNET.NET

NOW OPEN
R&R
Mexican Restaurant
1000 S. McAllen Blvd. Suite 100
McAllen, TX 78501
Hours: 11 AM to 9 PM



Memo

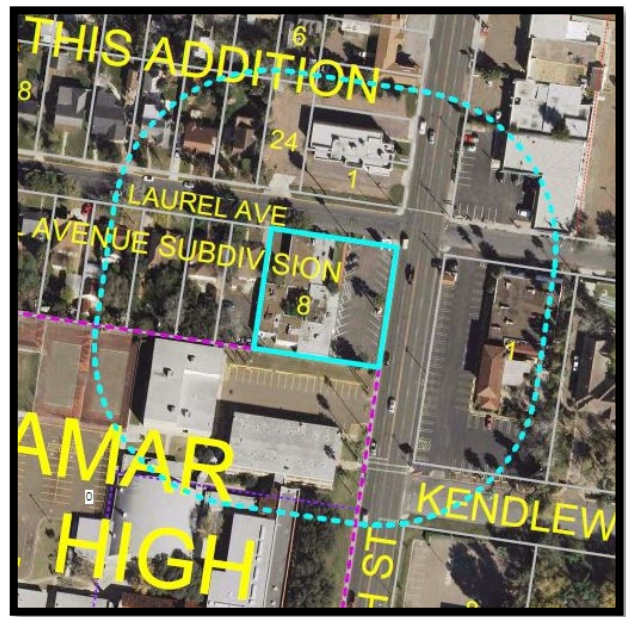
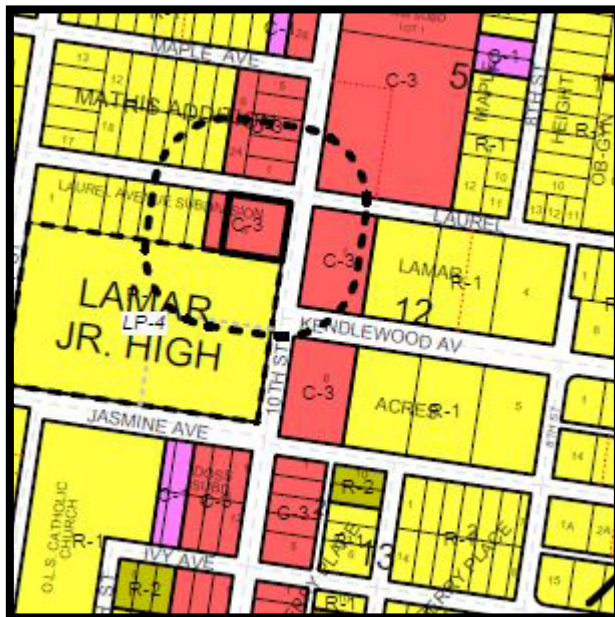
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: April 29, 2024

SUBJECT: REQUEST OF JUAN CARLOS HERNANDEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (EURO BEAUTY THERAPY AND ACADEMY) AT THE SOUTH 152.52 FEET OF THE WEST 160 FEET OF THE EAST 190 FEET OF THE NORTH 3 ACRES OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9, HIDALGO CANAL COMPANY'S SUBDIVISION A/K/A THE EAST 160 FEET OF LOT 8, LAUREL AVENUE ADDITION; 1111 NORTH 10TH STREET, SUITE F. (CUP2024-0044)

BRIEF DESCRIPTION: The subject property is located at the southwest corner of North 10th Street and Laurel Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions except to the south there is R-1 (single family residential) District. A school is allowed in a C-3 District with a Conditional Use Permit.



HISTORY: This is the initial Conditional Use Permit request for an Institutional Use at this location.

REQUEST/ANALYSIS: The applicant is proposing to continue to operate a beauty salon but in a different Suite of the eleven eleven commercial center. The business is relocating for more space in order to accommodate proposed continuing education instruction sessions related to skin care techniques.

The instruction element requires a Conditional Use Permit. The business currently provides services such as facials, permanent make- up, and massage therapy. The business will transition from suite G to suite F.

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

Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property is adjacent to North 10th Street.
2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. Should the number of offices and classrooms increase, additional parking will be required.
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 activity.
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
6. The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.
7. Sides adjacent to a residentially zoned or use property shall be screened by a 6' opaque buffer.

There have been no emails, phone calls or letters in oppositions to the CUP request.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit request for one year subject to compliance with the stated conditions, Zoning Ordinance, Fire

Department, and Building Code requirements.

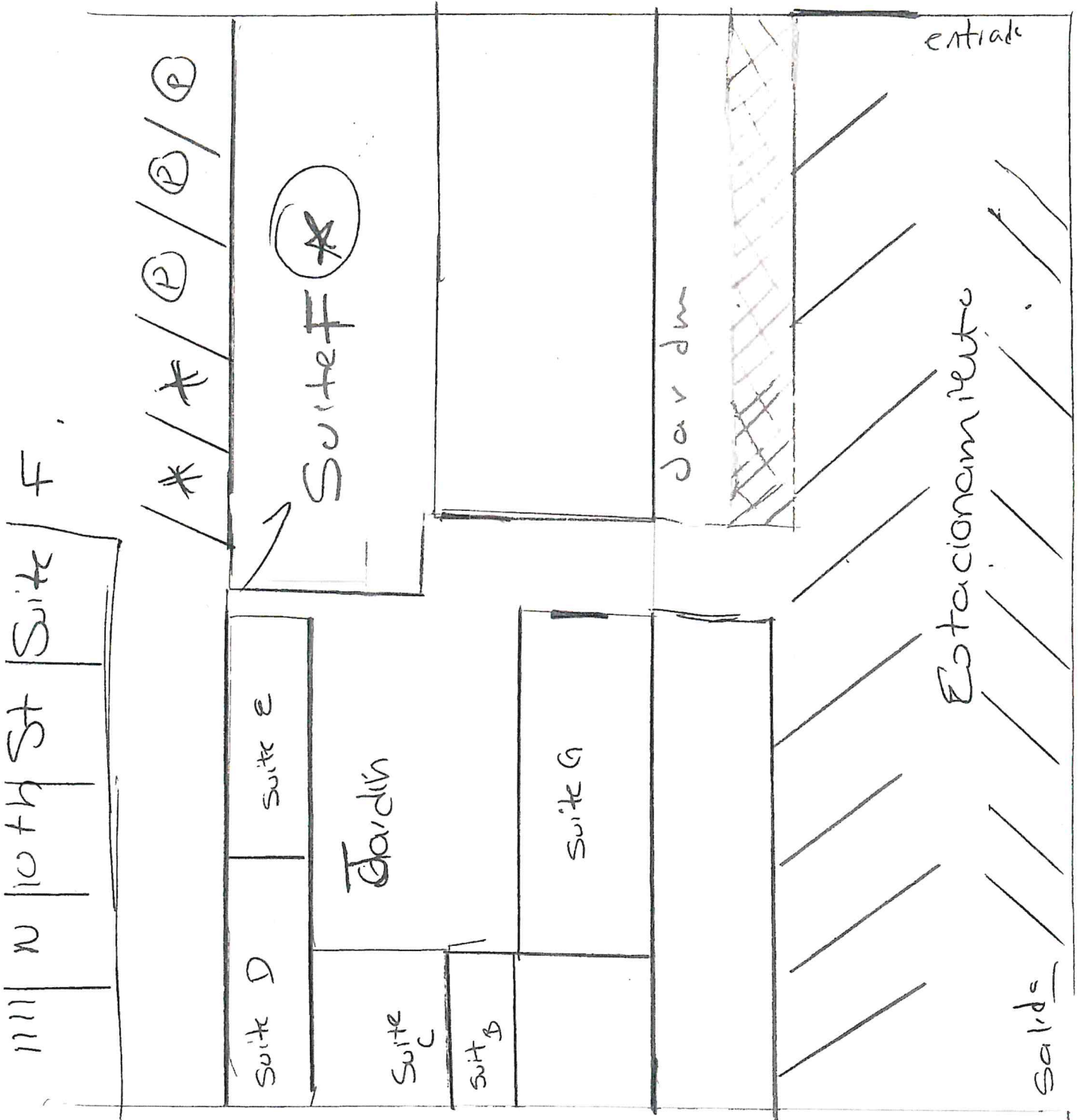
1111 N 10th St Suite F McAllen TX 78501



Suite F



Laurel



Euro Beauty Therapy & Academy



10th St

RGV HOME
SOLUTIONS

EURO
SOLUTIONS





RED DOOR
Real Estate Services, Inc.

RGV HOME
SOLUTIONS

EURO

Massage Therapy
OR
FACIAL
\$65*
1956/ 720-1682

NOTICE
INSTITUTIONAL
USE
THIS PROPERTY
CUP2024-0044



Memo

TO: Planning and Zoning Commission

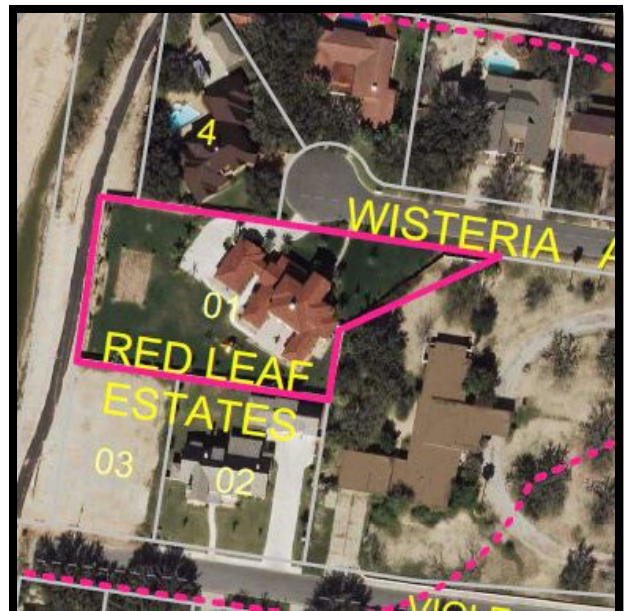
FROM: Planning Staff

DATE: May 13, 2024

SUBJECT: REQUEST OF MARK ALLEN GRAY ON BEHALF OF AMANDA M. DASCHBACH, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A GUEST HOUSE, AT LOT 1, RED LEAF ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 1701 WISTERIA AVENUE. (CUP2024-0046)

BRIEF DESCRIPTION:

The subject property is located on a cul-de-sac on Wisteria Avenue, West of North 16th Street. The property is zoned R-1 (single-family residential) District. The applicant is proposing to construct a guest house as an accessory use. The adjacent zoning is R-1 (single-family residential) District in all directions and there is also A-O (agriculture & open space) District to the west. Surrounding land uses are single-family residences and City of McAllen Hidalgo County Irrigation District No. 3 right-of-way to the west. A guest house is allowed in an R-1 District with a Conditional Use Permit (CUP).



REQUEST/ANALYSIS:

The plat for Red Leaf Estates Subdivision was recorded on March 7, 2008. According to Hidalgo County Appraisal District records, the existing residence was built in 2011. The application for a Conditional Use Permit for a guest house was submitted on April 17, 2024.

The proposed guest house will be 789 square feet in size and will consist of a bedroom, bathroom, office, kitchenette and a living room space.

The Fire Department inspection is pending. 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 40,296 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. The 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.

RECOMMENDATION:

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.

NORTH

WISTERIA AVE.

LOT 1

LOT 3

LOT 2

+ Building Setbacks

MAIN HOUSE
Front 20'-0"
Sides 6'-0"
Rear 10'-0"

ACCESSORY BUILDING (Parish)
Front X0'-0"
Side X0'-0"
Rear X0'-0"

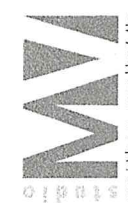
+ Location

1701 Wisteria Avenue,
McAllen, Texas
Lot 1, Red Leaf Estates
Hidalgo County

*NOTE - Verify survey & setbacks.

Site Plan
Scale: 1/16" = 1'-0"

studioMV



design
color
space
form
interiors

WRIGHT Residence
McAllen, TX
HIDALGO COUNTY

Addendum

Date
July 12, 2023
September 18, 2023
December 4, 2023
December 15, 2023
January 12, 2024
January 16, 2024
April 10, 2024

Drawn by JMW

Sheet Title

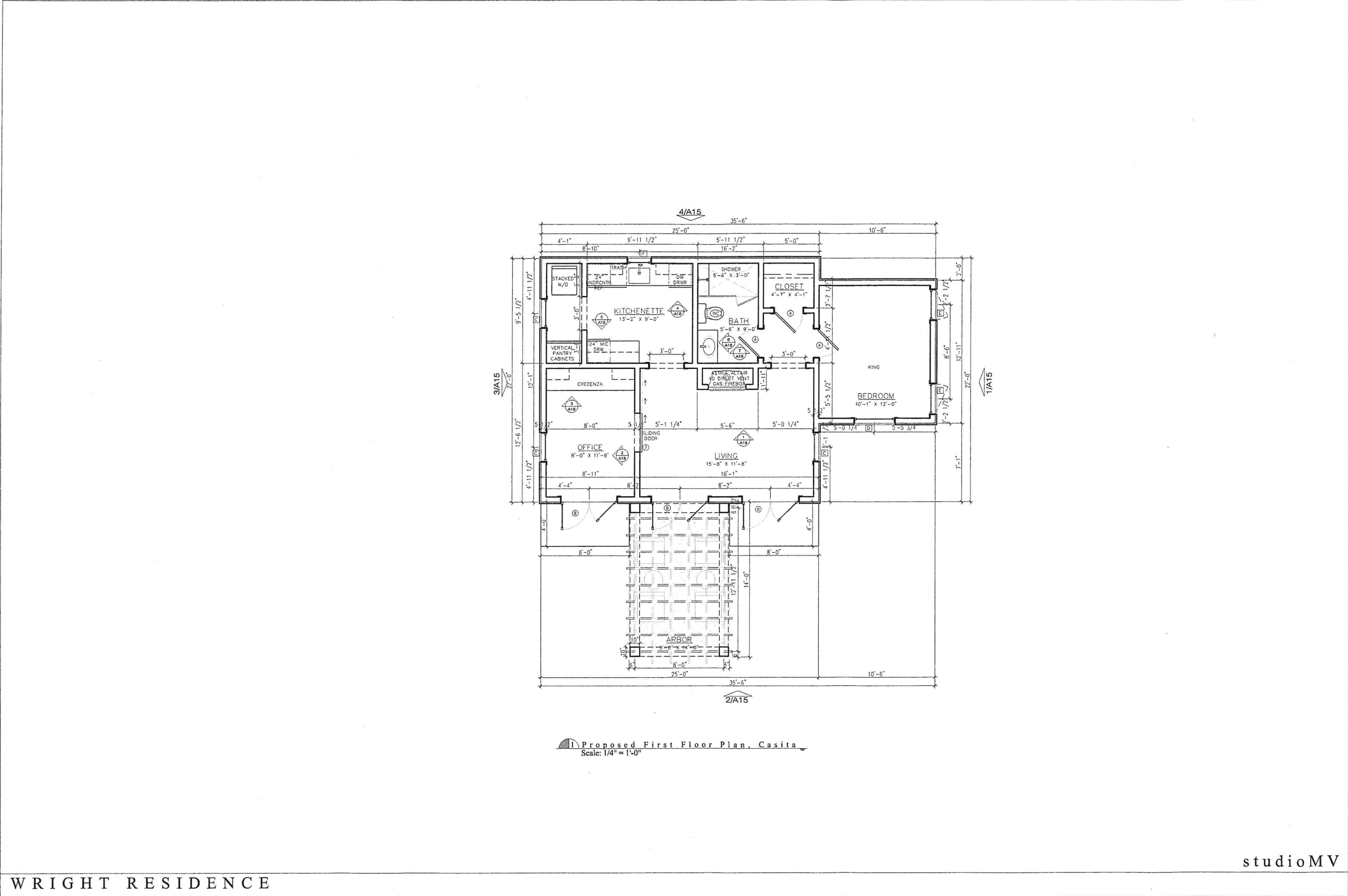
Site
Plan

Sheet No.

A1

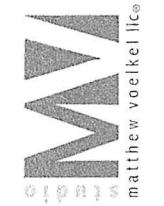
WRIGHT RESIDENCE

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WRIGHT RESIDENCE

studioMV



design
color
space
form
interiors

WRIGHT Residence
McAllen, TX
HIDALGO COUNTY

Addendum

Date September 18, 2023
January 12, 2024
January 16, 2024

Drawn by JMW

Sheet Title

Proposed
Floor Plan,
Casita

Sheet No.

A12

RED LEAF ESTATES

McALLEN, TEXAS

BEING A 2.61 ACRE GROSS (1.92 ACRE NET) TRACT OF LAND OUT OF LOT 5, NORTHWEST 1/4 SECTION 11, HIDALGO CANAL COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORD.

STATE OF TEXAS
COUNTY OF HIDALGO

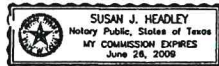
I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RED LEAF ESTATES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: RED LEAF LANE INVESTMENTS, LP
1608 PRIMROSE
McALLEN, TEXAS 78504
by Ruben Garza, Member
for Red Leaf Lane Investments, G.P.L.L.C.

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY
OF November, 2007.



Susan J. Headley
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN

DATE

STATE OF TEXAS
CITY OF McALLEN

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

Mayor
CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

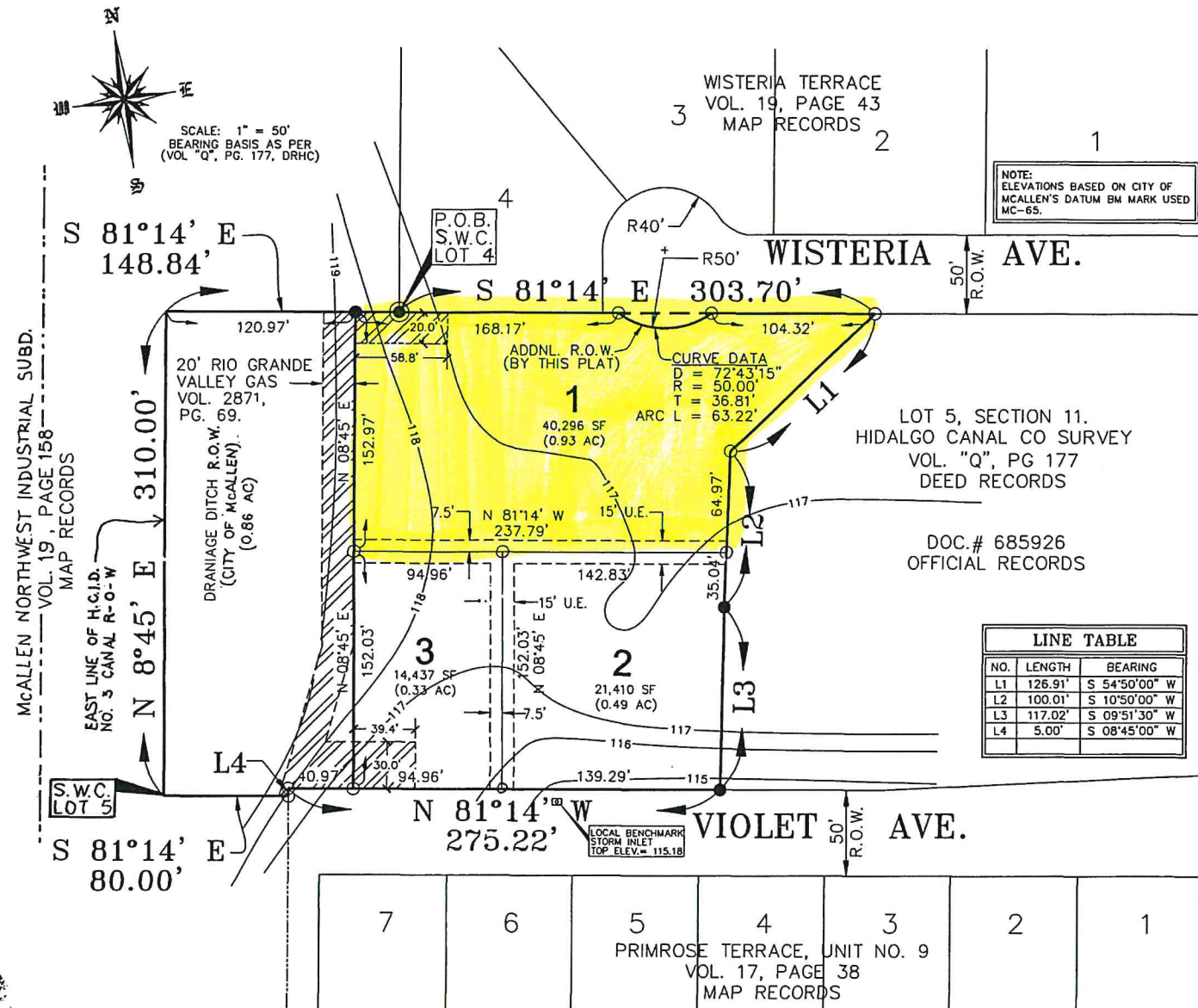
I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS RED LEAF ESTATES DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION) ARE LOCATED IN A FLOOD PRONE AREA DESIGNATED ZONES "A" OR "AH" DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862

STATE OF TEXAS
COUNTY OF HIDALGO

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

JOSE MARIO GONZALEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5571



LEINHOLDER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS RED LEAF ESTATES SUBDIVISION OF THE CITY OF McALLEN, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED THAT ANY FORCLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER

Oscar Rodriguez
LONE STAR NATIONAL BANK
206 W. FURGUSON
PHARR, TX 78516

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 3, THIS THE 11th DAY OF February, 2008 A.D. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 3 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 3

Secretary

PRESIDENT

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

BY: 1 DATE: 2/11/08

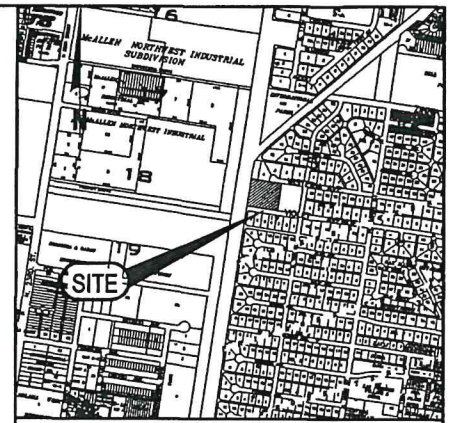
RECORDED FOR RECORD IN:

HIDALGO COUNTY
BY ARTURO GUJARDO, JR.
COUNTY CLERK
ON: 3/11/08 AT 11:08 AM
AS A RECORDING NUMBER 1804567
BY Emelda Feal DEPUTY

Recorded in Volume 54 Page 192
of the map records of Hidalgo
County, Texas
Arturo Guajardo, Jr.
County Clerk

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES:
- FLOOD ZONED DESIGNATION: ZONE "B" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR PLAIN COMMUNITY PANEL NO. 480343 0005 C EFFECTIVE: NOVEMBER 2, 1982
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF ROAD OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND THE CITY OF McALLEN DRAINAGE POLICY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.104 AC-FT OF STORM RUNOFF. 0.054 AC-FT FOR LOT 1, 0.027 AC-FT FOR LOT 2 AND 0.023 AC-FT FOR LOT 3
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18" LONG IRON RODS.
- BENCHMARK IS MC 65: A 30" ALUMINUM PIPE WITH 3-1/4" BRASS CAP ON TOP, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 23RD STREET AND DAFFODIL STREET. (ELEVATION=120.15 FT) (DATUM: NAVD 88)
- LOCAL BENCHMARK IS TOP OF CURB INLET LOCATED ALONG THE SOUTH PROPERTY LINE ON VIOLET AVENUE. (ELEVATION =115.18) (DATUM: NAVD 88)
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 4-FOOT SIDEWALKS SHALL BE REQUIRED ALONG WISTERIA AND VIOLET AVENUES.
- A 6-FOOT BUFFER FENCE IS REQUIRED FROM ADJACENT COMMERCIAL ZONE/USE.



LOCATION MAP
SCALE: 1"=1000'

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.
DATE PREPARED: 07/01/06
DATE SURVEYED: 5/15/06

RED LEAF ESTATES SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED APPROXIMATELY 350 FEET WEST OF 16TH STREET, BETWEEN WISTERIA AVENUE AND VIOLET AVENUE.

METES AND BOUNDS DESCRIPTION

A 2.61 ACRE TRACT OF LAND OUT OF LOT FIVE (5), NORTHWEST QUARTER (1/4) SECTION ELEVEN (11), HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.61 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A PIPE FOUND AT THE SOUTHWEST CORNER OF LOT 4, WISTERIA TERRACE (VOLUME 19, PG 43 M.R.) FOR A CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 81°14'00"EAST, WITH THE SOUTH LINE OF SAID WISTERIA TERRACE, A DISTANCE OF 303.70 FEET TO A 1/4" ROD SET AT THE NORTHWEST CORNER OF A 2.02 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 685926 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 54°50'00"WEST, WITH THE WEST LINE OF SAID 2.02 ACRE TRACT OF LAND A DISTANCE OF 126.91 FEET TO A 1/4" ROD SET FOR A CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 10°50'00"WEST, CONTINUING WITH SAID WEST LINE, A DISTANCE OF 100.01 FEET TO A 1/4" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 09°51'30"WEST, CONTINUING WITH SAID WEST LINE A DISTANCE OF 117.02 FEET TO A 1/4" ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF VIOLET AVENUE FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°14'00"WEST, WITH SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 275.22 FEET TO A 1/4" ROD SET FOR A CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°45'00"WEST, A DISTANCE OF 5.00 FEET TO A 1/4" ROD SET FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°14'00"WEST, A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08°45'00"EAST, WITH THE WEST LINE OF SAID LOT 5 BEING WITHIN A DRAIN DITCH, A DISTANCE OF 310.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°14'00"EAST, A DISTANCE OF 148.84 FEET TO THE POINT OF BEGINNING, CONTAINING 2.61 GROSS ACRES OF LAND, MORE OR LESS.

FRONT: WISTERIA AVENUE - 25 FT.; VIOLET AVE. 25 FT. EXCEPT 30 FT. FOR WEST 39.4 FT. OF LOT 3, FOR THE EASEMENT.
SIDES: LOT 1 - 6 FT. EXCEPT 20 FT. FOR THE WEST 58.8 FEET ALONG THE NORTH SIDE OF LOT 1, FOR THE EASEMENT.
LOTS 2 & 3 - 6 FT. EXCEPT 7.5' ON THE WEST SIDE OF LOT 2 & THE EAST SIDE OF LOT 3 FOR EASEMENTS AND 39.4 FT. FOR THE SOUTH 30 FT. ON THE WEST SIDE OF LOT 3 FOR EASEMENT.
REAR: 10 FT. EXCEPT 58.8 FT. FOR THE REAR 20 FT. ALONG THE NORTH REAR PORTION OF LOT 1, FOR EASEMENTS.



7001 N. 10TH ST., STE. 300
McALLEN, TX 78504
956-687-3355, FAX: 956-992-8801

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: RUBEN GARZA	1608 PRIMROSE	McALLEN, TEXAS 78504	956-561-0602
ENGINEER: RENE BARRERA, P.E.	7001 N. 10th ST., STE. 300	McALLEN, TX 78504	956-687-3355
SURVEYOR: JOSE MARIO GONZALEZ, RPLS	8207 MATEO ESCOBAR	MONTE ALTO, TX 78538	956-380-5154





NOTICE
GUEST HOUSE
FOR
THIS PROPERTY
CUP2024-0046

AVERILL
BUILDERS

Memo

TO: Planning and Zoning Commission

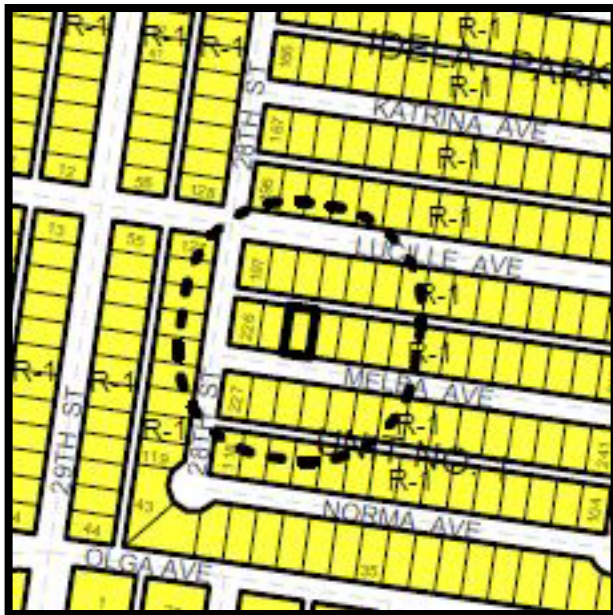
FROM: Planning Staff

DATE: May 13, 2024

SUBJECT: REQUEST OF NANCY E. GARZA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE AND ADOPTION OF AN ORDINANCE FOR A HOME OCCUPATION (DAYCARE) AT LOT 224, IDELA PARK UNIT NO. 1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2748 MELBA AVENUE. (CUP2024-0048)

BRIEF DESCRIPTION:

The subject property is located on the north side of Melba Avenue, approximately 100 ft. east of North 28th Street. The property is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land use is single-family residential. A home occupation is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial application for this Conditional Use Permit for a home occupation (daycare) was submitted in April 2005 and has been renewed every year since then. The applicant submitted an application on April 17, 2024 to renew for life of the use. Idela Park unit no. 1 subdivision was recorded on February 10, 1971.

REQUEST/ANALYSIS:

The applicant is requesting a conditional use permit for a home occupation (daycare) for life of the use. The proposed hours of operation are from 7:30 a.m. to 6:30 p.m. Monday through Friday. The proposed area for the daycare is part of the main house and measures 25 x 10 feet.

The Fire department and Health departments have inspected the location and have determined the CUP process may continue. The home occupation (daycare) must meet the requirements set forth in Section 138-118(a)(8) of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall meet the requirements of the Department of Human Resources.
- 2) Fenced area for outside play yards shall be provided.
- 3) A paved area adjacent to the street for pickup and delivery of children off the street shall be provided.
- 4) The daycare facility shall be clearly secondary to the residential use. The daycare is secondary to the residential use.
- 5) The applicant must reside at the location of the permit.
- 6) No more than 2-day care facility shall be located within 600 feet of each other as measured over the shortest distance of street right-of-way.
- 7) No more than 1-day care facility shall be located on a dead end street or cul-de-sac. Daycare facilities located on a dead end street or cul-de-sac shall be limited to the number of children permitted in a registered family home as defined by the Department of Human Resources.
- 8) Day care facilities shall not be located on a ½ street or a street that is accessed by a ½ street.
- 9) Day care facilities located in a residential and agriculture zoning districts shall not contain more than 12 children. The applicant proposes to care for 12 children.
- 10) Signs shall not be permitted except a nameplate not exceeding 1 square foot bearing the person's name or occupation; and attached against the wall of the main building in A-O, R-2 TO C-2 districts.
- 11) No more than one additional employee that does not reside on the premises shall be employed at the day care facility.
- 12) The property owner shall sign the application or the applicant shall provide a letter of authorization from the property owner.

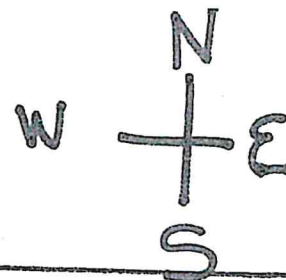
The Planning Department has not received any calls in opposition to the request.

RECOMMENDATION:

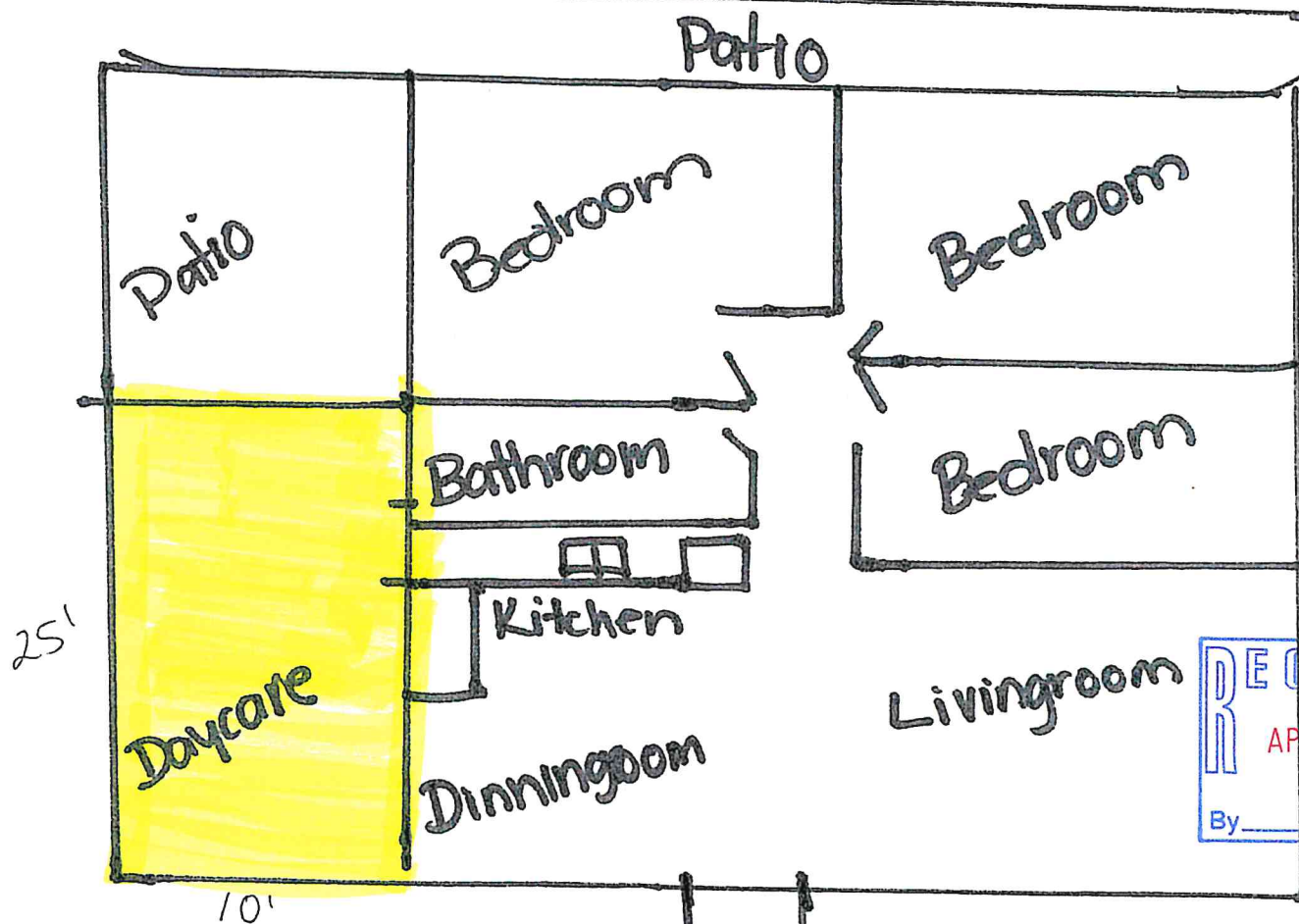
Staff recommends approval of the request, for life of the use since the existing conditional use permit has been renewed continuously for 19 years. Approval is subject to compliance with requirements in Section 138-118(a)(8) of the Zoning Ordinance, Health, Fire and Building Code requirements.

Same
4/17/2023

+ 100r plan



Alley



BY:
Melba
Aldo

4/17/24
NG

NG



NOTICE
DAY CARE
FOR
THIS PROPERTY
CUP2024-0945

Memo

TO: Planning and Zoning Commission

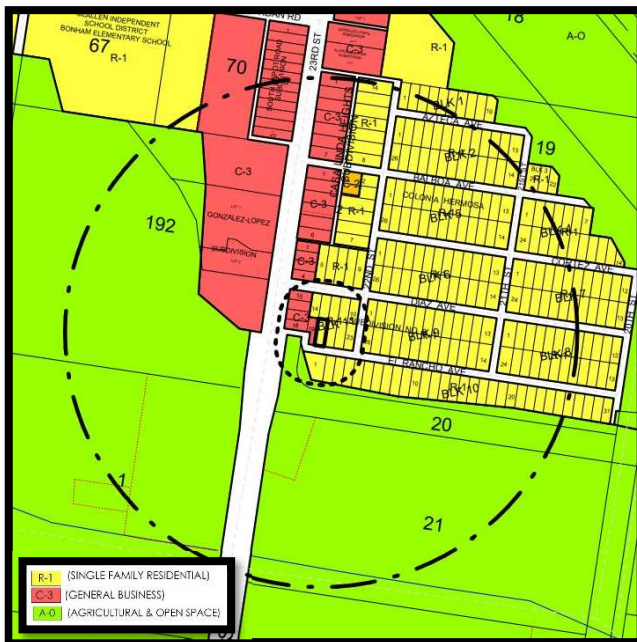
FROM: Planning Staff

DATE: May 6, 2024

SUBJECT: REQUEST OF JUAN RAMON ALONSO FOR A CONDITIONAL USE PERMIT FOR A PARKING FACILITY, FOR LIFE OF USE, AT LOT 20, BLOCK 11, COLONIA HERMOSA NO.2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2216 EL RANCHO AVENUE. (CUP2024-0040)

BRIEF DESCRIPTION:

The subject property is located on the north side of El Rancho Avenue just east of 23rd Street. The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single family residential) District in all directions except the west side which is C-3 (business general) District. Surrounding land uses include single-family residences and commercial uses such as mechanic shops, car sale lots and other retail uses. A parking facility for institutional uses is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

Colonia Hermosa No.2 Subdivision was recorded on November 28, 1947. The subject property was zoned R-1 (single family residential) District during the comprehensive zoning in 1979.

In 2005, a rezoning request for C-3 (general business) District for Lots 19 and 20 resulted in approval of C-3 zoning for Lot 19 for an auto repair business as part of an auto sales business for Lot 18 that front South 23rd Street. In this

same request, C-3 zoning was disapproved for Lot 20 and its use for parking on the subject property was authorized subject to a Conditional Use permit.

In 2009, a rezoning request for C-3 (general business) District for Lot 20 was disapproved. The Board recommended that Lot 20 should remain single family residential, allowing parking as approved by the City Commission in 2005 and the R-1 zoning will allow it to serve as a buffer to protect the neighborhood.

A rezoning request from R-1 (single family residential) to C-3 (general business) District was disapproved at the Planning and Zoning meeting of February 20, 2024.

REQUEST/ANALYSIS:

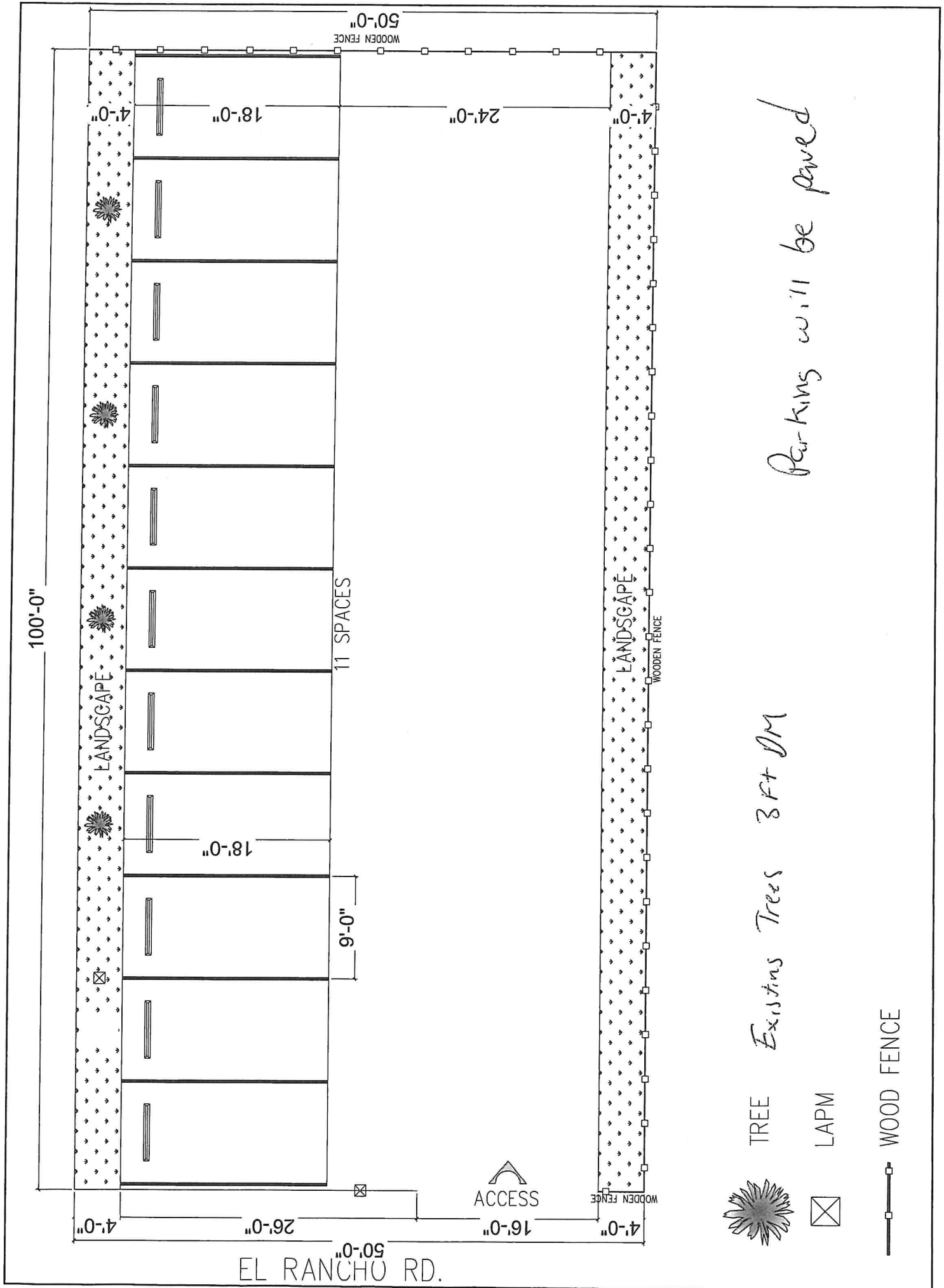
A parking facility is allowed in a R-1 zone with a Conditional Use permit. The applicant is proposing to utilize the proposed parking facility to provide additional parking for an auto repair business and car sales lot located at Lot 20. The submitted site plan depicts that 11 parking spaces will be provided. During the site visit, staff noticed that the property is currently being used as a parking lot. The existing parking lot has to be striped and the landscape areas need to be cut and maintained.

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. The parking facility must comply with landscaping, buffer, parking, and right of way requirements. It must also meet the requirements set forth in Section 138-118(6) of the Zoning Ordinance and specific requirements as follows:

- 1) The sides adjacent to residentially zoned property are to be screened by a six-foot opaque fence. A 6 ft. opaque fence exists on the north and east side of the subject property;
- 2) The parking area shall be landscaped in compliance with the Landscape Ordinance. The required landscaping for this parking lot is 500 sq. ft. with trees required as follows: 3 – 2 1/2" caliper, or 2 – 4" caliper, 1 – 6" caliper. Each parking space must also be within 100 ft. of a landscape area with a tree. A landscape strip area with a minimum width of ten feet shall be provided along and within the property lines along El Rancho Avenue, excluding driveway entrances and exits. Since the subject property has a lot depth of less than 200 feet, the landscaped strip may be reduced to a minimum width of five feet with a landscape hedge not exceeding three feet in height;
- 3) Residential areas shall be protected as far as possible against heavy traffic and against through traffic of all kinds, including traffic generated by commercial, industrial or other incompatible land uses.
- 4) Parking should not encroach into side yard setbacks when residential uses are adjacent. A 4 ft. landscape buffer is provided on the east and west side yard setback;
- 5) The parking area shall be adjacent to the primary use. The proposed parking area is adjacent to the primary use property on the west;
- 6) The parking area shall provide sufficient lighting to eliminate dark areas to provide maximum visibility from a public street in order to discourage vandalism and criminal activities. Lighting shall be shielded from residential areas;
- 7) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 8) The Planning and Zoning Commission may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this section and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

RECOMMENDATION:

Staff recommended approval of the request, for two years, subject to compliance with requirements in Section 138-118(6) of the Zoning Ordinance, Engineering Department ROW requirements and Landscape requirements.



Parking will be paved

EXISTING TREES 3 FT DM





Engineering Department

Right-of-Way Permit Application / Solicitud Para Permiso de Construcción en Vía Publica

Applicant's Name: JUAN RAMON ALONSO Phone No: 956 578 2221
Nombre Completo del Solicitante Teléfono

Address: DIA 2 2021 AV. MACALLEN TY 78503
Domicilio (Calle / Numero)

Site Information / Información del Predio

Owner's Name / Nombre del Propietario: JUAN RAMON ALONSO
Address / Dirección: 2016 EL RANCHO RD MACALLEN TY 78503
Lot No. / No. del Lote: LOT 20
Block No. / No. de Cuadra: BLOCK 11
Subdivision / Nombre del Fraccionamiento: COL HERMOSA - MACALLEN TY 78503
Phone / Teléfono: 956 648. 26 86
Email / Correo Electrónico:

Contractor Information / Datos del Constructor

Name / Nombre Completo:
Phone / Teléfono:
Address / Domicilio:
Description of Work / Descripción de su Solicitud: ☒ Driveway / Entrada de Cochera ☐ Sidewalk / Banqueta ☐ Other / Otro

Please attach a dimensioned site plan indicating the existing and proposed improvements.
Favor incluir un plano que incluya el estado actual y las propuestas de la obra.





ROAD
WORK
AHEAD

NOTICE
PARKING FACILITY
FOR
THIS PROPERTY
CUP 2014 0801

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

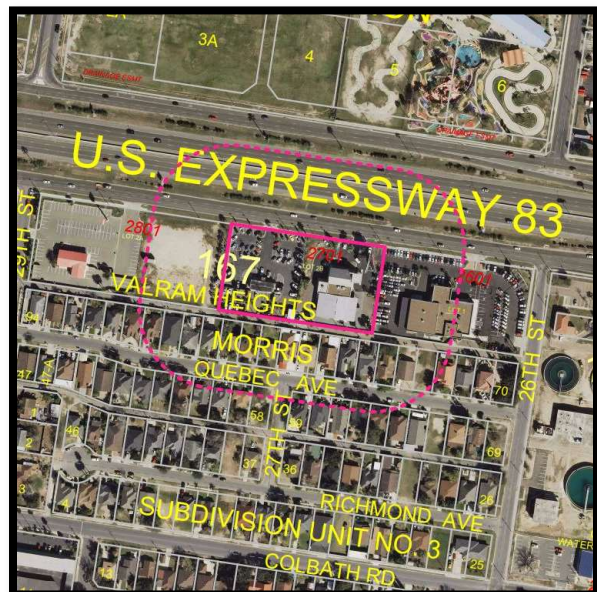
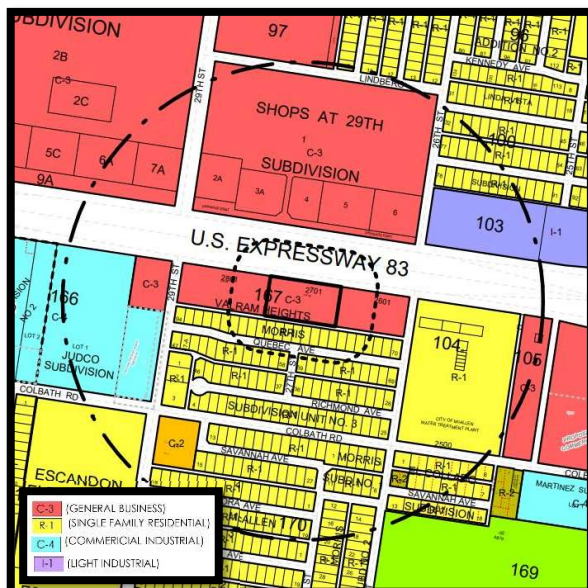
DATE: May 6, 2024

SUBJECT: REQUEST OF SANDRA ORTIZ ON BEHALF OF 2601 W. EXPRESSWAY 83, LLC., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10'X12', FOR OFFICE USE, AT LOT 2B, VALRAM HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2703 WEST EXPRESSWAY 83. (CUP2024-0047)

DESCRIPTION:

The property is located on the south side of Expressway 83, approximately 380 ft. west of S. 26th Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west, north, east and R-1 (single family residential) District to the south. Surrounding land uses include a car lot, shopping center and residential homes.

A portable building for commercial use is allowed in the C-3 District with a conditional use permit and in compliance with all requirements.



HISTORY:

The initial conditional use permit was approved for the portable building by the Planning and Zoning Commission on September 17, 2002 and was renewed annually. The permit was last renewed on June 7, 2005. The applicant then, canceled the permit in August 21, 2006 due to the portable building being removed from the property. Another conditional use permit was approved for a portable building for one

year by the Planning and Zoning Commission on April 5, 2011. The permit was renewed on April 2012 and expired in 2013. A new application was submitted on August 15, 2016 which expired in 2017.

An application for the portable building was submitted on March 1, 2021 for the same use. The conditional use permit has been renewed annually. The permit expires in June 20, 2024.

A new applicant submitted a conditional use permit for the portable building in April 17, 2024.

REQUEST/ANALYSIS:

The applicant is proposing to utilize a portable building measuring 12 ft. by 32 ft. for an automotive sales office use. The site and floor plan indicates that the 384 sq. ft. portable building has the office space and one restroom. Five parking spaces are required based on the square footage and use of the building. As per site plan there are 94 parking spaces provided. A 6 ft. buffer is required from adjacent residential zone/use and around dumpsters if visible from the street. There is an alley and 6 ft. buffer between the subject property and the residential zone/use. A building permit for the portable building will be required and must comply with parking, setbacks, landscaping, and other permit requirements.

The Fire Department has inspected the building and the inspection has failed due to blocked means of egress. Another inspection will be conducted at the building permit process. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

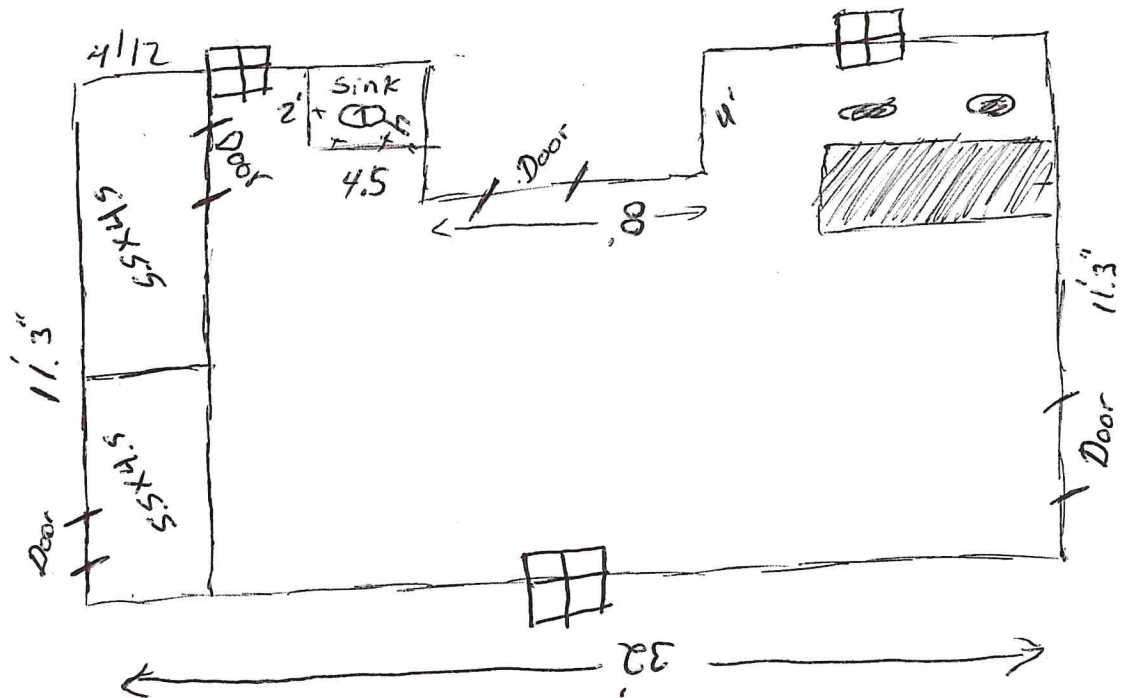
- 1) Portable buildings shall not be used for living quarters. The building will be used for office purposes;
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts West Expressway 83;
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
- 4) Portable buildings shall be provided with garbage and trash collection services.

RECOMMENDATION:

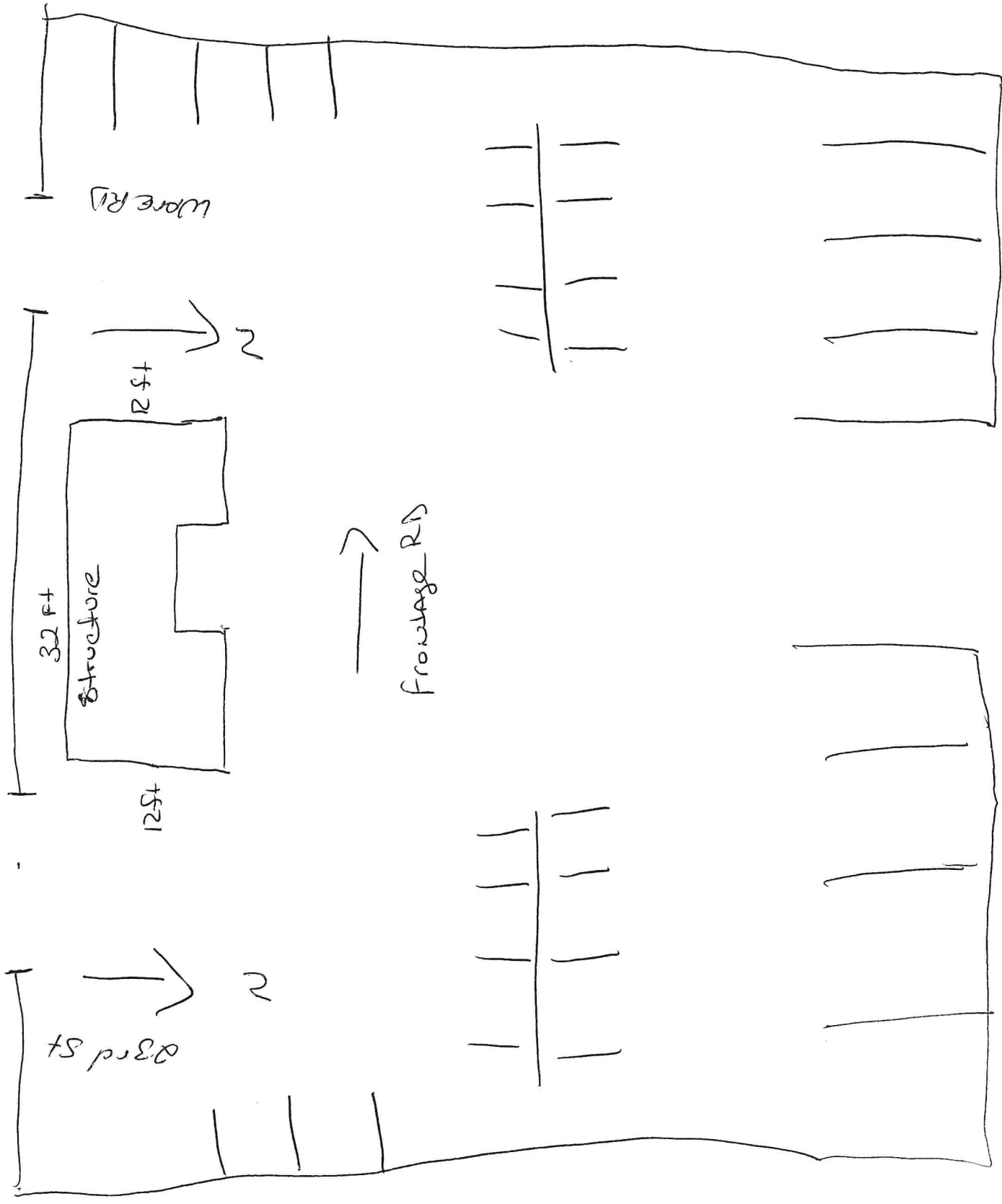
Staff recommends approval of the request, for one year, subject to Section 138-118(3) of the Zoning Ordinance and Fire Department requirements.

Floor Plan

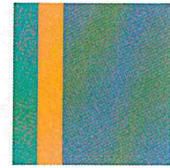
Date:		
Customer:		Color:
Description		Edge:
Measured By:		Number of Pcs:
Sink Model:	Sink Cut Out:	Corner Radius:
Comments:		



Site Plan



2601 W EXPRESSWAY 83 LLC
104 S BROADWAY ST MCALLEN TX 78501
956-618-2378 danny@thebestmedicalsupply.com



AUTHORIZATION LETTER FOR OCCUPANCY

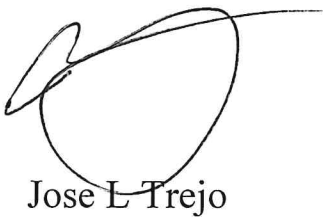
04/16/2024

To whom it concern.

I Jose L Trejo, owner of the company 2601 W Expressway 83 LLC, certify that Sandra Colon Ortiz & Humberto Ismael Sanchez Lopez have the authorization to occupy the location located at 2703 W Expressway 83, since they have a Lease Agreement for 2 years which was signed on April 10, 2024.

Questions and clarifications, contact me at 956-618-2378

Thank you!



Jose L Trejo

2601 W EXPRESSWAY 83 LLC





2703

UNLIMITED
MILEAGE
WARRANTY

caribbean
MOTOR COMPANY
956-478-4000
www.caribbeanmotorcompany.com

NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP 2024-0047
CITY OF McALLEN PLANNING DEPT.
P.0411703
WWW.MCALLENNETX

Memo

TO: Planning and Zoning Commission

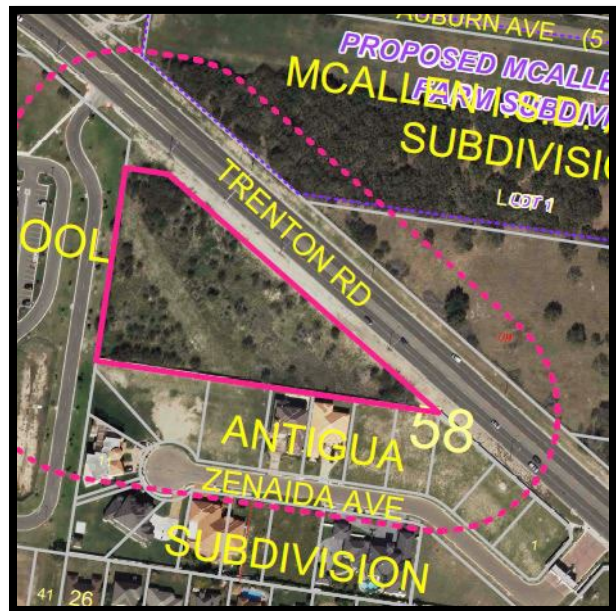
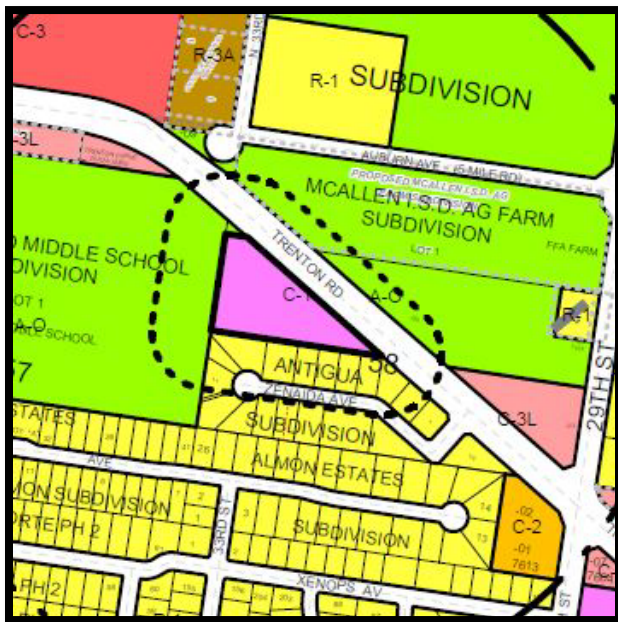
FROM: Planning Staff

DATE: May 13, 2024

SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 2.49 ACRES OUT OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 3201 TRENTON ROAD. (REZ2024-0023)

LOCATION: The subject property is located along the south side of Trenton Road approximately 295 feet west of Zenaida Avenue.

PROPOSAL: The applicant is requesting to rezone the property to C-3 (general business) District in order to construct a Pickle Ball Park. A feasibility plan has been submitted that shows the development will consist of six courts, a patio area and a snack bar. A proposed subdivision plat has not been submitted to the Planning Department for review.



ADJACENT ZONING: The adjacent zoning is A-O (agricultural & open space) District in all directions except to the south, there is R-1 (single family residential) District.

LAND USE: The subject property is currently vacant. Surrounding land uses include McAllen Youth Baseball Complex, Agriculture Learning Center, Michael E. Fossum Middle School and Trenton Curve Plaza located to the west, Antigua Subdivision, single family residential to the South and vacant properties.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

DEVELOPMENT TRENDS: The development trend for this area along Trenton Road is horizontally- mixed commercial to the west.

HISTORY: The subject property was initially zoned A-O (agricultural & open space) District upon annexation in 1989.

A rezoning request to C-1 (office building) District for the subject property was approved in September 2008, however it was never developed.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed zoning change does not follow the C-3L (light commercial) District rezoning trend of the area along the south side of Trenton Road.

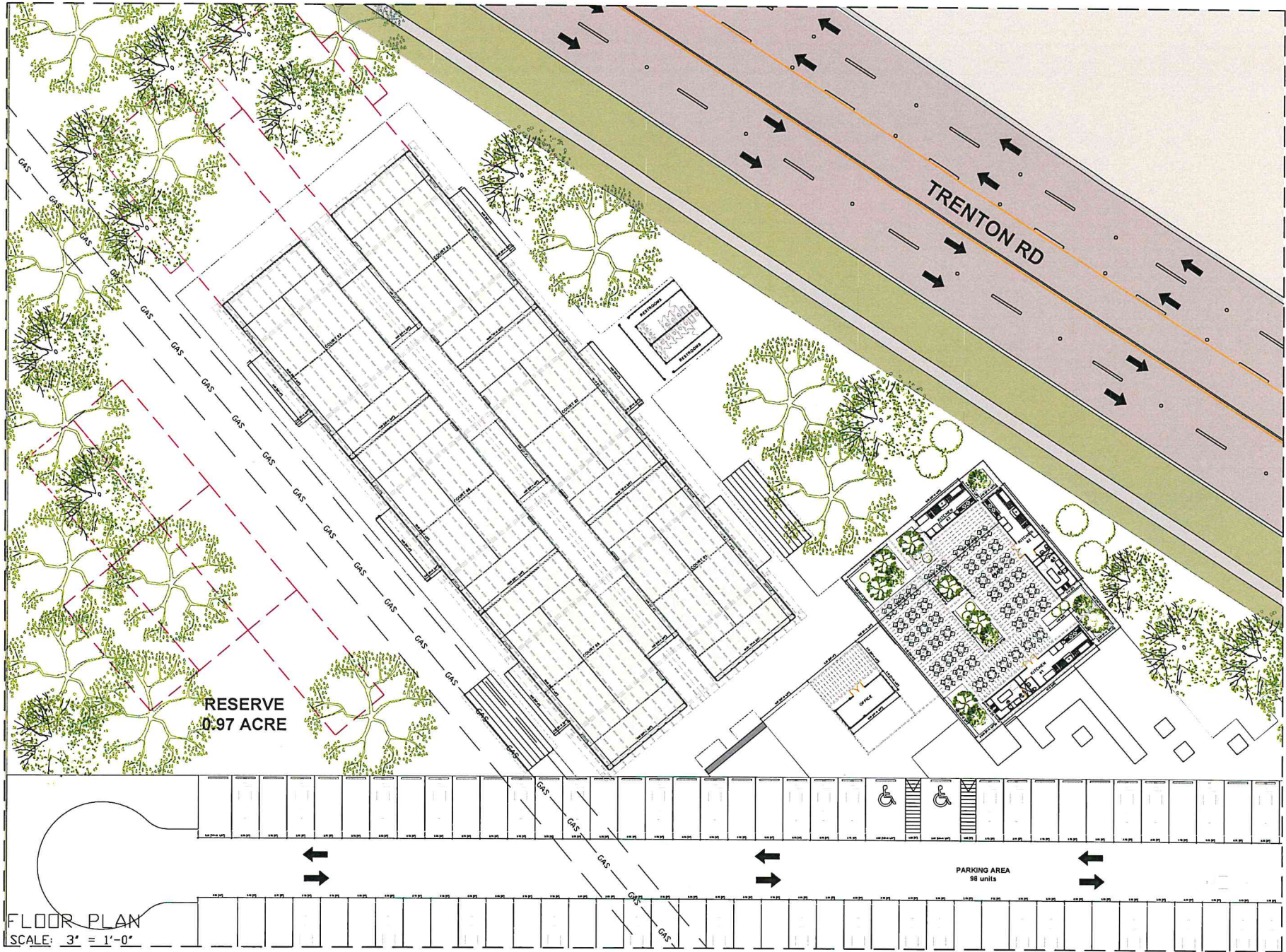
A masonry wall with a height of 8 feet is required to buffer commercial from adjacent single family residential.

Trenton Road is constructed as a principal arterial with four travel lanes, a left corner lane, and a potential speed limit of 45 miles per hour. A survey of the property shows a 16 foot gas line that traverses the property that may impact placement of development.

A recorded subdivision plat and site plan approval are required prior to issuance of building permits.

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-3 (general business) District since it does not follow the rezoning trend of the area. However, alternatively, staff recommends approval of a C-3L (light commercial) District since it follows the rezoning trend of the area and the proposed use can serve as an activity hub for the neighborhoods in this area.



AUBURN AVE.

P.O.C. APPARENT N.W.C.
LOT 58,
LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY'S
SUBDIVISION,
VOL. 24, PG. 68, H.C.D.R.

P.O.B. N.W.C.
2.49 ACRE TRACT

S81°30'12"E
73.47'

N48°40'58"W
15.0'
28.7'
P-B

2.49 GROSS ACRES

APPROXIMATE LOCATION
RIO GRANDE GAS COMPANY
GAS LINE

APPROX. LOCATION OF 16.0'
RIO GRANDE GAS COMPANY EASEMENT
VOL. 27B, PAGE 110, H.C.D.R.

NAIL FOUND
N08°29'48"E 0.15'
FROM PROPERTY CORNER

N81°30'12"W

10.0' UTILITY EASEMENT
VOL. 50, PAGE 198, H.C.M.R.

APPROX. LOCATION OF 40.0'
RIO GRANDE GAS COMPANY
R.O.W. EASEMENT
LOT 7
ANTIGUA SUBDIVISION,
VOL. 10, PAGE 198, H.C.M.R.

10.0' UTILITY EASEMENT
VOL. 50, PAGE 198, H.C.M.R.

585.13'

SCALE: 1" = 60'

LEGEND

- FOUND No. 4 REBAR
- FOUND No. 4 REBAR WITH PLASTIC CAP STAMPED H2.1
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED 2791
- ⊗ FOUND NAIL
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- P-B PROPERTY LINE 10' BACK OF CURB
- WATER VALVE
- GAS MARKER
- ROAD SIGN
- CHAIN LINK FENCE
- OVERHEAD POWER LINE

SURVEY PLAT SHOWING
2.49 ACRE TRACT OUT OF LOT 58,
LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY'S SUBDIVISION,
VOL. 24, PAGE 68, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS
SEE EXHIBIT "A" FOR
METES AND BOUNDS DESCRIPTION

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ELECTRONIC SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.
2. COMMITMENT OF TITLE INSURANCE ISSUED BY EDWARDS ABSTRACT AND TITLE Co.
- BORROWER:
INSURED: RENE PANA
OF NO. 853795
EFFECTIVE DATE: MARCH 20, 2024
ISSUED: APRIL 1, 2024
- ALSO SEE SCHEDULE B. FROM 10.0 TO 10.0 FOR ADDITIONAL EASEMENTS AND PROPERTY MATTERS.
3. THIS LOT IS SUBJECT TO RESTRICTIONS AS RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
4. THE EXISTENCE, IF ANY, UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
5. SURVEYOR'S STATEMENT: THE PROPERTY CORNERS OF THE TRACT SURVEYED WERE STAKED OUT BASED ON THE BEST FIT OF MONUMENTS FOUND FOR THIS PROPERTY AND OTHERS WITHIN THE IMMEDIATE VICINITY, TAKING INTO ACCOUNT THE INTENT OF THE SURVEYOR'S ORIGINAL FOOT STEPS.

FLOOD ZONE

ZONE "C"
AREAS OF MINIMAL FLOODING. (NO SHADING)
COMMUNITY-PANEL NUMBER: 180334 0400 C
MAP REVISED: NOVEMBER 16, 1982



Surveyor's Certification

I, Homero Luis Gutierrez, a Registered Professional Land Surveyor in the State of Texas, state that this plat represents the facts found on the ground on April 3, 2024, and that there are no discrepancies, conflicts or shortages in the area or boundary lines, or any encroachments, or overlapping of improvements or no visible or apparent easements except as shown on this plat.

Homero Luis Gutierrez
Homero Luis Gutierrez, RPLS #2791
4-4-24
Date

HOMERO L. GUTIERREZ, P.E., R.P.L.S.

P.O. Box 548
McAllen, Texas 78505
(956) 369-0988

DATE: 4-4-24 JOB No. HLC24-04-004 DRAWN BY: P.R.



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0023

Planning Department

Memo

TO: Planning and Zoning Commission

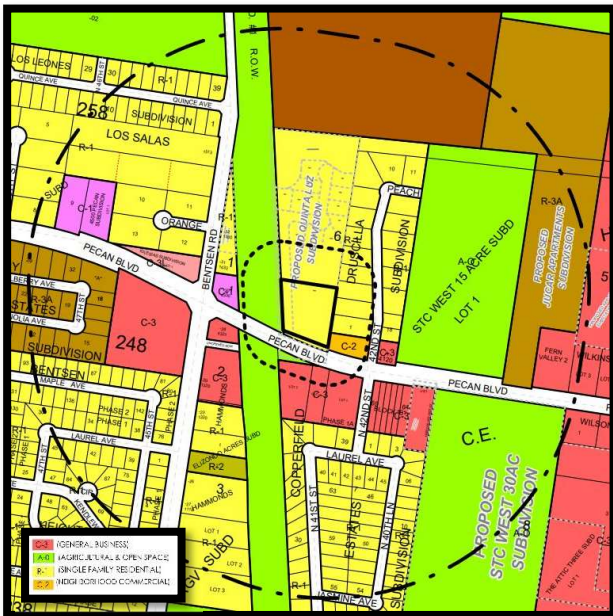
FROM: Planning Staff

DATE: May 6, 2024

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-3L (LIGHT COMMERCIAL) DISTRICT: A 1.80 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 2, C.E. HAMMOND'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 4300 PECAN BOULEVARD. (REZ2024-0024)

LOCATION: The subject property is located north of Pecan Boulevard, approximately 315 feet east of North Benson Road.

PROPOSAL: The applicant is requesting to rezone the southern portion of the property in order to build a retail plaza. The northern portion of the tract will remain R-1 (single family residential) District. There are existing structures on the site. A feasibility plan has not been submitted yet.



ADJACENT ZONING: The adjacent properties are zoned R-1 District to the east and north, C-2 (neighborhood commercial) District to the southeast and A-O (agricultural and open space) District to the west.

LAND USE: The property is zoned R-1 District. Surrounding uses include single-family residences, Nikki Rowe High School, and commercial uses.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. This future land use designation considers single-family homes or small multifamily proposals. Shopping center at a community scale, such as retail/restaurant uses are not

considered appropriate for this property.

DEVELOPMENT TRENDS: The development trend along Pecan Boulevard is single family residential, multifamily residential and other commercial uses.

HISTORY: During the comprehensive zoning in 1979 the subject property was zoned A-O (agricultural and open space) District.

A rezoning request to R-1 (single family residential) District was approved in 2014.

A rezoning request from R-1 District to C-3 (general business) District for this subject property was disapproved at the Planning and Zoning Commission meeting of April 2, 2024. However, the applicant withdrew the rezoning application before the scheduled City Commission meeting. The current rezone application for a C-3L District was submitted on April 17, 2024.

ANALYSIS: The requested zoning does not conform to the future land use plan designation. However, the proposed use does align with development trend along Pecan Boulevard. The surrounding land use around the subject property are single family residences and commercial uses.

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

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3L (light commercial) District since it aligns with the development trend along Pecan Boulevard and will prohibit uses that will be at odds with the existing single family zones and uses in the area.

Hidalgo County
Eddy Trevino
County Clerk
Edinburg, TX 78540



70 2006 01570086

Instrument Number: 2006-1570086

Recorded On: January 24, 2006

As
Recording

Parties:

To

Billable Pages: 28

Number of Pages: 29

Comment: SWD

**** Examined and Charged as Follows: ****

Recording	124.00
Total Recording:	124.00

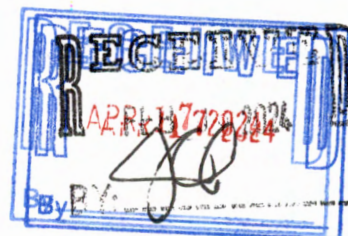
***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2006-1570086
Receipt Number: 736547
Recorded Date/Time: January 24, 2006 10:53A
Book-Vol/Pg: BK-SC VL-5 PG-86578
User / Station: R Mariscal - Cash Station 1

Record and Return To:

BARNETT MCNAIR HALL
8350 NORTH CENTRAL EXPWY, SUITE 1220
DALLAS TX 75206



SPECIAL WARRANTY DEED

Date: The 14th day of September, 2005.

1570086

Grantor: SERGIO LICON, and wife, SANDRA A. LICON

Grantor's Mailing Address (including county): 3530 Plazas del Lago
Edinburg, Texas 78539
(Hidalgo County)

Grantee: LICON ALMADA FAMILY LIMITED PARTNERSHIP

Grantee's Mailing Address (including county): 3530 Plazas del Lago
Edinburg, Texas 78539
(Hidalgo County)

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Property (including any improvements):

Grantor has granted, sold, conveyed, assigned and delivered, and by these presents does grant, sell, convey, assign and deliver the following described real property located in Hidalgo County, Texas, to-wit:

All of our interest in property attached hereto as Exhibits "A" through "U".

Reservations from and Exceptions to Conveyance and Warranty:

All reservations from and exceptions to conveyance and warranty of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, conveys, assigns and delivers unto the Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, without express or

implied warranty; and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are excluded.

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

Sergio Licon
SERGIO LICON, Grantor

Sandra A. Licon
SANDRA A. LICON, Grantor

THE STATE OF TEXAS

COUNTY OF Hidalgo

§
§
§

This instrument was acknowledged before me by SERGIO LICON, and wife, SANDRA A. LICON, as the Grantors, on this 14th day of September, 2005.



Martha N. Chavez
Notary Public, State of Texas

MARTHA N CHAVEZ
Notary's Printed Name and
Commission Expiration 11/25/06

AFTER RECORDING RETURN TO:

Barnett • McNair • Hall, L.L.P.
8350 North Central Expressway, Suite 1220
Dallas, Texas 75206

PREPARED IN THE LAW OFFICE OF:

Barnett • McNair • Hall, L.L.P.
8350 North Central Expressway, Suite 1220
Dallas, Texas 75206

EXHIBIT "A"

Property (including any improvements): all my undivided one-half (1/2) interest in and to:

**[REDACTED] Block Sixty-three (63), Original Townsite
of the City of McAllen, Hidalgo County, Texas, as per
map or plat thereof recorded in Volume 7, Page 39, Map
Records, Hidalgo County, Texas.**

EXHIBIT "B"

~~Lot Two (2), Block Sixty-Three (63), Original Townsite of the City of McAllen,~~
Hidalgo County, Texas, as per map or plat thereof recorded in Volume 7, Page
39, Map Records, Hidalgo County, Texas;

SUBJECT TO oil, gas and mineral lease dated December 11, 1959, recorded in Volume
243, Page 366, Oil and Gas Records, Hidalgo County, Texas, and unitized in instrument
dated January 15, 1960, recorded in Volume 246, Page 396, Oil and Gas Records, Hidalgo
County, Texas;

SUBJECT TO easements and reservations as may appear upon the recorded map and dedication
of said subdivision;

SUBJECT TO taxes for the year 1987 and subsequent years, and subsequent assessments for
prior years due to change in land usage or ownership.

Reservations from and Exceptions to Conveyance and Warranty: SUBJECT to any easements, restrictions and
oil & gas reservations of record.

EXHIBIT "C"


[REDACTED] OF MCALLEN, Hidalgo County, Texas according to the map recorded in Volume Q, Page 318, Deed Records in the Office of the County clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

SAVE AND EXCEPT that portion conveyed to Rio Grande Valley Gas Company by deed dated November 2, 1949, recorded in Volume 674, Page 35, Deed Records of Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: Only to the extent that same exist and affect the property:

1. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral leases, and easements, (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines), all of the foregoing, if any, to the extent that they are in effect, shown of record in Hidalgo County, Texas and relate to the Property or any part thereof and all items listed on Exhibit "A", attached hereto and made a part hereof for all purposes.
2. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, to the extent that they are in effect, relating to the Property, or any part thereof,
3. Anything an on-the-ground survey would reveal.
4. The taxes for the year 2000 and subsequent years.
5. Any outstanding oil, gas and/or mineral lease and ownerships of oil, gas and/or minerals, and

EXHIBIT "D"

 ORIGINAL TOWNSITE OF MCALLEN, Hidalgo County, Texas, according to the map recorded in Volume 7, Page 39, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations From and Exceptions to Conveyance and Warranty: Only to the extent that same exist and affect the property:

- a. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral leases, and easements, (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines), all of the foregoing, if any, to the extent that they are in effect, shown of record in Hidalgo County, Texas and relate to the Property or any part thereof.
- b. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, to the extent that they are in effect, relating to the Property, or any part thereof;
- c. Anything an on-the-ground survey would reveal.
- d. The taxes for the year 2003 and subsequent years.
- e. Any outstanding oil, gas and/or mineral lease and ownerships of oil, gas and/or minerals; and
- f. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Clarendio Gomez, et ux to Taylor Refining Co. and Mayfair Minerals, Inc. dated February 23, 1952, recorded in Volume 27, Page 207, Oil and Gas Records of Hidalgo County, Texas.

EXHIBIT "E"

~~Don E. Brown, et al., Block~~ Sixty-Three (63), Original Townsite of the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume O, Box 33, Map Records, Hidalgo County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

- (1) All the oil, gas and other minerals, in, under or that may be produced from the subject property are excepted herefrom in instrument dated October 18, 1985, recorded in Volume 2203, Page 437, Official Records, Hidalgo County, Texas;
- (2) Oil, Gas & Mineral Lease dated February 9, 1952, recorded in Volume 127, Page 273, Oil and Gas Records, Hidalgo County, Texas, and unitized in instrument dated March 28, 1952, recorded in Volume 124, Page 558, Oil and Gas Records, Hidalgo County, Texas;
- (3) Easements and reservations as may appear upon the recorded map and dedication of said subdivision;
- (4) Easements or claims of easements, which are not recorded in the public records; and
- (5) Taxes for the year 1994.

EXHIBIT "F"

Block 63, Original Townsite of McAllen, Hidalgo County, Texas, according to the map recorded in Volume Q, Page 318, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes

Reservations from and Exceptions to Conveyance and Warranty:

1. Standby fees, taxes and assessments by any taxing authority for the year 1996 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership;
2. Terms, stipulations and conditions contained in Oil, Gas, and Mineral Lease executed by E. W. Raith and wife, Catherine M. Raith to Taylor Refining Company and Mayfair Minerals, Inc., dated March 29, 1952, recorded in Volume 127, Page 521, Oil and Gas Records of Hidalgo County, Texas;
3. Terms, stipulations and conditions contained in Declaration of Unit as set forth in instrument dated March 28, 1952, recorded in Volume 124, Page 558, Oil and Gas Records of Hidalgo County, Texas.

EXHIBIT "G"

[REDACTED] Twenty Three (23) in Block Two Hundred Twenty Nine (229) in the City of Edinburg, Hidalgo County, Texas, according to map and plat of record in Volume 1, page 23, Map Records, Hidalgo County, Texas.

SUBJECT TO:

Such easements and reservations for streets and alleys as reflected by the map and plat of record in Volume 1, page 3 Map Records of Hidalgo County, Texas.

Zoning ordinances in favor of the City of Edinburg.

Rights of parties in possession.

EXHIBIT "H"

1.244 acres of land more or less out of and forming a part or portion of Lot No. 202 of the JOHN H. SHARY SUBDIVISION, recorded in Volume 1, Page 17 of the Map Records in the Office of the County Clerk of Hidalgo County, Texas.

BEGINNING at the original Northwest corner of Lot 202 of the John H. Shary Subdivision in Hidalgo County Texas, as recorded in Volume 1 of Page 17 of the Map Records in the Office of the County Clerk of Hidalgo County, Texas;

THENCE, with the West line of Lot 202, South 8 degrees 40 minutes 30 seconds West, 10.01 feet to a point on the South Right of Way Easement of Old US Highway No. 83;

THENCE, with the South Right of Way Easement of Old US Highway No. 83, South 84 degrees 11 minutes 30 seconds East, 150.19 feet to a point for the PLACE OF BEGINNING the Northwest corner of this tract containing 1.244 acres;

THENCE, with the South Right of Way Easement of Old US Highway No. 83, South 84 degrees 11 minutes 30 seconds East, 70.09 feet to an iron rod for an inner corner hereof;

THENCE, North 08 degrees 57 minutes 39 seconds East, 10.1 feet to a point on the North line of Lot 202 for the most Westerly Northwest corner hereof;

THENCE, with the North line of Lot No. 202 South 84 degrees 11 minutes 30 seconds East, 104.72 feet to a point for Northeast corner hereof;

THENCE, South 08 degrees 41 minutes 10 seconds West, 318.9 feet to an iron rod for Southeast corner hereof;

THENCE, North 81 degrees 18 minutes 50 seconds West, 104.58 feet to an iron rod for bend in line;

THENCE, North 81 degrees 19 minutes 30 seconds West, 70.0 feet to an iron rod set on the East Right of Way Easement of Palm Village Lane, for Southwest corner hereof;

THENCE, with the East Right of Way Easement of Palm Village Lane, North 08 degrees 40 minutes 30 seconds East, 300.0 feet to the PLACE OF BEGINNING and containing within these metes and bounds 1.244 acres of land more or less.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Standby fees and taxes for the year 1992 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
2. Visible and apparent easements, to include, but not limited to easements for roadways on or across the land herein described.
3. Statutory rights in favor of United Irrigation District, pursuant to applicable sections of the Texas Water Code.
4. Easements in favor of United Irrigation District.
5. Easement dated April 5, 1945 from Edwin C. Schmidt and wife, Emma R. Schmidt to Central Power and Light Company recorded in Volume 462, Page 118, Deed Records of Hidalgo County, Texas.
6. Right of Way Easement dated February 26, 1960 from Hidalgo County Water Control and Irrigation District No. 14 to State of Texas recorded in Volume 973, Page 109, Deed Records of Hidalgo County, Texas.
7. Subject to terms, conditions and stipulations of Mutual Agreement executed by and between Robert L. Schmidt and Gert M. Grutzmacher dated May 28, 1976 recorded in Volume 1487, Page 400, Deed Records of Hidalgo County, Texas.
8. Terms, conditions and stipulations contained in Oil, Gas and Mineral Lease dated July 29, 1964, between Edwin C. Schmidt, Sr., and wife, Emma Schmidt and Hale Schaleben, recorded in Volume 289, Page 218, of the Deed Records of Hidalgo County, Texas.
9. Reservation of all oil, gas and other minerals, as described in instrument executed by Robert L. Schmidt, single man to Norman D. Kramer and wife, Maria B. Kramer dated May 26, 1976, recorded in Volume 1487, Page 396, of the Deed Records, Hidalgo County, Texas, reference to which instrument is here made for all purposes. (as to Tract I)
10. Easement created over the West 3 feet of Tract I for Water Line as described in Warranty Deed recorded in Volume 1487, Page 396, Deed Records of Hidalgo County, Texas.

EXHIBIT "I"

Tract I: A tract of land containing .69 acre, more or less, out of Farm Tract 107, West and Adams Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Farm Tract 107;

THENCE South, with and along the West boundary of said Farm Tract a distance of 561 feet, to a point;

THENCE, to the left at right angles, a distance of 30.0 feet, to a point for the POINT OF BEGINNING of his particular survey and being its northwest corner;

THENCE, to the right on a line parallel to the West line of said Farm Tract, a distance of 150 feet to a point for the Southwest corner of this survey;

THENCE to the left at right angles to the West line of said Farm Tract, a distance of 200 feet to a point for the Southeast corner of this survey;

THENCE, to the left on a line parallel to the West line of said Farm Tract, a distance of 150 feet to a point for the Northeast corner;

THENCE, to the left a distance of 200 feet to a point, being the POINT OF BEGINNING of this survey.

Tract II: A tract of land containing 3000 square feet, more or less, out of Farm Tract 107, West and Adams Tract Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 2, Pages 34-37, Map Records, Hidalgo County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Farm Tract 107;

THENCE South, with and along the West boundary of said Farm Tract a distance of 561 feet, to a point;

THENCE, to the left at right angles, a distance of 230.0 feet, to a point for the POINT OF BEGINNING of his particular survey and being its northwest corner;

THENCE, to the right on a line parallel to the West line of said Farm Tract, a distance of 150 feet to a point for the Southwest corner of this survey;

THENCE to the left at right angles to the West line of said Farm Tract, a distance of 20.0 feet to a point for the Southeast corner of this survey;

THENCE, to the left on a line parallel to the West line of said Farm Tract, a distance of 150 feet to a point for to the left a distance of 20.0 feet to a point, being the POINT OF BEGINNING of this survey.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: The Property is being conveyed subject to the following but only to the extent that same are valid and subsisting and affect the Property, to-wit:

1. All oil, gas and other minerals, in, under or that may be produced from the subject property as excepted in an instrument dated June 10, 1953, of record in volume 782, page 256, Deed Records, Hidalgo County, Texas.
2. Oil, Gas and Mineral Leases dated January 21, 1972, recorded in Volume 337, Page 665, Volume 364, Page 241, dated June 9, 1982, recorded in Volume 417, Page 25 and Volume 417, Page 28, Oil and Gas Records, Hidalgo County, Texas.
3. Easement for right of way granted to Central Power & Light Company, as set forth in instruments recorded in Volume 286, Page 329, Volume 383, Page 352, Volume 383, Page 617, and Volume 814, Page 445, Deed Records, Hidalgo County, Texas.
4. North 10 feet reserved for utilities as set forth in instrument recorded in Volume 782, Page 256, Deed Records, Hidalgo County, Texas.
5. Easement for right of way granted to State of Texas, as set forth in instrument recorded in Volume 814, Page 443, Deed Records, Hidalgo County, Texas.
6. Easements, Rules, Regulations and Rights in favor of Hidalgo & Cameron Counties Irrigation District No. 9.

EXHIBIT "J"

~~MAP ASSOCIATES SUBDIVISION~~, an addition to the City of Edinburg, Hidalgo County, Texas, according to the map recorded in Volume 36, Page 18, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes, together with a security interest in all improvements, now or at any time hereafter becoming a part thereof, together with all attachments, acquisitions and all proceeds of the foregoing.

EXHIBIT "K"

Property:

~~Lot Six (6) and Lot Seven (7), Block Three Hundred Eighty-Six (386),~~
Original Townsite of Edinburg, Hidalgo County, Texas, as per map or plat
thereof recorded in Volume 1, Page 23, Map Records, Hidalgo County,
Texas.

Reservations From and Exceptions to Conveyance and Warranty: Only to the extent that same exist and affect the property:

- a. Any and all restrictions, reservations, rights, covenants, conditions, oil and gas and/or mineral leases, and easements, (including, but not limited to easements for utilities, irrigation lines, high pressure gas pipe lines), all of the foregoing, if any, to the extent that they are in effect, shown of record in Hidalgo County, Texas and relate to the Property or any part thereof;
- b. Easements and reservations as may appear upon the recorded map and dedication of said subdivision;
- c. Easements, or claims of easements, which are not recorded in the public records;
- d. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, to the extent that they are in effect, relating to the Property, or any part thereof;
- e. Any outstanding oil, gas and/or mineral lease and ownerships of oil, gas and/or minerals; and
- f. The taxes for the year 2002 and subsequent years due to change in land usage or ownership

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0024

 CITY OF McALLEN PLANNING DEPT.
956-481-1200
WWW.MCALLEN.NET



Planning Department

Memo

TO: Planning and Zoning Commission

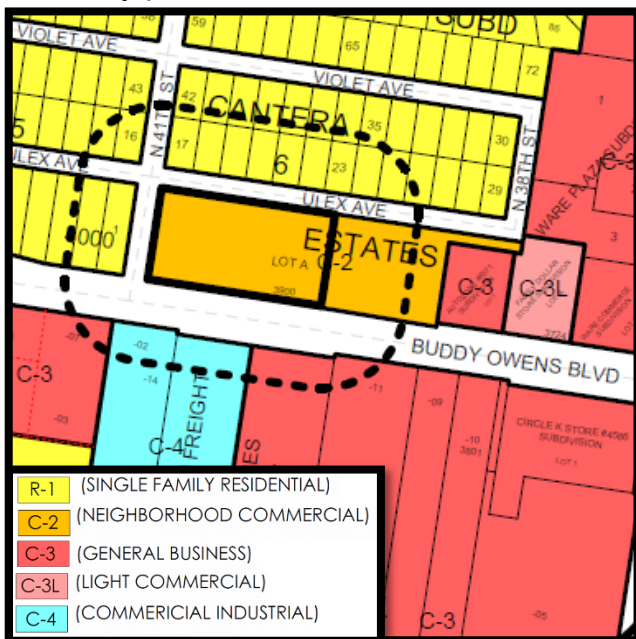
FROM: Planning Staff

DATE: May 1, 2024

SUBJECT: REZONE FROM C-2 (NEIGHBORHOOD COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: A 2.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT A, LA CANTERA ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 3900 BUDDY OWENS BOULEVARD (TRACT I). (REZ2024-0026)

LOCATION: The subject property is located on the northeast side of North 41st Street and Buddy Owens Boulevard. The subject property is zoned C-2 (neighborhood commercial) District.

PROPOSAL: The applicant is proposing to rezone the property to C-3 (general business) District in order to use the subject property for a multitenant commercial plaza. This tract is part of a larger parcel, the applicant is requesting to rezone the other tract to a C-4 District. A feasibility plan has not been submitted.



ADJACENT ZONING: The adjacent zoning is C-2 District to the east and R-1 (single family residential) District in all the other directions.

LAND USE: The subject property is currently vacant. Surrounding land uses include an Auto Zone Shop, gasoline station, other commercial uses as well as single family dwellings.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities, which is a land use designation for residential and nonresidential uses. Examples include single family dwellings and multifamily. These areas also include nonresidential uses such as neighborhood scale offices and retail uses.

DEVELOPMENT TRENDS: The development trend for this area along Buddy Owens Boulevard is single family residential and general business.

HISTORY: A rezoning request for this property to C-3 (general business) District was disapproved in 2003. However, the City Commission approved for the rezoning request to C-2 District on December 28, 2003.

A conditional use permit was submitted in 2007 for an automotive service and repair use, specially an Auto Zone Shop. The request was approved subject to the conditions that an 8 ft. masonry buffer will be provided and the rezoning request to C-3 District is approved.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, the proposed zoning does align with the adjacent commercial properties along Buddy Owens Boulevards in this area.

As per section 110-49 (a) "A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks." The requirement will apply if the property proposes a commercial use adjacent to any single-family use or zone.

A Conditional Use Permit (CUP) will be required of any uses that need such a permit to operate under a C-3 District, as per Sec. 138-278, 138-280 and 138-281. Due to the R-1 District zone or use to the west and south, staff may have to recommend disapproval because of the distance requirement.

Subdivision and site plan review may be required prior building permit issuance.

Staff did receive a phone call in opposition to the zoning request due to zoning, noise and traffic concerns.

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District since it aligns with the development trend for this area of Buddy Owens Boulevard.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

PARCEL - I

METES AND BOUNDS DESCRIPTION (OFFICE)

BEING A 2.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT "A," LA CANTERA ESTATES SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 177, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT "A" LOCATED ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ULEX AVE. AND THE EAST RIGHT-OF-WAY LINE OF N. 41ST. STREET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

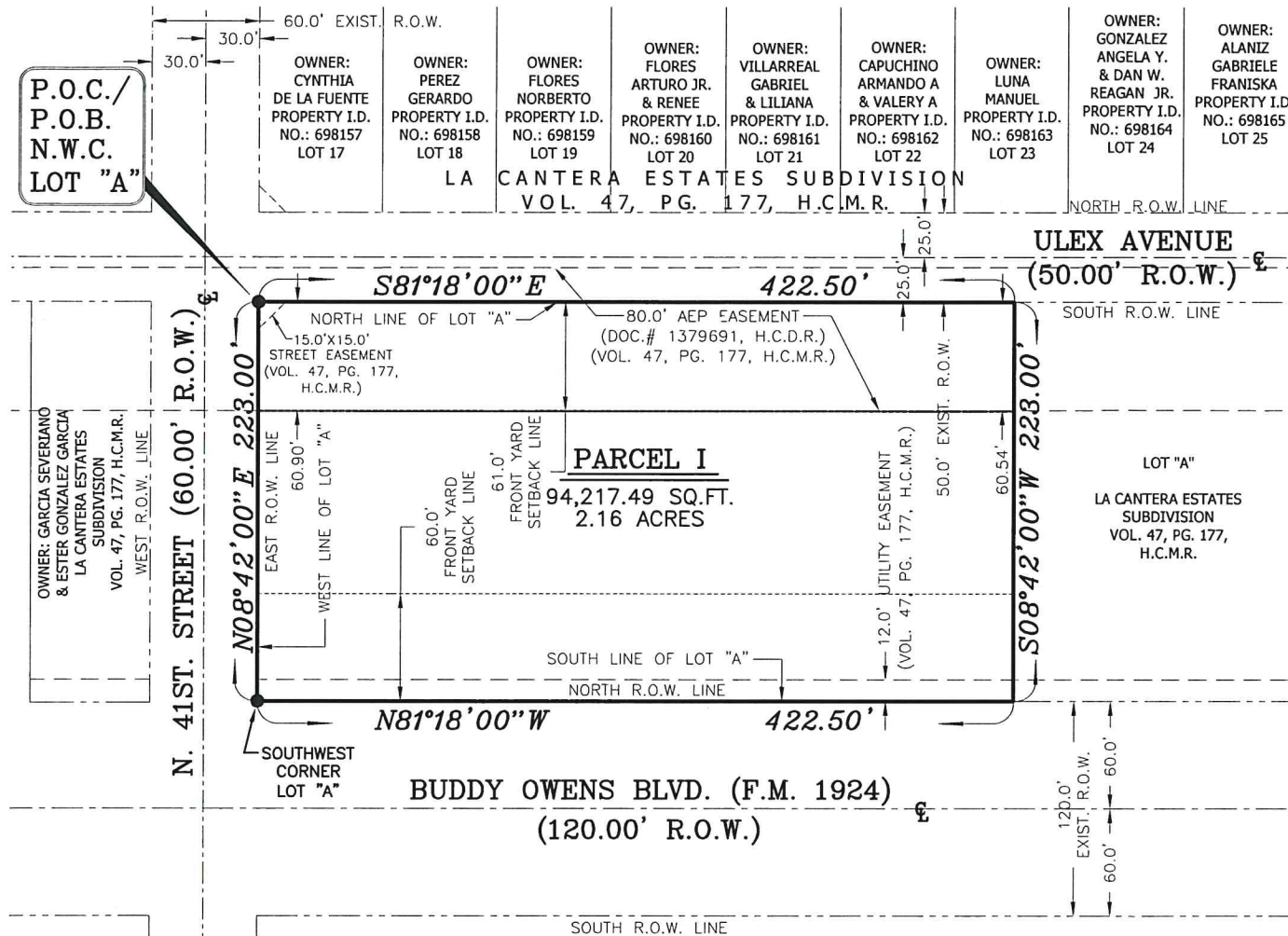
(1) THENCE, SOUTH 81 DEGREES 18 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT "A" SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF ULEX AVE., A DISTANCE OF 422.50 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 42 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT "A," A DISTANCE OF 223.00 FEET TO A POINT ON INTERSECTION WITH THE SOUTH LINE OF SAID LOT "A" SAME BEING THE NORTH RIGHT-OF-WAY LINE OF BUDDY OWENS BLVD. (AKA F.M. 1924) FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT "A" SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BUDDY OWENS BLVD., A DISTANCE OF 422.50 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT "A" LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. 41ST. STREET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 42 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT "A" SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID N. 41ST. STREET, A DISTANCE OF 223.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.16 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: LA CANTERA ESTATES SUBDIVISION, MCALLEN, H.C.T.
N:\M&B.2024\2.16.041624



SCALE: 1" = 100'

LEGEND

- FOUND 1/2" IRON ROD
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES:

- Bearing Basis: Recorded plat of La Cantera Estates Subdivision, An Addition to the City of McAllen, Hidalgo County, Texas.
- This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
- There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
- The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.

- The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
- The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
- This is a standard survey and does not include a subsurface utility or topographic investigation.
- If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
- Rear, corner and side yard setbacks as per zoning ordinance or greater for approved site plan or easements.

This is to certify that I have, this date, made a careful and accurate standard office survey of property which is located at 3900 BUDDY OWENS BLVD. in McALLEN, Texas, described as follows: BEING A 2.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF

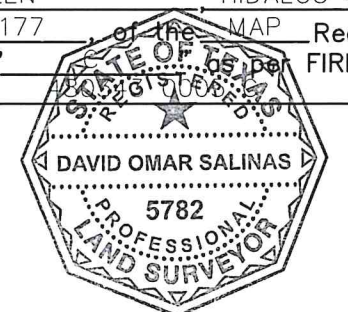
(SEE METES AND BOUNDS DESCRIPTION)

Lot "A", Block —, of LA CANTERA ESTATES SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO CO.

Texas, according to the plat recorded in Volume 47, Page 177, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone " " as per FIRM (Flood Insurance Rate Map) dated NOV. 2, 1982 Community Panel No. " "

H.C. 4/17/24
DRN. BY DATE

S-24-26157-A
JOB NO.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

MAP OF LA CANTERA ESTATES SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF A 22.39 ACRE TRACT OF LAND
OUT OF LOTS 5, 6, AND 7, J.H. BEATTY'S SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP THEREOF RECORDED IN
VOLUME 2 PAGE 40 OF THE MAP RECORDS

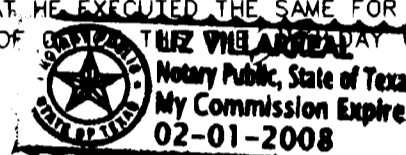
STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LA CANTERA ESTATES SUBDIVISION, A SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS, WATERLINES, SEWER LINES, 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 AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

STONEWALL DEVELOPMENT LTD.
BY Romeo Rendón Jr. General Partner DATE 2/28/05
1429 E. TAMARACK ST.
McALLEN, TX 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROMEO RENDÓN JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

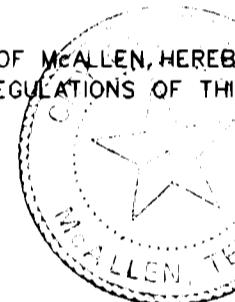


NOTARY PUBLIC R. Rendón DATE 2/28/05

I, THE UNDERSIGNED, CHAIRPERSON 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.

CHAIRPERSON, PLANNING COMMISSION L. J. J. DATE 4-11-05

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 Plinio C. Medina DATE 4-07-05

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 03 DAY OF March, 2005.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE H.C.I.D. NO. 1.

Vice-President R. Rendón DATE 03-03-05

Secretary C. Rendón DATE 03-03-05

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, 1990 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.



REGISTERED PROFESSIONAL
LAND SURVEYOR • 1990
Plinio C. Medina DATE 2-24-05

STATE OF TEXAS
COUNTY OF HIDALGO

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

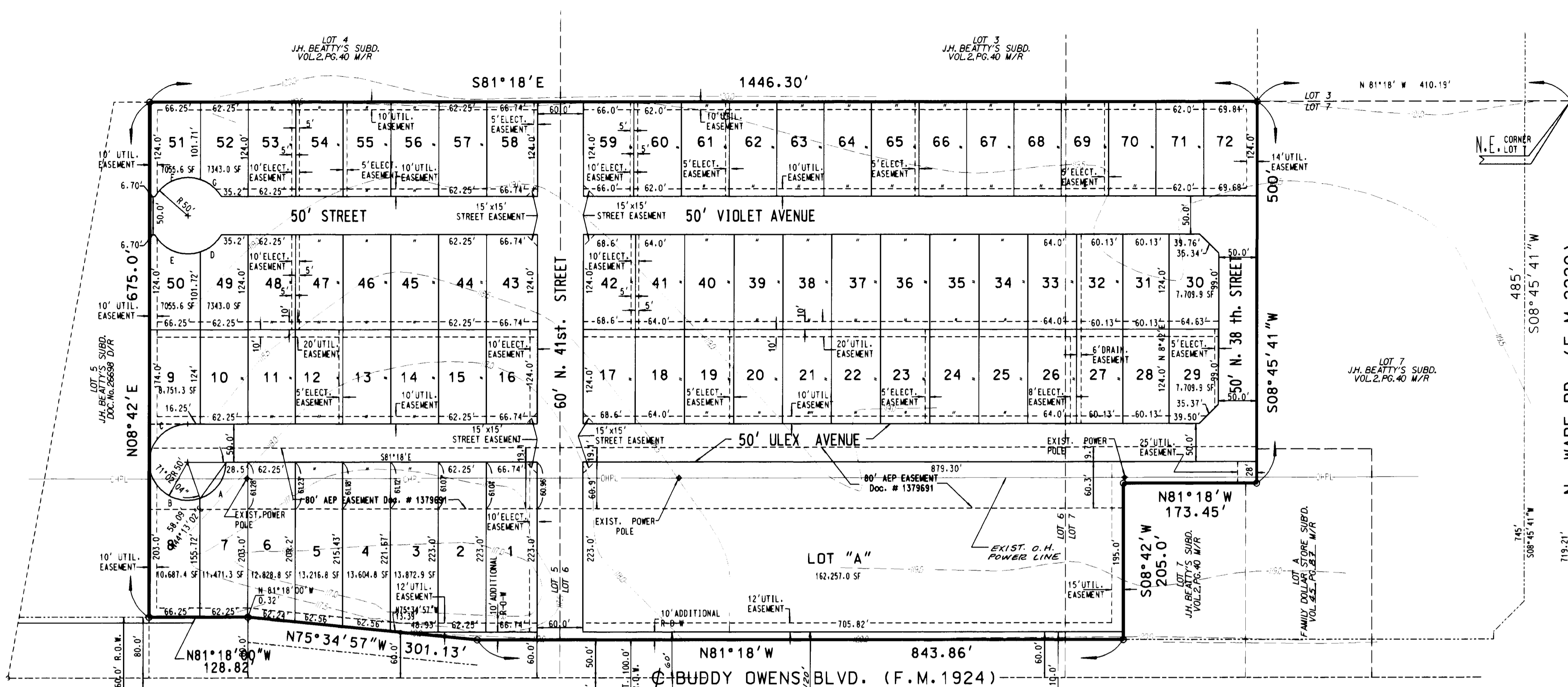


REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 62477
Gilberto A. Gracia DATE 2/28/05

PREPARED BY

Plinio C. Medina
REGISTERED PROFESSIONAL LAND SURVEYOR
TEL. 2912 N. 6th ST. FAX
(956)682-2616 McALLEN, TEXAS 78501 (956)630-2616

**ALPHAMERICAN
ENGINEERING
CONSULTANTS**
317 E. PARK AVE. TEL. (956)787-6758
PHARR, TEXAS 78577 FAX (956)787-6778



NOTES:

- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
LOT "A" BUDDY OWENS BLVD., 60 FT OR GREATER FOR APPROVED SITE PLAN
ULEX AVE., 61 FEET OR GREATER FOR APPROVED SITE PLAN
OTHER SET BACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
- LOTS 1-72 FRONT.....25 FEET; EXCEPT 62 FT. FOR LOTS 1 THRU 6, AND THE EAST 28.5' OF LOT 7;
CURB-DE-SAC.....25 FEET;
REAR.....10 FEET; EXCEPT 12 FEET ON LOTS 1THRU8
CORNER.....10 FEET
SIDE.....6 FEET; EXCEPT 10 FEET ON THE WEST SIDE OF LOTS 8,9,50 AND 51, 8 FEET ON THE EAST
SIDE OF LOT 26, AND 14 FEET ON THE EAST SIDE OF LOT 72.
GARAGE.....18 FEET; EXCEPT WHERE GREATER SETBACK IS REQUIRED, THE GREATER SETBACK APPLIES.
- A 4 FT. SIDEWALK IS REQUIRED ON THE NORTH SIDE OF BUDDY OWENS (F.M.1924) AND ON BOTH SIDES OF ALL INTERIOR STREETS.
- 6 FT. BUFFER REQUIRED ON THE REAR OF LOTS 1 THRU 8 ALONG BUDDY OWENS (F.M.1924) AND BETWEEN ADJACENT COMMERCIAL ZONE/USE.
- NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED FOR LOTS 1 THRU 8 TO BUDDY OWENS BLVD.(F.M.1924).
- FLOOD ZONE DESIGNATION: ZONE "C" COMMUNITY PANEL NO. 480343-0005-C REVISED NOVEMBER 21, 1982.
- ONSITE STORM WATER DETENTION OF 2.314 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
0.19 AC-FT (1,860 CF) PER RESIDENTIAL LOT, AND 0.893 AC-FT (38,899 CF) FOR LOT "A"
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE: 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
- ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
- AN ENGINEER DETENTION PLAN APPROVED BY ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- BENCHMARK: 30" ALUMINUM PIPE W/3/4" BRASS MONUMENT CAP ON TOP MARKED MC 58, ELEVATION 119.91 CITY OF McALLEN BENCHMARK MC58, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE RD. AND MILE 3 LINE RD.

FILED FOR RECORD IN:

HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 4-28-05 AT 9:32 A.M.
AS A RECORDING NUMBER 146445
BY D. Mendez DEPUTY

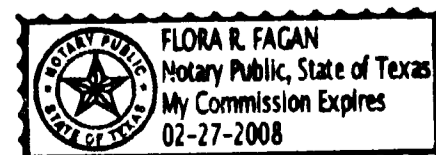
Recorded in Volume 41 Page 177
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

LIENHOLDER'S ACKNOWLEDGEMENT:

I, (WE), THE UNDERSIGNED, HOLDER(S) OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LA CANTERA ESTATES SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED M.V. McCarthy, EVP/CLO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28 DAY OF Feb.



NOTARY PUBLIC F. Fagan DATE 2/28/05

FIRST NATIONAL BANK
PO BOX 810
EDINBURG, TEXAS 76540

M.V. McCarthy
M.V. MCCARTHY, TRUSTEE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: 5/28/05

DATE: 10-01-04
JOB NO. 030747



Planning Department

Memo

TO: Planning and Zoning Commission

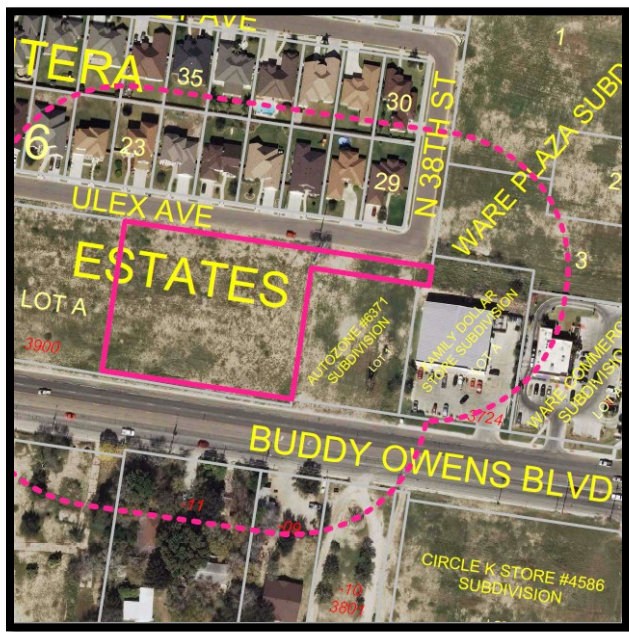
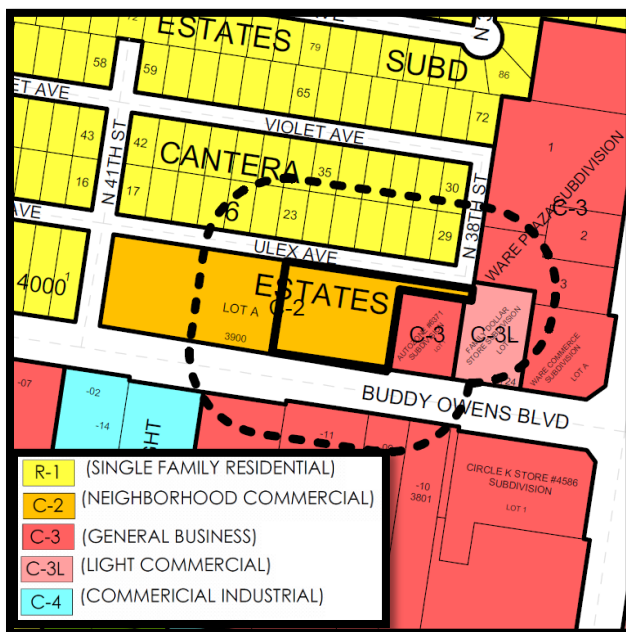
FROM: Planning Staff

DATE: May 1, 2024

SUBJECT: REZONE FROM C-2 (NEIGHBORHOOD COMMERCIAL) DISTRICT TO C-4 (COMMERCIAL INDUSTRIAL) DISTRICT: A 1.56 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT A, LA CANTERA ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 3900 BUDDY OWENS BOULEVARD (TRACT II). (REZ2024-0025)

LOCATION: The subject property is located on the northeast corner of North 41st Street and Buddy Owens Boulevard. The subject property is zoned C-2 (neighborhood commercial) District.

PROPOSAL: The applicant is proposing to rezone the property to C-4 (commercial industrial) District in order to use the subject property for storage units. This tract is part of a larger parcel, the applicant is requesting to rezone the other tract to a different zoning. A feasibility plan has not been submitted.



ADJACENT ZONING: The adjacent zoning is C-2 to the west, C-3 District to the east and R-1 (single family residential) District in all the other directions.

LAND USE: The subject property is currently vacant. Surrounding land uses include an Auto Zone Shop, gasoline station, other commercial uses as well as single family dwellings.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities, which is a land use designation for residential and nonresidential uses. Examples include single family dwellings and multifamily. These areas also include nonresidential uses such as neighborhood scale offices and retail.

DEVELOPMENT TRENDS: The development trend for this area along Buddy Owens Boulevard is single family residential and general business.

HISTORY: A rezoning request for this property to C-3 (general business) District was disapproved in 2003. However, the City Commission approved for the rezoning request to C-2 District on December 28, 2003.

A conditional use permit was submitted in 2007 for an automotive service and repair use, specially an Auto Zone Shop. The request was approved subject to the conditions that an 8 ft. masonry buffer will be provided and the rezoning request to C-3 District is approved.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. However, the proposed zoning does align with the adjacent properties along Buddy Owens Boulevard as the proposed zone is for commercial industrial uses.

As per section 110-49 (a) "A buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks." The requirement will apply if the property proposes a commercial use adjacent to any single-family use or zone.

A Conditional Use Permit (CUP) will be required of any uses that need such a permit to operate under a C-3 District, as per Sec. 138-278, 138-280 and 138-281. Due to the R-1 District zone or use to the west and south, staff may have to recommend disapproval because of the distance requirement.

Subdivision and site plan review may be required prior building permit issuance.

Staff did receive a phone call in opposition to the zoning request due to zoning, noise and traffic concerns.

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-4 (commercial industrial) District since it does not conform to the current and future land use.

Staff instead recommends approval of a C-3 (general business) District as it more closely aligns with the existing uses and development trends in this area along Buddy Owens Boulevard.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

PARCEL - II

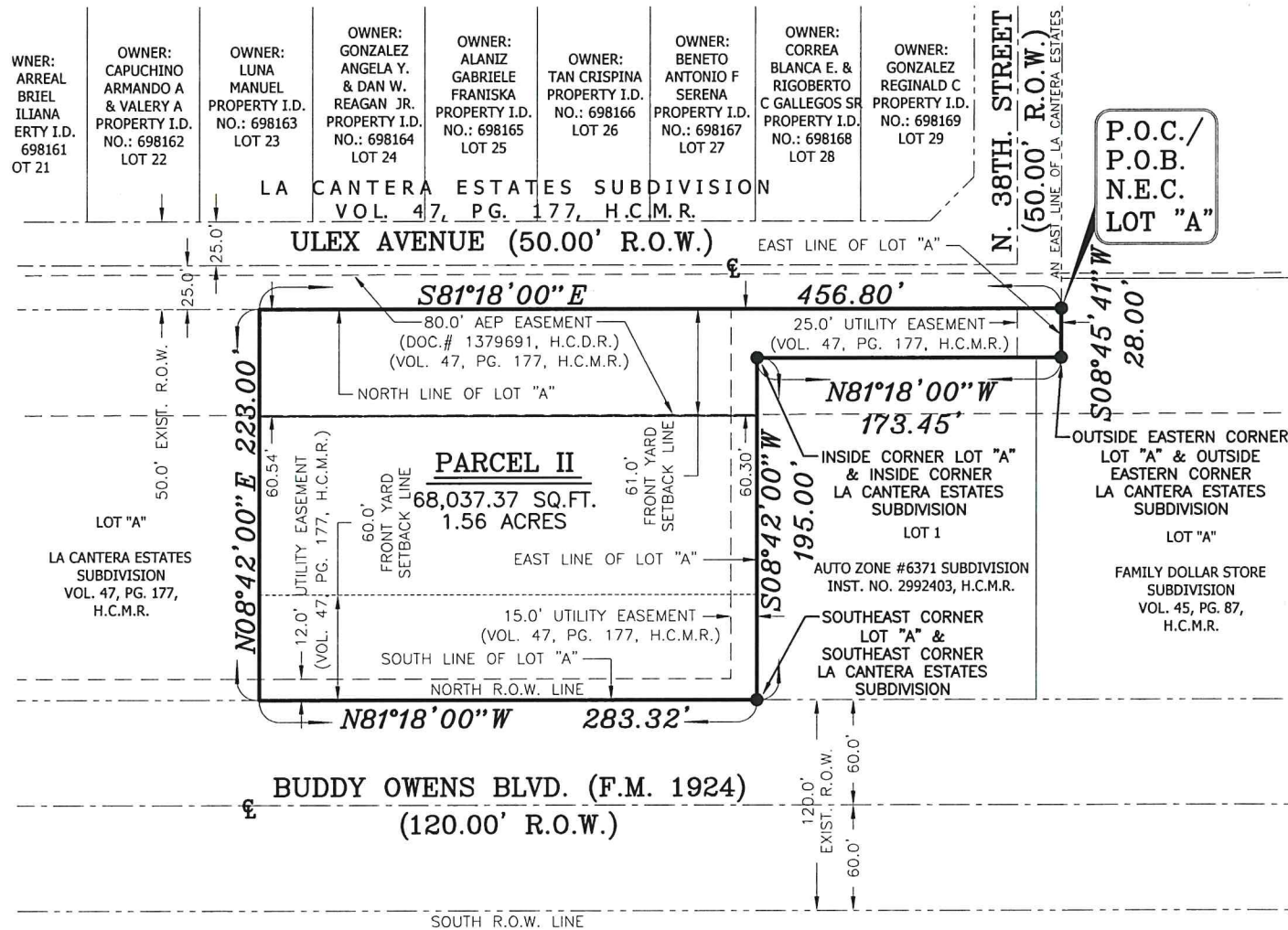
METES AND BOUNDS DESCRIPTION (OFFICE)

BEING A 1.56 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT "A," LA CANTERA ESTATES SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 177, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.56 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT "A" LOCATED ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ULEX AVE. FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 08 DEGREES 45 MINUTES 41 SECONDS WEST, COINCIDENT WITH THE MOST NORTH AND EASTERN LINE OF SAID LOT "A," A DISTANCE OF 28.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON AN OUTSIDE EASTERN CORNER OF SAID LOT "A" FOR AN OUTSIDE EASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH AN INSIDE LINE OF SAID LOT "A," A DISTANCE OF 173.45 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON AN INSIDE CORNER OF SAID LOT "A" FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 42 MINUTES WEST, COINCIDENT WITH AN INSIDE EASTERN LINE OF SAID LOT "A," A DISTANCE OF 195.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT "A" LOCATED ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BUDDY OWENS BLVD. (AKA F.M. 1924) FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 18 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT "A" SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID BUDDY OWENS BLVD., A DISTANCE OF 283.32 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 42 MINUTES EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT "A," A DISTANCE OF 223.0 FEET TO A POINT ON INTERSECTION WITH THE NORTH LINE OF SAID LOT "A" SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID ULEX AVE. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 18 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT "A" SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID ULEX AVE., A DISTANCE OF 456.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1.56 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: LA CANTERA ESTATES SUBDIVISION, MCALLEN, H.C.T.
N:\M&B.2024\1.56.041624



GENERAL PLAT NOTES:

- Bearing Basis: Recorded plat of La Cantera Estates Subdivision, An Addition to the City of McAllen, Hidalgo County, Texas.
- This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
- There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
- The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
- The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
- The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
- This is a standard survey and does not include a subsurface utility or topographic investigation.
- If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
- Rear, corner and side yard setbacks as per zoning ordinance or greater for approved site plan or easements.

This is to certify that I have, this date, made a careful and accurate standard office survey of property which is located at 3900 BUDDY OWENS BLVD. in McALLEN, Texas, described as follows: BEING A 1.56 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF

(SEE METES AND BOUNDS DESCRIPTION)

Lot "A", Block —, of LA CANTERA ESTATES SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO CO. Texas, according to the plat recorded in Volume 47, Page 177, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone C, as per FIRM (Flood Insurance Rate Map) dated NOV. 2, 1982 Community Panel No. 48041500P-1.

H.C.
DRN. BY

4/17/24
DATE

S-24-26157-B
JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782



MAP OF LA CANTERA ESTATES SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF A 22.39 ACRE TRACT OF LAND
OUT OF LOTS 5, 6, AND 7, J.H. BEATTY'S SUBDIVISION,
HIDALGO COUNTY, TEXAS,
AS PER MAP THEREOF RECORDED IN
VOLUME 2 PAGE 40 OF THE MAP RECORDS

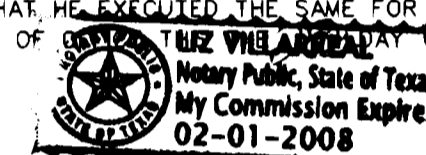
STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LA CANTERA ESTATES SUBDIVISION, A SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, WATERLINES, SEWER LINES, 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 AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE CITY OF McALLEN, TEXAS, THIS 2/28/05.

STONEWALL DEVELOPMENT LTD.
BY: Romeo Rendón Jr. General Partner DATE 2/28/05
1429 E. TAMARACK ST.
McALLEN, TX 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROMEO RENDÓN JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE CITY OF McALLEN, TEXAS, THIS 2/28/05.



NOTARY PUBLIC DATE 2/28/05

I, THE UNDERSIGNED, CHAIRPERSON 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.

CHAIRPERSON, PLANNING COMMISSION DATE 4-11-05

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.

BY: Plinio C. Medina Mayor, City of McAllen DATE 4-07-05

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 03 DAY OF March, 2005.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE H.C.I.D. NO. 1.

VICE-PRESIDENT DATE 03-03-05

SECRETARY DATE 03-03-05

STATE OF TEXAS
COUNTY OF HIDALGO

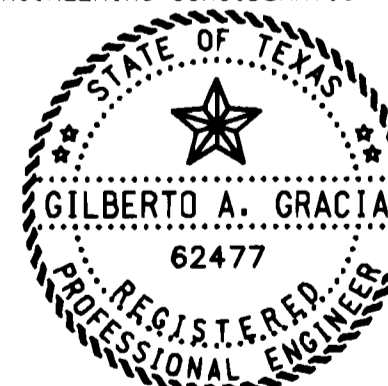
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, 1990 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.



REGISTERED PROFESSIONAL LAND SURVEYOR - 1990 DATE 2-24-05

STATE OF TEXAS
COUNTY OF HIDALGO

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



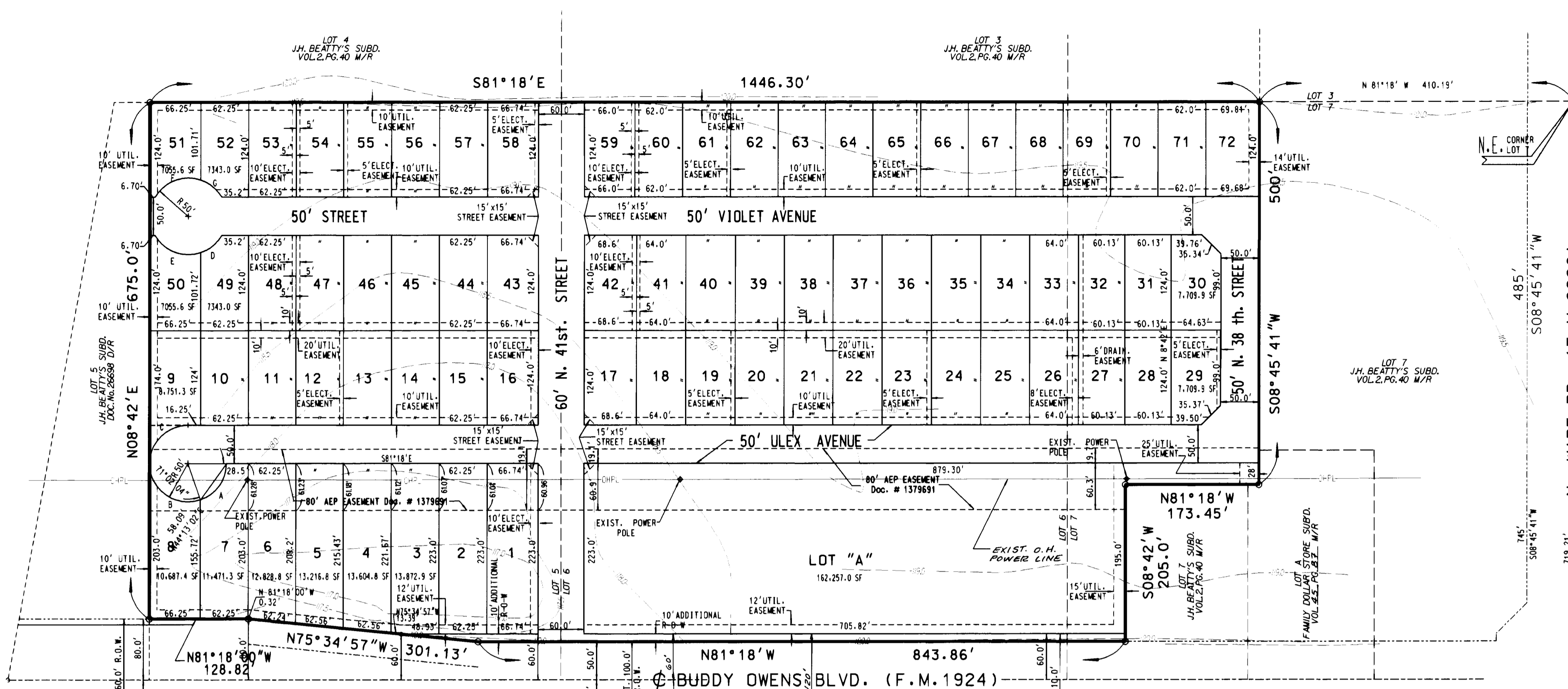
REGISTERED PROFESSIONAL ENGINEER DATE 2/28/05
P. E. REGISTRATION NO. 62477

PREPARED BY

Plinio C. Medina

REGISTERED PROFESSIONAL LAND SURVEYOR
TEL. 2912 N. 6th ST. FAX
(956) 682-2616 McALLEN, TEXAS 78501 (956) 630-2616

ALPHAMERICAN ENGINEERING CONSULTANTS
317 E. PARK AVE. TEL. (956) 787-6758
PHARR, TEXAS 78577 FAX (956) 787-6778



NOTES:

- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
LOT "A" BUDDY OWENS BLVD., 60 FT OR GREATER FOR APPROVED SITE PLAN
ULEX AVE., 61 FEET OR GREATER FOR APPROVED SITE PLAN
OTHER SET BACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
- LOTS 1-72 FRONT.....25 FEET; EXCEPT 62 FT. FOR LOTS 1 THRU 6, AND THE EAST 28.5' OF LOT 7;
CUL-DE-SAC.....25 FEET;
REAR.....10 FEET; EXCEPT 12 FEET ON LOTS 1 THRU 8
CORNER.....10 FEET
SIDE.....6 FEET; EXCEPT 10 FEET ON THE WEST SIDE OF LOTS 8, 9, 50 AND 51, 8 FEET ON THE EAST SIDE OF LOT 26, AND 14 FEET ON THE EAST SIDE OF LOT 72.
GARAGE.....18 FEET; EXCEPT WHERE GREATER SETBACK IS REQUIRED, THE GREATER SETBACK APPLIES.
- A 4 FT. SIDEWALK IS REQUIRED ON THE NORTH SIDE OF BUDDY OWENS (F.M. 1924) AND ON BOTH SIDES OF ALL INTERIOR STREETS.
- 6 FT. BUFFER REQUIRED ON THE REAR OF LOTS 1 THRU 8 ALONG BUDDY OWENS (F.M. 1924) AND BETWEEN ADJACENT COMMERCIAL ZONE/USE.
- NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED FOR LOTS 1 THRU 8 TO BUDDY OWENS BLVD. (F.M. 1924).
- FLOOD ZONE DESIGNATION: ZONE "C" COMMUNITY PANEL NO. 480343-0005-C REVISED NOVEMBER 21, 1982.
- ONSITE STORM WATER DETENTION OF 2.314 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
0.19 AC-FT (1,860 CF) PER RESIDENTIAL LOT, AND 0.893 AC-FT (38,899 CF) FOR LOT "A"
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE: 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
- ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
- AN ENGINEER DETENTION PLAN APPROVED BY ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- BENCHMARK: 30" ALUMINUM PIPE W/3/4" BRASS MONUMENT CAP ON TOP MARKED MC 58, ELEVATION 119.91 CITY OF McALLEN BENCHMARK MC58, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WARE RD. AND MILE 3 LINE RD.

FILED FOR RECORD IN:

HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 4-28-05 AT 9:32 AM
AS A RECORDING NUMBER 146445
BY: D. Martinez DEPUTY

Recorded in Volume 41 Page 177
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

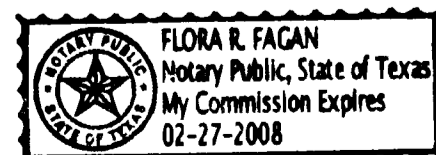
LIENHOLDER'S ACKNOWLEDGEMENT:

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, HOLDER(S) OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LA CANTERA ESTATES SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED M.V. McCarthy, EVP/CLO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th DAY OF Feb.



NOTARY PUBLIC DATE 2/28/05

FIRST NATIONAL BANK
PO BOX 810
EDINBURG, TEXAS 76540

M.V. McCarthy, TRUSTEE

M.V. McCarthy, EVP/CLO

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: 5/28/05

DATE: 10-01-04
JOB NO. 030747





City of McAllen

Planning Department

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


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

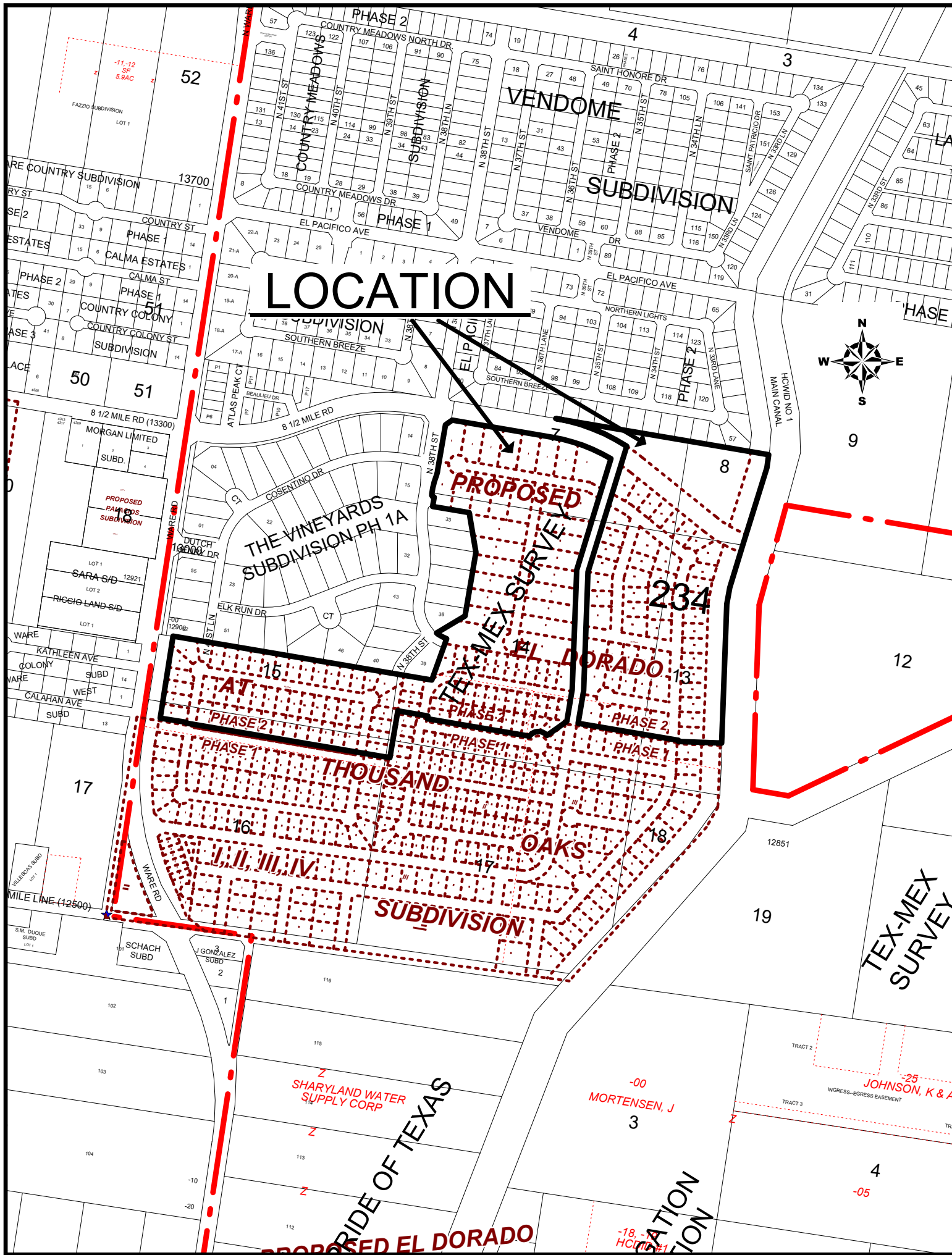
ENTERED

JUL 10 2023

Name: *NM*

Proposed Plat Submittal

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



LOCATION

PROPOSED

TEX-MEX SURVEY

234

EL DORADO

THE VINEYARDS
SUBDIVISION PH 1A

AT

THOUSAND

OAKS

SUBDIVISION

SHARYLAND WATER
SUPPLY CORP

MORTENSEN, J

JOHNSON, K & A

WIDE OF TEXAS

PROPOSED EL DORADO

PROPOSED EL DORADO

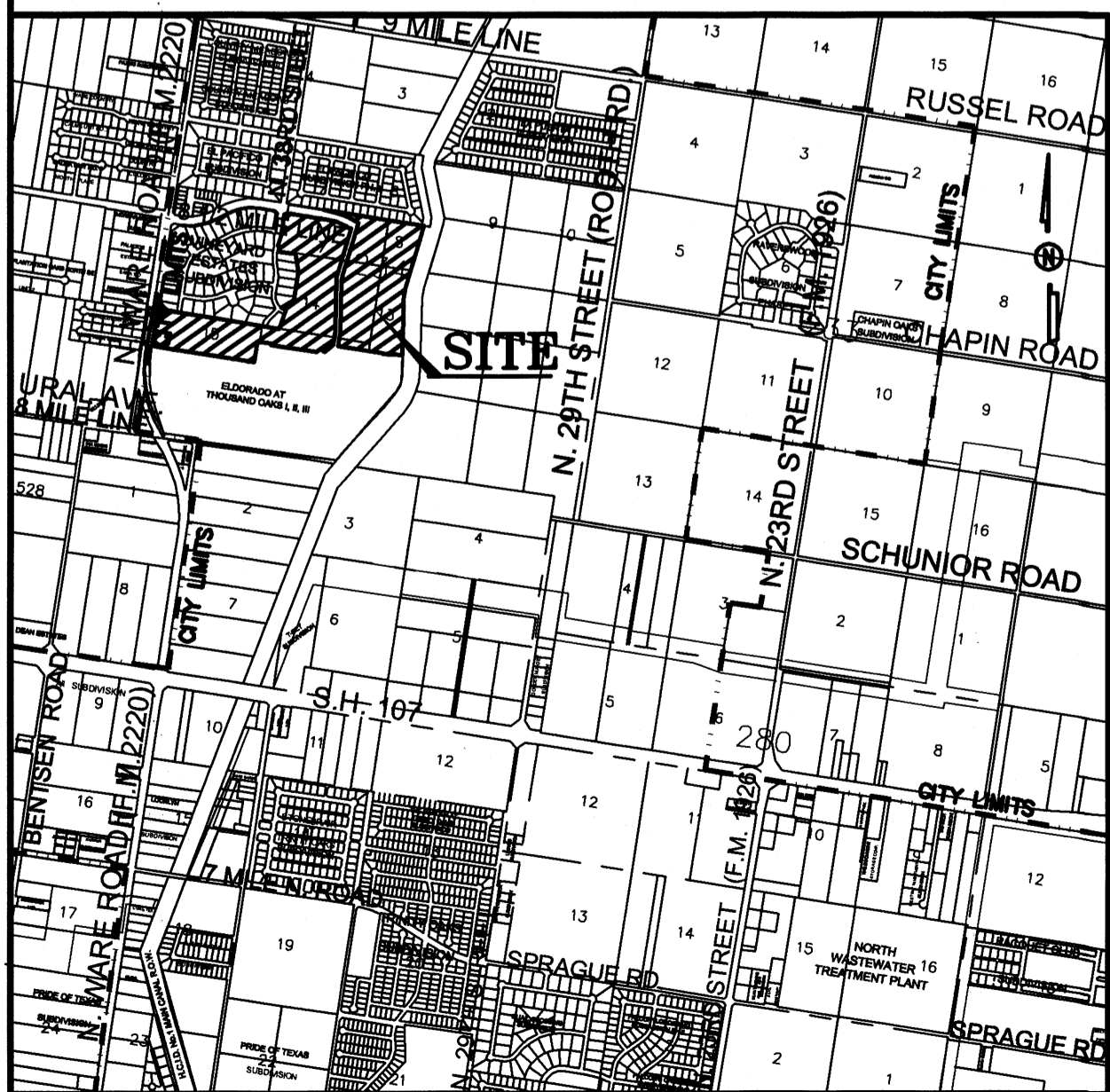


PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
FLOOD ZONE DESIGNATION: ZONE "A"
NO BASE FLOOD ELEVATIONS DETERMINED.
COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: MAY 17, 2001
- 2.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- 3.- LEGEND ●- DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 4.- MINIMUM BUILDING SETBACK LINES: FOR BLOCKS I, II, III AND IV
FRONT:25.00 FT. BLOCKS I, II & IV
FRONT:20.00 FT. BLOCK III EXCEPT 10 FT. FOR UNENCLOSED CARPORT ONLY OR GREATER FOR EASEMENTS
REAR:10.00 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES:IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
CORNER SIDE:10.00 FT. OR GREATER FOR EASEMENTS.
GARAGE:18.00 FT. OR GREATER FOR EASEMENT EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES TO THE SOUTH EAST CORNER OF LOT 16.
- 5.- NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
- 6.- REQUIRED ENGINEERED DRAINAGE DETENTION IS: 1,530,645.46 C.F. (35.14 AC./FT.) TOTAL FOR MASTER PLAN (147.17 AC.) REQUIRED ENGINEERED DRAINAGE DETENTION FOR 65.56 ACRES IS: 647,467.07 C.F. (14.88 AC./FT.)
- 7.- BENCHMARK NOTE: CITY OF MCALLEN No. MC 33, EAST SIDE OF NORTH WARE ROAD (FM 2220) BY THE WATER TREATMENT PLANT DRIVEWAY ABOUT 196.30 FEET NORTH AND 53.90 FEET EAST OF EAST RIGHT OF WAY LINE-ELEVATION 118.60. DATUM NAD83
- 8.- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 9.- A 4.00 FOOT MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF 8 1/2 MILE RD. AND N. 34TH Ln. AND ON BOTH SIDES OF ALL INTERIOR STREETS. A MINIMUM 5.00 FOOT SIDEWALK IS REQUIRED ON N. WARE RD. (FM 2220).
- 10.- FOR BLOCKS I, II, III AND IV.: NO CURB CUT, ACCESS OR FRONTAGE PERMITTED ALONG 8 1/2 MILE RD. AND NORTH WARE RD (FM 2220), ALONG N. 34TH Ln. INCLUDING LOTS 87-88 AND 97-106 & 116 BLOCK II, LOTS 8 AND LOTS 10-18, BLOCK IV.
- 11.- E.E. DENOTES ELECTRICAL EASEMENT
- 12.- 25.00' x 25.00' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
- 13.- AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2347052, HIDEALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- 14.- AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER 2347052, HIDEALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- 15.- 8.00 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 16.- BUFFER REQUIREMENTS FOR BLOCK I, II, III AND IV-6.00' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG EAST SIDE OF N. WARE RD. (FM 2220), AND ON LOTS 105 AND 106 IN BLOCK II, LOTS 87, 88, 97, 98-104, AND 116 IN BLOCK III, LOTS 11-18, BLOCK IV, ALONG N. 34TH Ln.
- 17.- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- 18.- A VARIANCE OF FEES IN LIEU OF PARKLAND DEDICATION - \$700 - PER DWELLING UNIT WITH THE FOLLOWING CONDITIONS AND APPROVED BY THE CITY ON MAY 28, 2021: FIFTY (50%) PERCENT OF PARK FEES (\$350) TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT (\$350) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. ELDORADO AT THOUSAND OAKS I, II, III AND IV IS COMPOSED OF 333 UNITS. FIFTY PERCENT (50%) UPFRONT IS \$116,550. THE OTHER FIFTY PERCENT (50%) IS \$ 350 PER EACH OF THE 333 UNITS UNTIL PROJECT IS COMPLETED. THE REMAINING FIFTY PERCENT (50%) (\$116,550) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION.
- 19.- THE AREA IDENTIFIED AS LOT "B" DETENTION AREA SHALL BE MAINTAINED BY DEVELOPER, ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II HOMEOWNERS ASSOCIATION, INC. (E.A.T.O.H.O.A.) SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN THE COMMON AREA/REGIONAL DETENTION POND/DRAINAGE EASEMENT, WHICH SHALL BE USED EXCLUSIVELY AS A STORM WATER DETENTION AREA. THE LOT OWNERS' PRO RATA SHARES (INCLUDING DRAINAGE EASEMENT MAINTENANCE) SHALL BE DETERMINED BY THE E.A.T.O.H.O.A.. FAILING SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS' COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORD. SEC. 134-168, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF THE STORM WATER DETENTION AREA, THE OWNERS' MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION.
- 20.- COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNERS. HOA AND NOT THE CITY OF MCALLEN, INCLUDING LOT "B"

LOCATION MAP

SCALE: 1" = 2000'



SUBDIVISION PLAT OF :

ELDORADO AT THOUSAND OAKS I, II, III, & IV
PHASE II

(PRIVATE SUBDIVISION BLOCK I, III AND IV)

TRACT No. I

A 38.68 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 15, 16 AND 17, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 38.68 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 15, 16 AND 17, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A COTTON PICKER SPINDLE FOUND WITHIN THE RIGHT OF WAY OF MILE 8 NORTH ROAD AND A 45.00 FOOT COUNTY ROAD FOR NORTHWEST CORNER OF ELDORADO AT THOUSAND OAKS I, II, III, (RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 08°54'52" E, 1,087.58 FEET FROM THE SOUTHWEST CORNER OF LOT 16.

THENCE: N 08°54'52" E (MAP RECORD: N 08°59' E), ALONG THE WEST LINE OF LOTS 15 AND 16, AND WITHIN THE RIGHT OF WAY OF SAID 45.00 FOOT COUNTY ROAD AND WITHIN THE RIGHT OF WAY OF NORTH WARE ROAD (FM 2220), A DISTANCE OF 435.03 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF AMENDED VINEYARD ESTATES PHASE IA AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°24'08" E, ALONG THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA, PASSING AN ALUMINUM DISK FOUND AT 115.89 FEET FROM THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (FM 2220), A TOTAL DISTANCE OF 1,498.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE SOUTHEAST CORNER OF AMENDED VINEYARD ESTATES PHASE IA AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 19°40'18" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 231.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 201°14", RADIUS = 175.00 FEET), A DISTANCE OF 61.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 59°25'42" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 174.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°36'09" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 339.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°33'02" W, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 211.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°22'19" W, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 195.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°06'00" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 49.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 209°07", RADIUS = 15.00 FEET), A DISTANCE OF 23.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°38'09" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 34.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 08°31'07", RADIUS = 200.00 FEET), A DISTANCE OF 29.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 18°06'05" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 37.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 08°31'07", RADIUS = 200.00 FEET), A DISTANCE OF 29.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°35'23" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 239.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 54°49'57" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 42.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°24'08" E, A DISTANCE OF 536.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE EAST LINE OF AMENDED VINEYARD ESTATES (RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 211°1'19", RADIUS = 930.00 FEET), A DISTANCE OF 329.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 17°04'52" W, A DISTANCE OF 612.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 02°03'52" W, A DISTANCE OF 629.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°35'52" W, A DISTANCE OF 169.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 54°28'13" W, A DISTANCE OF 128.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 105°04'35", RADIUS = 58.00 FEET), A DISTANCE OF 106.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°24'08" W, A DISTANCE OF 545.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°35'52" E, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°24'08" W, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°35'52" W, A DISTANCE OF 250.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°24'08" W, A DISTANCE OF 1,036.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°35'52" E, A DISTANCE OF 5.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°24'08" W, A DISTANCE OF 189.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°50'36" E, ALONG THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (FM 2220), A DISTANCE OF 435.04 FEET TO AN ALUMINUM DISK FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°24'08" W, ALONG THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 70.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°50'16" W, WITHIN THE RIGHT OF WAY OF NORTH WARE ROAD (FM 2220), A DISTANCE 435.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°24'08" W, A DISTANCE OF 45.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.68 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE I, RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"G"	100.59'	990.00'	05°49'17"	100.54'
"H"	85.52'	600.00'	08°10'01"	85.45'
"I"	98.54'	600.00'	09°24'35"	98.43'
"J"	97.94'	700.00'	08°00'58"	97.86'
"K"	48.01'	700.00'	03°55'47"	48.00'
"L"	75.75'	700.00'	06°11'59"	75.71'
"M"	61.85'	890.00'	03°58'53"	61.83'
"N"	57.58'	50.00'	65°58'54"	54.45'
"O"	38.49'	50.00'	44°06'38"	37.55'
"P"	82.95'	58.50'	91°14'19"	76.21'
"Q"	74.34'	58.50'	72°48'46"	69.44'
"R"	76.84'	58.50'	75°15'16"	71.43'
"S"	70.44'	58.50'	68°59'26"	66.26'
"T"	61.05'	58.50'	59°47'51"	58.32'
"U"	96.90'	58.50'	94°54'11"	86.24'
"V"	91.89'	58.50'	90°00'00"	82.73'
"W"	66.06'	58.50'	64°42'02"	62.67'
"X"	157.95'	58.50'	154°42'02"	114.16'
"Y"	18.06'	123.00'	08°24'54"	18.05'

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"Z"	167.14'	123.00'	77°51'21"	154.57'
"AA"	8.01'	123.00'	03°43'45"	8.00'
"BB"	37.64'	173.00'	12°27'59"	37.57'
"CC"	116.77'	173.00'	38°40'20"	114.56'
"DD"	6.37'	58.00'	06°17'44"	6.37'
"EE"	50.00'	58.00'	49°23'25"	48.46'
"FF"	20.74'	50.00'	23°45'40"	20.59'
"GG"	50.00'	50.00'	57°17'36"	47.94'
"HH"	62.54'	50.00'	71°39'42"	58.54'
"II"	60.00'	50.00'	68°45'32"	56.47'
"JJ"	50.00'	50.00'	57°17'54"	47.94'
"KK"	50.00'	50.00'	57°17'54"	47.94'
"LL"	23.25'	50.00'	26°38'42"	23.04'
"MM"	38.61'	890.00'	02°29'09"	38.61'
"NN"	100.55'	890.00'	06°28'24"	100.50'
"OO"	189.97'	890.00'	12°13'46"	189.61'

TRACT No. II

A 26.88 ACRE TRACT OF LAND OUT OF LOTS 7, 8, 13 AND 14, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 26.88 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 7, 8, 13 AND 14, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF EL PACIFICO SUBDIVISION PHASE II (RECORDED IN VOLUME 53, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT, S 80°24'08" E, 569.56 FEET FROM THE SOUTHWEST CORNER OF EL PACIFICO SUBDIVISION PHASE II.

THENCE: S 07°42'08" E, ALONG THE SOUTH LINE OF EL PACIFICO SUBDIVISION PHASE II, A DISTANCE OF 1,158.92 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 8 FOR THE SOUTHEAST CORNER OF EL PACIFICO SUBDIVISION PHASE II AND THE NORTHEAST CORNER OF THIS TRACT.

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

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

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

THENCE: S 10°00'52" W (MAP RECORD: S 10°05" W), ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 429.39 FEET (MAP RECORD: 428.20 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

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

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

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

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

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

THENCE: N 02°19'32" E, A DISTANCE OF 625.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

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

THENCE: ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 231°21'43", RADIUS = 990.00 FEET), A DISTANCE OF 403.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.88 ACRES OF LAND MORE OR LESS.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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



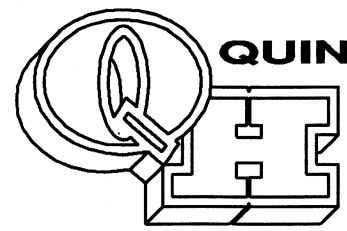
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

JUNE 26, 2023

DATE

SECTION 234,
TEXAS,
3, PAGE
SPECIAL
JERK'S
TEXAS.

BLOCK I SINGLE FAMILY LOTS		
AREA TABLE		
LOT	AREA	(S.F)
53-55	10493.83	
56	8659.99	
57	9061.36	
58	13196.80	
59	6321.50	
60	8242.31	
61-71	8840.00	
72	7634.43	
73	10840.35	
74	9524.12	
75	8571.62	
76-78	8450.00	
79	9178.24	
80-90	8450.00	
91-92	9213.30	
93-103	8450.00	
104	9178.24	



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0877
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
P2

EL PACIFICO SUBDIVISION PHASE I RECORDED IN VOLUME 47, PAGE 1, MAP RECORDS, HIDALGO COUNTY, TEXAS.

P.O.C. TRACT No. II
S.W. COR.
EL PACIFICO SUBD.
PHASE II

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC.
N.E. COR. AMENDED VINEYARD ESTATES
SUBDIVISION PHASE IA
S 80°24'08" E

P.O.B. TRACT No. II
FND. 1/2" IRON ROD WITH PLASTIC CAP
STAMPED RPLS 4856

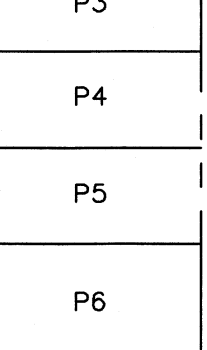
EL PACIFICO SUBDIVISION PHASE II RECORDED IN VOLUME 53, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FND. 1/2" IRON ROD
S.E. COR.
EL PACIFICO SUBDIVISION
PHASE II



SCALE 1" = 100'

NORTH WARE ROAD (F.M. 2220)



CURVE DATA TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
"A"	201°21'44"	175.00'	61.71'	61.39'
"B"	90°28'07"	15.00'	23.68'	21.29'
"C"	08°30'29"	200.00'	29.70'	29.67'
"D"	08°31'07"	200.00'	29.74'	29.71'
"E"	211°11'19"	890.00'	329.13'	327.26'
"F"	232°14'33"	990.00'	403.67'	400.88'

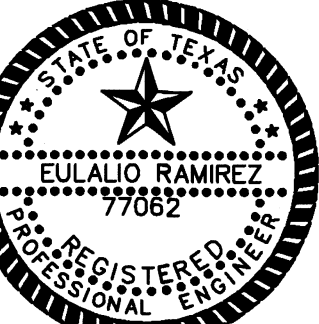
STATE OF TEXAS
COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA
R.P.L.S. No. 4856

JUNE 26, 2023
DATE



EULALIO RAMIREZ
P.E. No. 77062

DATE

STREET RIGHT OF WAY
DEDICATION BY THIS PLAT

STREET RIGHT OF WAY
DEDICATION BY THIS PLAT

BLOCK I WOLF CREEK AVENUE
(PRIVATE STREET)

BLOCK II

BLOCK III

BLOCK IV

LOT "B"
(3.85 acres)

SUBDIVISION PLAT OF : ELDORADO AT THOUSAND OAKS I, II, III, & IV PHASE II

(PRIVATE SUBDIVISION BLOCK I, III AND IV)

A 38.68 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 15, 16 AND 17, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 26.88 ACRE TRACT OF LAND OUT OF LOTS 7, 8, 13 AND 14, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE PREPARED: JUNE 26, 2023				SHEET 2 OF 2	
FILENAME : F:\DATA\PRE\SUB\WALC\ELDORADO AT THOUSAND OAKS I, II, III, & IV	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
JUNE 26, 2023	JG				
DATE REVIEWED	REVIEWED BY	CHECKED BY	APPROVED BY		
12-16-2023	JG				



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/16/2024

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

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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

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

Revisions Needed:

- Provide a copy of existing dedication for staff review, prior to recording.
- Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides, as to ensure compliance with dedication requirements as noted above, prior to recording.
- Clarify any acquisitions by the state and existing dedications prior to recording.
- Proper ROW and dedications are required to be shown on plat, prior to recording.

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

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

North 34th Lane: 60 Total ROW.

Paving : 40 ft. Curb & gutter Both Sides

Revisions Needed:

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

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

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

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

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

Paving: 65 ft. Curb & gutter: Both sides

Revisions Needed:

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

-Clarify ROW dedication along 8 1/2 Mile Road on the northeast portion of the subdivision, prior to recording.

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

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

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

Required

Required

Required

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

<p>1. Block I and Block II: 50 ft. ROW (Zoned R-1) (Block I Private Streets and Block II Public Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: -Subdivision layout must be revised as to provide for street looping or extension and not dead-end any existing streets as shown on the northside of Block I and II and SW Corner of Block IV dedicated by Vineyards Estates Subdivision Phase 1A, should the streets not be looped or extended, a Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development will be required. (Rear of Lots 73 and 59 Block I and Lot 117 Block II). Maneuverability requirements of Fire and Public Works Department and details to be finalized, prior to recording. City Commission approved the proposed turnaround for North 41st Lane and North 38th Street from the Vineyards Estates Subdivision Phase 1A on January 8, 2024. -For Block I, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -For Block II, provide paving details for area along lots 93 and 117 to ensure adequate maneuverability through street curvature, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>2. Block III: 60 ft. ROW (Zoned R3-A) (Private Streets) Paving 40 ft. Curb & gutter: Both sides Revisions Needed: - ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. -For Block III, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>3. Block IV: 50 ft. ROW (Zoned R-1) (Private Streets) Paving: 40 ft. Curb & gutter: Both sides - ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. --For Block IV, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. - The developer requested a variance 50 ft. of ROW with 32 ft. of paving and should the variance be approved it should be subject to 50 ft. of ROW with 10 ft. Utility and Sidewalk easement dedications on both sides with 40 ft. of paving. City Commission approved of the variance with 50 ft. of ROW and the condition of 40 ft. of paving and a 10 ft. utility and sidewalk dedications on both sides with 40 ft. of paving on January 8, 2024. *Must escrow monies if improvements are not built at this time, prior to recording. **Barricade and/or temporary turnaround at the north end of streets as needed.</p>	Required
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<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length.</p> <p>- Subdivision layout for Block I(Lots 58-73) does not comply with block length requirement. Engineer submitted a Variance request on October 18th, 2023 to the 1200 ft. block length requirements for Block I. City Commission approved the block length variance on January 8, 2024.</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts.</p> <p>-Subdivision layout for Block III(Lots 123-135) does not comply with block length requirement. Engineer submitted a Variance request on October 18th,2023 to the 900 ft. block length requirements for Block III. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively.</p> <p>**Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac.</p> <p>Pending Items:</p> <p>- For Block IV subdivision layout does not comply with block length requirement. Should a variance be approved ROW requirements subject to increase to 60 ft. of ROW with 40 ft. of paving. Engineer submitted a Variance request on October 18th,2023 to the 600ft. Cul-de-Sac length requirements for Block IV and updated letter submitted on November 14th,2023 the developer is requesting 50 ft. of ROW with 32 ft. of paving. Development staff have reviewed the request and should the variance be approved it should be subject to 50 ft. of ROW with 10 ft. Utility and Sidewalk easement dedications on both sides with 40 ft. of paving. City Commission approved of the Cul-de-Sac variance with 50 ft. of ROW and the condition of 40 ft. of paving and a 10 ft. utility and sidewalk easement on January 8, 2024.</p> <p>-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.</p> <p>**Subdivision Ordinance: Section 134-105</p>	Applied
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>Revisions needed:</p> <p>- Must comply with Public Works Department requirements within multifamily residential zoning districts. Must submit dumpster locations/details on construction plans and be approved by Public Works prior to NTP.</p> <p>*Alley/service drive easement required for commercial and multi-family properties.</p> <p>**Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* Front: 25.00 ft. Blocks I, II, & IV or greater for easements.</p> <p>* Front: 20.00 ft. Block III except 10 ft. for unenclosed carport only or greater for easements.</p> <p>-Engineer submitted a variance application on October 18th,2023 requesting a front setback of 20 feet except 10 feet for unenclosed carports only for block III. Planning and Zoning Commission approved the variance to the front setback of 10 for unenclosed carports only for block III.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: 10 ft. or greater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior Sides: In accordance with Zoning Ordinance or greater for easements.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied

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

* Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
	Applied
SIDEWALKS	
* A 4 ft. wide minimum sidewalk required on both sides of 8 1/2 Mile Road, North 34th Lane, all interior streets, and the north side of Wolf Creek Avenue. A5 ft. wide minimum sidewalk required along North Ware Road (F.M2220). - Revise plat note #9 as shown above, finalize wording prior to recording. **Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along the east side of North Ware Road, lots 105, 106 in Block II, lots 87, 88, 97-104, 116 in Block III, lots 8, 10-18 in Block IV along North 34th Lane, lots 116-123 in Block III, lots 1-8 in Block IV along 8 1/2 Mile Road for Block IV and Lots 116-123 Block III. Revisions Needed: - Revise note #16 as shown above, finalize wording for note prior to recording. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Required
	Applied
	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Ware Road (F.M2220), 8 1/2 Mile Road for Block IV and Lots 116-123 Block III, North 34th Lane, North 38th Street for Block IV. Revisions Needed: -Revise note #10 as shown above, finalize wording for note prior to recording. **Must comply with City Access Management Policy For Block III, as applicable: * Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Proposing: Common areas must be maintained by the Lot Owners, HOA, and not the City of McAllen. *** Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to recording. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
	Applied
	Required
	NA

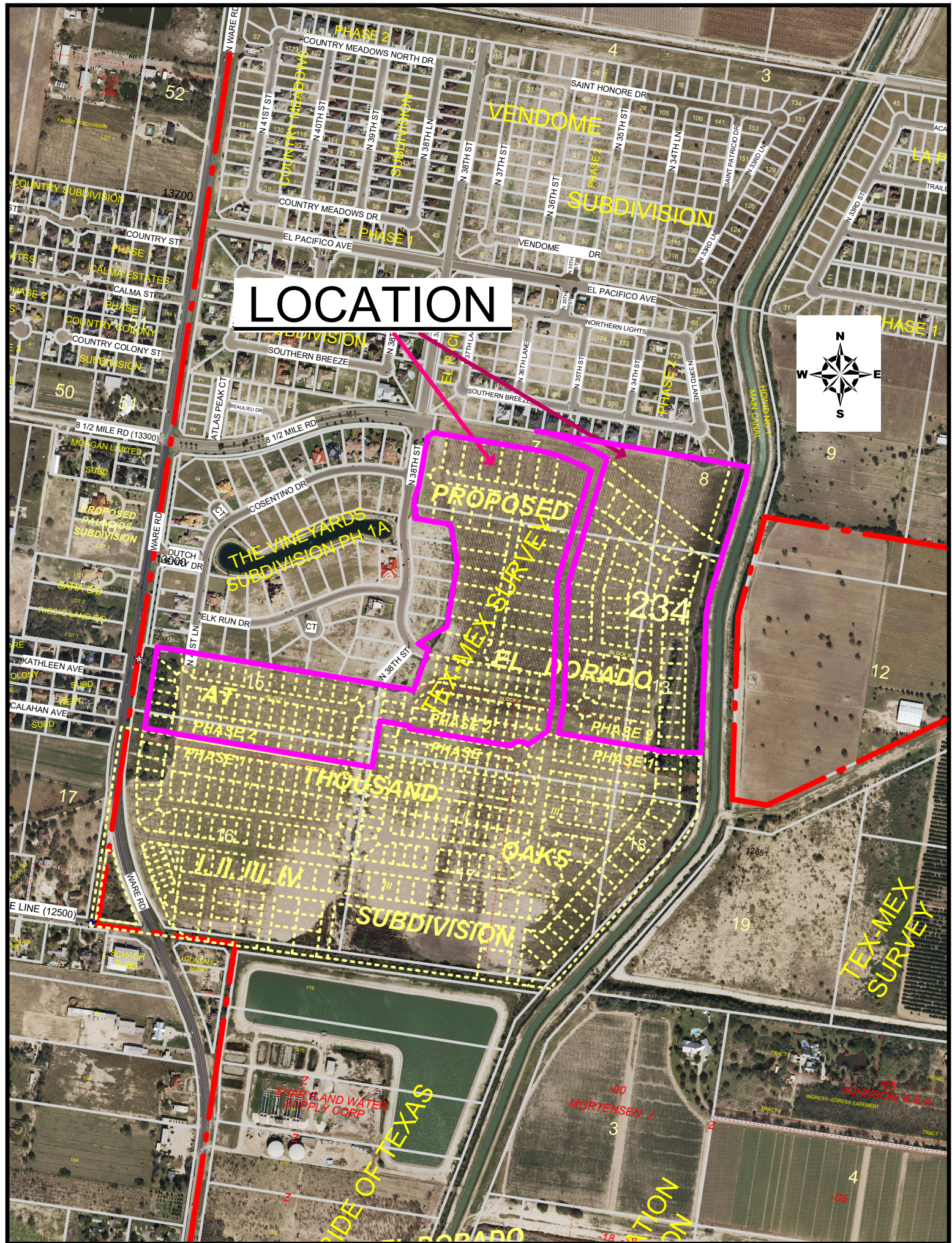
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>Revisions Needed: Developer/Homeowner's Association/Owner notes must be revised to include all blocks, finalize note wording prior to recording.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public/private streets</p> <p>**Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
ZONING/CUP	
<p>* Existing R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) District Proposed : R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III)</p> <p>*Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023.</p> <p>***Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording.</p> <p>***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval</p> <p>**Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023.</p> <p>***Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording.</p> <p>***Zoning Ordinance: Article V</p>	Applied
PARKS	
<p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 (\$700 x 330 = \$231,000). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which half (\$116,550) be paid prior to recording and the remainder (\$116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.</p>	Required

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

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 (\$700 x 330 = \$233,100). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which half (\$116,550) be paid prior to recording and the remainder (\$116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.</p>	Required
<p>* Pending review by City Managers Office. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 (\$700 x 330 = \$233,100). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which half (\$116,550) be paid prior to recording and the remainder (\$116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.</p>	Required
TRAFFIC	
<p>* As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions.</p>	Applied
<p>* As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions.</p>	Applied
COMMENTS	
<p>Comments: *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. **As per discussion with engineer Lot B shall be utilized as detention area, must be labeled on plat, prior to recording. ***10 ft. Sidewalk and utility easement is not being shown on plat along the cul-de-sac area as per approved variance by City Commission. ****Revise plat note #18 as per parkland variance approved on April 19, 2024, prior to recording. *Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.</p>	Applied

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



LOCATION



SUB 2022-0034



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name : <u>SALINAS Brothers Division</u> ^{sub} 3-14 G.R.
	Location <u>N. LOS EBANOS RD.</u> City Address or Block Number <u>13401 N. LOS EBANOS RD</u> Number of lots <u>2</u> Gross acres <u>9.81</u> Net acres <u>9.66</u> Existing Zoning <u>N/A</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>N/A</u> Proposed Land Use <u>SINGLE FAMILY RESIDENTIAL</u> Irrigation District # <u>UNITED IRRIGATION</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u> Parcel No. <u>319235</u> Tax Dept. Review <u>NO Rollback taxes</u> Legal Description <u>A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS EOAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.</u>
Owner	Name <u>JUAN LUIS SALINAS & LEONEL JR. SALINAS</u> Phone <u>956-867-1095</u> Address <u>3908 XENOPS AVE</u> City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u> E-mail <u>juanluisrn@yahoo.com</u>
Developer	Name <u>JUAN LUIS SALINAS</u> Phone <u>956-867-1095</u> Address <u>3908 XENOPS AVE</u> City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u> Contact Person <u>JUAN LUIS SALINAS</u> E-mail <u>juanluisrn@yahoo.com</u>
Engineer	Name <u>IDEN I. TREVINO</u> Phone <u>956-283-8847</u> Address <u>200 S. 10 TH ST. SUITE 1303</u> City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78501</u> Contact Person <u>KARIME FARACHALA</u> E-mail <u>ident@trevinoengineering.com, karime@trevinoengineering.com</u>
Surveyor	Name <u>HOMERO GUTIERREZ</u> Phone <u>956-369-0988</u> Address <u>P.O. BOX 548</u> City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78505</u>

ENTERED

MAR 16 2022

Initial: CM

ME3/14/22

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  Date 03/15/2022

Print Name IDEN I. TREVINO

Owner ☐

Authorized Agent ☒



City of McAllen
Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

VAR 2024-0021

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

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

Project

Legal Description A 9.81-acre tract of land, more or less, out of Lot 55-2, west addition to Sharyland Subdivision, map or plat thereof recorded in Volume 1, Pages 56, Hidalgo County Map Records, Texas

Proposed Subdivision (if applicable) Salinas Brothers Subdivision

Street Address N. Los Ebanos Rd Between 8 1/2 mile line & mile 9 Rd.

Number of lots 2 Gross acres 9.81

Existing Zoning _____ Existing Land Use _____

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

Applicant

Name Treviño Engineering Phone (956) 283-8847

ident@trevinoengineering.com

Address 2211 E. Griffin Pkwy, Ste 160 E-mail karime@trevinoengineering.com

City Mission State TX Zip 78572

Owner

Name Juan Luis Salinas
Leonel Salinas Jr. Phone (956) 867-1095

Address 3908 Xenops Ave. E-mail juanluisrn@yahoo.com

City Mission State TX Zip 78504

Authorization

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?

☐ Yes

☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature]

Date 04/29/2024

Print Name Iden I. Treviño

☐ Owner

☒ Authorized Agent

Office

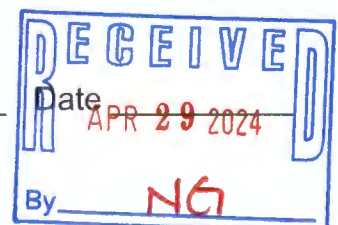
FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☒ \$250.00

Accepted by KF

Payment received by _____

Rev 06/21





City of McAllen
Planning Department
REASON FOR APPEAL

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

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

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

Reason for Appeal

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

See attached sheet

a. Fire hydrant

d. Sidewalk improvements

b. Paving

c. Drainage

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

See attached sheet, response to No.1.

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.

No development at neighboring properties.

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

No development at neighboring properties.

REASON FOR APPEAL

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
 - a. *Fire Hydrant Installation:*

The water services at the site belong to Sharyland Water Supply Corporation. The current water line servicing the vicinity is a 4-inch diameter line. Sharyland Water Supply Corporation will require a 6-inch diameter line minimum in order to install a fire hydrant. The water line would have to be upgraded from a 4-inch to a 6-inch diameter for over a mile in distance. The water line upgrade would not be feasible for the proposed 2-lot subdivision.
 - b. *Paving:*

The owners are also seeking a variance for paving, drainage, and sidewalk improvements. The properties adjacent to the proposed subdivision are vacant and undeveloped areas.
 - c. *Drainage:*

The owners are also seeking a variance for paving, drainage, and sidewalk improvements. The properties adjacent to the proposed subdivision are vacant and undeveloped areas.
 - d. *Sidewalk Improvements:*

The owners are also seeking a variance for paving, drainage, and sidewalk improvements. The properties adjacent to the proposed subdivision are vacant and undeveloped areas.



City of McAllen
Planning Department
REASON FOR APPEAL

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

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

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

Reason for Appeal

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

The dedication of a N/S collector street is being requested on the west property line.

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

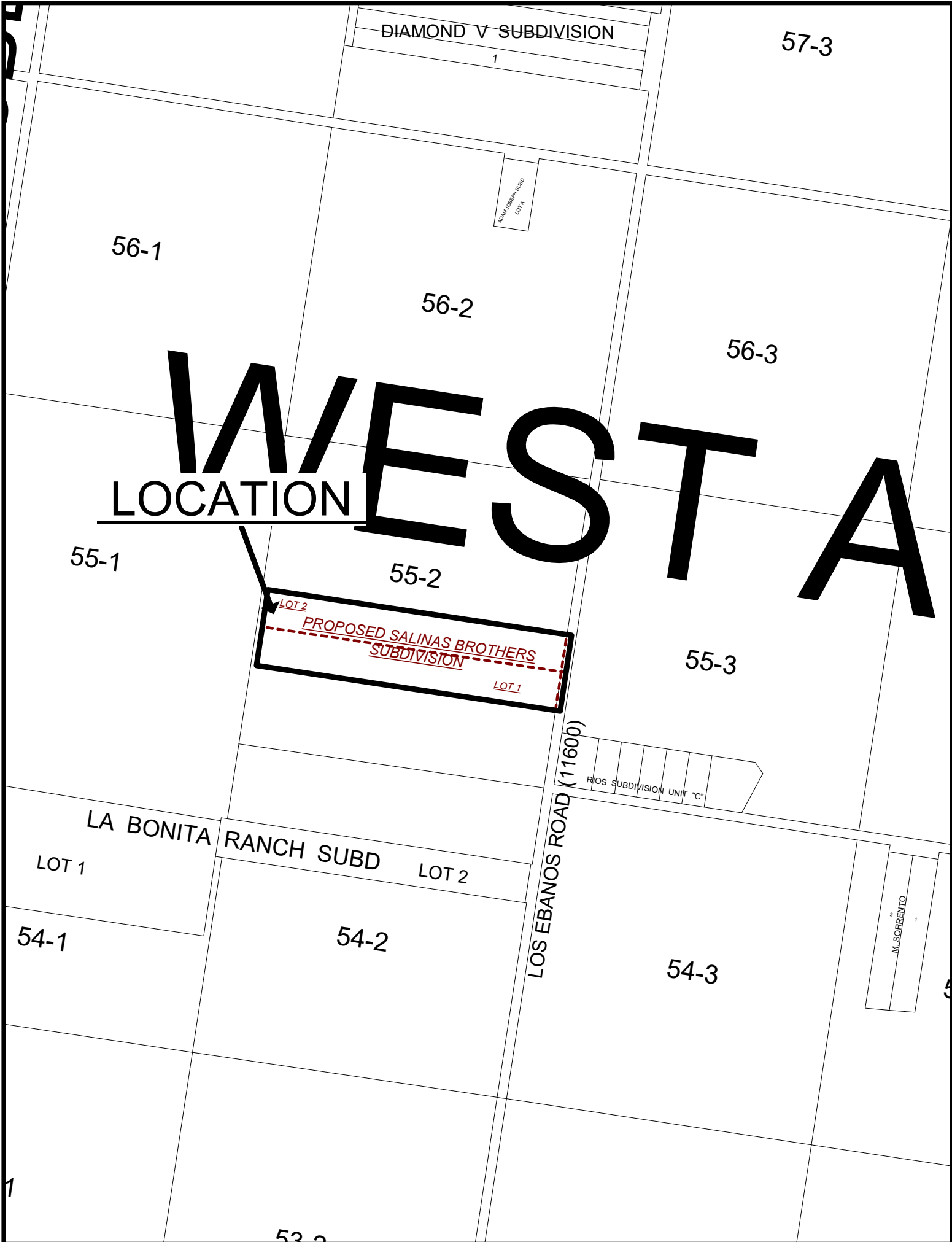
Currently, there is not street along proposed N/S collector street alignment.

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

Since no street has been constructed at N/S collector street alignment, no one is being affected.

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

No street has been constructed at N/S collector alignment.



WEST A

LOCATION

LOT 2
PROPOSED SALINAS BROTHERS
SUBDIVISION
LOT 1

LA BONITA RANCH SUBD
LOT 1
LOT 2

LOS EBANOS ROAD (11600)
RLOS SUBDIVISION UNIT "C"

M. SORRENTO
1
2

SALINAS BROTHERS SUBDIVISION

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.

METES AND BOUNDS

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE **POINT OF COMMENCEMENT (P.O.C.)** BEING AT A POINT (N: 18648791.39, E: 1042805.91) ON THE EXISTING CENTERLINE OF LOS EBANOS ROAD, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 55-2; **THENCE**, NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 55-2, AND WITH EXISTING CENTERLINE OF SAID LOS EBANOS ROAD A DISTANCE OF 330.00 FEET TO A POINT FOR AN APPARENT NORTHWEST CORNER OF A 10.0-ACRE TRACT OF LAND VESTED IN CHRISTIAN DAVID, KIMBERLY, & MAURILLO CHACON (DOCUMENT #2799898, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED; AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)** OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 81 DEGREES 28 MINUTES 22 SECONDS WEST, PARALLEL TO THE APPARENT SOUTH LINE OF SAID LOT 55-2, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 9.81-ACRE TRACT, AND THE NORTH LOT LINE OF SAID 10.0-ACRE TRACT OF LAND VESTED IN CHRISTIAN DAVID, KIMBERLY, & MAURILLO CHACON, A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,295.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EAST LOT LINE OF A 50.00-FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 7 RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 31 MINUTES 38 SECONDS EAST, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 55-2, AND WITH THE WEST LOT LINE OF SAID 9.81-ACRE TRACT, AND THE EAST LOT LINE OF SAID 50.00-FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 7 RIGHT-OF-WAY, A DISTANCE OF 323.73 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF A 4.72-ACRE TRACT VESTED IN FRANCISCO SERNA (DOCUMENT #2985446, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED

THENCE, SOUTH 81 DEGREES 28 MINUTES 22 SECONDS EAST, PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 55-2, AND THE NORTH LOT LINE OF SAID 9.81-ACRE TRACT, A DISTANCE OF 1,295.00 FEET PASS A NO. 4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, FOR A TOTAL DISTANCE OF 1,295.00 FEET TO A POINT ON THE APPARENT EAST LOT LINE OF SAID LOT 55-2, AND THE EXISTING CENTERLINE OF SAID LOS EBANOS ROAD, FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.72-ACRE TRACT VESTED IN FRANCISCO SERNA, AND THE APPARENT NORTHEAST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 31 MINUTES 38 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 55-2, AND OF SAID EAST LOT LINE OF SAID 9.81-ACRE TRACT, AND THE EXISTING CENTERLINE OF SAID LOS EBANOS ROAD, A DISTANCE OF 323.73 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 10.0-ACRE TRACT OF LAND VESTED IN CHRISTIAN DAVID, KIMBERLY, & MAURILLO CHACON, AND THE SOUTHEAST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)**, CONTAINING A GROSS OF 9.81 ACRES OF LAND, OF WHICH 0.15 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 9.66 ACRES OF LAND, MORE OR LESS.

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

PRINCIPAL CONTACTS:				
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	JUAN LUIS SALINAS	3908 XENOPS AVENUE	MISSION, TEXAS 78504	(956) 867-1095
OWNER:	LEONEL SALINAS JR.	13545 N. LOS EBANOS RD.	MISSION, TEXAS 78573	(956) 330-1631
ENGINEER:	IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, STE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 249-8061

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **SALINAS BROTHERS SUBDIVISION**, ADDITION TO THE CITY OF EDINBURG, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES, AND SUCH OTHER USES AS THE CITY DESIRES TO MAKE OF SAID PROPERTY THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

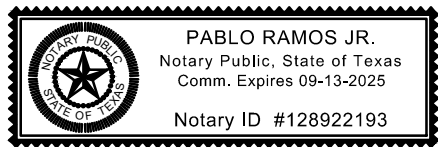
JUAN L. SALINAS & LEONEL SALINAS JR.
3908 XENOPS AVENUE
McALLEN, TX 78504

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **JUAN LUIS SALINAS & LEONEL SALINAS JR.**, AND PROVED TO ME THROUGH HER TEXAS NOTARIAL PUBLIC, **PABLO RAMOS JR.**, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES, AND SUCH OTHER USES AS THE CITY DESIRES TO MAKE OF SAID PROPERTY THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:



CITY OF McALLEN PLANNING & ZONING

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

CHAIRMAN, PLANNING COMMISSION

DATE

CITY OF McALLEN MAYOR

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

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY

DATE



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: _____ DEPUTY

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 TEX. WATER CODE § 49.211(C). THE DISTRICT HAS NOT RECEIVED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

UNITED IRRIGATION DISTRICT

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

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

PRESIDENT
UNITED IRRIGATION DISTRICT

ATTEST:
SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

*KNOW ALL MEN BY THESE PRESENTS:

THAT I, **HOMERO LUIS GUTIERREZ**, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF EDINBURG.

HOMERO LUIS GUTIERREZ, RPLS

NO. 2791

DATE



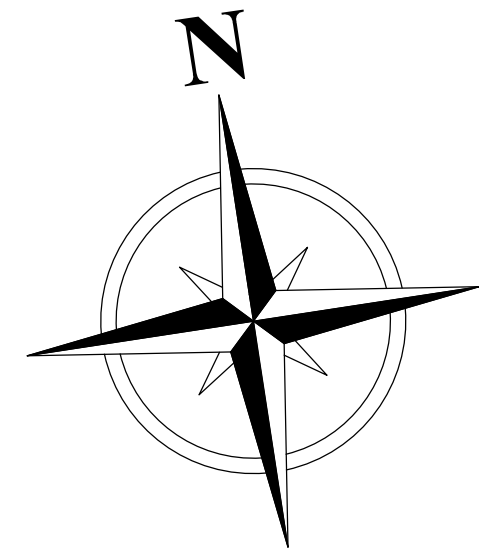
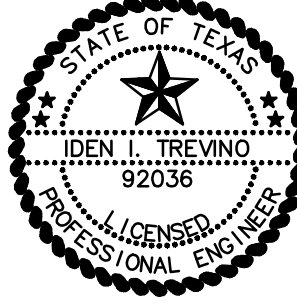
STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, **IDEN I. TREVINO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

IDEN I. TREVINO, PE

NO. 92036

DATE



SCALE: 1"=80'

LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD SET
●	- FND. 5/8" IRON ROD
○	- FND. 2" IRON PIPE
—	- R.O.W. - RIGHT OF WAY
—	- FND. - FOUND
—	- P.O.C. - POINT OF COMMENCEMENT
—	- P.O.B. - POINT OF BEGINNING



SITE LOCATION
SCALE: 1"=1,000'

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

SALINAS BROTHERS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PCT. NO. 3 ON THE WEST SIDE OF LOS EBANOS ROAD, APPROXIMATELY 0.06 MILES NORTH FROM 8 1/2 MILE LINE RD. NEARBY MUNICIPALITY IS THE CITY OF McALLEN TEXAS, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN. (POPULATION 180,000). SALINAS BROTHERS SUBDIVISION LIES APPROXIMATELY 0.06 MILES NORTH FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 5.0 EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
COMMUNITY PANEL NO. 480334 0292D
REVISED JUNE 6, 2000

ZONE "X" (SHADED) WHICH IS DESIGNATED AS AREAS OF 500-YEAR FLOODPLAIN; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 500-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. MIN. BUILDING SETBACK LINES:

FRONT: 50.00 FEET OR IN LINE WITH AVERAGE SETBACK OF EXISTING STRUCTURES, OR EASEMENT, WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACKS ARE REQUIRED; GREATER SETBACK APPLIES.

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR OCCUPANCY OF THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF LOS EBANOS ROAD OR 18" ABOVE THE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

---> B.M. ON POWER POLE ELEVATION= 182.47

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 19,284 CUBIC FEET OR 0.442 ACRE- FEET OF STORMWATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED AREAS AS DESIGNATED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITH IN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTINGS, AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

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

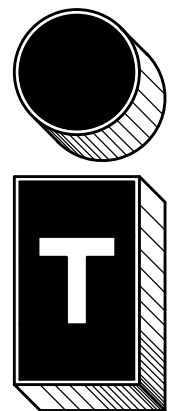
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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

PREPARATION DATE: AUGUST 18, 2022

INDEX TO SHEETS OF SALINAS BROTHERS SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. NO. 1 CERTIFICATION; DONNA IRRIGATION No.1 AND H.C.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

PLAT



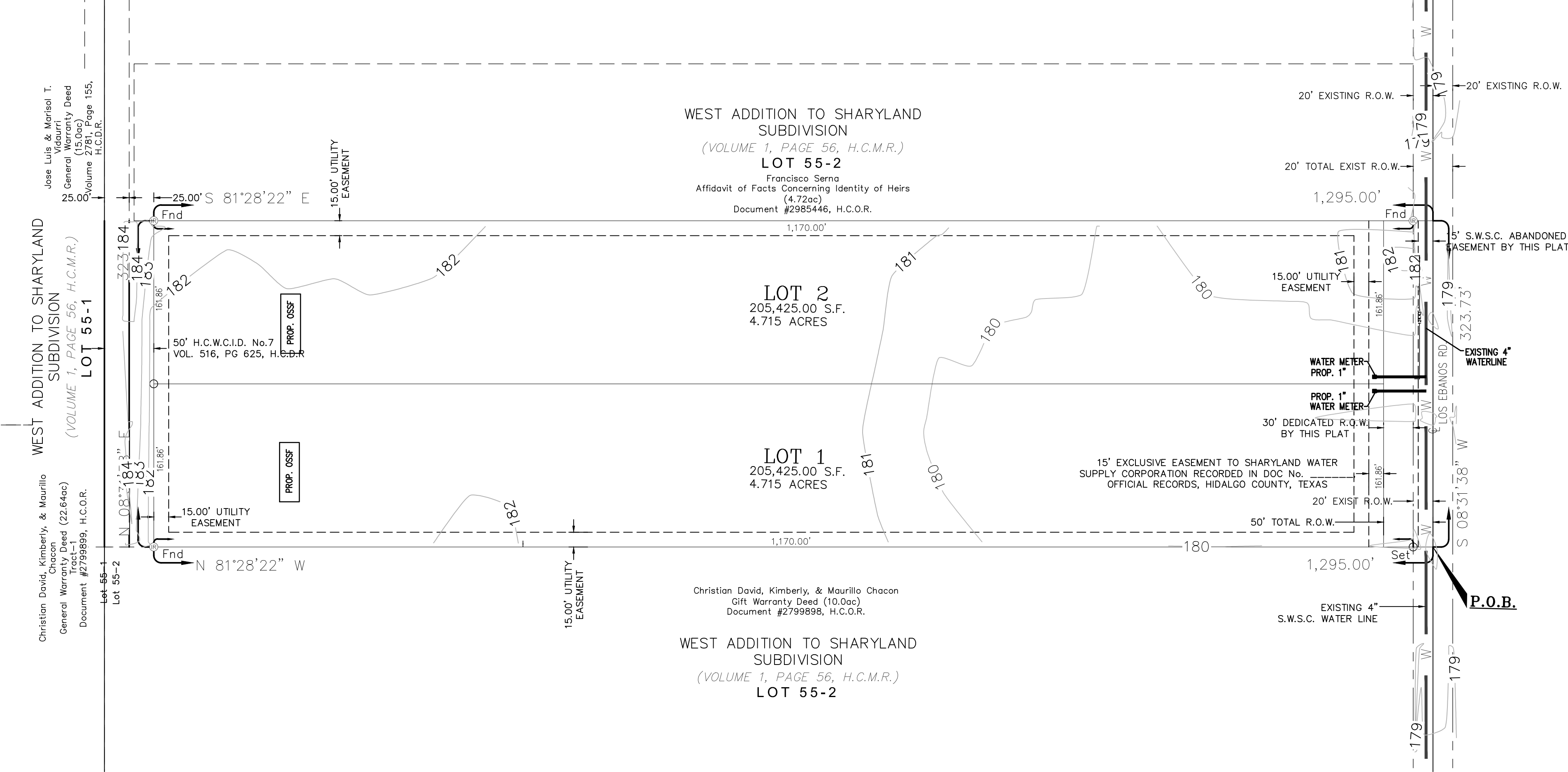
TREVIÑO ENGINEERING

FIRM No. F-7906

TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160
Mission, Texas 78572

ident@trevinoengineering.com

1.0



HCDD#1 APPROVED DRAINAGE REPORT STATEMENT.

INTRODUCTION:
THE PROPOSED SALINAS BROTHERS SUBDIVISION (INTENDED FOR SINGLE FAMILY) IS A 9.81-ACRES IN AREA, WITH A TOTAL OF 2 LOTS. THE PROPERTY IS A 9.81 ACRE TRACT OF LAND, MORE OR LESS, OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.

THIS PROPERTY IS LOCATED ON THE WEST SIDE OF N. LOS EBANOS RD. APPROXIMATELY 2,950 FEET (0.3 MILES) NORTH OF MILE 8 RD WITHIN THE CITY OF McALLEN - HIDALGO COUNTY, TEXAS, THE PROPERTY IS NOT WITHIN ANY CITY ETJ. CURRENTLY, THE PROPERTY IS ALL BEING USED FOR AGRICULTURE FARMLAND. THE SUBDIVISION IS FLANKED BY RESIDENTIAL PROPERTY ON THE EAST SIDE. THE PROPERTY TO THE EAST, SOUTH AND WEST IS AGRICULTURE LAND. PLEASE SEE THE ATTACHED LOCATION MAP AND PLAT FOR REFERENCE.

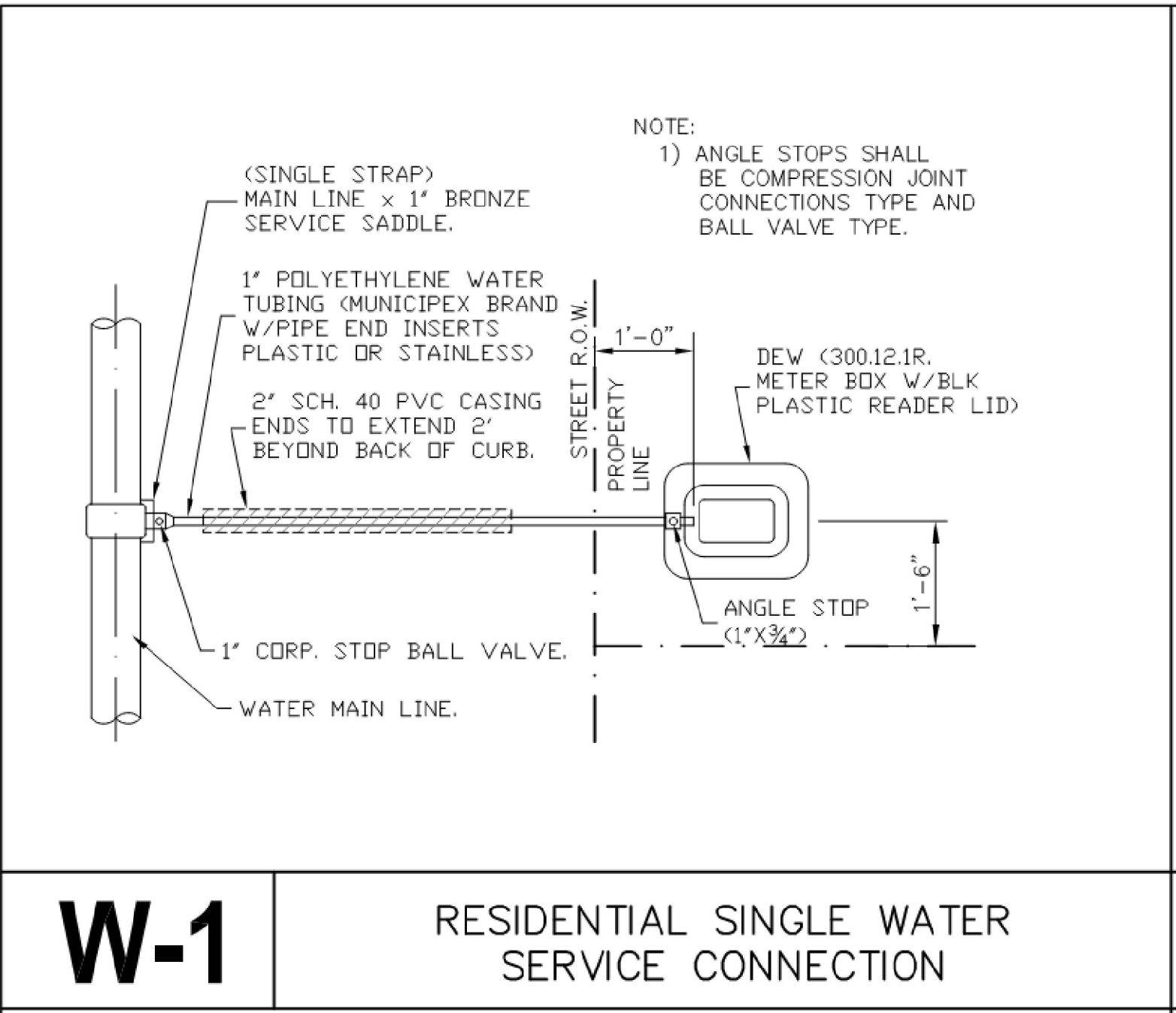
FEMA:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, THE SUBDIVISION IS LOCATED ON "ZONE X", SHADED COMMUNITY PANEL NUMBER 480334 0295 D, ZONE "X" AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS.

SOIL:
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE CONSISTS OF ONE SOIL TYPE: (3)-BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES GROUP B. SOILS HAVE A MODERATE INFILTRATION RATE. THIS GROUP CONSISTS CHIEFLY OF DEEP WELL DRAINED SOILS WITH A MODERATELY FINE TO MODERATELY COARSE TEXTURE AND A MODERATE RATE OF WATER TRANSMISSION. MORE DETAILS MAY BE FOUND IN THE SOIL PROPERTIES PORTION OF THIS DOCUMENT

EXISTING DRAINAGE CONDITIONS:
THE PROPERTY TOPOGRAPHY NATURALLY SLOPES ON AN EAST, SOUTHEAST DIRECTION TOWARDS N. LOS EBANOS RD. AND DRAINS INTO BAR DITCHES ON N. LOS EBANOS RD. ON EACH SIDE OF THE ROAD.

DRAINAGE REQUIREMENTS:
THE POST-DEVELOPED STORM RUNOFF IN THE AMOUNT OF 19,284 CUBIC FEET (0.442 ACRE-FT) WILL SHEET FLOW TO BAR DITCH ON LOS EBANOS RD. NO SITE DETENTION WILL ONSITE DUE TO THE SUBDIVISION BEING FOR 2-SINGLE FAMILY LOTS SUBDIVISION. HIDALGO COUNTY DRAINAGE DISTRICT DOES NOT ALLOW SITE DETENTION ON SINGLE FAMILY LOTS. THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM DETERMINED USING THE RATIONAL METHOD IS 3.76 CFS FOR A 10-YEAR RETURN FREQUENCY AND THE ANTICIPATED PEAK RUNOFF AFTER DEVELOPMENT IS CALCULATED TO BE 9.70 CFS FOR A 50-YEAR RETURN FREQUENCY.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS OF NOT ALLOWING SITE DETENTION ON SINGLE FAMILY LOTS, WE HAVE CALCULATED THAT 19,284 CUBIC FEET OF STORM RUNOFF TO BE RELEASED INTO LOS EBANOS RD. BAR DITCHES.



IDEN I. TREVINO, PE NO. 92036 DATE

STATE OF TEXAS
COUNTY OF HIDALGO
LICENSED PROFESSIONAL ENGINEER
NO. 92036

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JUAN LUIS SALINAS	3908 XENOPS AVENUE	MISSION, TEXAS 78504	(956) 867-1095
OWNER: LEONEL SALINAS JR.	13545 N. LOS EBANOS RD.	MISSION, TEXAS 78573	(956) 330-1631
ENGINEER: IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, STE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR: HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 249-8061

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

JUAN LUIS SALINAS, AS OWNER OF THE 9.81 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SALINAS BROTHERS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.
(C) GAS CONNECTIONS, IF AVAILABLE, PROVIDE TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

JUAN LUIS SALINAS, OWNER
3908 XENOPS AVENUE
MISSION, TEXAS 78501

SALINAS BROTHERS SUBDIVISION

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.

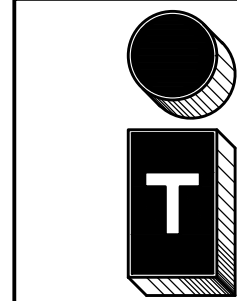
STATE OF TEXAS
COUNTY OF HIDALGO

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

IDEN I. TREVINO, PE NO. 92036 DATE

SHEET	DESCRIPTION
P1.0	SUBDIVISION PLAT
P2.0	SUBDIVISION UTILITIES

UTILITIES



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

FINAL WATER AND SEWER ENGINEERING REPORT.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
SALINAS BROTHERS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. S.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE RIGHT-OF-WAY OF LOS EBANOS ROAD. THE WATER SYSTEM FOR SALINAS BROTHERS SUBDIVISION CONSISTS OF A 1" POLYETHYLENE WATER SERVICE LINE. 1" SERVICE WILL TAP INTO THE EXISTING 4" WATER LINE WITH A 4" X 1" BRONZE SERVICE SADDLE THAT TERMINATES AT A PROPOSED 1" X 3/4" ANGLE STOP COVERED WITH A WATER METER BOX FOR THIS LOT. THE 3/4" SINGLE SERVICE AND THE METER BOX WILL BE INSTALLED, AT A COST OF \$3,405.00. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$1,825.00 WHICH COVERS THE \$1,825.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM THE SALINAS BROTHERS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD. EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS III SANDY LOAM BLOCKY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COST FOR THE REQUIRED. NO OFF'S HAVE BEEN INSTALLED AS OF THE TIME OF THE APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER HAS OBTAINED A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM OF \$. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$0,000.00 WHICH EQUALS TO \$0,000.00 PER LOT.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$0000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$0000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROVADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE, CADA LOTE EN LA SUBDIVISION MIDE ALMENOS UN ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN. EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS NO HAN SIDO INSTALADAS EN EL PROCESO DE LA APROVACION FINAL. EL DUEÑO SOMETERA UNA CARTA DE CREDITO CON EL PLANO ORIGINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO DE \$ PARA LA INSTALACION DE TODAS LAS FOSAS SEPTICAS. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN LA VENTA DEL SOLAR.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$0,000.00 O \$0,000.00 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$000.00 A UN COSTO TOTAL DE \$000.00 TODA LA SUBDIVISION.

IDEN I. TREVINO, PE NO. 92036 DATE

STATE OF TEXAS
COUNTY OF HIDALGO
LICENSED PROFESSIONAL ENGINEER
NO. 92036

PREPARATION DATE: AUGUST 18, 2022

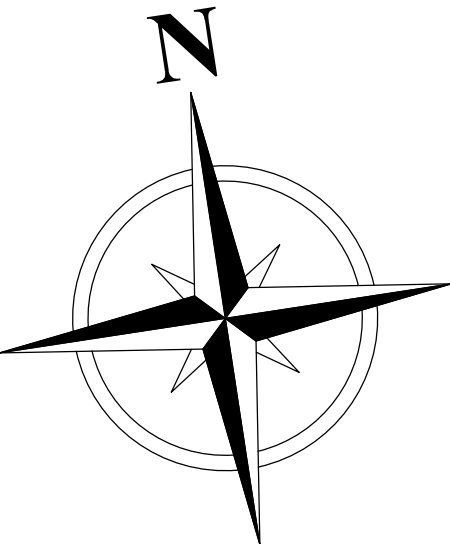
INDEX TO SHEETS OF SALINAS BROTHERS SUBDIVISION

SHEET 1
HEADING, INDEX, LOCATION MAP, AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. NO. 1 CERTIFICATION; DONNA IRRIGATION No.1 AND HCDD. REVISION NOTES.

SHEET 2
WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

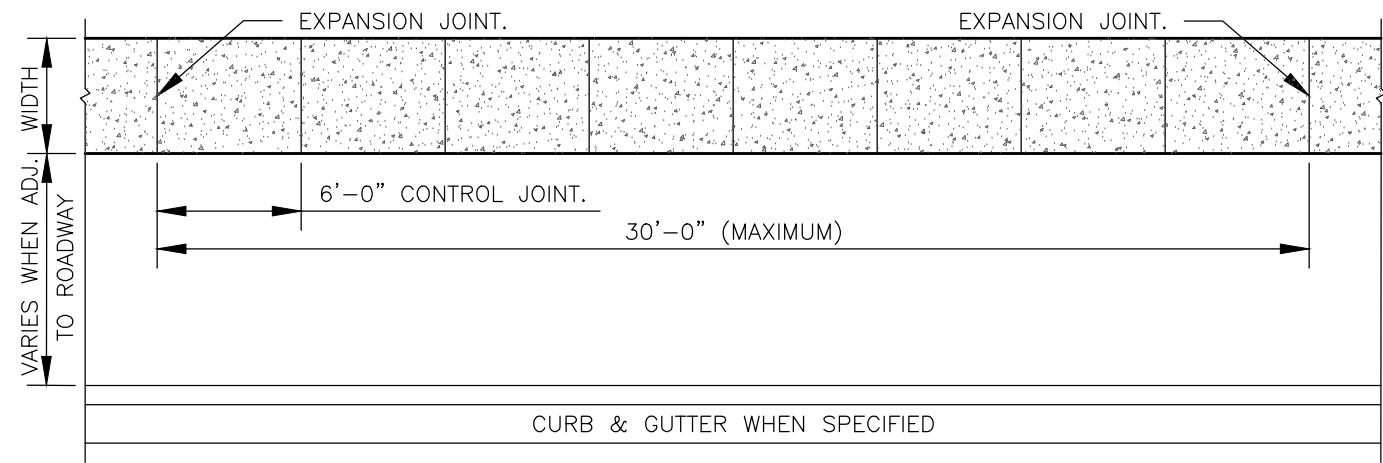
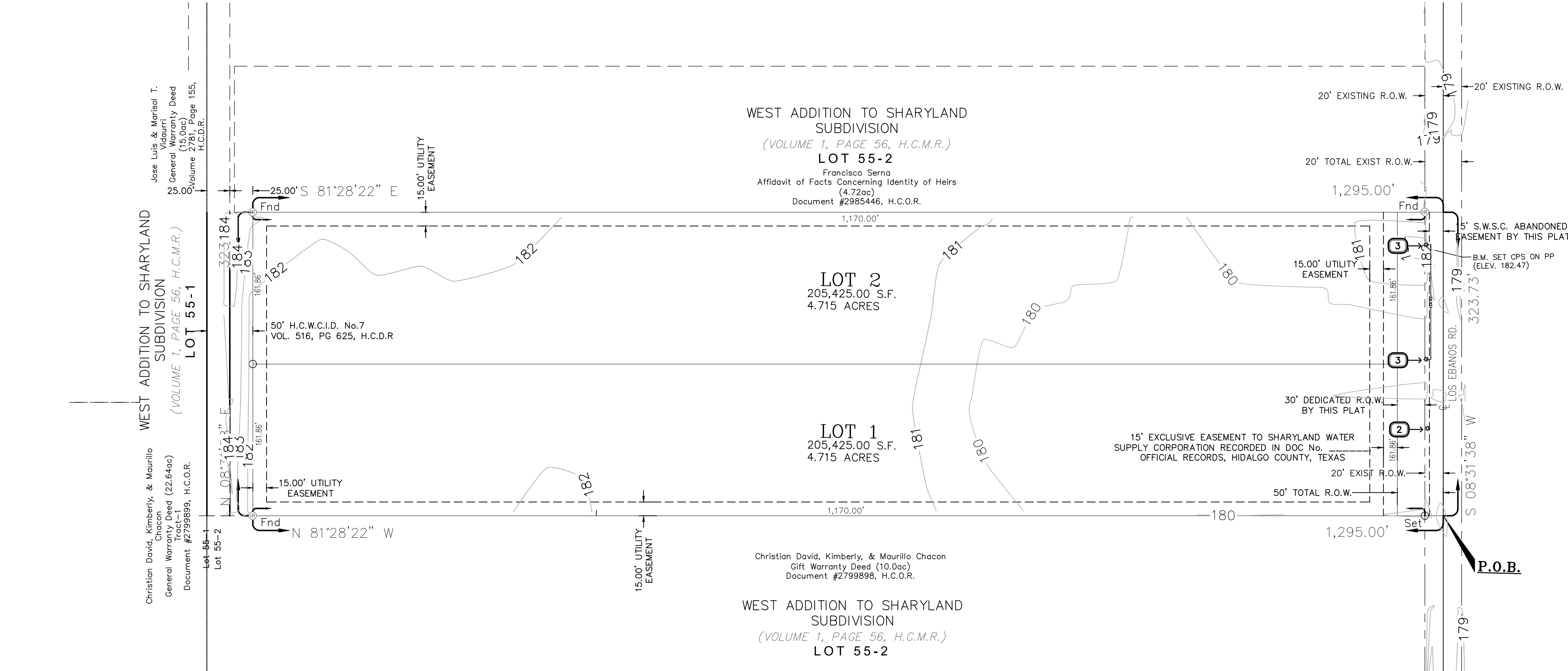
2.0



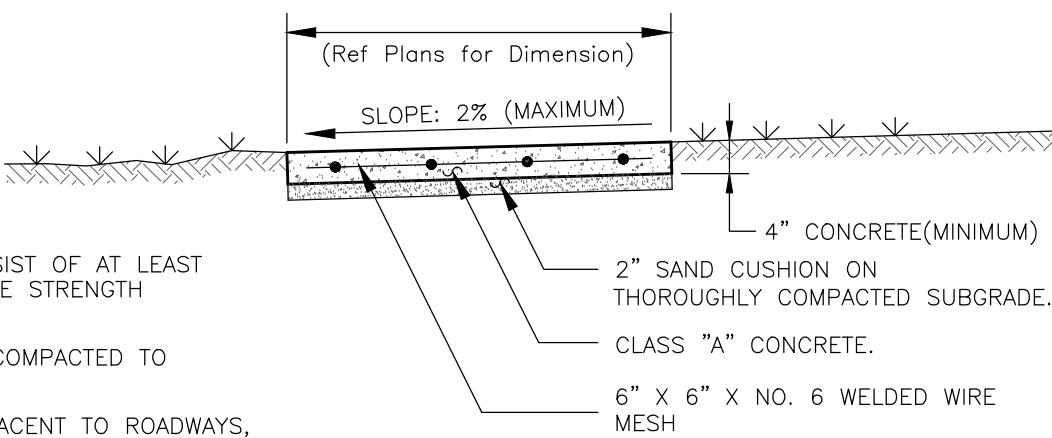
SCALE: 1"=80'

LEGEND

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD SET
- ⦿ - FND. 5/8" IRON ROD
- ⦿ - FND. 2" IRON PIPE
- R.O.W. - RIGHT OF WAY
- FND. - FOUND
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING



PLAN



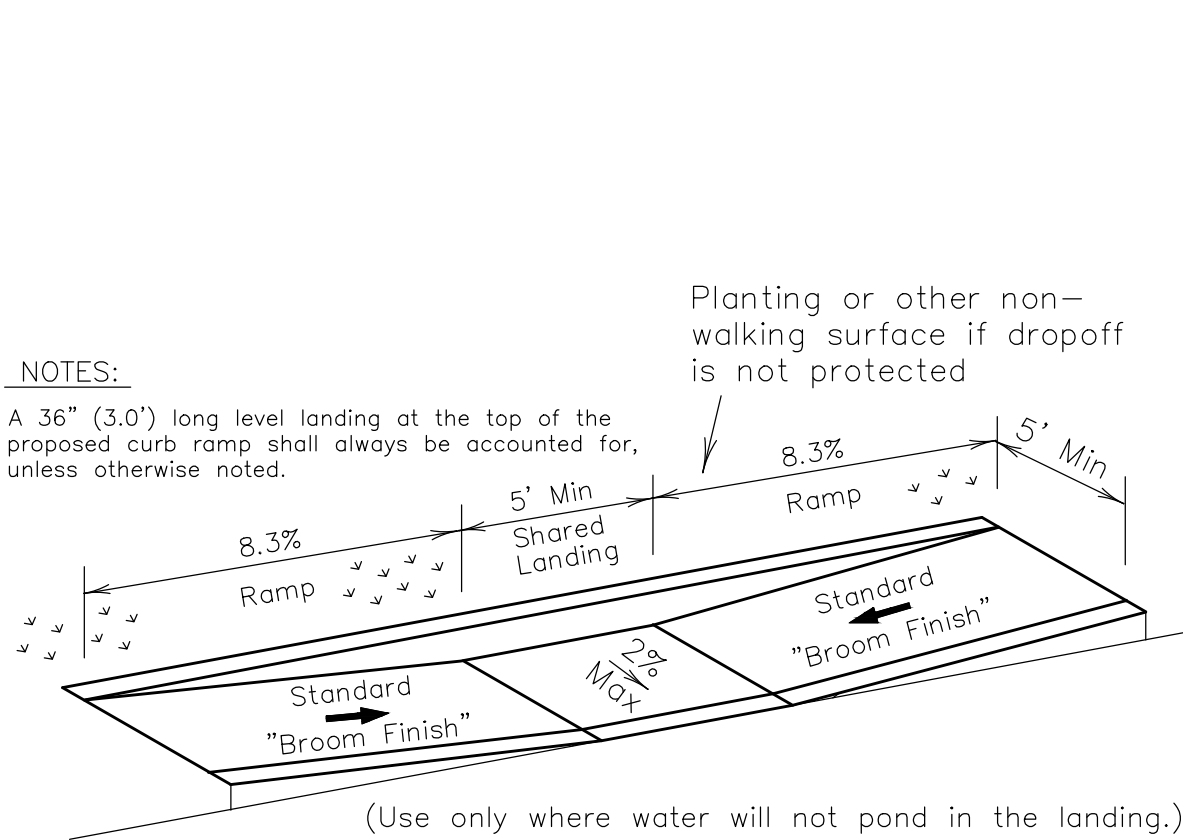
SECTION

TYPICAL SIDEWALK
DETAIL (public and private)

Not to Scale

CONTRACTOR NOTE:

ALL LANDSCAPING AREAS WILL HAVE IRRIGATION SYSTEM AND ROW
WILL HAVE DRIP IRRIGATION.



PARALLEL CURB RAMP
FOR PRIVATE PARKING FACILITIES

Not to Scale

SITE PLAN KEYNOTES

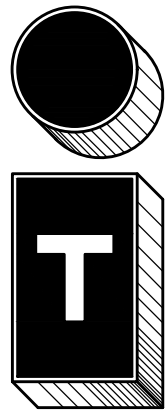
- 1 PROPOSED 6" CMU WALL ALONG THE WEST AND SOUTH LINE OF THIS PROPERTY.
- 2 EXISTING LIGHT POLE.
- 2 EXISTING LIGHT POLE AND PROPOSED STREET LIGHT.

SALINAS BROTHERS
SUBDIVISION

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.

SITE PLAN & STREET LIGHT

3.0



TREVIÑO ENGINEERING

FIRM No. F-7906

TEL No. (956) 283-8847 2211 E. Griffin Pkwy. Suite 160
Mission, Texas 78572

ident@trevinoengineering.com



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/16/2024

SUBDIVISION NAME: SALINAS BROTHERS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Los Ebanos Road: Proposing 30ft. dedication or as needed for 50 ft. from centerline for 100 ft. total R.O.W.
Paving: 65 ft. Curb & gutter: Both Sides
- An exclusive S.W.S.C. easement is shown within the existing ROW need to resolve any issue with overlap of R.O.W./easement. If new easement shown on plat, this will require existing easement to be abandoned, prior to final.
- Must Include Document #'s on plat and must provide any documents as applicable regarding existing R.O.W. dedications for the North Los Ebanos Road, prior to final.
- There is a reference to 20 ft. of existing ROW on both sides of centerline, but 20 ft. of total existing ROW clarify discrepancy, prior to final.
- - The engineer submitted a variance request on April 29, 2024 to request a contractual agreement in lieu of escrowing the fee for the paving requirement. If the variance request is approved a plat note to reference the contractual agreement is needed, prior to recording.
***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are not constructed prior to recording.

Non-compliance

N/S Collector Street (West Side): Dedication as needed for 60 ft.- 70 ft. total ROW.
Paving 40 ft.-44 ft. Curb & gutter: Both Sides. Must Clarify Ownership for Collector Street.
Pending Items:
- Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final.
- Street alignment, transitions and R.O.W being reviewed by staff once status of 50 ft. Dedication to H.C.W.C.I.D No.7 is clarified and plat would need to be revised accordingly as applicable prior to recording. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to final.
- There have been conversations with the owner & engineer to include a plat note that the owner(s) shall dedicate/donate ROW should a future collector roadway be required along the west side of the subdivision.
- Engineer submitted a variance request on May 10, 2024 for the N/S quarter mile collector requirement.
***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

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

Applied

NA

NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision is proposed to be single-family residential use in ETJ. Alley/Service street requirements subject to change, if property is annexed or if commercial use is proposed. ***Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: Proposing 50 ft. or in line with average setback of existing structures, or easement, whichever is greater. Pending Items: -Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. **Subdivision Ordinance: Section 134-106 ****Zoning Ordinance: Section 138-356	Non-compliance
* Proposing: Rear: 15 ft. or easement, whichever is greater. Pending Items: -Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. -N/S collector street along west side will be finalized prior to final. *****Zoning Ordinance: Section 138-356	Non-compliance
* Sides: Proposing 6 ft. or easement, whichever is greater. ***Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setbacks are 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 North Los Ebanos Rd. and other street as applicable, prior to final. Revisions needed: - Finalize wording for Note #19 shown on plat submitted on 02-21-24 once ROW requirements have been finalized, prior to final. Provide Doc. #'s and clarify ownership on Collector Street. - The engineer submitted a variance request on April 29, 2024 to request a contractual agreement in lieu of escrowing the fee for sidewalk requirement. If the variance request is approved a plat note to reference the contractual agreement is needed, prior to recording. *Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. ***Subdivision Ordinance: Section 134-120	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 other street as applicable. Revisions needed: -Finalize wording for plat note #20 once Lot Frontage/ROW requirements have been finalized, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance

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

* 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.	Applied
	Required
NOTES	
* No curb cut, access, or lot frontage permitted along. Revisions needed: --Finalize wording for note once Lot Frontage/R.O.W. requirements have been finalized, prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 * 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	TBD
	NA
	NA
	NA
	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 * Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Applied
	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
	NA
PARKS	
* Land dedication in lieu of fee. Park fees do not apply to ETJ subdivision unless they are annexed. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fees do not apply to ETJ subdivision unless they are annexed.	NA
	NA

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

* Pending review by the City Manager's Office. Park fees do not apply to ETJ subdivision unless they are annexed.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Trip Generation for 2 Single Family Homes is waived.- TG Worksheet was still submitted, TG Approved, no TIA required * Traffic Impact Analysis (TIA) required prior to final plat.	Applied
	NA
COMMENTS	
Comments: - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. - Please provide ownership map of surrounding properties in order to verify that no landlocked properties exist or will be created, prior to final. - Contractual agreement regarding public improvements must be recorded, prior to recording.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITONS NOTED AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCE.	Applied

WESTA

LOCATION

PROPOSED SALINAS BROTHERS
SUBDIVISION

LOS EBANOS ROAD (11600)

LA BONITA RANCH SUBD

56-1

56-2

56-3

55-1

55-2

55-3

LOT 1

LOT 2

54-1

54-2

54-3

53-2

53-3



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>SILVERADO MOON SUBDIVISION</u>	
	Location _____	
	City Address or Block Number <u>8100 N TAYLOR RD</u>	
	Number of Lots <u>121</u>	Gross Acres <u>24.54</u> Net Acres <u>N/A</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Existing Zoning <u>ETJ</u> Proposed Zoning <u>ETJ</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>J.H. 06-02-23</u>	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>Single family</u> Irrigation District # <u>UD</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/> _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # _____ Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
<small>BEING A 24.54 ACRE TRACT OF LAND OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, AND 42 AND VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY, AND ALL OF LOT 1 OF MINERVA SUBDIVISION, AS PER MAP THEREOF RECORDED IN VOLUME 28, PAGE 150, MAP RECORDS, HIDALGO COUNTY</small>		
Owner	Name <u>FORTIS LAND COMPANY, LLC</u>	Phone <u>(956)-292-0008</u>
	Address <u>222 WEST UNIVERSITY DRIVE</u>	E-mail <u>OMAR@OGBUILD.COM</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78579</u>	
Developer	Name <u>FORTIS LAND COMPANY, LLC</u>	Phone <u>(956)-292-0008</u>
	Address <u>222 WEST UNIVERSITY DRIVE</u>	E-mail <u>OMAR@OGBUILD.COM</u>
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78579</u>	
	Contact Person <u>OMAR GARCIA</u>	
Engineer	Name <u>RIO DELTA ENGINEERING</u>	Phone <u>956 380 5152</u>
	Address <u>921 S. 10TH AVENUE</u>	E-mail _____
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	
	Contact Person <u>IVAN GARCIA P.E., R.P.L.S.</u>	
Surveyor	Name <u>RIO DELTA ENGINEERING</u>	Phone <u>956-380-5152</u>
	Address <u>921 S. 10TH AVENUE</u>	E-mail _____
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	

KF

JUN 02 2023
 BY: Nm/Cw

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

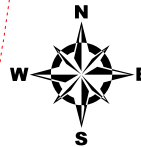
Signature  Date 5/12/23

Print Name Omar Garcia

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

LOCATION



SILVERADO MOON SUBDIVISION

A 25.07 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

(PRIVATE SUBDIVISION)

SCALE 1" = 100'

BASIS OF BEARING
TEXAS STATE PLANE, COORDINATES
NAD 83TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

PARCEL LINE TABLE

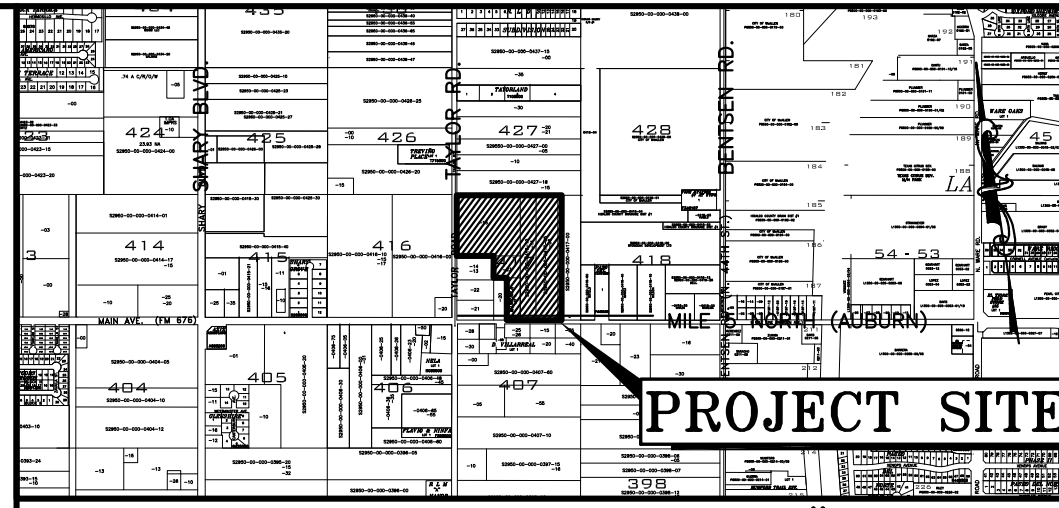
LINE #	Direction	Length
L2	N36° 20' 39"W	21.21'
L3	S53° 39' 10"W	21.21'
L4	N53° 39' 10"E	21.21'
L5	S36° 20' 50"E	21.21'
L6	N36° 20' 50"W	21.21'
L7	S53° 39' 10"W	21.21'
L8	N36° 20' 50"W	21.21'
L9	S53° 39' 10"W	21.21'
L10	S36° 20' 50"E	21.21'
L11	N53° 39' 10"E	21.21'
L12	N36° 20' 50"W	21.21'
L13	N36° 20' 50"W	21.21'
L14	S53° 39' 10"W	21.21'
L15	S8° 39' 10"W	18.51'
L16	S81° 20' 50"E	3.70'
L17	N8° 39' 10"E	9.72'
L18	N36° 20' 52"W	21.21'
L19	N53° 39' 10"E	21.21'
L20	S36° 20' 50"E	35.36'
L21	S53° 39' 10"W	35.35'
L22	N53° 35' 39"E	35.38'
L23	S36° 23' 50"E	35.32'

LEGEND

- FOUND 1/2 INCH IRON ROD
- FOUND 5/8 INCH IRON ROD
- FOUND COTTON PICKER SPINDLE
- SET COTTON PICKER SPINDLE
- NATURAL GROUND
- CALCULATED POINT
- CAPPED IRON ROD SET

ADDITIONAL LEGEND

- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- S.W.C. SOUTHWEST CORNER
- F.T.M. FARM-TO-MARKET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- C.E. CENTER LINE
- D.E. DRAINAGE EASEMENT



SCALE: 1" = 2000'

METES AND BOUNDS DESCRIPTION

A 25.07 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 25.07 ACRES TRACT BEING THE SAME LAND DESCRIBED IN THE FOLLOWING WARRANTY DEEDS:

- 1/FROM SANJUAN, LLC, TO FORTIS LAND COMPANY, LLC, DATED JANUARY 11, 2023, RECORDED IN DOCUMENT #3412710 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- 2/FROM SANDRA J. WOMACK AND CANDACE L. MCCOY TO SANJUAN, LLC, DATED OCTOBER 4, 2016, RECORDED IN DOCUMENT #2890550 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
- 3/FROM SVAD ENTERPRISE, INC. TO FORTIS LAND COMPANY, LLC DATED SEPTEMBER 5, 2023, RECORDED IN DOCUMENT #3480709 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 25.07 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A COTTON PICKER SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 417 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING:

THENCE, S 81°20'50" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 417, SAME BEING THE SOUTH BOUNDARY LINE OF LOT 427, JOHN H. SHARY SUBDIVISION, A DISTANCE OF 1117.91 FEET TO A SET 1/2- INCH CAPPED IRON ROD, BEING NORTH 81° 20' 50" WEST 200 FEET FROM THE NORTHEAST CORNER OF THE SAID LOT 417 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 83°91'0" W ALONG THE WEST BOUNDARY LINE OF THE REMAINDER OF A CALLED 7.24 ACRES CONVEYED TO SVAD ENTERPRISES, INC. RECORDED IN DOCUMENT #1272330 O.R.H.C., A DISTANCE OF 1261.08 FEET TO A 1/2- INCH IRON ROD FOUND, ON THE NORTH ROW LINE OF A CALLED 0.024 ACRE TRACT CONVEYED TO TXYOT IN DOCUMENT# 3343232 FOR THE SOUTHEAST CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE, N 81°26'51" W ALONG THE NORTH LINE OF THE SAID 0.024 ACRE TRACT, SAME BEING A POINT ON THE EAST BOUNDARY LINE OF A CALLED 1.46 ACRE TRACT CONVEYED TO RGV PARTNERS LLC, RECORDED IN DOCUMENT# 1978999 O.R.H.C., TO THE NORTHWEST CORNER OF THE SAID 0.024 ACRE TRACT, A DISTANCE OF 566.01 FEET TO A 5/8" IRON ROD FOUND, FOR A THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°91'8" E ALONG THE EAST BOUNDARY LINE OF THE SAID 1.46 ACRE TRACT, TO THE NORTHEAST CORNER OF THE SAID 1.46 ACRE TRACT, A DISTANCE OF 419.06 FEET TO 5/8" IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.46 ACRE TRACT, TO THE NORTHWEST CORNER OF THE SAID 1.46 ACRE TRACT, A DISTANCE OF 137.89 FEET TO A 1/2-INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°91'8" E ALONG THE EAST BOUNDARY LINE OF RUBEN VALDEZ SUBDIVISION, RECORDED IN DOCUMENT #3153639, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.50 FEET TO THE NORTHWEST CORNER OF THE SAID RUBEN VALDEZ SUBDIVISION, A DISTANCE OF 210.50 FEET TO A 1/2-INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID RUBEN VALDEZ SUBDIVISION, TO A POINT ON THE WEST LINE OF THE SAID LOT 417, PASSING AT 387.28 FEET A 1/2 CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY OF N. TAYLOR ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 414.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 83°91'8" E ALONG THE WEST LINE OF THE SAID LOT 417, A DISTANCE OF 632.50 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 25.07 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE WEST 26.72 FEET LIES 0.39 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TAYLOR ROAD (60.00 FOOT R.O.W.).

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.

2. THE CORNER PINS ALONG AUBURN AVE. (MILE 5 NORTH) FOR LOTS 38, 39, 40, 71, 72, AND 73 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.

3. THE CORNER PINS ALONG TAYLOR RD. FOR LOTS 1, 2, 3, 4, 117, 118, 119, 120 AND 121 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.

4. THE CORNER PINS ALONG THE REAR SIDE FOR LOTS 4 THROUGH 38 ARE SET WITH AN OFF-SET OF 1 FT. INTO THE LOTS.

5. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: 25 FT. OR GREATER FOR EASEMENTS;
20 FT. OR GREATER FOR EASEMENTS ONLY FOR LOTS 19, 20, 21, 36, 37, 74, 75, 115, 116,
15 FT. OR GREATER FOR EASEMENTS ONLY FOR LOTS 3, 4, 5, 6, 38, 39, 40, 71, 72, 73, 117, AND 118.

REAR: 10 FT. OR GREATER FOR EASEMENTS.

INTERIOR SIDES: 5 FT. OR GREATER FOR EASEMENTS.

CORNER: 10 FT. OR GREATER FOR EASEMENTS.

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

6. THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.

7. DRAINAGE DETENTION OF 144.00 CF OR 3.326 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAILED IN THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 MISSION-MALLEN LATERAL DRAIN DITCH.

8. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.

9. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. THE CITY OF MCALLEN TO HAVE A 25'X25' SIDE OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.

11. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG AUBURN AVENUE (5 MILE LINE ROAD), NORTH TAYLOR ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.

12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVENUE (5 MILE LINE ROAD) AND NORTH TAYLOR ROAD.

13. CITY OF MCALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3X3" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING:106110.60355 EASTING:16628009.54221 ELEV.=140.02

14. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND AUBURN AVENUE (5 MILE LINE ROAD) AND NORTH TAYLOR ROAD.

15. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

16. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

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

18. THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED RECORDED IN DOCUMENT# 1915-490033, #1915-490281 & #1917-4609, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

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

20. NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

21. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

22. 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.

23. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SILVERADO MOON SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, THE CITY OF MCALLEN, TEXAS, DEED RECORDS, DEVELOPER/HOMEOWNER'S 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 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.

24. COMMON LOT A, IDENTIFIED AS A DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, SILVERADO MOON HOMEOWNERS' ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA. AFTER COMMON LOT A'S FIRST COMPLETION OF NOTICE REQUIREMENTS SINCE THE CITY OF MCALLEN'S EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED, THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SILVERADO MOON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREINAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLIES ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR AUBURN AVE. (MILE 5 NORTH) AND N. TAYLOR ROAD IS BEING DEDICATED BY THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____

OMAR GARCIA (MANAGING MEMBER) DATE
FORTIS LAND COMPANY, LLC
222 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE SILVERADO MOON SUBDIVISION, LOCATED AT CITY OF MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:

NAME ADDRESS PHONE & FAX

OWNER(S): FORTIS LAND COMPANY, LLC 222 W. UNIVERSITY DRIVE EDINBURG, TX. 78539 (956) 292-0008 (956) 292-0896

SURVEYOR: IVAN GARCIA P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

ENGINEER: IVAN GARCIA P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

LIENHOLDER'S ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY BEING THE LAND SHOWN ON THIS PLAT AND THE DESIGNATED HEREIN AS THE SILVERADO MOON SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____

VICTOR SUSTAITA
LOVE STAR NATIONAL BANK (ASSISTANT VICE-PRESIDENT)
520 E. NOLANA AVENUE
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE SILVERADO MOON SUBDIVISION, LOCATED AT CITY OF MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:

NAME ADDRESS PHONE & FAX

OWNER(S): FORTIS LAND COMPANY, LLC 222 W. UNIVERSITY DRIVE EDINBURG, TX. 78539 (956) 292-0008 (956) 292-0896

SURVEYOR: IVAN GARCIA P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

ENGINEER: IVAN GARCIA P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

STATE OF TEXAS

COUNTY OF HIDALGO

MAYOR'S CERTIFICATE

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____

MAYOR, CITY OF MCALLEN DATE

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

STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS - COUNTY OF HIDALGO

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS - COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____

IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM NO. 10194027

STATE OF TEXAS - COUNTY OF HIDALGO

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM NO. 10194027

STATE OF TEXAS - COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

IVAN GARCIA P.E., R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM NO. 10194027

STATE OF TEXAS - COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ____

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/17/2024

SUBDIVISION NAME: SILVERADO MOON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Taylor Road: Proposing 10 ft. of dedication for 40 ft. from centerline for 80 ft. total ROW
Paving: 52 ft. Curb & gutter: both sides

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

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

Auburn Avenue (5 Mile Line Road): 60 ft. of dedication from centerline for 120 ft. total ROW.

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

- Based on the conversation with the engineer and documentation submitted on May 02, 2024, there is an existing 62 ft. ROW from centerline which includes a portion of the original ROW and acquisition from State and County; but the plat must be submitted showing these dedications prior to recording.

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

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

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 recording finalize street name prior to recording/
Mylar printing.

-Subdivision layout currently exhibits stub outs, clarify stub outs along lots 90 and 91 and lots 108 and 109, subdivision layout will have to be revised to provide for "Knuckle" design as dead end street are not permitted as this is a private subdivision, review and revise prior to recording. As per plat submitted on July 19th,2023, subdivision provides for knuckle design.

- As per plat submitted on June 2nd,2023 subdivision proposed to be private and for single family use, gate details are required. Gate details are under review and ROWs are subject to increase for gate areas, finalize prior to NTP/Recording..

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

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

E/W Quarter Mile Collector (northern boundary):Dedication as needed for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

Pending Items:

*Engineer submitted a variance application on July 7, 2023 in reference to the ROW dedication requirements for the E/W collector(1/4 Mile Collector) along the Northern Boundary the engineer has indicated that the street would not be able to extend east as there is an existing drain ditch and there are existing established developments to the north of this subdivision. After review of the ownership map submitted on July 12,2023, due to the developed properties to the north and existing canal to the west and collector alignment, the E/W collector street along the northern boundary is not feasible.

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

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

Applied

Required

Required

Applied

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

<p>N/S collector(Eastern Boundary,1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving _40 ft.__ Curb & gutter: Both Sides. *As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly. After review of the submitted plans on August 25,2023, for the state drainage project from the engineer due to the developed properties to the north, collector alignment and state drainage project, the N/S collector street along the eastern boundary is not feasible. *Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15th,2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied
<p>* 1,200 ft. Block Length. *Subdivision layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on August 1, 2023 ,requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac Pending Items: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. As per conversation with Engineer on September 15th,2023, 10ft. U.E and Sidewalk easement proposed, engineer to continue to coordinating with corresponding departments to ensure compliance, finalize prior to NTP/ Recording. **Subdivision Ordinance: Section 134-105</p>	Required
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	NA
<p>SETBACKS</p>	

<p>* Front: 25 ft. or greater for easements. 20 ft. or greater for easements only for lots 19, 20, 21, 36, 37, 74, 75, 115, 116 15 ft. or greater for easements only for lots 3, 4, 5, 6, 38, 39, 40, 71, 72, 73, 117 and 118</p> <p>***Zoning Ordinance: Section 138-356</p> <p>*The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following request: 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The letter submitted by the engineer indicates that the variance has been requested for irregular shaped lots fronting Cul-de-Sacs and knuckles to increase the buildable area of the lot. If the variance is approved, the garage setback will remain as 18 ft. or greater for easements.</p> <p>**At the Planning and Zoning Commission meeting of February 20, 2024, the Board considered the subdivision in revised final form and the variance request (VAR2024-0008) for 5 ft. side yard setback and 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The Board asked staff for recommendation and staff recommended approval for 5 ft. side yard setback for all lots and recommended 20 ft. front setback instead of 15 ft. for the requested lots. The developer and a representative from the engineering firm were present and requested 15 ft. front setback. After further discussion, the Board unanimously tabled the item so that the developer can have further discussion with staff. On February 27, 2024, staff had a meeting with the project engineer and the developer, and the request was revised to the following:</p> <p>a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73, 117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116.</p> <p>***At the Planning and Zoning Commission meeting of March 19, 2024, the Board approved the variance to the front setback as noted above.</p>	Applied
<p>* Rear: 10 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior sides: 5 ft. or greater for easements. ***Zoning Ordinance: Section 138-356</p> <p>*The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following request: 5 ft. side yard setback for all lots. The letter submitted by the engineer indicates that the variance has been requested to increase the buildable area of the lot. If the variance is approved, it will be subject to being 5 ft. or greater for easements.</p> <p>**At the Planning and Zoning Commission meeting of February 20, 2024, the Board considered the subdivision in revised final form and the variance request (VAR2024-0008) for 5 ft. side yard setback and 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The Board asked staff for recommendation and staff recommended approval for 5 ft. side yard setback for all lots and recommended 20 ft. front setback instead of 15 ft. for the requested lots. The developer and a representative from the engineering firm were present and requested 15 ft. front setback. After further discussion, the Board unanimously tabled the item so that the developer can have further discussion with staff. On February 27, 2024, staff had a meeting with the project engineer and the developer, and the request was revised to the following:</p> <p>a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73, 117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116.</p> <p>***At the Planning and Zoning Commission meeting of March 19, 2024, the Board approved the variance to the side setback as requested for 5 ft. or greater for easements.</p>	Applied
<p>* Corner: 10 ft. or greater for easements ***Zoning Ordinance: Section 138-356</p>	Applied

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

* 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 Auburn Avenue (5 Mile Line Road), North Taylor Road, and both sides of all interior streets. **5 ft. sidewalk might be required by Engineering Dept., finalize note wording requirements, 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 and along Auburn Avenue (5 Mile Line Road) and North Taylor Road. **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 Auburn Avenue (5 Mile Line Road) and North Taylor 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.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Add note as shown above, prior to recording.	Required
* 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	Applied
* 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

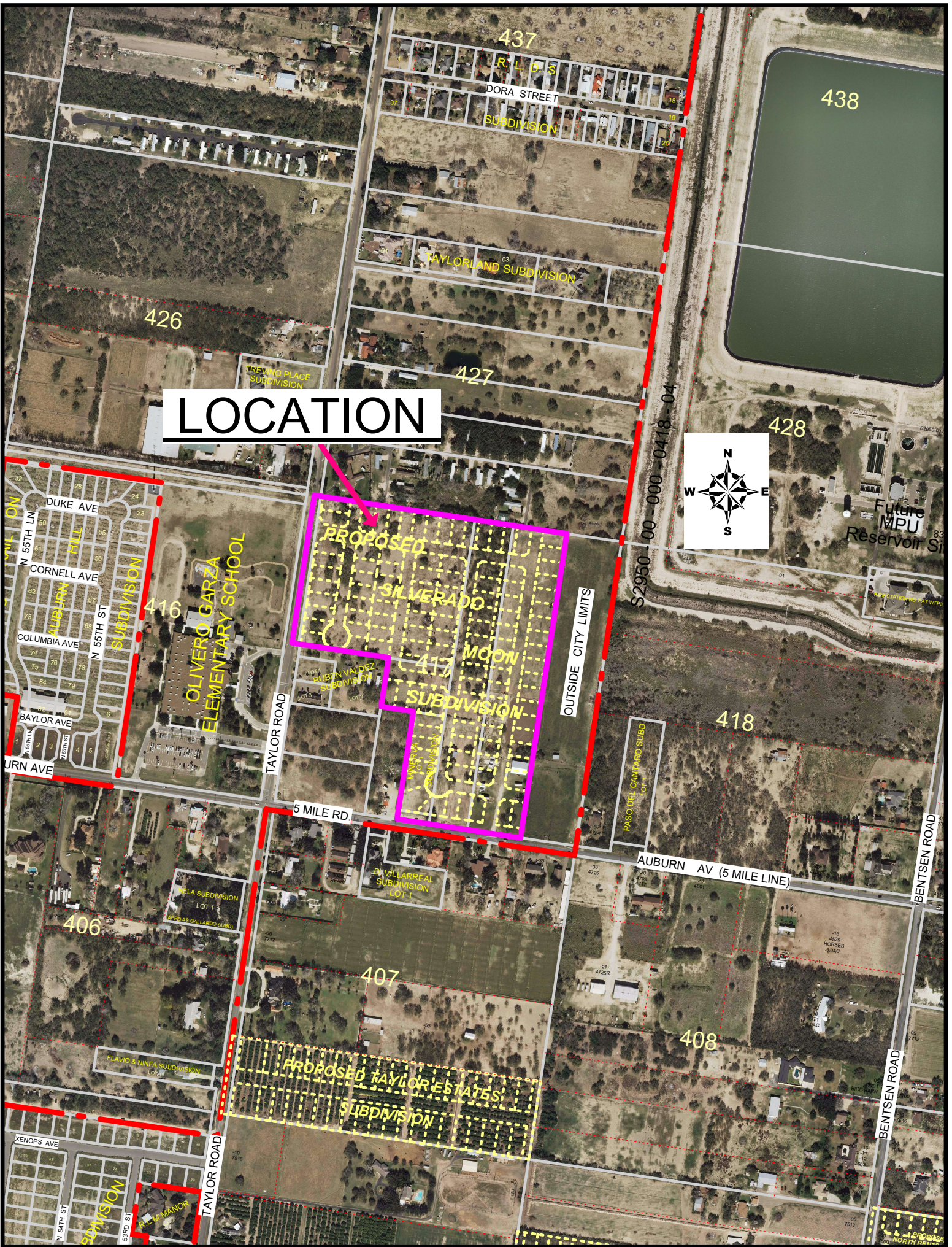
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets. **Private Subdivision proposed as per plat submitted on June 2nd,2023. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: (Extraterritorial jurisdiction) Proposed:R-1 (single-family residential) District **Annexation scheduled for the City Commission meeting of October 9th, 2023. ***Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023. ****Annexation approved at City Commission meeting of October 9, 2023. *****Zoning Ordinance: Article V * Rezoning Needed Before Recording. **Annexation scheduled for the City Commission meeting of October 9th, 2023. ***Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023. ****Annexation approved at City Commission meeting of October 9, 2023. ****Zoning Ordinance: Article V 	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. Parkland fees were waived as part of the annexation. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. Parkland fees were waived as part of the annexation. * Pending review by City Manager's Office. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. Parkland fees were waived as part of the annexation. 	Applied
	Applied
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation approved, TIA Level I triggered. * As per Traffic Department, Trip Generation approved, TIA Level I triggered. TIA Waiver granted with conditions, must comply with conditions as noted in TIA Waiver Letter. 	Completed
	Required

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Must comply with City's Access Management Policy. - Any abandonments must be done by separate process, not by plat. -Annexation scheduled for the City Commission meeting of October 9th, 2023.Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th,2023 and City Commission meeting of October 9th,2023. Zoning requirements must be finalized prior to recording. - At the Planning and Zoning Commission meeting of August 8th,2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted. - As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. At the Planning and Zoning Commission meeting of August 22nd,2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted in the Planning Review. - Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15th,2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. <p>*The project engineer submitted a variance application (VAR2024-0008), on behalf of the developer, which includes the following requests:</p> <ol style="list-style-type: none"> 1. 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The letter submitted by the engineer indicates that the variance has been requested for irregular shaped lots fronting Cul-de-Sacs and knuckles to increase the buildable area of the lot. If the variance is approved, the garage setback will remain as 18 ft. or greater for easements. 2. 5 ft. side yard setback for all lots. The letter submitted by the engineer indicates that the variance has been requested to increase the buildable area of the lot. If the variance is approved, it will be subject to being 5 ft. or greater for easements. <p>**At the Planning and Zoning Commission meeting of February 20, 2024, the Board considered the subdivision in revised final form and the variance request (VAR2024-0008) for 5 ft. side yard setback and 15 ft. front setback for Lots 3 to 5, 19 to 21, 37 to 40, 71 to 74, and 115 to 118. The Board asked staff for recommendation and staff recommended approval for 5 ft. side yard setback for all lots and recommended 20 ft. front setback instead of 15 ft. for the requested lots. The developer and a representative from the engineering firm were present and requested 15 ft. front setback. After further discussion, the Board unanimously tabled the item so that the developer can have further discussion with staff. On February 27, 2024, staff had a meeting with the project engineer and the developer, and the request was revised to the following:</p> <ol style="list-style-type: none"> a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73,117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116. <p>***At the Planning and Zoning Commission meeting of March 19, 2024, the Board approved the variance to the front setback as noted:</p> <ol style="list-style-type: none"> a. 15 ft. front setback for Lots 3 to 6, 38 to 40, 71 to 73,117, and 118; and b. 20 ft. front setback for Lots 19 to 21, 36, 37, 74, 75, 115, and 116. <p>and the side setback to be 5 ft. or greater for easements.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.</p>	Applied

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

LOCATION





City of McAllen

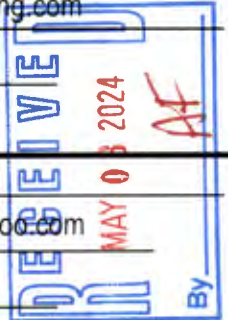
SUB2624-0050

Planning Department

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

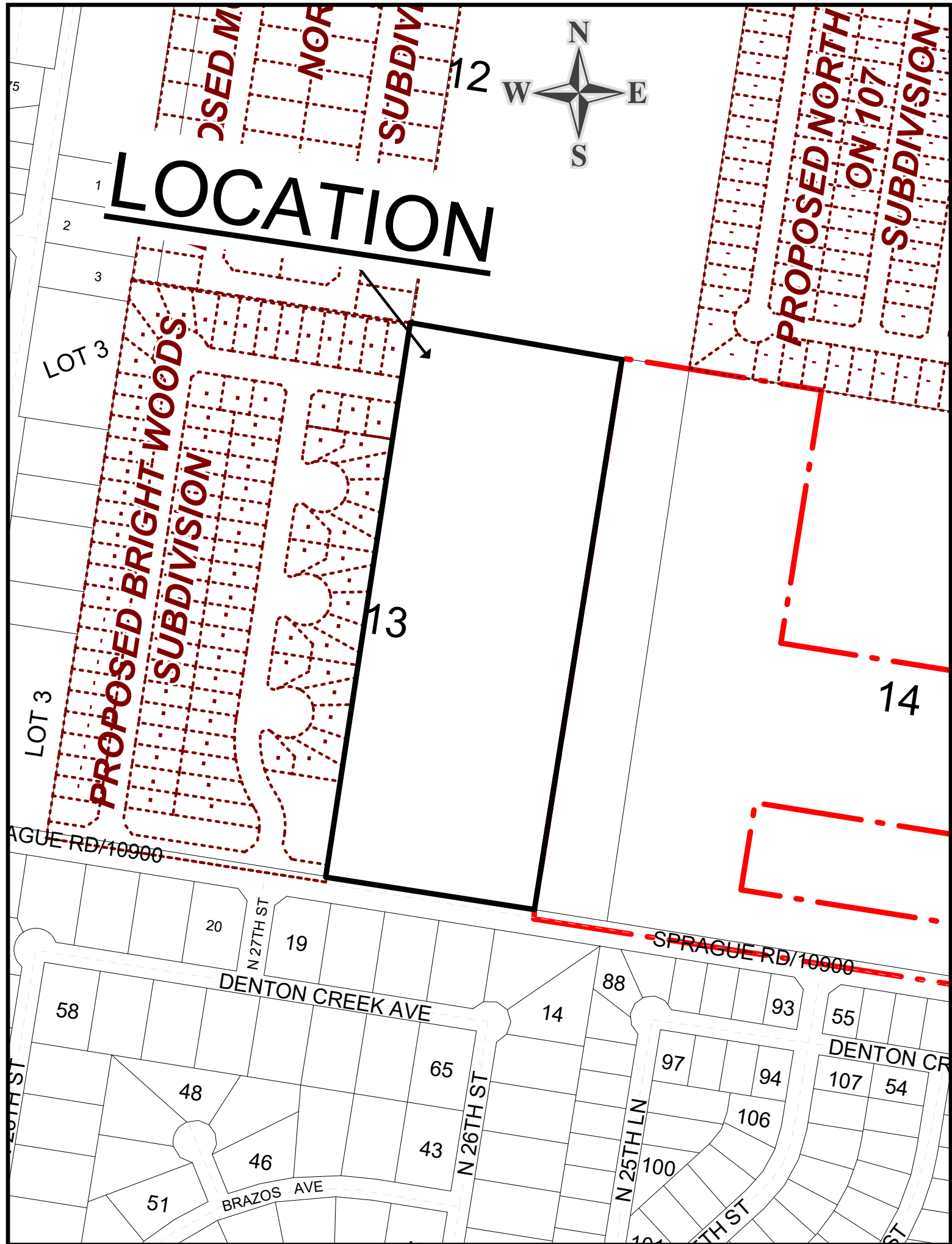
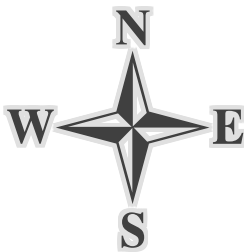
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	SPRAGUE WATERFALLS APARTMENTS SUBDIVISION			
	Legal Description	The East 14.65 Acres of the West 34.65 Acres of Lot 13, Section 280, Texas-Mexican Railway Company's Survey			
	Location	North Side of Sprague Road, Aprox. 900 ft. East of 29th Street			
	City Address or Block Number	2520 Sprague Road			
	Total No. of Lots	43	Total Dwelling Units	172	
	Gross Acres	14.65	Net Acres		
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No				
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres)/ <input checked="" type="checkbox"/> Residential (43 Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No				
	Existing Zoning R-2 EJT Proposed Zoning R3A Applied for Rezoning <input type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____				
	Existing Land Use VACANT Proposed Land Use Fourplex Residential				
Irrigation District # 1 Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____					
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # 552123					
Estimated Rollback Tax Due _____ Tax Dept. Review _____					
Owner	Name	Juanita L. Navarro		Phone	_____
	Address	11301 N. 23rd St.		E-mail	_____
	City	McAllen	State	TX	Zip 78504
Developer	Name	Arqcarpa & Krystal Luxury Homes LLC		Phone	956-994-1133
	Address	214 N. 16th Street, Suite 101		E-mail	Cesar-arqcarpa@hotmail.com
	City	McAllen	State	TX	Zip 78501
	Contact Person	Cesar Cardenas			
Engineer	Name	Rene Barrera, P.E.		Phone	956-624-4985
	Address	3525 W. Freddy Gonzalez, Suite B2		E-mail	rene@big-engineering.com
	City	Edinburg	State	TX	Zip 78539
	Contact Person	_____			
Surveyor	Name	Pablo Soto, Jr. R.P.L.S.		Phone	956-460-1605
	Address	1208 S. Ironwood		E-mail	pablosotojr54@yahoo.com
	City	Pharr	State	TX	Zip 78577



EDG

LOCATION



PLAT OF
**SPRAGUE WATERFALLS
APARTMENTS SUBDIVISION**

McALLEN, TEXAS

THE EAST 14.65 ACRES OF THE WEST 34.65 ACRES OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEROF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

ARQCARPA & KRYSTAL LUXURY HOMES LLC DATE
DIRECTOR: CESAR CARDENAS
214 N. 16TH STREET, SUITE 101
McALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR
CITY OF McALLEN DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

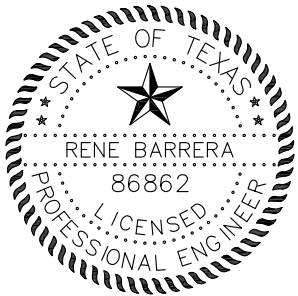
PABLO SOTO JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

 For Prelim. Review Only
4-10-24

RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862



GENERAL PLAT NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "X" DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN
COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2000
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF EACH LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE
-FRONT 20 FT. EXCEPT 10 FT. FOR UNENCLOSED CARPORTS OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER
-REAR: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER
-INTERIOR SIDE: 5 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER
-CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN WHICHEVER IS GREATER
- REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 47,562 CUBIC FEET. ...
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
- CITY OF McALLEN BENCHMARK "MC58" FROM THE CITY OF McALLEN GPS REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATES IN OCTOBER, 1999; BEING C.P.S. ON POWER POLE LOCATED AT THE NORTHEAST CORNER OF 23RD STREET (FM 1926) & SPRAGUE ROAD; ELEVATION = 105.85 (NAVD88)
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
10. 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A 5 FT. SIDEWALK IS REQUIRED ALONG SPRAGUE ROAD AND A 4 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ALONG BOTH SIDES OF INTERIOR STREETS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SPRAGUE ROAD.
- A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SPRAGUE WATERFALLS APARTMENTS SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER: DATE

HIDALGO COUNTY IRRIGATION DISTRICT #1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #1 ON THIS, THE ____ DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

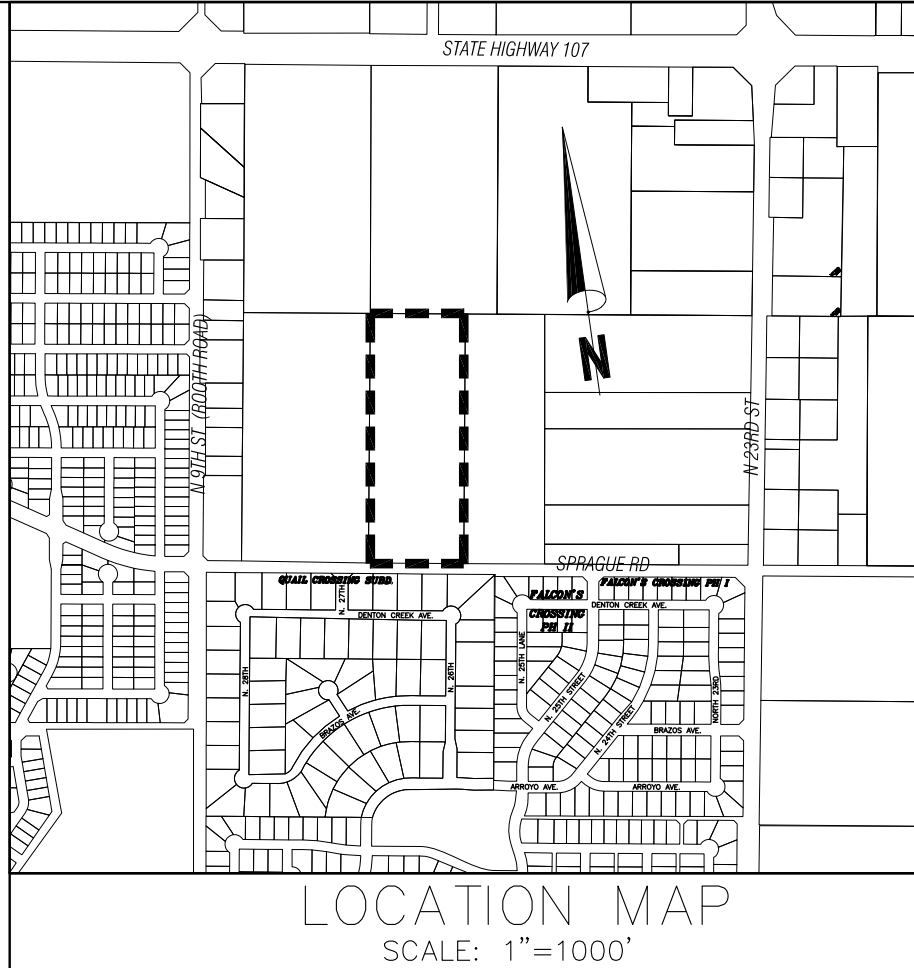
ATTEST:
PRESIDENT SECRETARY

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 DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

PRINCIPAL CONTACTS:		FIRM REG. NO. 6435	
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ARQCARPA & KRYSTAL LUXURY HOMES LLC	214 N. 16TH ST, STE 101	McALLEN, TX 78501	
ENGINEER: RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX 78539	956-687-3355
SURVEYOR: PABLO SOTO, JR. P.E.	1208 S. IRONWOOD	PHARR, TX 78577	956-460-1605



SPRAGUE WATERFALLS APARTMENTS SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE NORTH SIDE OF SPRAGUE STREET APPROXIMATELY 900 FEET EAST OF 29TH STREET (R00TH ROAD).

DATE OF PREPARATION: 3/20/24
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NO: 6435

METES AND BOUNDS DESCRIPTION

THE EAST 14.65 ACRES OF THE WEST 34.65 ACRES OF LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 24, PAGES 168-171; DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 14.65 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, THENCE SOUTH 80 DEGREES 59 MINUTES 07 SECONDS EAST, WITH THE SOUTH LINE LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 660.00 FEET TO A 60-D NAIL SET AT THE SOUTHEAST CORNER OF THE GARMAN INVESTMENTS LP, A TEXAS LIMITED PARTNERSHIP PROPERTY, AS RECORDED IN DOCUMENT NO. 3482764, OFFICIAL RECORDS FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 54 MINUTES 06 SECONDS EAST, WITH THE EAST LINE OF THE SAID GARMAN INVESTMENTS LP PROPERTY, AT 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF SPRAGUE ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE GARMAN INVESTMENTS LP PROPERTY, ALSO BEING ON THE NORTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 80 DEGREES 59 MINUTES 07 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 483.45 FEET TO A HALF (1/2) INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 54 MINUTES 06 SECONDS WEST, WITH THE WEST LINE OF PROPERTY ID 552123, AT 1,300.00 FEET PASS A HALF (1/2) INCH IRON ROD SET AT THE NORTH RIGHT OF WAY LINE OF SAID SPRAGUE ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A 60-D NAIL SET AT THE SOUTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

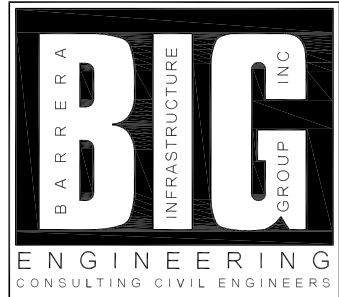
THENCE NORTH 80 DEGREES 59 MINUTES 07 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 13, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 483.45 FEET TO THE POINT OF BEGINNING, CONTAINING 14.65 ACRES, MORE OR LESS.



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



3525 W. FREDDY GONZALEZ AVE.
SUITE 'B2'
EDINBURG, TX 78539
TEL: 956-687-3355
FAX: 956-992-8801
TEXAS FIRM NO. 6435

FOR PRELIMINARY REVIEW

THIS DOCUMENT HAS BEEN RELEASED FOR
REVIEW BY RENE BARRERA, P.E. No. 86862.
APRIL - 2024



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/16/2024

SUBDIVISION NAME: SPRAGUE WATERFALLS APARTMENTS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW
Paving: 52 ft. Curb & gutter: both sides
- Show the document number on the plat for the existing ROW and provide a copy for staff review prior to final.
- If 80 ft. is total ROW after ROW dedication, label it as "Total ROW" prior to final.
- All ROW requirements must be finalized 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

E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW
Paving: 40 ft. Curb & gutter: both sides
- Show ROW dedication for an E/W quarter mile collector on the north side prior to final.
- Clarify if the E/W interior street is proposed in lieu of the northern boundary prior to final. If so, a variance request will be needed and a temporary stub out to be extended to the east will be reviewed by staff prior to final. A temporary turn around may be required and must be finalized prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Non-compliance

Interior Streets: Dedication as required for 60 ft. total ROW
Paving: 40 ft. Curb & gutter: both sides
- A temporary turnaround at the east end of street fronting Lots 37 and 38 will be required on the plat, if layout remains as shown.
- Money must be escrowed prior to recording to remove the turnaround when the street is extended to the east, if layout remains as shown.
- Street names to be finalized, prior to final.
- "Knuckle" design required at lots 1,2, 25, 26, finalize prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

Non-compliance

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

Applied

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
- The block length is more than 1,200 ft. Submit a revised layout to comply with block length requirement or variance request, prior to final.
**Subdivision Ordinance: Section 134-118

Non-compliance

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

* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties - As per Public Works, provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Please provide service drive/alley for proper trash collection as well as a 8x8' dumpster easement between every 2 lots as per "Details 404" to allow for proper trash collection - If private service drive easement is proposed must be a minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 20 ft. or greater for easements or approved site plan Proposing: 20 ft. except 10 ft. for unenclosed carports or greater for easements or approved site plan whichever is greater - Clarify front setback, if setback to remain a variance request must be submitted. - Setbacks for double fronting lots to be established prior to final. - Plat note wording to be finalized prior to final. **Zoning Ordinance: Section 138-356 * Rear: 10 ft. or great for easements or approved site plan Proposing: 10 ft. or greater for easements or approved site plan whichever is greater. - Setbacks for double fronting lots to be established prior to final. - Plat note wording to be finalized prior to final. **Zoning Ordinance: Section 138-356 * Sides: 6 ft. or greater for easements or approved site plan Proposing: 5 feet or greater for easements or approved site plan whichever - Clarify side setback, if setback to remain a variance request must be submitted. **Zoning Ordinance: Section 138-356 * Corner: 10 feet or greater for easements or approved site plan whichever is greater **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except wherever greater setback is required, greater setback applies - Add a plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
	Non-compliance
	Non-compliance
	Applied
	Non-compliance
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Sprague Road, both sides of all interior streets, and along quarter mile collector if collector street is required. - Finalize the quarter mile collector requirement to finalize the sidewalk note requirement prior to final. ** Engineering Department may require 5 ft. sidewalk prior to final. - Proposing: 5 ft. sidewalk required along Sprague Road, and 4 ft. wide minimum sidewalk required along both sides of interior streets. * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Required

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

BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, Sprague Road, and quarter mile collector if collector street is required. - Finalize the quarter mile collector requirement to finalize the buffer note requirement prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Revise plat note numbering sequence as it shows two numbers. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Sprague Road and quarter mile collector. - Finalize the quarter mile collector requirement to finalize the note requirement prior to final **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Applied
<ul style="list-style-type: none"> * Common lots and detention areas must be maintained by the lot owners/HOA and not the City of McAllen. - Include plat note as shown above, wording to be finalized prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<p>Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <ul style="list-style-type: none"> - Include HOA plat notes to reference Section 110-72 which is for public subdivisions prior to final/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 	Non-compliance
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Include HOA plat notes to reference Section 110-72 which is for public subdivisions prior to final/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 	Non-compliance
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied

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

ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: R-3A - An annexation and initial zoning to R-3A was approved by City Commission on May 13, 2024. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval - An annexation and initial zoning to R-3A was approved by City Commission on May 13, 2024. ***Zoning Ordinance: Article V 	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. The application and plat submitted on May 3, 2024, proposes 43 lots which includes a common lot for a detention pond. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify total number of units prior to final to finalize the total park fee. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The application and plat submitted on May 3, 2024, proposes 43 lots which includes a common lot for a detention pond. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify total number of units prior to final to finalize the total park fee. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. * Pending review by the City Manager's Office. The application and plat submitted on May 3, 2024, proposes 43 lots which includes a common lot for a detention pond. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify total number of units prior to final to finalize the total park fee. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. 	Non-compliance
	Non-compliance
	Non-compliance
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Trip Generation has not been submitted. * Traffic Impact Analysis (TIA) required prior to final plat. 	Required
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Any abandonments must be done by separate document, not by plat. - Easements need to be notated as dedicated by this plat or with a plat note. - Ensure proper legal descriptions are provided for adjacent properties. - Signature blocks must comply with Section 134-61 of the subdivision ordinance. *Must comply with City's Access Management Policy. 	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.	Applied

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

LOCATION

**PROPOSED BRIGHT WOODS
SUBDIVISION**

3

-01

**PROPOSED NORTH
ON 107
SUBDIVISION**

QUAIL CROSSING

SPRAGUE RD/10900

DENTON CREEK



PHASE 2

24TH ST

ROOTH RD

An aerial photograph of a road with a yellow 'CAR' text overlay. The text is large, bold, and yellow, positioned vertically along the right side of the image. The background shows a road, trees, and some buildings.

SUBDIV

12

1:1

13

14

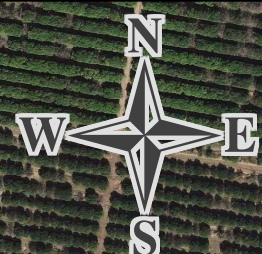
DENTON CREEK AVE

N 26TH ST

N 25TH LN



CROSSING





City of McAllen

SUB 2023-0082

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	<u>BARTON SUBDIVISION</u>		
	Location	<u>SOUTH ROW OF NORTHA GE LN BETWEEN MAIN ST AND BICENTENNIAL BLVD</u>		
	City Address or Block Number	<u>8501 N. MAIN ST.</u>		
	Number of Lots	<u>4</u>	Gross Acres	<u>12.798</u> Net Acres <u>11.77</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning	<u>R1</u>	Proposed Zoning	<u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use	<u>RESID.</u>	Proposed Land Use	<u>RESID.</u> Irrigation District # <u>2</u>
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Commercial	_____ Residential _____
	Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Rollback Tax Due	<u>58.07</u>
	Parcel #	<u>1371103, 162805</u>	Tax Dept. Review	<u>19</u>
	Water CCN	<input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC	Other	_____
Legal Description	A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT NO.1 RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS			
Owner	Name	<u>ANTONIO ESPARZA</u>	<u>BARBARA JO GUERRA</u>	Phone _____
	Address	<u>900 W SAM HOUSTON, SUITE 1</u>		E-mail <u>aemd@me.com</u>
	City	<u>PHARR</u>	State <u>TX</u>	Zip <u>78577</u>
Developer	Name	<u>ANTONIO ESPARZA</u>		Phone _____
	Address	<u>900 W SAM HOUSTON, SUITE 1</u>		E-mail <u>aemd@me.com</u>
	City	<u>PHARR</u>	State <u>TX</u>	Zip <u>78577</u>
	Contact Person	<u>ANTONIO ESPARZA</u>		
Engineer	Name	<u>TURBO ENGINEERS, PLLC</u>		Phone <u>956-598-2940</u>
	Address	<u>1203 ERIE AVE SUITE F</u>		E-mail <u>roberto@turboengineers.net</u>
	City	<u>McALLEN</u>	State <u>TX</u>	Zip <u>78501</u>
	Contact Person	<u>ROBERTO SALINAS, P.E.</u>		
Surveyor	Name	<u>CARRIZALES LAND SURVEYING, LLC</u>		Phone <u>956-579-6709</u>
	Address	<u>4807 GANDOLA AVE</u>		E-mail <u>mannyrpls@cls.land</u>
	City	<u>EDINBURG</u>	State <u>TX</u>	Zip <u>78542</u>





City of McAllen
Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

VAR 2024-0017

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

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

Project

Legal Description A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR PORTION OF LOTS 20,21,22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1 RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS

Street Address _____

Number of lots 3 Gross acres 12.798

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

Applicant

Name Turbo Engineers, PLLC Phone (956) 598-2940

Address 4013 Zion Ave E-mail roberto@turboengineers.net

City McAllen State TX Zip 78503

Owner

Name Antonio Esparza & Barbara Jo Guerra Phone (956) 802-1295

Address 900 W Sam Houston Ste 1 E-mail aemd@me.com

City Pharr State TX Zip 78577

Authorization

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?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Roberto Salinas, P.E. Date March 20, 2024

Print Name Roberto Salinas ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☒ \$250.00

Accepted by KP Payment received by _____ Date _____

Rev 06/21





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal	1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
	SEE ATTACHED LETTER
	2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
	SEE ATTACHED LETTER
	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.
	SEE ATTACHED LETTER
	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.
	SEE ATTACHED LETTER

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.

Variance A (No Right Of Way Dedication for North Bicentennial Blvd)

North Bicentennial Boulevard is located along the west border of the proposed Barton Subdivision. It is designated by the Rio Grande Valley Metropolitan Planning Organization as a Major Thoroughfare Roadway with a One Hundred Fifty (150) feet of Right-Of-Way according to their most recent approved thoroughfare map. The current existing Right-of-Way along the borders of our project varies from 80 ft to 120 ft at the intersection of Northgate Lane. This variance is being submitted to maintain the Right-of-Way as-is with no dedication by Barton Subdivision. This will allow the subdivision owner to tie-in to the existing masonry fence at the neighbor's property and continue it towards the intersection of Northgate Lane along the existing Right-of-Way. The existing Right-of-Way at the intersection of Northgate Lane meets the City of McAllen Ordinance *Section 134-105- Street Requirements (j)* which requires a 120 feet Right-of-Way for Major Roadways. This variance will allow for a greater developable area within the subdivision, and all masonry fence lines will match within the east Right-of-Way of North Bicentennial Blvd from Frontera Road to Northgate Lane. North Bicentennial Boulevard is a brand-new developed roadway from Trenton Road to State highway 107 within the City Limits of McAllen, TX. The construction plans were developed, signed, and sealed by Halff (a Texas based engineering firm) on May 30, 2019, with construction beginning several months later. It is the professional opinion of Turbo Engineers, PLLC and the Esparza family that the City of McAllen had the opportunity to follow *Ordinance Section 134-105 Street Requirements (j)* and obtain the required Right-of-Way for North Bicentennial Blvd during the land acquisition phase thru purchase or eminent domain. North Bicentennial Boulevard has less than five (5) years in service; it is unfair to the Esparza family to dedicate additional Right-of-Way when the adjacent properties only had to dedicate 80 ft as shown on the construction plans and did not have to follow *Ordinance Section 134-105 Street Requirements (j)*.

Variance B (Block Length)

Barton Subdivision is being proposed with a block length of 1569 ft which exceeds the requirement set forth in City of McAllen Ordinance *Section 134-118 Blocks (a)* of 1200 ft. A variance is being requested to allow the block length of 1569 ft since the Esparza family is in the process of building a residence in the middle of the proposed Lot 1 and when completed will be a physical obstruction. The building permit for the residence was approved by the City of McAllen. The Esparza family also wants to maintain the southern portion of the proposed Lot 1 as a private nature reserve and to achieve this the block length of 1569 ft must remain as proposed.



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

The variances requested are necessary for developmental purposes and are essential for the project vision and success of Barton Subdivision. The subdivision is being developed by the Esparza Family into three (3 lots) residential urban homestead properties with their own private nature reserve within the extents of the proposed Lot 1. The variances will allow for this vision to take place by keeping the property lines where there are and having the 1569 ft block length to fit this private nature reserve.

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.

The variances requested will not alter or interfere with public health, safety, or welfare of surrounding and future property owners. Barton Subdivision is proposed as R1-Single Family Residential.

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 proposed variances will not prevent the orderly development and subdivision of the surrounding land with the City of McAllen's ordinances. All the adjacent properties are being used as residences. The proposed zoning for Barton Subdivision will be R1-Single Family Residential. The proposed variances do not alter the use of the land.

TURBO

ENGINEERS, PLLC

Engineering Firm Reg # 21737
4013 Zion Ave McAllen, TX 78503
Phone: (956) 598-2940 roberto@turboengineers.net

March 21, 2024

City of McAllen
Planning and Zoning

Re: **Letter of Authorization**
Barton Subdivision


To Whom It May Concern,

This is a letter of authorization by Antonio Esparza and Barbara Jo Guerra to allow Turbo Engineers, PLLC to represent and sign off on its behalf for the purpose of subdivision application in relation to the proposed Barton Subdivision to be located within the City limits of McAllen, TX.

Acting Agents:

Roberto Salinas, P.E.
Turbo Engineers, PLLC
roberto@turboengineers.net

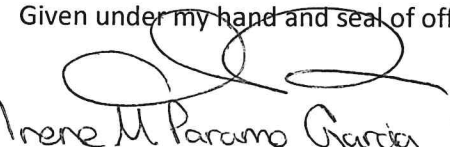
Respectfully Submitted,

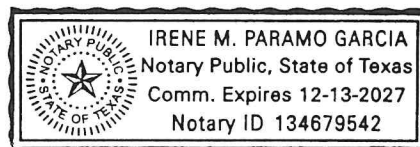

Antonio Esparza
3/21/24
Date


Barbarra Jo Guerra
3/21/2024
Date

Before me, the undersigned Notary Public, on this day personally appeared Antonio Esparza and Barbarra Jo Guerra and proved to me through his Texas Department of Public Safety Driver's License to be the person whose names is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office the 21 day of March, 2024.


Irene M Paramo Garcia
3-21-24
Notary Public
Date



TURBO

ENGINEERS, PLLC

Engineering Firm Reg # 21737
4013 McAllen, TX 78503
Phone: (956) 598-2940 roberto@turboengineers.net

March 20, 2024

City of McAllen Planning
311 N 15th Street McAllen, TX

Re: **Variance Application**
Barton Subdivision

To Whom It May Concern,

A variance request is being submitted for consideration to the City of McAllen Planning and Zoning Commission. It is our professional opinion that these variances will not have a negative impact to the development of the City of McAllen and are critical to the success of Barton Subdivision as a viable project.

The following variances are being submitted for consideration :

- A. No Right-of-Way dedication by Barton Subdivision for North Bicentennial Blvd. The existing Right-of-Way of N Bicentennial Blvd along the proposed Barton Subdivision varies from 80 ft to 120 ft at the intersection of Northgate Lane. The RGVMPO determined N Bicentennial Blvd to be 150 ft total Right-of-Way. We are requesting the City of McAllen maintain the Right-of-Way where it is. The intersection of N Bicentennial Blvd and Northgate Lane meet The City of McAllen Ordinance Section 134-105- Street Requirements (j) for Major Thoroughfares which require a 120 ft total Right-of-Way.
- B. The subdivision owner is in the process of building his residence in the middle of the proposed Lot 1, when completed will be a physical obstruction. The building permit was approved by the City of McAllen. We are requesting a variance to block length maximum as specified on City of McAllen Ordinance Section 134-118 Blocks (e).

Attached is the variance application along with supporting documents. If there are any questions or concerns regarding this matter, please contact me at roberto@turboengineers.net or at (956) 598-2940.

Respectfully,


Roberto Salinas, P.E.



Kaveh Forghanparast

From: roberto@turboengineers.net
Sent: Thursday, May 2, 2024 3:55 PM
To: Kaveh Forghanparast
Cc: 'Antonio Esparza'; Eduardo Garza; Julio Constantino
Subject: RE: Barton Subdivision

Good afternoon Kaveh,

We want the variance to be heard by the Planning and Zoning Commission next week. We are changing our variance request to dedicate a minimum ROW of 50ft from centerline instead of 75ft. Thanks.

Respectfully,

Roberto Salinas, M.S., P.E.

TURBO
ENGINEERS, PLLC
TBPE Firm No. – 21737
(956) 598-2940
roberto@turboengineers.net

From: Kaveh Forghanparast <kforghanparast@mcallen.net>
Sent: Thursday, May 2, 2024 3:37 PM
To: roberto@turboengineers.net
Cc: 'Antonio Esparza' <aemd@me.com>; Eduardo Garza <EGarza@mcallen.net>; Julio Constantino <JConstantino@mcallen.net>
Subject: Barton Subdivision

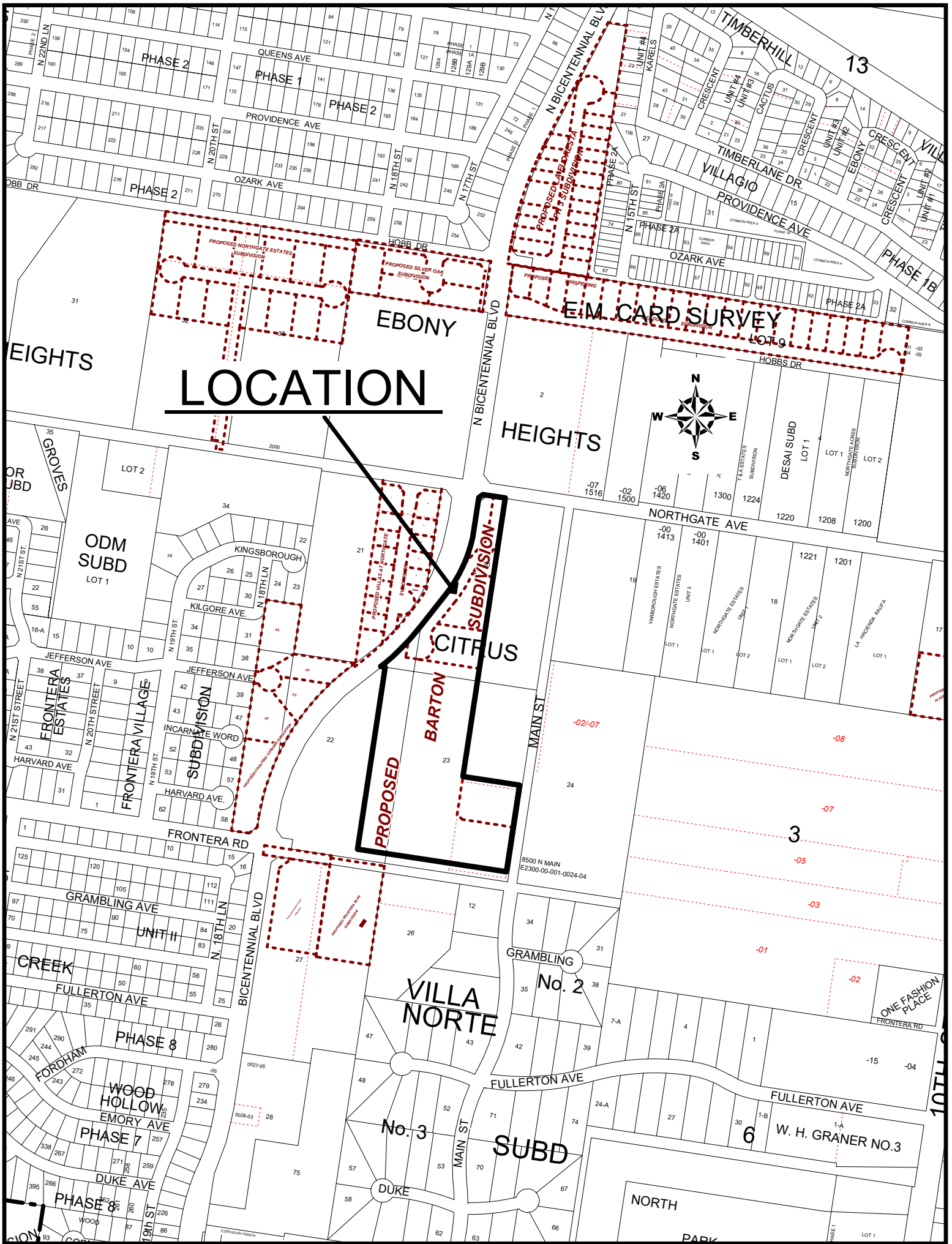
Good Afternoon Mr. Salinas,

Thank you for contacting us regarding the variance request for ROW dedication for N. Bicentennial Blvd. Will you please reply to this email and confirm that you are asking the subdivision not be heard by the Planning and Zoning Commission next week, so that we can discuss and negotiate the ROW dedication and also a license agreement for the existing wall?

Thank you,

KAVEH FORGHANPARAST, CNU-A
PLANNER III
City of McAllen | Planning Department
311 N. 15th Street
McAllen, TX 78501
(956) 681-1250
kforghanparast@mcallen.net

LOCATION



MAP OF
BARTON SUBDIVISION

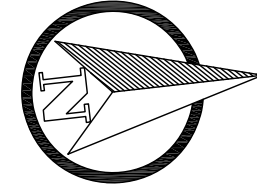
A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART
OR PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT No. 1,
RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

N. BICENTENNIAL BOULEVARD
[CSJ: 0921-02-352]

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	980.00'	241.11'	014°05'48"	N44°42'21"E	240.51'
C2	589.93'	307.48'	029°51'48"	N23°29'58"E	304.01'



LOCATION MAP 1" = 2,000'



BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

GRAPHIC SCALE IN FEET: 1"=60'

60 30 0 60

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- ROADWAY CENTERLINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- CONTOUR LINE WITH ELEVATION
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD W/PINK CAP
STAMPED "CLS RPLS #6388"
- CALCULATED POINT
- IRRIGATION STAND PIPE
- RIGHT OF WAY
- VOLUME
- PAGE
- DOCUMENT
- UTILITY EASEMENT
- IRRIGATION EASEMENT
- ELECTRICAL EASEMENT
- POINT OF BEGINNING
- NORTHWEST
- SOUTHWEST
- CORNER
- OFFICIAL RECORDS HIDALGO
COUNTY TEXAS
- MAP RECORDS HIDALGO
COUNTY TEXAS
- DEED RECORDS HIDALGO
COUNTY TEXAS
- HIDALGO COUNTY IRRIGATION
DISTRICT

FRONTIERA ROAD
[60.0' R.O.W.]

NORTHGATE LANE
[VARIABLE R.O.W.]

METES AND BOUNDS DESCRIPTION:
BEING A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR
PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED
IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 12.798 ACRES
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A CALCULATED POINT AT THE INTERSECTION OF FRONTIERA ROAD AND MAIN
STREET FOR THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 08 DEGREES 37
MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 23, A DISTANCE OF 40.00
FEET TO A CALCULATED POINT; THENCE NORTH 81 DEGREES 22 MINUTES 08 SECONDS WEST A
DISTANCE OF 30.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S.
RPLS #6388" FOUND [N:16627491.2204, E:1075044.5275] AT THE INTERSECTING POINT OF THE
WEST RIGHT OF WAY LINE OF SAID MAIN STREET AND THE NORTH RIGHT OF WAY LINE OF SAID
FRONTIERA ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF
BEGINNING;
THENCE NORTH 81°22'08" WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 23 AND ALONG
THE NORTH RIGHT OF WAY LINE OF SAID FRONTIERA ROAD A DISTANCE OF 639.95 FEET TO A
HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND FOR THE
SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 08°37'52" EAST, PARALLEL TO THE EAST LINE OF SAID LOT 22, A DISTANCE
OF 782.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS
#6388" SET ON THE NORTH LINE OF SAID LOT 22, FOR AN INTERIOR CORNER OF THIS TRACT
OF LAND;
THENCE NORTH 81°22'08" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF
19.07 FEET TO A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF BICENTENNIAL
BOULEVARD, FOR THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID
CURVE HAS A RADIUS OF 980.00 FEET, AND AN EXTERIOR;
THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL
BOULEVARD AND SAID CURVE AN ARC DISTANCE OF 241.11 FEET, THROUGH A CENTRAL ANGLE
OF 14°05'48", CHORD DIRECTION BEARS NORTH 44°42'21" EAST A DISTANCE OF 240.51 FEET,
TO A CALCULATED POINT OF TANGENCY AND AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTH 38°25'52" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL
BOULEVARD, A DISTANCE OF 170.76 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A
CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 589.93 FEET, FOR AN
EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL
BOULEVARD AND SAID CURVE AN ARC DISTANCE OF 307.48 FEET, THROUGH A CENTRAL ANGLE
OF 29°51'48", CHORD DIRECTION BEARS NORTH 23°29'58" EAST A DISTANCE OF 304.01 FEET,
TO A CALCULATED POINT TO A POINT OF TANGENCY AND AN EXTERIOR CORNER OF THIS
TRACT OF LAND;
THENCE NORTH 08°34'04" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL
BOULEVARD, A DISTANCE OF 135.62 FEET TO A CALCULATED POINT FOR THE MOST WESTERLY
NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 53°34'04" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID BICENTENNIAL
BOULEVARD, A DISTANCE OF 21.17 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP
STAMPED "C.L.S. RPLS #6388" FOUND ON THE SOUTH RIGHT OF WAY LINE OF NORTHGATE LANE,
FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 81°22'08" WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 20 AND ALONG
THE SOUTH RIGHT OF WAY LINE OF SAID NORTHGATE LANE, A DISTANCE OF 96.03 FEET TO A
HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND, FOR THE
NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 08°37'52" WEST, PARALLEL TO THE EAST LINE OF SAID LOTS 20 AND 23, A
DISTANCE OF 1,197.16 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED
"C.L.S. RPLS #6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 81°22'08" EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 23, A DISTANCE
OF 243.70 FEET TO A HALF (1/2)-INCH IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE
OF SAID MAIN STREET, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 08°37'52" WEST, PARALLEL TO THE EAST LINE OF SAID LOT 23 AND ALONG
THE WEST RIGHT OF WAY LINE OF SAID MAIN STREET, A DISTANCE OF 371.84 FEET TO THE
POINT OF BEGINNING, CONTAINING 12.798 ACRES OF LAND [557,101.11 SQ. FT.] MORE OR LESS.

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

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

CITY OF TEXAS
STATE OF TEXAS
COUNTY OF HIDALGO
(WE, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED
HEREIN AS **BARTON SUBDIVISION**, DO HEREBY GRANT AN EASEMENT TO THE CITY OF
MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY,
THE USE OF THE STREETS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE
STREETS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN,
EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND
RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, EXCEPT NORTHGATE LANE AND
FRONTIERA ROAD WHICH ARE FOR PUBLIC USE.

ANTONIO ESPARZA
900 W. SAM HOUSTON, SUITE 1
PHARR, TEXAS 78577

BARBARA JO GUERRA
900 W. SAM HOUSTON, SUITE 1
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO
ESPARZA & BARBARA JO GUERRA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY
HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____
GENERAL MANAGER

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

MAYOR, CITY OF MCALLEN _____ DATE _____
CITY SECRETARY _____ DATE _____

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

MANUEL CARRIZALES
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

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

ROBERTO SALINAS, PE
TEXAS LICENSED PROFESSIONAL ENGINEER No. 122063
TBPLS FIRM No. 21737

PLAT NOTES AND RESTRICTIONS:
1. FLOOD ZONE DESIGNATION: ZONE "X" [NO SHADING]
DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN".
COMMUNITY-PANEL NUMBER 480334 0325 D
EFFECTIVE DATE: JUNE 6, 2000
2. MINIMUM BUILDING SETBACK LINES AS PER CITY OF MCALLEN ORDINANCE.
FRONT: 25' OR GREATER FOR EASEMENTS
REAR: 10' OR GREATER FOR EASEMENTS
INTERIOR SIDES: 6' OR GREATER FOR EASEMENTS
SIDE CORNER: 10' OR GREATER FOR EASEMENTS
GARAGE: 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER
SETBACK APPLIES
3. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF
CURB MEASURED FROM THE CENTER OF THE LOT OR 16 INCHES ABOVE THE HIGHEST ADJACENT
GRADE, WHICHEVER IS GREATER.
4. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED
DRAINAGE REPORT: _____ C.F. (_____ AC.FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION
AREAS.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING
DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
7. PRIVATE DRAINAGE SYSTEM/DETENTION AREAS TO BE MAINTAINED BY PROPERTY OWNER.
8. BENCHMARK IS CITY OF MCALLEN BENCHMARK "SPRAGUE"
MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOGO CAP. LOCATED INSIDE THE
WATER TREATMENT PLANT
[SEE LOCATION MAP FOR APPROXIMATE LOCATION]
PUBLISHED DATA: CITY OF MCALLEN BENCHMARK "SPRAGUE"
ELEVATION = 102.61
COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAD80
US SURVEY FEET
GRID: N=16636202.03496 E=1076277.68322
9. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG FRONTIERA ROAD, MAIN STREET, NORTHGATE LANE,
N. BICENTENNIAL BOULEVARD, AND BOTH SIDES OF INTERNAL STREETS
10. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND
COMMERCIAL AND INDUSTRIAL ZONES/USES, AND ALONG N. BICENTENNIAL BOULEVARD, FRONTIERA
ROAD AND NORTHGATE LANE.
11. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL,
OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. BICENTENNIAL BOULEVARD,
NORTHGATE LANE AND FRONTIERA ROAD.
13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN
REQUIREMENTS.
14. 25 X 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ANTONIO ESPARZA & BARBARA JO GUERRA	900 W. SAM HOUSTON, SUITE 1	PHARR, TX 78577	956-_____
ENGINEER: TURBO ENGINEERS, PLLC	1203 ERIE AVENUE, SUITE F	MCALLEN, TX 78501	956-598-2940
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956-567-2167

NO.	DATE	DESCRIPTION	BY



SHEET 01 OF 01
DATE OF PREPARATION: 11.29.2023
PROJECT NO: 23045

Carrazales
Land
Surveying, LLC

Texas Registered Surveying Firm
TBPLS FIRM No: 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.ltd

TURBO
ENGINEERS, PLLC

1203 ERIE AVENUE, SUITE F
MCALLEN, TEXAS 78501
956-598-2940
roberto@turboengineers.net

TBPE FIRM #21737



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/8/2024

SUBDIVISION NAME: BARTON SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Bicentennial Blvd: Dedication required for 75 ft. from centerline for 150 ft. total ROW

Paving: 65 ft.-105 ft. Curb & gutter: both sides

Revisions needed:

- Show and label, total existing ROW, and ROW on both sides of the centerline at multiple points and show "additional ROW dedicated by this plat" as requested above prior to final.
- Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final.

- All ROW requirements must be finalized prior to final. If a variance is requested, it must be finalized prior to final.

****Subdivision Ordinance: Section 134-105**

****Monies must be escrowed if improvements are required prior to recording.**

****COM Thoroughfare Plan**

*****The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following request: A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, after further discussion, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision.**

Non-compliance

Northgate Lane: Dedication required for 35 ft. from centerline for 70 ft. total ROW

Paving: 44 ft. Curb & gutter: both sides

Revisions needed:

- Northgate Lane is labeled as variable ROW. Show existing at multiple points to clarify how it varies prior to final.

- Revise the wording from "15 ft. Prop. ROW by this plat" to "15 ft. additional ROW dedicated by this plat"

- Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final.

- All ROW requirements must be finalized prior to final.

****Subdivision Ordinance: Section 134-105**

****Monies must be escrowed if improvements are required prior to recording.**

****COM Thoroughfare Plan**

Non-compliance

Frontera Rd.: Dedication required for 40 ft. from centerline for 80 ft. total ROW

Paving: 52 ft. Curb & gutter: both sides

Revisions needed:

- Provide a copy of the referenced documents for staff review prior to final.

- Clarify/remove the dashed line where the existing 40 ft. ROW merges to existing 60 ft. ROW on the southwest side of the subdivision, prior to final.

****Subdivision Ordinance: Section 134-105**

****Monies must be escrowed if improvements are required prior to recording.**

****COM Thoroughfare Plan**

Non-compliance

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

<p>N. Main Street: Dedication required for 30 ft. from centerline for 60 ft. ROW Paving: min. 40 ft. Curb & gutter: both sides Revisions needed: - Add "N." to the label for N. Main Street on plat prior to final. - Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan * 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p> <p>***The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following requests: A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff.</p> <p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac - The N/S interior street with a Cul-de-Sac has been removed from the revised plat. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length. **Subdivision Ordinance: Section 134-105</p>	Non-compliance
	Applied
	NA
	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>* Interior Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements - Lot A as shown on plat is a corner lot on both N. Bicentennial Blvd. and N/S internal street. Clarify the use prior to final. A plat note may be needed for Lots A and B or note#16 may need to be revised to include Lot B. **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	Non-compliance
	Applied
	Applied

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along N. Bicentennial Blvd., Frontera Rd., Northgate Lane, N. Main St., and both sides of internal streets. ***5 ft. sidewalk may be required by Engineering Department. Finalize prior to final. ***Plat note #9 will need to be revised as shown above, and once sidewalk requirements are finalized. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	<div>Non-compliance</div> <div>Required</div>
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard and Frontera Road. ***Revise plat note #10 as shown above prior to final ***Other buffers may be required prior to final **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd. and Frontera Rd. - Revise plat note #12 as shown above prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - The development is proposed as single-family residential subdivision which does not require an approved site plan. If any of the lots is proposed to be multifamily or commercial and rezoned, a site plan review will be required prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final, since an HOA is not required for a three-lot public subdivision. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
	NA
	Non-compliance
	NA
	Non-compliance

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final, since an HOA is not required for a three-lot public subdivision. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 - The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. ***Zoning Ordinance: Article V 	Required
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval - The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. ***Zoning Ordinance: Article V 	Required
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. *** Based on the latest plat three single-family residential lots are proposed, so a Park Fee of \$2,100 based on \$700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. *** Based on the latest plat three single-family residential lots are proposed, so a Park Fee of \$2,100 based on \$700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change. 	Required
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is waived. 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Add distances from lot corners to the HCID #2 Irrigation Easements shown on the plat and add bearing and dimensions on the plat or in a table prior to final. - Clarified the claimed easements on the plat or reference the document number prior to final. - Use ghosted lines of Ebony Heights Citrus Grove Subdivision and contour lines since it is being confused with the proposed subdivision lot lines. - Remove contour lines from ROW to avoid overlap of information prior to final. - Show the lot lines and legal description of all adjacent lots on all sides, including the west side of N. Bicentennial Blvd., south side of Frontera Rd., east side of N. Main St., and north side of Northgate Lane. - The owner's signature blocks wording may need to be revised prior to recording depending on all ROW dedication. The wording reflects a private subdivision; however, the proposed private interior street has been removed from the latest submitted plat. Clarify/revise the wording prior to final. - Any abandonment must be done by separate instrument and referenced on the plat. - An expired subdivision application with the same name for this property was on file and was verbally requested to be withdrawn by the previous engineer. A written withdrawal request is needed prior to final. - Revise the number of lots on the originally submitted application from four to three to match the latest submittal prior to final. <p>* Must comply with City's Access Management Policy.</p> <p>** The N/S interior street with a Cul-de-Sac has been removed from the revised plat and number of lots reduced from 4 residential and one common lot to 3 residential lots. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length.</p> <p>***The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following requests:</p> <ol style="list-style-type: none"> 1. A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, after further discussion, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. 2. A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff. <p>***At the Planning and Zoning Commission meeting of May 7, 2024, the project engineer was present. Staff recommended disapproval for variance request No.1 (50 ft. ROW dedication from centerline for Bicentennial Boulevard instead of 75 ft. as per the thoroughfare map) and recommended minimum 60 ft. ROW dedication from centerline as requested by the Engineering Department; however, the Engineering Department was not present at the meeting. The applicant requested the Board to table the request to discuss it further with the Engineering Department. After further discussion, the item was unanimously tabled by the Board with four members present and voting.</p>	Non-compliance
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCES.</p>	Applied

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



S2950-00-000-0445-00

SUB2021-0066



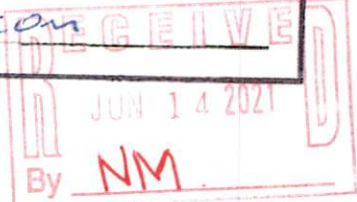
City of McAllen
Planning Department
APPLICATION FOR
SUBDIVISION PLAT REVIEW

1300 Houston Avenue
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	Subdivision Name <u>Pioneer Estates Subdivision</u> Location <u>South east corner of N. Shary Rd and 6 Mile Line</u> City Address or Block Number <u>9400 N. SHARY RD</u> Number of lots <u>30</u> Gross acres <u>18.298</u> Net acres <u>17.408</u> Existing Zoning <u>R-1</u> Proposed <u>R-3A</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi-Family</u> Irrigation District # <u>Unit 1</u> Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>unknown</u> Legal Description <u>Being 10.201 Acres out of lot 4-5 of John H. Shary Subdivision</u>
Owner	Name <u>JoAnn Schoenring Leibowitz</u> Phone <u>281-721-2350</u> (956) 802-4785 Address <u>P.O. Box 156</u> City <u>Temple McAllen</u> State <u>TX</u> Zip <u>76803</u> E-mail <u>phil@acresconstructiongroup.com</u>
Developer	Name <u>Aldape Development, LLC</u> Phone <u>(956) 802-4785</u> Address <u>4508 Tyler Ave</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u> Contact Person <u>Javier Aldape / Gerardo Higuera</u> E-mail <u>acresconstruction@outlook.com</u> / <u>gerardo.acresconstruction@gmail.com</u>
Engineer	Name <u>Alas Engineering, LLC</u> Phone <u>(409) 537-1311</u> Address <u>3911 N 10th Street Suite H</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u> Contact Person <u>Marib A. Salinas</u> E-mail <u>msalinas@salinasengineering.com</u>
Surveyor	Name <u>Salinas Engineering & Assoc</u> Phone _____ Address <u>2221 Daffodil Ave.</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u> E-mail <u>dsalinas@salinasengineering.com</u>

ENTERED

APR 01 2022

Initial: MS

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owners Signature

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

Signature _____ Date 4/1/2022

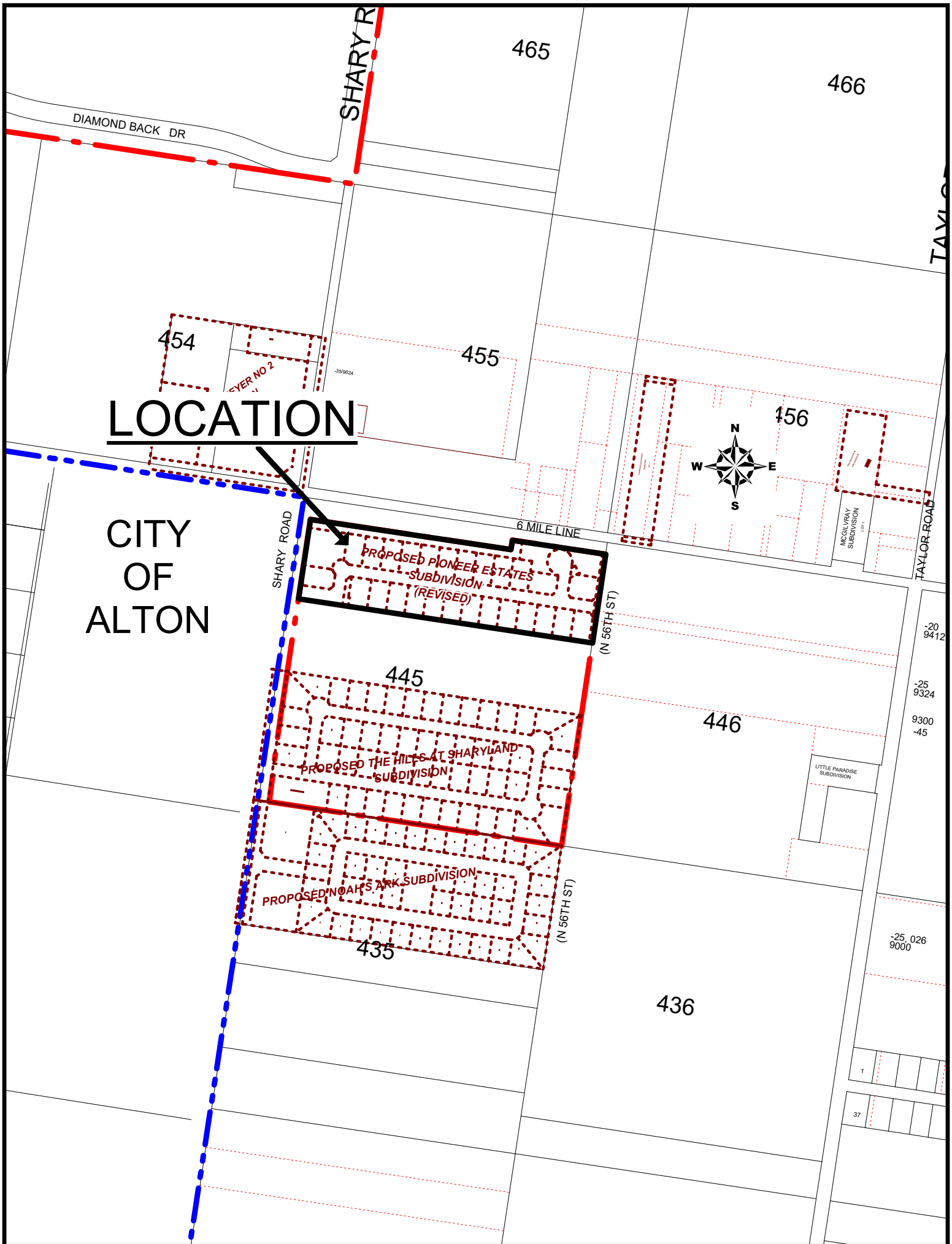
Print Name Javier Aldape

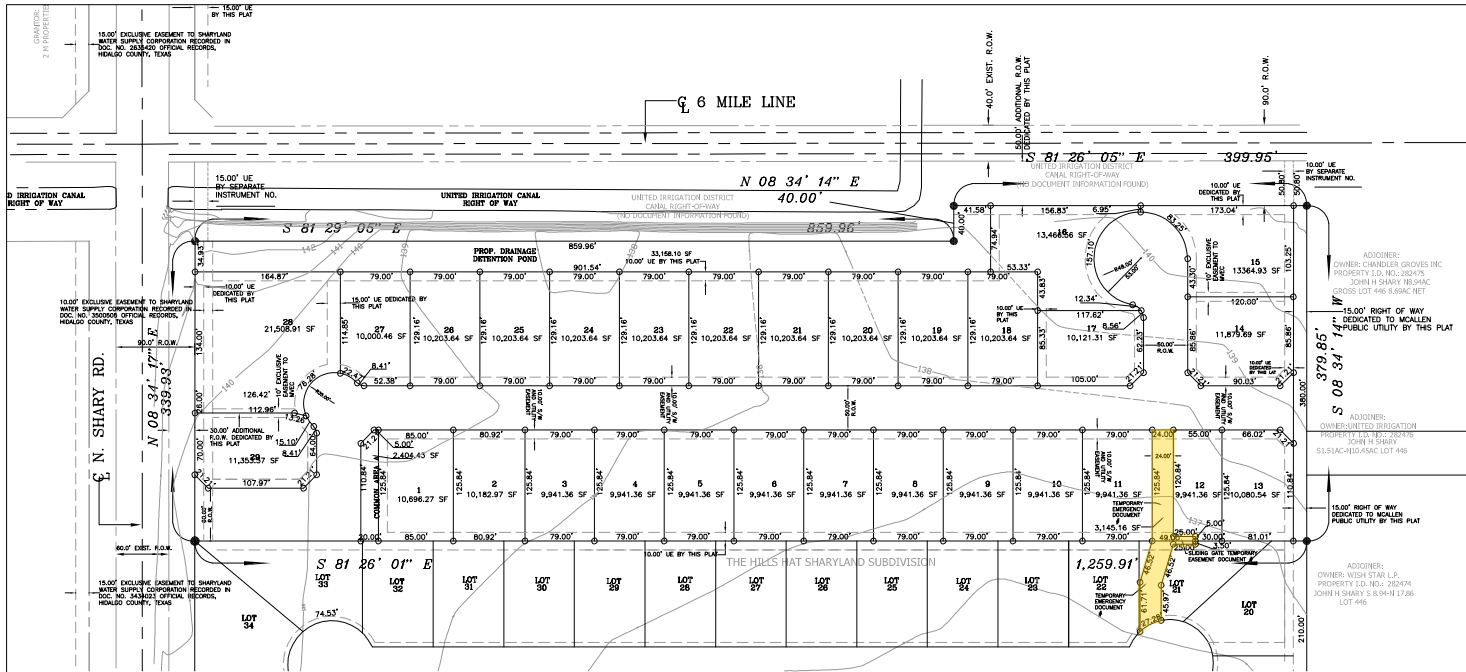
Owner ☐

Authorized Agent ☐

LOCATION

CITY
OF
ALTON





MAP
OF
PIONEER ESTATES SUBDIVISION
HIDALGO COUNTY, TEXAS

BEING 10.201 ACRES OUT LOT 445, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A 53.034 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 9, 2021 CONVEYED TO ALDAPE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT No. 3261823, OFFICIAL PUBLIC RECORD HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING 10.201 ACRES OUT LOT 445, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A 53.034 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED SEPTEMBER 9, 2021 CONVEYED TO ALDAPE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT No. 3261823, OFFICIAL PUBLIC RECORD HIDALGO COUNTY, TEXAS, SAID 10.201 ACRES OF TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT MAG NAIL FOUND, THE NORTHWEST CORNER OF THE SAID LOT 445 SAME POINT ON THE CENTER LINE OF F.M. 494 (N SHARY ROAD);

THENCE ALONG THE WEST LINE OF THE SAID LOT 445, SAME BEING THE CENTER LINE OF F.M. 494 (N SHARY ROAD), S083°41'17"W, A DISTANCE OF 109.87 FEET TO A CALCULATED POINT ON THE WEST LINE OF THE SAID LOT 445, SAME BEING A POINT ON THE CENTER LINE OF F.M. 494 (N SHARY ROAD);

THENCES8126°05'E, ACROSS THE SAID LOT 445, PASSING AT A DISTANCE OF 30.00 FEET A 1/2 INCH IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 60.00 FEET TO A CAPPED IRON ROD STAMPED "ROWS" FOUND ON THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING

THENCE, S8126°05'E, ALONG THE SOUTH LINE OF A UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, SAME BEING THE NORTH LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 859.96 FEET TO AN IRON ROD WITH A PINK CAP SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N083°41'14"E ALONG THE EAST LINE OF A UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, SAME BEING AN INTERIOR LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 40.00 FEET TO AN IRON ROD WITH A PINK CAP SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCES8126°05'E, ALONG THE SOUTH LINE OF A UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, SAME BEING THE NORTH LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 399.95 FEET TO AN IRON ROD WITH A PINK CAP SET ON THE EAST LINE OF THE SAID LOT 445, SAME BEING THE NORTHEAST CORNER OF THE SAID ALDAPE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

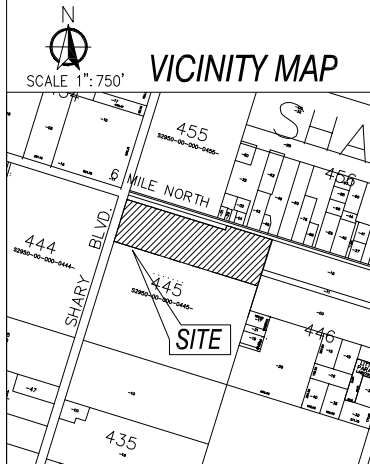
THENCES083°41'14"W, ALONG THE EAST LINE OF THE SAID LOT 445, SAME BEING THE EAST LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 380.00 FEET TO AN IRON ROD WITH A PINK CAP SET ON THE EAST LINE OF THE SAID LOT 445, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N8126°01"W, ACROSS THE SAID LOT 445, A DISTANCE OF 1259.91 FEET TO AN IRON ROD WITH A PINK CAP SET ON THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N083°41'17"E, ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. 494 (N SHARY ROAD), SAME BEING THE WEST LINE OF THE SAID ALDAPE TRACT, A DISTANCE OF 339.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.201 ACRE OF LAND, MORE OR LESS.

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
THE TRACT LIES IN "ZONE X"; IS DEFINED AS AREAS WITH 500-YEAR FLOOD: AREAS OF 100 YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AN AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOODS. IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480334 0325 D, MAP REVISED JUNE 6, 2000.
- SETBACKS:
FRONT: 20 FEET, EXCEPT 15.00 FEET FOR ENCLOSED CARPORT OR GREATER FOR EASEMENT.
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES
SIDE: 6 FT. OR GREATER FOR EASEMENT
CORNER: 10 FT. OR GREATER FOR EASEMENT
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG N. SHARY RD. AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON 56TH STREET, 6 MILE LINE AND BOTH SIDES OF ALL INTERIOR STREETS.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF THE CURB MEASURED AT FRONT CENTER OF EACH LOT.
- CITY OF McALLEN BENCHMARK: MC 42 IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF GLASSCOCK ROAD AND 6 MILE LINE, THE MONUMENT IS 28 FEET WEST OF THE CENTERLINE OF GLASSCOCK ROAD AND 122 FEET NORTH OF THE CENTERLINE OF MILE 6 LINE ROAD. ELEV. 149.58 FEET HORIZONTAL DATUM NAD 83 LAT. 26 17' 50.67574"N LONG. 098 16' 45.90670"W
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 89,849 CUBIC- FEET 2.06 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)
- NO PERMANENT STRUCTURES, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- COMMON AREAS AND THE DRAINAGE DETENTION POND MUST BE MAINTAINED BY THE HOMEOWNER ASSOCIATION, LOT OWNER OR HIS ASSIGNS, NOT THE CITY OF McALLEN OR OTHER PUBLIC ENTITY.
- AS PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR PIONEER ESTATES SUBDIVISION RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER, ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND DETENTION AREA ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- AS PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR PIONEER ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY, OFFICIAL RECORDS DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LOTS, COMMON DETENTION AREA AND ITS PERIMETER FENCE/WALL.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES, AND ALONG N. SHARY RD., 6 MILE LINE, AND NORTH 56TH STREET.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. SHARY RD., 6 MILE LINE, AND N. 56TH STREET.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- ALL IRRIGATION EASEMENT ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCH OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- UID BLANKET EASEMENT RESERVATION DOC 1920-1140162, PER 09/22/1920
- ALL UTILITY EASEMENT ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE NOTED.
- A TEMPORARY EMERGENCY EASEMENT WILL BE UTILIZED AND DEDICATED BY SEPARATE INSTRUMENT # _____ UNTIL NORTH 56TH STREET IS CONSTRUCTED, ONCE NORTH 56TH STREET IS ESTABLISHED THE TEMPORARY EMERGENCY EASEMENT WILL THEN BE ABANDONED BY SEPARATE INSTRUMENT NUMBER.



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JAVIER ALDAPE	4516 TYLER AVE.	McALLEN, TX	(956) 802-4785
ENGINEER: MARIO A. SALINAS	3911 N. 10 TH. ST. SUITE H	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 Daffodil Ave.	McAllen, Tx. 78501	(956) 682-9081

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

DATE OF PREPARATION 05-06-24
SHEET 1 of 2



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/17/2024

SUBDIVISION NAME: PIONEER ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Shary Road: 30 ft. ROW dedication for 60 ft. from centerline for 120 ft. total ROW
Paving: By the state Curb & gutter: By the state

Revisions needed:

-Clarify 30 ft. additional ROW by this plat as it appears to be outside plat boundaries, finalize ROW requirements prior to recording

-Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to recording.

-Please show document wherein the existing 60 ft. ROW was dedicated prior to recording.

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

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

Required

6 Mile Line: 50 ft. from centerline for 100 ft. total ROW

Paving: 65 ft. Curb & gutter: Both sides

Revisions needed:

-Please show document wherein the existing 40 ft. ROW was dedicated prior to recording.

*Clarify access from 6 Mile Line as plat boundary does not extend to ROW, and ownership is by United Irrigation District as per plat submitted on October 5th, 2022. As per plat submitted on May 31st, 2023, plat no longer exhibits frontage along 6 mile line.

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

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

Required

North 56th Street (N/S Collector Road-east boundary line): 30 ft. dedication for 60 ft. total ROW.

Paving: 40 ft. Curb & gutter: Both sides

Revision Needed:

-Include street name labeling, prior to recording.

-Revise reference from "Right of Way dedicated to McAllen Public Utility by this plat" to "R.O.W dedicated by this plat", prior to recording.

*Engineer submitted a variance application on October 7, 2021 requesting to dedicate 15 ft. of ROW for North 56th Street. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of April 5, 2022. Following discussion, the board unanimously voted to approve the subdivision in revised preliminary form, and recommended approval of the variance for 15 ft. ROW dedication for N. 56th Street. There were 6 members present and voting. At the City Commission meeting of April 25, 2022, the City of McAllen Board of Commissioners considered the request and was approved.

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

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

Required

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

<p>Internal Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides Pending Items: -Revise street names as follows: -E/W street at entrance: Ozark Avenue -N/S Street west of Lot 1: North 59th Lane -E/W interior street: Princeton Avenue -N/S street at Cul-De-Sac: North 56th Lane -Finalize street names on plat prior to recording. -Engineer submitted a variance application on April 21st, 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. 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. -Submit gate details, ROW and paving at gate locations may increase to accommodate proposed improvements, finalize prior to NTP/recording. -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, finalize Cul-De-Sac paving and ROW requirements prior to NTP/ Recording. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p> <p>* 1,200 ft. Block Length. ***Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac. *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, finalize Cul-De-Sac paving and ROW requirements prior to NTP/ Recording. **Subdivision Ordinance: Section 134-105</p>	Required
	Compliance
	NA
	Required
ALLEYS	
<p>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. ***As per public works,must build dumpster enclosure at the time the subdivision is built. Must comply with Chapter 90 of McAllen's Solid Waste Ordinance. ****Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: Proposing 20 ft. or greater for easement. Pending Items: -Engineer submitted variance request on April 21st, 2023 to allow a 15 ft. front setback for unenclosed carports only. **If variance request for the front setback for unclosed carports is approved, front setback note wording must be finalized prior to recording. ***Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above prior to recording. *Proposing Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater ****Zoning Ordinance: Section 138-356</p>	Required

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

<p>* Interior sides: 6 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above prior to recording. *Proposing: 6 ft. or greater for easement. ****Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above prior to recording. *Proposing Corner :10 feet or greater for easement. ****Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
	Required
	Applied
	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required along North Shary Road and 4 ft. wide minimum sidewalk required on N. 56th Street and both sides of all interior streets. Revisions needed: -Revise plat note #3 as shown above prior to recording. **As per plat submitted on May 31st, 2023, plat no longer exhibits frontage along 6 mile line. ***Proposing: 5 ft. wide minimum sidewalk required along North Shary Road and 4 ft. wide minimum sidewalk required on N. 56th Street, 6 Mile Line and both sides of all interior streets. ***5 ft. sidewalks required along North Shary Road as per Engineering Department. ****Sidewalk requirements may increase to 5 ft. per Engineering Department requirements, finalize prior to recording. *****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Shary Road, and North 56th Street. Revisions needed: -Revise plat note #12 as shown above prior to recording. -Clarify if buffer is proposed along northern plat boundaries as it may trigger changes to note requirements, finalize note wording prior to recording. **Proposing: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Shary Road, 6 Mile Line, and North 56th Street. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
	Applied
	Required

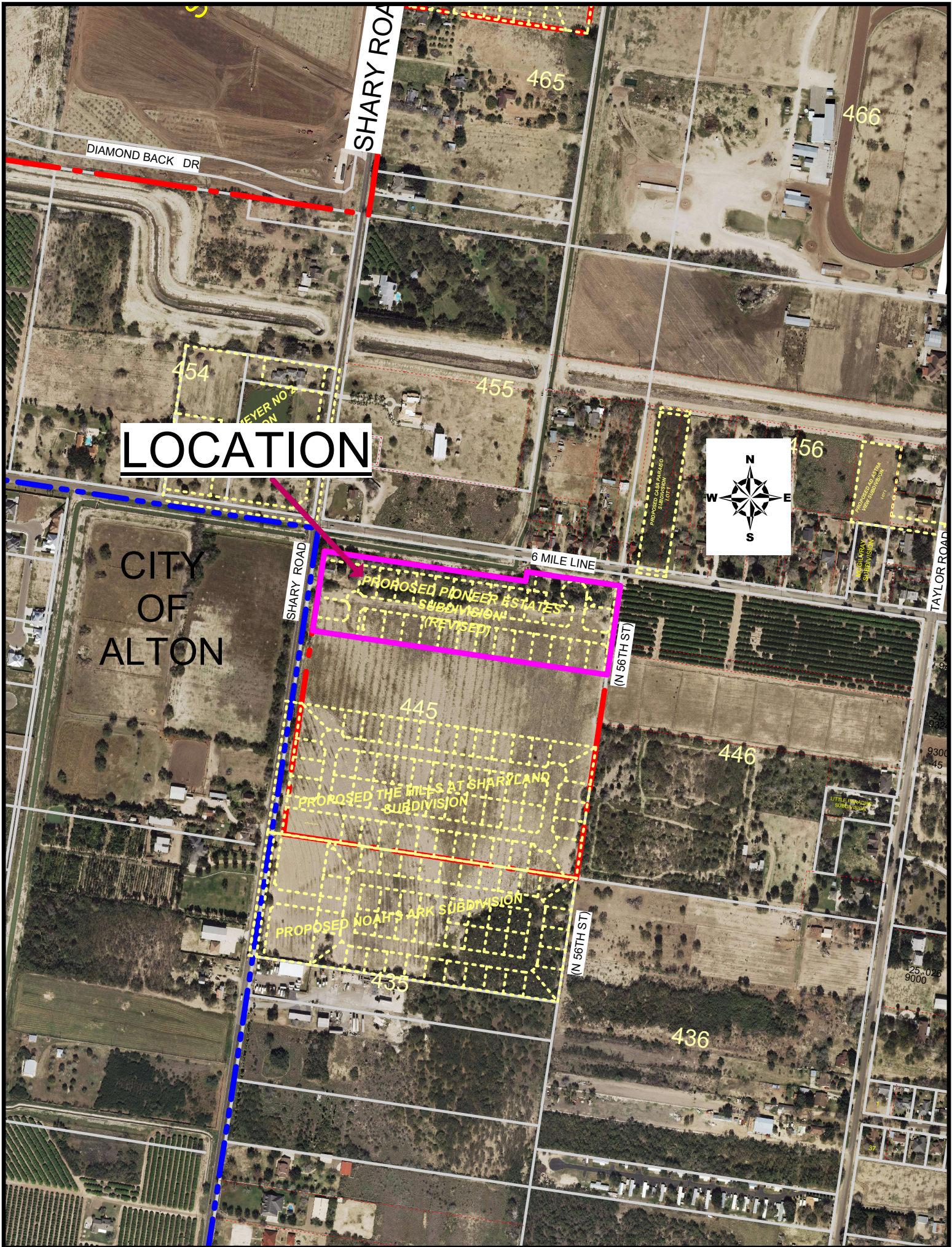
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Shary Road and North 56th Street. Revision needed: -Revise plat note #14 as shown above, prior to recording. **Proposing: No curb cut, access, or lot frontage permitted along North Shary Road, 6 Mile Line and North 56th Street. ***As per plat submitted on May 31st, 2023, plat no longer exhibits frontage along 6 mile line. ****Must comply with City Access Management Policy</p>	Required
<p>* 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</p>	Applied
<p>* Common Areas, drainage detention pond ,any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Revise plat note #10 as shown above prior to recording. **Proposing: Common areas and drainage detention pond must be maintained by the homeowner association lot owner or his assigns, not the City of McAllen or other public entity.</p>	Required
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions needed: **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
ZONING/CUP	
<p>* Existing: R-3A(apartment residential) District Proposed: R-3A(apartment residential) District **Rezoning from R-1 (Single Family Residential) District to R-3A(apartment residential) District approved at City Commission meeting of November 28, 2022. ***Zoning Ordinance: Article V</p>	Compliance

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

<p>* Rezoning Needed Before Final Approval</p> <p>**Rezoning from R-1 (Single Family Residential) District to R-3A(apartment residential) District approved at City Commission meeting of November 28, 2022.</p> <p>***Zoning Ordinance: Article V</p>	Completed
PARKS	
* Land dedication in lieu of fee. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived.	Applied
* Pending review by City Management. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation approved no TIA required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
*** As per Traffic Department, Trip Generation approved no TIA required.	
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> -Must comply with City's Access Management Policy -Must comply with Fire Department requirements. -Label Drainage Area with a letter or number prior to recording. -Clarify access from 6 Mile Line as plat boundary does not extend to ROW, and ownership is by United Irrigation District as per plat submitted on October 5th,2022.As per plat submitted on May 31st, 2023, plat no longer exhibits frontage along 6 mile line. -Subdivision previously approved in Revised Preliminary form at the Planning and Zoning Commission meeting of April 5th, 2022 as a single family development, as per plat submitted on October 5th, 2022 multi-family subdivision now proposed. -Submit gate details, ROW and paving at gate locations may increase to accommodate proposed improvements, finalize prior to NTP/recording. <p>**As per Fire Department, there was an agreement between the Fire Department and the developer/engineer prior to final approval on June 6, 2023, for all units to be fully sprinklered, in lieu of a secondary access, since N. 56th Street (on the east side of the subdivision) was not going to be built at this time.</p> <p>After final approval was granted by Planning and Zoning Commission, the developer asked Fire Department for an alternative to the sprinkler system, as it may get costly. Fire Department indicated that a secondary access would be required, without a fire sprinkler system. After further discussion and proposals, on April 29, 2024, Fire Department approved a secondary access easement location proposed to connect Lot 12 on the proposed Pioneer Estates Subdivision to Lot 21 on the Hills at Sharyland recorded subdivision to the south side of the subject property, until N. 56th Street is built.</p> <p>**The proposed temporary access easement wording must comply with the City's requirements and recorded, as a separate document, prior to recording the subdivision and referenced as a plat note.</p>	Required

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

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



LOCATION

CITY
OF
ALTON

SHARY ROAD

DIAMOND BACK DR

465

466

454

455

456

6 MILE LINE

N 56TH ST

445

446

436

PROPOSED NOAH'S ARK SUBDIVISION

PROPOSED THE MILLS AT SHARP LAND SUBDIVISION

PROPOSED PIONEER ESTATES SUBDIVISION (REVISED)



TAYLOR ROAD

9300
45

25.026
9000

Sub 2022-0146



City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

Project Description

Subdivision Name AFG PLAZA SUBD.
Location SEC McCOLL & DOVE AVE.
City Address or Block Number 5520 N. McCOLL RD
Number of lots 1 Gross acres 1.996 Net acres 1.38
Existing Zoning C-4 Proposed C-4 Rezoning Applied For ☒ Yes ☐ No Date _____
Existing Land Use OFFICE/RESTAURANT Proposed Land Use RETAIL/RESTAURANT Irrigation District # 2
Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☒ No ☐ ETJ Yes ☐ No ☒
Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due 1500
Parcel No. 290032 Tax Dept. Review 55950-00-006-0001
Legal Description 1.38 NET AC. o/o LOT 1, BIK. 6,
STERLE & PERSHING SUBD., H.C.T.

Owner

Name SUZIE ANI Phone _____
Address 114 RIO GRANDE DRIVE
City MISSION State TX Zip 78572
E-mail _____

Developer

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____
Contact Person _____
E-mail _____

Engineer

Name DAVID OMAR SALINAS Phone 682-9081
Address 2221 DAFFODIL AVE.
City MCALLEN State TX Zip 78501
Contact Person DAVID
E-mail dsalinas@salinasengineering.com

Surveyor

Name SAME AS ENGINEER Phone _____
Address _____
City _____ State _____ Zip _____

ENTERED

NOV 29 2022

Initial. WMA

L.G. 11/29/22

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature [Signature] Date 11-16-22

Print Name JIMMY AN-

Owner X

Authorized Agent [Signature]

10/19

SEA

SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE., MCALLEN, TEXAS, 78501
(956) 682-9081/(956) 686-1489 FACSIMILE
(956) 648-8899 CELL
DSALINAS@SALINASENGINEERING.COM

INTRA-OFFICE MEMORANDUM

TO: CITY OF MCALLEN
(Via Email Delivery on 05/08/24)

SUBJECT AFG PLAZA SUBDIVISION,
MCALLEN
Request for 6 Month Extension

FROM David Omar Salinas, P.E., MSEE,
R.P.L.S.

DATE: 05/08/24 **JOB NO:**

City of McAllen:

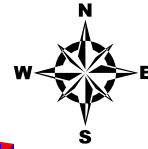
On behalf of the owner/subdivider Mr. Jimmy An, a request is made to grant the the subdivider a six (6) month extension on the platting/development (site plan, utilities, etc.) for proposed AFG Plaza Subdivision. During a discussion with my client on Monday a decision was made to continue the development process. The delay was due to a request for a variance on additional ROW along the south side of Dove Ave. and an irrigation district issue that now have both been resolved.

We will be soon submitting a revision to the plat and a site plan, site plan application and fee.

Thank you.

Cc: client/file

LOCATION



DOVE AVE

McCOLL RD

N "G" ST

DOVE POINT

DOVE POINT

DEL PEDREGAL

DEL PEDREGAL

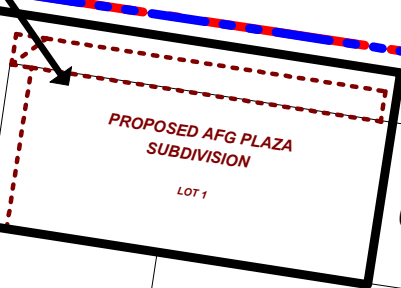
SUBDIVISION

PHASE 3 SUBD

RE

VITRUVIAN PLAZA
SUBD

CHIA, CADEN,



16

11

55

34

33

12

1

7

10

15

1A

1B

5A

10A

17A

17B

UNIT 2

UNIT 1
BLOCK 2

02

03

04

05

LOT 1

LOT 2C

LOT 2

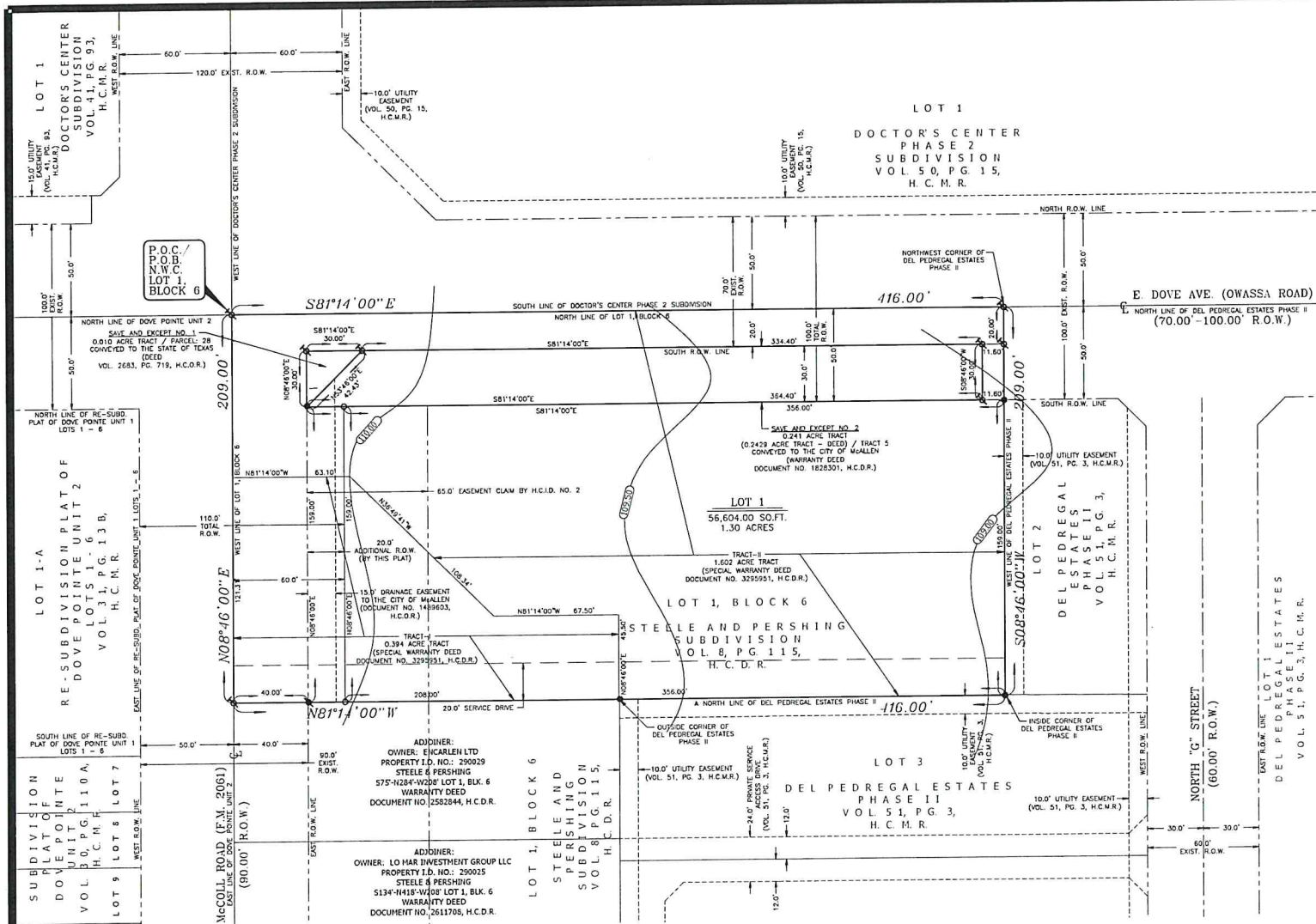
01

PH 2

06

1

2



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AFG 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, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: SUZIE AN
114 RIO GRANDE DRIVE
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SUZIE AN, KNOWN TO ME TO BE THE PERSON 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 THE _____ DAY
OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SUZIE AN	114 RIO GRANDE DRIVE	MISSION, TEXAS 78572	(956) XXX-XXXX	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____

STATE OF TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT #2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____, 2023.

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

PRESIDENT _____

ATTEST:

SECRETARY _____

LEGEND

- FOUND 1/2" IRON ROD
- FOUND IRON PIPE
- SET NAIL
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 40'

AFG PLAZA SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

BEING A 1.996 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: McCOLL ROAD (F.M. 2061)/E. DOVE AVENUE; IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR ON LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C.
ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG E. DOVE AVE.
- 5 FT. WIDE SIDEWALK IS REQUIRED ON McCOLL ROAD AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG E. DOVE AVENUE.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 17,134.64 CUBIC FEET, OR, 0.39 ACRE-Feet OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 52, LOCATED ALONG THE EAST BOUND OF NORTH TAYLOR ROAD, 106.8 FEET NORTH OF THE CENTERLINE OF MILE 4 NORTH ROAD AND 17 FEET EAST FROM THE EDGE OF PAVEMENT OF TAYLOR ROAD. EAST OF THE MONUMENT, THERE IS A 2 STORE HOUSE. ELEV.= 132.94. HORIZONTAL DATUM: NAD 83. VERTICAL DATUM: NAVD 88.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- COMMON AREAS, PRIVATE DRIVES, ETC. MUST BE MAINTAINED BY LOT OWNER AND NOT BY THE CITY OF McALLEN.

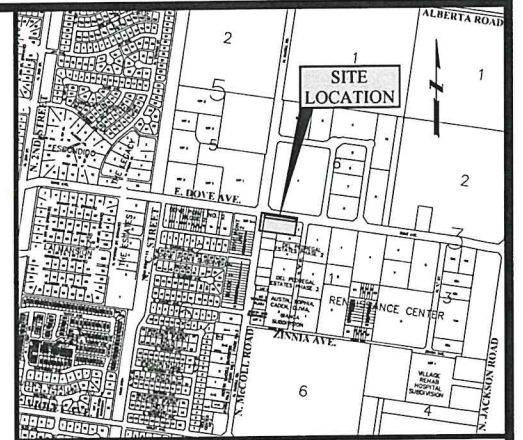


DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JULY 13, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP

SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 1.996 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.996 GROSS ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 LOCATED AT THE INTERSECTION OF E. DOVE AVE. AND McCOLL ROAD (AKA F.M. 2061) FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 81 DEGREES 14 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 416.0 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 46 MINUTES WEST, A DISTANCE OF 20.0 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY OF SAID E. DOVE AVE., AT A DISTANCE OF 209.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON OR INSIDE CORNER OF PEDREGAL ESTATES, PHASE II (VOL. 51, PAGE 03, H.C.M.R.) FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 14 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID PEDREGAL ESTATES, PHASE II SUBDIVISION, A DISTANCE OF 376.0 FEET PASS A 1/2 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID McCOLL ROAD, AT A DISTANCE OF 416.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 1 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 46 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 209.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.996 GROSS ACRES OF LAND, MORE OR LESS,

SAVING AND EXCEPTING (LANDS PREVIOUSLY CONVEYED) ALL OF THE SOUTH 30.0 FEET OF THE EAST 364.40 FEET OF THE WEST 376.0 FEET OF SAID 1.996 ACRE TRACT OF LAND COMPRISING LANDS DEDICATED TO THE STATE OF TEXAS FOR ADDITIONAL ROAD RIGHT-OF-WAYS AT THE SOUTHEAST CORNER OF McCOLL ROAD AND E. DOVE AVE., AND, A 30.0 FEET STRIP OF LAND PARALLEL TO AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF SAID E. DOVE AVE. CONVEYED TO THE CITY OF McALLEN, RESPECTIVELY, WHEN COMBINED TOTAL 0.251 ACRES, MORE OR LESS, THE ACREAGE OF WHICH IS NOT A PART OF THE SAID 1.996 ACRES HEREIN DESCRIBED,

AND FURTHER, OF WHICH 0.192 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID McCOLL ROAD, AND, OF WHICH 0.173 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID E. DOVE AVE., LEAVING 1.380 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: SPECIAL WARRANTY DEED CONVEYANCE FROM SUZANE C. AN UNTO SUZIE AN, DATED OCTOBER 01, 2021, AND, RECORDED IN DOCUMENT NO. 3295951, H.C.D.R.
N:\SUBDIVISION\PLATS\AFG\PLAZA SUB\1.996.100722

AFG PLAZA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JULY 13, 2023
JOB NUMBER: SP-22-25861
OWNER: SUZIE AN
114 RIO GRANDE DRIVE
MISSION, TEXAS 78572

SEA
SALINAS ENGINEERING & ASSOC.
(P-6876) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
10115 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-235, AUSTIN, TEXAS 78737 (512) 239-5263



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/16/2024

SUBDIVISION NAME: AFG PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

McColl Road (F.M. 2061): 20 ft. of additional dedication for 60 ft. from centerline for 120 ft. total ROW.

Paving 65 ft.-85 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, if not done by the state.

E. Dove Avenue: Dedication as needed for 60 ft. from centerline for 120ft. total ROW.

Paving: 65 ft. to 85 ft. Curb & gutter: Both Sides

Revisions needed:

-City of McAllen thoroughfare plan designates E. Dove Avenue, as a Principle arterial with 120 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 as depicted on plat with no additional dedication.

Variance was approved by the Planning & Zoning Commission on October 3, 2023.

Variance was approved by the City Commission on October 23, 2023 on the condition that requirements to maintain existing 100 ft. of ROW throughout the plat boundary would apply. (i.e. NE Corner of plat that was not included in conveyance to the City of McAllen, of which is now included.)

-Label ROW being dedicated by this plat along Dove Avenue please see requirements above, prior to final.

-Clarify area conveyed to the City Of McAllen, submit copy of referenced documents for staff review prior to final.

-Include any document numbers regarding existing dedication of Dove Avenue, as applicable and provide copies for staff review, prior to final.

-Corner clip required for NE dedication, review and revise as applicable, finalize prior to final.

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

**Monies must be escrowed if improvements are required prior to recording.

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Applied

Required

NA

Compliance

NA

NA

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties Revisions Needed: -Private Service Drive Easement required, Easement must be private with 24 ft. of dedication with 24 ft. of paving in compliance with Public Works and Fire Department requirements. Alley or service drive easement cannot dead-end, provide for extension or looping of alley or service drive easement on the plat prior to final. Finalize alley/ service drive requirements prior to final. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: McColl Road (F.M. 2061)/ E. Dove Avenue: In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. **Zoning Ordinance: Section 138-356 * Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 * Sides In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356 * Corner :See front setback note. **Zoning Ordinance: Section 138-356 * Garage: Commercial Development. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
	Applied
	Applied
	Applied
	NA
	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along N. McColl Road and 4 ft. wide minimum sidewalk required along E. Dove Avenue. ** 5 ft. Sidewalk requirements as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
	Required
BUFFERS	
* 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.	Applied
	Applied
	Required
NOTES	
*Must comply with City Access Management Policy. **As per McAllen's Access Management Policy, spacing requirement along both McColl Road at 55 MPH and Dove Avenue is 425 ft. between any entrances/streets	Required

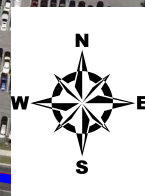
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. -Revise Note #12 as noted above.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if subdivision is proposed to be public.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
	Required
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area. **Include original subdivision boundary. Provide a copy of the original recorded subdivision, Lot 1, Block, Steele & Pershing Doc. for staff review. **Zoning Ordinance: Section 138-356</p>	Compliance
	Required
ZONING/CUP	
<p>* Existing : A-O(Agricultural and Open-Space) District and C-4 (Commercial Industrial) District Proposed: C-4 (Commercial Industrial) District **At the City Commission meeting of December 12th,2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval. **At the City Commission meeting of December 12th,2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. ***Zoning Ordinance: Article V</p>	Applied
	Applied
PARKS	
<p>* Land dedication in lieu of fee. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks.</p> <p>* Pending review by the Parkland Dedication Advisory Board and CC. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks.</p>	NA
	NA
	NA

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PRELIMINARY 6-MONTH EXTENSION SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied

LOCATION



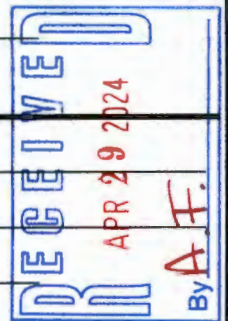


City of McAllen *Sub 2024. 0046*

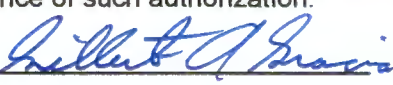
Planning Department

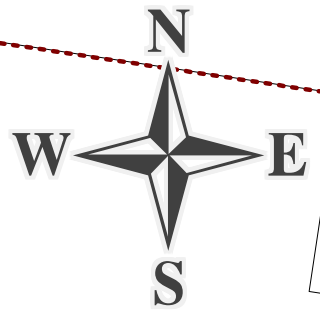
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	<u>Re-Plat of Valencia Marketplace Lot 6D and Lot 6E</u>		
	Legal Description	<u>An 8.09 acre tract comprised of Lots 6B and 6C of the Lot 6A, 6B, & 6C Subdivision according to Doc #3015505 of the Map Records of Hidalgo County, Texas</u>		
	Location	<u>North side of Trenton Road, approximately 850 feet West of N. 10th Street</u>		
	City Address or Block Number	<u>1300 Trenton Road</u>		
	Total No. of Lots	<u>2</u>	Total Dwelling Units	<u> </u>
	Gross Acres	<u>8.09</u>	Net Acres	<u>8.09</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>8.09</u> Acres) / <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No			
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>			
	Existing Land Use <u>General Business</u> Proposed Land Use <u>General Business</u>			
Owner	Irrigation District #	<u>3</u>	Water CCN:	<input checked="" type="checkbox"/> MPMU / <input type="checkbox"/> Sharyland Water SC Other <u> </u>
	Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>1236058 1236058 + 1236059</u>			
	Estimated Rollback Tax Due <u>none</u> Tax Dept. Review <u>MR</u>			
	Name	<u>Chapa Blue, LTD., and Sam's Trenton Plaza II, LLC</u> Phone <u>956-867-2807</u>		
	Address	<u>141 Paseo Del Prado Ave.</u> E-mail <u>josechapa1000@hotmail.com</u>		
Developer	City	<u>Edinburg</u>	State	<u>Texas</u> Zip <u>78539</u>
	Name	<u>Chapa Blue Management, LLC.</u> Phone <u>956-867-2807</u>		
	Address	<u>141 Paseo Del Prado Ave.</u> E-mail <u>josechapa1000@hotmail.com</u>		
	City	<u>Edinburg</u>	State	<u>Texas</u> Zip <u>78539</u>
	Contact Person	<u>Jose Chapa</u>		
Engineer	Name	<u>Izaguirre Engineering Group, LLC</u> Phone <u>956-905-0177</u>		
	Address	<u>2121 E. Griffin Parkway, Ste. 2</u> E-mail <u>alphagag@aol.com</u>		
	City	<u>Mission</u>	State	<u>Texas</u> Zip <u>78572</u>
	Contact Person	<u>Gilberto A. Gracia, P.E.</u>		
Surveyor	Name	<u>Homero L. Gutierrez, P.E., R.P.L.S.</u> Phone <u>956-369-0988</u>		
	Address	<u>2600 San Diego</u> E-mail <u>homero_gutierrez@sbcglobal.net</u>		
	City	<u>Mission</u>	State	<u>Texas</u> Zip <u>78572</u>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	<p><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps - 2 8 ½" by 11" copies/legible copies of plat with name & north arrow - 6 Folded blueline prints of the proposed plat - 2 Warranty Deeds (identifying owner on application) - AutoCAD 2005 DWG file and PDF of plat - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation (if applicable) 	<p><u>Email Submittal Requirements</u></p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - Sealed Survey - Location Map - Plat & Reduced Plat - Warranty Deed - DWG File - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation, if applicable <p>*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents*</p> <p>*Submit documents to subdivisions@mcallen.net</p> <p style="text-align: center;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - Metes and bounds - Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts - Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines - North arrow, scale and vicinity map - Name & dimension of adjoining street ROWs (total width & width from centerline) <p>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</p>	
Owner(s) Signature(s)	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>04-16-24</u></p> <p>Print Name <u>Gilberto A. Gracia, P.E.</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> <p style="text-align: center;">The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>	



LOT 1

LOCATION



LOT 2A

14

LOT 6E

LOT 6D

LOT 4A

LOT 4B

LOT 6A

LOT 5A

LOT 5B

LOT 5C

MAIN ST

MAIN ST

TRENTON RD.

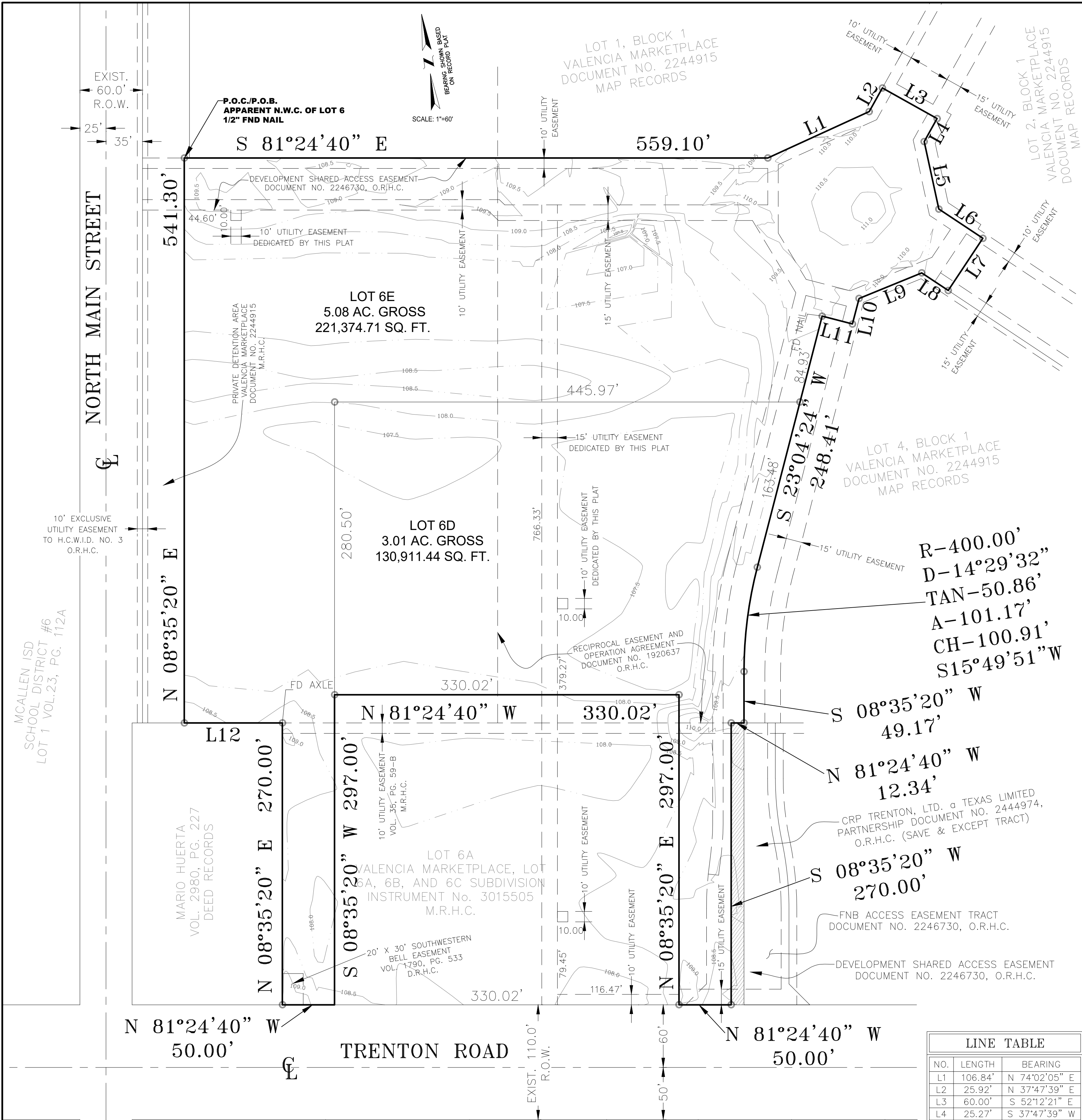
12TH ST

SANDPIPER

12TH LN

SWALLOW

11TH LN



SUBDIVISION PLAT OF:
**RE-PLAT OF
VALENCIA MARKETPLACE
OF LOT 6D AND LOT 6E**

MCALLEN, TEXAS
AN 8.09 ACRE TRACT OF LAND COMPRISED OF LOTS 6B AND 6C OF THE LOT 6A, 6B AND 6C SUBDIVISION ACCORDING TO INSTRUMENT No. 3015505 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING OUT LOT 6, BLOCK 1, VALENCIA MARKETPLACE, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER DOCUMENT No. 2244915, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
AN 8.09 ACRE TRACT OF LAND COMPRISED OF LOTS 6B AND 6C OF THE LOT 6A, 6B AND 6C SUBDIVISION ACCORDING TO INSTRUMENT No. 3015505 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING OUT LOT 6, BLOCK 1, VALENCIA MARKETPLACE, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER DOCUMENT No. 2244915, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 8.09 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" ROD FOUND AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, VALENCIA MARKETPLACE FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
THENCE S 81°24'40" E, WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 559.10' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE N 74°02'05" E, A DISTANCE OF 106.84' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE N 37°47'39" E, A DISTANCE OF 25.92' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE S 52°12'21" E, A DISTANCE OF 60.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE S 37°47'39" W, A DISTANCE OF 25.27' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE S 03°41'19" E, A DISTANCE OF 66.19' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE S 47°49'44" E, A DISTANCE OF 50.62' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE S 42°10'16" W, A DISTANCE OF 60.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE N 47°49'44" W, A DISTANCE OF 30.52' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE S 76°22'37" W, A DISTANCE OF 64.83' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE S 23°04'24" W, A DISTANCE OF 25.28' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE N 66°55'36" W, A DISTANCE OF 30.00' TO A NAIL FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE S 23°04'24" W, A DISTANCE OF 248.41' TO A CORNER OF THIS TRACT OF LAND;
THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 400.00', A DELTA ANGLE OF 142°39'32", AN ARC LENGTH OF 101.17', A CHORD DIRECTION OF S 15°49'51" W, AND A CHORD DIRECTION OF 100.91' TO A CORNER OF THIS TRACT OF LAND;
THENCE S 08°35'20" W, A DISTANCE OF 49.17' TO A CORNER OF THIS TRACT OF LAND;
THENCE N 81°24'40" W, A DISTANCE OF 12.34' TO A CORNER OF THIS TRACT OF LAND;
THENCE S 08°35'20" W, A DISTANCE OF 270.00' TO THE NORTH R.O.W. OF TRENTON ROAD, A CORNER OF THIS TRACT OF LAND;
THENCE N 08°35'20" E, A DISTANCE OF 297.00' TO AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE N 81°24'40" W, A DISTANCE OF 330.02' TO AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE S 08°35'20" W, A DISTANCE OF 297.00' TO THE NORTH R.O.W. OF TRENTON ROAD FOR A CORNER OF THIS TRACT OF LAND;
THENCE N 81°24'40" W, WITH SAID NORTH R.O.W., A DISTANCE OF 50.00' TO A CORNER OF THIS TRACT OF LAND;
THENCE N 08°35'20" E, A DISTANCE OF 270.00' TO AN AXLE FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;
THENCE N 81°24'40" W, A DISTANCE OF 94.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;
THENCE N 08°35'20" E, A DISTANCE OF 541.30' TO THE POINT OF BEGINNING, CONTAINING 8.09 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO
I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "RE-PLAT VALENCIA MARKETPLACE OF LOT 6D & LOT 6E" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.
OWNER OF LOT 6D: SAM'S TRENTON PLAZA II, LLC... MEMBERS: RODOLFO D. CHAPA, RODOLFO CHAPA, & JOSE A. CHAPA
OWNER OF LOT 6E: CHAPA BLUE, LTD... MEMBERS: RODOLFO D. CHAPA, RODOLFO CHAPA, & JOSE A. CHAPA
GENERAL PARTNER OF SAM'S TRENTON PLAZA II, LLC & CHAPA BLUE, LTD: CHAPA BLUE MANAGEMENT, LLC
CHAPA BLUE MANAGEMENT, LLC LIMITED PARTNER: RODOLFO D. CHAPA
CHAPA BLUE MANAGEMENT, LLC LIMITED PARTNER: RODOLFO CHAPA
CHAPA BLUE MANAGEMENT, LLC LIMITED PARTNER: JOSE A. CHAPA

ADDRESS:
141 PASEO DEL PRADO AVE.,
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODOLFO D. CHAPA, RODOLFO CHAPA, & JOSE A. CHAPA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.
NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

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

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

LEGEND
SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 2791 (BOUNDARY)
SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED 2791
IRON ROD FOUND
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING

ABBREVIATIONS
NG - NATURAL GROUND
R.O.W. - RIGHT OF WAY
EOA - EDGE OF ASPHALT
BOC - BACK OF CURB
EOD - EDGE OF DITCH
B/B - BACK TO BACK
E/E - EDGE TO EDGE
ST - STREET
DOC - DOCUMENT
P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING
M.R.H.C. - MAP RECORDS HIDALGO COUNTY
O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
D.R.H.C. - DEED RECORDS HIDALGO COUNTY

- GENERAL NOTES:
- FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
 - THIS PROPERTY IS LOCATED IN "ZONE C", AREAS OF MINIMAL FLOODING, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL No. 480343 0005 C, MAP REVISED NOVEMBER 2, 1982 AND F.E.M.A.-F.I.R.M. COMMUNITY PANEL No. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.
 - 4 FT. MINIMUM SIDEWALK REQUIRED ON TRENTON ROAD AND N. MAIN STREET.
 - MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: TRENTON ROAD - 60 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - CURRENT ZONING FOR THIS TRACT IS COMMERCIAL NEIGHBORHOOD.
 - BENCHMARK: ELEVATIONS ARE BASED UPON "NAVD 88" AND REFERENCED TO THE SAME NGS STATIONS AND ALSO REFERENCED TO C.O.M. SATELLITE STATIONS: MC 53 (ELEV 125.83') & MC 65 (ELEV 120.15').
 - MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
 - NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
 - SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
 - AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:
LOT 6D - 35,968 CF (0.83 AC-FT)
LOT 6E - 60,704 CF (1.39 AC-FT)
TOTAL OF 96,672 CF (2.22 AC-FT) FOR THE COMBINED LOTS
 - NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ACCESS EASEMENTS.
 - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
 - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. MAIN STREET.
 - COMMON AREAS, PRIVATE SERVICE DRIVE ACCESS EASEMENTS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - BEARINGS AND COORDINATES ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE, AND REFERENCED TO NGS CORS STATIONS:
"TXLR", / LAREDO RRP2 CORS ARP (PID #DF4381)" AT LAREDO TX,
"TXPR", / PHARR RRP2 CORS ARP (PID #DF4383)" AT PHARR TX,
"TXCC", / CORPUS CHRISTI R2 CORS ARP (POI # DF4377)", AT CORPUS CHRISTI TX.
 - LOT 6A, 6B AND 6C SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DETENTION AREA.
 - THE MAINTENANCE OF ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO PARKING, PAYMENT, ACCESS, PRIVATE EASEMENTS, LANDSCAPING, ISLANDS, PRIVATE STORMWATER DETENTION AREA, ETC., SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF McALLEN. SUCH MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS ON WHICH COMMON AREAS ARE LOCATED. SUCH OWNERS MAY REALLOCATE SUCH RESPONSIBILITY AMONG THEMSELVES BY FUTURE WRITTEN AGREEMENT.
 - 20 FT. x 30 FT. EASEMENT, SOUTHWESTERN BELL, 1790/533, HCDR, ALSO INCLUDES A 20 FT. ACCESS ROAD.
 - ⊕ INDICATES A 1/2" IRON ROD FOUND UNLESS SHOWN OTHERWISE.
 - MINIMUM 24-FOOT WIDE PRIVATE SERVICE DRIVE(S) WITH ACCESS FROM VALENCIA MARKETPLACE DRIVE FOR LOT 6A, 6B, 6C WITH A CITY-APPROVED SITE PLAN ON FILE WITH MCALLEN. RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE SERVICE DRIVES ON ITS LOT. CITY OF McALLEN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE FOREGOING.

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

MAYOR, CITY OF McALLEN
DATE:

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

CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF McALLEN
DATE:

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

WE, THE UNDERSIGNED CERTIFY that this plat of the RE-PLAT OF VALENCIA MARKETPLACE OF LOT 6B AND LOT 6E was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge
Date

Hidalgo County Clerk
Date

ATTEST:
Hidalgo County Clerk
Date

INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 GRIFFIN PKWY, STE. 2
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RE-PLAT OF VALENCIA MARKETPLACE OF LOT 6D AND LOT 6E WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON APRIL 7, 2024.

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

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/16/2024

SUBDIVISION NAME: VALENCIA MARKETPLACE LOTS 6D AND 6E

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Trenton Road: 60 ft. from centerline; 110 ft. ROW existing
Paving: 65 ft. Curb & gutter: both sides
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Applied

N. Main Street: 60 ft. ROW
Paving: 40 ft. Curb & gutter: both sides.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Applied

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

NA

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

NA

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

NA

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

NA

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac
***Subdivision Ordinance: Section 134-105.

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
**Shared Access Easement provided as part of the original plat; will need to serve proposed lots. Service drive will be required as part of the site plan review and shown on the plat; will provide access to each lot for city services, etc., prior to recording.
***Clarify the reciprocal easement shown on the plat and Document #1920637, prior to recording.
**Subdivision Ordinance: Section 134-106

Applied

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

SETBACKS	
* Front: Trenton Road - 60 ft. or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: See front setback section above. **Zoning Ordinance: Section 138-356	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 Trenton Road and N. Main Street. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA
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, and along N. Main Street. . **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 N. Main Street. **Must comply with City Access Management Policy ***Must comply with Traffic Departments requirements.	Applied
* Site plan must be approved by the Planning & Zoning Commission prior to building permit issuance.	Applied
* 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
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets - Trenton Road. **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area. **All lots must have a minimum 50 ft. of frontage on a street. **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. <p>As per application dated April 29, 2024 the proposed land use is C-3 (Commercial) District. Commercial developments do not apply to Parks.</p>	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated April 29, 2024 proposed land use is C-3 (Commercial) District. Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. As per application dated April 29, 2024, the proposed land use is C-3 (Commercial) District. Commercial developments do not apply to Parks. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. 	TBD
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy.</p> <ul style="list-style-type: none"> **Existing plat notes remain the same. ***Existing Access Easements/Drives must remain as noted/shown on the original subdivision. ****Need to clarify the ""highlighted"" area at the southeast portion of Lot 6D, prior to recording. *****Remove Note #5 from the plat referencing zone. 	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied

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

LOCATION



VALENCIA MARKETPLACE

SUBDIVISION

MORRIS MIDDLE SCHOOL

MAIN ST

MAIN ST

12TH ST

TRENTON RD.

RAYBURN ESTATES SUBDIVISION

SANDPIPER DEL ORO

DEL ORO NO 2 SUBD

SWALLOW

VIEW

NORTH

52 59 55 56 84 85

LOT 1
LOT 2A
LOT 6E
LOT 6D
LOT 6A
LOT 4A
LOT 4B
LOT 5A
LOT 5B
LOT 5C
12TH LN
11TH LN

Sub 2023-0074



City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>La Casita Deli Subdivision</u>	
	Location <u>Approximately 600 feet East of the intersection of McColl Road and Fir Ave. on the North side of Fir Ave.</u>	
	City Address or Block Number <u>901 E. FIR AVE</u>	
	Number of Lots <u>1</u> Gross Acres <u>1.23</u> Net Acres <u>1.13</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-4</u> Proposed Zoning _____ Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>C-4</u> Irrigation District # <u>2</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>267088</u> Tax Dept. Review <u>MC 7-14-2023</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 1.23 acre tract of land out of Lot 2, Rancho De La Fruta Subdivision No. 2</u>		
Owner	Name <u>Bernardo Flores</u> Phone <u>(956) 451-3572</u>	
	Address <u>824 E. Hackberry Ave., Ste. 140</u> E-mail <u>Bernardofloresg@hotmail.com</u>	
	City <u>McAllen</u> State <u>TX.</u> Zip <u>78501</u>	
Developer	Name <u>Bernardo Flores</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>Pablo Soto, Jr., P.E.</u> Phone <u>(956) 460-1605</u>	
	Address <u>1208 S. Ironwood St.</u> E-mail <u>PabloSotoJr54@yahoo.com</u>	
	City <u>Pharr</u> State <u>TX.</u> Zip <u>78577</u>	
	Contact Person <u>Pablo Soto, Jr., P.E.</u>	
Surveyor	Name <u>Pablo Soto, Jr., P.E.</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	

ENTERED

JUL 14 2023

Name: MM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

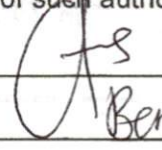
PLAT TO SHOW:

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

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

Owners Signature

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

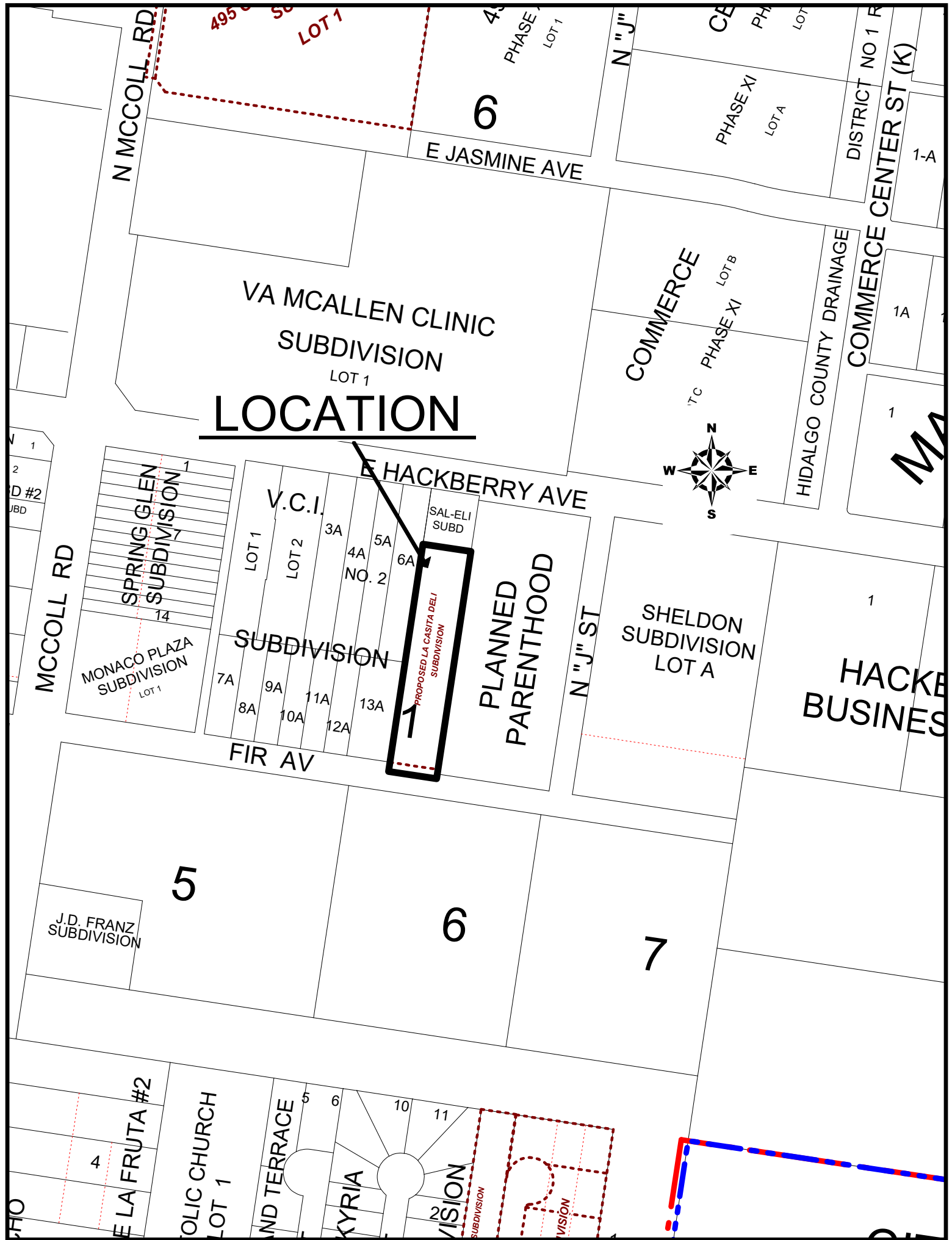
Signature  Date 7/13/2023

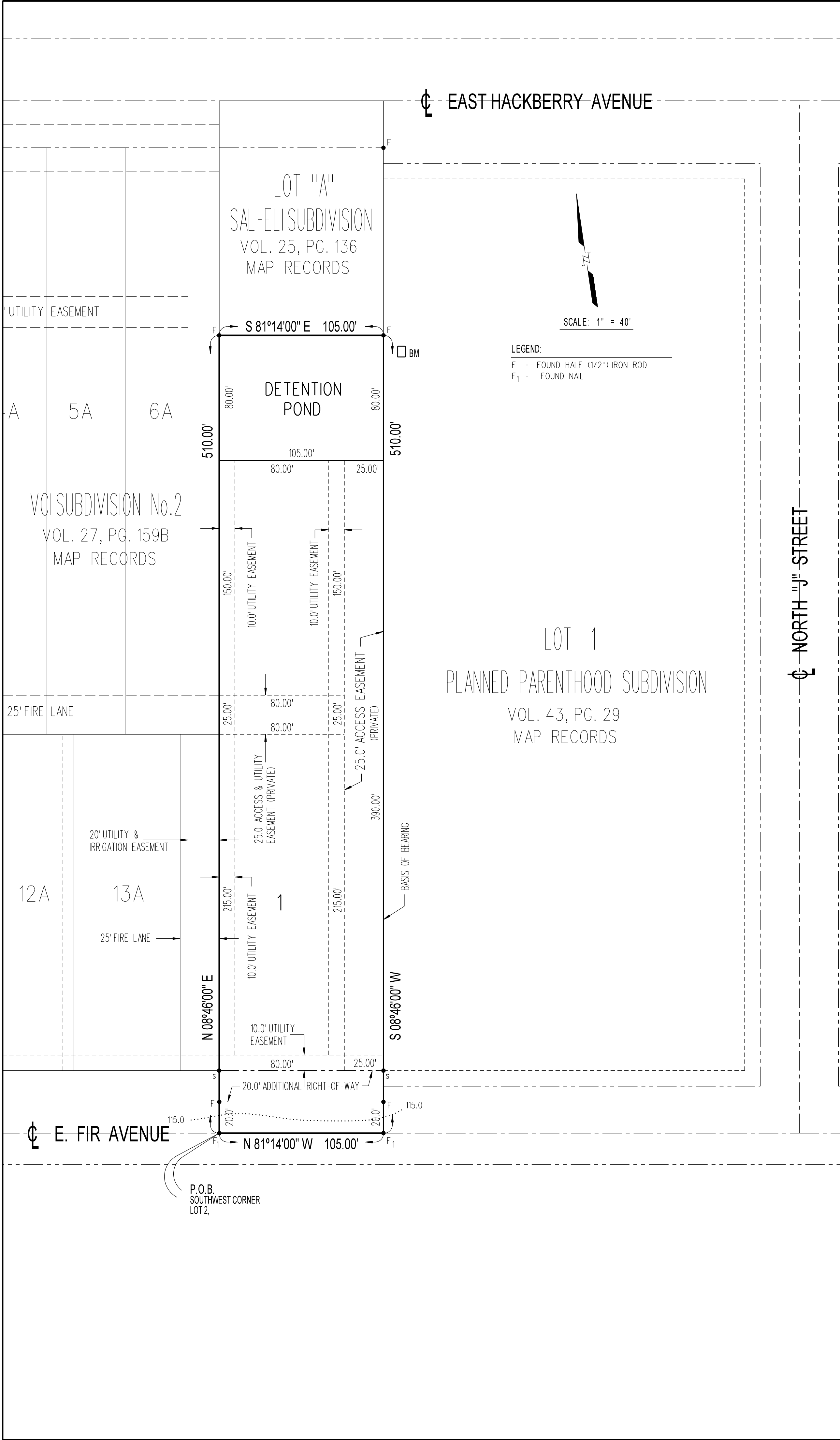
Print Name Bernardo Flores Gomez

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

LOCATION





PLAT OF
LA CASITA DELI SUBDIVISION

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 HIDALGO COUNTY, TEXAS.

PREPARED BY : PABLO SOTO JR. P.E.

DATE OF PREPARATION : MARCH 28, 2023

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE "B" COMMUNITY-PANEL NO. 480343 0005 C
MAP REVISED: NOVEMBER 02, 1982. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE: OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING).
- MINIMUM BLDG. SETBACK: AS PER CITY OF McALLEN ORDINANCE
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB.
- TEMPORARY BENCH MARK (TBM) INFORMATION: A SQUARE WITH AN "X" CUT ON TOP OF SIDEWALK LOCATED ON THE NORTHEAST CORNER OF PROPERTY SHOWN HEREON. ELEVATION - 114.97 FEET ABOVE SEA LEVEL (NAVD88), AND BEING REFERENCED TO A 30 INCH ALUMINUM PIPE WITH A 3 1/4 INCH BRASS MONUMENT CAP ON TOP WITH A MARK STAMPED "CM73" FROM THE CITY OF McALLEN GPS REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATES IN OCTOBER, 1999. ELEVATION - 115.87 FEET ABOVE MEAN SEA LEVEL (NAVD88), AND WERE DETERMINED AS A RESULT OF A SURVEY COMPLETED ON JANUARY 24, 2012.
- NO STRUCTURE OR BUILDING SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTED.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPROVISED ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.
- OWNER TO MAINTAIN DETENTION/RETENTION AREA.
- OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
- LOT 4 SHALL SERVE AS A DETENTION EASEMENT AND TURN-AROUND. NO BUILDING PERMIT WILL BE ISSUED TO LOT 4.

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 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, at 20.00 feet pass a half (1/2) inch iron rod found at the North right of way line of E. Fir Avenue, at 510.00 feet in all to a half (1/2) inch iron rod found at the Southwest corner of Lot "A", Sal-El Subdivision as per map recorded in Volume 25, Page 136, Map Records for the Northwest corner of this tract of land;

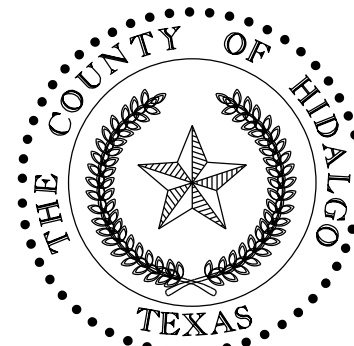
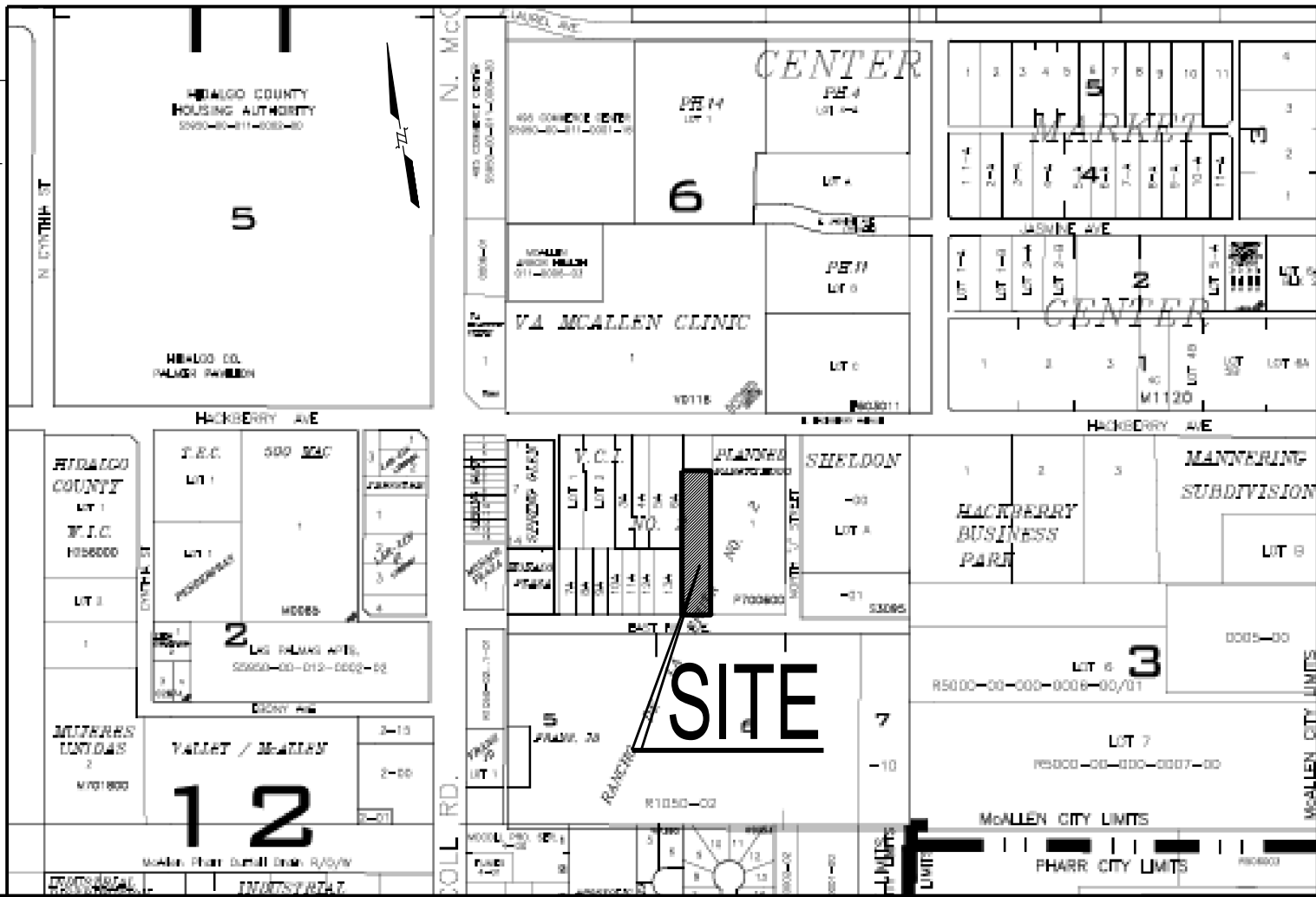
THENCE South 81 degrees 14 minutes 00 seconds East, with the South line of said Lot "A", a distance of 105.00 feet to a half (1/2) inch iron rod found at the Southeast corner of said Lot "A" for the Northeast corner of this tract of land;

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 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 510.00 feet in all to a pk-nail found at the South line of said Lot 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, a distance of 510.00 feet to the POINT OF BEGINNING, containing 1.23 acres, more or less.

LOCATION MAP

SCALE: 1" = 1200'



ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

**THE STATE OF TEXAS
COUNTY OF HIDALGO**

I, BERNARDO FLORES, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERE AS **LA CASITA DELI SUBDIVISION**, SUBDIVISION AN ADDITION OF THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

LA CASITA DELI LLC.
BERNARDO FLORES
824 E. HACKBERRY AVE., STE 140
McALLEN, TEXAS 78501

**THE STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BERNARDO FLORES PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2023.

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

PRESIDENT _____ ATTEST: _____ SECRETARY

**THE STATE OF TEXAS - COUNTY OF HIDALGO
CITY OF McALLEN PLAT APPROVAL CERTIFICATE**

UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF E. FIR MOBILE HOME PARK WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN.

MAYOR, _____ DATE _____ CITY SECRETARY, _____ DATE _____

APPROVAL BY PLANNING AND ZONING COMMISSION:

I, THE UNDERSIGNED, 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 SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE:

**HIDALGO COUNTY
DRAINAGE DISTRICT No. I CERTIFICATE**

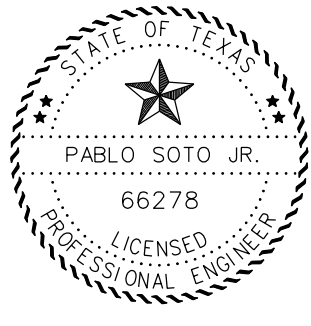
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE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

HIDALGO COUNTY DRAINAGE DISTRICT No. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

DATE

KNOW ALL MEN BY THESE PRESENTS :

I, THE UNDERSIGNED, PABLO SOTO JR., A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AN AUTHORIZED UNDER THE LAWS OF THE STATES OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WITH PROPERLY PLACED UNDER MY SUPERVISION, AND CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEY.



REGISTERED PROFESSIONAL ENGINEER No. 66278



REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

T.B.P.E. FIRM NO. 20208

PABLO SOTO JR. P.E.

1208 S. IRONWOOD STREET TEL: (956) 460-1605
PHARR, TEXAS 78577



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/16/2024

SUBDIVISION NAME: LA CASITA DELI SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

E. FIR Avenue: Dedication as needed for 60 ft. total ROW.

Paving: 40 ft. Curb & gutter: Both Sides.

Revisions Needed:

-Provide copy of document numbers shown on plat for staff review prior to recording.

-Label R.O.W. from centerline and total R.O.W. after accounting for R.O.W. dedication.

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

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

Required

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Compliance

* 1,200 ft. Block Length _____

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

Applied

* 600 ft. Maximum Cul-de-Sac _____

**Subdivision Ordinance: Section 134-105

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial, industrial, and multi-family properties.

Revisions Needed:

**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.

**Provide for corner clips as needed, prior to recording.

**Plat submitted on May 15, 2024 provides for a 25' access, service and utility easement.

**Subdivision Ordinance: Section 134-106

Required

SETBACKS

* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.

Revisions Needed:

-Include note as shown above prior to recording.

**Zoning Ordinance: Section 138-356

Required

* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.

Revision Needed:

-Include note as shown above prior to recording.

**Zoning Ordinance: Section 138-356

Required

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

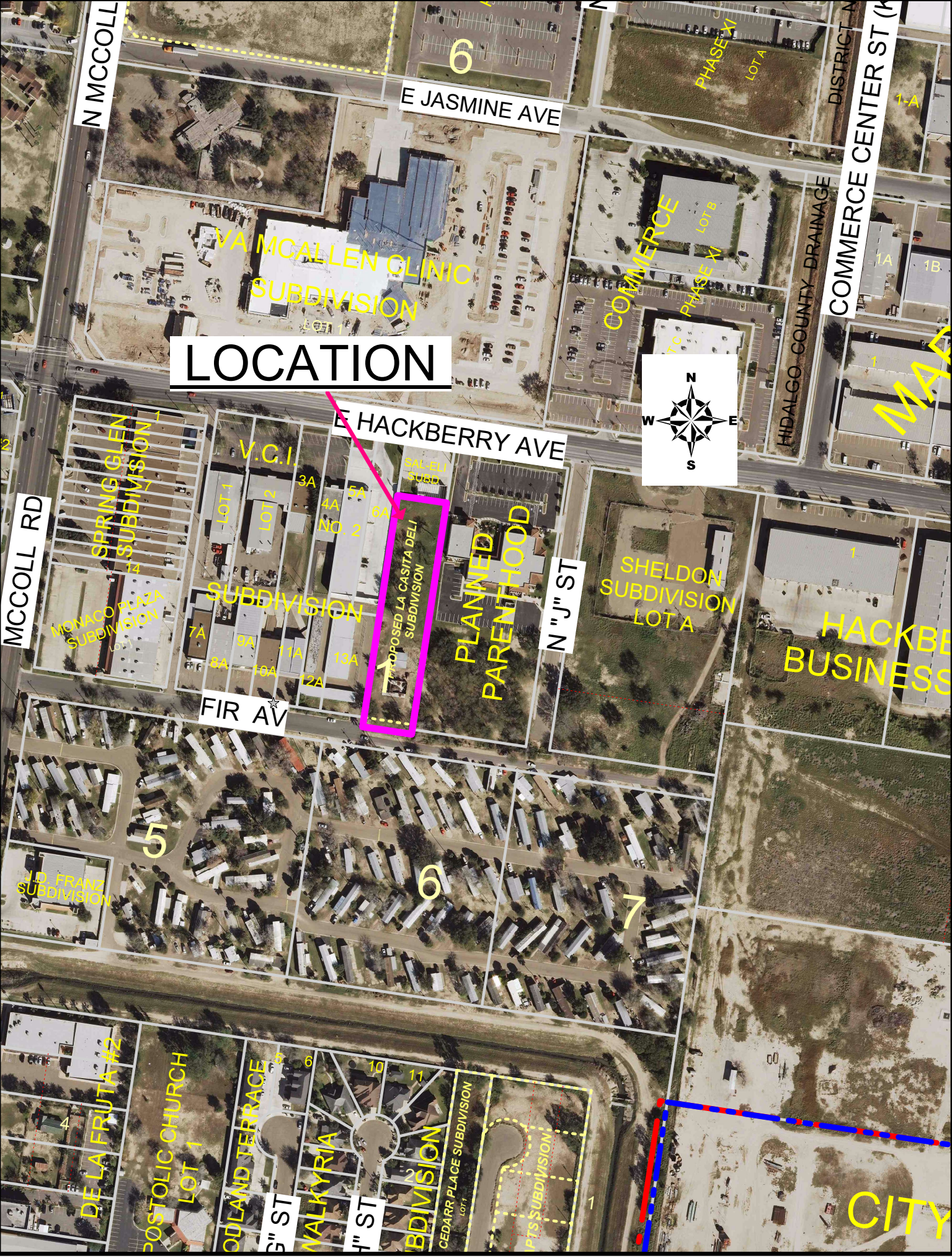
<p>* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: -Include note as shown above prior to recording. **Zoning Ordinance: Section 138-356</p> <p>* Corner: Proposed Interior Lot **Zoning Ordinance: Section 138-356</p> <p>* Garage: Commercial/Industrial Development. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
	NA
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along E. Fir Avenue. Revisions Needed: ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirement. Finalize plat note wording prior to recording. ****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and as may be required by ordinance. Revisions Needed: -Revise Note #15 as noted above, prior to recording. **A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. -Plat note required as noted above, prior to recording. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Required
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along. **Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, any private access/service 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 recording. **Note subject to change once subdivision requirements have been finalized. Finalize wording prior to recording.</p>	NA
	Required
	Applied
	Required

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area _____</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
ZONING/CUP	
<p>* Existing: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District</p> <p>**Rezoning to C-4(Commercial Industrial) District approved at the City Commission meeting of May 22, 2023.</p> <p>**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.</p> <p>***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Completed
PARKS	
<p>* Land dedication in lieu of fee. As per application dated July 14th,2023 proposed land use is C-4 (Commercial Industrial) District. Commercial developments do not apply to Parks.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated July 14th,2023 proposed land use is C-4 (Commercial Industrial) District. Commercial developments do not apply to Parks.</p>	NA
<p>* Pending review by the City Manager's Office. As per application dated July 10th,2023 proposed land use is C-4 (Commercial Industrial) District. Commercial developments do not apply to Parks.</p>	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.**As per Traffic Review of 03-15-24, TG Approved, No TIA Required.</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Review of 03-15-24, TG Approved, No TIA Required.</p> <p>Pending Items:</p> <p>-As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. **As per Traffic Review of 03-15-24, TG Approved, No TIA Required.</p>	Applied

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

COMMENTS	
Comments: *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

LOCATION



SUB 2023-0034

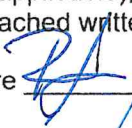


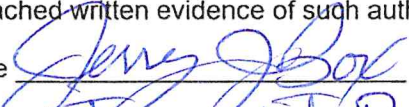
City of McAllen

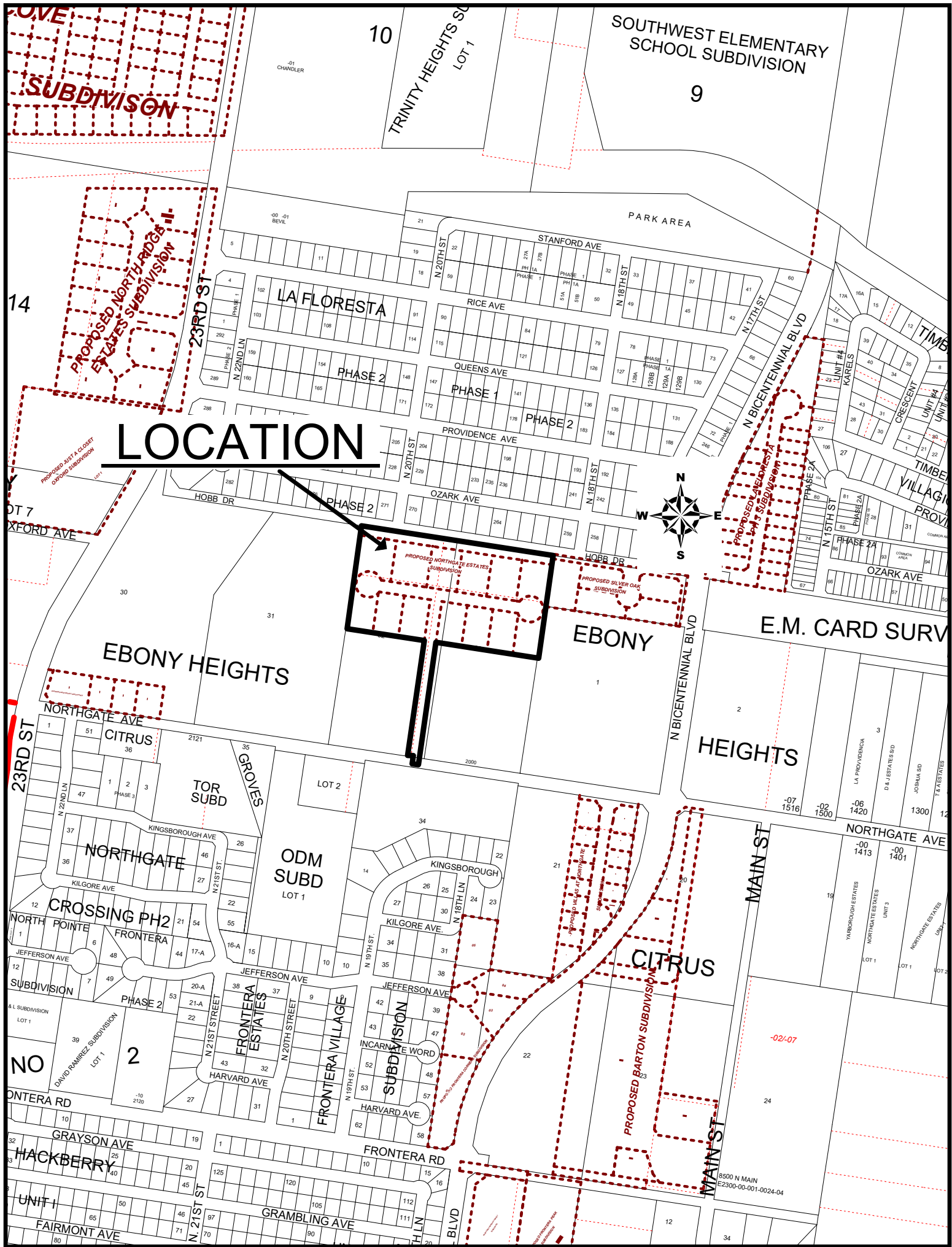
Planning Department

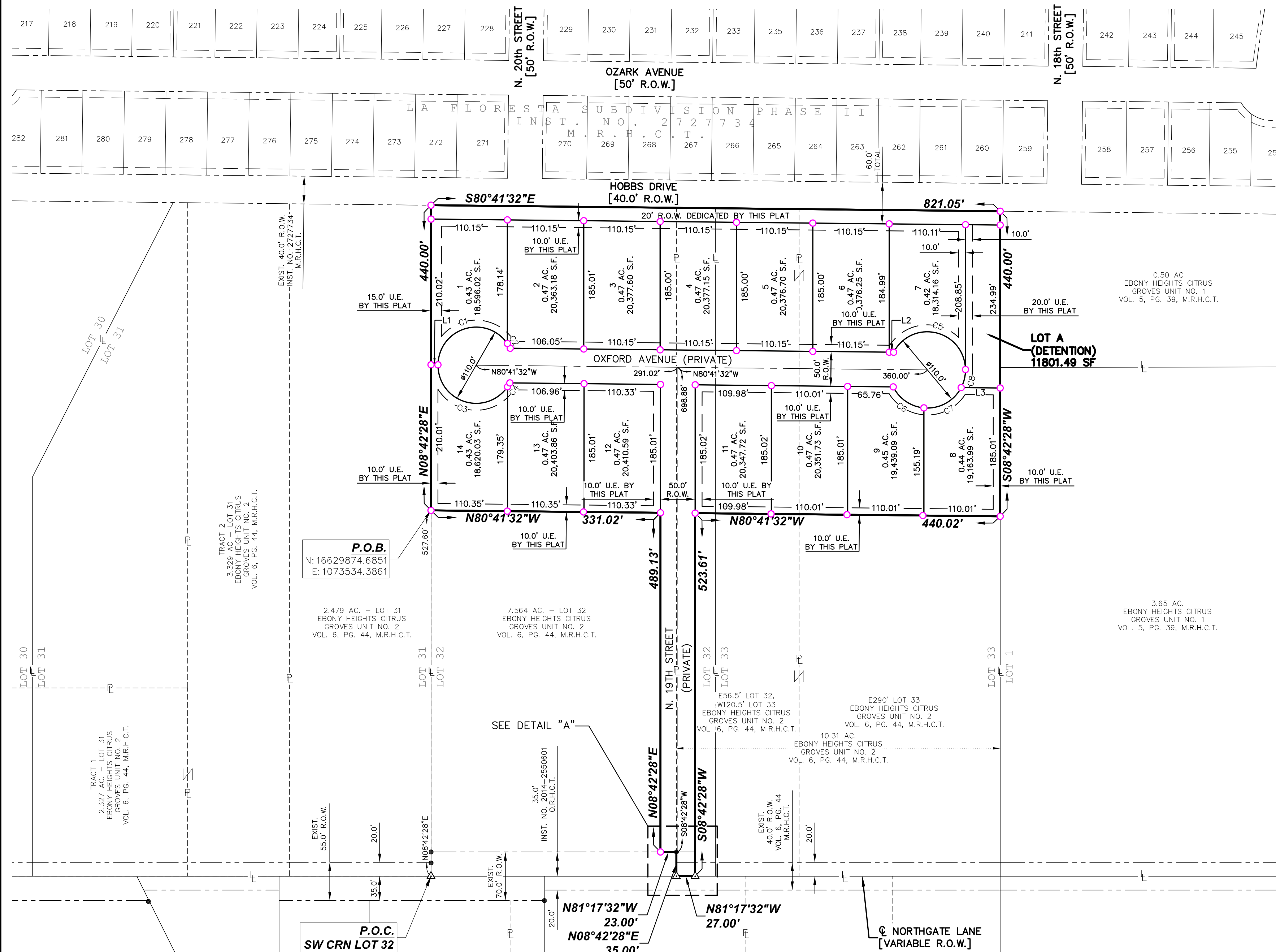
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Northgate Estates</u>		
	Location <u>Northgate Lane between 23rd and Bicentennial</u>		
	City Address or Block Number <u>1900 NORTHGATE LN</u>		
	Number of Lots <u>13</u> Gross Acres <u>8.876 Ac</u> Net Acres <u>6.985</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>N/A</u>		
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>N/A</u>		
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/>		
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>		
	Parcel # ^{NO} <u>585976, 1460665</u> Tax Dept. Review <u>_____</u>		
	Water CCN <input checked="" type="checkbox"/> MPMU <input type="checkbox"/> Sharyland Water SC Other <u>_____</u>		
Legal Description <u>A 8.876 ACRE [386,628.48 SQ.FT.] TRACT OF LAND, BEING PARTS OR PORTIONS OF LOTS 32 AND 33, 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</u>			
Owner	Name <u>Urban City Developers, LLC</u> <u>Jerry Box</u> Phone <u>(956) 358-1212</u>		
	Address <u>4501 Expy 83 Suite 10</u> <u>PO BOX 3376</u>		
	City <u>McAllen, TX 78503</u> <u>McAllen, TX 78502</u> E-mail <u>mlopez@urbancitytx.com</u>		
Developer	Name <u>Marco A. Lopez</u> Phone <u>(956) 358-1212</u>		
	Address <u>601 Pecan Blvd</u> E-mail <u>mlopez@urbancitytx.com</u>		
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>		
	Contact Person <u>Marco A. Lopez</u>		
Engineer	Name <u>Roberto Salinas</u> Phone <u>(956) 598-2940</u>		
	Address <u>1203 Erie Ave Suite F</u> E-mail <u>roberto@turboengineers.net</u>		
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>		
	Contact Person <u>Roberto Salinas</u>		
Surveyor	Name <u>Manuel Carrizales</u> Phone <u>(956) 567-2167</u>		
	Address <u>4807 Gondola Ave</u> E-mail <u>mannyrpls@cls.land</u>		
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>		

Minimum Developer's Requirements Submitted with Application	<p style="text-align: center;">Proposed Plat Submittal</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> \$225 Preliminary Review Fee and \$75 Final Approval Fee <input checked="" type="checkbox"/> Title Report <input checked="" type="checkbox"/> 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps <input checked="" type="checkbox"/> 2 8 ½" by 11" copies/legible copies of plat with name & north arrow <input checked="" type="checkbox"/> 6 Folded blueline prints of the proposed plat <input checked="" type="checkbox"/> 2 Warranty Deeds (identifying owner on application) <input checked="" type="checkbox"/> AutoCAD 2005 DWG file and PDF of plat <input checked="" type="checkbox"/> Letter of Authorization from the owner, if applicable <input checked="" type="checkbox"/> Proof of authority of person signing application on behalf of partnership/corporation, if applicable <p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Metes and bounds <input checked="" type="checkbox"/> Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts <input checked="" type="checkbox"/> Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines <input checked="" type="checkbox"/> North arrow, scale and vicinity map <input checked="" type="checkbox"/> Name & dimension of adjoining street ROWs (total width & width from centerline) <p>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.</p>
	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>4/12/23</u></p> <p>Print Name <u>ROXANA LOPEZ</u></p> <p>Owner <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p>

Minimum Developer's Requirements Submitted with Application	<h3 style="text-align: center;">Proposed Plat Submittal</h3> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> \$225 Preliminary Review Fee and \$75 Final Approval Fee <input checked="" type="checkbox"/> Title Report <input checked="" type="checkbox"/> 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps <input checked="" type="checkbox"/> 2 8 ½" by 11" copies/legible copies of plat with name & north arrow <input checked="" type="checkbox"/> 6 Folded blueline prints of the proposed plat <input checked="" type="checkbox"/> 2 Warranty Deeds (identifying owner on application) <input checked="" type="checkbox"/> AutoCAD 2005 DWG file and PDF of plat <input checked="" type="checkbox"/> Letter of Authorization from the owner, if applicable <input checked="" type="checkbox"/> Proof of authority of person signing application on behalf of partnership/corporation, if applicable <p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Metes and bounds <input checked="" type="checkbox"/> Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts <input checked="" type="checkbox"/> Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines <input checked="" type="checkbox"/> North arrow, scale and vicinity map <input checked="" type="checkbox"/> Name & dimension of adjoining street ROWs (total width & width from centerline) <p>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.</p>
Owners Signature	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>4/12/2023</u></p> <p>Print Name <u>Jerry J. Box</u></p> <p>Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/></p>





PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING) DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN". COMMUNITY-PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000
- MINIMUM BUILDING SETBACK LINES AS PER CITY OF McALLEN ORDINANCE. FRONT: 25' OR GREATER FOR EASEMENTS REAR: 10' OR GREATER FOR EASEMENTS INTERIOR SIDES: 6' OR GREATER FOR EASEMENTS 10' OR GREATER FOR EASEMENTS SIDE CORNER: 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F. (_____) AC.F.T. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PRIVATE DRAINAGE SYSTEM/DETENTION AREAS TO BE MAINTAINED BY PROPERTY OWNER.
- BENCHMARK IS CITY OF McALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOGO CAP. LOCATED INSIDE THE WATER TREATMENT PLANT [SEE LOCATION MAP FOR APPROXIMATE LOCATION] PUBLISHED DATA: CITY OF McALLEN BENCHMARK "SPRAGUE" ELEVATION = 102.61 COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAD 83 NAD 88 US SURVEY FEET GRID: N=16636202.03496 E=1076277.68322
- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON NORTHGATE LANE, HOBBS DRIVE, AND BOTH SIDES OF ALL INTERIOR STREETS.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY, RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG HOBBS DRIVE.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- 25 X 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG HOBBS DRIVE.
- 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.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTION FOR NORTHGATE ESTATES, RECORDED AS INSTRUMENT NO. _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPMENT/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 134-168 OF THE CODE OF ORDINANCES OR THE CITY OF McALLEN INCLUDING BUT NOT LIMITED TO THE COMMON AREA, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH HE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- COMMON AREA LOT A, IDENTIFIED AS DETENTION AREA LOT A SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, NORTHGATE ESTATES HOMEOWNER ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON AREA, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION COMMON AREA LOT A. AFTER COMMON AREA LOT A TRANSFER OF TITLE TO THE NORTHGATE ESTATES HOMEOWNER'S ASSOCIATION, THE SUBDIVISION LOT OWNER RATES SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE NORTHGATE ESTATES HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON AREA LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

CERTIFICATE OF APPROVAL PLANNING & ZONING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

CITY OF McALLEN MAYOR CERTIFICATION

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

MAYOR, CITY OF McALLEN DATE

CITY SECRETARY DATE

CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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



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

ON: _____ AT _____ AM/PM INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

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

MANUEL CARRIZALES TEXAS R.P.L.S. No. 6388 TEXAS REG. SURVEYING FIRM NO. 101194417

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER

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

ROBERTO SALINAS, PE TEXAS LICENSED PROFESSIONAL ENGINEER No. 122063 TBPELS FIRM NO. 21737

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS NORTHGATE ESTATES, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS AND EASEMENTS THEREON SHOWING SURFACE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, EXCEPT NORTHGATE LANE AND HOBBS DRIVE WHICH ARE FOR PUBLIC USE.

URBAN CITY DEVELOPERS, LLC 4501 EXPY 83 STE 10 McALLEN, TEXAS 78503

JERRY J. BOX P.O. BOX 3376 McALLEN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC

STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC

SHEET 01 OF 01 DATE OF PREPARATION: 3.29.2023 PROJECT NO. 22135

NO.	DATE	DESCRIPTION	BY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: URBAN CITY DEVELOPERS, LLC	4501 EXPY. 83, STE. 10	McALLEN, TEXAS 78503	956-_____
ENGINEER: TURBO ENGINEERS, PLLC	1203 ERIE AVENUE, SUITE F	McALLEN, TX 78501	956.598.2940
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956.567.2167



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/17/2024

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:
- Need to provide a copy of the referenced R.O.W. document shown on the plat for staff review prior to recording.
- Instead of variable R.O.W., please show existing R.O.W. at multiple points to show how it varies, prior to recording.
- Provide total R.O.W. width and the R.O.W. to the centerline after accounting for the dedication on the plat.
- All ROW requirements must be addressed prior to recording. Label the 55.0' Total R.O.W. and the 35.0' R.O.W. from C.L.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Required

Hobbs Drive: Dedication as needed for 40 ft. for 80 ft. total ROW.*
Proposed: 20 ft. ROW dedication for 60 ft. total ROW
Paving: 52 ft. Curb & gutter: Both Sides
Revisions as needed:
- Provide a copy of the document for existing ROW for staff review prior to recording.
- All ROW requirements must be addressed prior to recording.
*A variance request for 20 ft. dedication for total 60 ft. ROW was submitted by the project engineer and was approved by the City Commission on 10/23/2023.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Applied

Interior Street: 50 ft. R.O.W. (for single-family residential development)
Paving: 40 ft.* Curb & gutter: both sides
Revisions as needed:
- 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 10 ft. ROW back of curb prior to recording.
- Please provide GATE DETAILS for staff review.
- Additional R.O.W. may be required at the gate area.
- Submit revised paving layout to finalized the ROW requirement prior to recording.
- 10' U.E. + Sidewalk Easement will be required on both sides of the street prior to recording.
* A variance to 600 ft. maximum Cul-de-Sac length was submitted, proposing a paving width of 40 ft. for the interior street. The variance was approved by the City Commission on 10/23/2023, subject to 40 ft. paving for all interior streets. Sidewalk easement may be required on both sides and must be finalized prior to recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Required

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

<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p> <p>* 1,200 ft. Block Length.</p> <p>**Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3T and R-3C Zone Districts.</p> <p>- Property is zoned R-1 District.</p> <p>**Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac.</p> <p>* A variance to 600 ft. maximum Cul-de-Sac length was submitted, proposing a paving width of 40 ft. for the interior street. The variance was approved by the City Commission on 10/23/2023, subject to 40 ft. paving for all interior streets. Sidewalk easement may be required on both sides and must be finalized prior to recording.</p> <p>**Subdivision Ordinance: Section 134-105</p>	NA
	Applied
	NA
	Applied
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>-Alleys are not proposed.</p> <p>*Alley/service drive easement required for commercial properties</p> <p>**Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 25 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Rear: 10 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Interior Sides: 6 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Northgate Lane, Hobbs Drive, and both sides of all interior and entrance streets.</p> <p>- Minimum sidewalk width is subject to increase as per the Engineering Department</p> <p>**Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Hobbs Drive.</p> <p>- Other buffers as may be applicable prior to final.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied

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

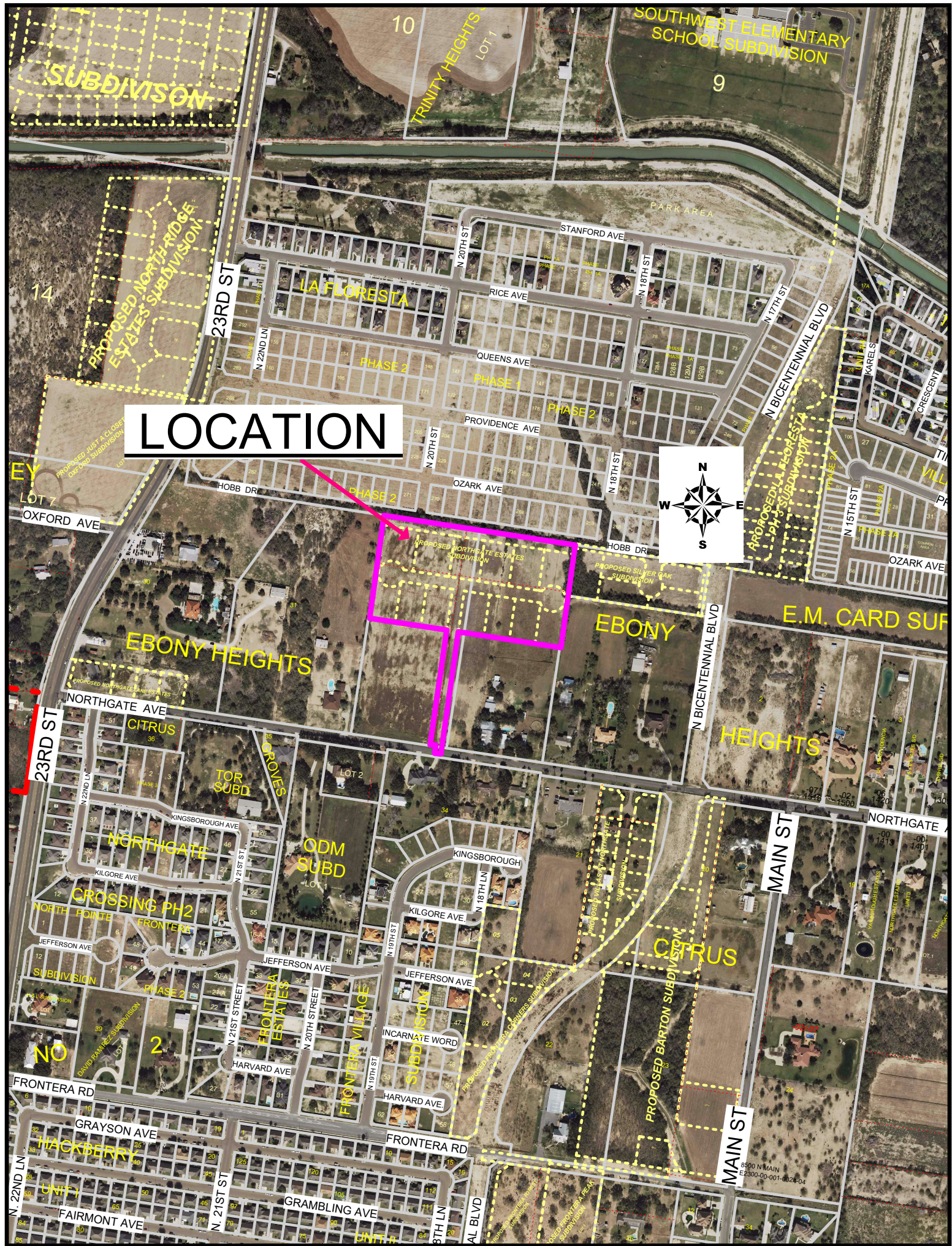
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Hobbs Drive. - Others as may be applicable prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Subdivision proposed as single-family development which doesn't required site plan approval. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. -Add a plat note as shown above prior to recording. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 - Clarify if the subdivision is proposed to be private or public - Submit a copy of the draft HOA covenant referencing the correct ordinance. - A plat note to reference the HOA document is required prior to recording. 	Applied
	NA
	Required
	Applied
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA

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

PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. a revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to recording.. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. 	Required
<ul style="list-style-type: none"> * 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 revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to recording.. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. 	Required
<ul style="list-style-type: none"> * 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 revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to final. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. 	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is waived. As per Traffic Department: <ol style="list-style-type: none"> 1. TG waived for 13-single family lot subdivision and a detention lot. 2. No access requirement along Northgate Lane. 3. If private, please submit gate details; OK FOR FINAL WITH THE CONDITION TO ENSURE GATE STANDARD REQUIREMENTS ARE BEING MET. *Traffic Impact Analysis (TIA) not required as per Traffic Department. 	Required
	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - submitted survey dated 04-23-24 shows the new boundaries of the subdivision, document under staff review. - The owner's signature block follows public street template. Subdivision labeled as (private subdivision). - If the subdivision is proposed to be private, proper wording for owner's signature block is required. - Label Detention area as Common Lot A prior to recording. - Submit PAVING LAYOUT and GATE DETAILS for staff review to finalize the R.O.W. requirements prior to recording. - Additional R.O.W. may be required at the gate area to ensure gate standard requirements. If subject to this change, subdivision will be required to go through a "revised final" process. *Must comply with City's Access Management Policy. **The project engineer submitted a variance application (VAR2023-0026) including the following variances: <ol style="list-style-type: none"> 1. A variance to the maximum 600 ft. Cul-de-Sac Length, proposing to provide 40 ft. of paving back to back for the interior street. 2. A variance to dedicate 20 ft. ROW for total 60 ft. ROW for Hobbs Drive, instead of 40 ft. dedication for total 80 ft. ROW. If the variance is approved, it should be subject to providing sidewalk easement on both sides. ** Variances were approved by the City Commission meeting on 10/23/2023. 	Required

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

RECOMMENDATION	
<p>The subdivision was approved in revised preliminary form at the Planning and Zoning Commission meeting of October 3, 2023, subject to the conditions noted, drainage, and utilities approval. The Board unanimously recommended approval of the variance requests:</p> <ol style="list-style-type: none">1. A variance to the maximum 600 ft. Cul-de-Sac Length, proposing to provide 40 ft. of paving B-B for the interior street, subject to providing sidewalk easement on both sides.2. A variance to dedicate 20 ft. ROW for total 60 ft. ROW for Hobbs Drive, instead of 40 ft. dedication for total 80 ft. ROW. <p>On the City Commission Date of 10/23/2023, variances were approved by the Commission.</p> <p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	Applied





City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

SUB2023-0060

Project Information	Subdivision Name <u>Whispering Meadows Subdivision</u>	
	Location <u>9228 N. Bicentennial Blvd.</u>	
	City Address or Block Number <u>9228 N. BICENTENNIAL BLVD</u>	
	Number of Lots <u>22</u> Gross Acres <u>8.11</u> Net Acres <u>5.10</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>5/1/23</u>	
	Existing Land Use <u>none</u> Proposed Land Use <u>Duplexes</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>12,705.58</u>	
	Parcel # <u>792376</u> Tax Dept. Review <u>19</u>	
	Water CCN <input checked="" type="checkbox"/> MGPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>an 8.11 acre tract out of Lot 9 E.M. Card Survey No. 1 Hidalgo County, Texas, according to the map recorded in Vol 8 Page 1, map records in the office of the county clerk, Hidalgo, Texas</u>		
Owner	Name <u>Please See Attached Exhibit A</u> Phone <u>956-631-4482</u>	
	Address _____ E-mail <u>ah@perezce.com</u>	
	City _____ State _____ Zip _____	
Developer	Name <u>Tim Wilkins</u> Phone <u>956.624.0888</u>	
	Address <u>6500 N. 10th St, Suite P</u> E-mail <u>timothywilkins2002@yahoo.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person _____	
Engineer	Name <u>Perez Consulting Engineers</u> Phone <u>956.631.4482</u>	
	Address <u>808 Dallas Ave.</u> E-mail <u>dp@perezce.com & ah@perezce.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	
	Contact Person <u>David Perez, P.E.</u>	
Surveyor	Name <u>Rio Delta Surveying</u> Phone <u>956.262.0222</u>	
	Address <u>24593 FM 88</u> E-mail <u>mario@riodelasurveying.com</u>	
	City <u>Monte Alto</u> State <u>Texas</u> Zip <u>78538</u>	

ENTERED

JUN 21 2023

Name: DM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON


PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 6/20/23

Print Name Tim Wilkins

Owner ☐

Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

VAR2024-0219



City of McAllen

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

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

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

Project	Legal Description <u>8.11 acre Tract out of Lot 9 & 10 Cont Survey No. 1</u> Proposed Subdivision (if applicable) <u>Whispering Meadows</u> Street Address <u>None yet</u> Number of lots <u>46</u> Gross acres _____ Existing Zoning <u>R-31</u> Existing Land Use <u>Vacant Land</u> <input type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)
	Applicant
Owner	Name <u>Same as Above</u> Phone _____ Address _____ E-mail _____ City _____ State _____ Zip _____
Authorization	<p>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?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>[Signature]</u> Date <u>4/05/24</u> Print Name <u>Tim Wilkin</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent </p>
Office	<p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input type="checkbox"/> \$250.00</p> <p>Accepted by <u>[Signature]</u> Payment received by _____ Date _____</p> <p>Rev 06/21</p>



City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

1. Block Length Variance

2. Cul-de-Sac Variance

3. Right of Way for Interior Street 50 feet not 60 feet

4. Right of Way for Halls

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

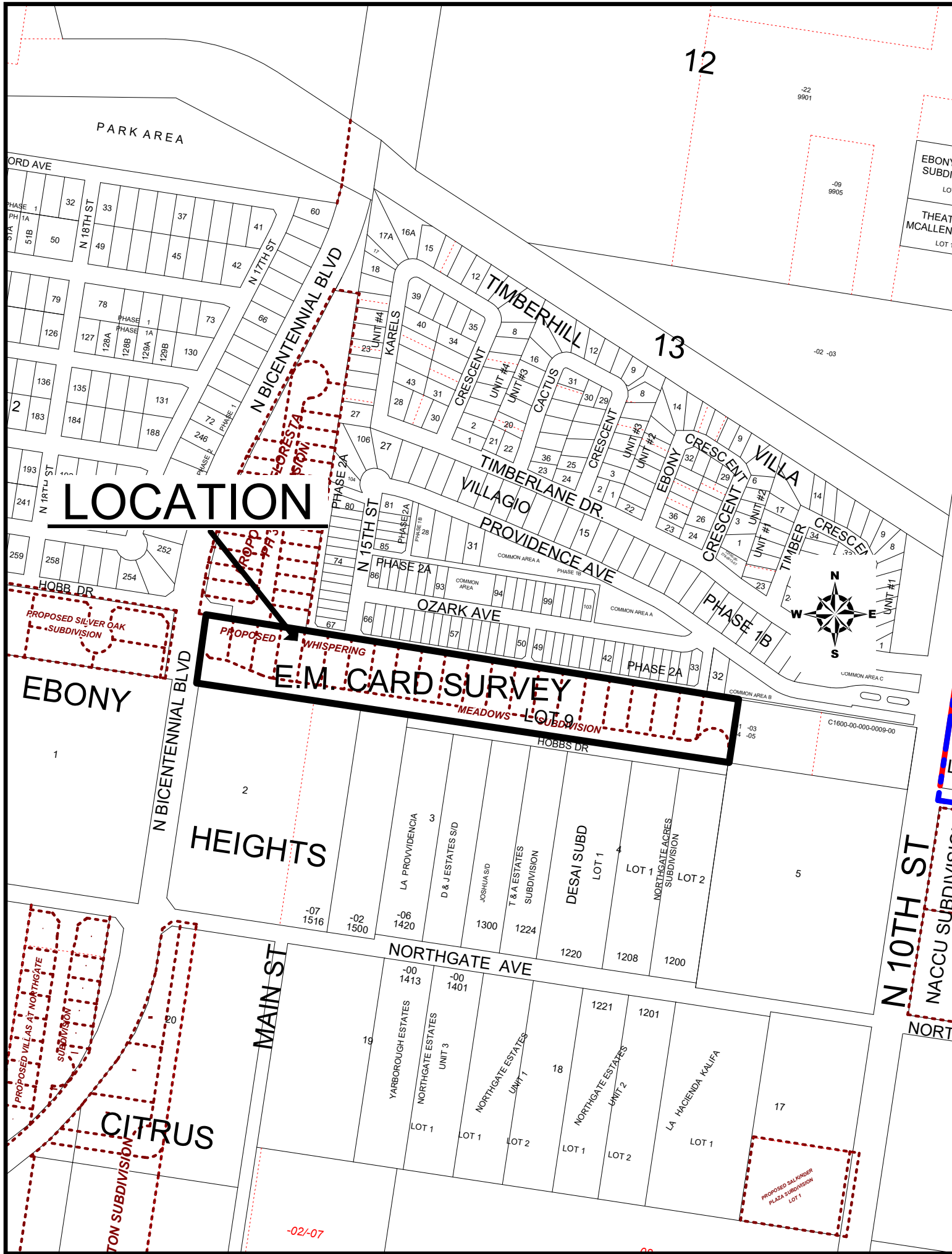
This property does not have any other way to develop.

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.

These variances will be exactly the same as the larger neighboring development Valleyview.

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.

See Above



LOCATION

E.M. CARD SURVEY

HEIGHTS

CITRUS

N 10TH ST

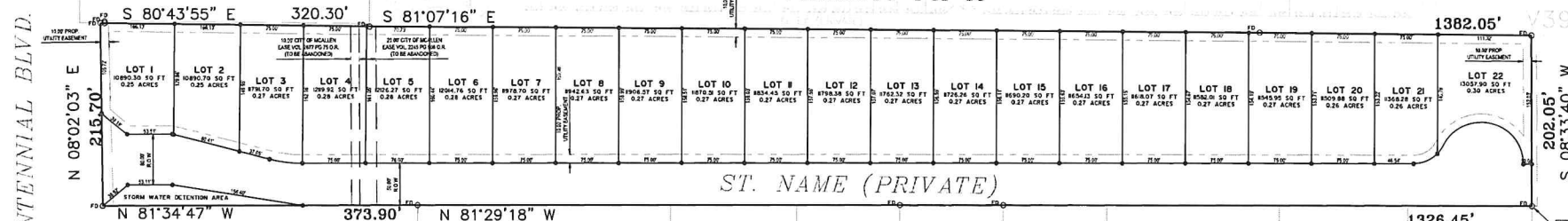


BICENTENNIAL BLVD.

VILLAGIO PH II



60' 0" 1" 60'
BEARING: T.S.P.C. SOUTH ZONE
LEGEND:
F.O.U.P.: HIGH ROAD FOUND
F.S.S.: HIGH ROAD SET
P.B.A.: POINT OF BEGINNING
R.O.W.: DENOTES RIGHT OF WAY



F. FLORES
DOC #1012705 O.R.

J. GONZALEZ
DOC #2833391 O.R.

LOT 1
LA PROVIDENCIA
VOL. 36, PG. 186A M.R.

LOT 1
D&J ESTATES
VOL. 33, PG. 43A M.R.

LOT 1
JOSUE SUBO
VOL. 29, PG. 79A M.R.

LOT 1
T&A ESTATES
VOL. 33, PG. 68B M.R.

LOT 1
DESAI SUBO
DOC #2293754 O.R.

LOT 1
NORTHGATE ACRES
VOL. 46, PG. 85

LOT 2

METES AND BOUNDS DESCRIPTION:

AN 8.11 ACRE TRACT OUT OF LOT 8, E.M. CARD SURVEY NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 1, MAP RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS SAID 8.11 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 9, E.M. CARD SURVEY NO. 1, THENCE N 81°29'18" W WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 818.31 TO A 1/4" ROD FOUND ON THE SOUTH LINE OF SAID LOT 9, FOR THE NORTHEAST CORNER NORTHGATE ACRES SUBD. (VOL. 46 PG. 85 M.R.), THE SOUTHWEST CORNER OF THE D.J. CAMERON TRACT (DOC # 323202 O.R.), THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING.

THENCE N 81°29'18" W WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 1326.45 TO A 1/4" ROD FOUND ON THE SOUTH LINE OF SAID LOT 9, FOR THE NORTHEAST CORNER OF THE FLORES TRACT (DOC # 1012705 O.R.) AND AN ANGLE POINT OF THIS TRACT OF LAND.

THENCE N 81°34'47" W WITH THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 373.90 TO A 1/4" ROD FOUND ON THE SOUTH LINE OF SAID LOT 9, AT THE EAST RIGHT OF WAY LINE OF BICENTENNIAL BLVD. (DOC # 1919572 O.R.) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND.

THENCE N 08°02'03" E WITH THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BLVD., A DISTANCE OF 215.70 TO A 1/4" ROD FOUND ON THE NORTH LINE OF SAID LOT 9 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND.

THENCE S 80°43'55" E WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 320.30 TO A 1/4" ROD FOUND ON THE NORTH LINE OF SAID LOT 9 FOR THE SOUTHWEST CORNER OF THE VILLAGIO PH II (DOC # 2435241 O.R.) FOR AN ANGLE POINT OF THIS TRACT OF LAND.

THENCE S 81°07'16" E CONTINUING WITH THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 1382.05 TO A 1/4" ROD FOUND ON THE NORTH LINE OF SAID LOT 9, FOR THE NORTHWEST CORNER OF SAID D.J. CAMERON TRACT FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND.

THENCE S 08°33'40" W WITH THE WEST LINE OF SAID D.J. CAMERON TRACT, A DISTANCE OF 202.05 TO THE POINT OF BEGINNING, CONTAINING 8.11 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. MINIMUM BUILDING SETBACKS:
2. THE FLOOD ZONE DESIGNATION: ZONE "C" COMMUNITY-PANEL NUMBER: 48034 0325 D MAP REVISED: 06-06-2000 LOMR 5-17-01
3. THE FINISH FLOOR OF ANY BUILDING CONSTRUCTED WITHIN THIS SITE SHALL BE SET AT A MINIMUM ELEVATION OF 18 INCHES ABOVE TOP OF CURB OR 12 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
4. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT.
5. FLOOD DETENTION REQUIREMENTS FOR THE SUBDIVISION SHALL BE 2.07 ACRE-FEET AND SHALL BE DETAINED BY ON-SITE DETENTION PONDS OR OTHER APPROVED METHODS. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. ANY BUILDING OR STRUCTURE LOCATED BEYOND 300 FEET FROM A FIRE HYDRANT WILL REQUIRE EXTENSION OF FIRE PROTECTION LINES FOR ADDITIONAL HYDRANTS.
7. A 6 FT. HIGH BUFFER IS REQUIRED TO ADJACENT RESIDENTIAL ZONES AND USES.
8. SITE PLANS MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

BENCHMARK: MC 50_1

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

PRELIMINARY SUBDIVISION PLAT
WHISPERING MEADOWS
SUBDIVISION
McALLEN, TEXAS

AN 8.11 ACRE TRACT OUT OF LOT 9, E.M. CARD SURVEY NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 1, MAP RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF HIDALGO
ON THIS DAY PERSONALLY APPEARED XXXX XXXX, XXXXXXXXXX, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACTING IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE ____ DAY OF ____, A.D. 20__.

NOTARY PUBLIC

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

DATED THIS THE ____ DAY OF ____, A.D. 20__.

CHAIRMAN, PLANNING AND ZONING COMMISSION
MCALLEN, TEXAS

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

DATED THIS THE ____ DAY OF ____, A.D. 20__.

MAYOR
CITY OF MCALLEN, TEXAS

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 §9.211(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. TESIN, P.E., C.F.M.
GENERAL MANAGER

DATE

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

DATED THIS THE ____ DAY OF ____, 2023.

JOSE MARIO GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571
RIO DELTA SURVEYING
24519 FM 84,
MONTE ALTO, TX 78538
FIRM NO. 10013900

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROFESSIONAL ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT.

DATED THIS THE ____ DAY OF ____, 2023.

J. DAVID PEREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS I.P.E. NO. 88429

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

ON ____ AT ____ AM/PM
INSTRUMENT NUMBER
OF MAP RECORDS OF HIDALGO COUNTY TEXAS
BY ____ DEPUTY

PCE
THE SURVEYING COMPANY
2023-2024 Surveying Firm No. 10013900
2023-2024 Surveying Firm No. 10013900
2023-2024 Surveying Firm No. 10013900
DATE OF PREPARATION: JUNE 6, 2023



LOCATION MAP

NOT TO SCALE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/16/2024

SUBDIVISION NAME: WHISPERING MEADOWS SUBDIVISIONS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW.
Paving :65-105 ft. Curb & gutter Both Sides.

Revisions Needed:

- Revise street name as shown above where applicable, prior to final.
- Show ROW dedication as needed and parallel with N. Bicentennial Blvd.
- Verify alignment of existing N. Bicentennial Blvd to the North and South prior to final.
- Label Centerline, to determine dedication requirements, prior to final.
- Label existing ROW dedications, from centerline, total, etc., prior to final.
- Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. Bicentennial Blvd.
- City of McAllen thoroughfare plan designates N. Bicentennial Blvd, as a Hi-Speed arterial with 150 ft. of ROW.

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

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

Non-compliance

Hobbs Drive: Dedication as needed for 80 ft. total ROW.

Paving: 52 ft. Curb & gutter: Both Sides

Revisions Needed:

- Clarify existing ROW for Hobbs Drive along southern boundary prior to final. Any incorporation of use as a interior street must be established prior to final.

-Street must align with existing Hobbs Drive alignment(without offset) to the west, as per Engineering and Traffic Department requirements, finalize prior to final.

-Hobbs is also being reviewed to provide access to the property on the North, finalize prior to final.

-City of McAllen thoroughfare plan designates Hobbs Drive, as a collector with 80ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements.

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

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

Non-compliance

<p>Interior Street: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides Revisions Needed: -Plat shows 50 ft. ROW for interior street with a stub out at the end. Show ROW dedication as needed above and clarify the stub out. Review and revise as applicable prior to final. -Clarify existing ROW for Hobbs Drive along southern boundary prior to final. Any incorporation of use as a interior street must be established prior to final. -Street must align with existing Hobbs Drive alignment(without offset) to the west, as per Engineering and Traffic Department requirements, finalize prior to final. -Hobbs is also being reviewed to provide access to the property on the North, finalize prior to final. -Street names will be established prior to final and plat will need to revised accordingly. -Clarify if subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final and submit gate details as applicable. -Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. -If boulevard/ island proposed, 20 ft. face to face of paving on both sides required, finalize prior to final. -A secondary access shall be required for gated streets providing access to 30 or more dwelling units. -As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3T Zone Districts. Revisions Needed: -Plat layout submitted on March 06, 2024 and was to be considered at the Planning & Zoning Commission of April 16, 2024 was removed from consideration and agenda at the request of the developer. It was also requested by the developer that the plat that was considered for preliminary approval of July 12, 2023, is to be the layout used moving forward. -The preliminary plat considered from July 2023 does not comply with block length requirement, please revise accordingly. -The developer submitted a Variance application (VAR2024-0019) on 04-09-24. The application includes a variance in regards to Block Length as proposed. **Subdivision Ordinance: Section 134-118</p>	Non-compliance

<p>* 600 ft. Maximum Cul-de-Sac Revisions Needed: -Plat layout submitted on March 06, 2024 and was to be considered at the Planning & Zoning Commission of April 16, 2024 was removed from consideration and agenda at the request of the developer. It was also requested by the developer that the plat that was considered for preliminary approval of July 12, 2023, is to be the layout used moving forward. -The preliminary plat considered from July 2023 appears to not comply with the maximum cul-de-sac length requirement. Please revise accordingly. Provide "Cul-de-sac" details regarding R.O.W. and paving details to assure compliance prior to final. -The developer submitted a Variance application (VAR2024-0019) on 04-09-24. The application includes a variance in regards to the Cul-de-sac. Additional information as needed to properly process the variance should be provided for City review, clarify if variance for length or cul-de-sac turnaround dimensions, or both. **As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Setbacks are based on R-3T Zoning District. Rezoning request for this property was initially for an R-3A which was recommended disapproval by the Planning & Zoning Commission on July 25, 2023 & disapproved by the City Commission on August 14, 2023. Planning and Zoning Commission approved a rezoning request for the property to R-3T District on January 24, 2024, and City Commission approved the rezoning request on February 12, 2024. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. Bicentennial Blvd., Hobbs Drive, and both sides of all interior streets.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final. Note may be subject to change once street designation is finalized, finalize wording prior to final.</p> <p>**Sidewalk requirements to be 4ft prior to final, per Engineering Department requirements, finalize prior to final.</p> <p>****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <p>Required</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Bicentennial Blvd. and Hobbs Drive.</p> <p>* A buffer is required as applicable along the north boundary, between the proposed street and the existing private alley. Wording must be finalized prior to final.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final. Note subject to change once street designation is finalized, finalize wording prior to final.</p> <p>**Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Non-compliance</p> <p>Required</p>
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard or Hobbs Drive.</p> <p>Revisions Needed:</p> <p>-Include note as shown above prior to final. Other streets may be required once subdivision layout and street designations have finalized, finalize note wording prior to final.</p> <p>**Must comply with City Access Management Policy</p>	<p>Non-compliance</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more attached dwelling units on each lot if applicable.</p> <p>- Remove plat note #8 prior to final as it is not a required plat note.</p> <p>**Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Review as applicable prior to final.</p> <p>***Zoning Ordinance: Section 138-210.</p>	<p>Required</p>
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>Revisions Needed:</p> <p>- Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Non-compliance</p> <p>NA</p>

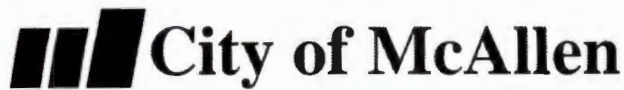
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Add a plat note as shown above prior to final. <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Non-compliance
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <ul style="list-style-type: none"> - Homeowner's Association Covenants must be submitted for staff review, prior to recording. - Add a plat note with a blank space to cross-referencing the HOA document number after being recorded. <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public/private streets.</p> <p>**Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
ZONING/CUP	
<p>* Existing: R-1 (single-family residential) Proposed: R-3T (townhouse residential) District Pending Items:</p> <p>**Planning and Zoning Commission approved a rezoning request for the property to R-3T District on January 24, 2024, and City Commission approved the rezoning request on February 12, 2024.</p> <ul style="list-style-type: none"> - Please update application to reflect current zoning and relevant information <p>***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.</p> <p>***Zoning Ordinance: Article V</p>	Non-compliance
<p>* Rezoning Needed Before Final Approval</p> <p>*Planning and Zoning Commission approved a rezoning request for the property to R-3T District on January 24, 2024, and City Commission approved the rezoning request on February 12, 2024.</p> <ul style="list-style-type: none"> - Please update application to reflect current zoning and relevant information. <p>***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.</p> <p>***Zoning Ordinance: Article V</p>	Applied
PARKS	
<p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.</p> <ul style="list-style-type: none"> - City Commission approved a rezoning request to R-3T District on February 12, 2024. - Clarify the total number of dwelling units to finalize the park fee prior to final. 	TBD

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

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established.</p> <p>- City Commission approved a rezoning request to R-3T District on February 12, 2024.</p> <p>- Clarify the use of Lot 1 to finalize the park fee prior to final.</p>	TBD
<p>* Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.</p>	TBD
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	Non-compliance
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	TBD
COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>*Any abandonments must be done by separate process, not by plat.</p> <p>**Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat.</p> <p>-Plat layout submitted on March 06, 2024 and was to be considered at the Planning & Zoning Commission of April 16, 2024 was removed from consideration and agenda at the request of the developer. It was also requested by the developer that the plat that was considered for preliminary approval of July 12, 2023, is to be the layout used moving forward.</p> <p>-The developer submitted a Variance application (VAR2024-0019) on 04-09-24. The application includes four variances.</p> <p>1. Variance in regards to Block Length. The plat that was considered for preliminary approval on July 12, 2023 shows a block length of approximately 1,700 ft.</p> <p>2. Variance for a Cul-De-Sac: The plat that was considered for preliminary approval on July 12, 2023 shows a Cul-De-Sac length of approximately 1,700 ft. Also, need to provide details for the R.O.W. and paving diameters for the cul-de-sac turnaround area to determine compliance. Additional information as needed to properly process the variance should be provided for City review, clarify if variance for length or cul-de-sac turnaround dimensions, or both.</p> <p>3. R.O.W. variance: The plat that was considered for preliminary approval on July 12, 2023 shows a 50 ft. R.O.W. for the interior street not 60 ft.</p> <p>4. The application includes a variance for the R.O.W. of the future Hobbs Dr. The plat that was considered for preliminary approval on July 12, 2023 does not show R.O.W. to be dedicated for future Hobbs Dr.</p>	Non-compliance
RECOMMENDATION	
<p>Recommendation: At the planning and Zoning Commission meeting of July 12, 2023, the subdivision was approved in Preliminary Form, subject to conditions noted, drainage and utility approvals.</p> <p>*STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.</p>	Applied

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





Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

SUB2024-0059

Project Information	Subdivision Name	VACATING OF MINERVA LOT 1				
	Legal Description	LOT 1 OF MINERVA SUBDIVISION, VOLUME 28, PAGE 150, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.				
	Location	APPROX. 600 FEET EAST FROM INTERSECTION TAYLOR RD AND MILE 5 LINE				
	City Address or Block Number					
	Total No. of Lots	1	Total Dwelling Units			
	Gross Acres	1.33	Net Acres	N/A		
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated		within ETJ: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No J.H.			
	For Fee Purposes: <input type="checkbox"/> Commercial (___ Acres)/ <input type="checkbox"/> Residential (___ Lots)		Replat: <input type="checkbox"/> Yes/ <input type="checkbox"/> No			
	Existing Zoning	ETJ	Proposed Zoning	ETJ		
	Applied for Rezoning	<input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____				
Existing Land Use	EST Vacant					
Proposed Land Use	EST New Residential subdivision					
Irrigation District #	UD	Water CCN: <input type="checkbox"/> MPU/ <input checked="" type="checkbox"/> Sharyland Water SC	Other _____			
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	Property ID: 523643					
Estimated Rollback Tax Due	Not in city limits					
Tax Dept. Review	UPG					
Owner	Name	FORTIS LAND COMPANY, LLC		Phone	(956) 292 - 0008	
	Address	222 WEST UNIVERSITY DRIVE		E-mail	OMAR@OGBUILD.COM	
	City	EDINBURG	State	TX	Zip	78579
Developer	Name	FORTIS LAND COMPANY, LLC		Phone	(956) 292 - 0008	
	Address	222 WEST UNIVERSITY DRIVE		E-mail	OMAR@OGBUILD.COM	
	City	EDINBURG	State	TX	Zip	78579
	Contact Person	OMAR GARCIA				
Engineer	Name	RIO DELTA ENGINEERING		Phone	(956) 380 - 5152	
	Address	921 S. 10TH AVENUE		E-mail	EDINBURG@RIODELTAENGINEERING.COM	
	City	EDINBURG	State	TX	Zip	78539
	Contact Person	IVAN GARCIA, P.E., R.P.L.S.				
Surveyor	Name	RIO DELTA ENGINEERING		Phone	(956) 380 - 5152	
	Address	921 S. 10TH AVENUE		E-mail	EDINBURG@RIODELTAENGINEERING.COM	
	City	EDINBURG	State	TX	Zip	78539

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

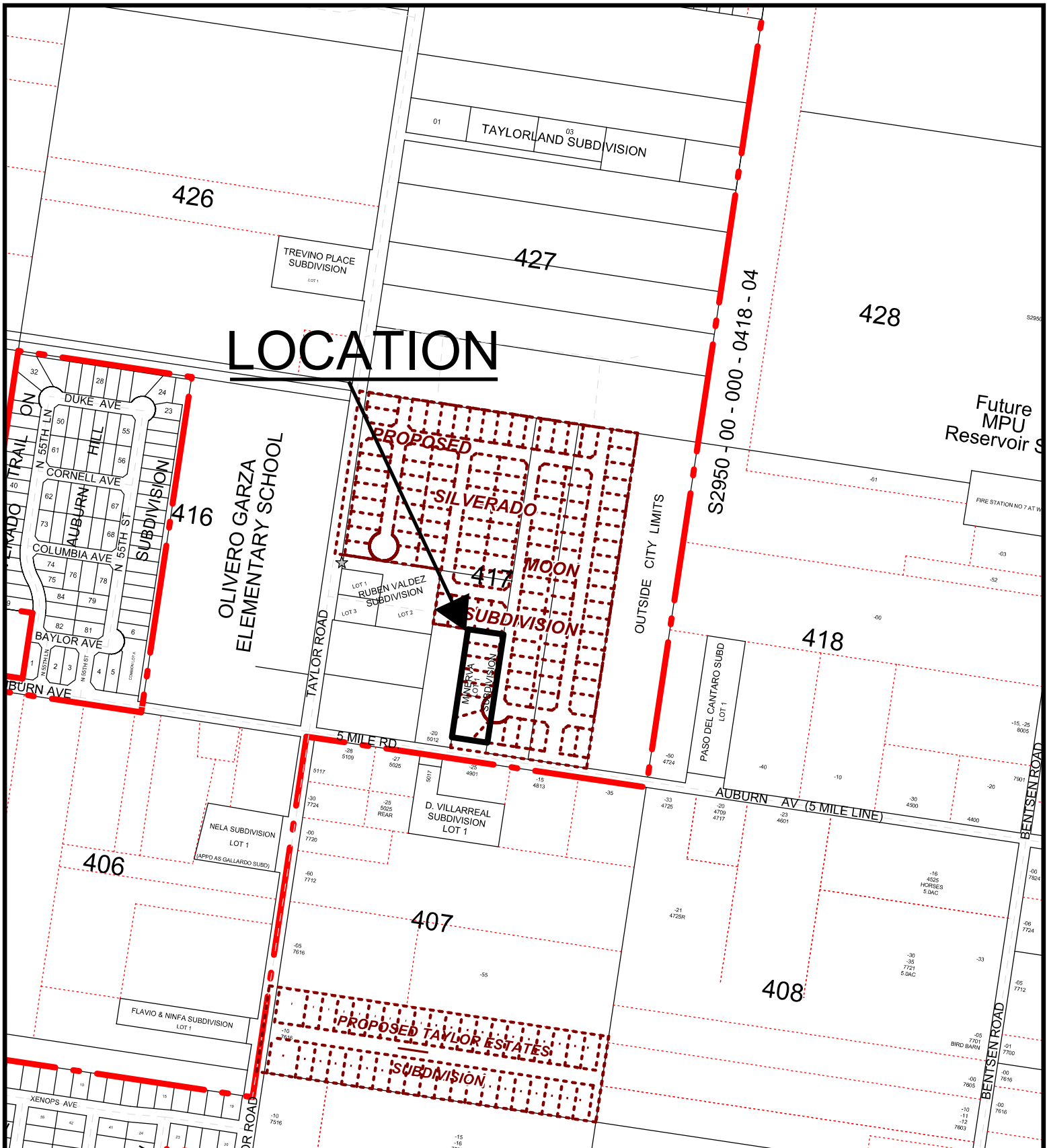
Signature  Date 5/17/24

Print Name Omar Garcia (President)

Owner ☒ Authorized Agent ☐

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

LOCATION



CITY OF McALLEN
PLANNING DEPARTMENT



SUBJECT PROPERTY

LEGEND
SCALE: N.T.S.

AREA MAP



ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	C-4 (COMMERCIAL INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3/ECOD (GENERAL BUSINESS/ECOD)	(LIGHT INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)

(SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.

1-OF-1



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/17/2024

SUBDIVISION NAME: VACATING OF MINERVA LOT 1

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Auburn Avenue (5 Mile Line Road): 60 ft. of dedication from centerline for 120 ft. total ROW
Paving: by the state Curb & gutter: by the state
- Maintain 40 ft. of dedication for Auburn Avenue.
- New ROW's & improvements will be established when property is subdivided.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Required

Paving _____ Curb & gutter _____

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

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

NA

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

**Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

NA

ALLEYS

ROW Paving

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: New setbacks to be established when property is subdivided

**Zoning Ordinance: Section 138-356

Applied

* Rear: New setbacks to be established when property is subdivided

**Zoning Ordinance: Section 138-356

Applied

* Sides: New setbacks to be established when property is subdivided

**Zoning Ordinance: Section 138-356

Applied

* Corner: New setbacks to be established when property is subdivided

**Zoning Ordinance: Section 138-356

Applied

* Garage: New setbacks to be established when property is subdivided

**Zoning Ordinance: Section 138-356

Applied

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

Applied

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

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on - Requirement will be established when property is subdivided. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	NA
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Requirement will be established when property is subdivided. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Requirement will be established when property is subdivided. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	NA
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Requirement will be established when property is subdivided. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Requirement will be established when property is subdivided. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
	Applied
	Applied
	NA
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets - Existing lots will be vacated **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - Existing lots will be vacated **Zoning Ordinance: Section 138-356 	NA
	NA

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

ZONING/CUP	
* Existing: R-1 Proposed: To be established when subdivided. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. - Requirement will be established when property is subdivided.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording - Requirement will be established when property is subdivided.	Applied
* Pending review by the City Manager's Office. - Requirement will be established when property is subdivided.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate document, not by plat. - Declaration of Plat Vacation as applicable, prior to recording. - Contractual Agreement and 30 ft. Private Ingress & Egress Easement will need to be repealed. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PLAT VACATION IN PRELIMINARY/FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

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

