

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 16, 2021 - 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) Minutes from the meeting on November 2, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Hector Izaguirre for a Conditional Use Permit, for one year, for a Home Occupation (tax office) at Lot 4, Block 25, North McAllen subdivision, Hidalgo County, Texas; 413 North 17th Street. **(CUP2021-0157)**
2. Request of Jorge A. Richaud for a Conditional Use Permit, for one year, for an event center (drive-in theatre) at 9.08 acres out of the South 40 feet of Lot 74 and Lot 91 Except the South 50.06 feet, C.E. Hammond subdivision, Hidalgo County, Texas; 3116 Ash Avenue. **(CUP2021-0160)**
3. Request of Noe Flores, for one year, for a portable food concession stand (snow cone) at Lot 1, Rivas No. 2 Subdivision, Hidalgo County, Texas; 1716 Hackberry Avenue. **(CUP2021-0163)**
4. Request of Armando Rios, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lots 1 & 2, Quincy Subdivision, Hidalgo County, Texas; 1601 & 1605 Quebec Avenue. **(CUP2021-0164)**
5. Request of Javier Quintanilla, for a Conditional Use Permit, for life of the use, for an amended Planned Unit Development at Quinta Real Subdivision, Hidalgo County, Texas, 1820 North Taylor Road. **(CUP2021-0159)**

b) REZONING:

1. Rezone from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhouse) District: All of Lot 25 and the South 50' of Lot 26, Alaniz Subdivision, Hidalgo County, Texas; 209 & 217 North 28th Street. **(REZ2021-0065)**
2. Rezone from R-1 (single-family) District to R-3T (multifamily townhouses) District: 3.773 acres out of Lot 93 La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 5308 North Ware Road (Rear). **(REZ2021-0066)**
3. Rezone from C-3L (light commercial) District to R-3T (multifamily townhouses) District: 1.009 acres out of Lot 93 La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 5308 North Ware Road. **(REZ2021-0067)**

3) SITE PLAN:

- a) Revised site plan approval for Lot 3B, Nolana Walmart Subdivision; 2300 Nolana Avenue **(SPR2021-0042)**

4) CONSENT:

- a) Fullerton Place Subdivision, 2709 Fullerton Avenue, Jose & Glendy Esquivel**(SUB2021-0129)(FINAL)SEC**
- b) Best Subdivision, 4601 Mile 8 Road, Donald Wade Best **(SUB2021-0127)(FINAL)SEC**
- c) Just A Closet #8 Subdivision, 4200 North Ware Road, Just A Closet #8, LLC.**(SUB2021-0130)(FINAL)RDE**

5) SUBDIVISIONS:

- a) A. Pena Subdivision, 16950 Citrus Drive, Rodolfo Pena, Sr. & Melissa M. Pena-Montes**(SUB2021-0120)(PRELIMINARY)RGE**
- b) Alaniz Subdivision Lots 25A, 25B, 25C, 25D and 26A, 201 North 28th Street, Habitat Developers, LLC. **(SUB2021-0119)(PRELIMINARY)SEC**
- c) Jaime Estates Subdivision, 16001 El Bienestar Road, Jaime J. Trinidad Mireya, David**(SUB2021-0118)(PRELIMINARY)AE**
- d) Uvalde Villas Subdivision, 701 Uvalde Avenue, Alonzo Cantu Trustee**(SUB2021-0124)(PRELIMINARY)M&H**
- e) Vacate and Resubdivision of Paseo del Lago Patio Homes(Private) to Paseo del Lago Townhomes(Private), 3900 South Jackson Road, Alonzo Cantu**(SUB2021-0042)(REVISED PRELIMINARY)CLH**
- f) Taylor Estates Subdivision(Gated Community), 7600 North Taylor Road, RGV Villa Investments, LLC **(SUB2021-0122)(PRELIMINARY)SEC**

- g) Georgia Subdivision, 7701 North 29th Street, Georgia A. Alanis (SUB2021-0126)(PRELIMINARY)SEA**
- h) Habitat Estates #2 Subdivision, 3300 Hackberry Avenue, Habitat Developers, LLC. (SUB2021-0125)(PRELIMINARY)SEC**
- l) Park Terrace Subdivision, 3601 North Jackson Road, Domain Development Corp.(SUB2021-0114)(FINAL)M&H**

6) INFORMATION ONLY:

- a) City Commission Actions: November 8, 2021**

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 & Public Hearing on Tuesday, November 2, 2021 at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3rd Floor.

Present:	Daniel Santos	Chairperson
	Michael Fallek	Vice-Chairperson
	Michael Hovar	Member
	Gabriel Kamel	Member
	Marco Suarez	Member
	Emilio Santos Jr.	Member
 Absent:	 Jose Saldana	 Member
 Staff Present:	 Isaac Tawil	 City Attorney
	Edgar Garcia	Planning Director
	Luis Mora	Planning Deputy Director
	Rodrigo Sanchez	Senior Planner
	Omar Sotelo	Senior Planner
	Jose Humberto De La Garza	Planner III
	Kaveh Forghanparast II	Planner II
	Mario Escamilla	Planner I
	Katia Sanchez	Planner I
	Porfirio Hernandez	Planning Technician II
	Jacob Salazar	Planning Technician I
	Magda Ramirez	Administrative Assistant

CALL TO ORDER- Chairperson Daniel Santos

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

- a) Minutes for Regular Meeting held on October 21, 2021

The minutes for the regular meeting held on October 21, 2021 was approved as submitted by Mr. Michael Fallek. Seconding the motion was Mr. Emilio Santos Jr. which carried unanimously with 5 members present and voting.

Board Member Gabriel Kamel arrived after the minutes were voted on and before the Public Hearing commenced.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

- 1) Request of Rene Solano for a Conditional Use Permit, for one year, for a bar service at office, at Lot 2, Block 24, Ewing's Addition Subdivision, Hidalgo County, Texas; 813 North Main Street, Suite 213. **(CUP2021-0140)**

Ms. Katia Sanchez stated that the subject property is located north of Hackberry Avenue, along the west side of Main Street. The property is zoned C-3 (general business) District. Adjacent zoning is C-3 (general business) District to the north, east, and south; R-1 (single-family residential) District to the west. The subject property is located at Via Executive Suites. Surrounding land uses include Roosevelt's at 7, Art Village, and single-family residences.

According to the applicant, the 72 square feet of office space will be used solely for business operation purposes such as scheduling events and appointments for the applicants' alcoholic beverage catering business. The subject property will serve as an office and business address as required for the Texas Alcoholic Beverage Commission license. The Conditional Use Permit will allow the applicant to apply for the TABC license.

There are 19 common parking spaces for Via Executive Suites, one of which is reserved for disabled persons, as shown on the submitted site plan. The proposed use requires four parking spaces.

The Fire Department and Health Department has conducted the necessary inspection for this proposed use. It is compliant with applicable code requirements. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit.

Staff has not received any calls with concerns or complaints of the request.

The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 feet of single-family residences and a church;
- 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 direct access to Main Street;
- 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, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property and is comprised of office spaces. 19 parking spaces are provided on the common parking area in the front and rear of the building. For the 19 parking spaces of the common parking area, 1 accessible parking

spaces are required and are provided on site. Based on the use of the building, 4 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;

- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

After a brief discussion, Mr. Michael Fallek moved to disapprove with favorable recommendation. Mr. Michael Hovar seconded the motion, which was disapproved with six members present and voting.

- 2) Request of T. Lynn Tompkins Jr. for a Conditional Use Permit, for life of the use, for a grade-school playground, at Lot 1, S.T.V.T #1 Subdivision, Hidalgo County, Texas; 2400 Daffodil Avenue. **(CUP2021-0151)**

Ms. Katia Sanchez stated that the subject property is located along the north side of Daffodil Avenue, west of 23rd Street. The subject property is zoned A-O (agricultural-open space) District, and the adjacent zoning is R-3A (multifamily residential apartment) District and R-3C (multifamily residential condominium) District to the north, C-3 (general business) District to the east, C-3 (general business) District and R-1 (single-family residential) District to the south, and R-1 (single-family residential) District to the west. Surrounding land uses include single-family residences, RGV Smiles, and Puig Obstetrics and Gynecology. An institutional use is permitted in an A-O (agricultural-open space) District with a conditional use permit and in compliance with requirements.

The initial conditional use permit was approved by City Commission on October, 9, 1995 for a parking facility for non-residential uses. A conditional use permit for an institutional use for an educational institution, for life of the use, was approved by City Commission on March 22, 2021. The application for the conditional use permit for a grade-school playground at an educational institution, for life of the use, was submitted to the Planning Department on September 20, 2021.

A new applicant is proposing to continue to utilize the two-story building on the property for an institutional use. A change in ownership requires a conditional use permit. The two story building will consist of 25 classrooms and 19 offices. Based on 5 parking spaces per classroom, 125 parking spaces are required. And based on 1.5 parking spaces per office, 29 parking spaces are required. The total parking spaces required is 154, and 231 spaces are provided on the existing parking facility. Should the number of offices and classrooms increase, then additional parking will be required.

The applicant is proposing to add a playground to the academic institution which will be placed at the rear of the subject property as per the submitted site plan. The playground will provide a place designated for students to use recreationally.

The Planning Department has received one phone call in opposition to the Conditional Use Permit request. The stated concern was the noise from the speakers used during recreational activities and physical education exercises.

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

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property has direct access to Daffodil Avenue.
2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the number of classrooms and offices, 154 parking spaces are required; and 231 are provided on site, 7 of which are accessible;
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 determined by the Fire Marshal and Building Official at the time of permit issuance;
7. Sides adjacent to commercially and residentially zoned or use properties shall be screened by a 6 ft. opaque fence.

Staff recommends approval of the request, for life of the use, subject to compliance with the conditions noted, Zoning Ordinance, Building Permit, and Fire Department requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit. There was none

Being no discussion, Mr. Michael Hovar moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

- 3) Request of Joe Averill Jr. for a Conditional Use Permit, for life of the use, for a guest house, at Lot 10, Block 14, Broadlawn Terrace No. 3 Subdivision, Hidalgo County, Texas; 1712 Iris Avenue. **(CUP2021-0153)**

Ms. Katia Sanchez stated that the subject property is located on a cul-de-sac at the end of Iris Avenue, between Bicentennial Boulevard and 16th street. The property is zoned R-1 (single-family residential) District. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit. The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences.

According to the Hidalgo County Appraisal District, the 5,967 square feet main house was built in 2014. Broadlawn Terrace No. 3 Subdivision was recorded on March 03, 1960. The applicant submitted an application for a Conditional Use Permit, for a guest house, on October 05, 2021. An application with the Building Department was submitted on December 29, 2020.

The exterior of the proposed building would be constructed of 4-inch concrete block. The proposed interior square footage of the guest house is 1,200, which includes two bathrooms, one bedroom, and a gaming room.

Staff has received one phone call regarding what a guest house is, but no calls with concern or complaints of the request.

The guest house must meet the requirements 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 is 23,102 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

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

- 4) Request of Jessica Aguilar for a Conditional Use Permit, for one year, for a bar and grill, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite N-1 and N-2. **(CUP2021-0154)**

Ms. Katia Sanchez stated that the property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 (general business) District to the east, south and west, R-1 (single family residential) District also to the east and A-O (agricultural and open space) District also to the west. The property is located within the Nolana Tower Subdivision and is part of the Nolana Tower Shopping Center. Surrounding land uses include El Callejon De Los Milagros, Chanin Engineering, Kemper Life, Jump, and residential homes. A bar and grill is permitted in a C-3 District with a conditional use permit and in compliance with requirements.

An initial Conditional Use Permit application was submitted on December 18, 2019. The Conditional Use Permit request was disapproved by the Planning and Zoning board on January 21, 2020 with a "favorable recommendation to the distance requirement". The City Commission approved the Conditional Use Permit request on February 10, 2020 for one year. The applicant submitted a new Conditional Use Permit application on October 04, 2021, since the previously issued Conditional Use Permit lapsed.

The 4,080 square feet two-floor building will consist of a dining area, three restrooms, conference room, kitchen, server area room, two storage rooms, two offices, and a main bar as shown on the submitted floor plan. The applicant will operate Suerte bar and grill daily from 12:00 p.m. to 2:00 a.m. As per the zoning ordinance, Section 138-395 (14), the business requires 41 parking spaces which does comply with the parking requirement.

The Fire Department and Health Department has conducted the necessary inspection for this property and is in compliance with applicable code requirements. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit.

Staff has not received any calls with concerns or complaints of the request.

The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 8) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property or must provide

sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft. of the residential zones and uses, and a water tower; however, staff has not received any complaints from the residents;

- 9) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 10) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site. Based on the square footage of the building, 41 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 11) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 12) 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;
- 13) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 14) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

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

- 5) Request of Captain Adolph Aguirre for a Conditional Use Permit, for life of the use, for a multi-purpose warehouse, at Lot "H", Stroud-Hunter Subdivision, Hidalgo County, Texas; 2220 Pecan Boulevard.
(CUP2021-0156)

Ms. Katia Sanchez stated that the subject property is located on the north side of Pecan Boulevard, east of 23rd Street. The property is zoned C-3 (general business) District. The adjacent zoning is R-3A (multi-family residential apartment) District to the north and east, C-2 (neighborhood commercial) District to the south, and C-3 (general business) District to the south and west. Surrounding land uses include Salvation Army, Taurus, and multi-family residences. An institutional use is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant submitted the application for the Conditional Use Permit request on October 8, 2021.

The applicant is proposing to add a 9,968 square feet storage warehouse on the subject property, with ten parking spaces (two reserved for disabled people) as shown on the submitted site plan. According to the applicant the storage warehouse will store holiday and parade items owned by the Salvation Army, clothing donations, and disaster relief supplies. The multi-purpose warehouse will serve is dedicated as a storage building to the main Salvation Army operations adjacent to the subject property.

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

The Fire Department inspection is pending. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. This property is located at the intersection of North 23rd Street and Pecan Boulevard, both principal arterials.
- 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. Approximately 194 parking spaces are shown.
- 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. A cedar fence and landscaped strip are on the north side of the property; however, as there is a firewall and sidewalk along the north property line, a buffer fence may be unnecessary.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of 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 that set by the Fire Marshal ' s office.
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence. A cedar fence is proposed on the portion of the property adjacent to the R-3A zone.

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there was one.

Citizen Rebecca Canchola (1105 Walnut Avenue), owner of 2221 Pecan Blvd., had concerns regarding indigent citizens in the area would increase and would impact the aesthetics of the commercial area, the landscaping and beautification of the area as well.

Mr. Gabriel Kamel explained to Ms. Canchola that the applicant is requesting a warehouse and not a residential building to hold indigent citizens. The warehouse will only be used for storing goods. He explained that the applicant will have to follow all the requirements requested from the City of McAllen.

After a lengthy discussion, Mr. Gabriel Kamel moved to approve. Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

- 6) Request of Monica Alvarez on behalf of Iglesia Tierra Fertil, for a Conditional Use Permit, for one year, for an Institutional Use (Church) at Lot 18, Ivory Palm Estates Subdivision, Hidalgo County, Texas; 3511 North Ware Road. **(CUP2021-0142)**

Mr. Mario Escamilla stated that the property is located on the Westside of North Ware Road, approximately 120 feet south of Jonquil Avenue. The property is zoned C-3L (light commercial) District. The adjacent zoning is R-1 (single-family residential) District to the east and west, and C-3L District to the north, and south. An institutional use (church) is permitted in a C-3L District with a conditional use permit and in compliance with requirements.

The applicant, (Iglesia Tierra Fertil) is proposing to operate a church out of an approximate 2,400 sq. ft. lease space (according to Hidalgo County Appraisal District), which is part of a multi-tenant commercial building. The commercial building is a mixture of offices, retail establishments and restaurants. The lease space consists of a classroom, two restrooms, closet, kitchen and a main auditorium as shown on the submitted site plan. The applicant is proposing a seating arrangement of 60 chairs in the auditorium. The proposed days and hours for worship services will be Wednesday from 7:00 p.m. to 9:00 p.m. and Sundays from at 10:00 a.m. to 1:00 p.m. Based on the 60 seats in the main auditorium, 15 parking spaces are required. There are 114 parking spaces provided on site as part of a common parking area of the existing commercial development. The parking availability for the other businesses does not interfere with the church's required parking based on the hours of operation for the majority of the businesses. The Fire Department has inspected the lease space, and is pending compliance with safety codes and regulations. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to other conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts and has access to North Ware Road.

- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on a seating capacity of 60 persons in the main auditorium, 15 parking spaces are required; 114 parking spaces are provided on site. The parking spaces are part of the existing commercial development.
- 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 the existing seating capacity for the building; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence is required on the west side and one is provided.

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

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

- 7) Request of Jorge Barrera, for one year, for an Institutional Use (Church) at Lot 2, Fire-Check Subdivision Phase I, Hidalgo County, Texas, 3750 Gardenia Avenue, Suite B. **(CUP2021-0149)**

Mr. Mario Escamilla stated that the property is located at an elbow intersection of North 38th street and Gardenia Avenue. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east and south, and R-1 (single family residential) District to the north and west. Surrounding land uses include Briarcliff Nursing and Rehabilitation Center, G A Beauty & Barber School, Tex-Star DME Inc. Medical supply store, single-family residences, and vacant land. An institutional use is permitted in a C-3 District zone with a conditional use permit and in compliance with requirements.

The initial conditional use permit for a church under a different applicant for this location was approved for one year by the Planning and Zoning Commission on October 05, 2010. There was a second conditional use permit for one year for a church that was approved by the Planning and Zoning Commission on December 03, 2021. The current request is based on a new application for a conditional use permit.

The property is located in a commercial/office strip center. The applicant is proposing to use a vacant lease space (Suite B) with approximately 5,000 sq. ft. for a church. The lease space consists of an office area (2,000 sq. ft.) and sanctuary (3,000 sq. ft.) as shown on the submitted site plan. The proposed days and hours of operation for the church office will be Monday through Friday from 8:00 a.m. to 5:00 p.m. Based on the 2,000 sq. ft. of office area 13 parking spaces are required. There are 128 parking spaces provided on site as part of a common parking area for the existing commercial development. The proposed days and hours for worship services will be Wednesday from 7:00 p.m. to 8:00 p.m. and Sundays from at 10:00 a.m. to 2:00 p.m. The applicant is proposing 200 seats in the sanctuary. Based on the 200 seats in the main auditorium, 50 parking spaces are required. There are 128 parking spaces provided on site as part of a common parking area of the existing commercial development. The parking spaces for the other businesses do not interfere with the church's parking based on the hours of operation for the majority of the businesses. The Fire Department has inspected the establishment and is pending compliance. The Planning Department has received no complaints regarding this use. The establishment must also 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 approximately 320 ft. from North Ware Road.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas. The proposed hours of operation will not interfere with the other establishments. The parking must be clear of potholes and be properly striped per city requirements.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence.

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

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

- 8) Request of Jhossep J Gil Martinez for a Conditional Use Permit, for one year, for a Bar at Lot 3, North Park Village Phase II Subdivision, Hidalgo County, Texas, 1200 Wisconsin Road, Suite 360. **(CUP2021-0152)**
WITHDRAWN

Mr. Mario Escamilla advised the board that this case is withdrawn. No action was taken, case withdrawn.

- 9) Request of Mark Denton Corbitt, for a Conditional Use Permit, for life of the use, for a Planned Unit Development (PUD) at the 10 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2401 Russell Road. **(CUP2021-0155)**

Mr. Mario Escamilla stated that the property is located on the south side of Russell Road approximately 1220 feet east of North Rooth Road. The tract has 348.65ft. of frontage along Russell road with a maximum depth of 1,250 ft. at its deepest point for a lot size of 10.00 acres. The property zoning is R-1 (single family residential) District. The adjacent zoning is R-1 (single-family residential) District to the east, south and west. There is A-O (agricultural and open space) District to west. The area to the north across Russell Road is outside the city limits of McAllen. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.

A rezoning request for C-3 (general business) District was tabled at the Planning and Zoning Commission meeting of September 21, 2021. Following discussion, the Board voted to table the request to allow time for the applicant to meet with staff and alternatively consider a conditional a use permit for a planned unit development. After meeting with staff the applicant and property owner decided to withdraw their rezoning request. The applicant submitted an application for a Conditional Use Permit for a Planned Unit Development on October 6, 2021.

Currently, the property is vacant. The applicant is proposing to develop a Planned Unit Development for a self-storage facility. Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and 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 C-3 (commercial general business) District for buildings designated as commercial.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Chapter 134 Article VI. General office or medical office: Four parking spaces for up to 200 square feet of floor area, plus one parking space for each additional 200 square feet of floor area. Based on the 1,980 sq. ft. of office space 13 parking spaces are required, 13 parking spaces are being provided.

4. LANDSCAPING: A minimum of ten percent of the area of any lot or parcel shall be devoted to landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped area for nonresidential lots shall be visible from the street fronting the developed property. Landscape areas located within the street and alley rights-of-way shall not be credited towards meeting the minimum landscape area requirement. However, right-of-way areas shall be landscaped. Landscape areas associated with drainage detention facilities located on the lot or parcel may be credited towards the landscape area requirement. A minimum of 50 percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. Based on the lot area of 363,261 sq. ft., 36,321 sq. ft. of landscaping is required, 49,448 sq. ft. is being provided. When the required area being landscaped is from 10,001 or greater square feet a minimum of 26 trees for the first 10,000 square feet and one tree for every 800 square feet over 10,000 square feet of landscape area shall be required. Based on the required landscape area of 36,321 sq. ft., 59 trees are required.

5. STREETS AND SETBACKS: Final setbacks and right of way dedication will be addressed through the subdivision process.

6. DRAINAGE: Addressed through subdivision process, final drainage detention and design and 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 Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 10.00 acres and is proposing a single use.

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

9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits. Subdivision process must be completed, and recorded together with the site plan. If the subdivision layout changes, the conditional use permit will need to be amended to resemble the approved Subdivision Plat. Must comply with inner city departments requirements, including but not limited to Building & Inspections Department, Utility Department, Engineering Department, and Fire Department maneuvering and code requirements.

Staff recommends approval of the planned unit development as presented for life of use subject to the conditions noted above.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

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

b) REZONING:

- 1) Rezone from C-4 (commercial industrial) District to R-1 (single-family residential) District: 5.0 acres out of Lot 482, John H. Shary Subdivision, Hidalgo County, Texas; 7031 Mile 7 Road. **(REZ2021-0063)**

Mr. Mario Escamilla stated that the property is located on the south side of Mile 7 Road approximately 430 feet west of North Glasscock Road. The tract has 442.69ft. of frontage along Russell road with a maximum depth of 1,030.80 ft. at its deepest point for a lot size of 5.00 acres. The applicant is requesting to rezone the property to R-1 (single-family residential) District in order to bring the zoning into conformance with the existing single family use on this property. The adjacent zoning is C-3 (general business) District to north and R-1 (single-family residential) District to the north and east. The area to the west is outside the city limits of McAllen.

There is currently a single family residence with a large storage building on this property. Surrounding land uses include single family residences on rural tracts, subdivided lots and farmland.

Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Single Family Residential which is comparable to R-1 (single-family residential) District.

The development trend for the area is single family residential. Shary Country Acres and Bogert Subdivision, are single family subdivisions in the area.

The tract was zoned C-4 District upon annexation in July 2012. Osynergy a contractor business for oil, gas, industry and energy uses was previously located on the subject property which may have influenced the initial zoning to C-4 District. There have been no other rezoning requests for the subject property since that time.

The current zoning does not conform to the Auto Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan, however the proposed zoning would conform to the Comprehensive Plan.

The proposed zoning is a down zoning and is consistent with the current land use.

Re-development of the subject property may require the subdivision process and approved site plan prior to building permit issuance. Compliance with off-street parking, landscaping, and various building and fire codes are required as part of the building permit process.

Staff has not received any calls or letters of opposition to the request.

Staff recommends approval of the rezoning request to R-1 (single family residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

Being no discussion, Mr. Gabriel Kamel moved to approve and Mr. Michael Fallek seconded the

motion, which was approved with six members present and voting.

- 2) Initial zoning to R-1 (single-family residential) District: the West 10 acres of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7100 Mile 6 Road. **(REZ2021-0060)**

Mr. Kaveh Forghanparast stated that the property was located on the north side of Mile 6 Road, approximately 1300 ft. east of Stewart Road. The tract had 337.67 ft. of frontage along Mile 6 Road with a depth of 1,290 ft. for a lot size of 10 acres.

The tract was outside the City limits and was undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District would become effective upon the annexation of the tract into the City. The applicant was requesting R-1 District for residential use. A proposed 35-lot subdivision under the name of Nemont Estates II Subdivision for the subject property was approved in preliminary form by the Planning and Zoning Commission on September 7, 2021.

The properties in all directions of the subject property were outside the City limits.

The property was currently vacant. Surrounding land uses included single-family residences and vacant land.

The Foresight McAllen Comprehensive Plan designated the future land use for this property as Estate Residential, which was comparable to A-O and R-1 Districts.

The development trend for this area along North Ware Road was single-family residential.

The tract had been in the City's ETJ (Extra-Territorial Jurisdiction) since June 8, 1977. Annexation and initial zoning applications for the subject property were submitted on September 21, 2021, and were scheduled to be heard at the City Commission meeting of November 22, 2021.

The requested zoning conformed to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also followed the development trend of the surrounding area.

A recorded subdivision plat was required prior to building permit issuance.

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

Staff recommended approval of the initial zoning request to R-1 (single-family residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

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

- 3) Initial zoning to R-3T (multifamily residential townhouse) District: the North 5 acres of Lot 209, Pride O' Texas Subdivision, Hidalgo County, Texas; 8804 North Ware Road. **(REZ2021-0061)**

Mr. Kaveh Forghanparast stated that the property was located on the east side of North Ware Road, 120 ft. north of Harvard Avenue. The tract had 165 ft. of frontage along North Ware Road with a depth of 1,320 ft. for a lot size of 5 acres.

The tract was currently outside the City limits and was undergoing voluntary annexation. The initial zoning to R-3T (multifamily residential townhouse) District would become effective upon the annexation of the tract into the City. The applicant was requesting R-3T District for townhomes. A feasibility plan had not been submitted.

The adjacent zoning was A-O (agricultural and open space) District to the east, and R-1 (single-family residential) District to the south. The properties to the north and west of the subject property were outside the City limits.

The property was currently vacant. Surrounding land uses included Campo de Sueños Subdivision, single-family residences, Texan Ranch Apartments, Nava's Paint and Body Shop, and vacant land.

The Foresight McAllen Comprehensive Plan designated the future land use for this property as Auto Urban Single Family, which was comparable to R-1 District.

The development trend for this area along North Ware Road was single-family residential.

The tract had been in the City's ETJ (Extra-Territorial Jurisdiction) since October 15, 1973. Annexation and initial zoning applications for the subject property were submitted on August 12, 2021, and were scheduled to be heard at the City Commission meeting of November 22, 2021.

The requested zoning did not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, R-3T District was the most similar zone to R-1 District and encourages home ownership.

The maximum density in R-3T (multifamily residential townhouse) District was 20 units per acre. Therefore, the maximum number of units for the subject property was approximately 100 townhouses.

A recorded subdivision plat was required prior to building permit issuance. Section 110-49 (a) Vegetation Ordinance required a masonry screen eight ft. in height where a commercial, industrial or multifamily use had a side or rear property line in common with a single-family use or zone.

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

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed initial zoning request. There were none.

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

- 4) Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: 0.544 acres out of Lot 1, Resubdivision of Lots 15 and 16, Block 2, Hammond's Subdivision, Hidalgo County, Texas; 1500 North Bentsen Road. **(REZ2021-0062)**

Mr. Kaveh Forghanparast stated that the property was located on the east side of North Bentsen Road, approximately 210 ft. north of Pecan Boulevard. The irregularly shaped tract had 488.26 ft. of frontage along North Bentsen Road with a depth of 97.05 ft. at its deepest point for a lot size of 0.544 acres.

The applicant was requesting to rezone the property to R-2 (duplex-fourplex residential) District in order to construct a duplex and a fourplex. A feasibility plan submitted by the applicant is included in the packet. A submitted feasibility plan depicting two lots for a future subdivision submittal under the name of Twin Subdivision was included in the packet.

The adjacent zoning was A-O (agricultural and open space) District to the north and east and R-1 (single-family residential) District to the west and south.

The subject property was vacant. Surrounding land uses included single-family residences, Hidalgo County Water District No. 1 Canal R.O.W., Hope of Glory Fellowship Church, VFW Post 8788, McAllen ISD offices, James Nikki Rowe High School, Shary Estates Apartments, and vacant land.

The Foresight McAllen Comprehensive Plan designated the future land use for this property as Auto Urban Single Family which was comparable to R-1 (single-family residential) District.

The development trend for this area along North Bentsen Road was single-family residences and commercial.

The tract was zoned A-O (agricultural and open space) District during the comprehensive zoning in 1979. A rezoning request to R-2 (duplex-fourplex residential) District for the subject property was disapproved by the City Commission on November 25, 2002, due to neighborhood opposition. A rezoning request to R-1 (single-family residential) District for the subject property was approved by the City Commission on February 24, 2003. A rezoning request to R-3A (multifamily residential) District for the subject property was withdrawn by the applicant on November 8, 2005. Another rezoning request to R-3A District for the subject property was disapproved by the City Commission on August 23, 2021, due to neighborhood opposition.

The requested zoning did not conform to the Auto Urban Single Family land use designation. The subject property had a history of disapproval for R-2 and R-3A Districts.

A recorded subdivision plat was required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit was required prior to recording a subdivision plat.

Staff had received an opposition to the rezoning request from a neighboring property owner. The stated concerns included increasing traffic, noise, and changing the neighborhood's single-family character.

Staff recommended disapproval of the rezoning request to R-2 (duplex-fourplex residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were two.

Citizen Oscar Escobedo (3508 Date Palm), who owns Lots 10&11 had concerns regarding noise, from future renters and changing the neighborhood's single family character.

Citizen Berton Herr (1432 North Bentsen), had concerns regarding safety and traffic.

Applicant was not present.

After a lengthy discussion, Mr. Gabriel Kamel moved to disapprove due to the shape and location of the property and Mr. Emilio Santos Jr. seconded the motion, which was disapproved with six members present and voting.

- 5) Initial zoning to R-3A (multifamily residential apartment) District: 26.97 acres out of Lot 45-11, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 9600 North Bryan Road. **(REZ2021-0064)**

Mr. Kaveh Forghanparast stated that the property was located on the east side of North Bryan Road, 80 ft. north of Mile 6 Road. The tract had 890 ft. of frontage along North Bryan Road with a depth of 1,320 ft. for a lot size of 26.97 acres.

The tract was outside the City limits and was undergoing voluntary annexation. The initial zoning to R-3A (multifamily residential apartment) District would become effective upon the annexation of the tract into the City. The applicant was requesting R-3A District for detached duplexes. A proposed 36-lot subdivision under the name of Oak Valley Subdivision for the subject property was approved in preliminary form by the Planning and Zoning Commission on September 7, 2021.

The properties in all directions of the subject property were outside the City limits.

The property was vacant. Surrounding land uses included single-family residences, agriculture, and vacant land.

The Foresight McAllen Comprehensive Plan designated the future land use for this property as Estate Residential, which was comparable to A-O and R-1 Districts.

The development trend for this area along North Ware Road was single-family residential.

The tract had been in the City's ETJ (Extra-Territorial Jurisdiction) since April 16, 1979. Annexation and initial zoning applications for the subject property were submitted on September 21, 2021, and were scheduled to be heard at the City Commission meeting of November 8, 2021.

The requested zoning did not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the rezoning request provided opportunities for a variety of housing types throughout the city that responded to the residents' economic and social lifestyles.

A recorded subdivision plat was required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit was required prior to recording a subdivision plat.

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

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed initial rezoning request. There were none.

Being no discussion, Mr. Gabriel Kamel moved to approve and Mr. Michael Hovar seconded the motion, which was approved with six members present and voting.

- 6) Rezone from R-1 (single family) District to R-3A (multifamily apartments) District: 19.137 acres consisting of 2.476 acres out of Lot 7 E.M Card Survey No.1 Subdivision and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2400 Oxford Avenue. **(REZ2021-0051)(TABLED ON 9/21/2021 & REMAINED TABLED ON 10/5/2021 and 10/21/2021)**

Mr. Kaveh Forghanparast stated that the item had been withdrawn. No action was necessary, case has been withdrawn.

3) SUBDIVISION:

- a) AEP James Rowe Substation Subdivision Lot 1(Non-Habitable), 1621 North Ware Road, P. Todd Ireland **(SUB2021-0085)(REVISED PRELIMINARY)STP**

North Ware Road (FM Highway 2220): 60 ft. from centerline for 120 ft. total ROW Paving: By the State Curb & gutter: By the state. Show ROW on both sides of centerline to verify if any ROW dedication will be required prior to final. Submitted plat shows property to be landlocked. Please revise plat to show property fronting unto North Ware Road or any street prior to final. Engineer submitted a variance application requesting this development to be allowed to front a "Distribution and Transmission Easement" that will be connected to North Ware Road. ROW requirements will be reviewed again once variance is heard by the respective Boards. Zoning Ordinance: 138-1. COM Thoroughfare Plan. Quince Avenue: 30 ft. dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides. Quince Avenue alignment appears to not affect subject property but there might be an encroachment onto the proposed "Transmission and Distribution Easement". ROW dedication for Quince Avenue might be triggered when properties that fall within future alignment develop. Subdivision Ordinance: Section 134-105. Paving, curb & gutter. ROW: 20 ft.

Paving: 16 ft. Alley/service drive easement required for commercial properties. Engineer submitted a variance application requesting this development to be allowed to not provide an alley since they are requesting a waiver to the City's duty to provide waste collection services. Subdivision Ordinance: Section 134-106. Front: 30 ft. (Proposed) Lot frontage must be resolved prior to establishing setbacks. Zoning Ordinance: Section 138-356. Rear: 5 ft. or easement whichever is greater (Proposed). Lot frontage must be resolved prior to establishing setbacks. Zoning Ordinance: Section 138-356. Sides: 5 ft. or easement whichever is greater (Proposed). Lot frontage must be resolved prior to establishing setbacks. Zoning Ordinance: Section 138-356 Corner: Lot frontage must be resolved prior to establishing setbacks. Zoning Ordinance: Section 138-356. 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 Ware Road Engineer submitted a variance application requesting this development to be allowed to front a "Distribution and Transmission Easement" that will be connected to North Ware Road. Sidewalk requirements will be established prior to final plat review. 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 west property line. Lot frontage must be resolved prior to establishing buffer requirements. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Lot frontage must be resolved prior to establishing buffer requirements. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Lot frontage must be resolved prior to establishing curb cut or access requirements. 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, private streets/drives must be maintained by the lot owners and not the City of McAllen Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168. Lots fronting public streets. Property is currently landlocked. Plat shows property to be connected to North Ware Road by a "1.717 Acre Access, Distribution and Transmission Easement". Engineer submitted a variance application requesting this development to be allowed to front a "Distribution and Transmission Easement" that will be connected to North Ware Road. Zoning Ordinance: 138-1. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Existing: C-3 Proposed: Electric Substation. Conditional Use Permit for an Electric Substation approved at the Planning and Zoning meeting of June 3, 2021 and by City Commission on June 28, 2021. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation waived for electric substation. No TIA required. Comments: Must comply with City's Access Management Policy Property is currently landlocked. Plat shows property to be connected to North Ware Road by a "1.717 Acre Access, Distribution and Transmission Easement". Plat layout must be revised to not show landlocked properties. Engineer submitted a variance application requesting this development to be allowed to front a "Distribution and Transmission Easement" that will be connected to North Ware Road. ROW requirements will be reviewed again once variance is heard by the respective Boards.

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

After a short discussion, Mr. Michael Hovar moved to approve in revised preliminary form with the three variances. Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

4) INFORMATION ONLY:

a) City Commission Actions: October 25, 2021 was given by Edgar Garcia, Planning Director.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Emilio Santos Jr. adjourned the meeting at 4:28p.m. and Mr. Gabriel Kamel seconded the motion, which carried unanimously with six members present and voting.

Chairperson, Daniel Santos

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

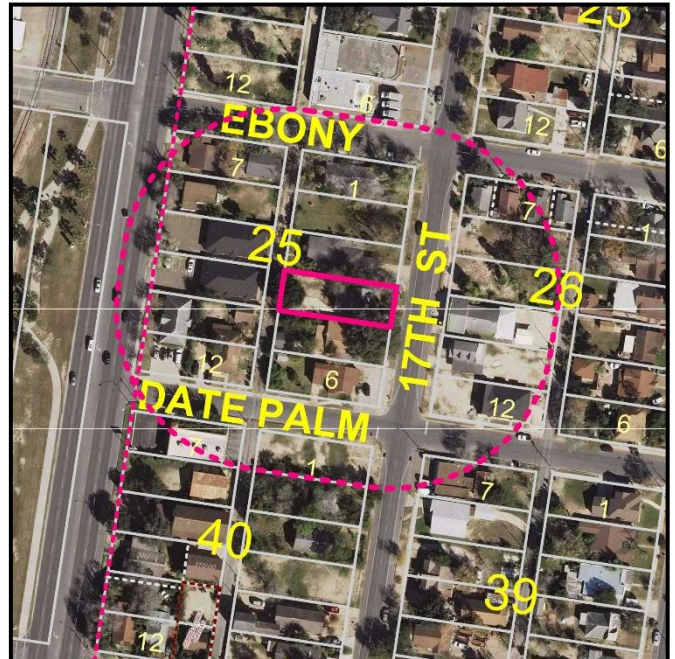
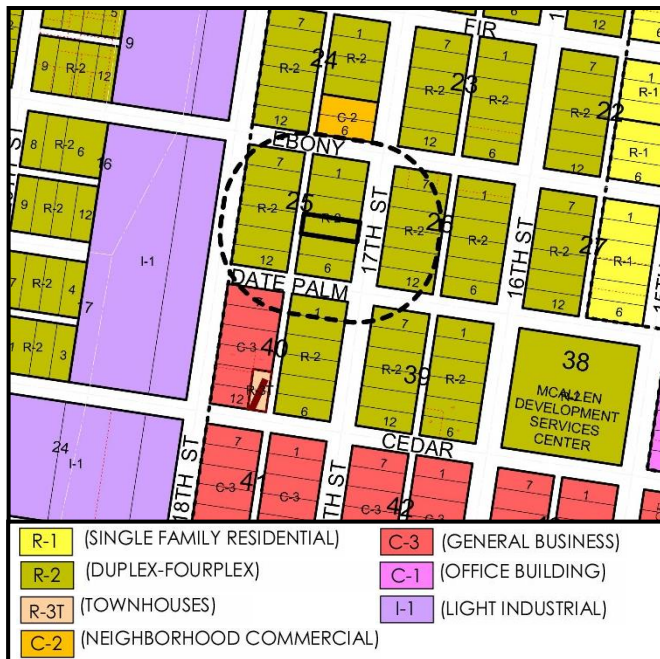
DATE: November 10, 2021

SUBJECT: REQUEST OF HECTOR IZAGUIRRE FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (TAX OFFICE) AT LOT 4, BLOCK 25, NORTH MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 413 NORTH 17TH STREET. (CUP2021-0157)

BRIEF DESCRIPTION:

The subject property is located on the west side of North 17th Street, 100 ft. north of Date Palm as per the subdivision plat. The tract has 50 ft. of frontage along North 17th Street and a depth of 140 ft. for a lot size of 7000 sq. ft.

The property is zoned R-2 (duplex-fourplex residential) District. The adjacent zoning is R-2 (duplex-fourplex residential) District in all directions. Surrounding land uses include single-family residences and retail stores. A home occupation is permitted in the R-2 District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

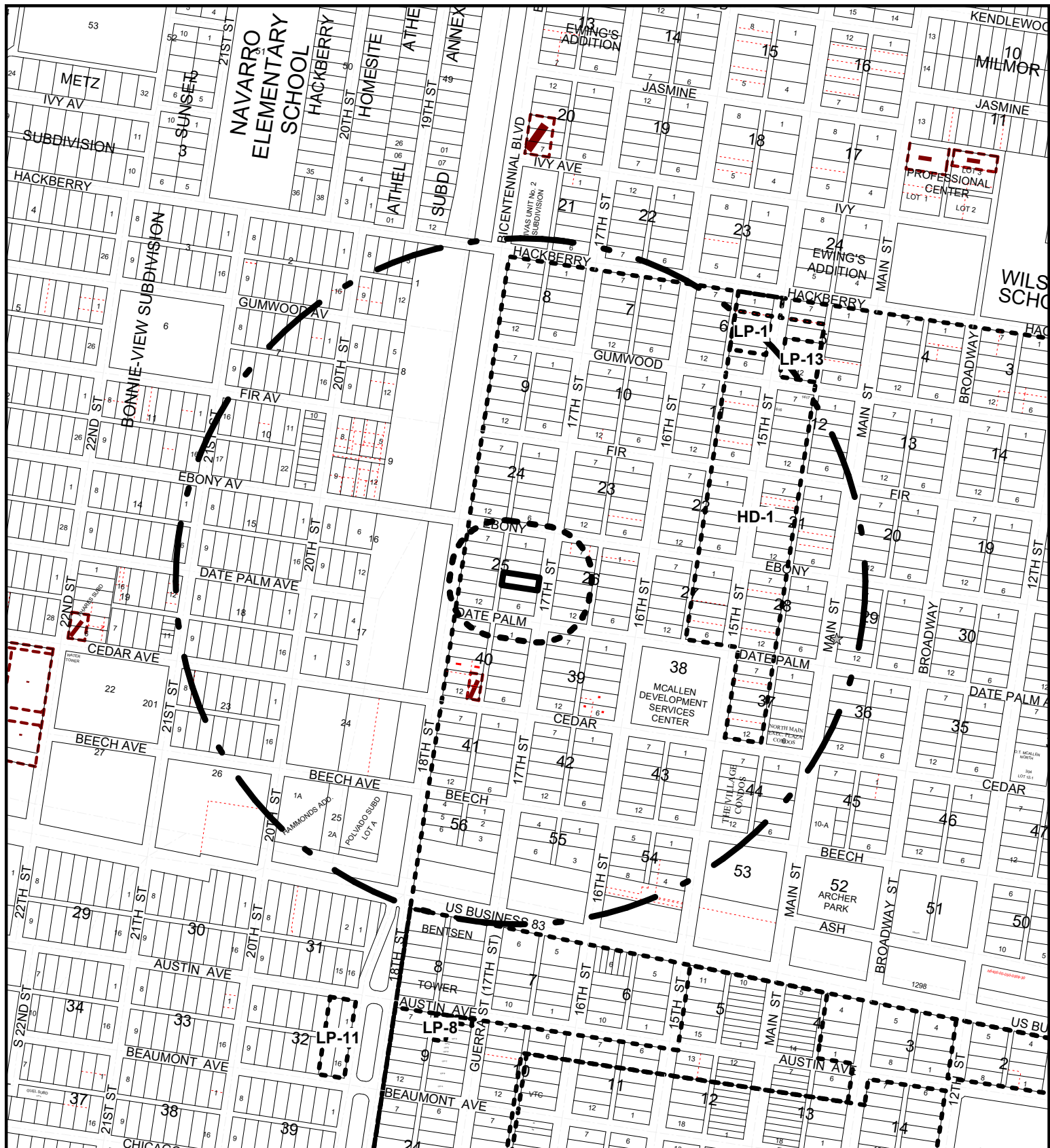
The applicant is proposing to operate a tax office from a 364 sq. ft. area inside the existing house as per the submitted floor plan. The proposed hours of operation will be from 8:00 a.m. to 5:00 p.m. Monday through Friday.

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

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

RECOMMENDATION:

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL 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.

RESIDENTIAL DESIGN FOR HECTOR IZAGUIRRE

- A1 - SITE PLAN
- A2 - FOUNDATION & FLOOR PLAN
- A3- EXTERIOR ELEVATIONS & ROOF

INDEX OF DRAWINGS

- A4 -EXIST. EXTERIOR ELEVATIONS & ROOF
- A5- DETAILS

ENTERED

17TH STREET

50.0'

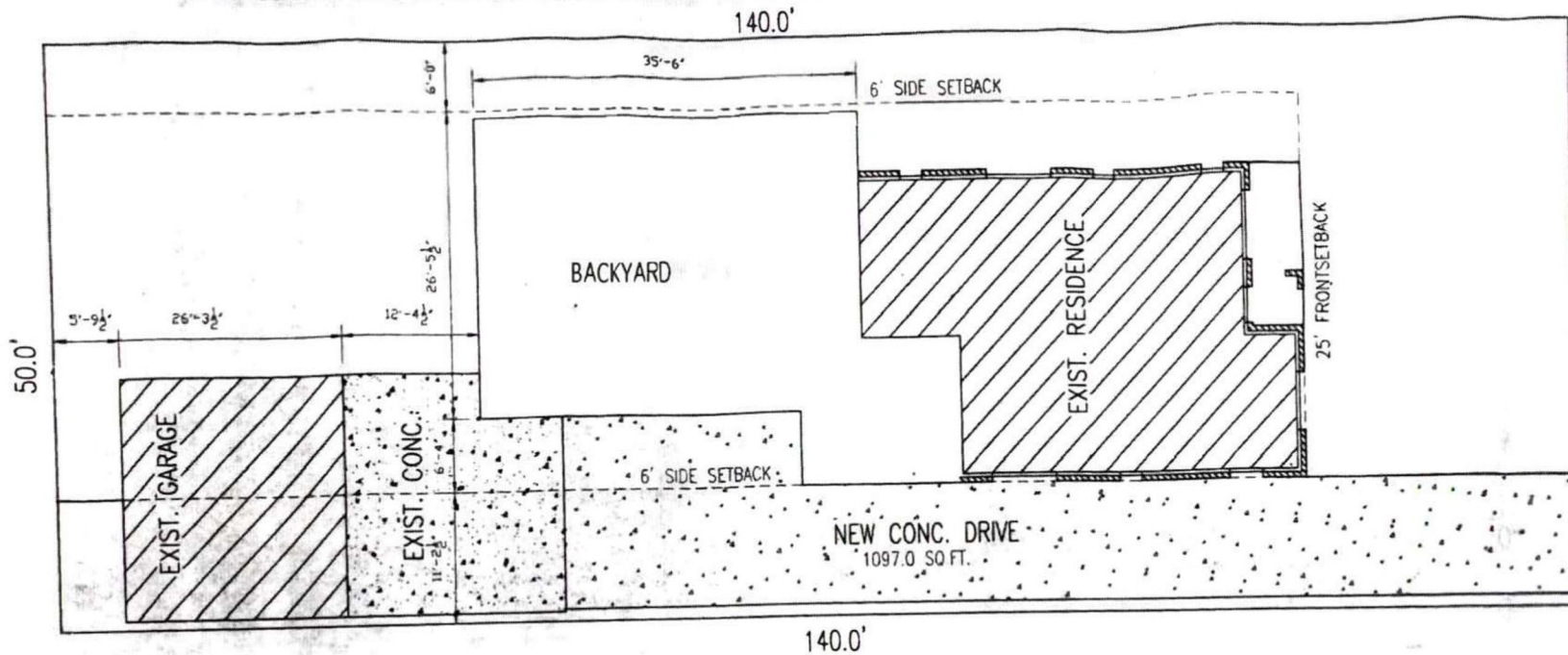
OCT 18 2021

Initial V On

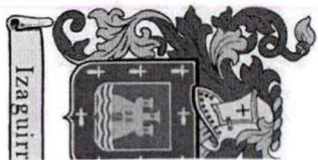
G PEOPLE DESIGN THEIR DREAMS

RESIDENCE FOR
HECTOR IZAGUIRRE
MCALLEN, TEXAS

PROJECT:
A1
5



SITE PLAN
SCALE 1/8" = 1'



HECTOR IZAGUIRRE

413 N 17th St, McP
78501

FLOOR PLAN

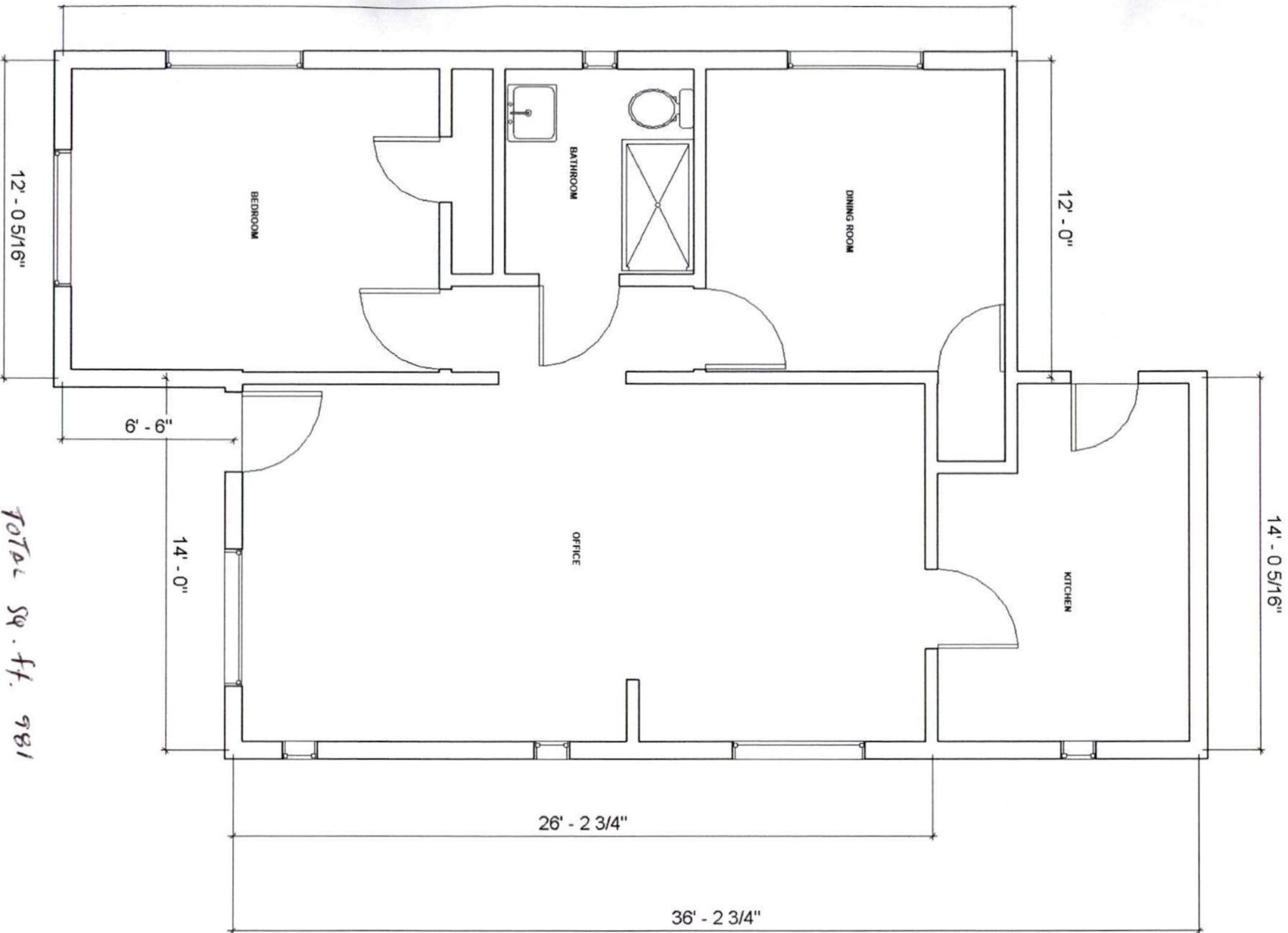
Date

RED

OCT 18 2024 101

Initial:

CA



TOTAL SQ. FT. 981

HOME OFFICE TOTAL SQ. FT. 364

① Level 1
1/2" = 1'-0"



**NOTICE
HOME
OCCUPATION
FOR
THIS PROPERTY
CUP2021-0157**

 CITY OF MCALLEN PLANNING DEPT.
950-681-1250
WWW.MCALLEN.NET



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

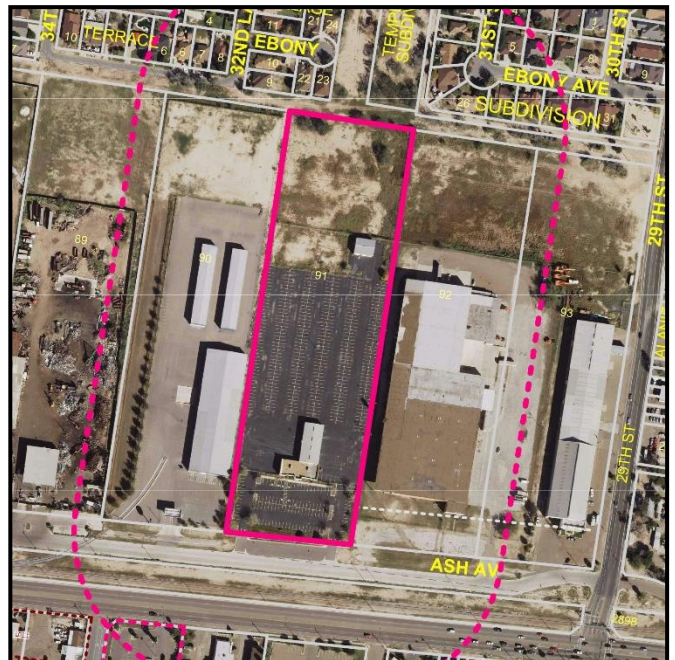
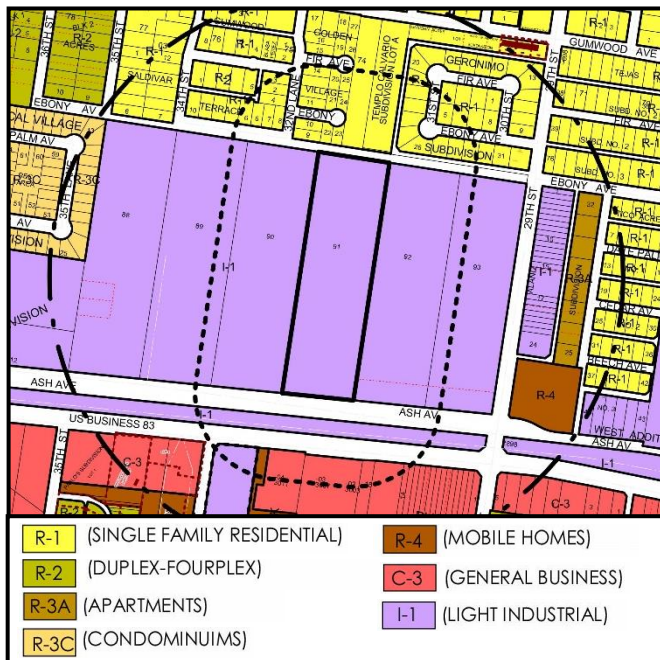
DATE: November 10, 2021

SUBJECT: REQUEST OF JORGE A. RICHAUD FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN EVENT CENTER (DRIVE-IN THEATRE) AT 9.08 ACRES OUT OF THE SOUTH 40 FEET OF LOT 74 AND LOT 91 EXCEPT THE SOUTH 50.06 FEET, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS; 3116 ASH AVENUE. (CUP2021-0160)

BRIEF DESCRIPTION:

The subject property is located on the north side of Ash Avenue, approximately 640 ft. west of North 29th street. The tract has 330.45 ft. of frontage along Ash Avenue and a depth of 1206.61 ft. at its deepest point for a lot size of 9.08 acres.

The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 (light industrial) District to the east, west, and south, and R-1 (single-family residential) District to the north. Surrounding land uses include single-family residences, American Tire Distribution warehouse, Petro Gas and Wilkinson Ray Iron & Metal recycling center, Missouri Pacific Railroad, and vacant land. An event center is a permitted use in I-1 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The subject property had been approved for an event center, for one year, in 2014 and 2015 for the main building. Since the event center was used for children only, the City did not require the establishment to renew the CUP.

REQUEST/ANALYSIS:

The applicant is proposing to put a screen at the rear parking lot of an existing children's event center known as Epic Events and use it as a drive-in theater and add three portable buildings for two snacking stands and restrooms. The applicant stated that there are 500 striped parking spaces at the rear; however he is planning to allow a maximum number of 120 cars for the theater. The hours of operation will be Sunday through Thursday from 7 PM to 10 PM and Friday and Saturday 7 PM to midnight.

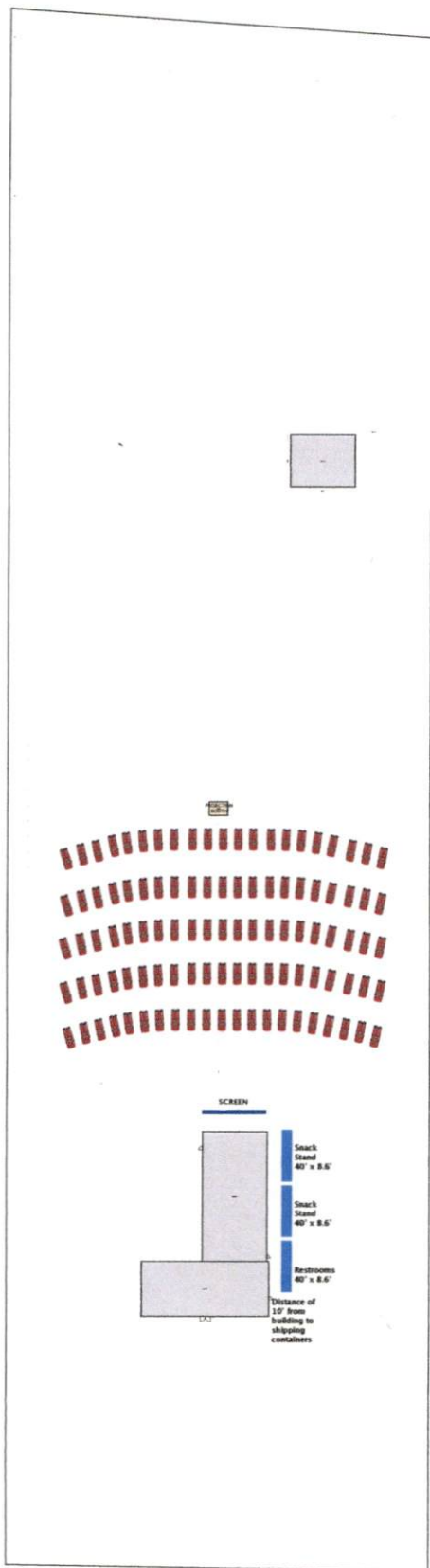
The Fire Department inspection is still pending. The Health Department has inspected the property and allowed the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

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. from the residentially zoned properties to the north; however, no loudspeaker will be used and the customers will listen to the movie inside their cars;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to North 29th Street and US Business 83 via Ash Avenue and does not generate traffic into residential areas; however, the Traffic Department's stacking requirements and the Fire Department's service drive requirements have to be met. If an access agreement is required, it has to be provided prior to building permit issuance;
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 existing building, all of the rear parking lot spaces are vacant and available for the proposed drive-in theater; however, the parking lot has to maintained free of potholes according to Sec. 138-400 of the Zoning Ordinance;
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.



ENTERED

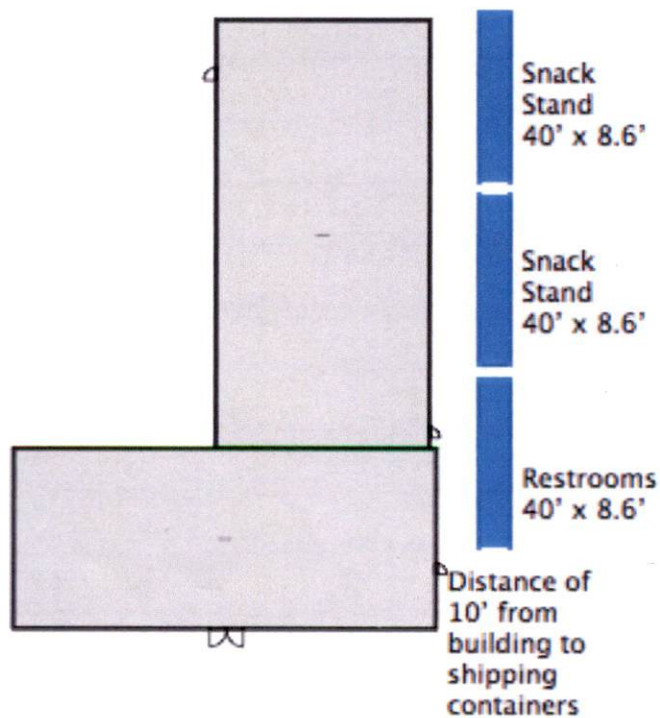
OCT 20 2021

Initial: AK

PROJECTION
BOOTH



SCREEN





**NOTICE
EVENT CENTER
FOR
THIS PROPERTY
CUP2021-0160**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



Planning Department

Memo

TO: Planning and Zoning Commission

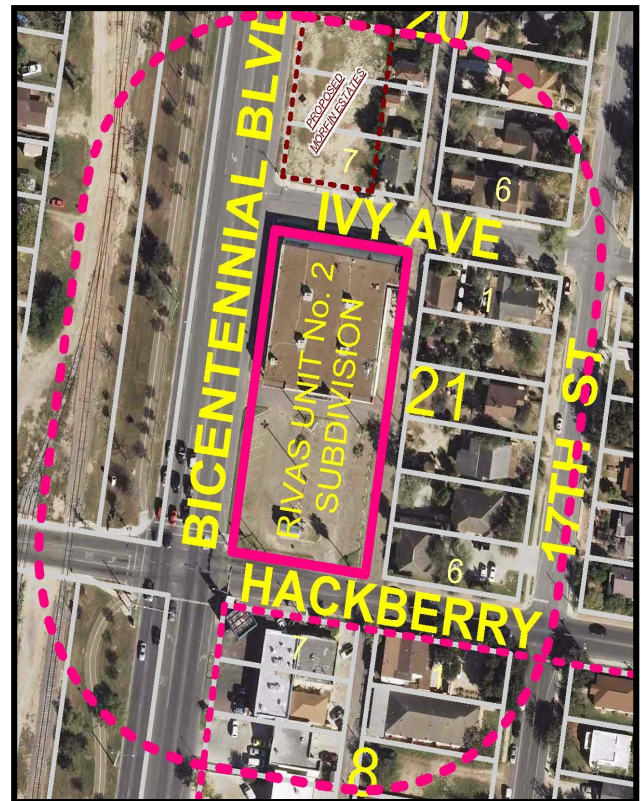
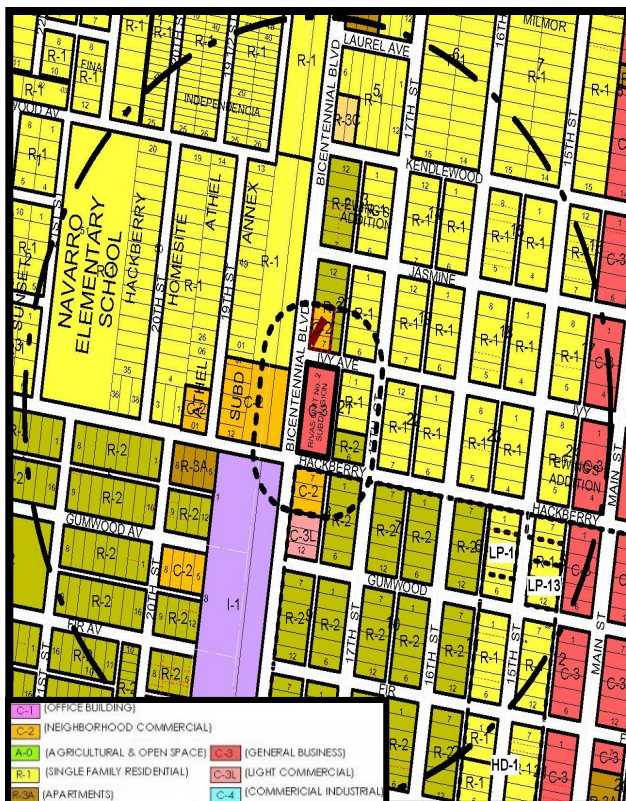
FROM: Planning Staff

DATE: November 3, 2021

SUBJECT: REQUEST OF NOE FLORES, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND (SNOW CONE) AT LOT 1, RIVAS NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1716 HACKBERRY AVENUE. (CUP2021-0163)

BRIEF DESCRIPTION:

The property is located at the northeast corner of Hackberry Avenue and Bicentennial Boulevard and is zoned C-3 (general business) District. The adjacent zoning is C-2 (neighborhood commercial) District on the west, north, and south, R-1 (single family residential) District to the east and R-2 (duplex - fourplex) District also to the east. Surrounding land uses include commercial businesses, and single and multi-family residences. A portable food concession stand is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial conditional use permit was approved for a snow cone stand on this property on May 18, 2004 by the Planning and Zoning Commission. The permit was renewed annually until 2006. The structure was removed. A Conditional Use permit was approved in October 7, 2008 for a new 8 ft. X 20 ft. portable food concession stand to be placed on the property. The last Conditional Use permit was approved on August 21, 2018. The portable building remained on the property, but no permit was renewed.

REQUEST/ANALYSIS:

The applicant is proposing to operate a snow cone stand from an existing portable food concession stand located on the subject property. Currently there is also an existing retail building on the property. Four parking spaces are required for the food concession stand and 36 parking spaces are provided as part of a common parking area for the commercial building

The Health and Fire Departments have conducted their inspections, and is pending compliances Fire Department requirements. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also comply with requirements set for in Section 138-118(a)(9) of the Zoning Ordinance and other specific requirements as follows:

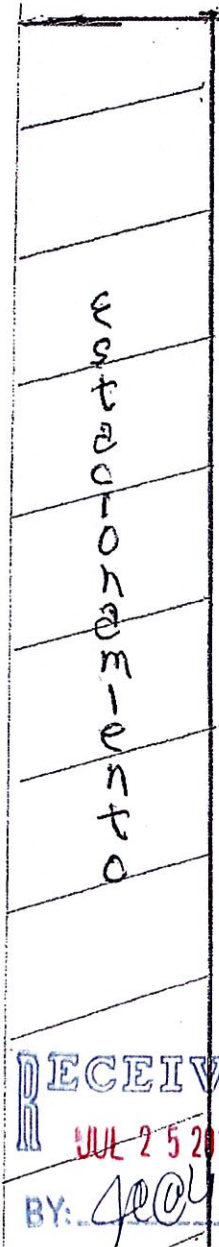
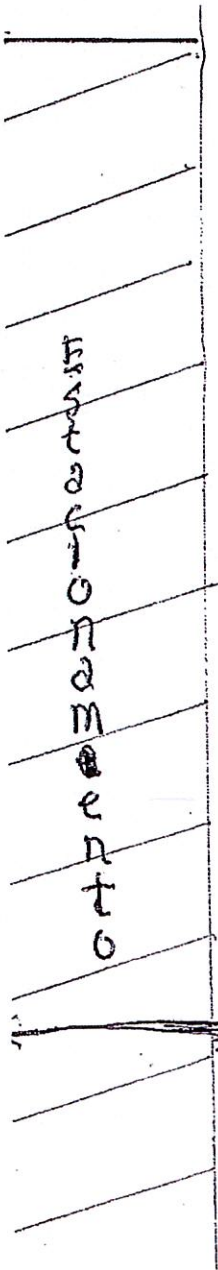
- 1) The proposed use shall not be located in a residentially zoned area. The property is zoned C-3 District;
- 2) The proposed use shall be inspected by the Building Inspector and comply with applicable building codes;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Four parking spaces are required for the food concession stand, 36 parking spaces are provided as part of a common parking area for the commercial building;
- 4) A portable building or trailer for the proposed use shall be properly anchored to the ground;
- 5) The proposed use shall comply with the zoning district setback requirements; and
- 6) Water and sewage disposal facilities must be available and may be required to the proposed use. Bathroom facilities will be provided from the portable food concession stand.

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118(a)(9) of the Zoning Ordinance, Health and Fire Department requirements.

1716

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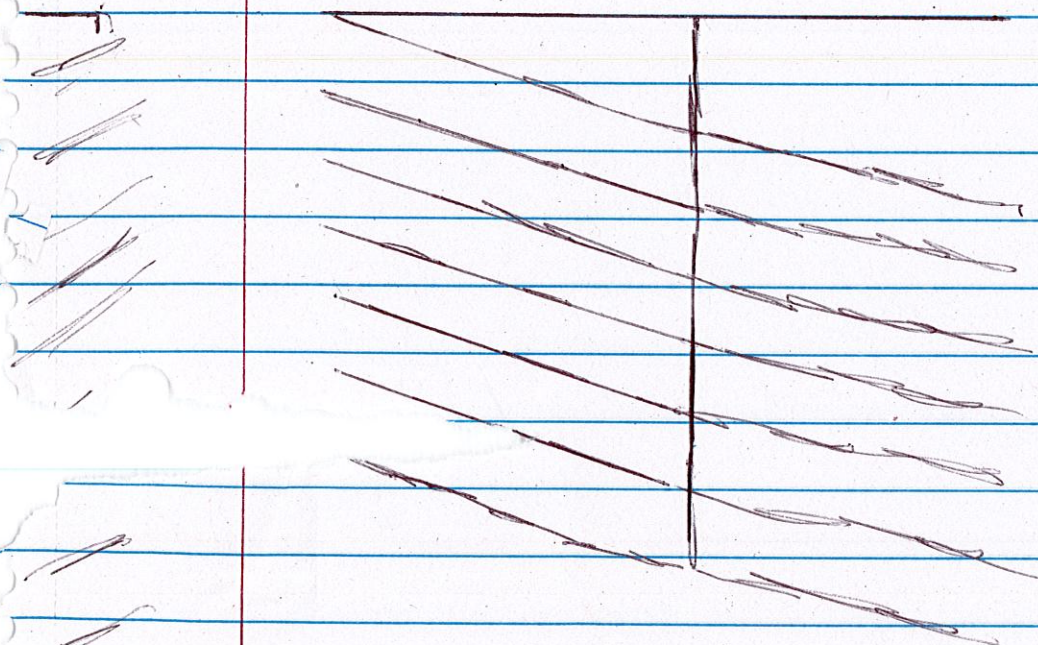


↑
CALLEJÓN
↓

RECEIVED
JUL 25 2018

BY: J@42pm

#1716 A



45.F

#1716

65

65

20



LOCATION MAP

NOTE:

BUILDING SETBACK EXCEPTION:
Incidental structure and part of building used for recycling and unloading are proposed to be built within the set-back as shown on plat.

4' Sidewalk required along the east side of Bicentennial Boulevard and the north side of Hackberry Avenue, as per City of McAllen standards.

Area between the sixth curb on Ivy Avenue and the building is to be landscaped.

Only emergency exits will be allowed on Ivy Avenue.

BICENTENNIAL BOULEVARD

Recorded in Book 22, Page 39
of the Public Records of Hidalgo County, Texas
McAllen and Hargis, Inc.
County Surveyors

APPROVED FOR RECORDING

BY

COUNTY CLERK'S OFFICE

HIDALGO COUNTY, TEXAS

DATE: 12-14-81

SIGNED: [Signature]

NOTES:

Owner and developer has agreed to the following:

1. To construct a buffer on the East side of the property as requested by the planning and zoning board.

RIVAS

RIVAS SUBDIVISION

UNIT NO. 2

McALLEN, TEXAS

BEING A RESUBDIVISION OF LOTS 7 THRU 12, BLOCK 21, EWING'S ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, CONTAINING 0.24 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS;
COUNTY OF HIDALGO;

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THE PLAT AND DESIGNATED HEREIN AS THE "RIVAS SUBDIVISION UNIT NO. 2" AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

5-1-81
DATE

OWNER: FERNANDO J. RIVAS

STATE OF TEXAS;
COUNTY OF HIDALGO;

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fernando J. Rivas KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF May, 1981.

NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS



4-14-81
DATE

Ricardo E. Rivas
REG. PROFESSIONAL ENGINEER #24164
REG. PUBLIC SURVEYOR #2909

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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE CHAIRMAN, PLANNING COMMISSION

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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

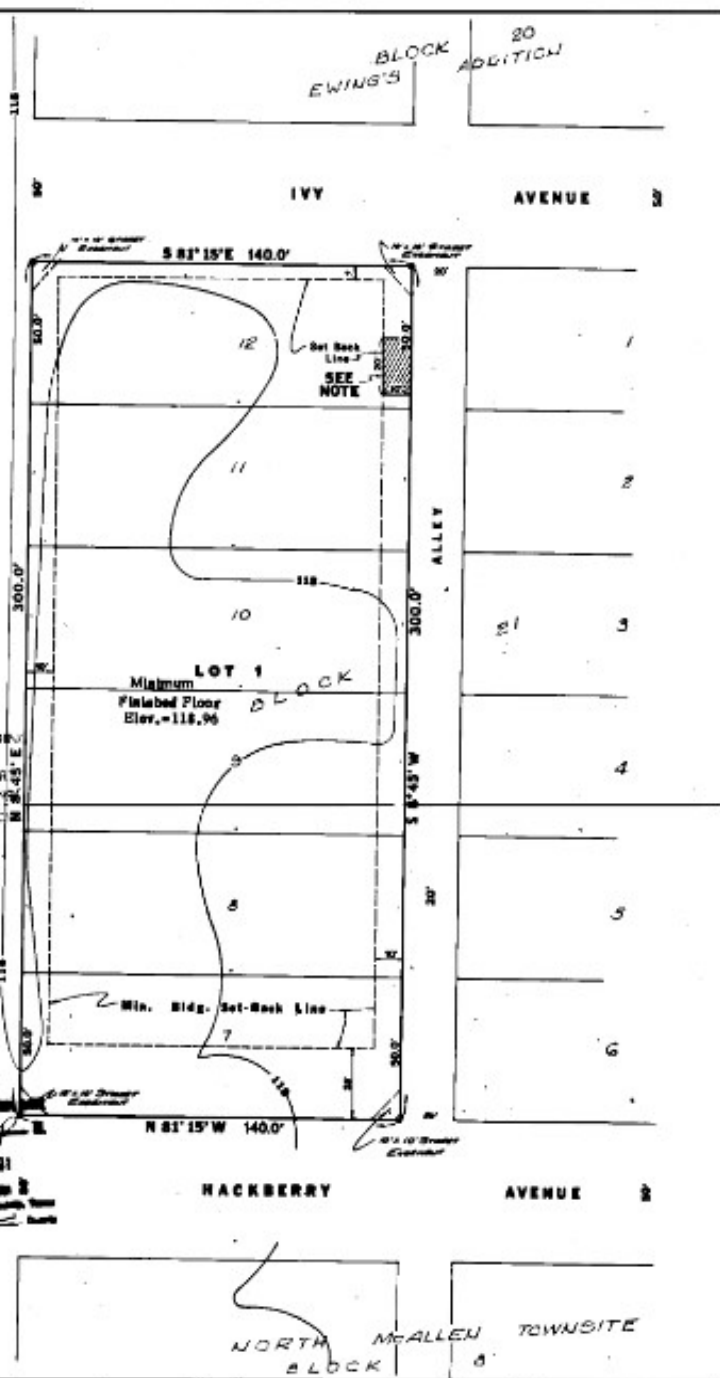
12-11-81
DATE MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 5 ON THIS THE 22nd DAY OF July 1981.

ATTEST:

SECRETARY

PRESIDENT







MENU
"ESPECIALIDAD CHAMOYADA"
(ORIGINAL)
SABORES DE BAYAS
SABORES DE FRUTAS
SABORES DE LEGUMINOSAS
SABORES DE CEREAL
SABORES DE PAN DE AZÚCAR
SABORES DE PAN DE YUCA
SABORES DE PAN DE MIEL
SABORES DE PAN DE CEBOLLA
SABORES DE PAN DE AJÍ
SABORES DE PAN DE LECHE
SABORES DE PAN DE CACAO
SABORES DE PAN DE CANELA
SABORES DE PAN DE NARANJA
SABORES DE PAN DE LIMÓN
SABORES DE PAN DE PIÑA
SABORES DE PAN DE UVA
SABORES DE PAN DE CÍTRICO
SABORES DE PAN DE MENTA
SABORES DE PAN DE EUCALIPTO
SABORES DE PAN DE LAVANDA
SABORES DE PAN DE ROSA
SABORES DE PAN DE JAZMÍN
SABORES DE PAN DE YLANG-YLANG
SABORES DE PAN DE SANDALWOOD
SABORES DE PAN DE VAINILLA
SABORES DE PAN DE CACAO
SABORES DE PAN DE CANELA
SABORES DE PAN DE NARANJA
SABORES DE PAN DE LIMÓN
SABORES DE PAN DE PIÑA
SABORES DE PAN DE UVA
SABORES DE PAN DE CÍTRICO
SABORES DE PAN DE MENTA
SABORES DE PAN DE EUCALIPTO
SABORES DE PAN DE LAVANDA
SABORES DE PAN DE ROSA
SABORES DE PAN DE JAZMÍN
SABORES DE PAN DE YLANG-YLANG
SABORES DE PAN DE SANDALWOOD
SABORES DE PAN DE VAINILLA

ORIGINALES
CHAMOYADAS
JARDIN

**NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP2021-0163**
CITY OF MCALLEN PLANNING DEPT.
360-651-1200
WWW.MCALLENNET

Memo

TO: Planning and Zoning Commission

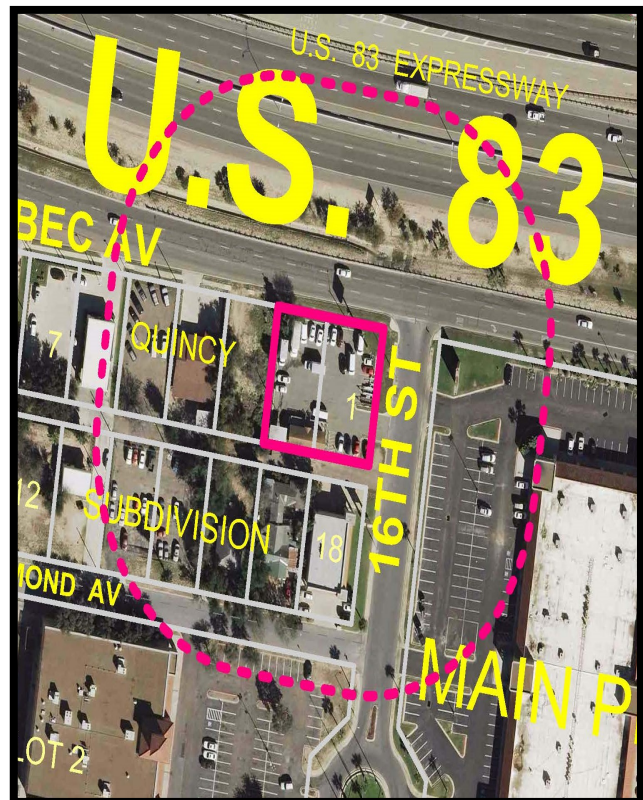
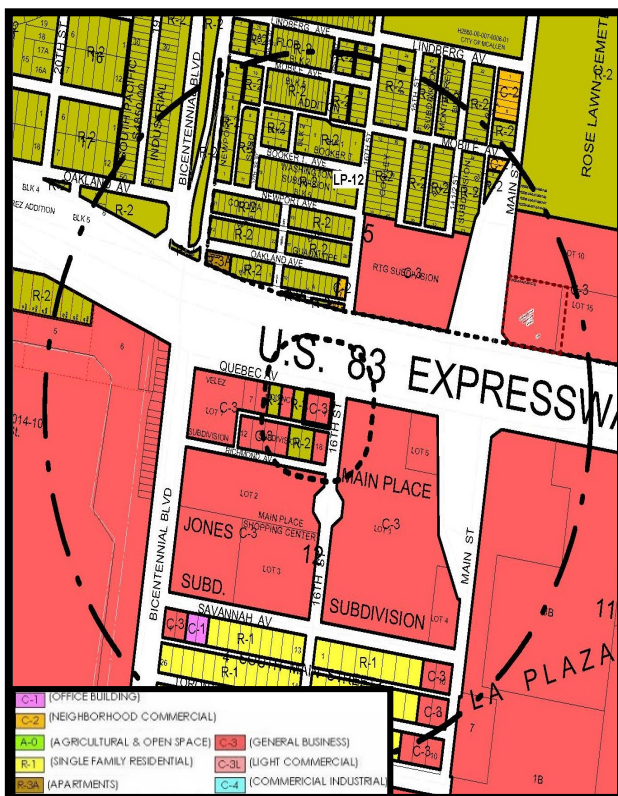
FROM: Planning Staff

DATE: November 10, 2021

SUBJECT: REQUEST OF ARMANDO RIOS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' BY 12' AT LOTS 1 & 2, QUINCY SUBDIVISION, HIDALGO COUNTY, TEXAS; 1601 & 1605 QUEBEC AVENUE. (CUP2021-0164)

BRIEF DESCRIPTION:

The property is located at the southwest corner of Quebec Avenue and South 16th Street and it is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the south and east, R-2 (duplex-fourplex residential) District to the west and south and the northern boundary is Expressway 83. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

A previous applicant had applied for a Conditional Use Permit for a 32 ft. X 34 ft. portable building for office use and was approved for one year in December 2004. In February 2006 the use was renewed administratively for one year. This permit expired and the previous applicant failed to renew. A renewal application was submitted in January 2008 and was approved for one year on February 2008. The most recent conditional use permit request was for a portable building for one year and was approved by the Planning and Zoning Commission on November 19, 2019. There is now a new applicant who is requesting the permit; therefore, it has to come before the Planning and Zoning Commission for consideration.

REQUEST/ANALYSIS:

The portable building is sited adjacent to the east side of an existing carport at the southwest corner of the property. The existing portable building measures 15 ft. X 40 ft. and will be utilized by the applicant as an office and utilities, as part of his food truck operation. The applicant is also proposing a covered area measuring 20 ft. x 40 ft. that will be used as a dining area. The food truck (Taco N' Todo) will operate daily from 11:00 AM to 1:00 AM.

The establishment must comply with the Health and Fire Department requirements. Health Department has inspected the proposed location and the property is in compliance with applicable code requirements. Fire Department inspection is pending. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The portable building must also meet the requirements set forth in Section 138-118(a)(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The building will be used for office and utilities purposes;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts the eastbound frontage road of U.S. Expressway 83; however, it has access to South 16th Street.
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the square footage, six (6) parking space are required. Eighteen (18) parking spaces are proposed.
- 4) Must provide for garbage and trash collection and disposal. A dumpster is provided on site;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and

- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118(a)(3) of the Zoning Ordinance, Building & Inspections, Health and Fire Department requirements.

Letter of authorization for Conditional Use Permit

City of McAllen

Oct 21, 2021

I, Edwin Payne property owner of 1601 W Expy 83, McAllen TX 78503

Authorize the applicant to apply for a conditional use permit for the portable building located in the following address. For any questions and concerns please contact Armando Rios (956)655-6425.

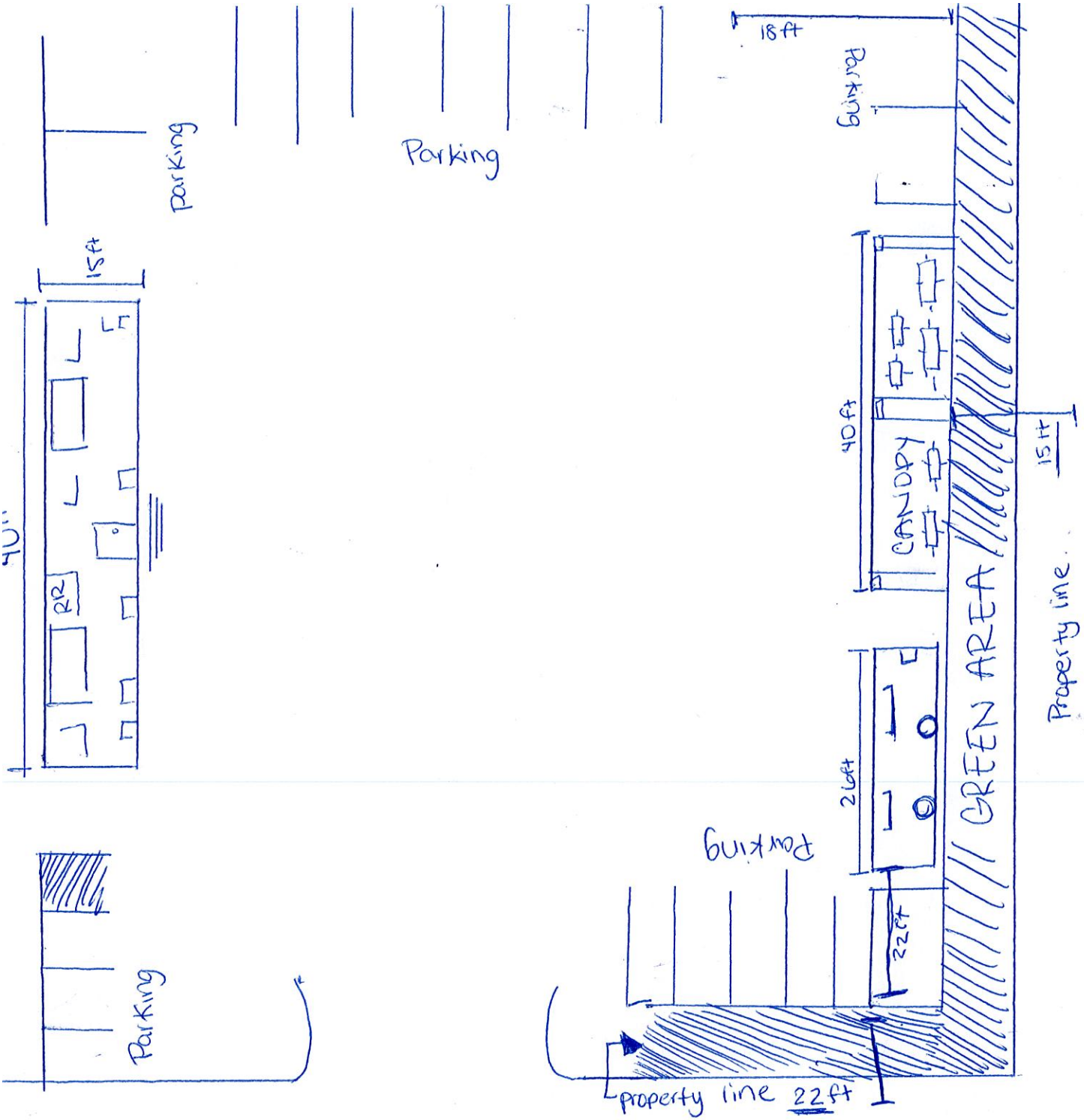
Thank you,

Sincerely,

X

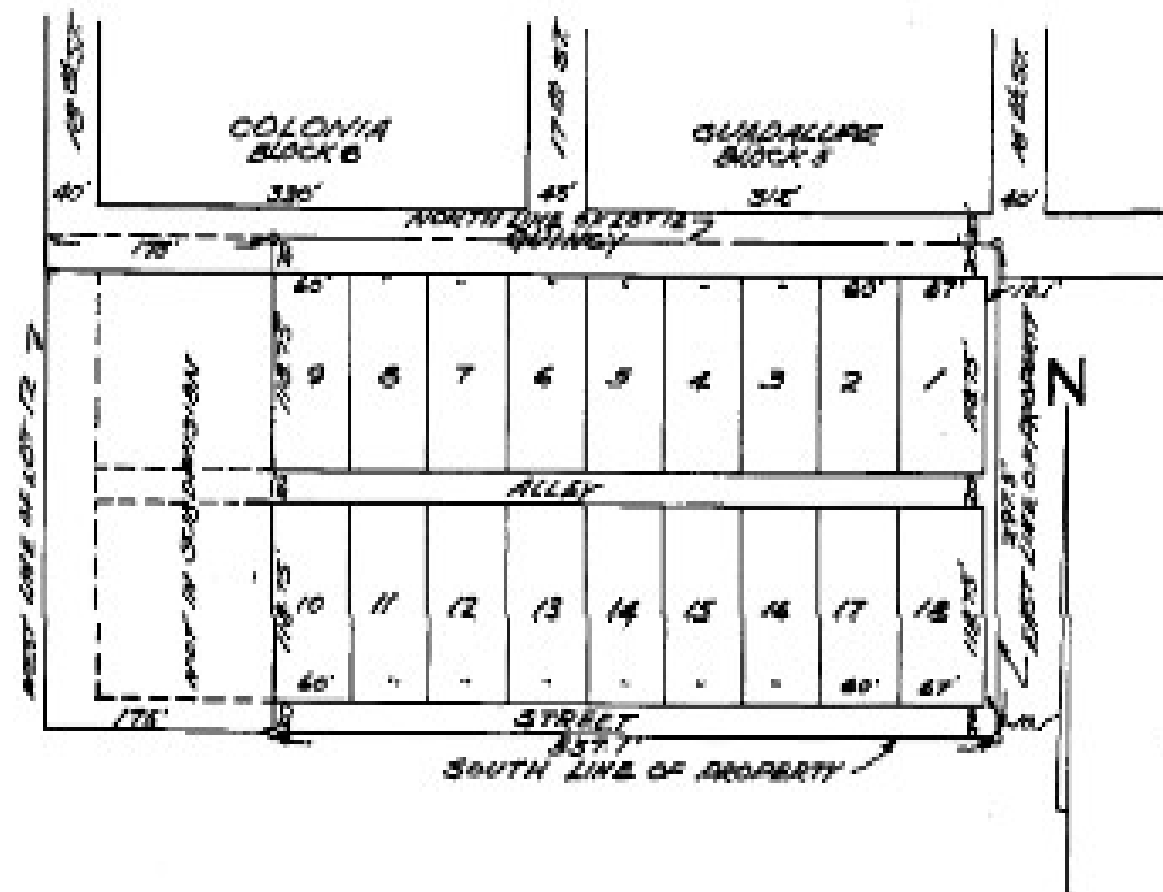


Date 10-21-2021



16th St.

RECEIVED
Date: 11/10/21



MAP OF QUINCY SUBDIVISION OF THE EAST 55 7/8 FEET OF THE NORTH 5 ACRES OF THE WEST 13 ACRES OF THE NORTH 30 ACRES OF LOT 12, S 1/4, SECTION 7, HIDALGO CANAL CO'S SUBDIVISION OF PORTION 64, 65 & 66 HIDALGO COUNTY, TEXAS

SCALE: 1" = 100'

PREPARED BY
C. L. FARLEY
LICENSED LAND SURVEYOR
MC ALLEN, TEXAS

DATE: DEC. 6, 1930

I, C. L. FARLEY, A LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF SURVEY AS MADE BY ME ON THE GROUND.

C. L. Farley
LICENSED LAND SURVEYOR
MC ALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, C. M. CROWELL, OWNER OF THE PROPERTY HEREIN SHOWN, DO HEREBY ACKNOWLEDGE AND CONVINCE THE FOREGOING PLAT AND DO HEREBY DEDICATE TO THE PEOPLE THE STREETS AND ALLEYS SHOWN HEREON.

C. M. Crowell
C. M. CROWELL

STATE OF TEXAS:
COUNTY OF HIDALGO:
SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 24th DAY OF JANUARY, AD 1931.
(THELMA MITCHELL)

Thelma Mitchell
NOTARY PUBLIC IN AND FOR
HIDALGO COUNTY, TEXAS

APPROVED JANUARY 23rd 1931
MC ALLEN PLANNING & PLANNING BOARD
BY: E. A. Green
E. A. GREEN, CHAIRMAN

APPROVED BY THE CITY COMMISSION OF THE CITY OF MC ALLEN, TEXAS
ON THIS THE 23rd DAY OF JANUARY, 1931

ATTEST: William L. Schuff
WILLIAM L. SCHUFF, CITY SECRETARY

BY: Clarence
CLARENCE, CLERK







**NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP2021-0164**

CITY OF MCALLEN PLANNING DEPT.
MC-681-1250
WWW.MCALLENNET

Planning Department

Memo

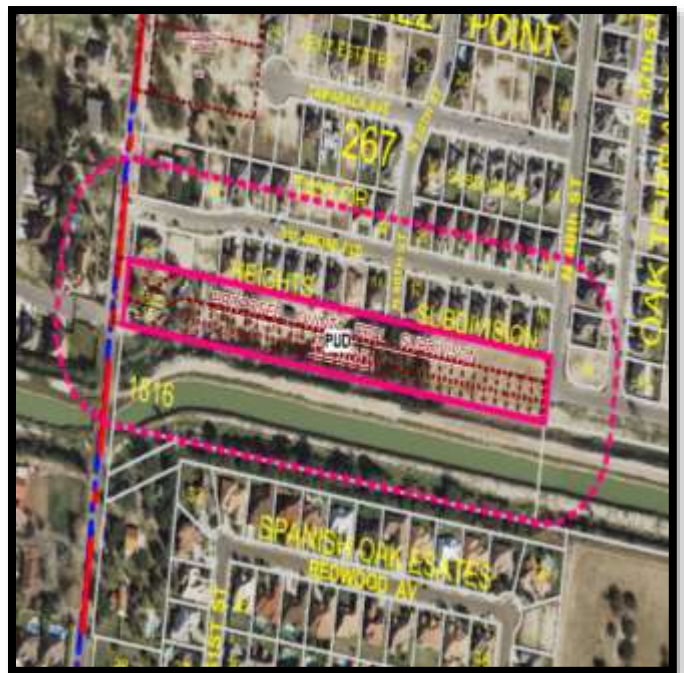
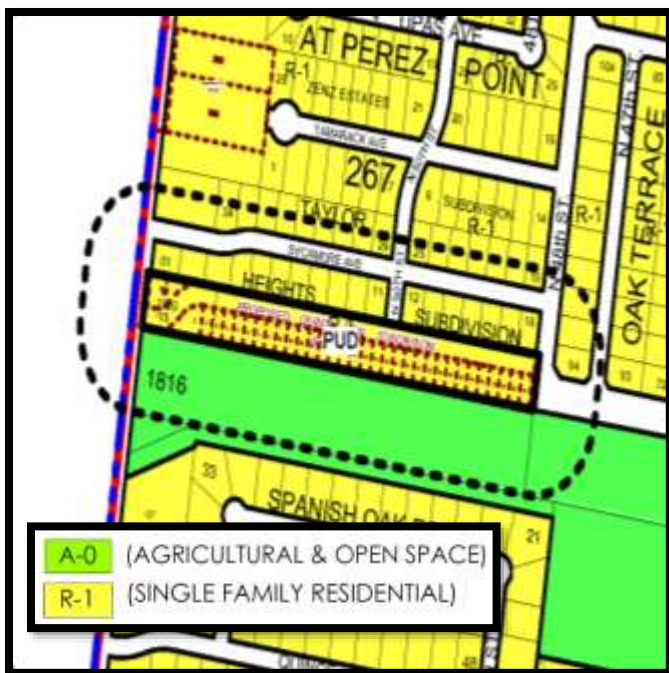
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: November 10, 2021

SUBJECT: REQUEST OF JAVIER QUINTANILLA, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN AMENDED PLANNED UNIT DEVELOPMENT AT QUINTA REAL SUBDIVISION, HIDALGO COUNTY, TEXAS, 1820 NORTH TAYLOR ROAD. (CUP2021-0159)

LOCATION: The subject property is located on the east side of North Taylor Road, approximately 70 ft. south of Sycamore Avenue. The rectangular-shaped tract in question has been already recorded under the name of "Quinta Real". The property zoning is R-1 (single family residential) District. The adjacent zoning is A-O (agricultural-open space) District to the south and southeast, R-1 District to the south, north and northeast and ETJ (Extra-Territorial Jurisdiction) to the west. Surrounding land use include single-family residential, commercial business and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.



HISTORY: Quinta Real Subdivision was recorded on September 9, 2021. The Planned Unit Development for the subdivision was approved with variances at the City Commission Meeting of January 23, 2017. The Variances were the following:

1. Provide only one 6 ft. side yard setback of landscape
2. Not meeting the minimum 5 acres requirement
3. 22.67 ft. distance from center line to center line of North 25th Street
4. Proposing 10 ft. of front yard setback

During building permit stage, house plans were submitted, however these proposed layouts did not match the outline and driveway location that the recorded site plan was showing. The subdivision owner was advised to amend the PUD by removing layout and have “buildable area” instead.

REQUEST/ANALYSIS: The property is Quinta Real Subdivision, which consist of thirty (30) lots, with 3 Common Areas (detentions areas). The applicant is proposing to develop a Planned Unit Development, which will include townhouses and common areas.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and 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-1 District for buildings designated as residential. The applicant is proposing townhouses in an R-1 Zone and common areas.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback. Must provide floor plan with garage to determine if in compliance. As per site plan submitted lots 90, 123 and 170 are not meeting the 18 ft. width dimension required for the driveway.
4. LANDSCAPING: A minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. Lots 2-30 have an area of 2,800 SF, for a requirement of 175 SF. Lots 2,-30 are only proving 165 SF, being 10 SF short of the requirement. A minimum of one tree is required per lot. A Japanese Blackberry tree is being proposed at every lot.
5. STREETS AND SETBACKS: All requirements for Street development have been approved by the corresponding Departments thorough the Subdivision review and variances. Setbacks are:
 - Front: North Taylor Road – 45 ft. or line with the average setback of the existing structures, whichever is greater.
 - Front: Sequoia Avenue- 10 ft., except 18 ft. for garage, or greater for easements.
 - Rear: in accordance with the Zoning Ordinance,
 - Interior Sides: in accordance with the city
 - Corner: 10 ft. or greater for easements; and
 - Garage: 18 ft. except where greater setback is required.

An R-1 zone require side yard setbacks of 6 ft. The development is proposing 0 ft. side yard setbacks on both sides. A 4 ft. wide minimum sidewalk required on North Taylor Road, N. 48th Street and both sides of interior streets

6. DRAINAGE: Quinta Real drainage detention and design and drainage plan have been approved, as the subdivision is already recorded. .
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 Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 3.956 acres and is providing mixed uses, which include townhouses and common area.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. The site plan does show the required acknowledgements.
9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits. Quinta Real Subdivision has been recorded; the amended PUD is to change the buildable area and layout designs that were assigned specifically to each Lot.

The request must comply with requirements set forth in the Zoning and Subdivision ordinance. Specific modifications required for approval are the following:

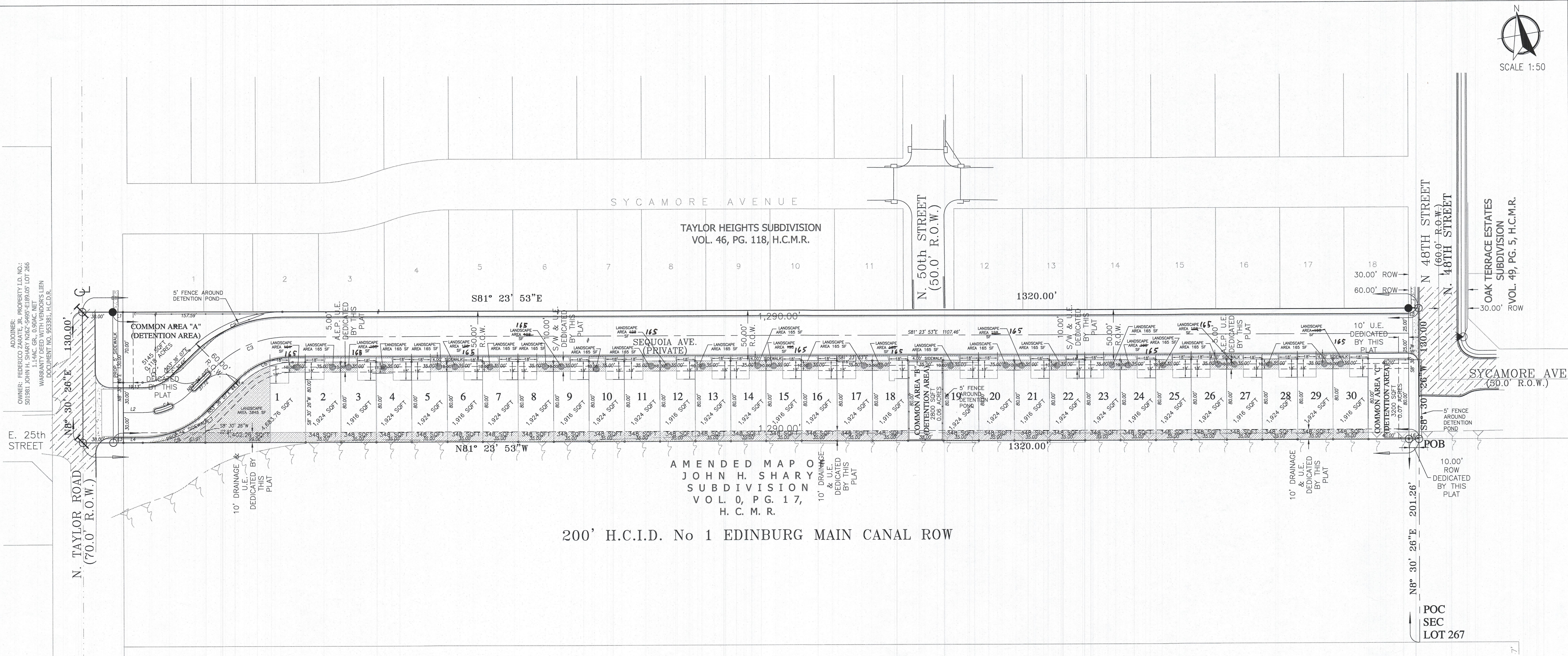
- Request variance to provide only one 6 ft. side yard setback being landscape
- Request variance to have 0 ft. Side yard setback on both sides (6 ft. requirement as per Zoning Ordinance) NEW
- Request Variance to have a 10 ft. Front yard setback(25 ft. as per Zoning Ordinance)
- Request variance to allow not meeting the landscape requirement for Lots 2-30 (175 SF required based on square footage, providing 165SF) NEW
- Request variance to allow maximum height to be 30 ft. instead of the 25 ft. required. NEW
- Request variance to allow a 22.67 ft. distance from center line to center line of North 25th Street instead of the 125 ft. required by Subdivision Ordinance
- Total acreage is 3.956 acres (PUD minimum acreage is 5 acres)

If subdivision layout changes, conditional use permit will need to be amended to resemble the approved Subdivision Plat.

RECOMMENDATION:

Staff recommends approval of the request, subject to variances noted. All site plans submitted to Building Permits, must comply with the PUD Site Plan Subdivision. Must comply with Building permits, Fire and Engineering requirements.

ADJOINER:
OWNER: FEDERICO ZARATE, JR. PROPERTY I.D. NO.:
501981 JOHN H. SHARY N262'-S495'-E189.05' LOT 266
1.14AC. GR., 0.90AC. NET
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NO. 953381, H.C.D.R.

[illegible]

1. QUINTA REAL SUBDIVISION IS SUBJECT TO CITY OF McALLEN ORDINANCE AS PER SECTION 134-152 AND QUINTA REAL SUBDIVISION RESTRICTIVE COVENANTS & HOME OWNERS ASSOCIATION BUT NOT LIMITED TO TYPICAL BUILDING ELEVATION, ARCHITECTURE CONTROLS AND MAINTENANCE OF COMMON AREAS INCLUDING PERIMETER FENCES AND LANDSCAPING WITHIN RIGHT-OF-WAYS. HOME OWNER'S ASSOCIATION RESTRICTIONS DOC# 3267925
2. ONLY ONE 6FT. SIDEYARD SETBACK IS REQUIRED TO BE LANDSCAPED WITHIN THE FRONT YARD.
3. 30 FT HEIGHT ELEVATION FOR ALL BUILDINGS
4. 0 FT SIDE SETBACK
5. IN EVERY LOT A JAPANESE BLACKBERRY TREE MUST BE PLANTED.

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N 10TH ST, STE H
MCALLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PROJECT NAME:

QUINTA REAL SUBDIVISION

ADDRESS:

MCALEN, TEXAS

CLIENT INFORMATION

QUINTANILLA'S CONSTRUCTION

SHEET NAME:

SITE PLAN

REVISION:

BY:

APPROVED BY _____

MAS

DATE PREPARED:

09-27-21

PROJECT No.

SHEET No.

C-1

MAP OF
QUINTA REAL SUBDIVISION
(Private Subdivision)

McALLEN, TEXAS



BEING A 3.956 ACRE TRACT OF LAND OUT OF LOT 267, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1 PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, AND BEING THE SAME LAND CALLED THE NORTH 3.94 ACRES OUT OF THE SOUTH 10 ACRES OF SAID LOT 267, BY CORRECTION WARRANTY DEED FROM OPAL FAY WILLIAMS TO BARBARA BURNETT, DATED DECEMBER 11, 1998, RECORDED IN DOC # 1282107, DEED RECORDS HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS QUINTA REAL SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME(S) IS/ARE SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWNERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREA(S) SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF QUINTA REAL HOMEOWNER'S ASSOCIATION. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTIONS OF N. TAYLOR ROAD AND NORTH 48TH STREET FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN.

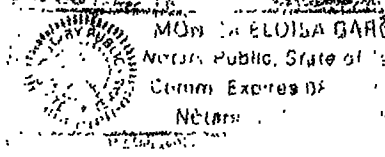
Javier Quintanilla
QUINTANILLA'S CONSTRUCTION, LLC
JAVIER QUINTANILLA, PRESIDENT & MEMBER
1201 S. HIBISCUS ST, PHARR, TEXAS 78577

08-13-21
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER QUINTANILLA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY 13 OF August, 2021

Notary Public
NOTARY PUBLIC



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

Chairman
CHAIRMAN, PLANNING COMMISSION

9-16-21
DATE

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

MAYOR, CITY OF MCALLEN

9/22/21
DATE

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: *Raul E. Sesin*
RAUL E. SESIN, P.E., DISTRICT MANAGER

09-23-21
DATE

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 LA QUINTA REAL 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 PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

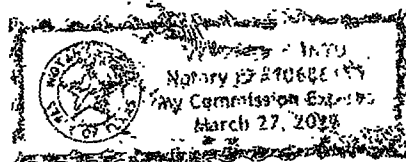
S. David Deanda, Jr.
BY: S. DAVID DEANDA, JR. - TRUSTEE
LONE STAR NATIONAL BANK
PO BOX 1127
PHARR, TEXAS 78577

8-15-21
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED S. DAVID DEANDA, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE 15th DAY OF August, 2021

Notary Public
NOTARY PUBLIC



DATE OF PREPARATION: 08-03-2021

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N 10TH ST, STE H
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET

METES AND BOUNDS DESCRIPTION

BEING A 3.956 ACRE TRACT OF LAND OUT OF LOT 267, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1 PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, AND BEING THE SAME LAND CALLED THE NORTH 3.94 ACRES OUT OF THE SOUTH 10 ACRES OF SAID LOT 267, BY CORRECTION WARRANTY DEED FROM OPAL FAY WILLIAMS TO BARBARA BURNETT, DATED DECEMBER 11, 1998, RECORDED IN DOC # 1282107, DEED RECORDS HIDALGO COUNTY, TEXAS.

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 267, SAME BEING A POINT ON THE SOUTH LINE OF THE 200.00 FOOT, H.C.I.D. NO. 1, EDINBURG MAIN CANAL ROW;

THENCE, N 08 30'26"E, ALONG THE EAST LINE OF SAID LOT 267, A DISTANCE OF 200.00 FEET TO A CAPPED IRON ROD FOUND ON THE NORTH LINE OF THE SAID 200.00 FOOT H.C.I.D. NO. 1, EDINBURG MAIN CANAL ROW, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT AND PLACE OF BEGINNING;

THENCE N 81 20'13"W ALONG THE NORTH LINE OF THE SAID CANAL ROW, SAME BEING THE SOUTH LINE OF THE SAID BURNETT TRACT, A DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08 30'26"E ALONG THE WEST LINE OF SAID LOT 267, AND WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD, A DISTANCE OF 129.85 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81 23'53"E ALONG THE SOUTH LINE OF THE SAID TAYLOR HEIGHTS SUBDIVISION, SAME BEING THE NORTH LINE OF THE BURNETT TRACT, A DISTANCE OF 1320.00 FEET TO AN X IN CONCRETE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08 30'26"W ALONG THE EAST LINE IF THE SAID LOT 267, A DISTANCE OF 131.26 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 3.956 ACRES OF LAND, MORE OR LESS.

NOTES:

1.- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

FRONT: N. TAYLOR ROAD - 45 FEET OR IN LINE WITH THE AVERAGE SETBACK OF THE EXISTING STRUCTURES, WHICHEVER IS GREATER.
FRONT: SEQUOIA AVE. - 10 FEET, EXCEPT 18 FEET FOR GARAGE, OR GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
CORNER: 10 FEET OR GREATER FOR EASEMENTS.
GARAGE: 18 FEET EXCEPT WHERE GRATER SETBACK IS REQUIRED, OR GREATER SETBACK APPLIES.

2.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOTS.

3.- THIS PROPERTY FALLS IN ZONE " B " OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480343 0010 C, MAP REVISED: NOVEMBER 2, 1982.
FLOOD ZONE "B" IS 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)

4.- STORM WATER DETENTION OF 0.22 AC-FT. (30,492 C.F.) IS REQUIRED FOR THIS SUBDIVISION.

5.- AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6.- A 4 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON N. TAYLOR ROAD, N. 48TH STREET AND BOTH SIDES OF INTERIOR STREET.

7.- BENCHMARK: CITY OF MCALLEN SURVEY CONTROL POINT (MC 69) IS LOCATED AT THE NORTH BOUND OF FM 495. 90 FT EAST OF TAYLOR RD. AND 7 FT. NORTH FROM BACK OF CURB OF FM 495. ELEV=123.59 FT.

8.- NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ON N. TAYLOR ROAD AND N. 48TH STREET.

9.- AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES, ALONG THE NORTH BOUNDARY OF THE SUBDIVISION, AND AS REQUIRED AS PART OF THE CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT.

10.- A 6.0 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, ALONG N. TAYLOR ROAD AND N. 48TH STREET, AND AS REQUIRED AS PART OF THE CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT.

11.- COMMON AREAS, PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS/HOMEOWNER ASSOCIATION, NOT THE CITY OF MCALLEN.

12.- 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

13.-SUBDIVISION APPROVED AS A PLANNING UNIT DEVELOPMENT (PUD) AT THE CITY COMMISSION MEETING OF JANUARY 23, 2017.

14.-AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR QUINTA REAL SUBDIVISION RECORDED AS DOCUMENT NUMBER 3267925 HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSOR AND OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OR REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND PRIVATE STREETS ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.



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

ON: 9-29-21 AT 3:18 PM
INSTRUMENT NUMBER 3267923
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: *Honorable Jorge J. Deputy*
DEPUTY

LEGEND

- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD
- SET 60-D NAIL

Line Table

Line #	Length	Bearing
L1	10.00'	N81° 23' 52.93"W
L2	19.08'	S81° 23' 52.93"E
L3	10.00'	S80° 43' 11.55"E
L4	19.03'	S81° 23' 52.93"E
L5	10.00'	N81° 23' 52.93"W
L6	10.00'	S81° 23' 52.93"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.49'	35.00'	45°00'00"	N76° 06' 07"E	26.79'
C2	102.10'	130.00'	45°00'00"	S76° 06' 07"W	99.50'
C3	78.54'	100.00'	45°00'00"	S76° 06' 07"W	76.54'
C4	51.05'	65.00'	45°00'00"	N76° 06' 07"E	49.75'
C5	74.61'	95.00'	45°00'00"	N76° 06' 07"E	72.71'
C6	54.98'	70.00'	45°00'00"	S76° 06' 07"W	53.58'
C7	7.23'	95.00'	4°21'33"	N58° 46' 54"E	7.23'
C8	67.38'	95.00'	40°38'27"	N78° 16' 54"E	65.98'

STATE OF TEXAS
COUNTY OF HIDALGO

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

David O. Salinas
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFOIL AVE.
MCALLEN, TEXAS 78501
(956) 682-9081



STATE OF TEXAS
COUNTY OF HIDALGO

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

Mario A. Salinas
MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
4037 W. EXP.83, SUITE 150
MCALLEN, TEXAS 78501

8/26/21
DATE

8/31/21
DATE



NOTICE
PLANNED UNIT
DEVELOPMENT
FOR
THIS PROPERTY
CUP2021-0159

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



Quinta Real Subdivision

QUINTA
REAL

Planning Department

Memo

TO: Planning and Zoning Commission

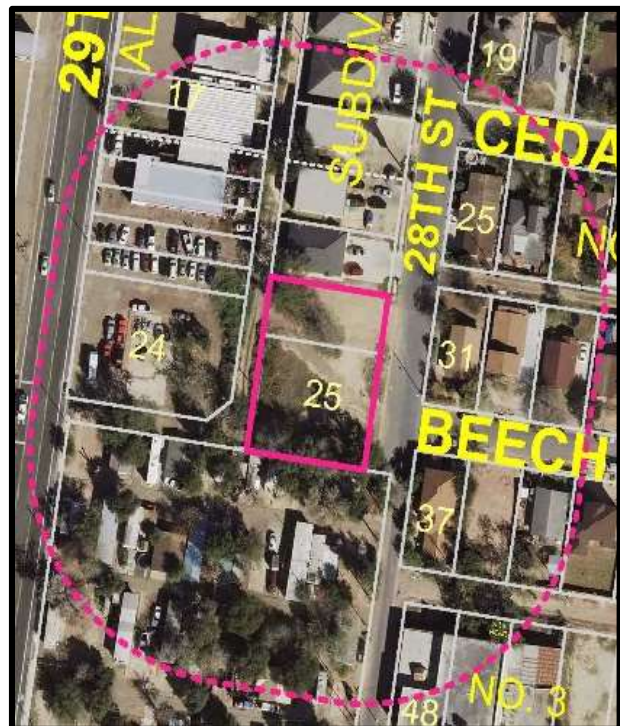
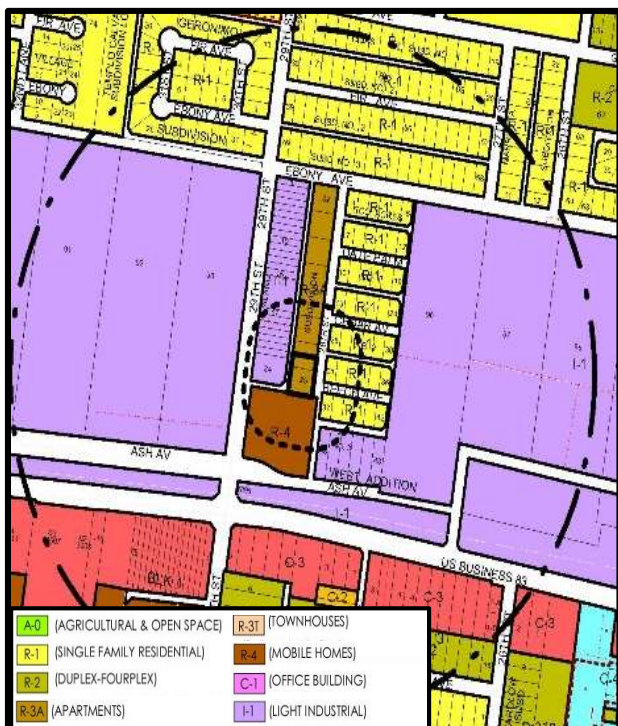
FROM: Planning Staff

DATE: November 10, 2021

SUBJECT: REZONE FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: ALL OF LOT 25 AND THE SOUTH 50' OF LOT 26, ALANIZ SUBDIVISION, HIDALGO COUNTY, TEXAS; 209 & 217 NORTH 28TH STREET. (REZ2021-0065)

LOCATION: The subject properties are located on the west side of North 28th Street approximately 310 feet west of North Ash Avenue. The first property (Lot 25) has 100 ft. of frontage along North 28th Street with a depth of 110 ft. for a lot size of 11,000 sq. ft., the second property (South 50' of Lot 26) has 50 ft. of frontage along North 28th Street with a depth of 110 ft. for a lot size of 5,500 sq. ft.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District. The proposed rezoning is part of a future development that is currently undergoing the re-plat process for a multifamily townhouse development.



ADJACENT ZONING: The adjacent zoning is R-3A (multifamily residential apartments) District to north, R-1 (single-family residential) District to east, R-4 (mobile home and modular home) District to south, and I-1 (light industrial) District to the west.

LAND USE: The subject properties are currently vacant. Surrounding land uses include single-family homes on residential lots, multifamily residential apartments, a mobile home park and commercial establishments.

COMPREHENSIVE PLAN: Foresight McAllen Comprehensive Plan designates the future land use as Industrial.

DEVELOPMENT TRENDS: The development trend for the area is multifamily residential. Tico Acres Subdivision, Unit 2 and Alaniz Subdivision are subdivisions in the area with single family, multifamily, and commercial uses.

HISTORY: Lots 25 through 32 of Alaniz Subdivision were rezoned from Industrial "A" District to residential "B" District in February, 1979. There have been no other rezoning requests for the subject property since that time.

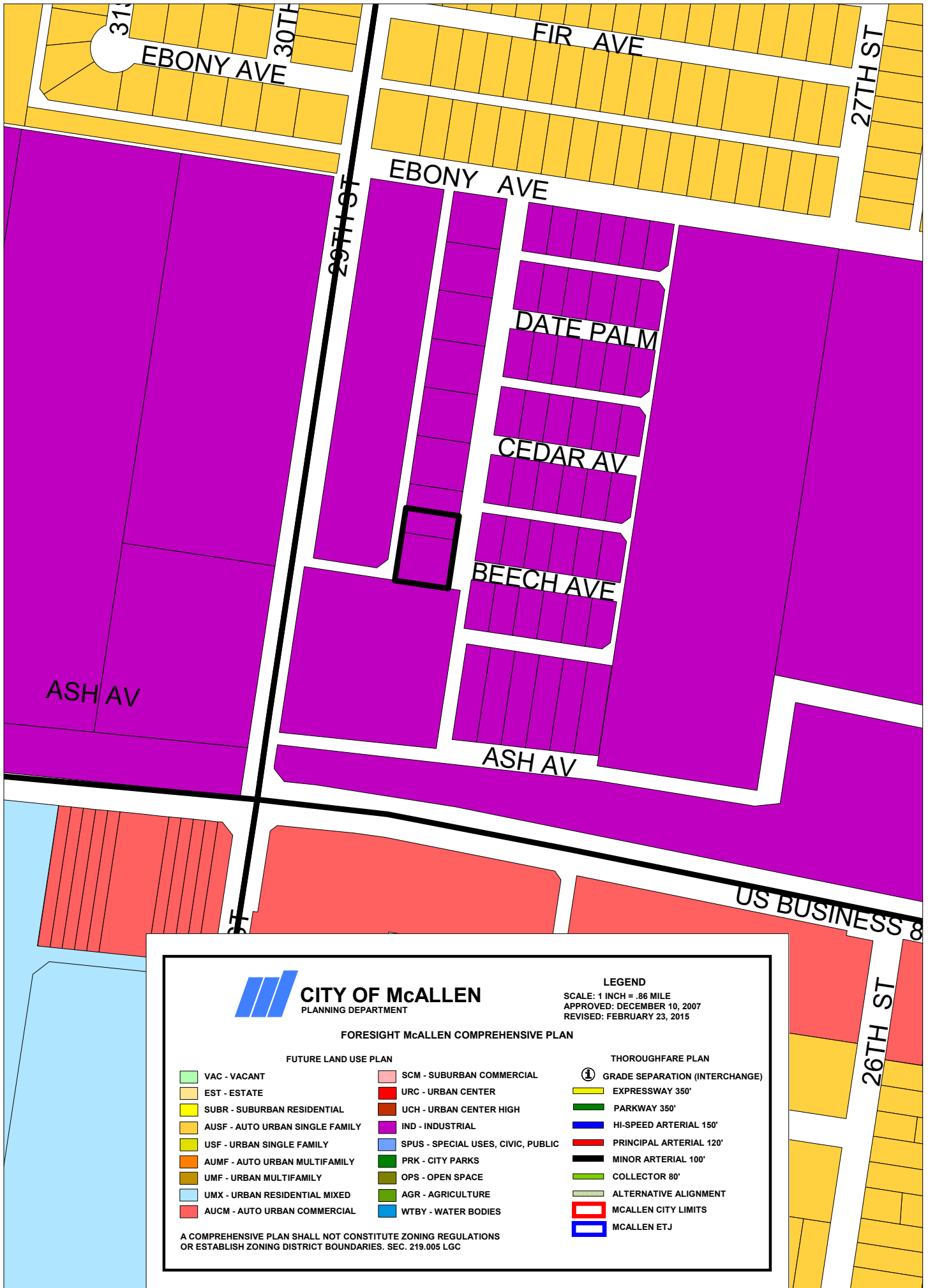
ANALYSIS: The current zoning does not conform to the Industrial land use designation as indicated on the Foresight McAllen Comprehensive Plan, however the proposed zoning conforms to the development trend for the area.

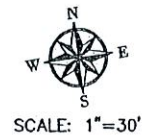
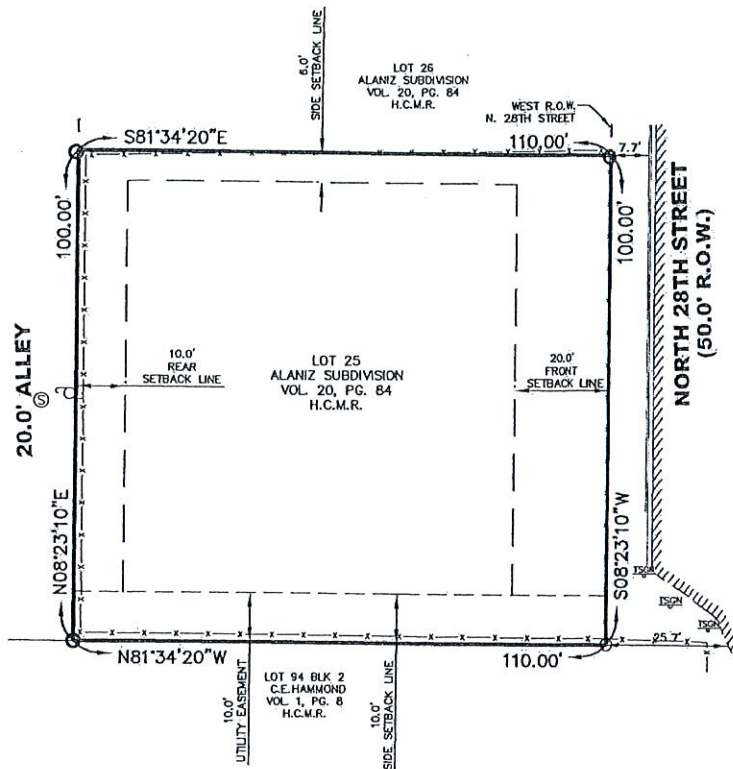
The proposed zoning is a down zoning and is consistent with the surrounding land uses.

Must comply with subdivision requirements and inner city department requirements, including but not limited to Building & Inspections Department, Utility Department, Engineering Department, and Fire Department maneuvering and code requirements.

Staff has not received any calls or letters of opposition to the request.

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





LEGEND	
○	- FND. IRON PIPE
○	- SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
⊙	- POWER POLE
⊙	- TRAFFIC SIGN
⊙	- SANITARY SEWER MANHOLE
-X-	- CHAINLINK FENCE LINE
▨	- ASPHALT
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.D.R.	- HIDALGO COUNTY DEED RECORDS
O.R.H.C.	- OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	- RIGHT OF WAY
FND.	- FOUND

GENERAL NOTES:
 ADDRESS: 209 N 28TH ST, McALLEN, TEXAS 78501
 SURVEYED: MAY 22, 2019
 REQUESTED BY: DANIEL SALAZAR
 OWNER: ULISES L. & SONIA A. ESCOBEDO
 FLOOD ZONE DESIGNATION: "ZONE C" - AREAS OF MINIMAL FLOODING.
 COMMUNITY-PANEL NUMBER: 4803430005C
 MAP REVISED: NOVEMBER 02, 1982

I, SAMUEL DAVID MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND MEETS THE MINIMUM SURVEY STANDARDS.

SAMUEL DAVID MALDONADO
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

JOB NUMBER	DRAWN BY	RVMD. BY	DATE
SUR 19.245	A.M.	S.D.M.	05/22/2019



SURVEY NOTES:

1. BASIS OF BEARING THE NORTH LINE OF LOT 25, ALANIZ SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON ALANIZ SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

SETBACKS ACCORDING TO CITY ORDINANCE:

FRONT: 20.0'
 REAR: 10.0'
 SIDE: 6.0'

PLAT SHOWING

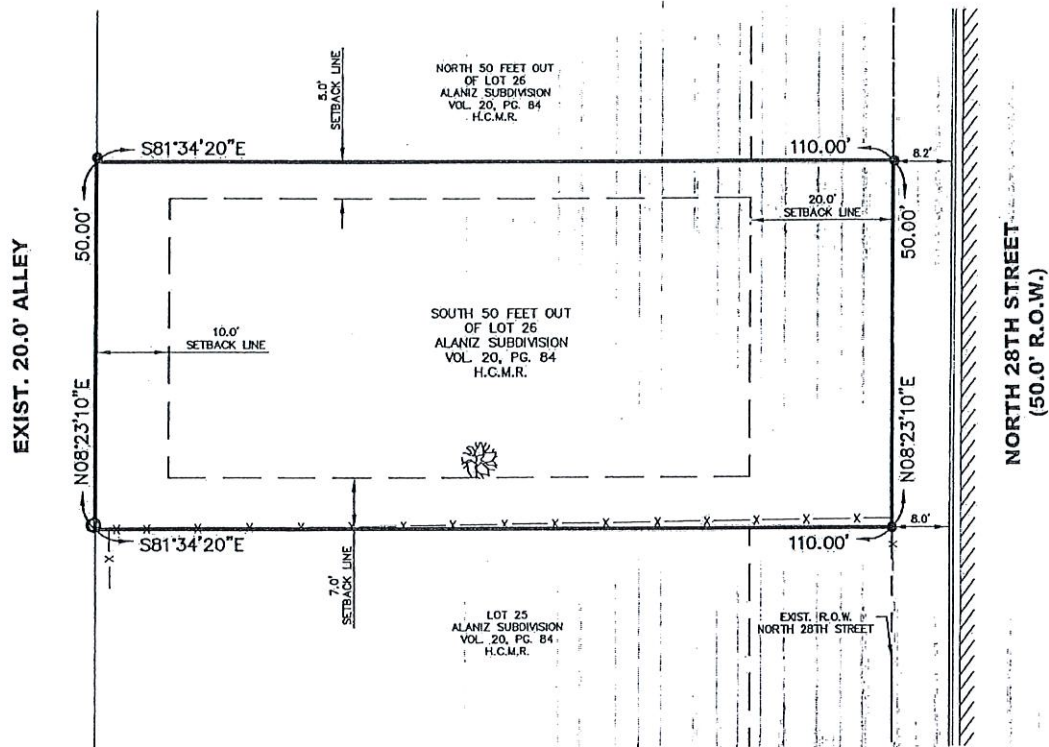
ALL OF LOT 25, ALANIZ SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAMES SAM Engineering & Surveying
 200 S. 10TH STREET, SUITE 1600 TEL: (956) 782-8880
 McALLEN, TEXAS 78501 FAX: (956) 782-8888
 SURVEY FIRM REG. No. 101416-00

ENTERED
 21 2021
 Initial: DM



SCALE: 1"=20'



LEGEND

- - FND. 1/2" IRON ROD
- - FND. IRON PIPE
- 🌳 - TREE
- X- - CHAINLINK FENCE LINE
- R.O.W. - RIGHT OF WAY
- FND. - FOUND
- EXIST. - EXISTING
- ▨ - ASPHALT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY

GENERAL NOTES:

ADDRESS: 217 N. 28TH STREET, MCALLEN, TEXAS 78501
SURVEYED: AUGUST 05, 2019
REQUESTED BY: DANIEL SALAZAR

FLOOD ZONE DESIGNATION: "ZONE C" - AREAS OF MINIMAL FLOODING.

COMMUNITY-PANEL NUMBER: 480343000SC
MAP REVISED: NOVEMBER 02, 1982

I, SAMUEL DAVID MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND MEETS THE MINIMUM SURVEY STANDARDS.

SAMUEL DAVID MALDONADO DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

JOB NUMBER	DRAWN BY	RYMD. BY	DATE
SUR 19.356	F.E.R.	S.D.M.	06/06/2019

SHEET 1 OF 1: SURVEY PLAT

SURVEY NOTES:

1. BASIS OF BEARING THE SOUTH LINE OF LOT 26, ALANIZ SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. BEARINGS SHOWN ARE BASED ON ALANIZ SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK/GPS METHODS.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS.
5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.
6. STATUTORY EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.
7. MINIMUM FLOOR ELEVATIONS, SETBACK LINES, EASEMENTS, SIDEWALK REQUIREMENT AND RESTRICTIONS AS SHOWN ON THE MAP OF ALANIZ SUBDIVISION, RECORDED IN VOLUME 20, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
8. EASEMENTS FOR ROADWAYS, CANALS, DITCHES AS SHOWN BY INSTRUMENT DATED MARCH 28, 1913, RECORDED IN VOLUME 31, PAGE 152, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHOWING

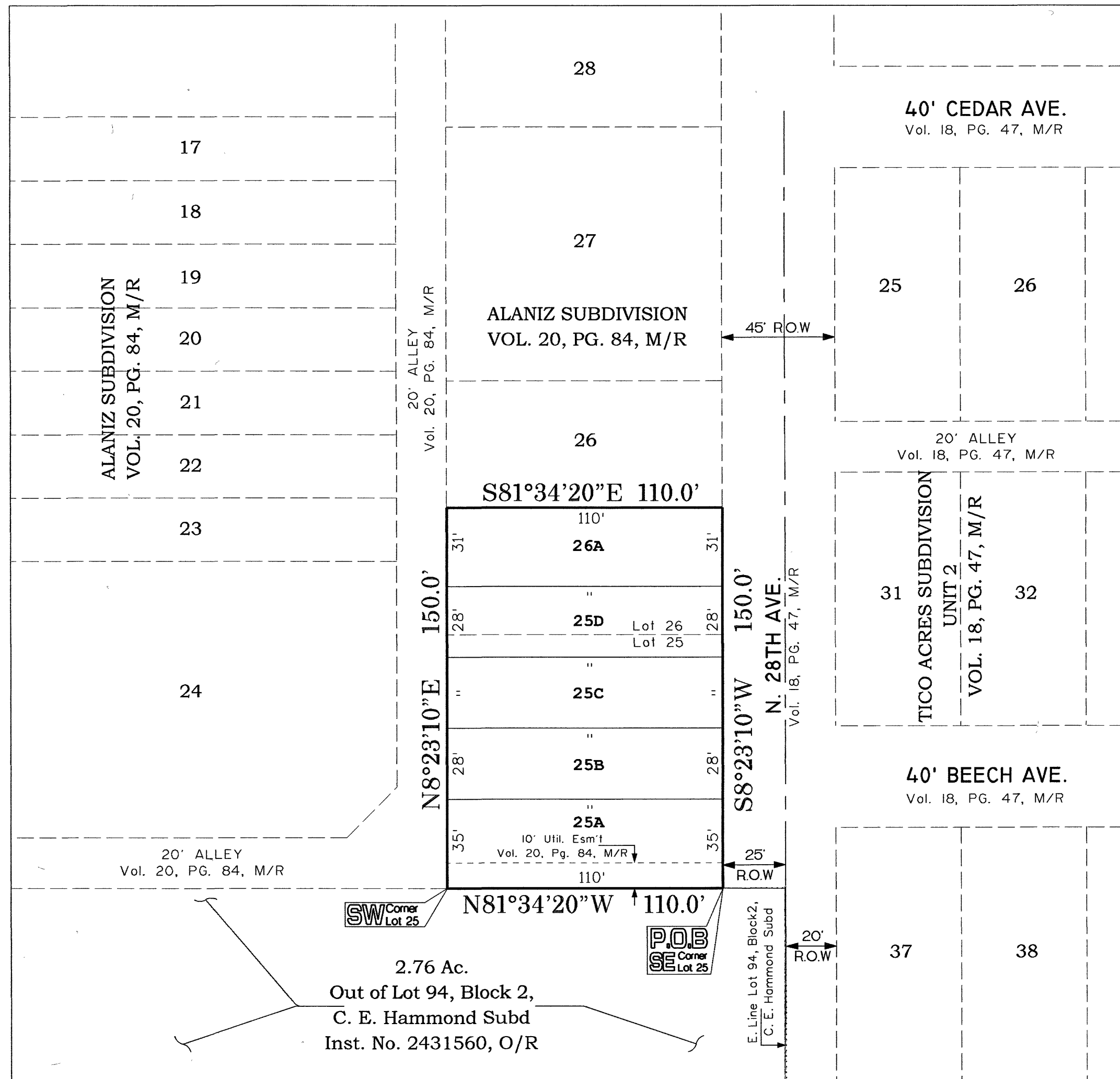
SOUTH 50 FEET OF LOT 26, ALANIZ SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAMES

SAM Engineering & Surveying

200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883

SURVEY FIRM REG. No. 101416-00



NOTES:

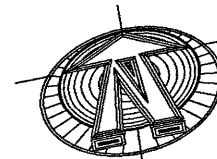
- 1) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A. FRONT.- 10 FT.
B. REAR.- 10 FT.
C. INTERIOR SIDE.- IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
D. GARAGE.- 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- 2) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
- 3) THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOV. 2, 1982.
- 4) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 5) 4' SIDEWALK REQUIRED ALONG N. 28th STREET
- 6) BENCHMARK.- STATION NAME: MC 76 SET BY ARANDA & ASSOC. LOCATED AT THE NORTHWEST OF BUS. 83 & 23rd. St. ELEV.- 126.53 FT (NAVD88)
- 7) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 8) STORM WATER DETENTION OF .001 AC-FT IS REQUIRED FOR THIS SUBDIVISION.

METES & BOUNDS

LOT 25 AND THE SOUTH 50.0 FEET OF LOT 26, ALANIZ SUBDIVISION, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 20, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the southeast corner of Lot 25 for the southeast corner of the following described tract of land, said point being on the West line of N. 28th Street, THENCE, with the South line of Lot 25, North 81 Deg. 34 Min. 20 Sec. West, 110.0 feet to the southwest corner of Lot 25, for the southwest corner hereof, said point being on the southeast corner of 20 foot alley, THENCE, with the West line of Lots 25 and 26, and the East line of 20 foot alley, North 08 Deg. 23 Min. 10 Sec. East, at 100.0 feet pass the common west corner between Lots 25 and 26, and at 150.0 feet a point for the northwest corner hereof, THENCE, parallel to the South line of Lot 26, South 81 Deg. 34 Min. 20 Sec. East, 110.0 feet to a point on the East line of Lot 26, for the northeast corner hereof, said point being on the West line of N. 28th Street, THENCE with the East line of Lot 26 and 25, and the West line of N. 28th Street, South 08 Deg. 23 Min. 10 Sec. West, at 50.0 feet pass the common east corner between Lots 26 and 25, and at 150.0 feet the POINT OF BEGINNING, containing 0.38 acre of land, more or less.

- 9) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND COMMODATING 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.
10. PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
11. COMMON AREAS, DETENTION POND, AND PRIVATE STREETS AND ALLEYS SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.



October 11, 2021
Scale: 1"=40'

MAP OF ALANIZ SUBDIVISION LOTS 25A, 25B, 25C, 25D, and 26A

McAllen, Texas

BEING A SUBDIVISION OF LOT 25 AND
THE SOUTH 50.0 FT. OF LOT 26,
ALANIZ SUBDIVISION, City of McAllen,
Hidalgo County, Texas;
according to plat recorded in
vol. 20, page 84, Map Records
Hidalgo County, Texas.
Containing 0.38 Ac. 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 AS "ALANIZ SUBDIVISION" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (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.

Habitat Developers, LLC

BY: Ricardo D. Martinez, Managing Member
8916 W. 21st St.
McALLEN, TEXAS 78504

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO D. MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

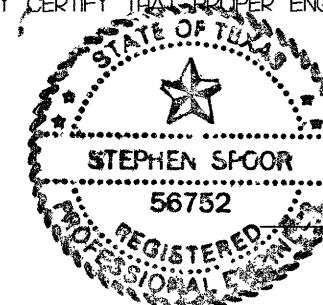
I, THE UNDERSIGNED, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED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

CARLOS VASQUEZ, RPLS # 4608
CVQ LAND SURVEYORS
517 BEAUMONT ST.
McALLEN, TEXAS 78501
TRPLS FIRM # 1019600

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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



10-13-21
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

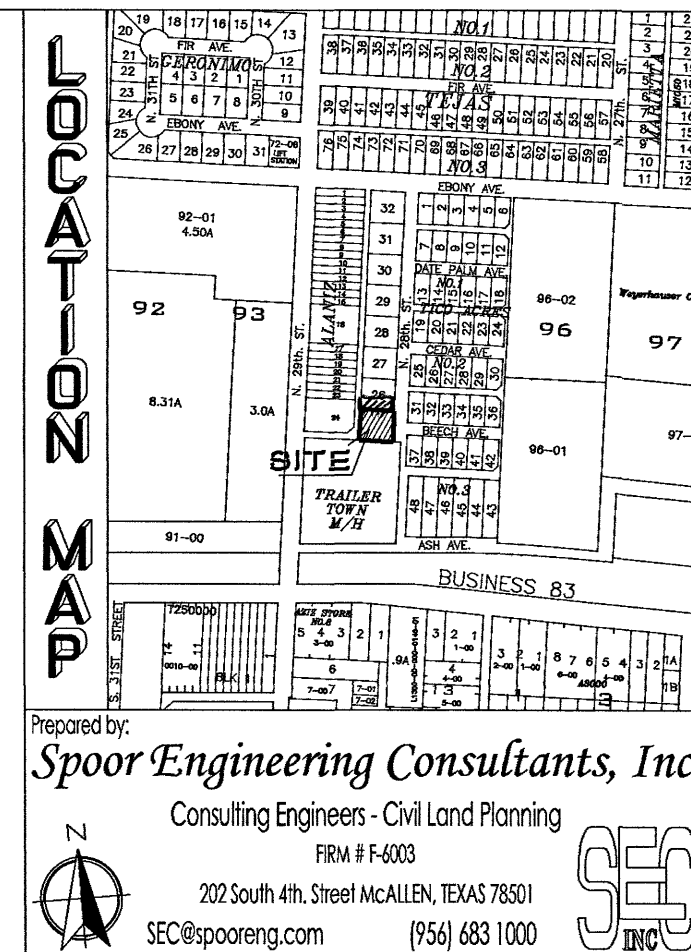
MAYOR, CITY OF McALLEN DATE

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 4921(a) 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: RAUL E. SESIN, P.E., CFM.
GENERAL MANAGER

DATE



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0065



Planning Department

Memo

TO: Planning and Zoning Commission

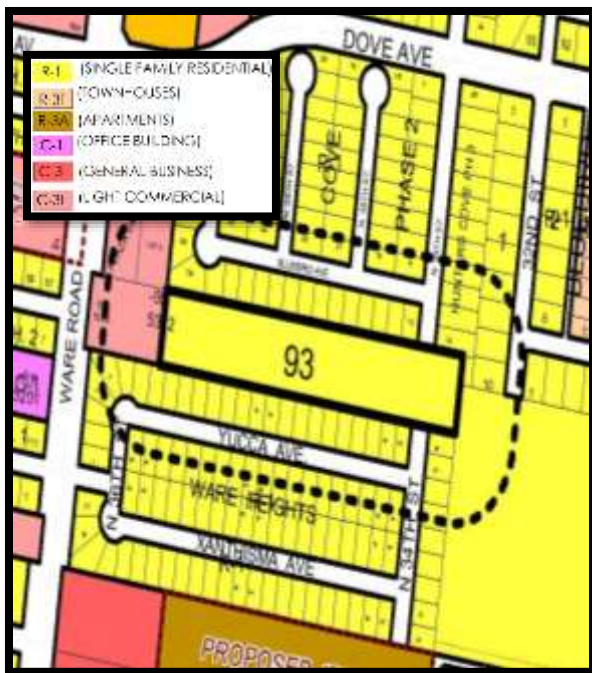
FROM: Planning Staff

DATE: November 8, 2021

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY) DISTRICT TO R-3T (MULTIFAMILY TOWNHOUSES) DISTRICT: 3.773 ACRES OUT OF LOT 93 LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 5308 NORTH WARE ROAD (REAR). (REZ2021-0066)

LOCATION: The property is located on the east side of North Ware road, approximately 390 ft. south of Dove Avenue. The rectangular shaped tract has 165.68 ft. of width; however, it does not have any street frontage and a maximum depth of 994.04 ft. for a lot size of 3.773 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouses) District in order to construct townhouses. The subdivision process is required before issuance of any building permit. This rezoning case is part of two cases.



ADJACENT ZONING: The adjacent zoning is R-1 (single family residential) District to the north, east and south and C-3L (light commercial) District to the west.

LAND USE: The property is currently vacant. Surrounding land uses are single-family residences, Zinnia Park, a commercial plaza and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to R-3T District and Suburban Commercial, which is comparable to C-1, C-2 and C-3L Districts.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is a mix of residential and commercial.

HISTORY: The property was zoned A-O (agricultural-open space) District upon comprehensive zoning in 1979.

In 2015, a City Initiated Rezoning for various tracts was in place to implement the comprehensive plan, the City Commission voted to approve the rezoning request from A-O District to R-1 District. There have been no rezoning request on the property since that time.

ANALYSIS: The requested zoning does conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The proposed subdivision is off a principal arterial street as per Foresight Thoroughfare Plan. Multifamily residential townhouses uses are more suitable in arterial intersections due to high traffic volume and visibility.

The maximum density in R-3T (multifamily residential townhouses) District is 20 units per acre. Therefore, the maximum number of units for the proposed subdivision is approximately 95 units.

A proposed site plan of the development has been submitted, showing a 38-lot subdivision.

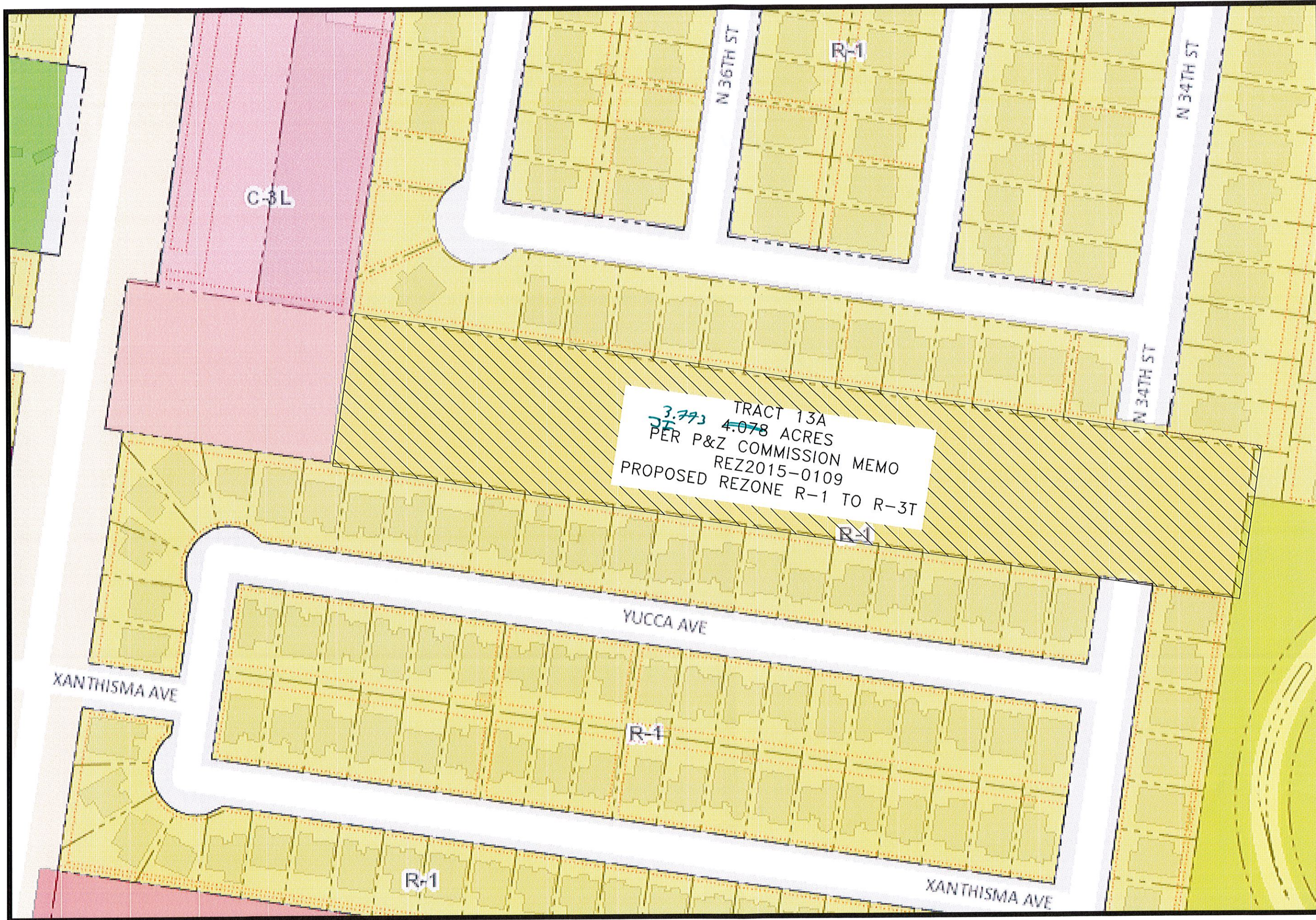
Dedication for N. 34th Street ROW will be reviewed thoroughly through the subdivision process.

Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouses) District. Must comply with Subdivision process requirements.



TRACT 13A
3.793 4.078 ACRES
PER P&Z COMMISSION MEMO
REZ2015-0109
PROPOSED REZONE R-1 TO R-3T



TURIN SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS
REZONING
RESIDENTIAL TO TOWNHOMES
EXHIBIT

SHEET 1 OF 1 SHEETS

This drawing is and instrument of service and the ENGINEER will retain ownership and property interest therein. The OWNER may make and retain copies for information and reference; however, this drawing shall not be reused without written authorization by the ENGINEER.

SCALE: N.T.S.
DESIGNED BY: G.E.L.
DRAWN BY:
REVISED:

LEGEND

- EXISTING LOT BOUNDARY
- - -

UTILITY EASEMENT
- —

RIGHT OF WAY
- - -

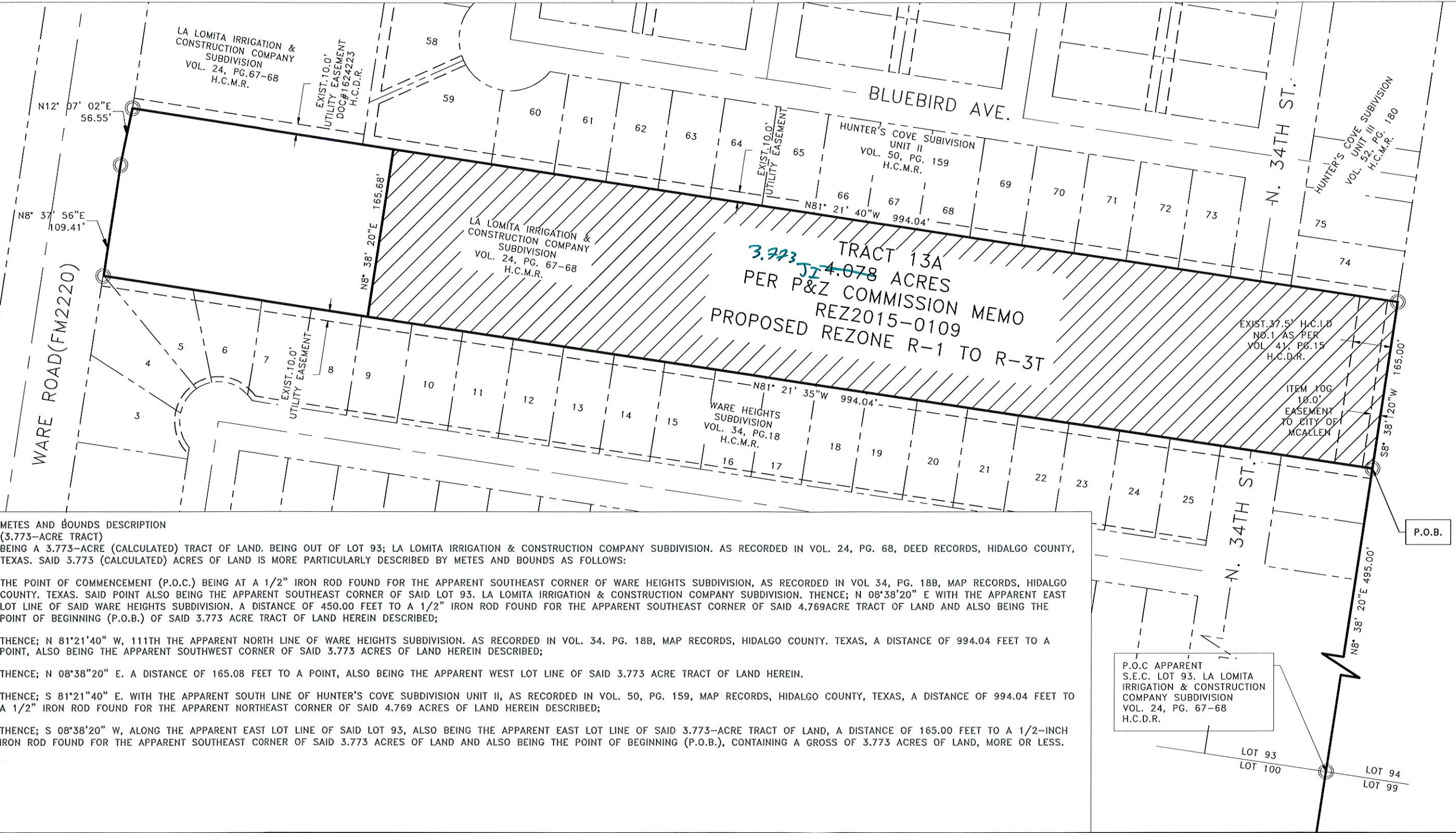
CENTERLINE
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

SCALE: 1"=100'

THE FOLLOWING MATTERS UNDER SCHEDULE B
GF NO. 21009723

10A-STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
10B-RIGHTS OR CLAIMS BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 TO ANY PORTION OF PROPERTY Lying WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY.
10C-N/A
10D-EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 6B, DEED RECORDS, HIDALGO COUNTY, TEXAS.
10E-EASEMENT GRANTED TO HIDALGO COUNTY, DATED MAY 10, 1957, RECORDED IN VOLUME 889, PAGE 202, DEED RECORDS, HIDALGO COUNTY, TEXAS.
10F-EASEMENT GRANTED TO J. BARRERA, DATED MARCH 10, 1959, RECORDED IN VOLUME 940, PAGE 180, DEED RECORDS, HIDALGO COUNTY, TEXAS.
10G-EASEMENT GRANTED TO CITY OF MCALLEN, DATED SEPTEMBER 3, 1998, RECORDED IN DOCUMENT NO. 717647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1"=100'



METES AND BOUNDS DESCRIPTION
(3.773-ACRE TRACT)
BEING A 3.773-ACRE (CALCULATED) TRACT OF LAND, BEING OUT OF LOT 93; LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, AS RECORDED IN VOL. 24, PG. 68, DEED RECORDS, HIDALGO COUNTY, TEXAS. SAID 3.773 (CALCULATED) ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A 1/2" IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF WARE HEIGHTS SUBDIVISION, AS RECORDED IN VOL. 34, PG. 18B, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID POINT ALSO BEING THE APPARENT SOUTHEAST CORNER OF SAID LOT 93, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION. THENCE; N 08°38'20" E WITH THE APPARENT EAST LOT LINE OF SAID WARE HEIGHTS SUBDIVISION, A DISTANCE OF 450.00 FEET TO A 1/2" IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.769-ACRE TRACT OF LAND AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 3.773 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE; N 81°21'40" W, 111TH THE APPARENT NORTH LINE OF WARE HEIGHTS SUBDIVISION, AS RECORDED IN VOL. 34, PG. 18B, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 994.04 FEET TO A POINT, ALSO BEING THE APPARENT SOUTHWEST CORNER OF SAID 3.773 ACRES OF LAND HEREIN DESCRIBED;

THENCE; N 08°38'20" E, A DISTANCE OF 165.08 FEET TO A POINT, ALSO BEING THE APPARENT WEST LOT LINE OF SAID 3.773 ACRE TRACT OF LAND HEREIN.

THENCE; S 81°21'40" E, WITH THE APPARENT SOUTH LINE OF HUNTER'S COVE SUBDIVISION UNIT II, AS RECORDED IN VOL. 50, PG. 159, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 994.04 FEET TO A 1/2" IRON ROD FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 4.769 ACRES OF LAND HEREIN DESCRIBED;

THENCE; S 08°38'20" W, ALONG THE APPARENT EAST LOT LINE OF SAID LOT 93, ALSO BEING THE APPARENT EAST LOT LINE OF SAID 3.773-ACRE TRACT OF LAND, A DISTANCE OF 165.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 3.773 ACRES OF LAND AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 3.773 ACRES OF LAND, MORE OR LESS.

P.O.C. APPARENT
S.E.C. LOT 93, LA LOMITA
IRRIGATION & CONSTRUCTION
COMPANY SUBDIVISION
VOL. 24, PG. 67-68
H.C.D.R.

TURIN SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS
REZONING
RESIDENTIAL TO TOWNHOMES
EXHIBIT

This drawing is and instrument of service and the ENGINEER will retain ownership and property interest therein. The OWNER may make and retain copies for information and reference; however, this drawing shall not be reused without written authorization by the ENGINEER.

SCALE: N.T.S.
DESIGNED BY: G.E.L.
DRAWN BY:
REVISED:

FULCRUM
CONSULTING SERVICES
PLANNERS • ENGINEERS • ARCHITECTS
TYPE FIRM No. F12269 - TSPA FIRM No. BR 44
P.O. BOX 530540
FARMINGDALE, TX 78553
PH: 956-797-3411
FAX: 956-797-3400

G.E.L. P.E.
STATE OF TEXAS
GEORGE E. LAZARD
93096
LICENSED
PROFESSIONAL ENGINEER
10/19/21
F-12269



TROYO
CONSTRUCTION
Industrial • Commercial

4900 North 10th St. Suite B
McAllen, Texas 78504
956.681.9445

All Designs contained in these Drawings are
property of TROYO CONSTRUCTION. Any
use of this material or reproduction of these
drawings is expressly prohibited except as
TROYO CONSTRUCTION may otherwise
agree in writing.

REVISIONS	DATE

WARE RD
TOWNHOUSE DEVELOPMENT
MCALLEN, TX

SHEET CONTENT:

SITE PLAN

PROJECT No.:
2021-716

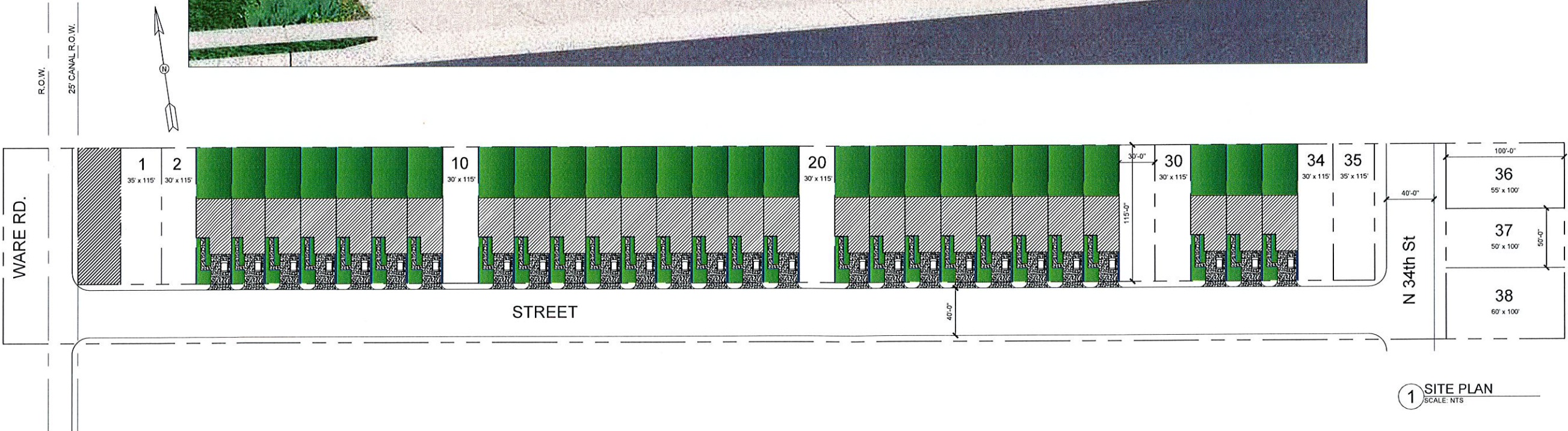
DATE:
7/15/2021

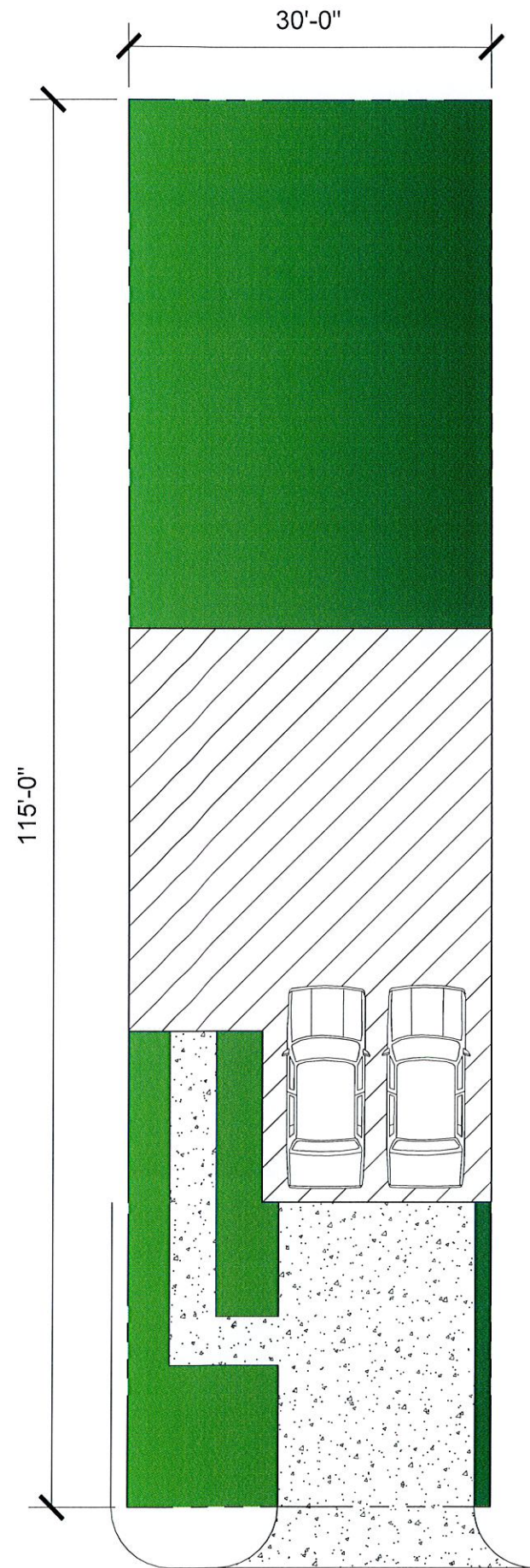
DRAWN BY:

CHECKED BY:

SHEET No.:

A-1.0





1 AREAS

LIVING AREA 1ST FLOOR	830 SQ.FT.
2 CAR-GARAGE	382 SQ.FT.
COVER PORCH	28 SQ.FT.
TOTAL SLAB	1,240 SQ.FT.
LIVING AREA 2ND FLOOR	807 SQ.FT.
GRAND TOTAL	2,047 SQ.FT.



TROYO CONSTRUCTION

Industrial • Commercial

4900 North 10th St. Suite B
McAllen, Texas 78504
956.681.9445

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TROYO CONSTRUCTION may otherwise
agree in writing.

REVISIONS	DATE

WARE RD
TOWNHOUSE DEVELOPMENT
MCALLEN, TX

SHEET CONTENT:

GENERAL PLAN

PROJECT No.:

2021-716

DATE:

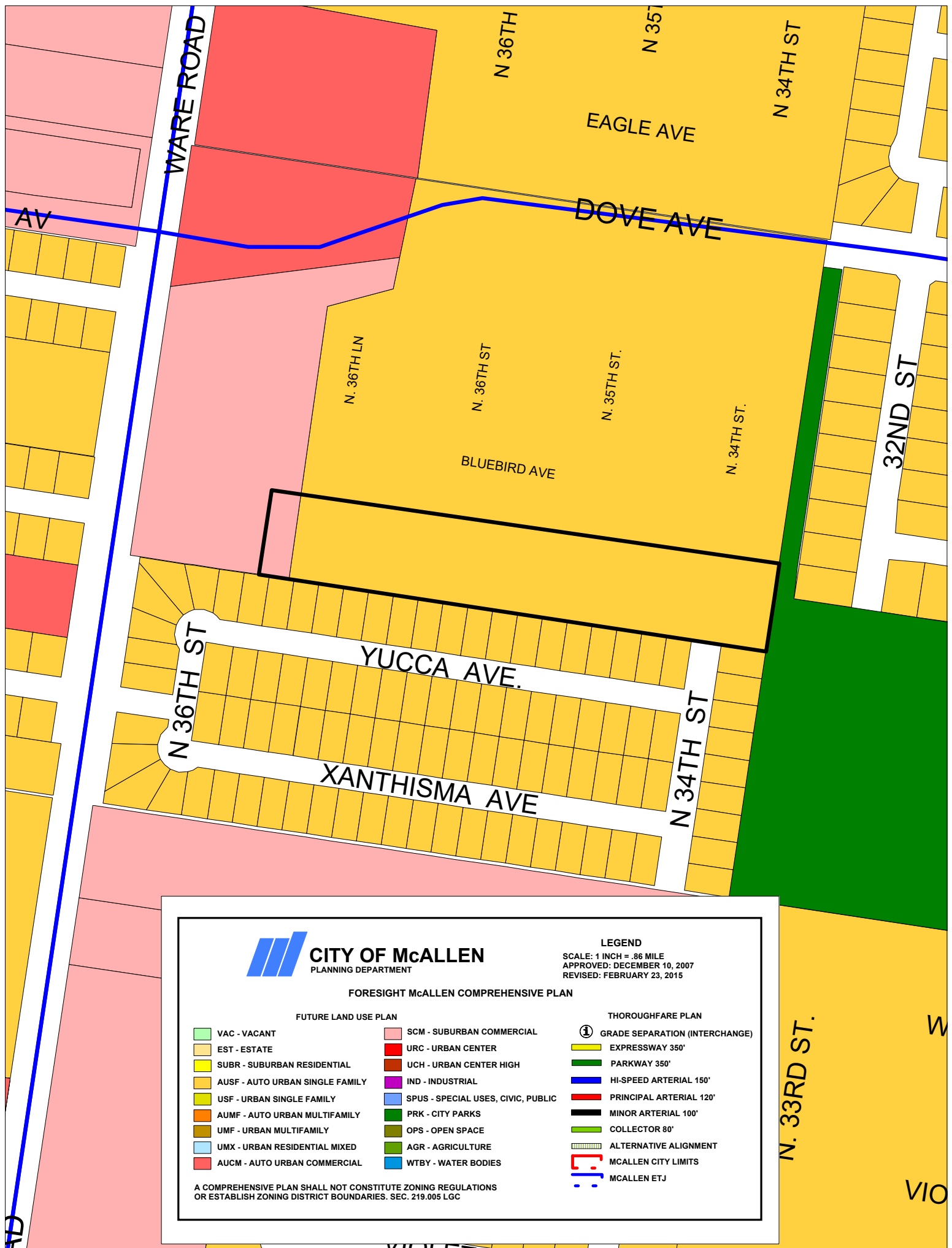
7/15/2021

DRAWN BY:

CHECKED BY:

SHEET No.:

A-1.0



Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2010 02075934

Instrument Number: 2010-2075934

Recorded On: February 17, 2010

As
Recording

Parties:

To

Billable Pages: 2

Number of Pages: 3

Comment: GEN WAR DEED. 102418680

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

Recording	20.00
Total Recording:	20.00

******* 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: 2010-2075934
Receipt Number: 1100197
Recorded Date/Time: February 17, 2010 10:53A

Record and Return To:

AMADEO (ANDY) SANCHEZ
P.O. BOX 52562
MCALLEN TX 78505

User / Station: A Rodriguez - Cash Superstation 09



**STATE OF TEXAS
COUNTY OF HIDALGO**

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

2075934

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

General Warranty Deed

Date: FEBRUARY 12, 2010

Grantor: STONEOAK DEVELOPMENT, LTD., a Limited Partnership

Grantor's Mailing Address: 57187 N. 10TH STREET, STE. B
MCALLEN, TEXAS 78504
HIDALGO COUNTY

Grantee: AMADEO (ANDY) SANCHEZ

Grantee's Mailing Address: P. O. BOX 52562
MCALLEN, TEXAS 78505
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

The North one-half (N1/2) of the North one-half (N1/2) of the South one-half (S1/2) of Lot Ninety Three (93), LA LOMITA IRRIGATION AND CONTESTATION COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Standby fees, taxes and assessments by any taxing authority for the year 2010, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- b. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
- e. Easements and reservations as shown according to the map or plat thereof recorded in Volume 24, Page 68, Deed Records of Hidalgo County, Texas.
- f. Right of Way Easement dated May 10, 1957, from H.R. Mackintosh and wife, Mabel C. Mackintosh to Hidalgo County, recorded in Volume 889, Page 202, Deed Records, Hidalgo County, Texas.
- g. Right of Way Easement dated March 10, 1959 from R.E. Jacobs to J. Barrera, recorded in Volume 940, Page 180, Deed Records, Hidalgo County, Texas.
- h. Oil, Gas and Mineral Lease dated March 18, 1959, executed by R.E. Jacobs to Texas

Producers Oil and Gas Corp., recorded in Volume 223, Page 222, Oil and Gas Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.

- i. Mineral reservations and/or conveyances as set forth in instrument dated January 20, 1977, executed by Chastain Paving Company, Inc. to William Michael Baker, James Edward Baker and Kathryn Evelyn Baker, recorded in Volume 1515, Page 5, Deed Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- j. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- k. Zoning and building ordinances in favor of the City of McAllen.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

STONEOAK DEVELOPMENT, LTD.

By: STONE RIVER INVESTMENTS, LLC

Its: General Partner

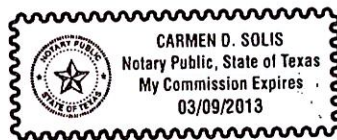
By: Romeo Rendon, Jr.
ROMEO RENDON, JR., MEMBER/MANAGER

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 12th day of February, 2010, by ROMEO RENDON, JR., MEMBER/MANAGER of STONE RIVER INVESTMENTS, LLC, a Texas Limited Liability Company, General Partner of STONEOAK DEVELOPMENT, LTD., a limited partnership on behalf of said partnership.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH ST, F-3
McALLEN, TEXAS 78504
GF# 102418680

AFTER RECORDING, RETURN TO:
AMADEO (ANDY) SANCHEZ
P. O. BOX 52562
MCALLEN, TEXAS 78505

CHARGE & RETURN TO:	
San Jacinto Title Services	
4900 N. 10th St., Ste. E-3	
McAllen, TX 78504	
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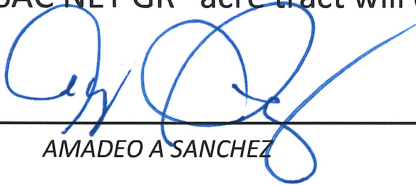
Owner Authorization Letter

Date: 10/20/2021

To whom it may concern,

Jose Isais, with the engineering firm of **Fulcrum Consulting Services** is authorized to represent, **AMADEO A SANCHEZ** in all engineering matters concerning the development and rezoning referred to as "**Turin Subdivision**". The resulting subdivision of the "LA LOMITA (HOIT) N165'-S660' LOT 93 5.0 AC

4.26AC NET GR" acre tract will consist of thirty-eight (38) townhome lots.



AMADEO A SANCHEZ

10/21/2021

Date

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0066

CITY OF MCALLEN PLANNING DEPT.
800-441-1220
WWW.MCALLE.NET

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0067

CITY OF MCALLEN PLANNING DEPT.
800-441-1220
WWW.MCALLE.NET

Planning Department

Memo

TO: Planning and Zoning Commission

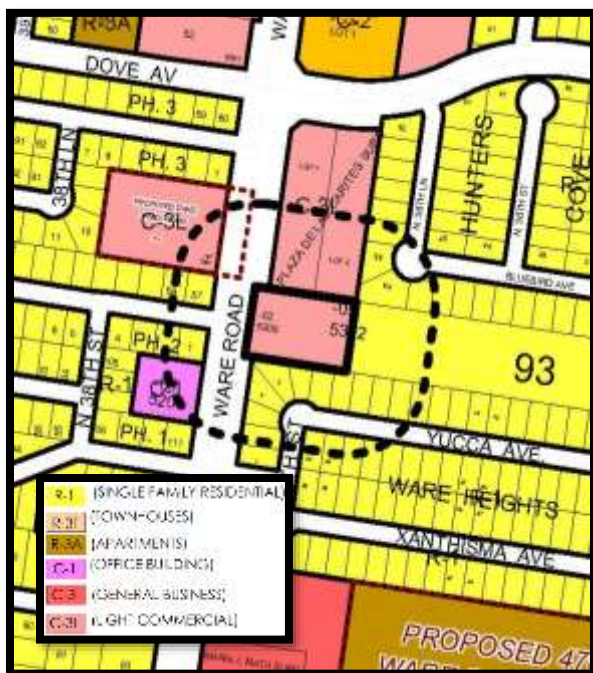
FROM: Planning Staff

DATE: November 8, 2021

SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO R-3T (MULTIFAMILY TOWNHOUSES) DISTRICT: 1.009 ACRES OUT OF LOT 93 LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 5308 NORTH WARE ROAD. (REZ2021-0067)

LOCATION: The property is located on the east side of North Ware road, approximately 390 ft. south of Dove Avenue. The rectangular shaped tract has 165.68 ft. of frontage along North Ware road and a maximum depth of 262.30 ft. for a lot size of 1.009 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouses) District in order to construct townhouses. The subdivision process is required before issuance of any building permit. This rezoning case is part of two cases.



ADJACENT ZONING: The adjacent zoning is R-1 (single family residential) District to the north, east, south and C-3L (light commercial) District to the west and C-1 (office) District to the southwest.

LAND USE: The property is currently vacant. Surrounding land uses are single-family residences, Zinnia Park, a commercial plaza and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial, which is comparable to C-1, C-2 and C-3L Districts.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is a mix of residential and commercial.

HISTORY: The property was zoned A-O (agricultural-open space) District upon comprehensive zoning in 1979.

In 2015, a City Initiated Rezoning for various tracts was in place to implement the comprehensive plan, the City Commission voted to approve the rezoning request from A-O District to C-3L District for this tract. There have been no rezoning request on the property since that time.

ANALYSIS: The requested zoning does not conform to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The proposed subdivision is off a principal arterial street as per Foresight Thoroughfare Plan. Multifamily residential townhouses uses are more suitable in arterial intersections due to high traffic volume and visibility.

The maximum density in R-3T (multifamily residential townhouses) District is 20 units per acre. Therefore, the maximum number of units for the proposed subdivision is approximately 95 units.

A proposed site plan of the development has been submitted, showing a 38-lot subdivision.

Dedication for N. 34th Street ROW will be reviewed thoroughly through the subdivision process.

Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight ft. in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouses) District. Must comply with Subdivision process requirements.



TROYO
CONSTRUCTION
Industrial • Commercial

4900 North 10th St. Suite B
McAllen, Texas 78504
956.681.9445

All Designs contained in these Drawings are property of TROYO CONSTRUCTION. Any use of this material or reproduction of these drawings is expressly prohibited except as TROYO CONSTRUCTION may otherwise agree in writing.

REVISIONS	DATE

WARE RD
TOWNHOUSE DEVELOPMENT
MCALLEN, TX

SHEET CONTENT:
SITE PLAN
PROJECT No.:
2021-716

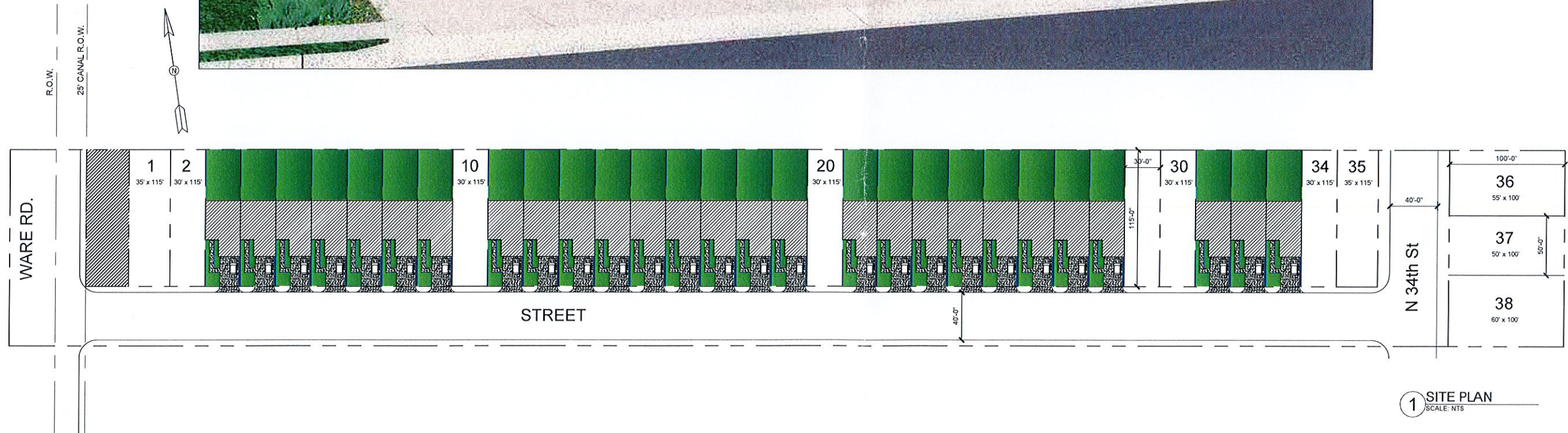
DATE:
7/15/2021

DRAWN BY:

CHECKED BY:

SHEET No.:

A-1.0





1 AREAS

LIVING AREA 1ST FLOOR	830 SQ.FT.
2 CAR-GARAGE	382 SQ.FT.
COVER PORCH	28 SQ.FT.
TOTAL SLAB	1,240 SQ.FT.
LIVING AREA 2ND FLOOR	807 SQ.FT.
GRAND TOTAL	2,047 SQ.FT.



TROYO
CONSTRUCTION
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4900 North 10th St. Suite B
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956.681.9445

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REVISIONS	DATE

WARE RD
TOWNHOUSE DEVELOPMENT
MCALLEN, TX

SHEET CONTENT:

GENERAL PLAN

PROJECT No.:

2021-716

DATE:

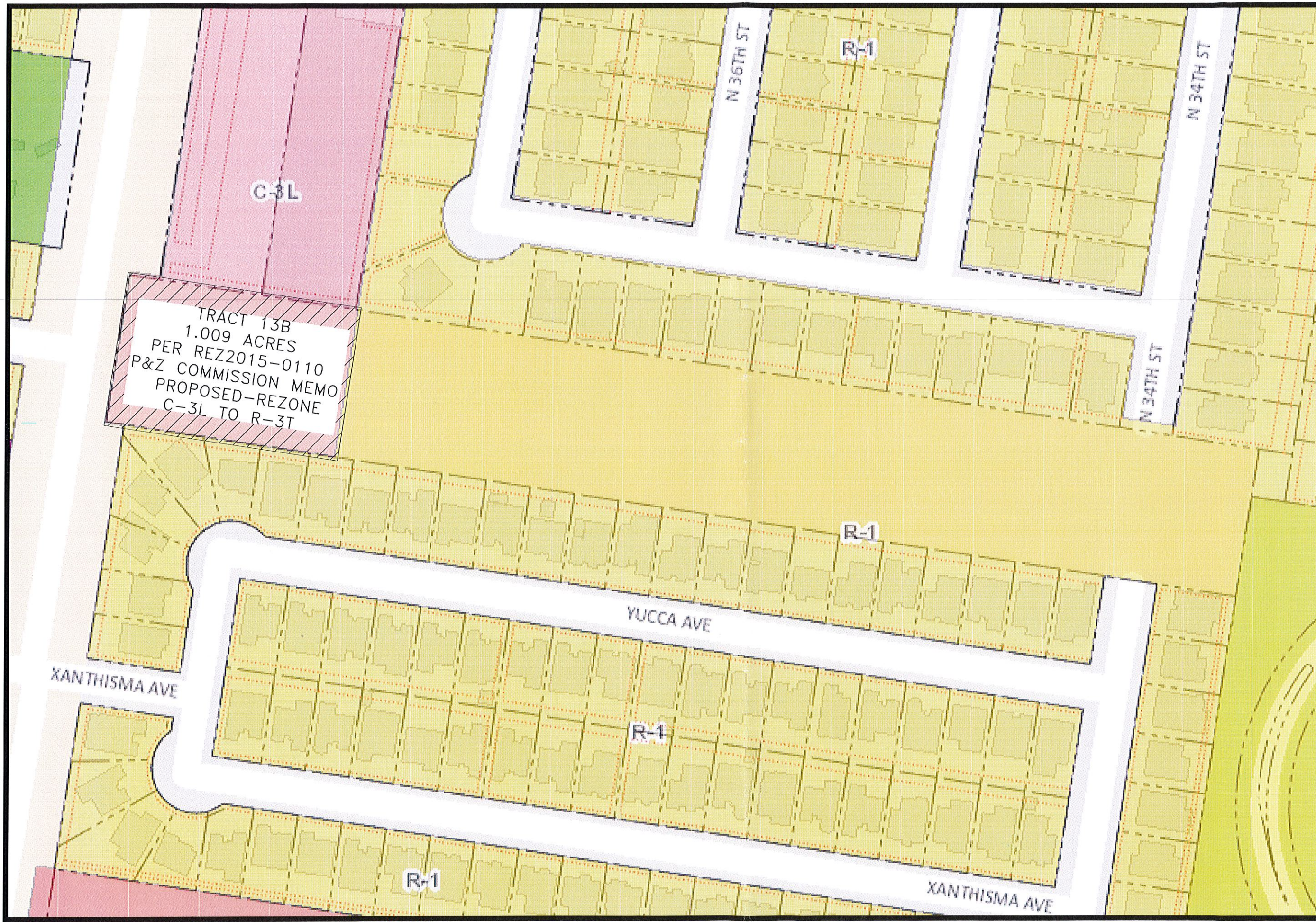
7/15/2021

DRAWN BY:

CHECKED BY:

SHEET No.:

A-1.0



FCS
CONSULTING SERVICES
PLANNERS • ENGINEERS • ARCHITECTS
TYPE FIRM NO. F12369 - TEPF FIRM NO. BR 44
P.O. BOX 530540
DALLAS, TX 75253
FAX 956-797-3400

TURIN SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

REZONING
COMMERCIAL TO TOWNHOMES
EXHIBIT

SHEET 1 OF 1 SHEETS

This drawing is and instrument of service and the ENGINEER will retain ownership and property interest therein. The OWNER may make and retain copies for information and reference; however, this drawing shall not be reused without written authorization by the ENGINEER.

SCALE: N.T.S.
DESIGNED BY: G.E.L.
DRAWN BY:
REVISED:

LEGEND

- EXISTING LOT BOUNDARY
- UTILITY EASEMENT
- RIGHT OF WAY
- CENTERLINE
- H.C.D.R.

HIDALGO COUNTY DEED RECORDS
- H.C.M.R.

HIDALGO COUNTY MAP RECORDS
- IRON ROD FOUND
- P.O.B.

POINT OF BEGINNING
- P.O.C.

POINT OF COMMENCEMENT

SCALE: 1"=100'

THE FOLLOWING MATTERS UNDER SCHEDULE B
GF NO. 21009723

10A--STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.

10B--RIGHTS OR CLAIMS BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 TO ANY PORTION OF PROPERTY LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY.

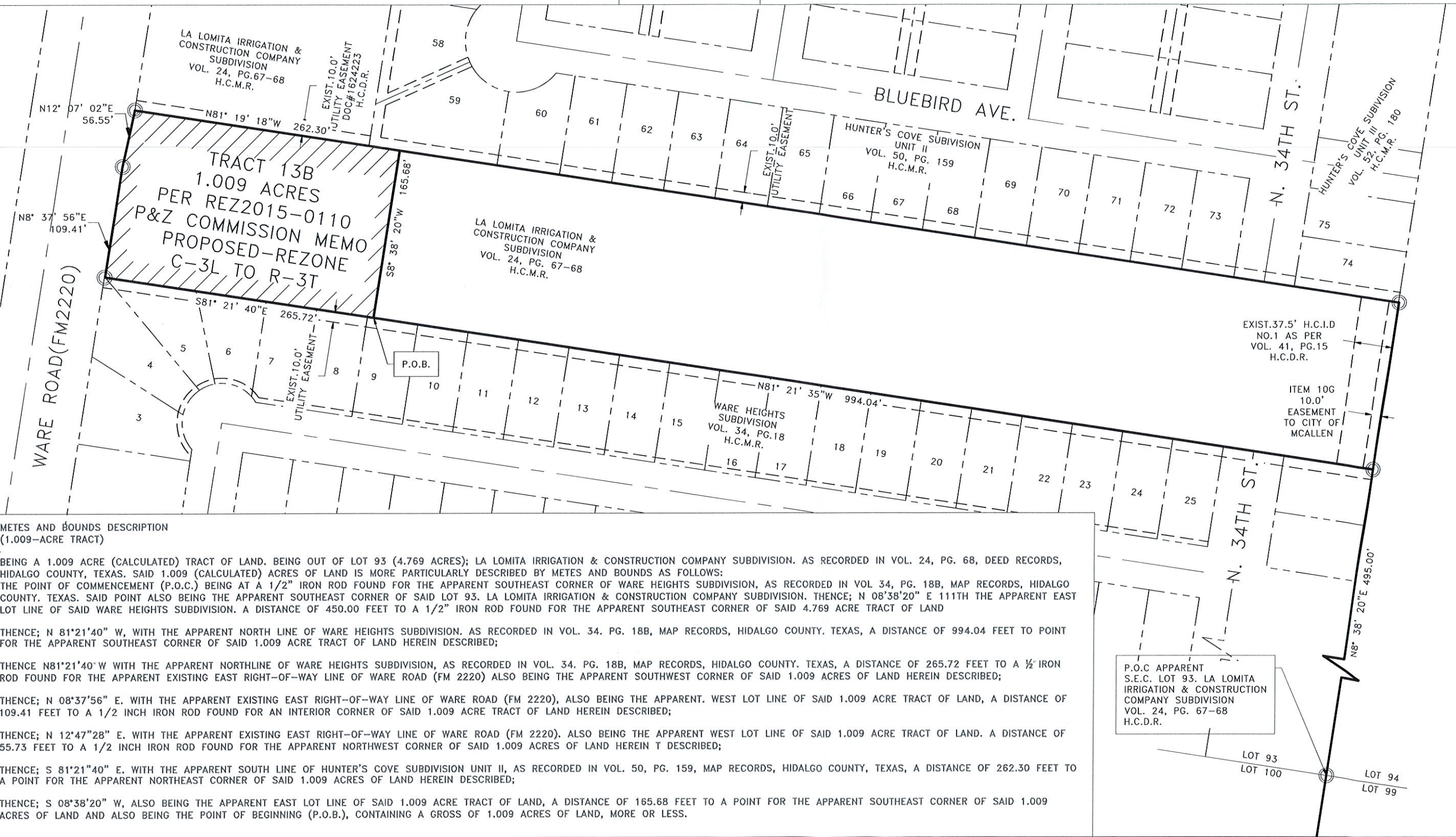
10C--N/A

10D--EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

10E--EASEMENT GRANTED TO HIDALGO COUNTY, DATED MAY 10, 1957, RECORDED IN VOLUME 889, PAGE 202, DEED RECORDS, HIDALGO COUNTY, TEXAS.

10F--EASEMENT GRANTED TO J. BARRERA, DATED MARCH 10, 1959, RECORDED IN VOLUME 940, PAGE 180, DEED RECORDS, HIDALGO COUNTY, TEXAS.

10G--EASEMENT GRANTED TO CITY OF MCALLEN, DATED SEPTEMBER 3, 1998, RECORDED IN DOCUMENT NO. 717647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



METES AND BOUNDS DESCRIPTION
(1.009-ACRE TRACT)

BEING A 1.009 ACRE (CALCULATED) TRACT OF LAND, BEING OUT OF LOT 93 (4.769 ACRES); LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, AS RECORDED IN VOL. 24, PG. 68, DEED RECORDS, HIDALGO COUNTY, TEXAS. SAID 1.009 (CALCULATED) ACRES OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A 1/2" IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF WARE HEIGHTS SUBDIVISION, AS RECORDED IN VOL 34, PG. 18B, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID POINT ALSO BEING THE APPARENT SOUTHEAST CORNER OF SAID LOT 93, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION. THENCE; N 08°38'20" E 111TH THE APPARENT EAST LOT LINE OF SAID WARE HEIGHTS SUBDIVISION. A DISTANCE OF 450.00 FEET TO A 1/2" IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.769 ACRE TRACT OF LAND

THENCE; N 81°21'40" W, WITH THE APPARENT NORTH LINE OF WARE HEIGHTS SUBDIVISION, AS RECORDED IN VOL. 34, PG. 18B, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 994.04 FEET TO POINT FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.009 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE N81°21'40" W WITH THE APPARENT NORTHLINE OF WARE HEIGHTS SUBDIVISION, AS RECORDED IN VOL. 34, PG. 18B, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 265.72 FEET TO A 1/2" IRON ROD FOUND FOR THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF WARE ROAD (FM 2220) ALSO BEING THE APPARENT SOUTHWEST CORNER OF SAID 1.009 ACRES OF LAND HEREIN DESCRIBED;

THENCE; N 08°37'56" E, WITH THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF WARE ROAD (FM 2220), ALSO BEING THE APPARENT, WEST LOT LINE OF SAID 1.009 ACRE TRACT OF LAND, A DISTANCE OF 109.41 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 1.009 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE; N 12°47'28" E, WITH THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF WARE ROAD (FM 2220). ALSO BEING THE APPARENT WEST LOT LINE OF SAID 1.009 ACRE TRACT OF LAND. A DISTANCE OF 55.73 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID 1.009 ACRES OF LAND HEREIN T DESCRIBED;

THENCE; S 81°21'40" E, WITH THE APPARENT SOUTH LINE OF HUNTER'S COVE SUBDIVISION UNIT II, AS RECORDED IN VOL. 50, PG. 159, MAP RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 262.30 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID 1.009 ACRES OF LAND HEREIN DESCRIBED;

THENCE; S 08°38'20" W, ALSO BEING THE APPARENT EAST LOT LINE OF SAID 1.009 ACRE TRACT OF LAND, A DISTANCE OF 165.68 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.009 ACRES OF LAND AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 1.009 ACRES OF LAND, MORE OR LESS.

FULCRUM

CONSULTING SERVICES

PLANNERS - ENGINEERS - ARCHITECTS

TYPE FIRM NO. F12369 - TBA FIRM NO. BB 44

P.O. BOX 530540

PH 956-797-3411

FAX 956-797-3400

HARLINGEN, TX 78553

STATE OF TEXAS

PROFESSIONAL ENGINEER

93695

10/19/21

F-12369

TURIN SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

REZONING
COMMERCIAL TO TOWNHOMES
EXHIBIT

SHEET 1 OF 1 SHEETS

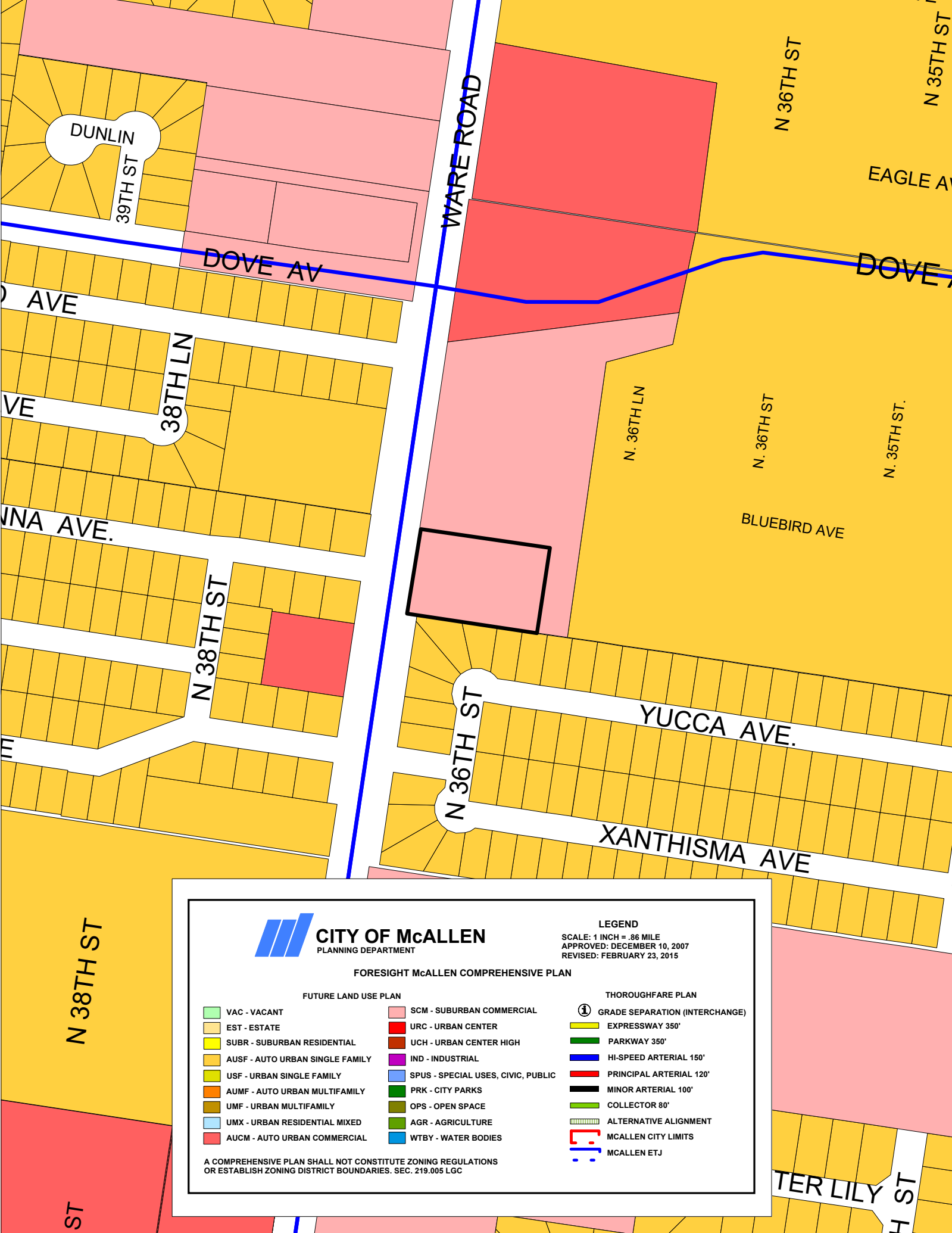
This drawing is and instrument of service and the ENGINEER will retain ownership and property interest therein. The OWNER may make and retain copies for information and reference; however, this drawing shall not be reused without written authorization by the ENGINEER.

SCALE: N.T.S.

DESIGNED BY: G.E.L.

DRAWN BY:

REVISED:



CITY OF McALLEN
PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

THOROUGHFARE PLAN

① GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
MCALLEN CITY LIMITS
MCALLEN ETJ

A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2010 02075934

Instrument Number: 2010-2075934

Recorded On: February 17, 2010

As
Recording

Parties:

To

Billable Pages: 2

Number of Pages: 3

Comment: GEN WAR DEED. 102418680

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

Recording	20.00
Total Recording:	20.00

******* 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: 2010-2075934
Receipt Number: 1100197
Recorded Date/Time: February 17, 2010 10:53A

Record and Return To:

AMADEO (ANDY) SANCHEZ
P.O. BOX 52562
MCALLEN TX 78505

User / Station: A Rodriguez - Cash Superstation 09



**STATE OF TEXAS
COUNTY OF HIDALGO**

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

2075934

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

General Warranty Deed

Date: FEBRUARY 12, 2010

Grantor: STONEOAK DEVELOPMENT, LTD., a Limited Partnership

Grantor's Mailing Address: 57187 N. 10TH STREET, STE. B
MCALLEN, TEXAS 78504
HIDALGO COUNTY

Grantee: AMADEO (ANDY) SANCHEZ

Grantee's Mailing Address: P. O. BOX 52562
MCALLEN, TEXAS 78505
HIDALGO COUNTY

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

The North one-half (N1/2) of the North one-half (N1/2) of the South one-half (S1/2) of Lot Ninety Three (93), LA LOMITA IRRIGATION AND CONTESTATION COMPANY'S SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 24, Page 68, Deed Records, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Standby fees, taxes and assessments by any taxing authority for the year 2010, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- b. Rights or claims by Hidalgo County Irrigation District No. 1 to any portion of property lying within canal and/or drain ditch easements and/or rights of way located on the property.
- c. Statutory rights, rules, regulations, easements and liens in favor of Hidalgo County Irrigation District No. 1, pursuant to applicable sections of the Texas Water Code.
- d. Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
- e. Easements and reservations as shown according to the map or plat thereof recorded in Volume 24, Page 68, Deed Records of Hidalgo County, Texas.
- f. Right of Way Easement dated May 10, 1957, from H.R. Mackintosh and wife, Mabel C. Mackintosh to Hidalgo County, recorded in Volume 889, Page 202, Deed Records, Hidalgo County, Texas.
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- i. Mineral reservations and/or conveyances as set forth in instrument dated January 20, 1977, executed by Chastain Paving Company, Inc. to William Michael Baker, James Edward Baker and Kathryn Evelyn Baker, recorded in Volume 1515, Page 5, Deed Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals.
- j. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
- k. Zoning and building ordinances in favor of the City of McAllen.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

STONEOAK DEVELOPMENT, LTD.

By: STONE RIVER INVESTMENTS, LLC

Its: General Partner

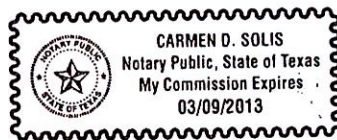
By: Romeo Rendon, Jr.
ROMEO RENDON, JR., MEMBER/MANAGER

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 12th day of February, 2010, by ROMEO RENDON, JR., MEMBER/MANAGER of STONE RIVER INVESTMENTS, LLC, a Texas Limited Liability Company, General Partner of STONEOAK DEVELOPMENT, LTD., a limited partnership on behalf of said partnership.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:
SLUSHER & ASSOCIATES, PLLC
4900 N. 10TH ST., F-3
McALLEN, TEXAS 78504
GF# 102418680

AFTER RECORDING, RETURN TO:
AMADEO (ANDY) SANCHEZ
P. O. BOX 52562
MCALLEN, TEXAS 78505

CHARGE & RETURN TO:	
San Jacinto Title Services	
4900 N. 10th St., Ste. E-3	
McAllen, TX 78504	
GF#:	102418680-es
NUMBER OF PAGES:	2
FEE:	

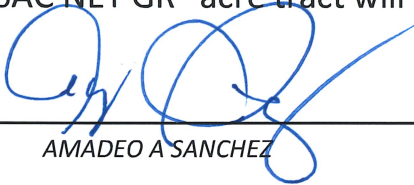
Owner Authorization Letter

Date: 10/20/2021

To whom it may concern,

Jose Isais, with the engineering firm of **Fulcrum Consulting Services** is authorized to represent, **AMADEO A SANCHEZ** in all engineering matters concerning the development and rezoning referred to as "**Turin Subdivision**". The resulting subdivision of the "LA LOMITA (HOIT) N165'-S660' LOT 93 5.0 AC

4.26AC NET GR" acre tract will consist of thirty-eight (38) townhome lots.



AMADEO A SANCHEZ

10/21/2021

Date

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0066

CITY OF MCALLEN PLANNING DEPT.
800-441-1220
WWW.MCALLENNET

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0067

CITY OF MCALLEN PLANNING DEPT.
800-441-1220
WWW.MCALLENNET

Memo

TO: Planning and Zoning Commission

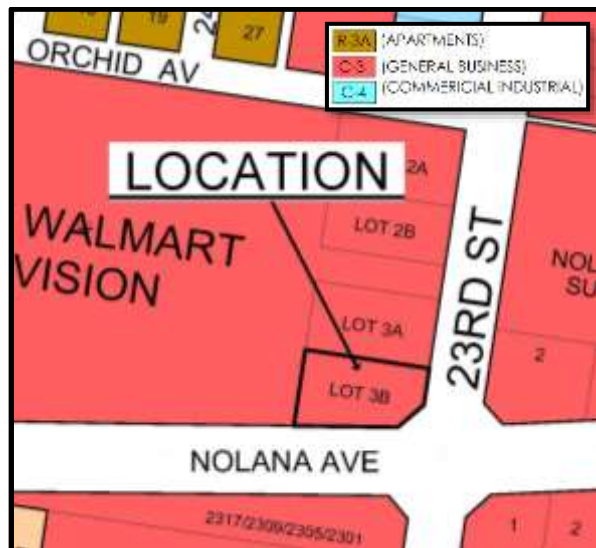
FROM: Planning Staff

DATE: November 8, 2021

SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 3B, NOLANA WALMART SUBDIVISION; 2300 NOLANA AVE (SPR2021-0042)

LOCATION: The subject property is located on the northwest corner of North 23rd St and Nolana Avenue and is zoned C-3 (general commercial) District in all directions. The property is part of Nolana Walmart Subdivision, which was recorded October 8, 1991. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

PROPOSAL: The applicant is proposing to utilize the existing 2,275 sq. ft. building for Schlotzsky's and modify the north side to accommodate a drive thru window. They will be maintaining the required number of parking spaces and will be using the Common Area for the maneuvering and all the drive thru stacking will be done on their lot.



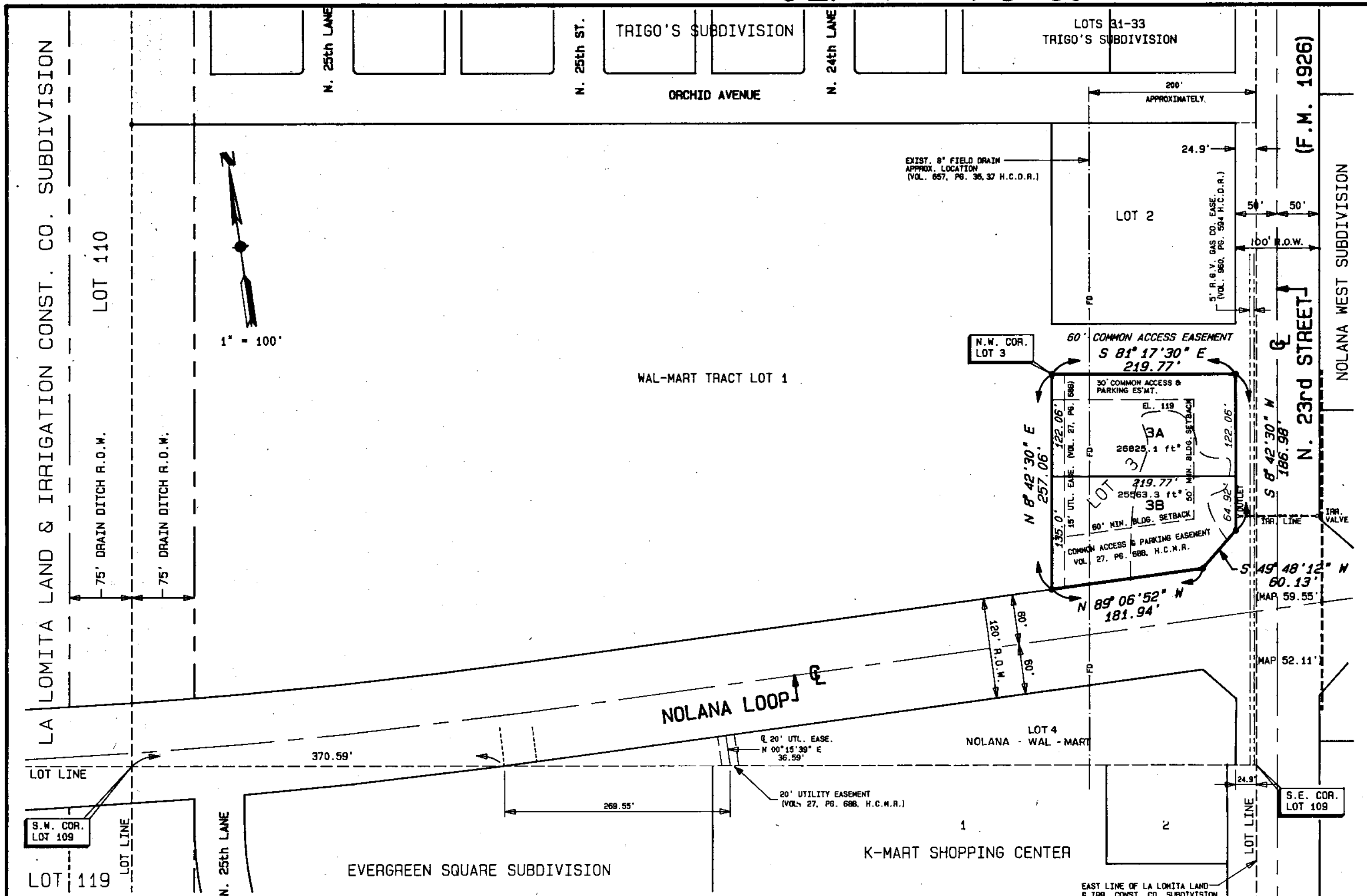
ANALYSIS: The applicant is proposing to maintain the existing landscaping area and existing parking area on this lot, the modification of the building to accommodate for the drive thru lane is located on the north side of the building. The only affected parking area is located along the Common Area, which is the means of egress for lots 3A and 3B.

The Fire Department did meet on site and approved the modifications with the drive lane requirements along the southeast corner must comply with a 23ft unobstructed access, as well as a 37ft unobstructed access along the north side.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Utility Department will need a utility layout showing all existing services, as well as grease trap.

RECOMMENDATION:

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



MAP OF LOTS 3A AND 3B NOLANA WAL-MART SUBDIVISION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN OF THIS PLAT AND DESIGNATED HEREIN AS THE RESUBDIVISION OF LOT 3A AND 3B NOLANA WAL-MART 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 SEWER, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IN REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

STATE OF ARKANSAS:
COUNTY OF BENTON:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Patrick E. Peery KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19th DAY OF June, 1992.

PATRICK E. PEERY
ASST. VICE-PRESIDENT REAL ESTATE
701 S. WALTON BLVD.
BENTONVILLE, AR 72715

NOTARY PUBLIC COUNTY OF BENTON, ARKANSAS

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.

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.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUNDS, AND FURTHER CERTIFY THAT NO OTHER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONTAINS THE POTABLE AND SEWER SERVICE FACILITIES PLANS OF THE IMPROVEMENTS TO BE CONSTRUCTED AND FULLY COMPLETED AND OPERABLE BY 1992. I FURTHER CERTIFY THAT THESE FACILITIES ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 10.343 TEXAS WATER CODE.

THIS PLAT, APPROVED BY HIDALGO COUNTY IRRIGATION NO. 1, ON THIS 14th DAY OF May, 1992.

NOTE:
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

BEING A RESUBDIVISION OF ALL OF LOT 3
OUT OF NOLANA WAL-MART SUBDIVISION AS RECORDED
IN VOL. 27, PG. 688 H.C.M.R., (CONTAINING 1.20 AC.)
CITY OF MCALLEN, HIDALGO COUNTY, TEXAS

MEASURES AND BOUNDS DESCRIPTION

LOT 3

A tract of land containing 1.202 acres of land situated in Hidalgo County, Texas and also being a part or portion of LOT 109, LA LOMITA LAND & IRRIGATION CONSTRUCTION CO. SUBDIVISION (Area Ref. Vol. 24, Pg. 67 & 68, H.C.D.R.) and said 1.202 acres of land also being more particularly described as follows:

Beginning at a #4 rebar set on the proposed west right-of-way line of 23RD Street for the northeast corner of this tract, said corner bears N 8° 42' 30" E a distance of 467.81 feet and N 81° 17' 30" W a distance of 74.90 feet to the southeast corner of said Lot 109;

Thence S 8° 42' 30" W along the proposed west right-of-way line of 23RD Street a distance of 186.98 feet to a #4 rebar set on the north right-of-way line of Nolana Loop for the southeast corner of this tract;

Thence S 49° 48' 12" W along the north right-of-way line of said Nolana Loop a distance of 60.13 feet to a #4 rebar set for an angle point of this tract;

Thence N 89° 06' 52" W along the north right-of-way line of said Nolana Loop a distance of 181.94 feet to a #4 rebar set for the southwest corner of this tract;

Thence N 8° 42' 30" E a distance of 257.06 feet to a #4 rebar set for the northeast corner of this tract;

thence S 81° 17' 30" E a distance of 219.77 feet to the POINT OF BEGINNING and containing 1.202 acres of land, more or less.

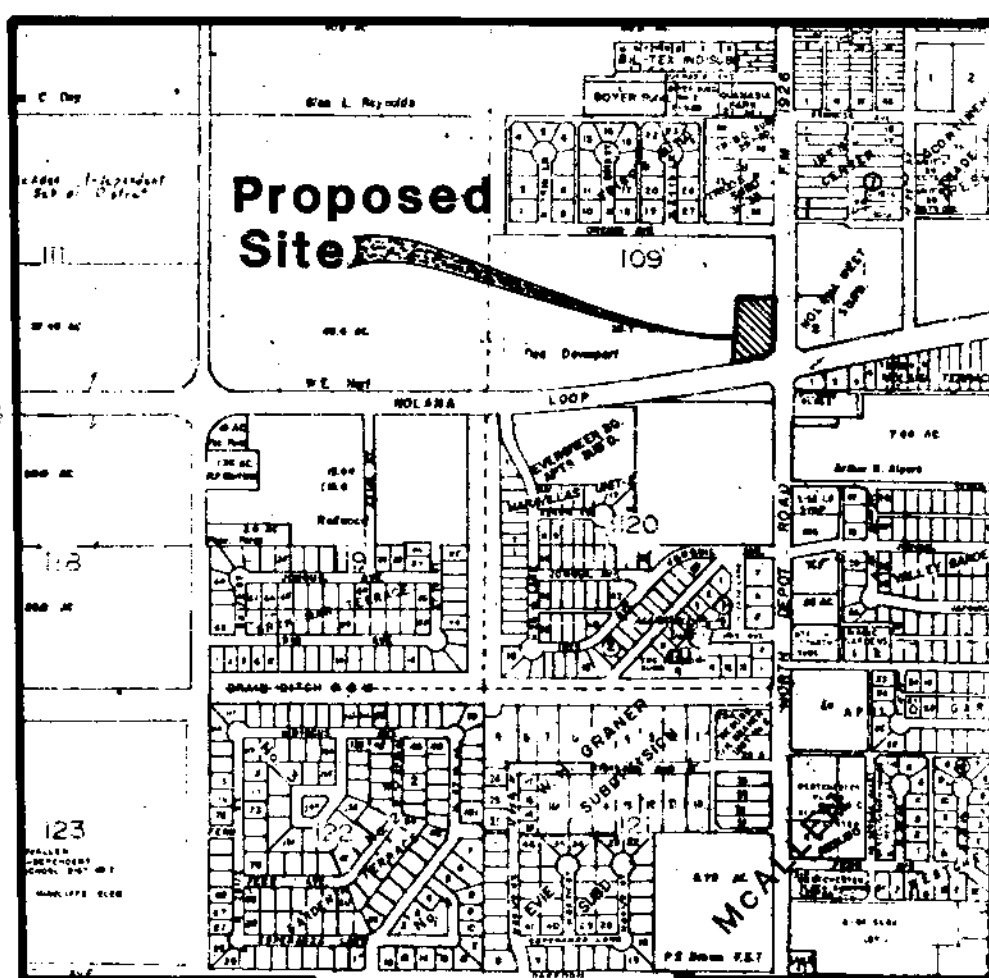
269733

JUN 24

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 19th day of June, 1992
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By Carla L. Loe Deputy

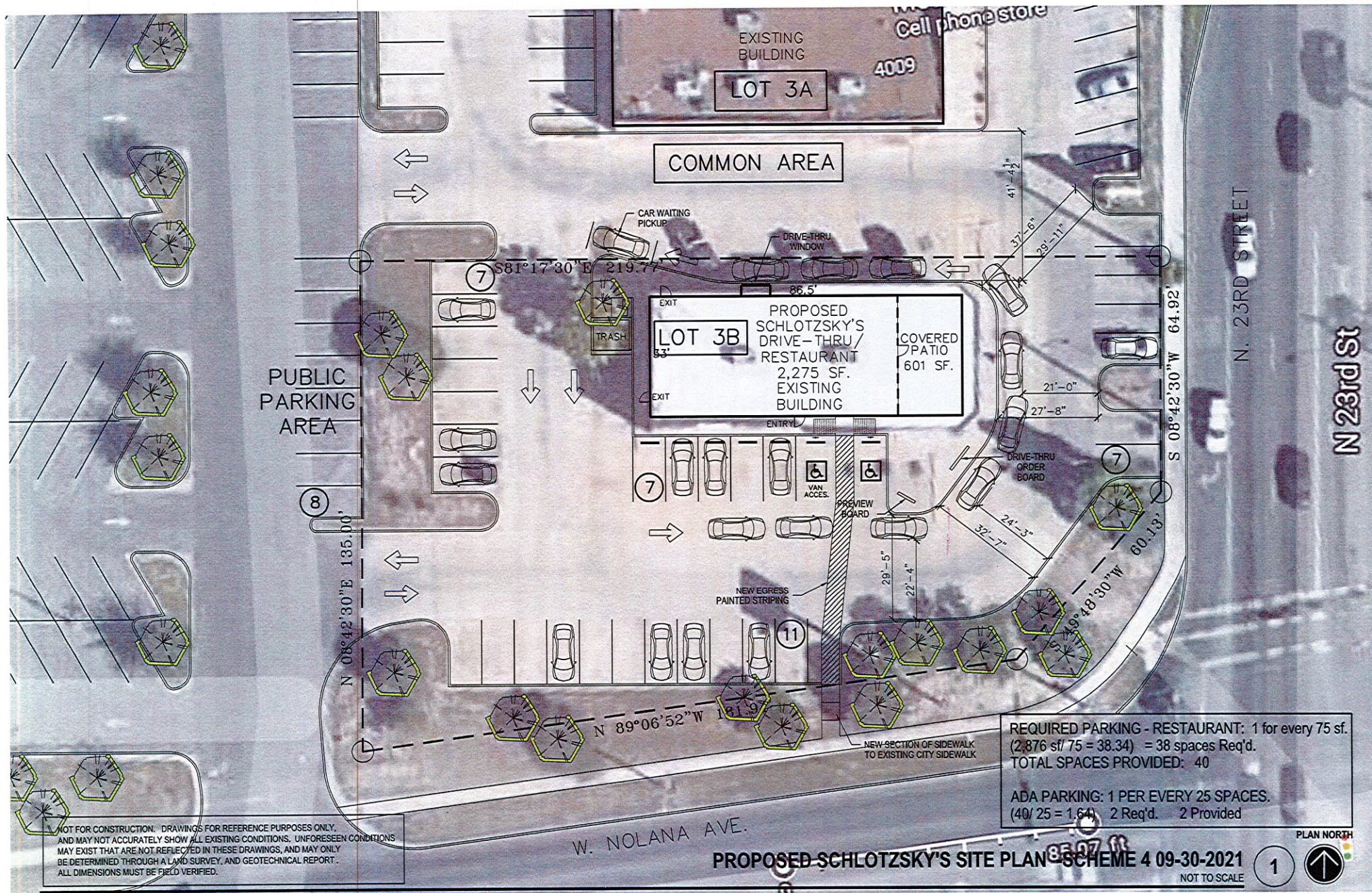
APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 19th day of June, 1992
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By Carla L. Loe Deputy

NOTES:
1. SETBACKS
FRONT - NOLANA - 60 FEET
- 23RD - 50 FEET
REAR - LOTS 3A & 3B - 15 FEET
COMMON SIDE - NORTH LINE LOT 3A - 30 FEET
INTERIOR SIDE BETWEEN LOT 3A & 3B - AS PER CITY ORDINANCE.
2. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: ELEV. 121.00
3. ANTICIPATED HIGH WATER CREATED BY A 100 YEAR STORM IS ELEV. 119.50 AND THE SUBDIVISION IS IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP. COMMUNITY-PANEL NO. 480343 0005 C MAP REVISED NOV. 2, 1982
4. BENCH MARK: SQUARE CUT ON TOP OF TYPE "A" INLET SOUTH SIDE OF ORCHID AVE. AND 25TH LANE. EL. = 118.00
5. SITE PLAN APPROVAL BY THE PLANNING & ZONING COMMISSION REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. DEVELOPER SHALL BE REQUIRED TO SUBMIT ENGINEERED DETENTION PLAN FOR APPROVAL PRIOR TO APPLICATION FOR BUILDING PERMIT.
7. A 4 FT. SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF N. 23RD STREET AND THE NORTH & SOUTH SIDES OF NOLANA LOOP.
8. LOTS 3A & 3B WILL NOT HAVE ACCESS ON TO N. 23RD OR NOLANA.
9. 24 FT. FIRE LANE DEDICATED AS PER APPROVED SITE PLAN.
10. 25 FT. x 25 FT. CORNER CLIP EASEMENT DEDICATED BY THIS PLAT AT ALL STREET INTERSECTIONS.



Vicinity Map

MELDEN & HUNT INC.
CONSULTING ENGINEERS & SURVEYORS
203 S. 10TH
EDINBURG, TEXAS 78539
(512) 381-0581 / FAX (512) 381-1839



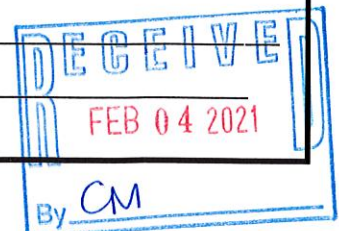
SUB2021-0008



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>Fullerton Place</u> Location <u>Fullerton Avenue at 28th Lane</u> City Address or Block Number <u>2709 Fullerton Avenue</u> Number of lots <u>1</u> Gross acres <u>0.24</u> Net acres <u>0.24</u> Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>1</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 type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>n/a</u> Parcel No. <u>210538</u> Tax Dept. Review _____ Legal Description <u>0.24 acre out of Lot 50, La Lomita Irrigation & Construction Co.</u> <u>Subdivision</u>
Owner	Name <u>Jose & Glendy Esquivel</u> Phone <u>956-460-7035</u> Address <u>2007 E. 25 1/2 Street</u> City <u>Mission</u> State <u>TX</u> Zip <u>78574</u> E-mail <u>albertesquivel@gmail.com</u>
Developer	Name <u>same as owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u> Address <u>202 So. 4th Street</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Steve Spoor, P.E.</u> E-mail <u>SEC@SpoorEng.com</u>
Surveyor	Name <u>Pena Engineering</u> Phone <u>956-682-8812</u> Address <u>1001 Whitewing</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u>



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

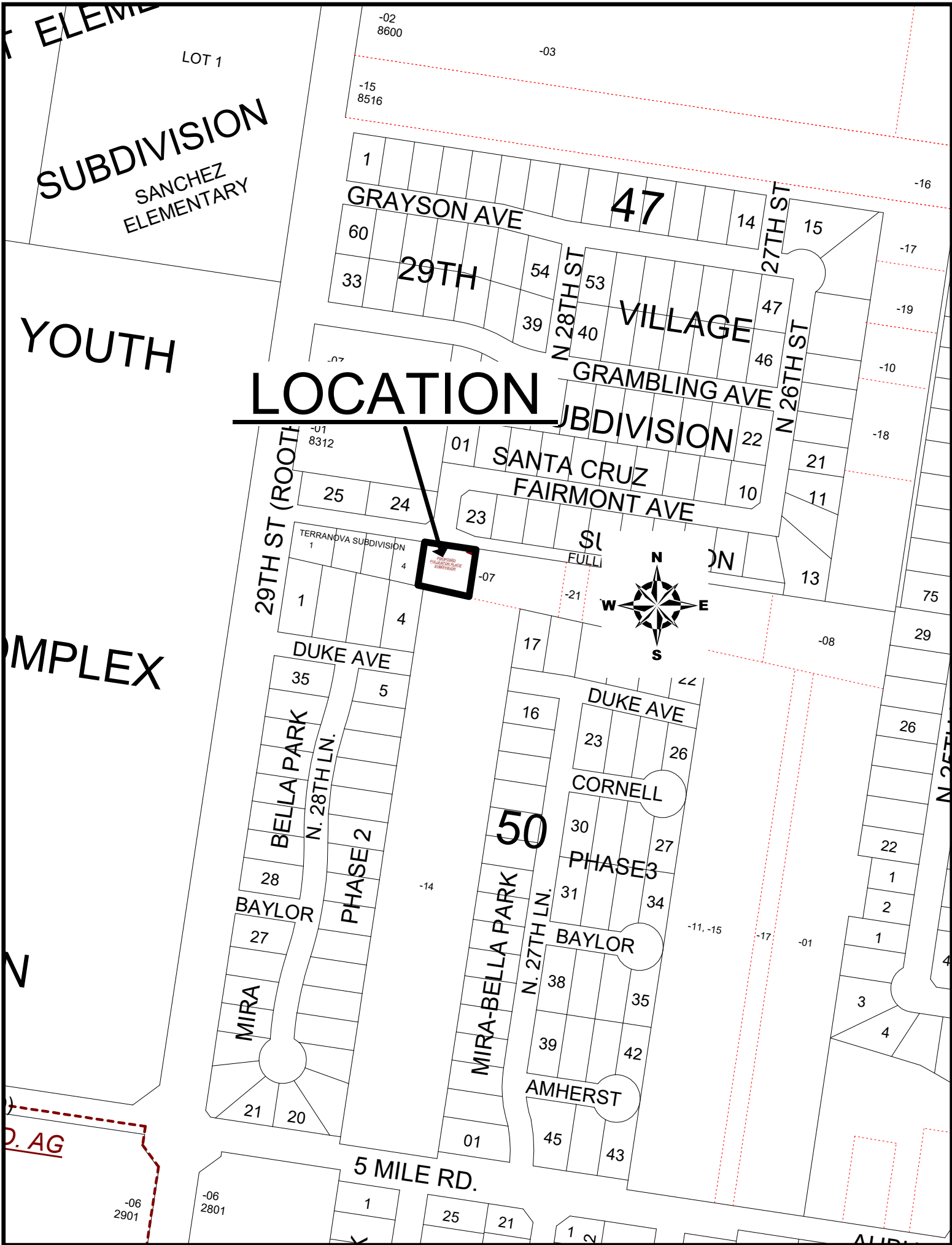
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 01/28/21

Print Name Steve Spoor

Owner ☐

Authorized Agent ☒



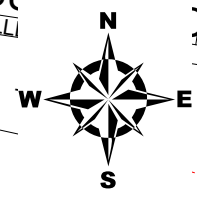
ELEMENTARY
LOT 1
SUBDIVISION
SANCHEZ
ELEMENTARY

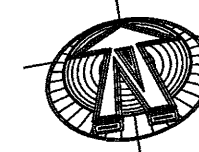
YOUTH
COMPLEX

D. AG
-06
2901

N

LOCATION

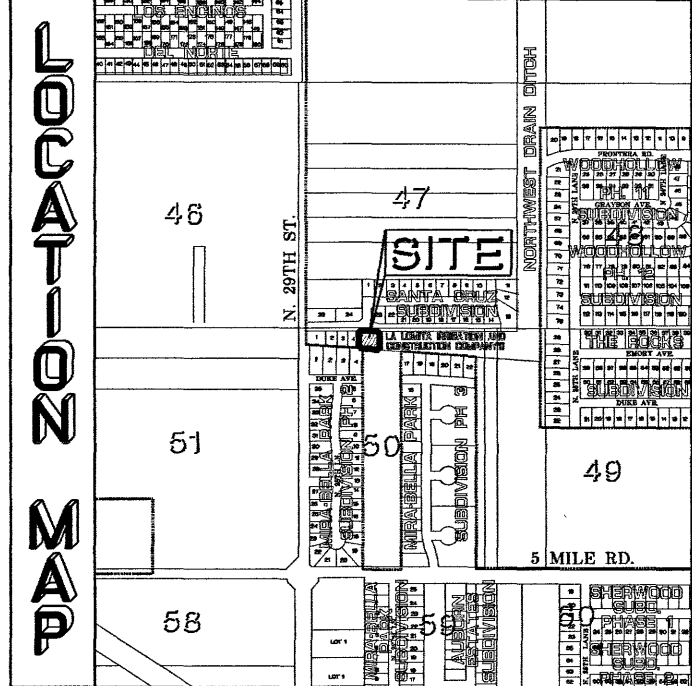




January 27 2021
Scale: 1"=50'

MAP OF FULLERTON PLACE SUBDIVISION

Being a Subdivision of a 0.24 Acre Tract of Land Out of
Lot 50, La Lomita Irrigation & Construction Co.
Subdivision, Hidalgo County, Texas,
according to plat recorded in Vol. 24, Pg.68, Deed Records,
Hidalgo County, Texas.



Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000



STATE OF TEXAS:
COUNTY OF HIDALGO:

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS "FULLERTON PLACE" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (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.

By: Jose A. Esquivel
2007 E. 25 1/2 St.
Mission, Texas 78572

By: Glendy J. Esquivel
2007 E. 25 1/2 St.
Mission, Texas 78572

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE A. ESQUIVEL AND GLENDY J. ESQUIVEL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

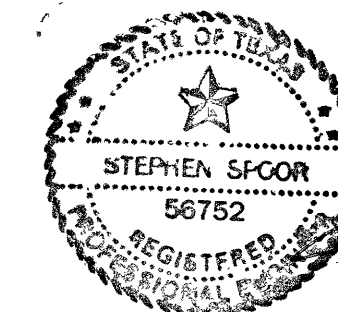
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 5242 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOW THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

PABLO (PAUL) PENA III
REGISTERED PROFESSIONAL LAND SURVEYOR
1001 WHITEWING AVE.
McALLEN, TEXAS 78501
TEPELS FIRM # 1008720

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, STEPHEN SPOOR, 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. 56752

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

MAYOR, CITY OF McALLEN

DATE

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 49.21(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

By: RAIL E. SESIN, P.E., CFM.
GENERAL MANAGER

DATE

NOTES:

- 1) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A.- FRONT: -25 FT. OR GREATER FOR EASEMENT
B.- REAR: -10 FT. OR GREATER FOR EASEMENT
C.- CORNER: -10 FT. OR GREATER FOR EASEMENT
D.- INTERIOR SIDES: -6 FT. OR GREATER FOR EASEMENT
E.- GARAGE: -18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

- 2) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.

- 3) THIS PROPERTY FALLS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 334 0325 D, REVISED JUNE 6, 2000.

- 4) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

- 5) 4.0' SIDEWALK REQUIRED ALONG FULLERTON AVE.

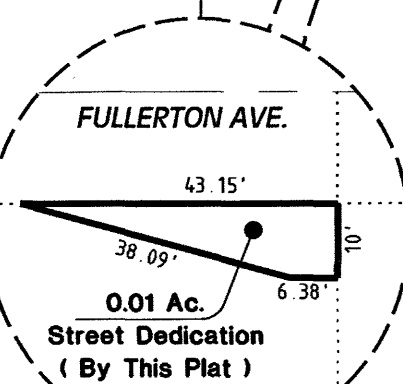
- 6) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.

- 7) STORM WATER DETENTION OF 690 CUBIC FEET OR 0.02 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION.

- 8) BENCHMARK: - STATION NAME: MC* 52 SET BY ARANDA & ASSOC. LOCATED AT NORTHEAST CORNER OF TAYLOR RD. AND MILE 4 RD. ELEV.- 132.94 FT (NAVD88)

- 9) 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.

DETAIL



METES & BOUNDS

A 0.24 ACRE TRACT OF LAND OUT OF LOT 50, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS; ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northeast corner of Lot 4, Terranova Subdivision, City of McAllen, recorded in Instrument No. 2632738, Map Records, for the northwest corner of the following described tract of land, said point being on the South line of Fullerton Avenue, said point located South 81 Deg. 17 Min. 30 Sec. East, 310.0 feet and South 08 Deg. 42 Min. 30 Sec. West, 15.0 feet from the northwest corner of Lot 50;
THENCE, with the South line of Fullerton Avenue, as described, in Document a 15 foot by 110 foot tract deeded to the City of McAllen in Instrument No. 1616417, Official Records, South 81 Deg. 17 Min. 30 Sec. East, 110.0 feet to the southeast corner of said 15 foot by 110 foot tract for the northeast corner hereof;
THENCE, parallel to the West line of Lot 50, South 08 Deg. 42 Min. 30 Sec. West, 99.78 feet to a point for the southeast corner hereof;
THENCE, North 77 Deg. 24 Min. 21 Sec. West, 110.25 feet to the southeast corner of said Lot 4, for the southwest corner hereof;
THENCE, with the East line of said Lot 4, North 08 Deg. 42 Min. 30 Sec. East, 92.31 feet to the POINT OF BEGINNING, containing 0.24 acre of land, more or less.



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2021

SUBDIVISION NAME: FULLERTON PLACE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Fullerton Avenue: ROW dedication as shown on plat for 50 ft. total ROW
Paving: 32 ft. Curb & gutter: both sides
**Money must be escrowed if improvements are not built prior to recording
**City of McAllen Thoroughfare

Applied

* 800 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
**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: 25 ft.
Zoning Ordinance: Section 138-356

Applied

* Rear: 10 ft. or greater for easements
**Zoning Ordinance: Section 138-356

Applied

* Sides: 6 ft. or greater for easements.
**Zoning Ordinance: Section 138-356

Applied

* Corner: 10 ft. or greater for easements
Zoning Ordinance: Section 138-356

Applied

* Garage: 18 ft. except where greater setback is required, greater setback applies.

Applied

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on Fullerton Avenue.
**Subdivision Ordinance: Section 134-120

Applied

* Perimeter sidewalks must be built or money escrowed if not built at this time.

Required

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses
**Landscaping Ordinance: Section 110-46

Applied

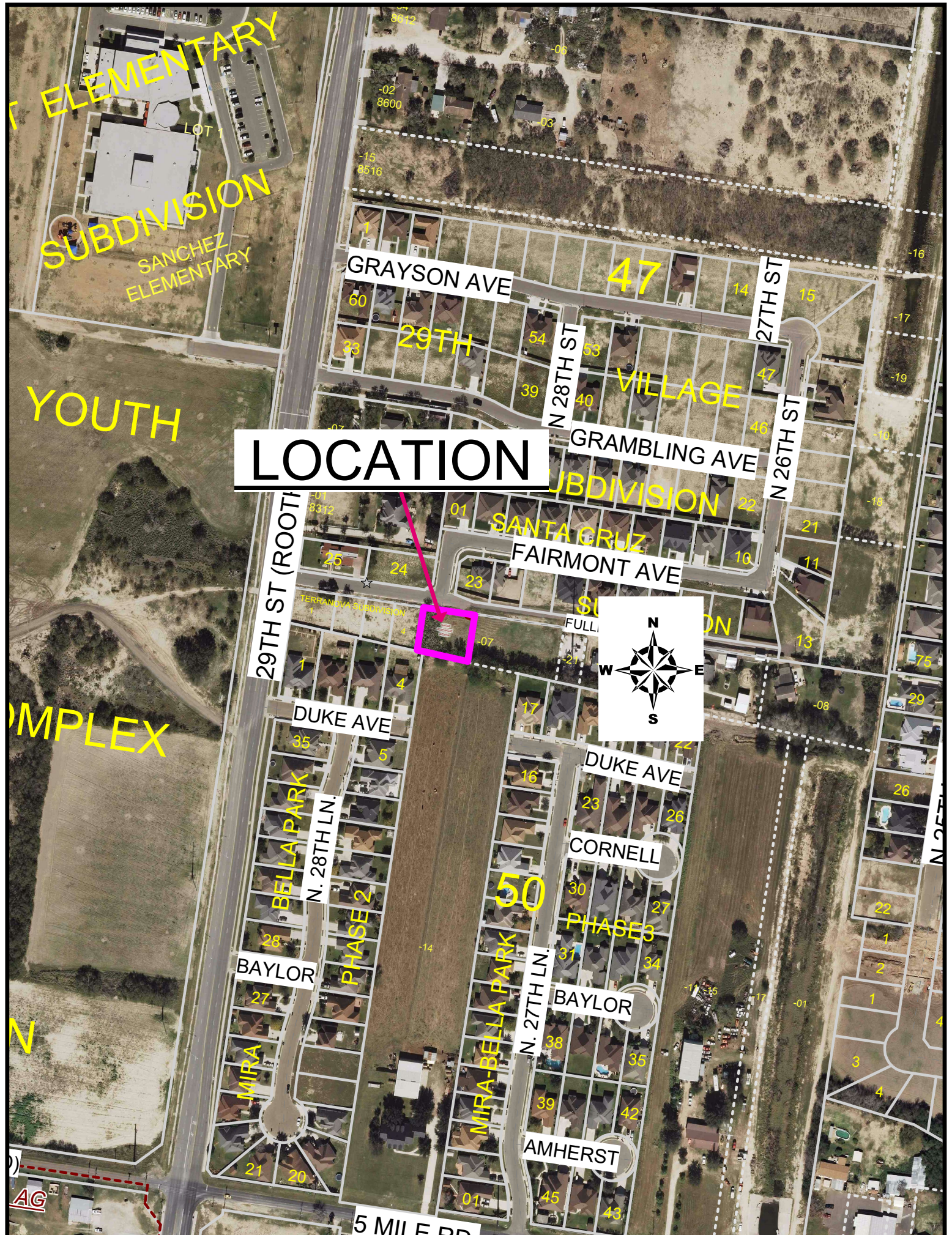
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses
**Landscaping Ordinance: Section 110-46

Applied

*Perimeter buffers must be built at time of Subdivision Improvements.

Required

NOTES	
* No curb cut, access, or lot frontage permitted along **City's Access Management Policy	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas, private drives 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.	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 110-72 applies for public subdivisions.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section 138-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Section 138-176	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation for one single family house has been waived, per Traffic Department no TIA required.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Money must be escrowed if improvements are not built prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



ELEMENTARY
SUBDIVISION
SANCHEZ
ELEMENTARY

YOUTH
COMPLEX

LOCATION



AG

SUB2021-0084



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	<p>Subdivision Name <u>Best Subdivision</u></p> <p>Location <u>South Side of Mile 8 Road, approximately 550 feet west of Bentsen Road</u></p> <p>City Address or Block Number <u>4601 MILE 8 RD</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.15</u> Net acres <u>1.15</u></p> <p>Existing Zoning <u>n/a</u> Proposed <u>n/a</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Mobile Home</u> Proposed Land Use <u>Single Family</u> Irrigation District # <u>UID</u></p> <p>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"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Parcel No. <u>1311364</u> Tax Dept. Review _____</p> <p>Legal Description <u>1.15 acres out of Lot 528, John H. Shary Subdivision</u></p>
Owner	<p>Name <u>Donald Wade Best</u> Phone <u>956-607-9233</u></p> <p>Address <u>4515 Mile 8 Road</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>E-mail <u>wadebest12@aim.com</u></p>
Developer	<p>Name <u>Same as Owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u></p> <p>Address <u>202 S. 4th Street</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person <u>Steve Spoor</u></p> <p>E-mail <u>sec@spooreng.com</u></p>
Surveyor	<p>Name <u>CVQ Land Surveyors</u> Phone <u>956-618-1551</u></p> <p>Address <u>517 Beaumont Ave.</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p>

AUG 2 2021

NM

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.

AUG 6 2021

Owner's Signature

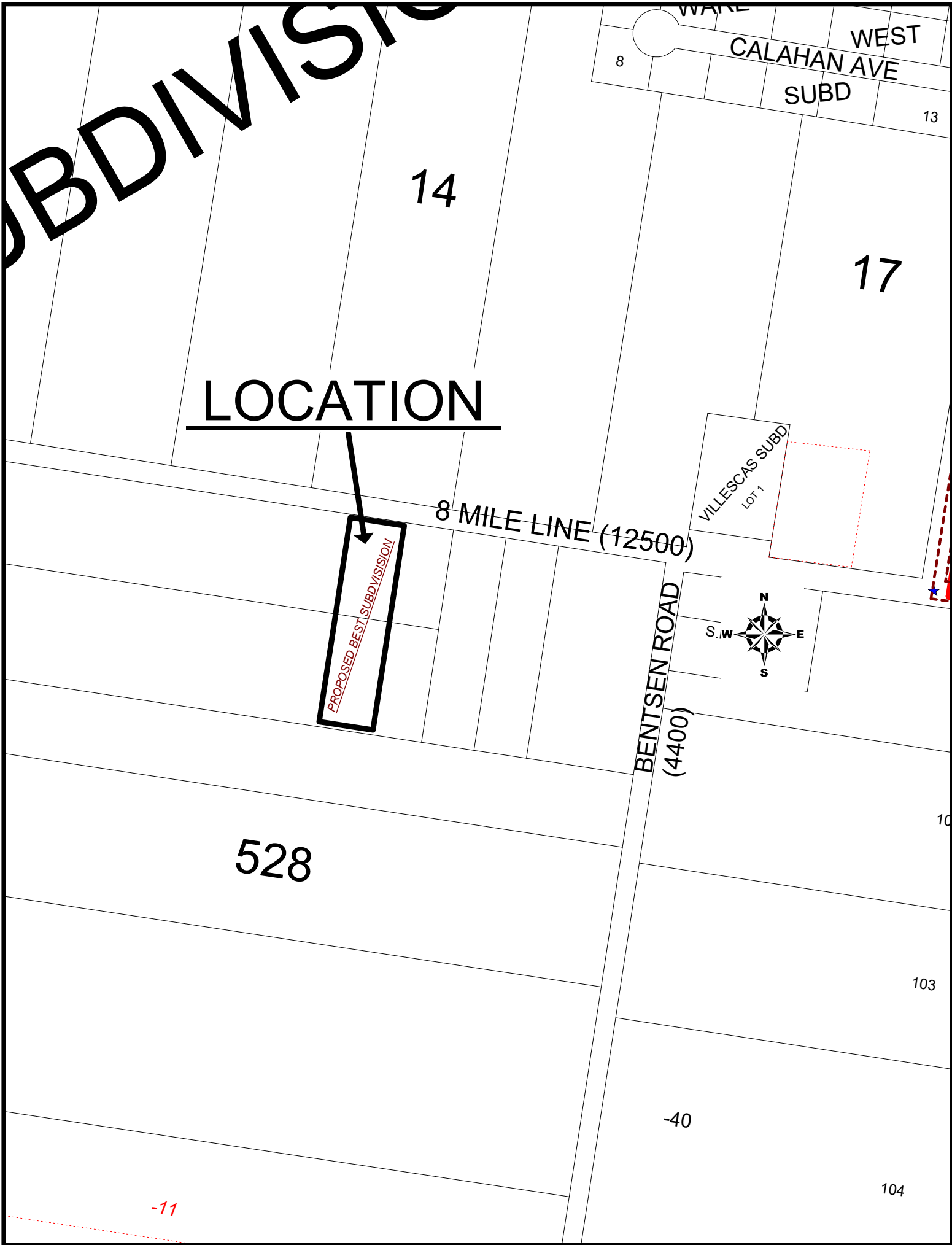
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 7/2/21

Print Name Steve Spoor, P.E.

Owner ☐

Authorized Agent ☒



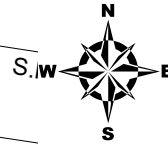
LOCATION

PROPOSED BEST SUBDIVISION

8 MILE LINE (12500)

BENTSEN ROAD
(4400)

VILLEGAS SUBD
LOT 1



WEST
CALAHAN AVE
SUBD

8

13

14

17

528

10

103

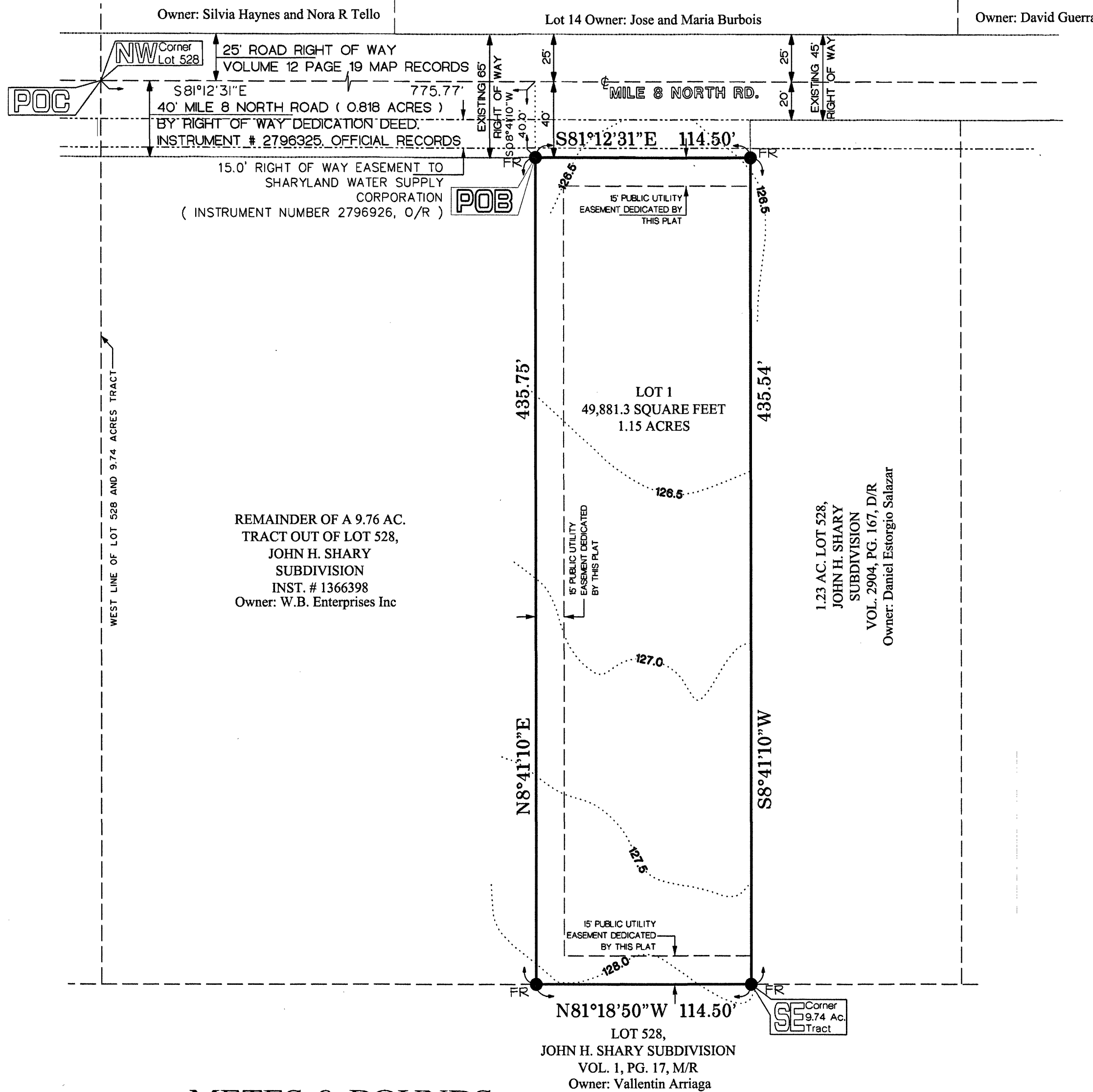
-40

104

-11

SURVEY MONUMENT LEGEND

- SR - SET 1/2 IRON ROD
- FR - FOUND IRON ROD
- FN - FOUND NAIL



METES & BOUNDS

A 1.15 ACRE TRACT OF LAND OUT OF A CERTAIN 9.74 ACRE TRACT OUT OF LOT 528, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 9.74 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 1321061, DEED RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING at the northwest corner of Lot 528; said point being in Mile 8 North Road, and being the northwest corner of said 9.74 acre tract; thence, with the North line of Lot 528, and the North line of said 9.74 acre tracts, in Mile 8 North Road, South 81 Deg. 12 Min. 31 Sec. East, 775.77 feet to a nail found; thence, parallel to the West line of Lot 528, South 08 Deg. 41 Min. 10 Sec. West, 40.0 feet to 3/4" iron rod found on the South line of Mile 8 North Road, for the northwest corner and PLACE OF BEGINNING of the following described tract of land

THENCE, with the South line of Mile 8 North Road, South 81 Deg. 12 Min. 31 Sec. East, 114.50 feet to a 3/4" iron rod found on the East line of said 9.74 acre tract for the northeast corner hereof;

THENCE, with the East line of said 9.74 acre tract, South 08 Deg. 41 Min. 10 Sec. West, 435.54 feet to a 1/2 inch iron rod found for the southeast corner of said 9.74 acre tract for the southeast corner hereof;

THENCE, with the South line of said 9.74 acre tract, North 81 Deg. 18 Min. 50 Sec. West, 114.5 feet to 1/2" iron rod found with yellow cap marked "SEA 5782" for the southwest corner hereof;

THENCE, parallel to the East line of said 9.74 acre tract, North 08 Deg. 41 Min. 10 Sec. East, 435.78 feet to the POINT OF BEGINNING; containing 1.15 acre of land, more or less.

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

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

MAYOR, CITY OF McALLEN _____ DATE _____

MAIN CONTACT INFORMATION

SHEET	OWNER(S)	NAME:	ADDRESS:	CITY, STATE, ZIP	PHONE	EMAIL
1	ENGINEER	DONALD WADE BEST	4707 MILE 8 ROAD	EDINBURG, TEXAS 78541	956-607-9233	WADEBEST12@aaim.com
2	SURVEYOR	STEVE SPOOR	202 S. 4TH ST.	MCALLEN, TEXAS 78501	956-683-1000	SEC@SPOORENG.COM
		CARLOS VASQUEZ	517 BEAUMONT AVE	MCALLEN, TEXAS 78501	956-618-1551	CVQ@CVOLS.COM

NOTES:

- FLOOD ZONE STATEMENT
FLOOD ZONE DESIGNATION: ZONE "X", UNSHADED - "AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE TO 500 YEAR FLOOD LEVEL." FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0295D MAP REVISED: JUNE 6, 2000. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS
FRONT: 40.0 FEET
REAR: 15.0 FEET
SIDES: 6 FEET OR GREATER FOR EASEMENTS
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- COMMERCIAL USE
NO COMMERCIAL USE SHALL BE ALLOWED
- MINIMUM FINISH FLOOR NOTE
MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CENTERLINE OF STREET OR 18 INCHES ABOVE 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.
- BENCHMARK
SET BENCHMARK NO. 1 CITY OF McALLEN NO. 32 LOCATED AT THE SOUTHEAST CORNER OF THE MILE 8 NORTH ROAD AND TAYLOR ROAD INTERSECTION. SAID BENCHMARK IS 7.3 FEET FROM THE EAST EDGE OF PAVEMENT OF TAYLOR ROAD AND 65.8 FEET SOUTH FROM THE CENTERLINE OF MILE 8 NORTH ROAD. ELEVATION = 131.25 N.A. V.D. 88
- STORMWATER STORAGE
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,620 CUBIC FEET (0.04 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET 2 FOR DETENTION AND STORMWATER RETENTION)
- EASEMENT OBSTRUCTIONS
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 HEIGHTS, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- PURCHASE CONTRACTS
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.
- PUBLIC UTILITY EASEMENTS
ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF)
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR MAINTAINING THE EXISTING OSSF ON THIS LOT
- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE
- B. THIS LOT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT
- WATER WELLS
THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- LOT GRADING
THIS TRACT HAS AN EXISTING GROUND SLOPE FROM THE SOUTH LINE TO THE NORTH LINE OF APPROXIMATELY 0.50%
- A 4.0 FOOT SIDEWALK IS REQUIRED ALONG MILE 8 NORTH ROAD AS REQUIRED BY 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.

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

BEST SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 8 ROAD, APPROXIMATELY 550 FEET WEST OF BENTSEN ROAD. THE CLOSEST MUNICIPALITY IS THE CITY OF McALLEN. THIS SUBDIVISION FALLS IN THE FIVE MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF McALLEN UNDER LOCAL GOVERNMENT CODE 212.001(1). THE CITY OF McALLEN CITY LIMITS LINE IS APPROXIMATELY 1,300 FEET DIRECTLY WEST OF THE WEST LINE OF THIS SUBDIVISION. CITY OF McALLEN POPULATION IS CURRENTLY ESTIMATED TO BE 141,968. THIS SUBDIVISION IS LOCATED IN PRECINCT NO. 4

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT, ON

THIS THE _____ DAY OF _____, 2021

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

ATTEST:
PRESIDENT, UNITED IRRIGATION DISTRICT _____ SECRETARY _____

CONTRACTUAL AGREEMENT NOTE

THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN DONALD WADE BEST AND THE CITY OF McALLEN EXECUTED ON _____ AND RECORDED IN THE FOLLOWING INSTRUMENT _____ OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

COUNTY CLERK'S RECORDING CERTIFICATE



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

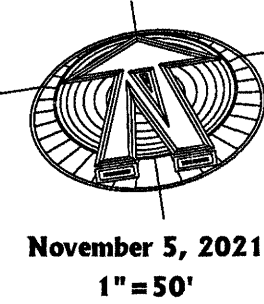
ON _____ AT _____ AM / PM

DOCUMENT NUMBER: _____
OF MAP RECORDS OF HIDALGO COUNTY
BY: _____ DEPUTY: _____

INDEX

SHEET 1 - PLAT - LEGAL DESCRIPTION - LOCATION MAP - NOTES - OWNER DEDICATION - CERTIFICATION'S FOR ENGINEER, SURVEYOR, HIDALGO COUNTY DRAINAGE DISTRICT, HIDALGO COUNTY COMMISSIONERS COURT, UNITED IRRIGATION DISTRICT, CITY OF McALLEN - HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE

SHEET 2 - UTILITY LAYOUT - DRAINAGE STATEMENT - FINAL ENGINEERING REPORT - TOPOGRAPHY - SUBDIVIDER CERTIFICATE W/ NOTARY - H.C.D.D. NO. 1 APPROVED ROAD DITCH WIDENING DETAILS



MAP
OF
BEST SUBDIVISION
County of Hidalgo, Texas

BEING A SUBDIVISION OF A 1.15 ACRE TRACT OF LAND, OUT OF A CERTAIN 9.74 ACRE TRACT OF LAND OUT OF LOT 528, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, DONALD WADE BEST, AS OWNER OF THE 1.15 ACRE TRACT, OUT OF LOT 528, JOHN H. SHARY SUBDIVISION, OF LAND ENCOMPASSED WITHIN THE PROPOSED "BEST SUBDIVISION", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENT 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 STANDARD;
- B- SEWER CONNECTIONS TO THE LOTS MEET OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- C- ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- D- GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

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

DONALD WADE BEST
4515 MILE 8 ROAD
EDINBURG, TEXAS 78541

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AND PROVED THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED:

THIS THE _____ DAY OF _____, 2021

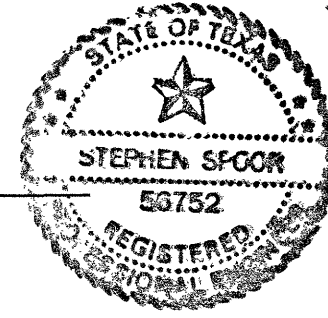
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

STEVE SPOOR, P.E.
SPOOR ENGINEERING CONSULTANTS, INC.
202 S. 4TH STREET
MCALLEN, TEXAS 78501



REGISTERED PROFESSIONAL ENGINEER NO. 56752
TEXAS BOARD OF PROFESSIONAL ENGINEERING FIRM-6003

STATE OF TEXAS
COUNTY OF HIDALGO

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

CARLOS VASQUEZ, RPLS 4608
CVQ LAND SURVEYORS - TBPLS FIRM 10119600
517 BEAUMONT AVE. MCALLEN, TEXAS 78501

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL E. SESIN, P.E., C.F.M.
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

THIS THE _____ DAY OF _____, 2021

HIDALGO COUNTY ENVIRONMENTAL
HEALTH DIVISION MANAGER

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BEST SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON:

THIS THE _____ DAY OF _____, 2021

HIDALGO COUNTY JUDGE

DATE

ATTEST:

HIDALGO COUNTY CLERK

DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2021

SUBDIVISION NAME: BEST SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Mile 8 North Road: 40 ft. from centerline for 80 ft. ROW
 Paving: 52 ft. Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording
 ****If 15 ft. ROW Easement to Sharyland Water Supply Corp. will be abandoned, it must be done by a separate instrument and not by plat prior to final.
 *****City of McAllen Thoroughfare Plan

Required

Paving _____ Curb & gutter _____

Applied

* 800 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
 **Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: 45 ft. or in line with average setback of existing structures, or easement, whichever is greater

Required

**Please revise plat note as shown above prior to recording.

****Zoning Ordinance: Section 138-356

* Rear: 15 ft. or greater for easements (Proposed)

Applied

**Setbacks will be finalized prior to recording.

****Zoning Ordinance: Section 138-356

* Interior Sides: 15 ft. or greater for easements.

Applied

**Setbacks will be finalized prior to recording.

****Zoning Ordinance: Section 138-356

* Corner.

NA

* Garage: 18 ft. except where greater setbacks are required; greater setback applies.

Applied

**Setbacks will be added prior to recording.

****Zoning Ordinance: Section 138-356

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required along Mile 8 North Road.

Required

**Plat note #14 to be revised as shown above prior to recording.

****Subdivision Ordinance: Section 134-120

* Perimeter sidewalks must be built or money escrowed if not built at this time.

Applied

BUFFERS

<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Please add plat note as shown above 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. **Please add plat note as shown above prior to recording. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
	Required
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. **Residential use proposed. * Common Areas, private drives/streets must be maintained by the lot owners and not the City of McAllen. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * 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 **Engineer must clarify number of units prior to final to determine requirements. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
	NA
	NA
	Applied
	Required
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356 * Lots fronting public streets. **Zoning Ordinance: 138-1 	Applied
	Required
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: Residential **If annexation is proposed, process must be finalized prior to final along with initial zoning process. **Zoning Ordinance * Rezoning Needed Before Final Approval **If annexation is proposed, process must be finalized prior to final along with initial zoning process. **Zoning Ordinance 	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. 	NA
	Applied

* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, properties in ETJ are not subject to Parks Department requirements.	NA
TRAFFIC	
* As per Traffic Department, TG waived for one single-family residence. No TIA required.	Complete
As per Traffic Department, TG waived for one single-family residence. No TIA required.	Applied
COMMENTS	
Comments: Must comply with City's Access Management Policy **Contractual Agreement will be required to be recorded prior to plat recording and a plat note will be shown on plat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIIONS NOTED.	Applied



JBDIVS

CALAHAN AVE
SUBD

LOCATION

8 MILE LINE (12500)

BENTSEN ROAD
(4400)

VALESCAS SUBD
LOT 1



14

17

528

40

104

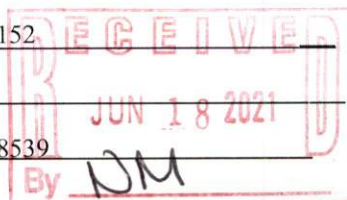
SUB2021-0069



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	<p>Subdivision Name <u>JUST A CLOSET #8</u></p> <p>Location <u>NORTHEAST CORNER OF INTERSECTION OF WARE ROAD AND PRIMROSE AVENUE</u></p> <p>City Address or Block Number <u>4200 N. WARE ROAD McALLEN, TX 78504</u></p> <p>Number of lots <u>2</u> Gross acres <u>8.227</u> Net acres <u>8.007</u></p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3, R-3A</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____ <small>GENERAL GENERAL BUSINESS</small></p> <p>Existing Land Use <u>BUSINESS</u> Proposed Land Use <u>APARTMENTS</u> Irrigation District # <u>1</u></p> <p>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 type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>BEING A 8.227 ACRES TRACT OF LAND OUT OF THE SOUTHWEST 10 ACRES OF LOT 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</u></p>
Owner	<p>Name <u>JUST A CLOSET #8, LLC</u> Phone <u>(956)-213-8244</u></p> <p>Address <u>P.O. BOX 610</u></p> <p>City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78505</u></p> <p>E-mail <u>JWHOLAND@VERTURO.COM</u></p>
Developer	<p>Name <u>JUST A CLOSET #8, LLC</u> Phone <u>(956)-213-8244</u></p> <p>Address <u>P.O. BOX 610</u></p> <p>City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78505</u></p> <p>Contact Person <u>JOSEPH W HOLLAND</u></p> <p>E-mail <u>JWHOLAND@VERTURO.COM</u></p>
Engineer	<p>Name <u>RIO DELTA ENGINEERING</u> Phone <u>(956)-380-5152</u></p> <p>Address <u>921 S. 10TH AVE</u></p> <p>City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u></p> <p>Contact Person <u>IVAN GARCIA, P.E., R.P.L.S.</u></p> <p>E-mail <u>RIODELTA2004@YAHOO.COM</u></p>
Surveyor	<p>Name <u>IVAN GARCIA, P.E., R.P.L.S.</u> Phone <u>(956)-380-5152</u></p> <p>Address <u>921 S. 10TH AVE.</u></p> <p>City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u></p>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☒ Title Report
- ☒ 8 1/2" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies
- ☒ 2 Location Maps
- ☒ 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- ☒ 6 Folded blueline prints of the proposed plat
- ☒ 2 Warranty Deeds (Identifying owner on application)
- ☒ Autocad 2005 DWG file and PDF of plat
- ☒ Letter of Authorization from the owner, if applicable (Submitted w/ Rezoning)
- ☒ 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 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

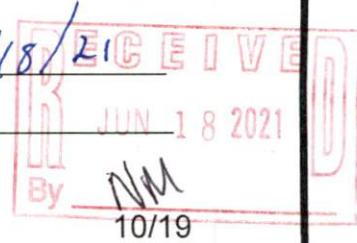
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature] Date 6/18/21

Print Name Ivan Garcia, PE, RPLS

Owner ☐

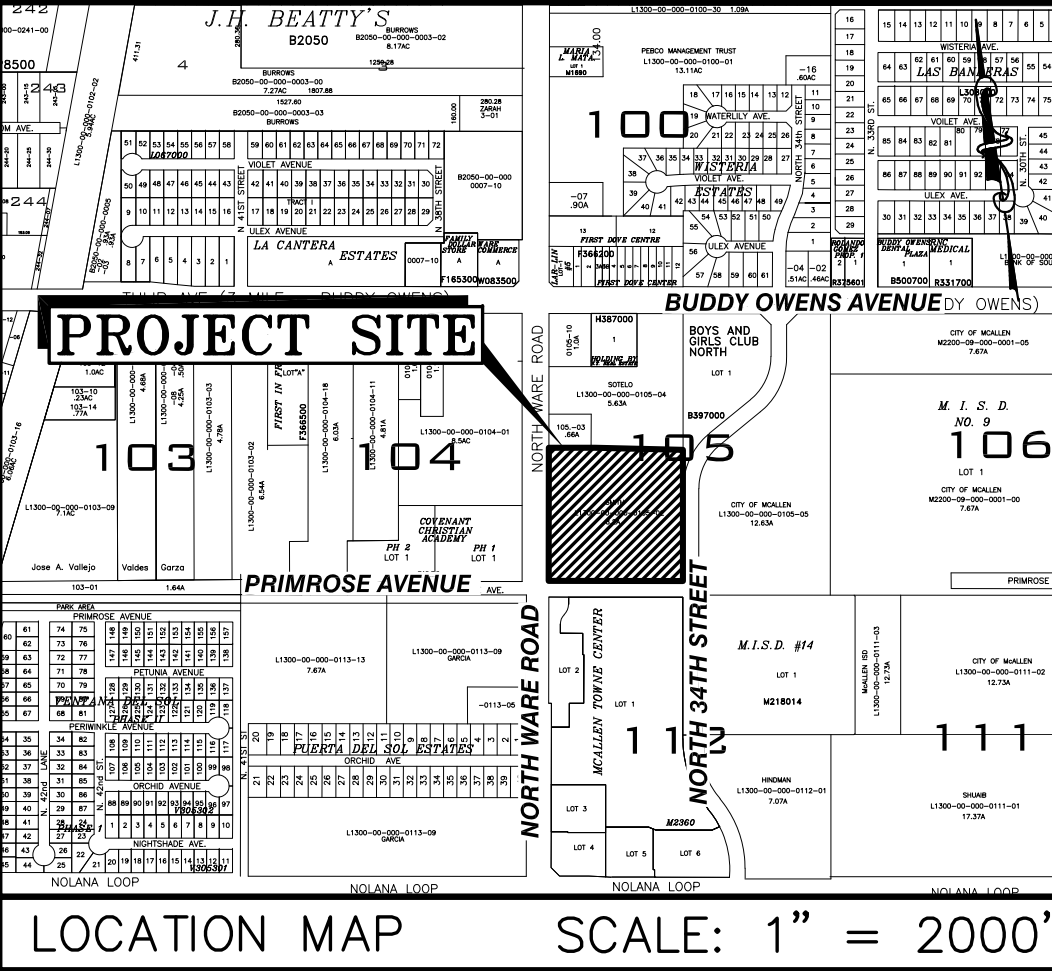
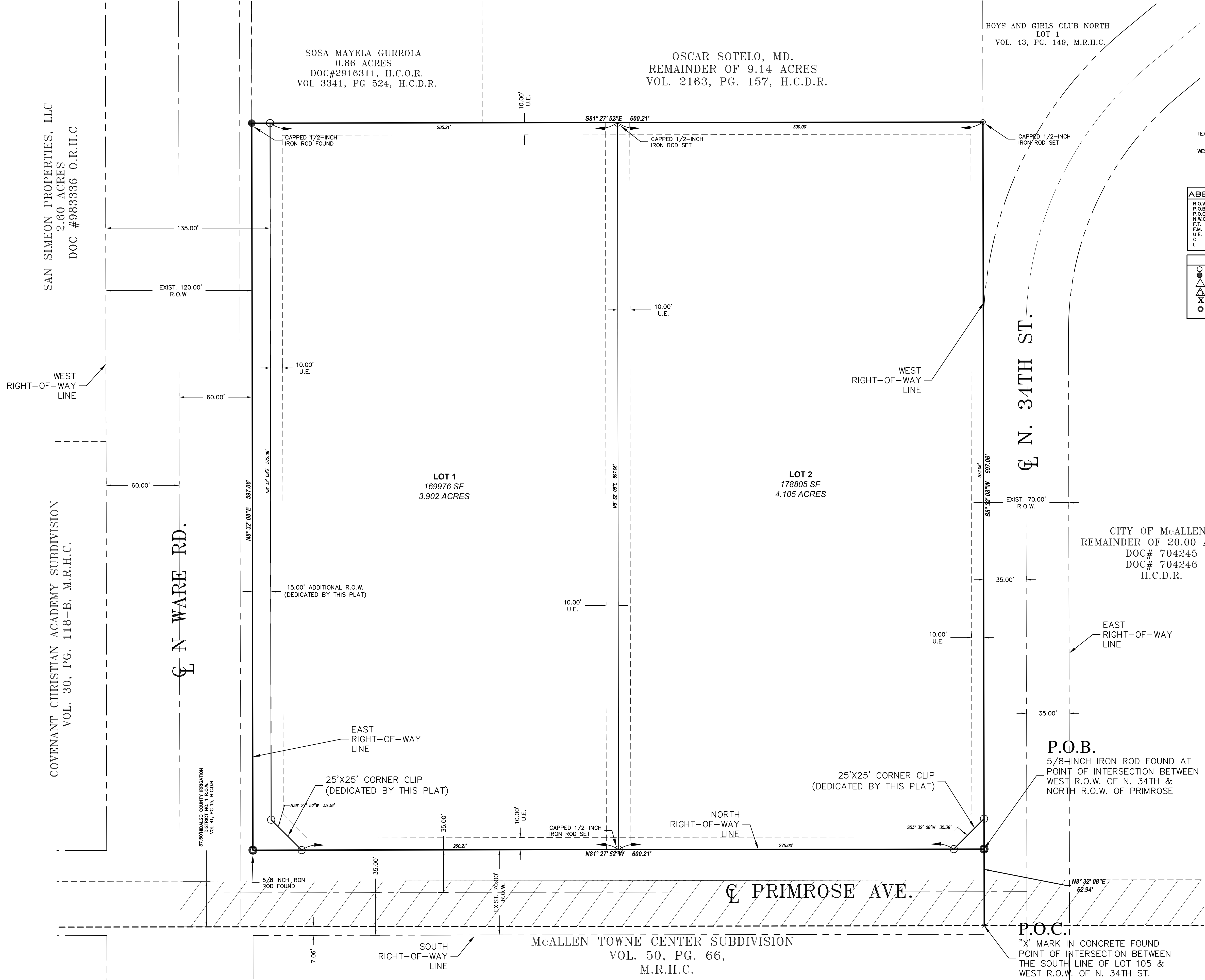
Authorized Agent ☒





JUST A CLOSET #8 SUBDIVISION

BEING A 8.227 ACRES TRACT OF LAND OUT OF AND BEING A PART OR PORTION OF THE SOUTHWEST 10 ACRES OF LOT 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS



SCALE: 1" = 40'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

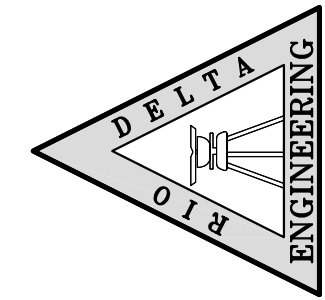
ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
N.W.C.	NORTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C	CENTER LINE
L	LOT LINE

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
△	COTTON PICKER SPINDLE SET
X	"X" MARK SET IN CONCRETE
○	5/8" IRON ROD FOUND

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE & FAX
OWNER(S): JOSEPH WILLIAM HOLLAND	1308 E. JASMINE AVENUE MCALLEN, TX. 78501	78501
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING

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



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JUNE 18, 2021
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

REDUCED PLAT
JUST A CLOSET #8 SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	IVAN GARCIA P.E. R.P.L.S.
SCALE:	P.E./D.R.
DATE:	1" = 40'
PROJECT:	JUNE 18, 2021
REVISIONS:	SUB 21 008
PAGE NO:	1-OF-1



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/12/2021

SUBDIVISION NAME: JUST A CLOSET #8

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: 15 ft. additional ROW for 75 ft. from centerline for 150 ft. total ROW
Paving: by the state Curb & gutter: by the state
***Show ROW on both sides of CL after accounting for ROW dedication prior to recording.
*City of McAllen Thoroughfare Plan

Compliance

Primrose Avenue: 70 ft. ROW
Paving: 44 ft. Curb & gutter: both sides
**City of McAllen Thoroughfare Plan

Applied

N. 34th Street: 70 ft. ROW
Paving: 44 ft. Curb & gutter: both sides
*City of McAllen Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
**Note #13 indicates service drive will be reviewed with site plan and will be maintained by lot owners. Service drive easement must be minimum of 24 ft. with 20 ft. of paving.

Required

SETBACKS

* N. Ware Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements, or in line with existing structures.
Primrose Avenue: In accordance with the Zoning Ordinance or greater for approved site plan or easements, or in line with existing structures.

Required

**Zoning Ordinance: Section 138-356

* Rear: In accordance with the zoning ordinance or greater for approved site plan or easements

Applied

**Zoning Ordinance: Section 138-356

* Interior Sides: in accordance with the zoning ordinance or greater for easements or approved site plan

Applied

**Zoning Ordinance: Section 138-356

* Corner: In accordance with the zoning ordinance or greater for easements or approved site plan

Required

*Zoning Ordinance: Section 138-356

* Garage

NA

**Zoning Ordinance: Section 138-356

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

Applied

SIDEWALKS	
* 5 ft. wide minimum sidewalk required on N. Ware Road and 4 ft. wide minimum sidewalk required along Primrose Avenue and N. 34th Street. *Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road, Primrose Avenue, and North 34th Street as may be applicable.	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 Ware Road **Variance required for any new accesses proposed along N. Ware Road once site plan is submitted as per Traffic Department.	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common areas, private service roads, 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 for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section 138-356	Applied
* Minimum lot width and lot area **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: C-3 & R-3A Proposed: C-3 & R-3A *Rezoning approved by P&Z on July 8, 2021, and City Commission on July 12, 2021.	Compliance
* Rezoning Needed Before Final Approval *Rezoning approved by P&Z on July 8, 2021, and City Commission on July 12, 2021.	Completed
PARKS	
* Land dedication in lieu of fee.	N/A
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. As per Parks Department, parks fees will apply once multi-family residential section is developed. Park fees might be collected at time of building permits and a plat note might be required prior to recording.	Required

* Pending review by the Parkland Dedication Advisory Board and CC.	N/A
TRAFFIC	
* As per Traffic Department, Trip generation approved, TIA not required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	N/A
COMMENTS	
Comments: *Must comply with City's Access Management Policy	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION







City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

Sub2021-0120

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>A. Peña Subdivision</u> Location <u>16950 Citrus Drive, McAllen, TX</u> City Address or Block Number <u>16950 Citrus Drive, Edinburg, TX</u> Number of lots <u>2</u> Gross acres <u>5.27</u> Net acres <u>5.04</u> Existing Zoning _____ Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use _____ Proposed Land Use _____ Irrigation District # _____ Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>A 5.27 Acre tract of land being all of lots 4, 5, 6, 7, 8 and part of lot 9, Citrus Properties Subdivision, Hidalgo County Texas.</u>
Owner	Name <u>Rodolfo Peña, Sr. & Melissa M. Peña-Montes</u> Phone <u>956-289-6692</u> Address <u>16916 Citrus Drive</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> E-mail <u>tenchalav@aol.com</u>
Developer	Name <u>Rodolfo Peña, Sr. & Melissa M. Peña-Montes</u> Phone <u>956-289-6692</u> Address <u>16916 Citrus Drive</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>Rodolfo Peña, Sr.</u> E-mail <u>tenchalav@aol.com</u>
Engineer	Name <u>R. Gutierrez Engineering Corporation</u> Phone <u>956-782-2557</u> Address <u>130 E Park Avenue</u> City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u> Contact Person <u>Ramiro Gutierrez, PE</u> E-mail <u>rgutierrez@rgec.net</u>
Surveyor	Name <u>R. Gutierrez Engineering Corporation</u> Phone <u>956-782-2557</u> Address <u>130 E Park Avenue</u> City <u>Pharr</u> State <u>TX</u> Zip <u>78577</u> E-mail <u>office@rgec.net</u>

RECEIVED
OCT 21 2021
BY:  

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☐ N/A Title Report
- ☒ 8 ½" by 11" 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 DWG file of plat
- ☒ Letter of Authorization from the owner, if applicable
- ☐ N/A Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

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

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

Owner's Signature

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

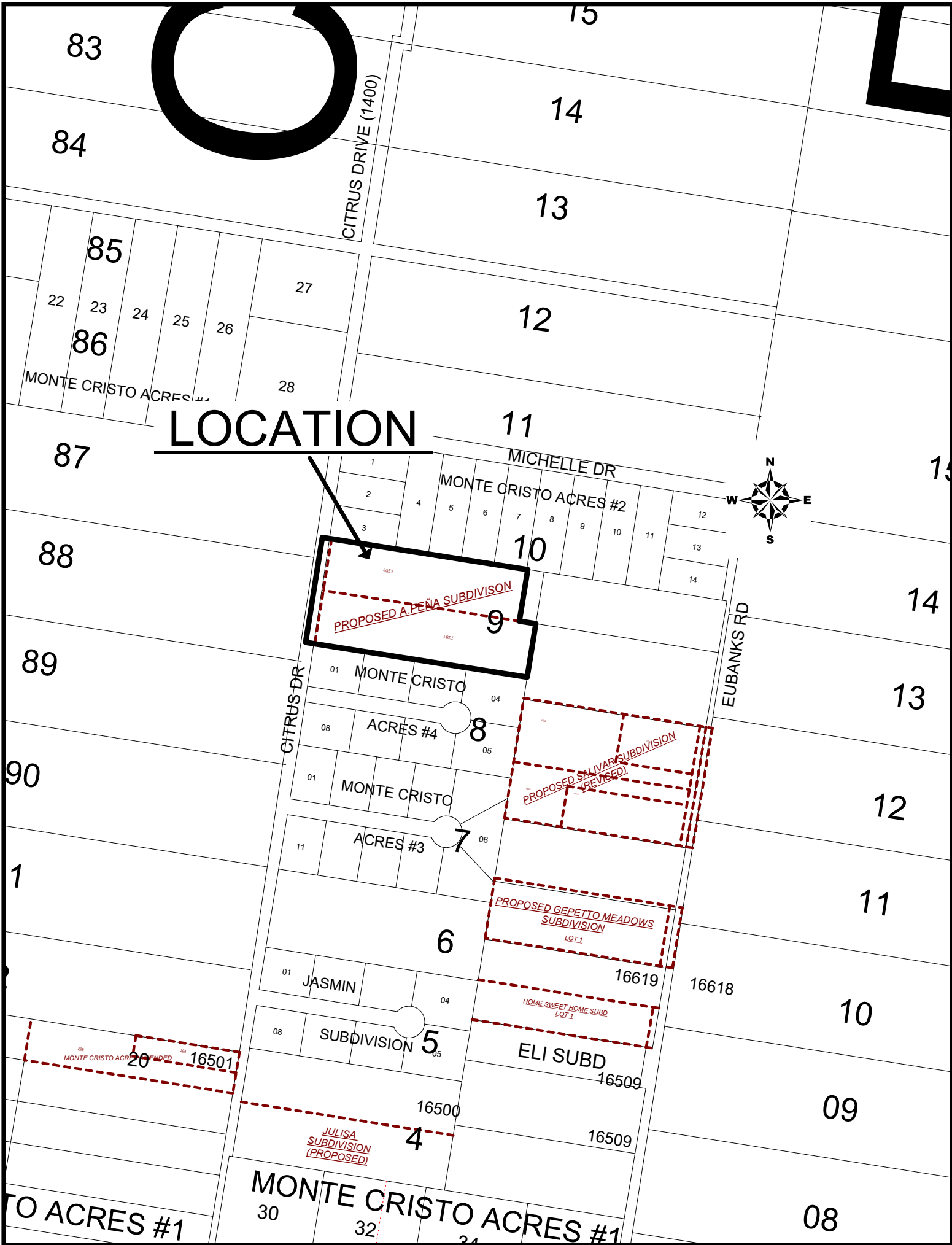
Signature Ramiro Gutierrez Date October 19, 2021

Print Name Ramiro Gutierrez

Owner ☐

Authorized Agent ☒

Rev 03/11



LOCATION

PROPOSED A PEÑA SUBDIVISION

PROPOSED SALVARI SUBDIVISION
(REVISED)

PROPOSED GEPETTO MEADOWS
SUBDIVISION
LOT 1

HOME SWEET HOME SUBD
LOT 1

JULISA
SUBDIVISION
(PROPOSED)

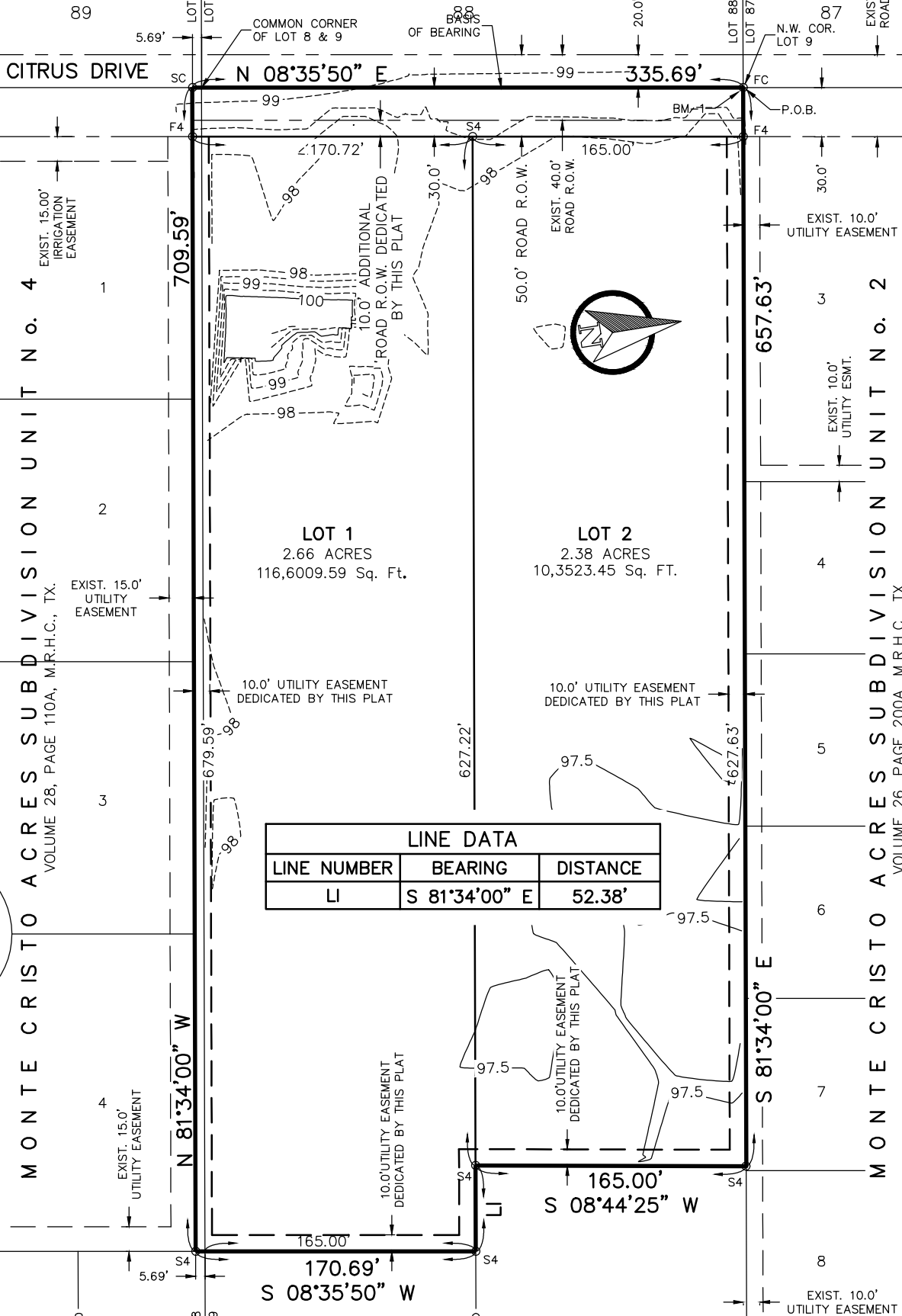
MONTE CRISTO ACRES #20 REVISED

MONTE CRISTO ACRES #1

TO ACRES #1

CITRUS PROPERTIES SUBDIVISION

VOLUME 13, PAGE 23, M.R.H.C., TX.



LINE DATA		
LINE NUMBER	BEARING	DISTANCE
LI	S 81°34'00" E	52.38'

CITRUS PROPERTIES SUBDIVISION
VOLUME 13, PAGE 23, M.R.H.C., TX.

SUBDIVISION PLAT
OF

A. PEÑA SUBDIVISION

A 5.27 ACRE TRACT OF LAND COMPRISING OF 0.09 OF AN ACRE OF
LAND OUT OF LOT 8 AND 5.18 ACRES OF LAND OUT OF LOT 9,
CITRUS PROPERTIES SUBDIVISION, HIDALGO COUNTY, TEXAS,
AS PER MAP RECORDED IN
VOLUME 13, PAGE 23, M.R.H.C., TEXAS.



Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/8/2021

SUBDIVISION NAME: A. PENA

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Citrus Drive: 10 ft. dedication for 30 ft. from centerline for 60 ft. total ROW
 Paving: 40 ft. Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording.
 ***Add "North" to all Citrus Drive references.
 Subdivision Ordinance: Section 134-105

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.

NA

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

NA

****Subdivision Ordinance: Section 134-105

ALLEYS

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

NA

SETBACKS

* Front: 25 ft. or greater for easements or in line with existing structures.
 **revise plat note as shown above prior to final.
 **Zoning Ordinance: Section 138-356

Non-compliance

* Rear: 15 ft. or greater for easements. (proposed)
 **Please clarify plat note prior to final.
 **Zoning Ordinance: Section 138-356

Non-compliance

* Interior Sides: 6 ft. or greater for easements.
 **Zoning Ordinance: Section 138-356

Applied

* Corner:
 **Zoning Ordinance: Section 138-356

NA

* Garage: 18 ft. except where greater setback is required; greater setback applies.
 **Add plat note as shown above prior to final.
 **Zoning Ordinance: Section 138-356

Non-compliance

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on both sides of North Citrus Drive.
 ** 5 ft. sidewalk might be required prior to final as per Engineering Department.
 ***Plat note needed prior to final.
 ****Subdivision Ordinance: Section 134-120

Non-compliance

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

* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Plat note must be added prior to final as shown above. ***Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Plat note must be added prior to final as shown above. ***Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **City's Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Single-family residences proposed.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, must be maintained by the lot owners and not the City of McAllen **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	NA
ZONING/CUP	
* Existing. ETJ Proposed: Single-Family Residences **If annexation and initial zoning is proposed, they must be finalized prior to final plat. Zoning Ordinance: Article V	TBD
* Rezoning Needed Before Final Approval **If annexation and initial zoning is proposed, they must be finalized prior to final plat. Zoning Ordinance: Article V	TBD
LOT REQUIREMENTS	
* Minimum lot width and lot area: **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance

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

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, park fees requirements only apply if property is annexed.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation waived for 2 single-family residences as per traffic Department.	NA
* Trip Generation waived for 2 single-family residences as per traffic Department. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **Plat notes to also comply with City's Standards prior to final. ***Please provide ownership map to verify that no landlocked properties exist or will be created. **If annexation and initial zoning is proposed, they must be finalized prior to final plat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

Submittal-01A



Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Alaniz Subdivision, Lots 25A, 25B, 25C, 25D, and 26A</u>		
	Location <u>N. 29th Street & Beech Avenue</u>		
	City Address or Block Number <u>209 and 217 N. 28th Street</u>		
	Number of Lots <u>5</u> Gross Acres <u>0.38</u> Net Acres <u>0.38</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Existing Zoning <u>R3A</u> Proposed Zoning <u>R3T</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____		
	Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>1</u>		
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/> x		
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>n/a</u>		
	Parcel # <u>116394</u> Tax Dept. Review _____		
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>Lot 25 and So. 50' of Lot 26, Alaniz Subdivision, McAllen, Texas</u>			
Owner	Name <u>Habitat Developers, LLC</u>		Phone <u>956-578-3913</u>
	Address <u>8916 N. 21st Street</u>		E-mail _____
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78504</u>
Developer	Name <u>Same as Owner</u>		Phone _____
	Address _____		E-mail _____
	City _____	State _____	Zip _____
	Contact Person <u>Daniel Martinez</u>		
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u>		Phone <u>956-683-1000</u>
	Address <u>202 So. 4th Street</u>		E-mail <u>SEC@SpoorEng.com</u>
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78501</u>
	Contact Person <u>Steve Spoor, P.E.</u>		
Surveyor	Name <u>CVQ Land Surveyors</u>		Phone <u>956-618-1551</u>
	Address <u>517 Beaumont Avenue</u>		E-mail _____
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78501</u>
	<u>[Signature]</u> 10/20/21		

ENTERED

OCT 21 2021

Initial: AK

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

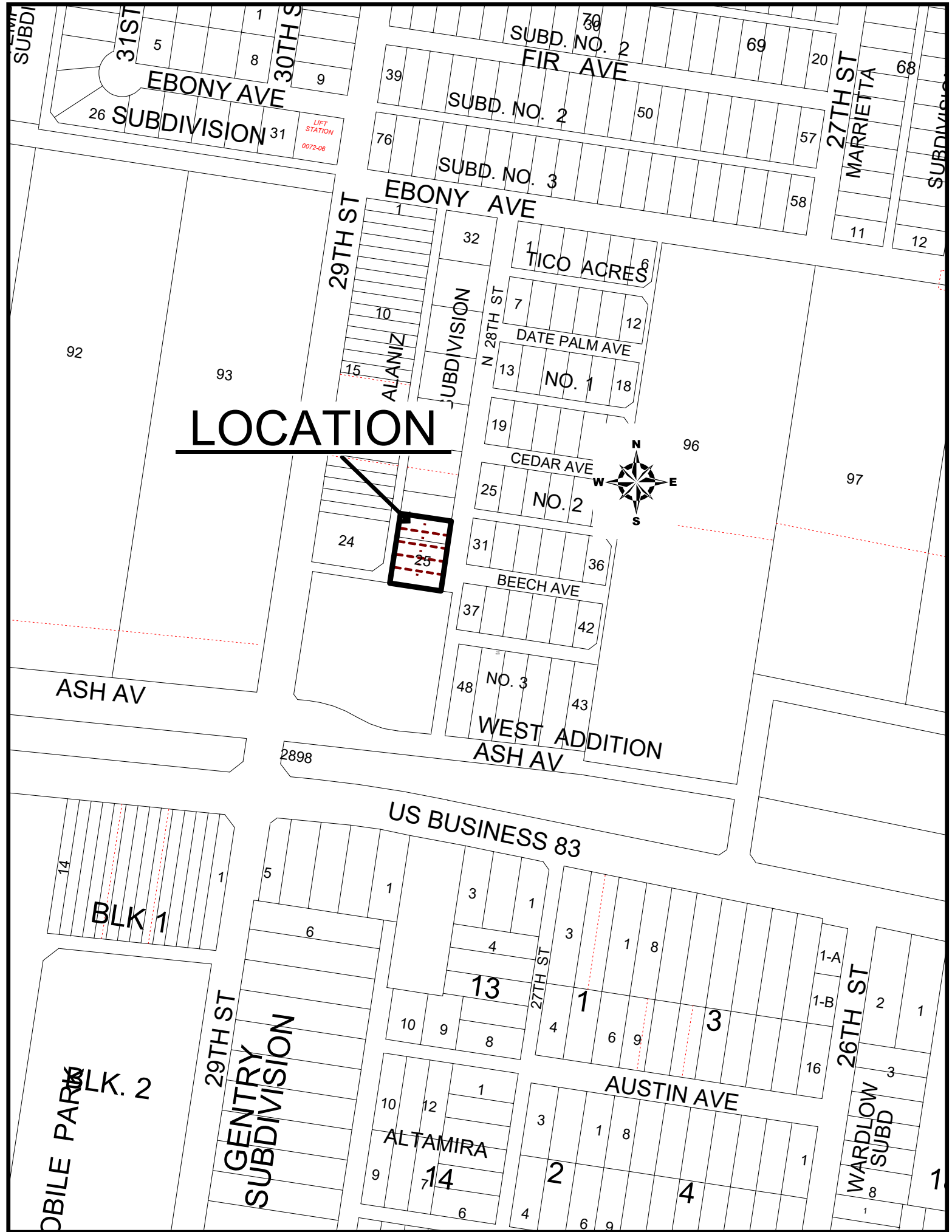
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

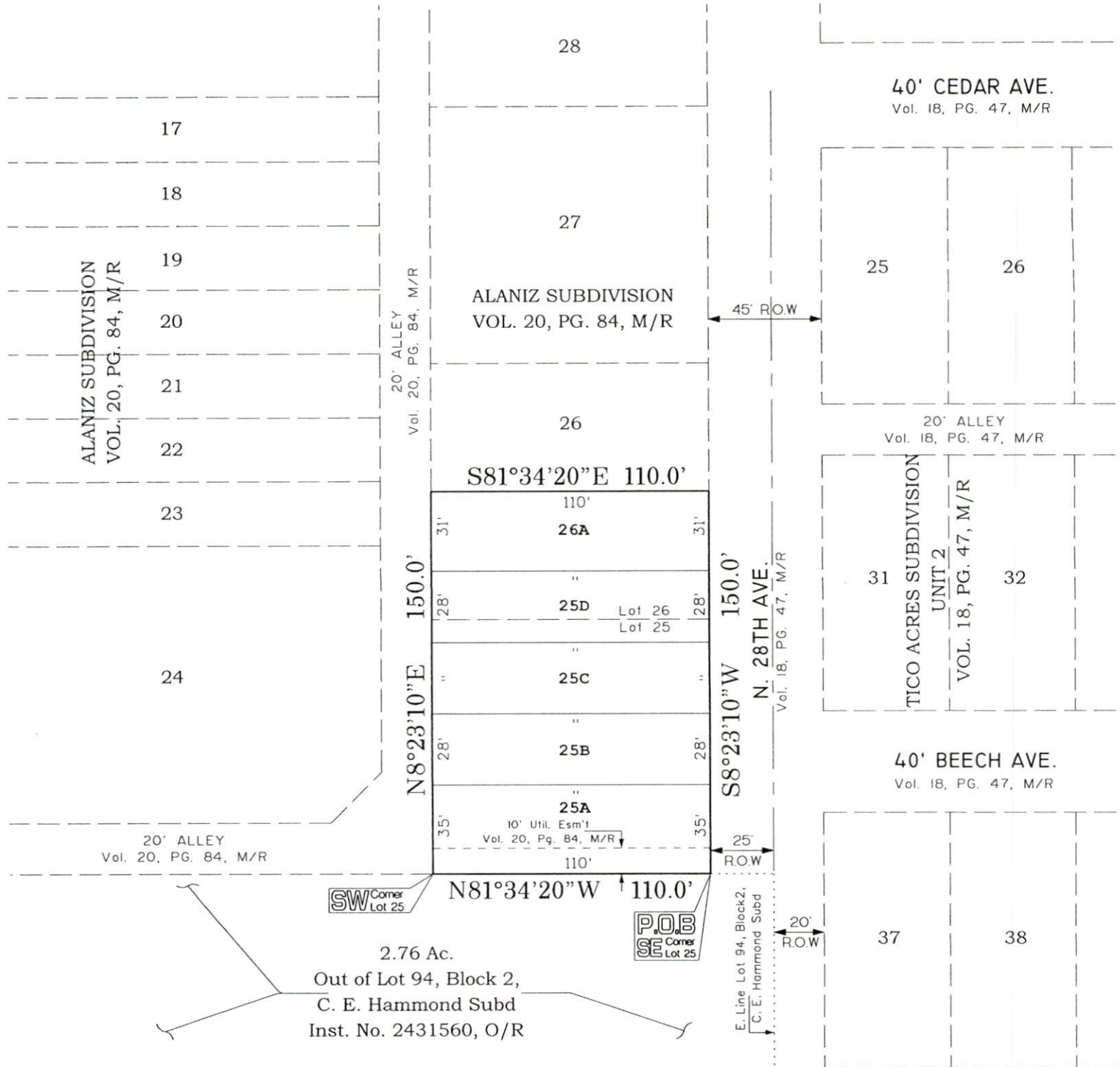
Signature  Date 10-13-21

Print Name Stephen Spoor, P.E.

Owner ☐

Authorized Agent ☒





MAP OF ALANIZ SUBDIVISION LOTS 25A, 25B, 25C, 25D, and 26A

McAllen, Texas

BEING A SUBDIVISION OF LOT 25 AND
THE SOUTH 50.0 FT. OF LOT 26,
ALANIZ SUBDIVISION, City of McAllen,
Hidalgo County, Texas;
according to plat recorded in
vol. 20, page 84, Map Records
Hidalgo County, Texas.
Containing 0.38 Ac. of land more or less.

ENTERED

OCT 21 2021

Initial: AK



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/8/2021

SUBDIVISION NAME: ALANIZ SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 28th Street: 25 ft. from centerline for 50 ft. ROW
 Paving: 32 ft. Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording.
 *** Replace "Avenue" with "Street".
 **** Please verify existing ROW on east side of CL prior to final to finalized ROW dedication requirements.
 **Subdivision Ordinance: Sec.134-105

Non-compliance

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length:
 **Subdivision Ordinance: Sec.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
 **Alley on west side of subdivision boundaries must be paved prior to recording of subdivision.
 ***Subdivision Ordinance: Sec.134-106

Required

SETBACKS

* Front: 10 ft. or greater for easements.
 **Please revise plat note as shown above prior to final.
 ****Original "Alaniz Subdivision" plat shows a 20 ft. front setback along North 28th Street. If restriction is proposed to be removed, plat vacation might be triggered prior to final plat.
 ***Zoning Ordinance: Section 138-356

Non-compliance

* Rear: 10 ft. or greater for easements.
 **Please revise plat note as shown above prior to final.
 ***Setbacks will be established once rezoning is finalized prior to final plat review.
 ***Zoning Ordinance: Section 138-356

Non-compliance

* Interior Sides: In accordance with the Zoning Ordinance or greater for easements
 **Zoning Ordinance: Sec.138-356

Applied

* Corner.
 **Zoning Ordinance: Sec.138-356

NA

* Garage: 18 ft. except where greater setback is required; greater setback applies.
 **Zoning Ordinance: Sec.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	
* 4 ft. wide minimum sidewalk required on North 28th Street. **5 ft. sidewalk might be required by Engineering Department. **Subdivision Ordinance: Sec.134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Sec.110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **City's Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common Areas, any private streets/drives, must be maintained by the lot owners and not the City of McAllen	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies for public subdivisions	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Applied
* Lots fronting public streets. **Zoning Ordinance: Section 138-1	Compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-3T ** Rezoning to be presented at the P&Z meeting of 11/06/21 and City Commission on 12/13/21. *** Rezoning must be finalized prior to final. ****Zoning Ordinance: Article V	Non-compliance
* ** Rezoning to be presented at the P&Z meeting of 11/06/21 and City Commission on 12/13/21. *** Rezoning must be finalized prior to final. ****Zoning Ordinance: Article V	Non-compliance

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

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Park Department, park fees apply to this development and total amount of park fees is subject to amount of proposed lots.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation to be waived for 5 townhouses. No TIA is required.	Complete
* As per Traffic Department, Trip Generation to be waived for 5 townhouses. No TIA is required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy ***Plat vacation might be required prior to final plat if any of existing restrictions on original plat are proposed to be removed. ****Rezoning to be completed prior to final plat review. *****As per Public Works, alley maneuverability will be reviewed prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

LOCATION





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)

Subadai-0118

Project Description

Subdivision Name Jaime Estates Subdivision
Location 15943 El Bienestar Rd. Edinburg, TX
City Address or Block Number 15943 El Bienestar Rd. Edinburg, TX
Number of lots 4 Gross acres 5.337 Net acres _____
Existing Zoning Agricultural Proposed Residential Rezoning Applied For ☐ Yes ☐ No Date _____
Existing Land Use _____ Proposed Land Use Residential lots Irrigation District # _____
Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☐ No ☒ ETJ Yes ☒ No ☐
Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due _____
Parcel No. _____ Tax Dept. Review _____
Legal Description Lot 5, block 5 Jackson Tract

Owner

Name Jaime J Trinidad Mireya, David Phone _____
Address 15943 El Bienestar Rd.
City Edinburg State TX Zip 78541
E-mail _____

Developer

Name Jaime J Trinidad Mireya, David Phone _____
Address 15943 El Bienestar Rd.
City Edinburg State TX Zip 78541
Contact Person _____
E-mail _____

Engineer

Name Altex Engineering Phone (956) 294-1241
Address 50 N. Vermont Ave. Ste. C
City Mercedes State TX Zip 78570
Contact Person Juan Alonzo Jr.
E-mail jalonzo@altexeng.com

Surveyor

Name Homero Luis Gutierrez Phone (956) 369-0988
Address P.O. Box 548
City McAllen State TX Zip 78505

ENTERED

OCT 20 2021

Initial: AW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
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Owner's Signature

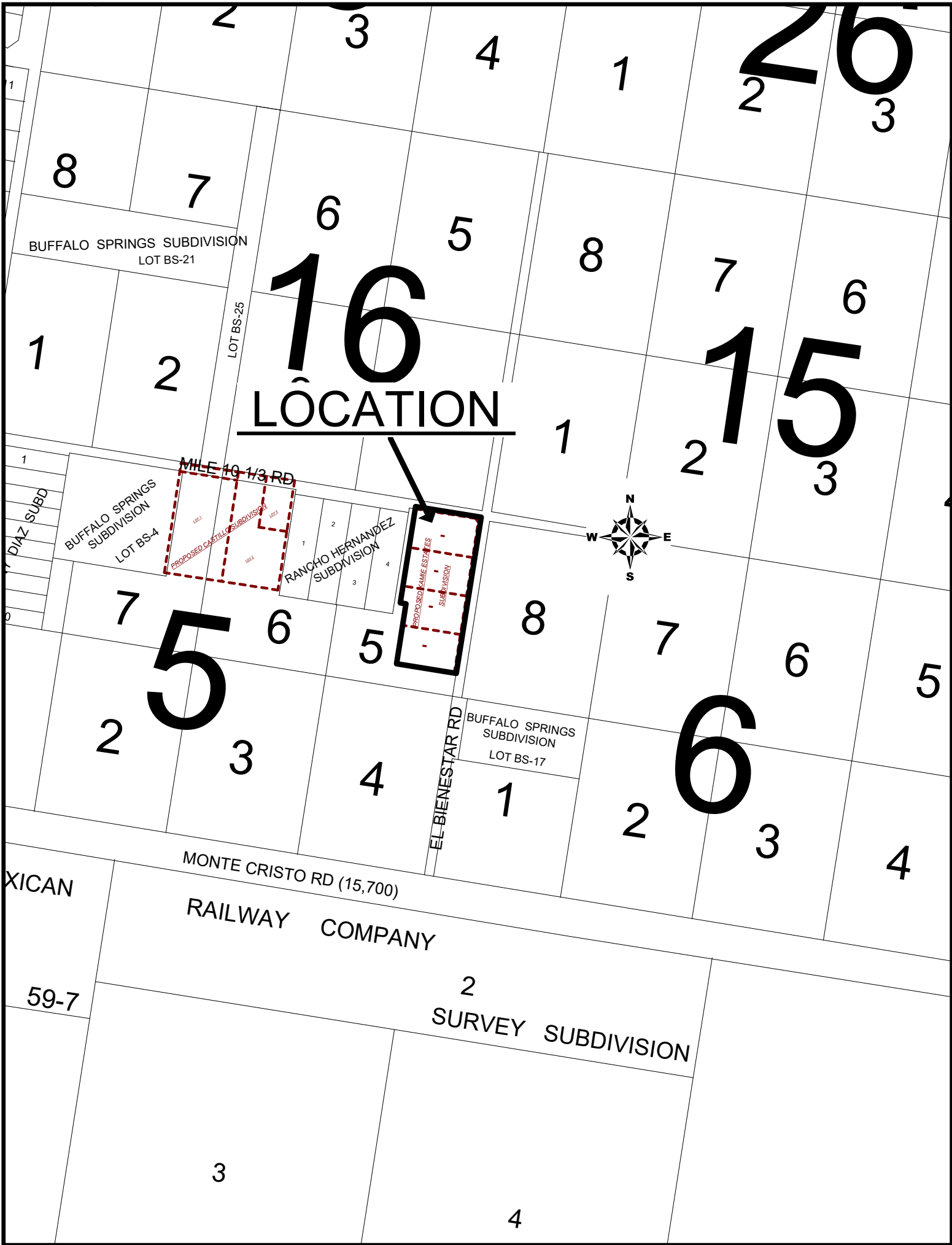
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 10/18/21

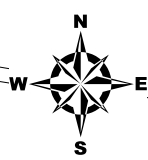
Print Name JUAN ALONZO SR

Owner ☐

Authorized Agent ☒



16
LOCATION



BUFFALO SPRINGS SUBDIVISION
LOT BS-21

BUFFALO SPRINGS
SUBDIVISION
LOT BS-4

RANCHO HERNANDEZ
SUBDIVISION

BUFFALO SPRINGS
SUBDIVISION
LOT BS-17

MONTE CRISTO RD (15,700)

RAILWAY COMPANY

2
SURVEY SUBDIVISION

MEXICAN

59-7

3

4

HIDALGO COUNTY DRAINAGE DISTRICT
NUMBER 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JAIME ESTATES SUBDIVISION,
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER'S COURT ON
THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST:

HIDALGO COUNTY CLERK _____ DATE _____

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

ON _____ AT _____ AM/PM.

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

BY: _____ DEPUTY

SHARYLAND WATER SUPPLY CORPORATION

I SHERLYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY
CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE
JAIME ESTATES SUBDIVISION LOCATED AT THE CITY OF MCALLEN, 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 ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE
ABOVE REFERENCED POTABLE WATER INFRASTRUCTURE CONSTRUCTED WITHIN THE
DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EASEMENTS.

SHERLYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

STATE OF TEXAS
COUNTY OF HIDALGO
OWNERS CERTIFICATE

I (WE), THE UNDERSIGNED, AS OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND
DESIGNATE HEREIN AS THE JAIME ESTATES SUBDIVISION TO 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, WATER LINES,
SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE
INSTALLED THERON, 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.

TRINIDAD J. JAIME _____ DATE _____

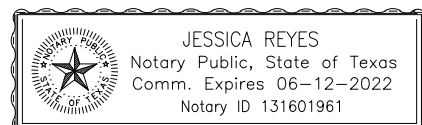
MIREYA TRINIDAD _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED,
MIREYA & JAIME J. TRINIDAD, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF
PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO
THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT
THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT
HE/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY
EXPRESSED.

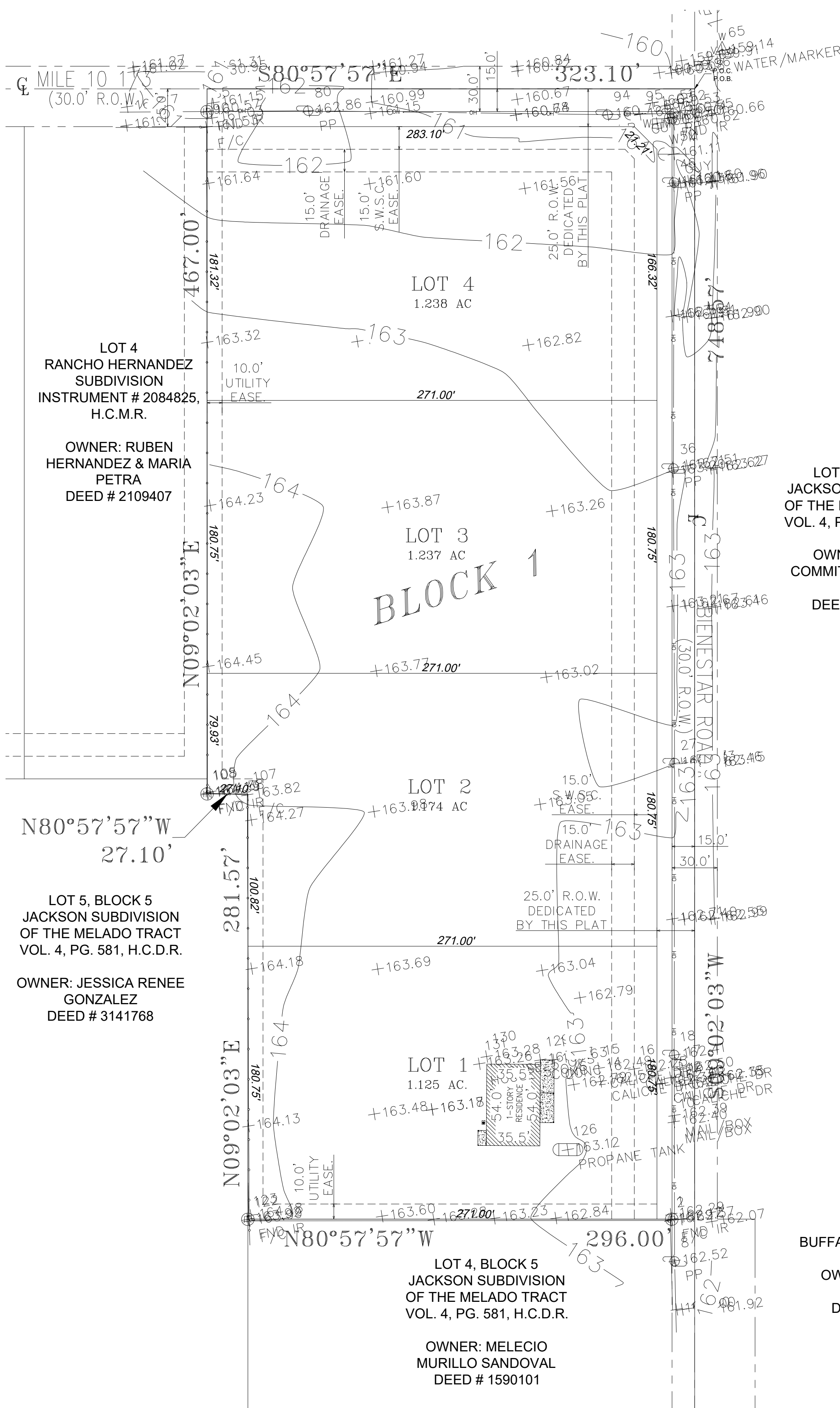
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____



JESSICA REYES - NOTARY PUBLIC

PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER(S):	MIREYA & TRINIDAD J. JAIME	15943 EL BIENESTAR RD.	EDINBURG, TX 78841	(956) XXX-XXXX
ENGINEER:	JUAN ALONZO, JR. ALTEX ENGINEERING	30 N. VERMONT AVE. SUITE C	MERCEDES, TX 78570	(956) 294-1241
SURVEYOR:	HOMERO LUIS GUTIERREZ	P.O. BOX 548	MCALLEN, TX 78505	(956) 369-0988



LOT 8, BLOCK 6
JACKSON SUBDIVISION
OF THE MELADO TRACT
VOL. 4, PG. 581, H.C.D.R.

OWNER: TOTAL
COMMITMENT CONST.
LLC
DEED # 3052932

BUFFALO SPRINGS BS-

OWNER: EZEQUIEL
RODRIGUEZ
DEED # 2587698

OWNER: MELECIO
MURILLO SANDOVAL
DEED # 1590101

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____
CITY OF MCALLEN

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
30 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241



REGISTERED PROFESSIONAL SURVEYOR NO. 2791
HOMERO LUIS GUTIERREZ-R.P.L.S.

P.O. BOX 548
MCALLEN, TX 78505.
(956) 36-0988

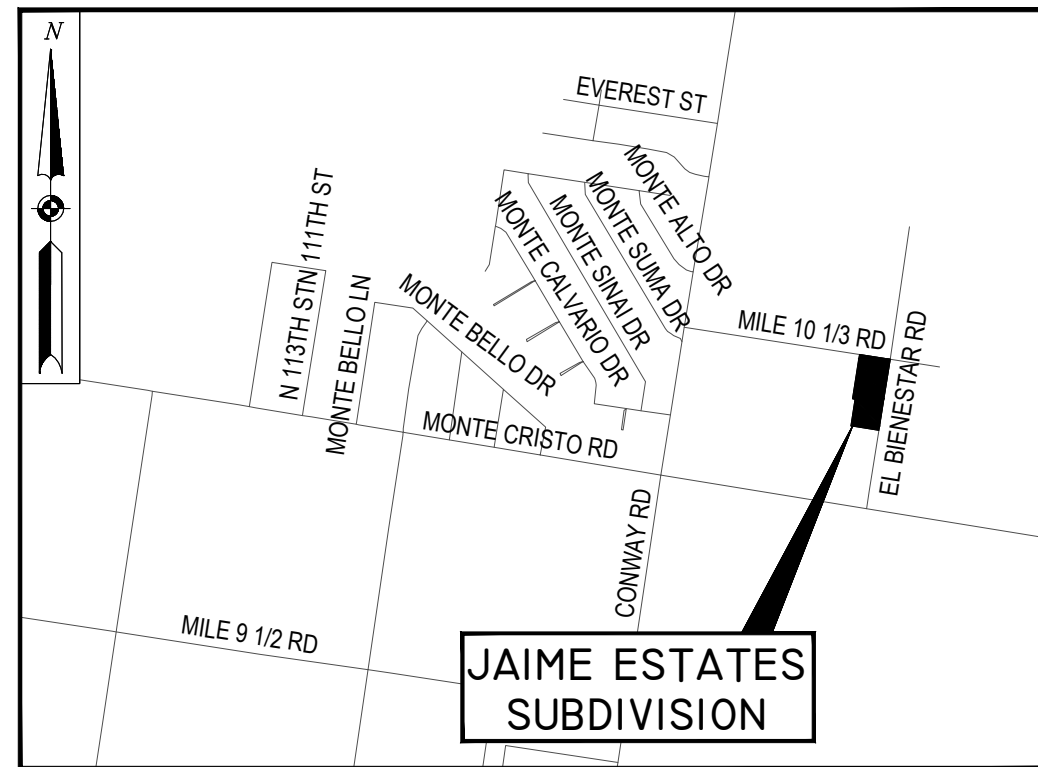


ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND
SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE
PLAT REPRESENTS A SURVEY AS MADE ON THE GROUND MY SUPERVISION.

- LEGEND
- FOUND IRON ROD
 - POWER POLE
 - DOWN GUY
 - WATER VALVE MARKER
 - EXIST. WATER METER
 - PROpane TANK
 - A/C
 - OVERHEAD POWERLINE
 - HOGWIRE FENCE
 - PROP. WATER METER



VICINITY MAP
SCALE: 1" = 200'
LOCATION OF JAIME ESTATES SUBDIVISION WITH RESPECT TO THE EXTRA TERRITORIAL JURISDICTION
OF MUNICIPALITY

JAIME ESTATES SUBDIVISION IS LOCATED APPROXIMATELY 1,000 FEET NORTH OF THE INTERSECTION
OF EL BIENESTAR ROAD AND MONTE CRISTO ROAD IN HIDALGO COUNTY, PRECINCT 4. THE ESTIMATED
POPULATION OF THE CITY OF MCALLEN IS 142,210(2020CENSUS) AS PER THE 2020 CENSUS BUREAU.

GENERAL PLAT NOTES

- THIS PROPERTY IS LOCATED IN FLOOD ZONE X-UNSHADED, AREAS TO BE
OUTSIDE OF THE 500 YEAR FLOOD PLAIN, IN ACCORDANCE WITH F.E.M.A.-
F.I.R.M. COMMUNITY PANEL NO. 48034 0300 D MAP REVISED: JUNE 06, 2000.
- MINIMUM FINISH FLOOR ELEVATION FOR ANY PROPOSED
BUILDING/STRUCTURE SHALL BE 18" OR GREATER ABOVE THE HIGHEST
ADJACENT CROWN OF ROAD MEASURED AT THE FRONT-CENTER OF THE LOT.
- SETBACK:
FRONT: 25 FEET
SIDES: 6 FEET OR EASEMENT, WHICHEVER IS LARGER
REAR: 15 FEET OR EASEMENT, WHICHEVER IS LARGER
- BENCHMARK NOTE:
CITY OF MCALLEN BENCHMARK: MC-37 ELEVATION=134.05
SITE BENCHMARK: SET CPS IN POWERPOLE LOCATED ON THE MOST
NOTHERLY NORTHWEST CORNER OF THIS SURVEY. ELEVATION=133.10
- DRAINAGE:
IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND
HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED
TO DETAIN A TOTAL OF 15,664 CUBIC FEET OF STORM WATER RUNOFF.
DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS
WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION WILL BE ACCOMPLISHED
WITHIN A DRAINAGE SWALE. EASEMENT. THE CITY OF MCALLEN WILL NOT
MAINTAIN DETENTION AREA, AND MUST BE MAINTAINED BY LOT OWNER.
- DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY
SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT
SHALL BE KEPT CLEAR OF BUILDINGS, PLANTINGS, AND OTHER
OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND
MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE
ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT,
GRADING MUST COMPLY WITH MASTER PLAN.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELING SHALL BE
PERMITTED ON EACH LOT. A PERMIT FROM THE CITY OF MCALLEN SHALL BE
NEEDED BEFORE STARTING CONSTRUCTION ON THESE LOTS.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING
COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT.
- BASIS OF BEARINGS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205
FEET.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE
ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO
COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS
RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A SEPARATE DESIGN
SHALL BE SUBMITTED FOR COMMERCIAL USE.
- APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL
LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON
THIS SUBDIVISION.
- TRINIDAD JAIME, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, SHALL
RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF
INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF
THIS PLAT.

METES AND BOUNDS DESCRIPTION:

BEING A 5.377-ACRE TRACT OF LAND OUT OF AN EASTERN PORTION OF LOT
5, BLOCK 5, JACKSON SUBDIVISION OF THE MELADO TRACT, MAP OR PLAT
THEREOF RECORDED IN VOLUME 4, PAGE 581, HIDALGO COUNTY DEED
RECORDS, LOCATED ON THE WEST SIDE OF BIENESTAR ROAD AND
APPROXIMATELY 805 FEET NORTH OF MONTE CRISTO ROAD, IS
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT BEING AT POINT ON THE APPARENT
INTERSECTION OF THE EXISTING CENTERLINES OF MILE 10 1/2 ROAD AND OF
SAID BIENESTAR ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID
LOT 5, BLOCK 5 AND OF 5.377-ACRE TRACT, AND THE POINT OF BEGINNING
OF SAID 5.377-ACRE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 09 DEGREES 02 MINUTES 03 SECONDS WEST, WITH THE
SAID BIENESTAR ROAD EXISTING CENTERLINES, AND THE APPARENT EAST
LOT LINE OF SAID LOT 5, BLOCK 5 AND OF SAID 5.377-ACRE TRACT, A
DISTANCE OF 748.57 FEET TO A POINT FOR THE APPARENT NORTHEAST
CORNER OF A 5.46-ACRE TRACT VESTED IN MELECIO MURILLO SANDOVAL
(DOCUMENT #159010), OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND
SOUTHEAST CORNER OF SAID 5.377-ACRE TRACT OF LAND DESCRIBED;

THENCE, NORTH 09 DEGREES 02 MINUTES 03 SECONDS EAST, PARALLEL TO
THE SAID EAST LOT LINE OF SAID LOT 5, BLOCK 5, AND WITH THE
APPARENT ADJOINING NORTH LOT LINE OF SAID 5.46-ACRE TRACT VESTED IN
MELECIO MURILLO SANDOVAL AND THE SOUTH LOT LINE OF SAID
5.377-ACRE TRACT, 15.00 FEET PASS A NO. 4 REBAR FOUND ON THE
APPARENT EXISTING CENTERLINE WEST RIGHT-OF-WAY LINE OF SAID
BIENESTAR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 206.00 FEET TO
A NO. 4 REBAR FOUND ON THE APPARENT EAST LOT LINE OF A 5.27-ACRE
TRACT VESTED IN JESSICA RENEE GONZALEZ (DOCUMENT #3141768,
OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE APPARENT
NORTHWEST CORNER OF SAID 5.46-ACRE TRACT BESTED IN MELECIO
MURILLO SANDOVAL, AND THE NORTHWEST CORNER OF SAID 5.377-ACRE
TRACT OF LAND HEREIN DESCRIBED;

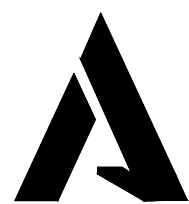
THENCE, NORTH 09 DEGREES 02 MINUTES 03 SECONDS EAST, PARALLEL TO
THE SAID EAST LOT LINE OF SAID LOT 5, BLOCK 5, AND THE EAST LOT LINE OF
SAID RANCHO HERNANDEZ, AND THE NORTHERLY WESTERN LOT LINE OF SAID
5.377-ACRE TRACT, A DISTANCE OF 281.57 FEET TO A NO. 4 REBAR SET WITH
PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEAST CORNER OF
SAID 5.27-ACRE TRACT VESTED IN JESSICA RENEE GONZALEZ, AND AN
INTERNAL CORNER OF SAID 5.377-ACRE TRACT OF LAND HEREIN
DESCRIBED;

THENCE, NORTH 80 DEGREES 57 MINUTES 57 SECONDS WEST, PARALLEL TO
THE SAID NORTH LOT LINE OF LOT 5, BLOCK 5, AND WITH THE APPARENT
ADJOINING NORTH LOT LINE OF SAID 5.27-ACRE TRACT VESTED IN JESSICA
RENEE GONZALEZ, AND THE SOUTHERNMOST SOUTH LOT LINE OF SAID
5.377-ACRE TRACT, A DISTANCE OF 27.10 FEET TO A NO. 4 REBAR FOUND
FOR THE APPARENT SOUTHWEST CORNER OF RANCHO HERNANDEZ
SUBDIVISION (INSTRUMENT #2084825, DEED RECORDS, HIDALGO COUNTY,
TEXAS) AND FOR AN EXTERNAL CORNER OF SAID 5.377-ACRE TRACT OF
LAND HEREIN DESCRIBED;

THENCE, NORTH 09 DEGREES 02 MINUTES 03 SECONDS EAST, PARALLEL TO
THE SAID EAST LOT LINE OF LOT 5, BLOCK 5, AND THE EAST LOT LINE OF
SAID RANCHO HERNANDEZ, AND THE NORTHERLY WESTERN LOT LINE OF SAID
5.377-ACRE TRACT HEREIN DESCRIBED, 452.00 FEET TO A NO. 4 REBAR
FOUND ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY
ROAD, CONTINUING FOR A TOTAL DISTANCE OF 467.00 FEET TO A POINT OF
THE SAID NORTH LOT LINE OF SAID LOT 5, BLOCK 5, FOR THE APPARENT
NORTHWEST CORNER OF SAID 5.377-ACRE TRACT OF LAND HEREIN
DESCRIBED;

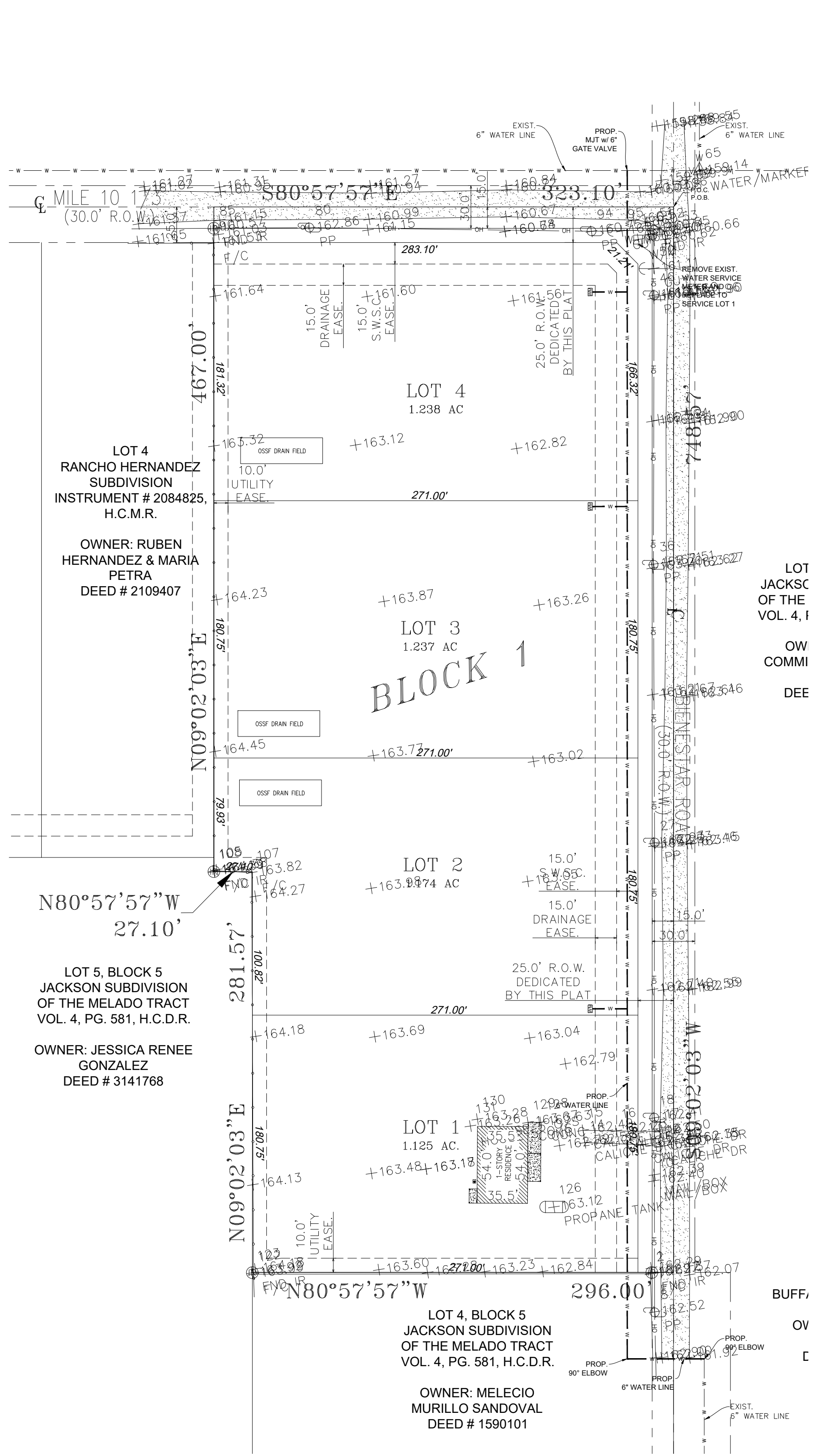
THENCE, SOUTH 80 DEGREES 57 MINUTES 57 SECONDS EAST, WITH THE SAID
COUNTY ROAD EXISTING CENTERLINES AND SAID NORTH LOT LINE OF SAID
LOT 5, BLOCK 5, AND WITH THE APPARENT NORTH LOT LINE OF SAID
5.377-ACRE TRACT, A DISTANCE OF 323.10 FEET TO A POINT FOR THE
NORTHEAST CORNER OF SAID LOT 5, BLOCK 5, AND OF SAID 5.377-ACRE
TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF
BEGINNING, CONTAINING A GROSS OF 5.377 ACRES OF LAND, OF WHICH
0.364 ACRES LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF
5.013 ACRES OF LAND, MORE OR LESS.

SCALE: 1"=50' DATE: SEPTEMBER 23, 2021

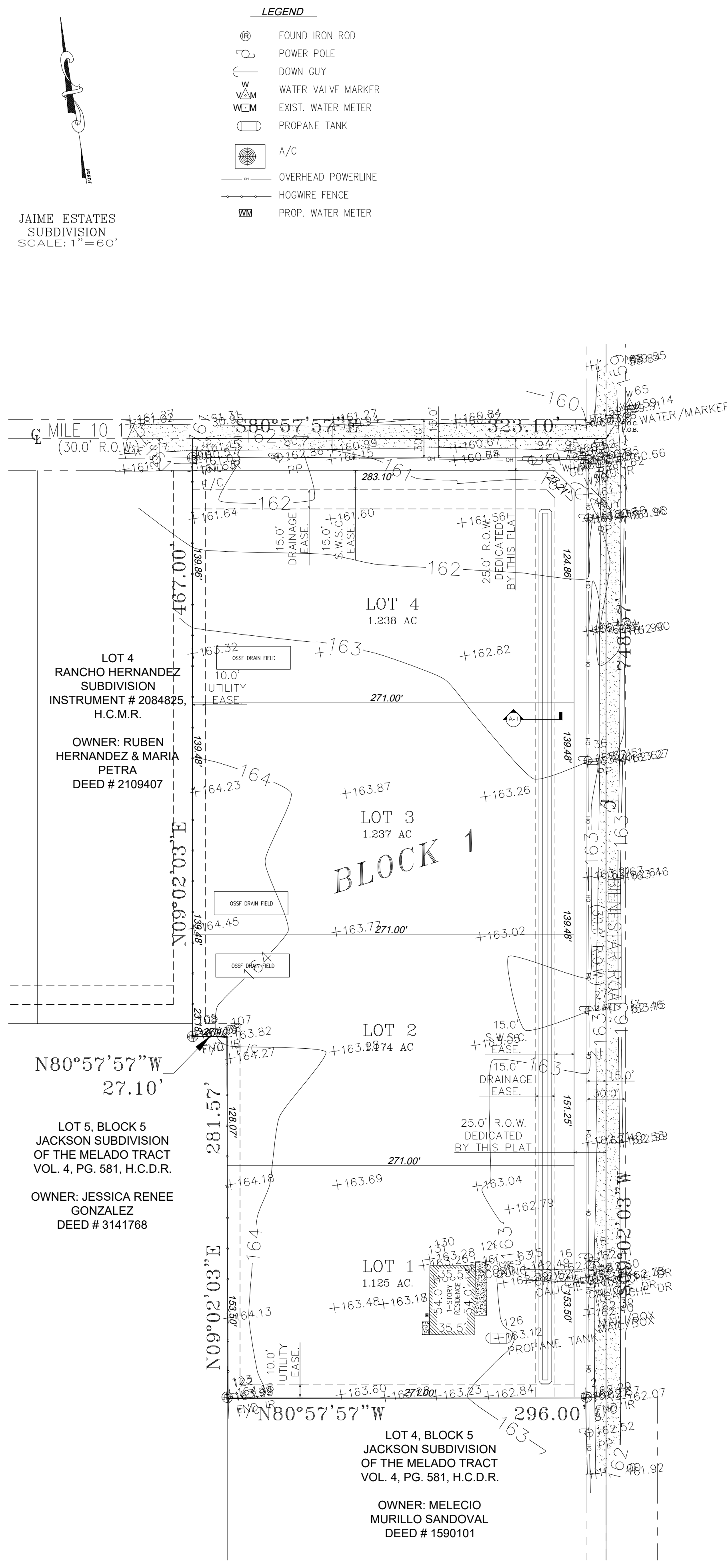


ALTEX ENGINEERING
501 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241
TBE FIRM REGISTRATION NO. F-19737

SHEET
1 OF 2



MAP OF WATER AND WASTEWATER DISTRIBUTION/MAPA DE DISTRIBUCION DE AGUA Y DRENAJE
SCALE: 1"=60'



MAP OF TOPOGRAPHY AND DRAINAGE/MAPA DE TOPOGRAFIA Y DRENAJE PLUVIAL
SCALE: 1"=60'

FINAL ENGINEERING REPORT FOR JAIME ESTATES SUBDIVISION

WATER SUPPLY: DESCRIPTION

JAIME ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.), SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION 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 OF AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION HAS AN EXISTING 6" DIAMETER WATERLINE AT THE NORTH SIDE OF THE PROPERTY RUNNING ALONG THE NORTH R.O.W. OF MILE 10. ADDITIONALLY, TO THE EAST OF THE PROPERTY ALONG THE EAST R.O.W. OF BIENESTAR ROAD AN EXISTING 6" DIAMETER WATERLINE IS PRESENT.

FROM THE EXISTING 6" DIAMETER WATERLINE RUNNING ALONG MILE 10, THERE IS ONE(1) EXISTING WATER SERVICE METER ON THE NORTHEAST OF THE DEVELOPMENT. A PROPOSED 6" DIAMETER WATERLINE WILL CONNECT TO THE EXISTING WATERLINE WITH A PROPOSED 90 DEGREE ELBOW AND SERVICE THREE (3) PROPOSED WATER SERVICE METER CONNECTIONS, SUPPLYING TO EACH LOT FROM THE SOUTHEAST SIDE OF THE DEVELOPMENT TO THE NORTHEAST SIDE.

SEWAGE FACILITIES: DESCRIPTION & COSTS

JAIME ESTATES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LIC # XX XXXXXXXX) 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 HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE SUBDIVISION IS AT LEAST 1.00 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED AREAS OF BRENNAN FINE SANDY LOAM AND HIDALGO FINE SANDY LOAM FOR THE AREA. THE SITE EVALUATOR HAD TWO TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE OF THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA) AT THE CENTER OF LOTS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

LOT 1 HAS AN EXISTING SEPTIC SYSTEM AND IS IN ACCORDANCE WITH THE CRITERIA SET BY THE MODEL RULES OF HIDALGO COUNTY, TEXAS. THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. THREE (3) PROPOSED OSSFS WILL BE INSTALLED AND FINALIZED AT A TOTAL COST OF \$4,500.00. THE HIDALGO COUNTY WILL INSPECT AND APPROVE THE INSTALLATION OF ALL OSSF.

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 OF THE WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE A TOTAL COST OF \$ 1,500.00.

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$2,525.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,525.00 FOR THE ENTIRE SUBDIVISION.

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 8-26-2020
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241

JUAN ALONZO JR.
130035
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER NO. 130035
ALTEX ENGINEERING
DATE: 8-26-2020
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241

JUAN ALONZO JR.
130035
LICENSED PROFESSIONAL ENGINEER

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION JAIME ESTATES

PROVISION DE AGUA: DESCRIPCION Y GASTOS.

LA SUBDIVISION FLORES ESTATES SERA PROVISTA DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVIDOR Y S.W.S.C. ENTRARON EN UN CONTRATO EN DONDE S.W.S.C. A PROMETIDO AGUA POTABLE SUFICIENTE PARA LA SUBDIVISION DENTRO DE 30 AÑOS Y S.W.S.C. A PROVEIDO DOCUMENTACION QUE ESTABLECE LA CALIDAD A TERMINO LARGO DE CANTIDAD PARA EL DESARROLLO DE LA SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION TIENE UNA LINEA DE 6" PULGADAS DE DIAMETRO EXISTENTE EN EL LADO NORTE DE LA PROPIEDAD QUE CORRE SOBRE LA R.O.W. NORTE DE LA MILLA 10.1. ADICIONALMENTE, PARA EL LADO ESTE DE LA PROPIEDAD SE ENCUENTRA UNA LINEA DE 6" PULGADAS DE DIAMETRO SOBRE LA R.O.W. ESTE DE LA CALLE BIENESTAR.

DESDE LA LINEA DE 6" PULGADAS DE DIAMETRO EXISTENTE QUE CORRE SOBRE LA MILE 10.13, HAY UN (1) SERVICIO DE AGUA EXISTENTE EN EL NORESTE DE LA PROPIEDAD. UNA LINEA DE 6" PULGADAS DE DIAMETRO PROPIETARIA SE CONECTARÁ A LA LINEA DE AGUA EXISTENTE CON UN CODO DE 90 GRADOS PROPIETARIO Y DARÁ SERVICIO A TRES (3) CONEXIONES DE MEDIDORES DE SERVICIO DE AGUA DE ORGULLO, SUMINISTRANDO A CADA LOTE DESDE EL ALDO SURESTE DE LA PROPIEDAD HASTA LA NORESTE.

DRENAJE: DESCRIPCION Y GASTOS

LA SUBDIVISION JAIME ESTATES RECIBIRA SU PROVISION DE DRENAJE POR VIA DE FOSAS SEPTICAS INDIVIDUALES EN CADA LOTE. ESTAS FOSAS SEPTICAS CONSISTEN DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA CADA LOTE. EL EVALUADOR (LIC # XX XXXXXXXX) 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 APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO SEGUN EL REPORTE.

CADA LOTE DE LA SUBDIVISION MIDE ACRE MINIMO, DE ACUERDO CON LOS ESTUDIOS PREPARADOS POR NATURAL RESOURCES SERVICES SOIL SURVEY EL TERRENO CONTIENE TIERRA DE ARCILLA Y FRANCO ARENOSA. EL EVALUADOR HIZO DOS(2) PRUEBAS CON AGUJEROS EN LADOS OPUESTOS DE EL FRACCIONAMIENTO (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTE UNIFORME EN EL CENTRO DE LOS LOTES. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESAS. EL AGUA DE TORMENTA EN ESTA AREA FLUYE BIEN.

EL LOTE 1 DE ESTA SUBDIVISION YA CONTIENE UNA FOSA SEPTICA QUE ESTA DE ACUERDO CON EL CRITERIO DE LAS REGLAS DE MODELO DE EL CONDADO DE HIDALGO. EL COSTO ESTIMADO PARA INSTALAR LA FOSA SEPTICA EN EL LOTE ES DE \$1,500.00 INCLUYENDO LOS COSTOS DE PERMISO Y LICENCIA. TRES (3) OSSFS PROPUESAS SERAN INSTALADAS Y FINALIZADAS A UN TOTAL DE COSTO DE \$4,500.00. EL CONDADO DE HIDALGO A INSPECCIONADO Y APROBADO LA INSTALACION DE LA FOSA SEPTICA.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO 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 DRENAJE SON:

PROVISION DE AGUA: EL SISTEMA DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO ES DE \$1,500.00.

PROVISION DE DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$2,525.00 POR LOTE (TODO INCLUIDO) POR UN TOTAL DE \$2,525.00 PARA TODA LA SUBDIVISION.

SCALE: 1"=60' DATE: SEPTEMBER 23, 2021

ALTEX ENGINEERING
50 N. VERMONT AVE, SUITE C
MERCEDES, TEXAS 78570
(956) 294-1241
TSPC FIRM REGISTRATION NO. F-19737

SHEET 2 OF 2



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/1/2021

SUBDIVISION NAME: JAIME ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Mile 10 1/3 (County Road 4501): 20 ft. of additional ROW dedication for 35 ft. from centerline for a total 70 ft. ROW

Paving: 44 ft. Curb & gutter: both sides

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

**Revise street name as noted above

**Remove dimensions and references on ROW that obstruct dimensions for ROW.

*** Reference of 25 ft. dedication appears to also include ROW that is shown as existing.

Please revise prior to final.

****Show ROW on both sides of centerline, and total ROW after accounting for dedication to verify compliance prior to final.

*****COM Thoroughfare Plan

Non-compliance

Bienestar Road (1/2 Mile Road): 40 ft. from centerline for 80 ft. total ROW

Paving: 52 ft. Curb & gutter: Both sides

*Monies must be escrowed if improvements are not built prior to final.

***Street name subject to change prior to final.

**Remove dimensions and references on ROW that obstruct dimensions for ROW.

*** Reference of 25 ft. dedication appears to also include ROW that is shown as existing.

Please revise prior to final.

****ROW to be clear of any easements prior to final, including 15' SWSC easement and 15' Drainage easement.

****Show ROW on both sides of centerline, and total ROW after accounting for dedication to verify compliance prior to final.

*****COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

* 800 ft. Block Length.

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Applied

NA

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: Bienestar Road: 45 ft. or greater for easements.

**Revise plat note as shown above prior to final.

**Zoning Ordinance: Section 138-356

* Rear: 15 ft. or greater for easements (proposed)

**Clarify plat note prior to final

**Zoning Ordinance: Section 138-356

Non-compliance

Applied

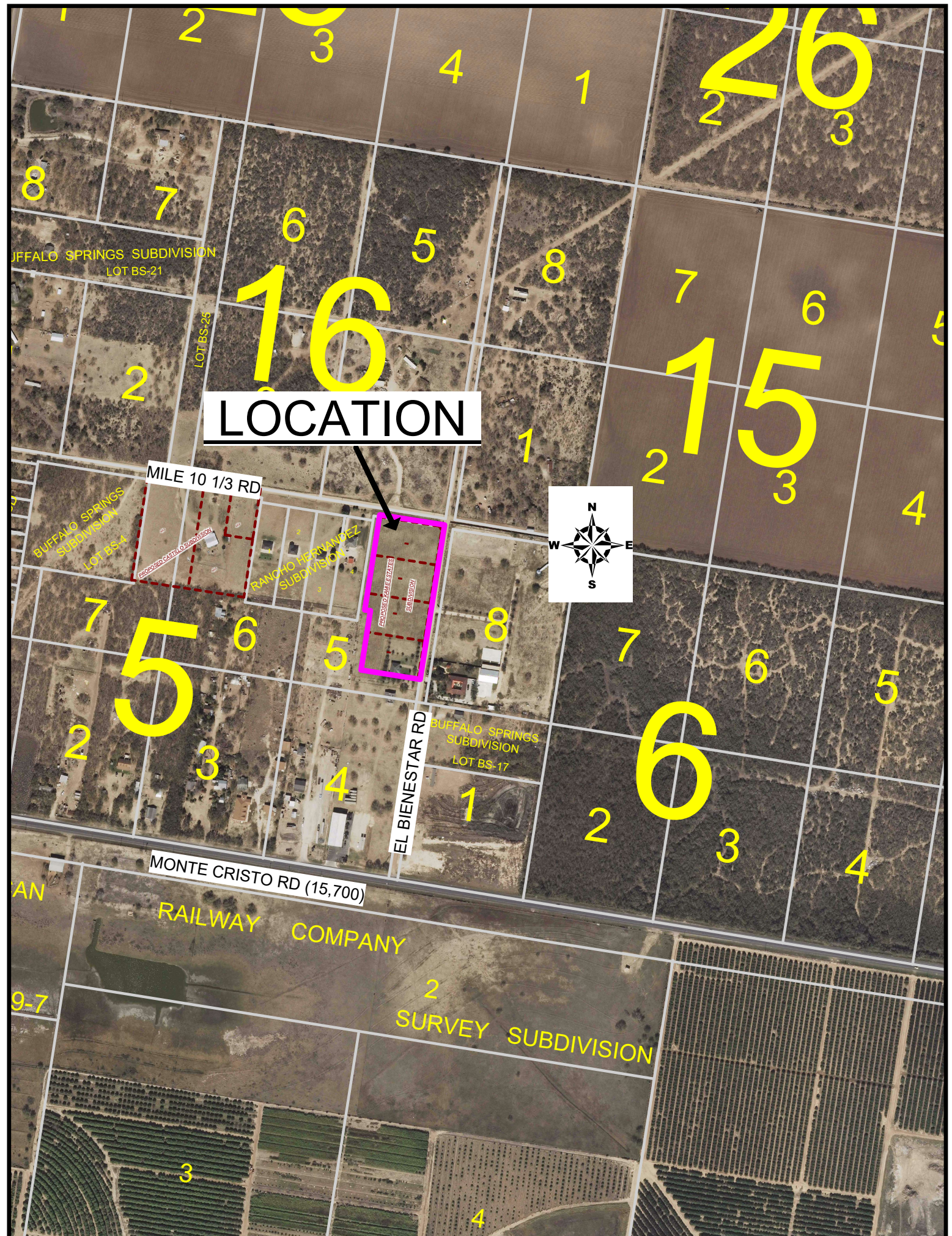
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Interior sides: 6 ft. or greater for easements. **Please revise plat note shown above prior to final. **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements, **Add plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required; greater setback applies. **Add 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
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Mile 10 1/3 (County Road 4501) and Bienestar Road. ** 5 ft. sidewalk might be required by Engineering Department. ***Plat note must be added prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Plat note must be added 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. **Plat note must be added as shown above prior to final. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Non-compliance
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. **City's Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. ** Property is currently in ETJ. If property is annexed, internal site plan review might be triggered based on proposed use. *** Remove plat note #10 since is not required as a plat note. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets/drives, 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 for public subdivisions * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72 	Applied
	TBD
	Applied
	Required
	Applied
	NA

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

LOT REQUIREMENTS	
* Minimum lot width and lot area *Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets *Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: ETJ (Single-family residences) **If property is proposed to be annexed and initial zoned, processes must be finalized prior to final plat review. ***Zoning Ordinance: Article V	TBD
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	TBD
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, park fees would only apply if property gets annexed.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for 4 single-family residences. No TIA required.	Complete
* As per Traffic Department, Trip Generation waived for 4 single-family residences. No TIA required.	Complete
COMMENTS	
Comments: Must comply with City's Access Management Policy **Submit ownership map to verify that no landlocked properties exist or will be created. ***Street ROWs dimensions to be cleared up on plat to finalize requirements prior to final plat review. ****If property is proposed to be annexed and initial zoned, processes must be finalized prior to final plat review. ***** Verify signature blocks, plat notes, etc. to comply with City requirements.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied

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



SUB2021-0124



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>UVALDE VILLAS SUBDIVISION</u>	
	Location <u>SE CORNER S. 10TH ST (SH 336) & UVALDE AVENUE</u>	
	City Address or Block Number <u>701 UVALDE AVE</u>	
	Number of Lots <u>1</u> Gross Acres _____ Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>R2, R3C</u> Proposed Zoning <u>R3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>2/17/21</u>	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>MULTI</u> Irrigation District # <u>3</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>see attached</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>7.393 AC O/O L8,10,12,14,16 HOLLENBECK; ESMT O/O FAIRWAY PLAZA; AND L15 SECT 7,HIDALGO CANAL COMPANY</u>		
Owner	Name <u>ALONZO CANTU, TRUSTEE</u> Phone _____	
	Address <u>5221 N. MCCOLL ROAD</u> E-mail <u>C/O Steve@texasgreyoaks.com</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>TEXAS GREY OAKS, LLC OR ITS ASSIGNEE</u> Phone _____	
	Address <u>710 POST OAK RD., STE. 400</u> E-mail <u>Steve@texasgreyoaks.com</u>	
	City <u>HOUSTON</u> State <u>TEXAS</u> Zip <u>77024</u>	
	Contact Person <u>STEVE LOLLIS</u>	
Engineer	Name <u>MELDEN & HUNT, INC.</u> Phone <u>956-381-0981</u>	
	Address <u>115 W. MCTYRE ST.</u> E-mail <u>MARIO@MELDENANDHUNT.COM</u>	
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78541</u>	
	Contact Person <u>MARIO A. REYNA</u>	
Surveyor	Name <u>MELDEN & HUNT, INC.</u> Phone <u>956-381-0981</u>	
	Address <u>115 W. MCTYRE ST.</u> E-mail <u>FKURTH@MELDENANDHUNT.C</u>	
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78541</u>	

Beto 10/20/21

OCT 29 2021

BY: _____

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 Mario A. Reyna Date 10/29/21

Print Name Mario A. Reyna

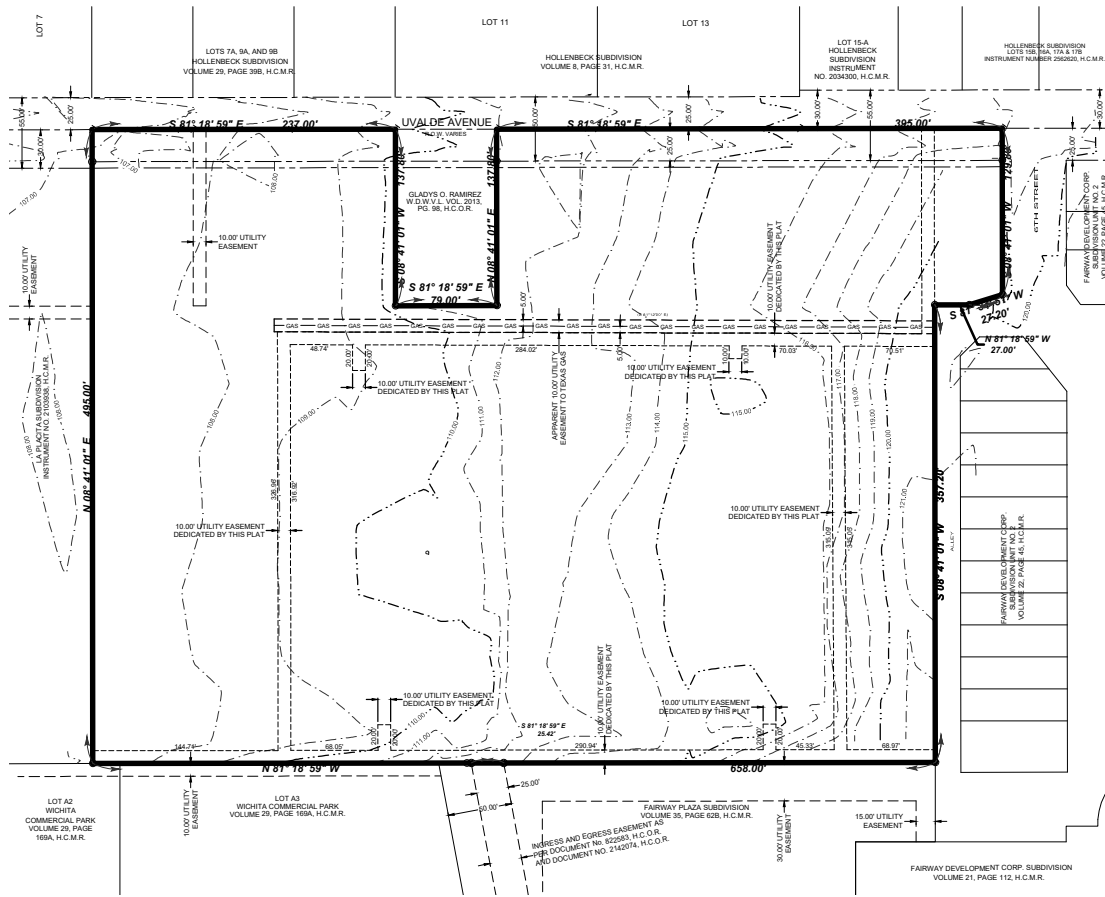
Owner ☐


Authorized Agent ☒

LOCATION

PROPOSED UVALDE VILLAGE
SUBDIVISION
LOT 1

McALLEN² COUNTESS





 BEARING BASIS AS PER TEXAS

 COORDINATE SYSTEM OF 1983, TEXAS SOUTH

 ELEVATION DATUM AS PER NAVD 88 (GEOID 2012B)

 SCALE: 1" = 150'

SUBDIVISION MAP OF UVALDE VILLAS SUBDIVISION

7.393 ACRES CONSISTING OF:
 TRACT 1: 0.218 OF ONE ACRE
 BEING THE WEST 69 FEET OF THE EAST ½ OF LOT 8,
 HOLLENBECK SUBDIVISION,
 TRACT 2: 0.282 OF ONE ACRE
 BEING THE WEST ½ OF LOT 10 AND THE EAST 10 FEET OF SAID
 LOT 8, ALL OF SAID HOLLENBECK SUBDIVISION,
 TRACT 3: 3.000 ACRES
 BEING OUT OF LOT 15, SOUTHEAST ¼ SECTION 7,
 HIDALGO CANAL COMPANY SUBDIVISION,
 TRACT 5: 0.250 OF ONE ACRE BEING THE EAST ½ OF SAID LOT 10,
 OF SAID HOLLENBECK SUBDIVISION,
 TRACT 6: 0.250 OF ONE ACRE BEING THE EAST ½ OF LOT 12, OF
 SAID HOLLENBECK SUBDIVISION,
 TRACT 7: 0.997 OF ONE ACRE BEING ALL OF LOTS 14 AND 16, OF
 SAID HOLLENBECK SUBDIVISION,
 AND TRACT 8: 2.396 ACRES OUT OF SAID LOT 15,
 OF SAID SOUTHEAST ¼ SECTION 7, OF
 SAID HIDALGO CANAL COMPANY SUBDIVISION

TEXAS REGIST. F-1435



TBPLS No. 10096900

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2021

SUBDIVISION NAME: UVALDE VILLAS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Uvalde Avenue: 30 ft. dedication required from centerline for 60 ft. total ROW
Paving: 40 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording.
***Label centerline, existing ROW on both sides of centerline, and total ROW after ROW dedication to verify dedication requirements prior to final.
****Please submit paving layout of existing conditions to verify compliance with paving requirement prior to final.
*****Subdivision Ordinance: Section 134-105

South 6th Street: 50 ft. ROW
Paving: 32 ft. Curb & gutter: Both sides
**Please clarify if property will have access through South 6th Street prior to final to review requirements.
***Subdivision Ordinance: Section 134-105

Paving _____ Curb & gutter _____

* 800 ft. Block Length.
**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.
**Subdivision Ordinance: Section 134-105

Non-compliance

TBD

Applied

NA

NA

ALLEYS

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

NA

SETBACKS

* Front: 20 ft. or greater for easements, approved site plan or in line with existing structures.
**Plat note to be revised as shown above prior to final.
**Zoning Ordinance: Section 138-356

* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.
**Plat note to be revised as shown above prior to final.
**Zoning Ordinance: Section 138-356

* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.
**Plat note to be revised as shown above prior to final.
**Zoning Ordinance: Section 138-356

* Corner: 10 ft. or greater for easements or approved site plan.
**Plat note to be revised as shown above prior to final.
**Zoning Ordinance: Section 138-356

Non-compliance

Non-compliance

Non-compliance

Non-compliance

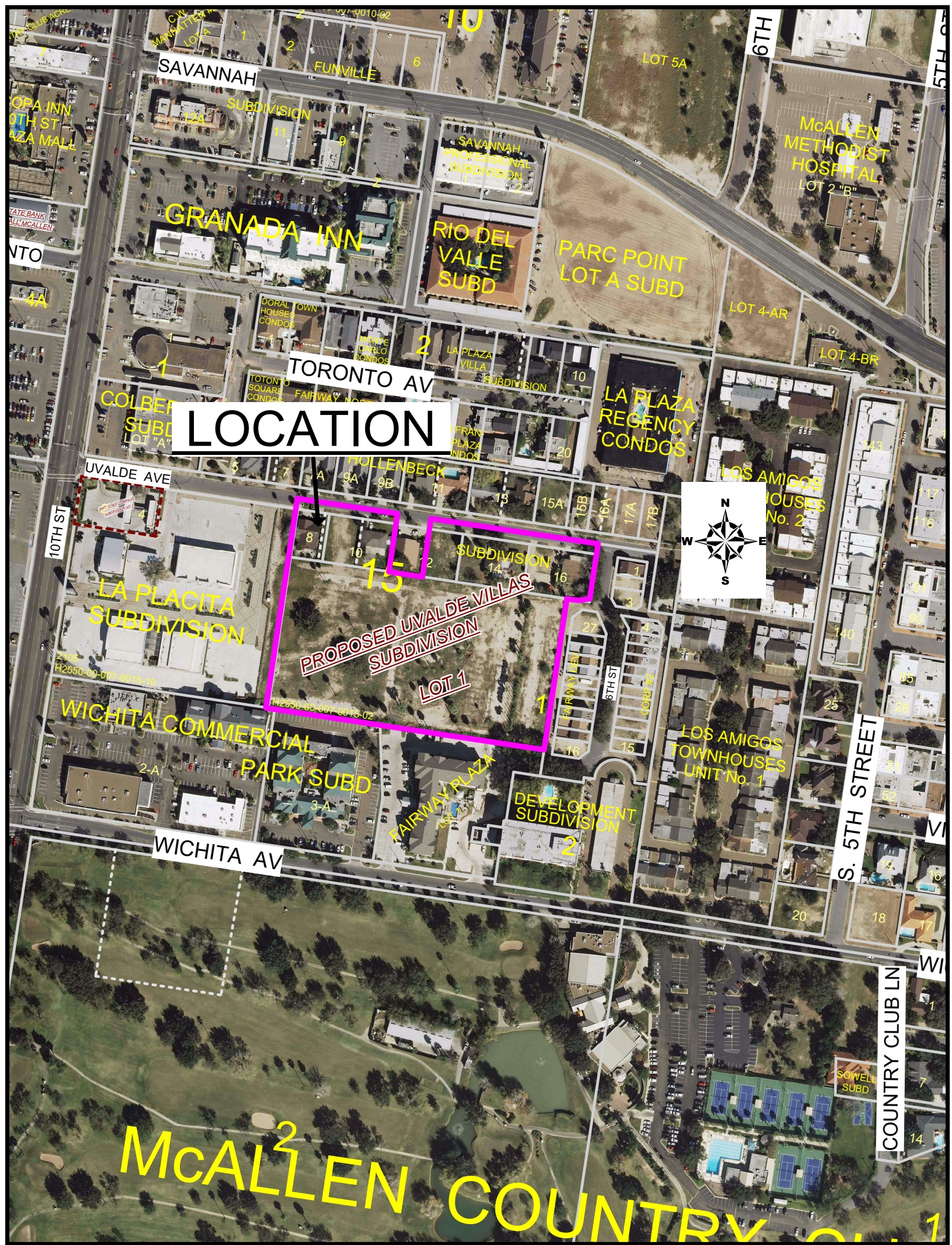
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Garage: 18 except where greater setbacks is required; greater setback applies. **Plat note to be revised 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
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Uvalde Avenue and South 6th Street. **Plat note to be revised as shown above prior to final. ***5 ft. sidewalk might be required by Engineering Department prior to final plat. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Plat note must be added prior to final plat review. **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
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. **Clarify if property will have access through "50 ft. ingress and egress easement" located on the south side of the property prior to final to establish requirements. * 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/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * 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. **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. **Subdivision Ordinance: Section 110-72 	TBD
	Required
	Required
	Required
	Applied
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356 * Lots fronting public streets. **Zoning Ordinance: 138-1 	Compliance
	Compliance

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

ZONING/CUP	
* Existing: R-3A Proposed: R-3A **Rezoning approved at P&Z meeting of August 3, 2021 and at City Commission on August 23, 2021. ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Rezoning approved at P&Z meeting of August 3, 2021 and at City Commission on August 23, 2021. ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Board will review if land dedication or fees will be required prior to recording.	Non-compliance
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat. * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: **Must comply with City's Access Management Policy ***Include ROW dimensions for South 6th Street and alley located within boundaries of subdivisions to the east. ****Clarify "10 ft. gas easement" prior to final to determine if easement will remain or if it will be abandoned. If an abandonment is proposed, process must be finalized prior to final plat review. *****Provide copy of document #822583 and #2142074 for "50 ft. ingress and egress easement" on the property to the south.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

LOCATION



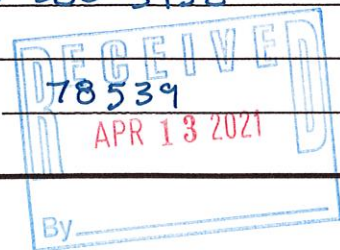
SUB2021-0042

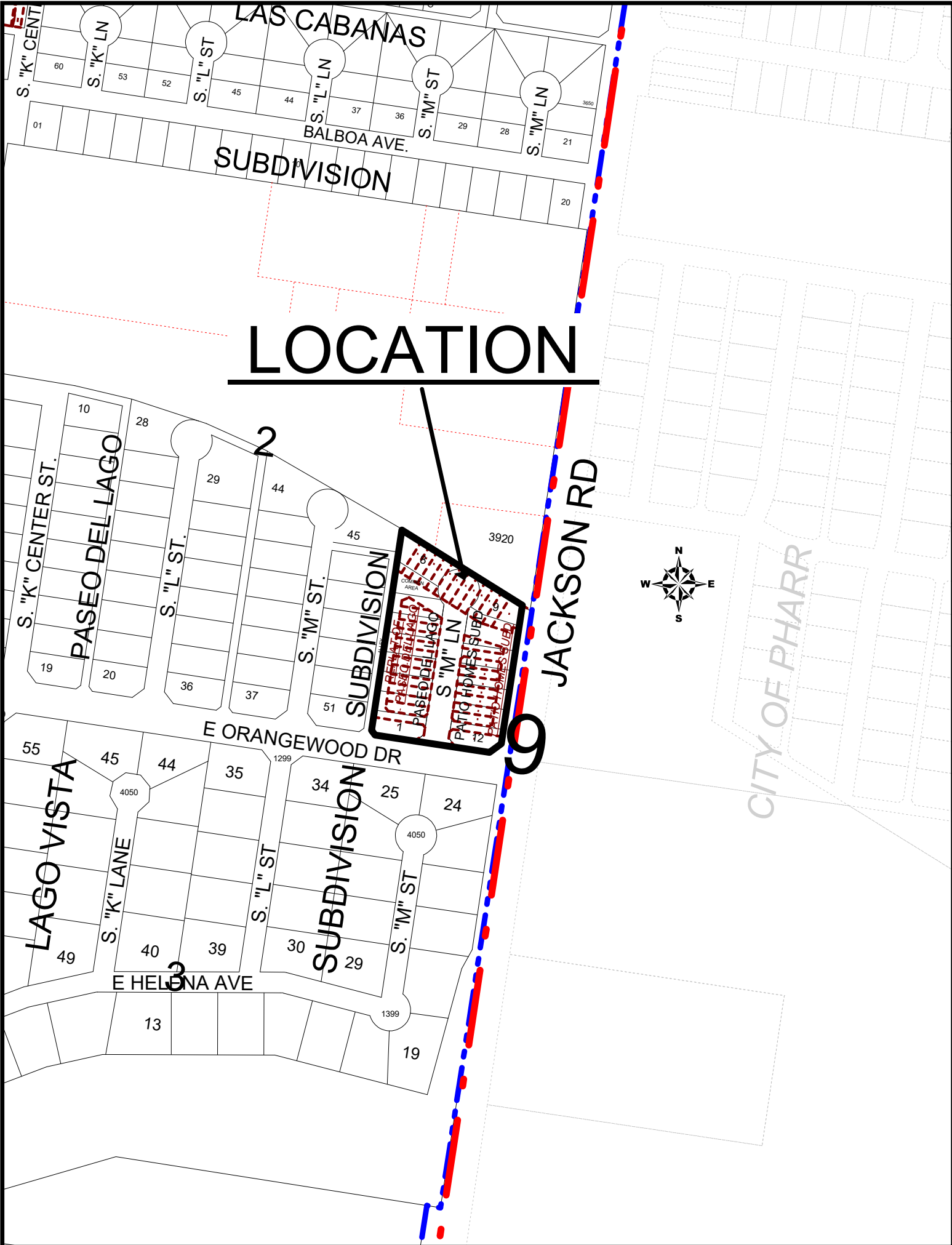


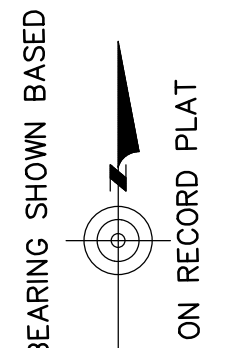
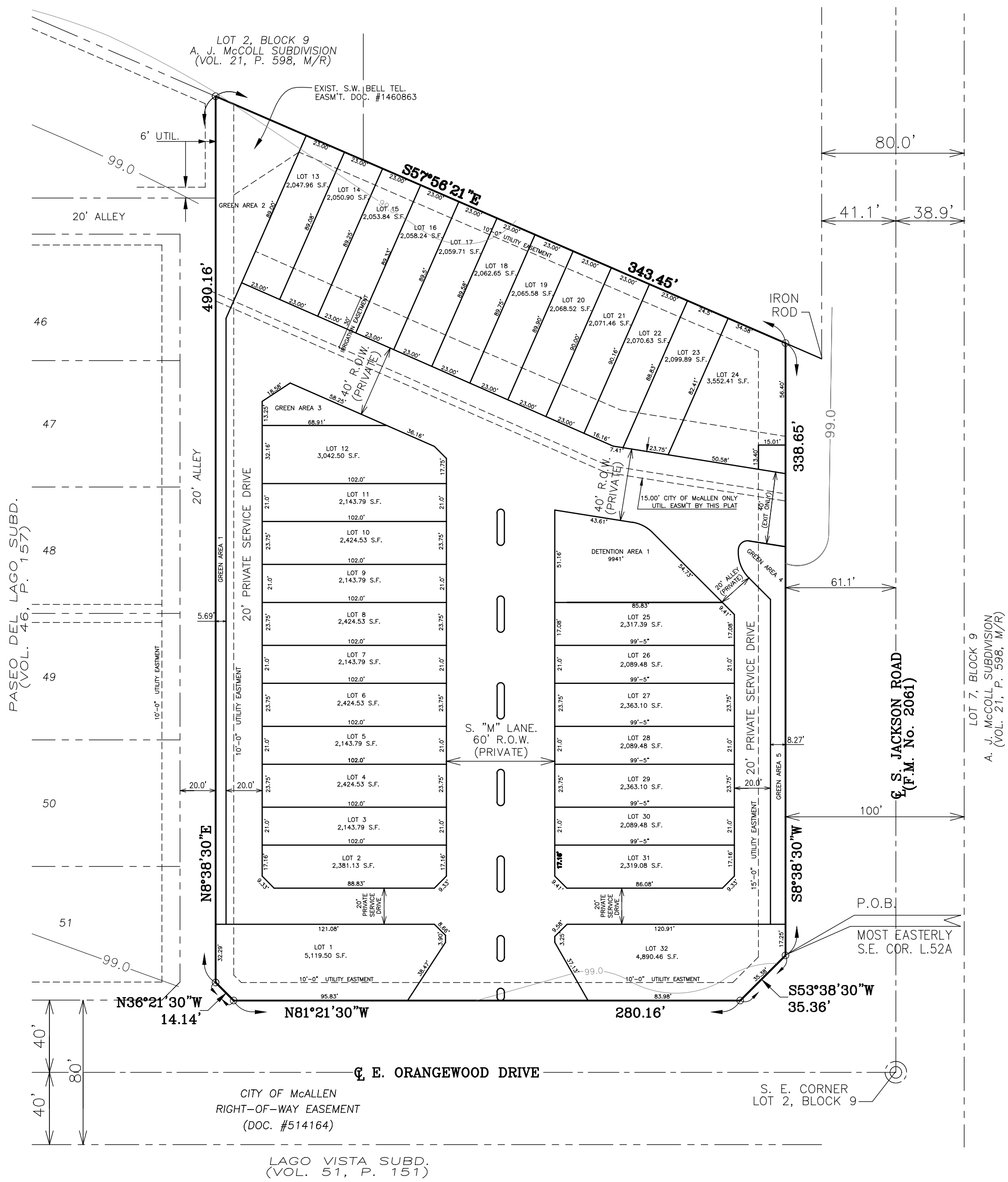
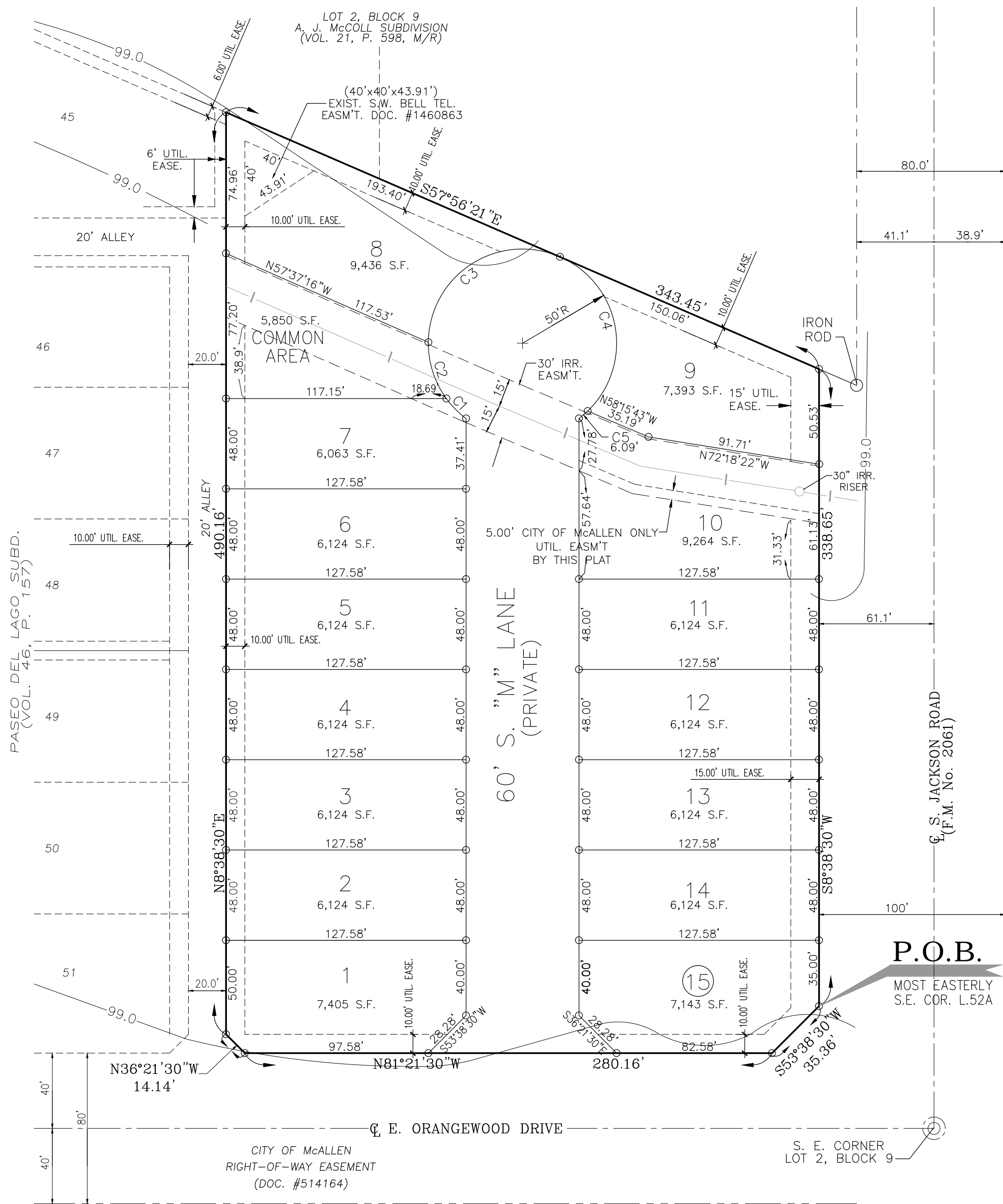
City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

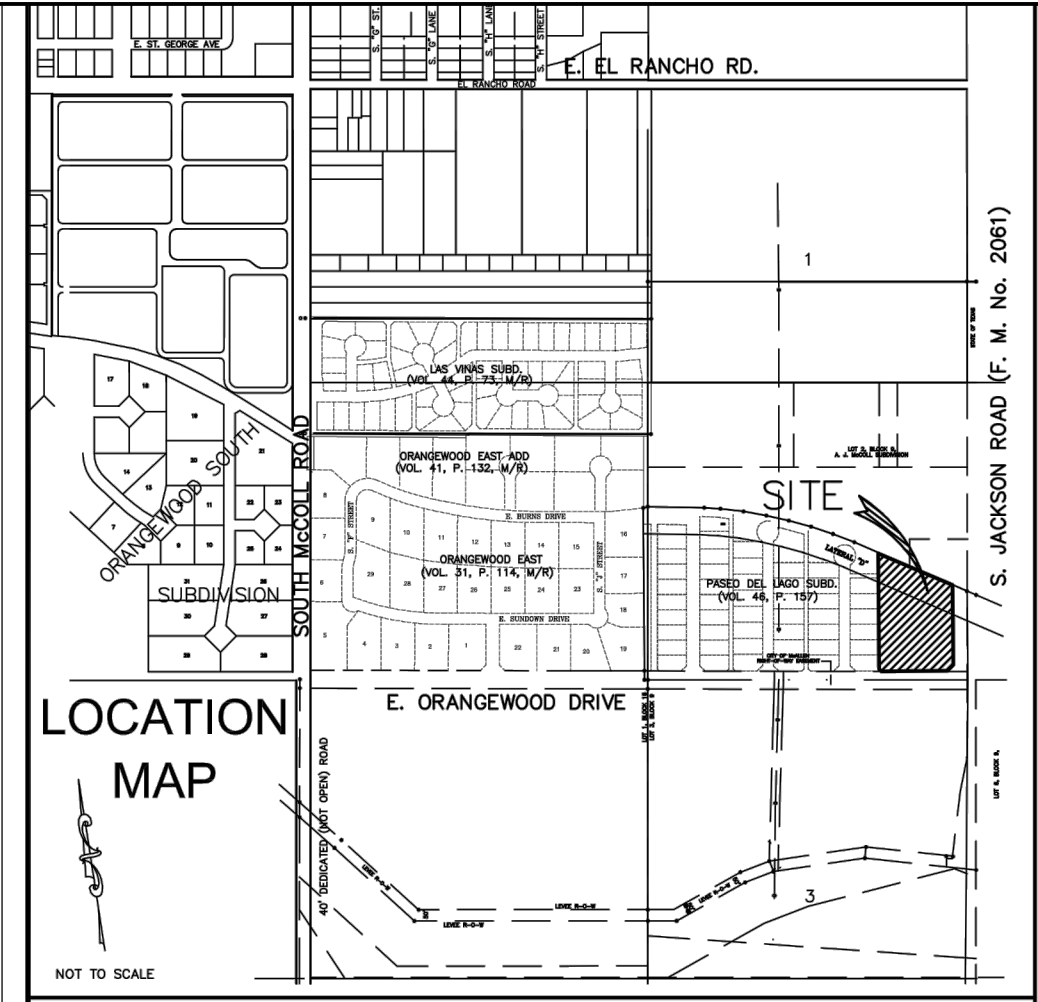
Project Description	<p>Subdivision Name <u>Re-PLAT of Paseo del Lago Patio Homes Townhomes</u> C.H.E. 11-2-21</p> <p>Location <u>northwest corner of S. Jackson Rd. & E. Orangewood Dr.</u></p> <p>City Address or Block Number <u>3900 S. JACKSON RD</u></p> <p>Number of lots <u>33 32</u> C.H.E. 11-2-21 Gross acres <u>3.116</u> Net acres _____</p> <p>Existing Zoning <u>R-3T</u> Proposed <u>R-3T</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vac.</u> Proposed Land Use <u>Townhomes</u> Irrigation District # <u>2</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>A 3.116 acre tract of land being all of Lot 52A of Paseo del Lago Subdivision in McAllen, Tx. Hidalgo County # 2293919</u> Doc. # 2293919</p>
	Owner
Developer	<p>Name <u>Cantu Construction</u> Phone <u>956-631-1273</u></p> <p>Address <u>5221 N. McCall Rd.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Alonzo Cantu</u></p> <p>E-mail <u>alonzo@cantuconstruction.com</u></p>
Engineer	<p>Name <u>CH Engineering, Inc.</u> Phone <u>956-687-5560</u></p> <p>Address <u>701 S. 15th St.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Cloromiro Hinojosa Jr.</u></p> <p>E-mail <u>chinojosa@chengineeringinc.com</u></p>
Surveyor	<p>Name <u>Ivan Garcia</u> Phone <u>956-380-5152</u></p> <p>Address <u>921 S. 10th Ave.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p>







SCALE: 1"= 50'



LOCATION MAP SCALE: 1:500



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

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

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:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1,
ON THIS _____ DAY OF _____ 20____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.
ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HIDDEN RIGHT-OF-WAYS OR EASEMENTS.
WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCD#1.

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARZA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6496
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539
(956) 380-5152

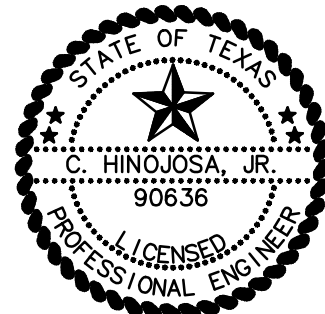


No. _____ STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLODOMIRO HINOJOSA, JR.
CLH ENGINEERING, INC.
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (FAX)956-687-5561



No. _____ STATE OF TEXAS.

CLH
ENGINEERING, INC.

TBPE FIRM No. F-8719
701 S. 15th STREET MCALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

DATE OF PREPARATION: SEPTEMBER 28, 2021

VACATING PLAT "PASEO DEL LAGO PATIO HOMES" SUBDIVISION

MCALLEN, TEXAS

A 3.116 ACRE TRACT OF LAND, BEING ALL OF LOT 52A, PASEO DEL LAGO SUBDIVISION, CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2293919, HIDALGO COUNTY, MAP RECORDS.

METES AND BOUNDS:
A 3.116 ACRE TRACT OF LAND, BEING ALL OF LOT 52A, PASEO DEL LAGO SUBDIVISION, CITY
OF MCALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2293919, HIDALGO COUNTY,
MAP RECORDS.

BEGINNING AT AN IRON ROD FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF LOT
52A, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF
LAND, SAID POINT LOCATED ON THE WEST LINE OF 100.0 FOOT SOUTH JACKSON ROAD
(F.M. NO. 2061);

THENCE, WITH EXISTING CORNER CLIP, WITH THE SOUTHEAST LINE OF LOT 52A, SOUTH 53
DEG. 38 MIN. 30 SEC. WEST, 35.36 FEET TO AN IRON ROD FOUND AT THE MOST WESTERLY
SOUTHEAST CORNER OF LOT 52A, FOR THE MOST WESTERLY SOUTHEAST CORNER HEREOF,
SAID POINT LOCATED ON THE NORTH LINE OF 80.0 FOOT EAST ORANGEWOOD DRIVE;

THENCE, WITH THE SOUTH LINE OF LOT 52A AND NORTH LINE OF 80.0 FOOT EAST
ORANGEWOOD DRIVE, NORTH 81 DEG. 21 MIN. 30 SEC. WEST, 280.16 FEET TO AN IRON ROD
FOUND AT THE MOST EASTERLY SOUTHWEST CORNER OF LOT 52A, FOR THE MOST
EASTERLY SOUTHWEST CORNER HEREOF, SAID POINT BEING THE EAST CORNER OF ALLEY
CORNER CLIP;

THENCE, WITH THE SOUTHWEST LINE OF LOT 52A, WITH SAID ALLEY CORNER CLIP, NORTH 36
DEG. 21 MIN. 30 SEC. WEST, 14.14 FEET TO AN IRON ROD FOUND AT THE MOST WESTERLY
SOUTHWEST CORNER OF LOT 52A, FOR THE MOST WESTERLY SOUTHWEST CORNER HEREOF,
SAID POINT LOCATED ON EAST LINE OF EXISTING 20.0 FOOT ALLEY;

THENCE, WITH THE WEST LINE OF LOT 52A AND EAST LINE OF EXISTING 20.0 FOOT ALLEY,
NORTH 08 DEG. 38 MIN. 30 SEC. EAST, 490.16 FEET TO AN IRON ROD FOUND AT THE
NORTHWEST CORNER OF LOT 52A, FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTH LINE OF LOT 52A, SOUTH 57 DEG. 56 MIN. 21 SEC. EAST, 343.45
FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 52A FOR THE
NORTHEAST CORNER HEREOF, SAID POINT LOCATED ON THE WEST LINE OF 100.0 FOOT
SOUTH JACKSON ROAD (F.M. NO. 2061);

THENCE, WITH THE EAST LINE OF LOT 52A AND WEST LINE OF 100.0 FOOT SOUTH JACKSON
ROAD (F.M. NO. 2061) SOUTH 08 DEG. 38 MIN. 30 SEC. WEST, 338.65 FEET THE POINT OF
BEGINNING, CONTAINING 3.116 ACRES OF LAND MORE OR LESS.

GENERAL PLAT NOTES:
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT
FRONT CENTER OF EACH LOT.

2. THIS SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY
PLAN NO. 480343-0010 C DATED NOVEMBER 2, 1982

3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

FRONT: 10 FT. OR GREATER FOR EASEMENTS, FOR LOT 32 (DOUBLE FRONTING)
REAR: LOTS 1-8, 10 FT. OR GREATER FOR EASEMENTS;
REAR ALONG S. JACKSON ROAD - 15 FT. OR GREATER FOR
EASEMENTS FOR THE DOUBLE FRONTING LOTS (DOUBLE FRONTING LOT 32)
CORNER: 10 FT. OR GREATER FOR EASEMENTS;
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.

4. A TOTAL OF 0.443 ACRE FEET OF DETENTION IS REQUIRED (1.510 C.F. PER LOT) FOR
THIS SUBDIVISION AND AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE
ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

5. THE CITY OF MCALLEN TO HAVE A 25'x25' CORNER CLIP EASEMENT AT ALL STREET
INTERSECTIONS MEASURED FROM THE CURB.

6. 5 FT. WIDE SIDEWALK REQUIRED ALONG SOUTH JACKSON ROAD, AND A 4 FT. WIDE
MINIMUM SIDEWALK REQUIRED ON EAST ORANGEWOOD DRIVE AND BOTH SIDES ALL INTERIOR
STREETS.

7. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL
AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG S. JACKSON ROAD AND E.
ORANGEWOOD DRIVE, AN 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY
RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG E. ORANGEWOOD DRIVE AND
S. JACKSON ROAD.

9. THIS SUBDIVISION IS IN AN EXISTING AIRPORT FLIGHT PATH, AIRCRAFT NOISE AFFECTS THE
GENERAL AREA.

10. BENCHMARK CHISEL MARK ON TOP OF CURB ELEV. = 100.42 (U.S.G.S.)
LOCATED ON THE NORTH SIDE OF E. ORANGEWOOD DR. AT THE S.W.C.
OF THIS SUBDIVISION (CODE NO. MC98 ELEVATION=106.45)

11. ALL BUFFERS MUST BE ON PRIVATE PROPERTY AND MAINTAINED BY THE LOT OWNERS
ADJACENT TO BUFFER/FENCE.

12. LOT OWNERS OR BUILDERS OR LOTS 7, 8, 9 & 10, SHOULD CONTACT IRR. DIST. NO. 2
FOR EXACT LOCATION OF THEIR LINE BEFORE COMMENCING CONSTRUCTION OF THE HOUSE.

13. COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT
OWNERS AND NOT THE CITY OF MCALLEN.

14. AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PASEO DEL
LAGO PATIO HOMES SUBDIVISION, RECORDED AS DOCUMENT # _____
HIDALGO COUNTY, (DEED 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 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.

15. 5 FT WIDE SIDEWALK REQUIRED ALONG SOUTH JACKSON ROAD.

16. SITE PLAN MUST BE APPROVED BY THE PLANNING AND OTHER DEVELOPMENT
DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

17. 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.

18. HOMEOWNER'S ASSOCIATION COVENANTS MUST BE RECORDED SIMULTANEOUSLY WITH
PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "PASEO DEL LAGO PATIO
HOMES" 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.

SOUTH VILLA HERMOSA, LTD.; A TX. L.P.
BY PREFERENCE INC., GENERAL PARTNER
ALONZO CANTU, PRESIDENT
P.O. BOX 2673, MCALLEN, TEXAS 78502

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC

HIDALGO COUNTY, TEXAS

NOTARY PUBLIC

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:



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2021

SUBDIVISION NAME: PASEO DEL LAGO TOWNHOMES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Jackson Road: 61.1 ft. from centerline for total 120 ft. total ROW

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

**Subdivision Ordinance: Sec.134-105

Applied

E. Orangewood Drive: 80 ft. existing ROW.

Paving: 52 ft. Curb & gutter: both sides

**Subdivision Ordinance: Sec.134-105

Applied

S. "M" Lane (private): 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

**Please show paving width of both sides of island to verify compliance with requirements prior to final plat review. Minimum 20 ft. of paving face-to-face needed on both sides of the islands.

*Subdivision Ordinance: Sec.134-105

Required

Interior Streets: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

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

**Engineer submitted an application requesting a variance to allow the E/W internal street (north side) to be 40 ft. of ROW with 30 ft. of paving instead of the required 60 ft. ROW and 40 ft. of paving. Engineer is proposing to build the 30 ft. paving on the south end of the street and not on top of the Irrigation Easement on the north side. If variance were to be approved, it should be subject to any sidewalk easements required and street design requirements.

*Subdivision Ordinance: Sec.134-105

Non-compliance

* 800 ft. Block Length

**Subdivision Ordinance: Sec.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 properties

**Alleys are only permitted in private residential developments

***All "Private Service Drive" references must be changed to "Private Alley" prior to final.

***Auto-turn template needed to review truck maneuverability per Public Works and Fire Department.

***Subdivision Ordinance: Sec.134-106

Required

SETBACKS

* Front: 10 ft. or greater for easements. Lot 32 is a double fronting lot.

**Revise plat as noted above prior to final approval

***Zoning Ordinance: Section 138-356

Non-compliance

* Rear: Lots 1-8, 10 ft. or greater for easements; rear along S. Jackson Road - 15 ft. or greater for the double fronting lots

**Proposed plat shows an alley between S. Jackson Road; revise rear setback note as needed prior to final

***Zoning Ordinance: Sec.138-356

Non-compliance

* Sides: In accordance with the zoning ordinance or greater for easements

**Zoning Ordinance: Sec.138-356

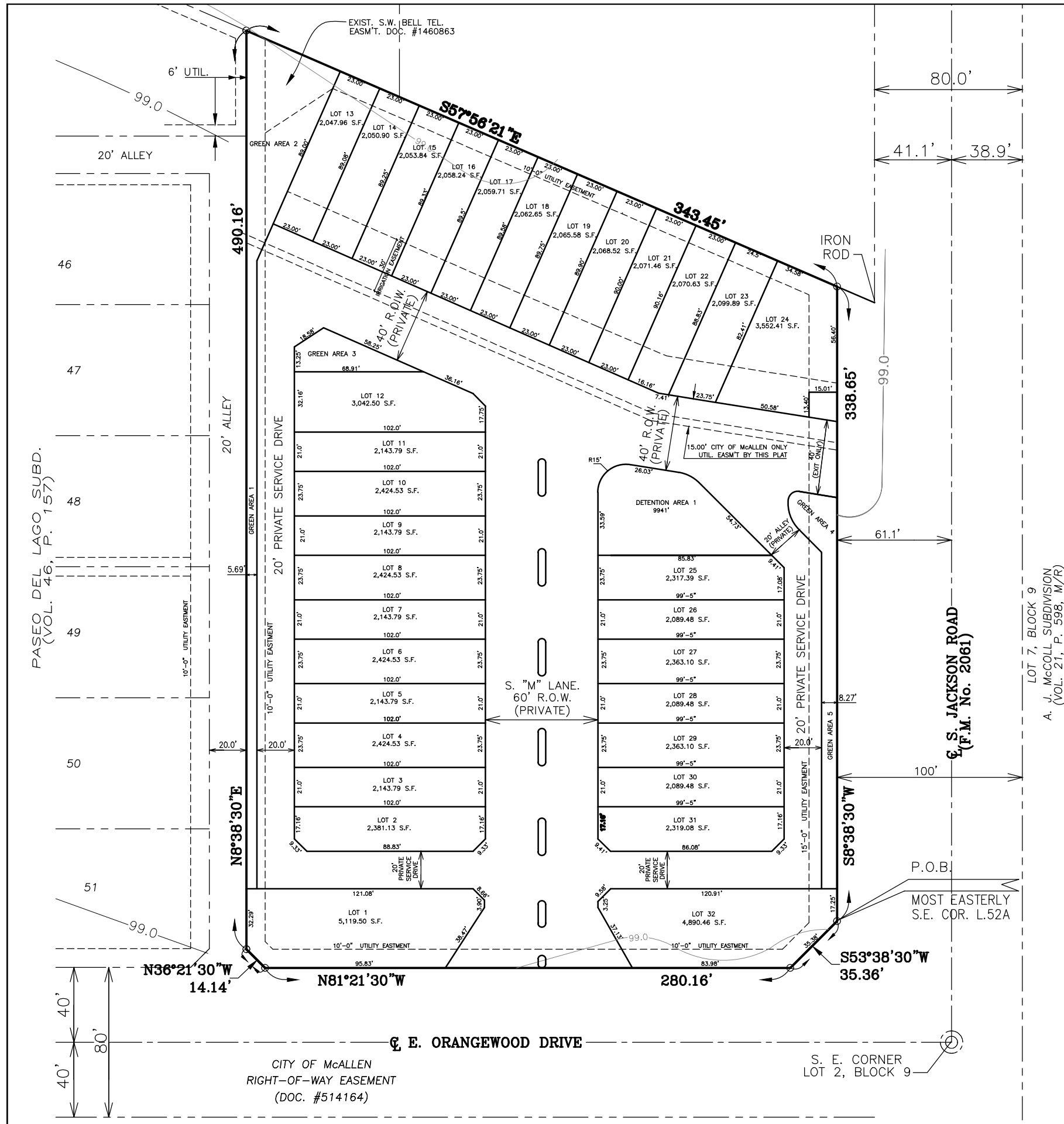
Applied

* Corner: 10 ft. or greater for easements **Zoning Ordinance: Sec.138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide sidewalk required along South Jackson Road, and a 4 ft. wide minimum sidewalk required on East Orangewood Drive and both sides all interior streets. *****Please revise plat note as shown above. ***5 ft. sidewalk requirement as per Engineering Department. ****Additional sidewalk requirements as needed prior to final depending on the street layout being proposed. **Subdivision Ordinance: Sec.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, along South Jackson Road and and East Orangewood Drive. **Landscaping Ordinance: Sec.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 Orangewood Drive. **Plat being vacated due to original "Paseo del Lago Patio Homes" having a plat note restricting access onto South Jackson Road. ***Plat note #8 to be revised prior to final. **City's Access Management Policy	Required
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen **Assign a letter or number to detention area shown and to both green areas shown on plat prior to final approval.	Non-compliance
* 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 for public subdivisions	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **An HOA document will be required to be recorded simultaneously with plat. If existing HOA will remain active, HOA President might be required to sign plat. Please clarify prior to final.	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance

* Lots fronting public streets **Zoning Ordinance: Section 138-1	Applied
ZONING/CUP	
* Existing: R-3T Proposed: R-3T **Zoning Ordinance: Section 138-176	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Section 138-176	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. As per Parks Department, park fee requirements will be determined prior to final. If Parks fees are applicable, they must be paid prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Trip generation has been waived, per Traffic Department.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Label all streets and alleys to determine compliance with requirements prior to final. Label them as "private" if subdivision is proposed to continue being private. ***Submit gate details if applicable prior to final. ****Assign a letter or number to detention area and green areas. If possible label all areas with the same reference (detention areas or common areas) to avoid any confusions. *****Label 13.4 ft. by 15.01 ft. area on the SEC of Lot 24. *****Verify if irrigation easement along Lot 13-24 will be abandoned prior to final. *****Corner clip might be required for Detention Area 1 to comply with maneuverability requirements prior to final. *****Plat being vacated due to original "Paseo del Lago Patio Homes" having a plat note restricting access onto South Jackson Road.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCE.	Applied

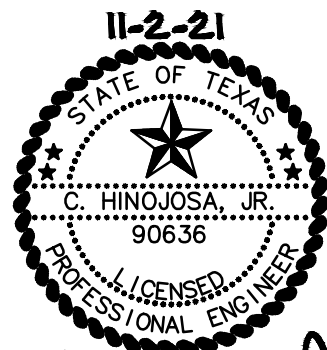
LOCATION





**EXHIBIT OF 40' R.O.W. (PRIVATE) – RE-PLAT OF
"PASEO DEL LAGO TOWNHOMES" SUBDIVISION**

(PRIVATE)
McALLEN, TEXAS
A 3.116 ACRE TRACT OF LAND, BEING ALL OF PASEO DEL LAGO PATIO HOMES SUBDIVISION, CITY OF McALLEN,
HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2293919, HIDALGO COUNTY, MAP RECORDS.



C. Hinojosa, Jr.

CLH
ENGINEERING, INC.

TBPE FIRM No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX



November 2, 2021

Edgar Garcia
Planning Department
City of McAllen
1300 Houston Avenue
McAllen, Texas 78501

Re: Variance for Street ROW and Street Width of Replat of Paseo de Lago Townhomes Subdivision

Dear Mr. Garcia:

On behalf of my client, I am respectfully requesting this variance for the proposed Replat Subdivision.

The variance request is to allow a 40 feet Right of Way in lieu of the 60 ft. as per city ordinance. We are requesting this variance to increase the buildable area on each lot so a townhome could be built and for this development to be feasible.

In addition, the proposed street will be a 30 feet back to back street section. The width of the street will not be constructed on the Hidalgo Irrigation District #2 easement.

The City of McAllen has other subdivision that have an existing 30' ROW. Two of these subdivisions has recently received approval, The Villas on Freddy, and 2nd & Dove Subdivision.

Thank you for your time and consideration, should any questions arise or any further information is required, please feel free to contact me at my office at (956) 687-5560.

Respectfully submitted,

Cloromiro Hinojosa Jr., P.E.
CLH Engineering, Inc.
Firm No. 8719
Structural & Civil Engineering
701 S 15th Street. McAllen, Texas 78501
Office (956) 687-5560 Fax (956) 687-5561



Subtotal: 0122



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>Taylor Estates - Gated Community</u>		
	Location <u>4 3/4 Mile North Taylor Road</u>		
	City Address or Block Number <u>7600 N. TAYLOR RD</u>		
	Number of Lots <u>40</u> Gross Acres <u>10.09</u> Net Acres <u>9.91</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Existing Zoning <u>A-O</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____		
	Existing Land Use <u>Agricultural</u> Proposed Land Use <u>Single Family</u> Irrigation District # <u>United</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 _____		
	Parcel # <u>282277</u> Tax Dept. Review _____		
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>The South 10.09 Acres (Deed 10.06) of Lot 407, John H. Shary</u> Subdivision			
Owner	Name <u>RGV Villa Investments, LLC</u>		Phone <u>956-624-7713</u>
	Address <u>1301 E. 8th Street, Suite 103</u>		E-mail <u>david@villahomesrgv.com</u>
	City <u>Mission</u>	State <u>TX</u>	Zip <u>78572</u>
Developer	Name <u>Same as Owner</u>		Phone _____
	Address _____		E-mail _____
	City _____	State _____	Zip _____
	Contact Person <u>David Villanueva</u>		
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u>		Phone <u>956-683-1000</u>
	Address <u>202 So. 4th Street</u>		E-mail <u>SEC@SpoorEng.com</u>
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78501</u>
	Contact Person <u>Steve Spoor, P.E.</u>		
Surveyor	Name <u>CVQ Land Surveyors</u>		Phone <u>956-618-1551</u>
	Address <u>517 Beaumont Avenue</u>		E-mail <u>CVQ@CVQLS.com</u>
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78501</u>

OCT 28 2021

Initial: AM

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

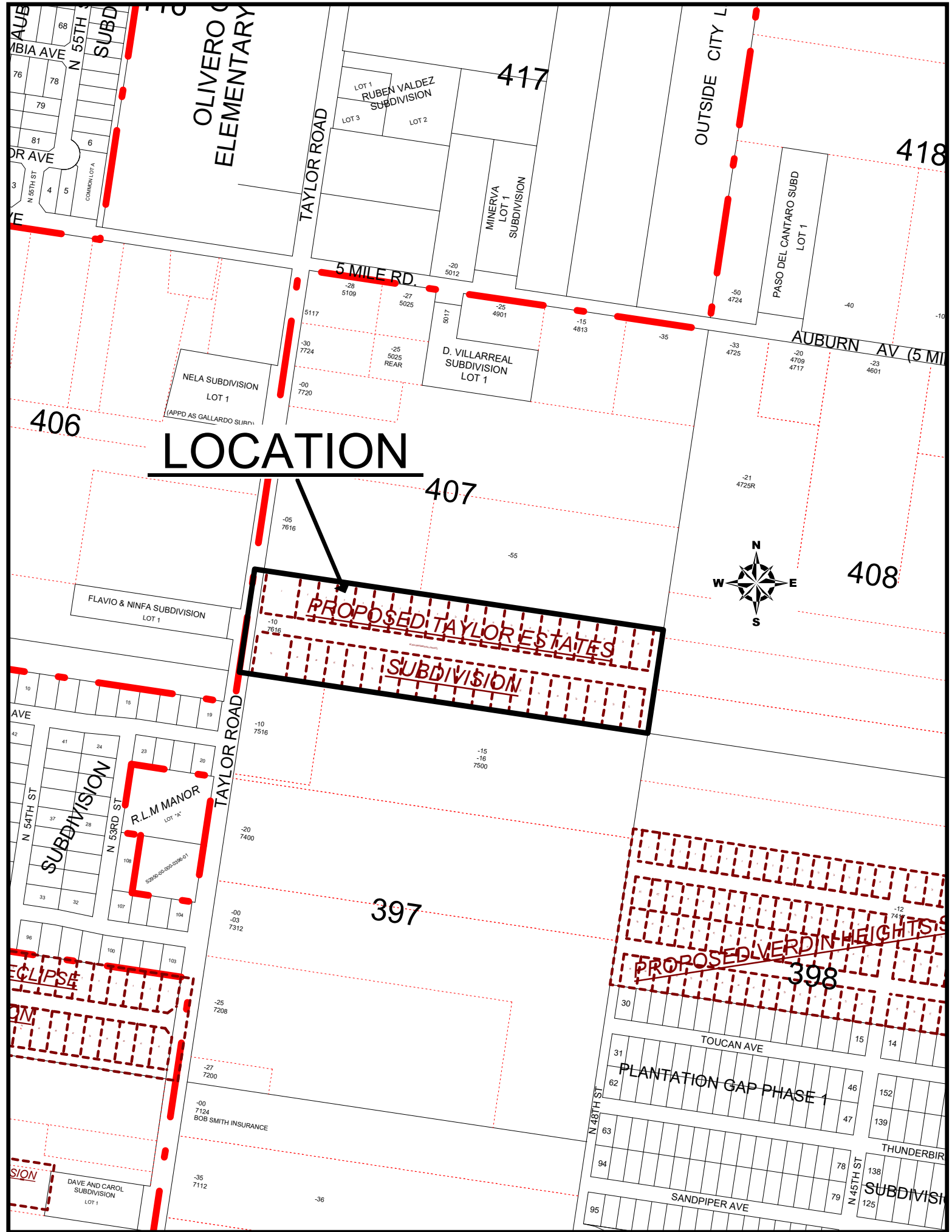
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 10/28/21

Print Name Stephen Spoor, P.E.

Owner ☐

Authorized Agent ☒



LOCATION

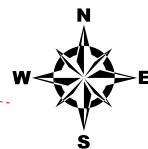
PROPOSED TAYLOR ESTATES
SUBDIVISION

PROPOSED VERDIN HEIGHTS

ECLIPSE

DAVE AND CAROL
SUBDIVISION
LOT 1

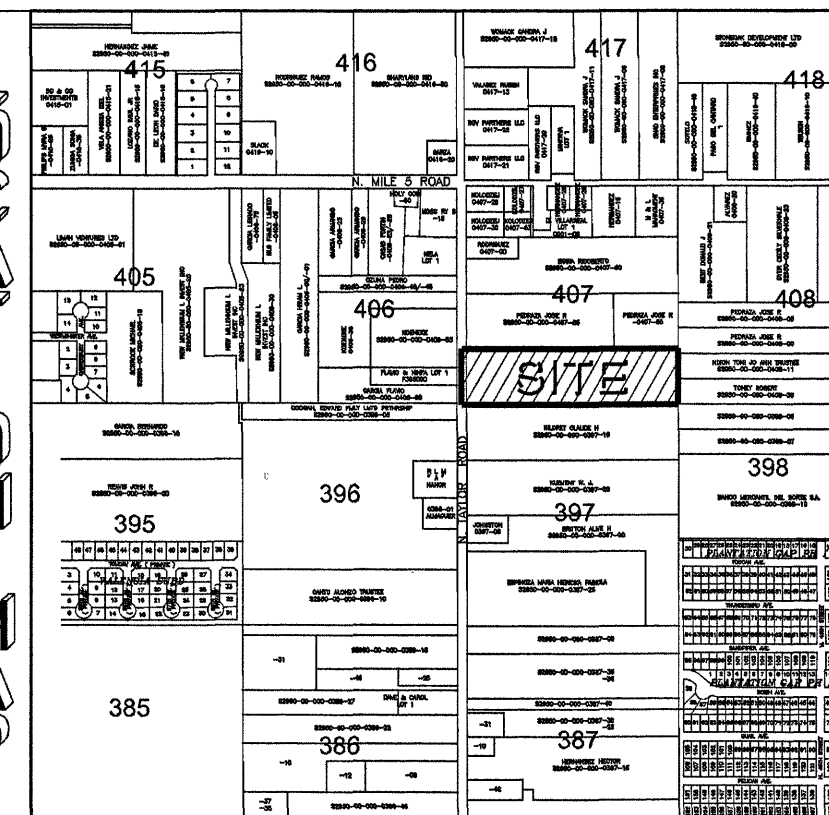
TOUCAN AVE
PLANTATION GAP PHASE 1
THUNDERBIR
SUBDIVISION
SANDPIPER AVE





McAllen, Texas

BEING A SUBDIVISION OF THE SOUTH 10.09 ACRES
(10.06 AC. DEED) OF LOT 407,
J.H. SHARY SUBDIVISION, HIDALGO COUNTY,
TEXAS ACCORDING TO PLAT RECORDED IN
VOLUME 1, PAGE 17, MAP RECORDS,
HIDALGO COUNTY, TEXAS.



Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning

 202 South 4th. Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000 

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS _____ (GATED COMMUNITY) _____ SUBDIVISION DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS AND EASEMENTS THERE ON SHOWN. SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, EXCEPT N. TAYLOR RD. AND N. 48TH ST., WHICH ARE BEING DEDICATED FOR PUBLIC USE BY THIS PLAT.

RGV Villa Investment, LLC,
a Texas Limited Liability Company

By: David Villanueva
1301 E. 8th St.
Mission, Texas 78572

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID VILLANUEVA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

DATE _____

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4608 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.

CARLOS VASQUEZ, RPLS # 4608
CVQ LAND SURVEYORS LLC
517 BEAUMONT ST.
McALLEN, TEXAS 78501
TBPELS FIRM No. 10119600

DATE _____

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

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

MAYOR, CITY OF McALLEN

DATE _____

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 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

DATE _____

1. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
 - A. FRONT - 25 FEET
 - B. CORNER - 10 FEET OR GREATER FOR EASEMENTS
 - C. GARAGE - 18 FEET EXCEPT WHERE GREATER IS REQUIRED, GREATER APPLIES
 - D. REAR - 10 FEET OR GREATER FOR EASEMENT
 - E. OTHERS - IN ACCORDANCE WITH ZONING ORDINANCE OR TO EASEMENT LINE, WHICHEVER IS GREATER
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, MAP, NO. 480 334 0400C, REVISED NOVEMBER 16, 1982.
4. A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES
5. A 4 FT. SIDEWALK IS REQUIRED ALONG TAYLOR RD. AND ALONG N. 48TH ST. AND BOTH SIDES OF YELLOWHAMMER AVE.
6. BENCHMARK - STATION NAME: MC 47 SET BY ARANDA AND ASSOC. LOCATED AT TAYLOR RD. AND MILE 5 NORTH ELEVA:140.02 (NAVDB88)
7. OWNER IS REQUIRED TO PROVIDE AND ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT. MASTER DRAINAGE AND DETENTION IS ON FILE AT THE CITY ENGINEERING DEPARTMENT.
8. STORM WATER DETENTION REQUIRED IS 2.0 ACRE-FEET.
9. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. TAYLOR RD.
10. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE TAYLOR ESTATES SUBDIVISION, RECORDED AS DOCUMENT NO. _____, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNERS 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 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 SHALL BE NULL AND VOID
11. A 25 FT. BY 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET RIGHTS-OF-WAY INTERSECTIONS.

THE SOUTH 10.09 ACRES OF LOT 407, J.H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the southwest corner of Lot 407, for the southwest corner of the following described tract of land, said point being in N. Taylor Road.
THENCE, with the West line of Lot 407, in N. Taylor Road, North 08 Deg. 34 Min. 44 Sec. East, 333.0 feet to the northwest corner of the south 10.09 acres of Lot 407, for the northwest corner hereof;
THENCE, with the North line of the south 10.09 acres of Lot 407, South 81 Deg. 24 Min. 18 Sec. East, at 20.0 feet pass the East line of N. Taylor Road, and at 1320.0 feet the northeast corner of the south 10.09 acres of Lot 407, for the northeast corner hereof;
THENCE, with the East line of Lot 407, South 08 Deg. 35 Min. 04 Sec. West, 333.0 feet to the southeast corner of Lot 407, for the southeast corner hereof;
THENCE, with the South line of Lot 407, North 81 Deg. 24 Min. 18 Sec. West, at 1300.0 feet pass the East line of N. Taylor Road, and at 1320.0 feet the POINT OF BEGINNING. Containing 10.09 acres of land more or less, of which the west 20.0 feet, comprising 0.15 acre lies in N. Taylor Road.

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 TAYLOR 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.

LONE STAR NATIONAL BANK

BY:

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR
THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND
AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/9/2021

SUBDIVISION NAME: TAYLOR ESTATES (GATED COMMUNITY)

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Taylor Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. total ROW
Paving: 52ft. Curb & gutter: Both sides

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

***COM Thoroughfare Plan

Applied

North 48th Street: 30 ft. dedication for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

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

*****Subdivision Ordinance: Section 134-105

Applied

Yellowhammer Avenue: 60 ft. ROW (Private)

Paving: 40 ft. Curb & gutter: Both sides

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

***Provide gate details prior to final for staff approval.

****Internal street might have to be revised to "public" so it can serve as 1/4 Collector Road; unless 30 ft. E/W ROW dedication is proposed on the south side of subdivision.

*****Subdivision Ordinance: 134-105

Non-compliance

1/4 Collector Road (E/W): 30-35 ft. of dedication for 60-70 ft. of total ROW

Paving: 40-44 ft. Curb & gutter: Both sides

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

****30-35 ft. E/W ROW dedication is required on the south boundary of subdivision. Plat layout must be revised prior to final.

*****Subdivision Ordinance: 134-105

Non-compliance

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length. Proposed block length is approximately 1,250 ft. Plat layout must be revised prior to final plat to verify compliance with requirements prior to final.

**Subdivision Ordinance: Section 134-118

Non-compliance

* 600 ft. Maximum Cul-de-Sac:

**Subdivision Ordinance: Section 134-105

NA

ALLEYS

ROW 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

NA

SETBACKS

* Front: 25 ft. or greater for easements.

**Plat note #1 to be revised as shown above prior to final.

**Zoning Ordinance: Section 138-356

Non-compliance

* Rear: 10 ft. or greater for easements.

**Zoning Ordinance: Section 138-356

Applied

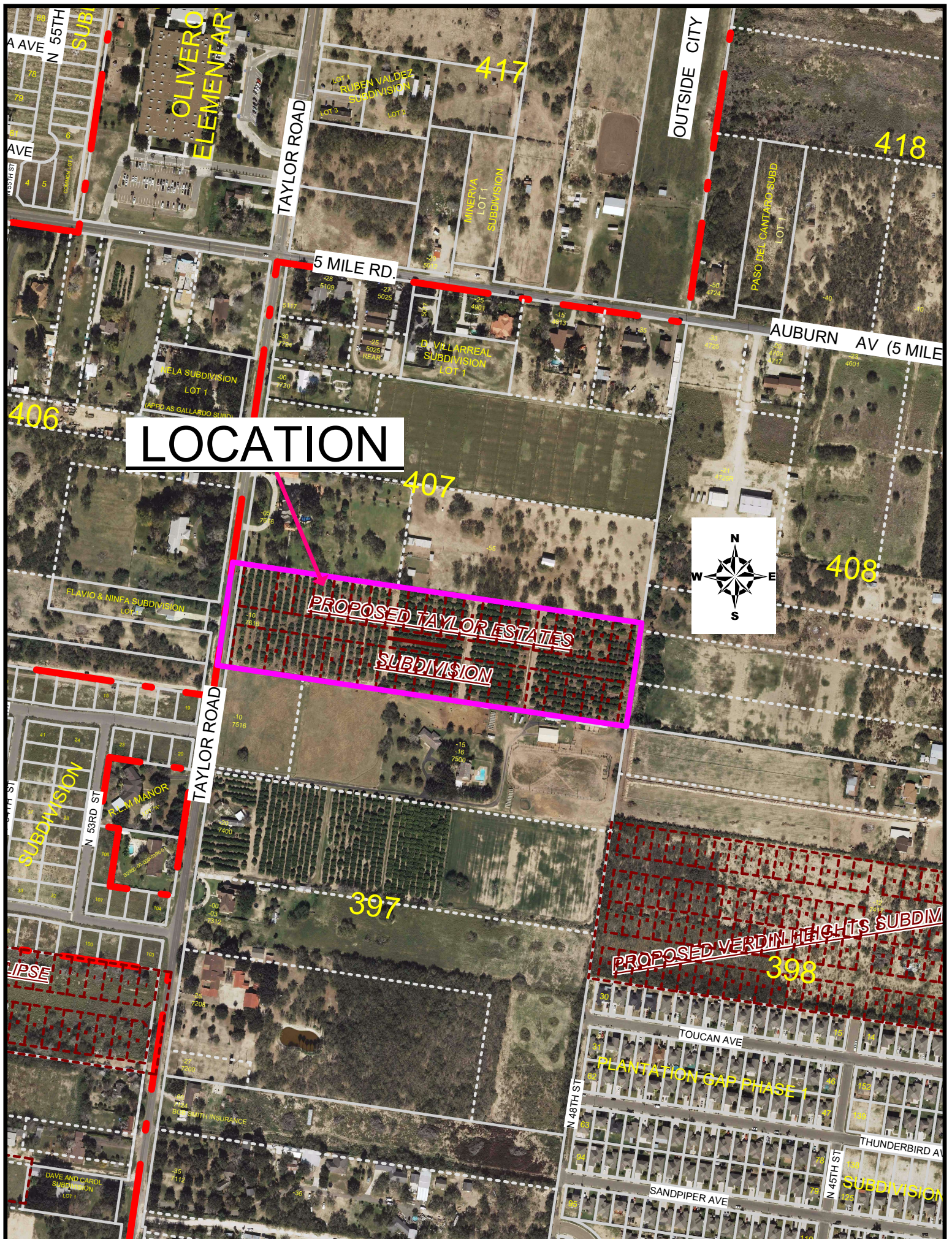
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Interior Sides: 6 ft. or greater for easements. **Plat note #1 to be revised as shown above prior to final. **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setbacks is required; greater setback applies. **Plat note #1 to be revised 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
	Applied
	Non-compliance
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on North Taylor Road, North 48th Street, all internal streets, and any other street that might be applicable prior to final. **5 ft. sidewalk as per Engineering Department might be required prior to final. ***Plat note must be revised prior to final plat. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 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
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North Taylor Road and North 48th Street. **Plat note # 9 to be revised as shown above prior to final. **City's 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 area, etc. must be maintained by the lot owners and not the City of McAllen *Section 110-72 applies for public subdivisions * 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 for public subdivisions * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA document to be recorded simultaneously with plat. ***Landscaping Ordinance: Section 110-72 ****Subdivision Ordinance: Section 134-168 	Non-compliance
	NA
	NA
	Required
	Required
	Required

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

LOT REQUIREMENTS	
* Minimum lot width and lot area. *Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets *Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: A-O Proposed: R-1 (single-family residences) ** Rezoning to be presented before P&Z on 12/7/21 and before City Commission on 1/10/22. Rezoning process must be finalized prior to final plat. ***Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval ** Rezoning to be presented before P&Z on 12/7/21 and before City Commission on 1/10/22. Rezoning process must be finalized prior to final plat. ***Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, \$28,000 must be paid prior to recording based on 40 proposed lots. If amount of proposed lots change, park fees will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is waived for 40 single-family residences. No TIA required.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat. * As per Traffic Department, Trip Generation is waived for 40 single-family residences. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy ***Street names to be finalized prior to final plat review. ****Clarify if subdivision is proposed to be public or private. Subject to change based on ROWs required. *****Plat layout to be revised prior to final to comply with ROW requirements. *****Gate details must be submitted to staff for staff to review.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

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



LOCATION

PROPOSED TAYLOR ESTATES
SUBDIVISION

PROPOSED VERDIN HEIGHTS SUBDM

PLANTATION OAK PHASE I



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)

Sub 2021-026

Project Description	<p>Subdivision Name <u>GEORGIA SUBD.</u></p> <p>Location <u>+/- 600' N. OF TREATMENT ALONG WEST SIDE OF N. 29TH ST</u></p> <p>City Address or Block Number <u>7701 N. 29TH ST</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.50</u> Net acres <u>0.50</u></p> <p>Existing Zoning <u>A-0</u> Proposed <u>R-1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>OPEN</u> Proposed Land Use <u>RES.</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. <u>210591</u> Tax Dept. Review _____</p> <p>Legal Description <u>0.50 AC. 0/0 LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBD. N.C.T.</u></p>
Owner	<p>Name <u>GEORGIA A. ALVAREZ</u> Phone <u>956-648-9203</u></p> <p>Address <u>7701 N. 29TH ST.</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>DAVID SALINAS</u> Phone <u>662-9081</u></p> <p>Address <u>2221 DAFFODIL AVE.</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>DAVID</u></p> <p>E-mail <u>dsalinas@salinasengineering.com</u></p>
Surveyor	<p>Name <u>SAME AS ENGINEER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>

OCT 29 2021

10/20

BY: DM AW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

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 1/2" 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 Georgia A. Daugherty Atanis Date _____

Print Name Georgia A. Daugherty Atanis

Owner ☒

Authorized Agent ☐

51

SUBDIVISION

LOCATION

AUBURN
PROPOSED MCALLEN I.S.D. AG
FARM SUBDIVISION

FFA Farm

LOT 1

PROPOSED GEORGIA
SUBDIVISION



50

5 MILE RD.

29TH ST

27TH LN

AUBURN

27TH ST

26TH ST

TRENTON RD

59

29TH ST

30TH

PROPOSED HABITAT VILLAGE
SUBDIVISION

GUA 58

A AVE

VISION

ESTATES

B DIVISION

NOPS AV

ER

TANGLEWOOD ESTATES

VERDIN

DUKE

CORNE

PHASE

BAYLOR

AMHERST

PHASE 2

PHASE 1

YELLOWHAMMER
AVE

SUBDIVISION

PHASE 2

PHASE 1

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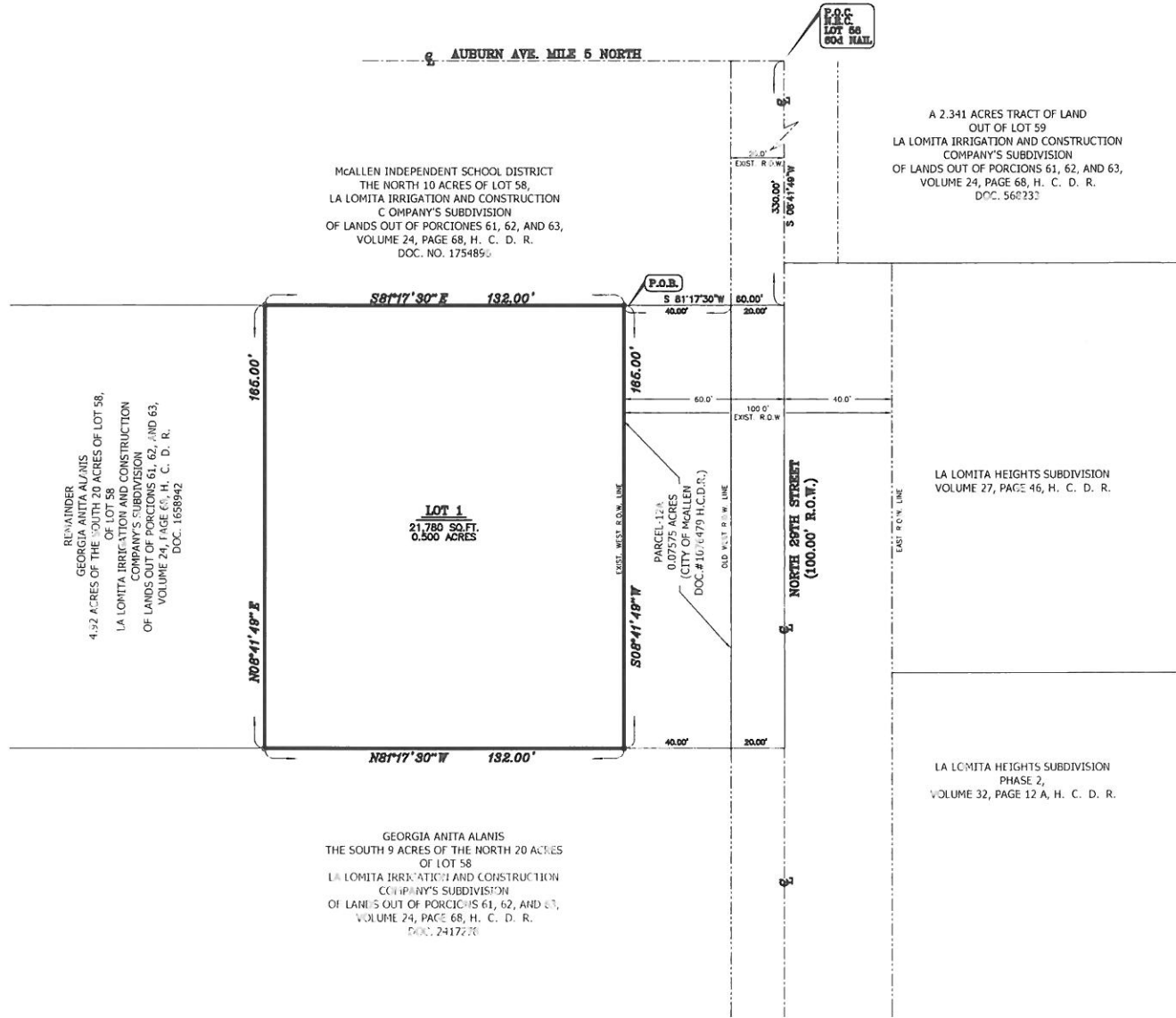
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GEORGIA SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEING A 0.86 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 151, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 68 AND 69, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT (GALVESTON AVE.): 25.0 FT. OR GREATER FOR EASEMENTS OR OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER. SIDE CORNER (S. BENTEN ROAD): 10.0 FT. OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER. SIDES IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS. REAR: 10.0 FT. OR GREATER FOR EASEMENTS. GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 48343 0010 D. 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 GALVESTON AVE.
- MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON S. BENTEN ROAD AND GALVESTON AVE.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 4,037.0 CUBIC FEET, OR 0.10 ACRE-Feet OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
- OPaque BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG SOUTH BENTEN ROAD. 8" MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 75, LOCATED ON THE NORTH LANE OF U.S. BUSINESS 83, 45 FEET EAST OF TAYLOR ROAD AND 2.6 FEET NORTH FROM THE BACK OF CURB OF U.S. BUSINESS 83. ELEV. = 153.46.
- 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.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S. BENTEN ROAD.
- 25 FT. BY 25 FT. CORNER CLIP REQUIRED AT ALL STREET INTERSECTIONS.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: GEORGIA ALANIS	7701 N. 29TH STREET, McALLEN, TEXAS 78501	(956) 648-9001	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	

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

ON: _____ AT _____ A.M./P.M.
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LA GEORGIA SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE 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: GEORGIA ALANIS
7701 N. 29TH STREET
McALLEN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGIA ALANIS, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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: _____ 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 THE 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: _____

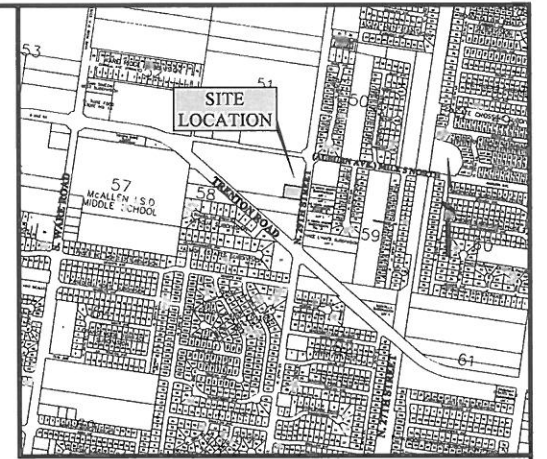
APPROVED BY DRAINAGE DISTRICT:

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

PAUL E. RESIN, P.E., C.F.M.
GENERAL MANAGER

DATE: _____



LOCATION MAP

SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 0.50 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 58, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.50 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 58 LOCATED IN THE CENTER OF NORTH 29TH STREET; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 41 MINUTES 49 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 58, A DISTANCE OF 330.0 FEET TO A POINT AND THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 60.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY OF SAID NORTH 29TH STREET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 41 MINUTES 49 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 58 AND BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID NORTH 29TH STREET, A DISTANCE OF 165.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, A DISTANCE OF 132.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 41 MINUTES 49 SECONDS EAST, A DISTANCE OF 165.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, A DISTANCE OF 132.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.50 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: PLAT OF RECORD.
LA SUBDIVISION PLAT/GEORGIA SUBD 50.102821

GEORGIA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: OCTOBER 29, 2021
JOB NUMBER: SP-21-

OWNER: GEORGIA ALANIS
7701 N. 29TH STREET
McALLEN, TEXAS 78501

SEA

SALINAS ENGINEERING & ASSOC.
(P. 6675) (TBP.LS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
1000 E. 10TH STREET, SUITE 200, McALLEN, TEXAS 78501



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2021

SUBDIVISION NAME: GEORGIA

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 29th Street: 10 ft. additional dedication required for 50 ft. from centerline for 100 ft. ROW
 Paving: 65 ft. Curb & gutter: Both sides
 **Indicate if ROW is being dedicated by DOC #1076479
 **Verify ROW dedication as per Recorded DOC #1076479 and La Lomita Heights Subdivisions

Non-compliance

**Subdivision Ordinance: Section 134-105
 **COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

* 800 ft. Block Length.

NA

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

NA

**Subdivision Ordinance: Section 134-105

ALLEYS

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

NA

SETBACKS

* Front/ N. 29th Street: 45 ft. or greater for easement or in line with existing structures, whichever is greater.

Non-compliance

**Please revise plat note as shown above prior to final

**Zoning Ordinance: Section 138-356

* Rear : 10 ft. or greater for easements.

Applied

**Zoning Ordinance: Section 138-356

* Sides: 6 ft. or greater for easements.

Non-compliance

**Please revise plat note as shown above prior to final

**Zoning Ordinance: Section 138-356

* Corner _____

NA

**Please remove Side Corner reference from Plat Note #1

**Zoning Ordinance: Section 138-356

* Garage: 18 ft. except where greater setback is required; greater setback applies.

Applied

**Zoning Ordinance: Section 138-356

*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 N. 29th Street **Revise plat note #4 as shown above prior to final **5 ft. sidewalk might be required prior to final as per Engineering Department. **Subdivision Ordinance: 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	<div>Non-compliance</div> <div>Applied</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. **Please revise plat note #7 as shown above prior to final **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	<div>Non-compliance</div> <div>Applied</div> <div>Applied</div>
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. **Please remove plat note #11 prior to final * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. **Single-family residence proposed. * Common Areas, Private Streets 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. * 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 	NA
	NA
	NA
	NA
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. ***Zoning Ordinance: 138-1 * Lots fronting public streets **Zoning Ordinance: Section. 138-356 	Compliance
	Applied

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

ZONING/CUP	
* Existing: A-O Proposed: R-1 **Rezoning case will be presented at PZ on 12/7/21 and at CC on 1/10/2022 ****Zoning Ordinance: Article V	Required
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	Required
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation will be waived for 1 single-family residence. No TIA required.	Complete
* As per Traffic Department, Trip Generation will be waived for 1 single-family residence. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **Plat notes to also comply with City's Standards prior to final. ***Please provide ownership map to verify that no landlocked properties exist or will be created.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



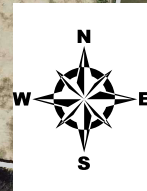
LOCATION

SUBDIVISION

PROPOSED MCALLEN I.S.D. AG
FARM SUBDIVISION

FFA Farm

LOT 1



29TH ST

5 MILE RD.

27TH LN

LA LOMITA
HEIGHTS

PHASE 2

LA LOMITA
HEIGHTS
SUBD NO 3

THREE LYNN'S SUBD.
7616

59

TRENTON RD

27TH ST

58

NAIDA AVE

DIVISION

ON ESTATES

SUBDIVISION

XENOPS AV

RBLER

30TH

TANGLEWOOD ESTATES

PROPOSED HABITAT VILLAGE
SUBDIVISION

BAYLOR

MIRA

BELLA PARK

PHASE 2

MIRA-BELLA PARK

50

AMHER

PHASE 1

PHASE 2

YELLOWHAM

ESTATES

SUBDIVISION

PHASE 1

PHASE 2

SUB 2021-0125



Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Habitat Estates No. 2</u>	
	Location <u>3300 Hackberry Avenue</u>	
	City Address or Block Number <u>3300 HACKBERRY AVE</u>	
	Number of Lots <u>2</u> Gross Acres <u>0.47</u> Net Acres <u>0.35</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>Residence</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</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>n/a</u>	
	Parcel # <u>185423</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>0.469 Acres out of Lot 51, Block 2, C.E. Hammonds Subdivision</u>		
Owner	Name <u>Habitat Developers LLC</u>	Phone <u>956-578-3913</u>
	Address <u>8916 N. 21st Street</u>	E-mail <u>daniel@habitatdevelopers.com</u>
	City <u>McAllen</u> State <u>Tx</u>	Zip <u>78504</u>
Developer	Name <u>Same as owner</u>	Phone _____
	Address _____	E-mail _____
	City _____ State _____	Zip _____
	Contact Person <u>Daniel Martinez</u>	
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u>	Phone <u>956-683-1000</u>
	Address <u>202 S. 4th Street</u>	E-mail <u>sec@spooreng.com</u>
	City <u>McAllen</u> State <u>Tx</u>	Zip <u>78501</u>
	Contact Person <u>Steve Spoor, P.E.</u>	
Surveyor	Name <u>CVQ Land Surveyors</u>	Phone <u>956-618-1551</u>
	Address <u>517 Beaumont Avenue</u>	E-mail <u>cvq@cvqls.com</u>
	City <u>McAllen</u> State <u>Texas</u>	Zip <u>78501</u>

ENTERED

OCT 29 2021

Initial: AM

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

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

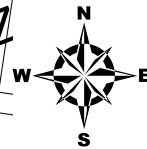
Signature Steve Spoor Date 10/28-21

Print Name Steve Spoor

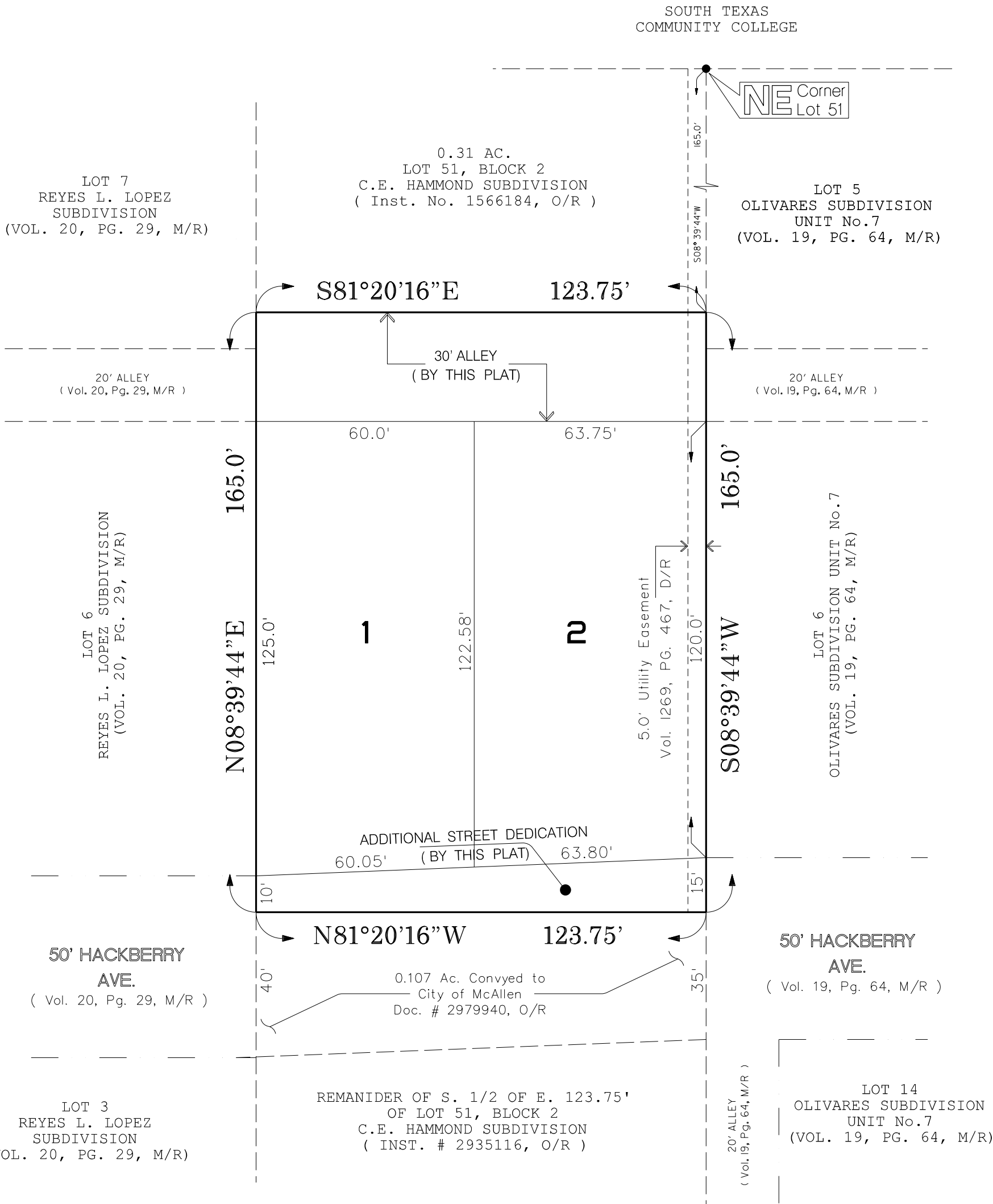
Owner ☐

Authorized Agent ☒

STC WEST 201
LOT 1



H0850-00-002-0053-02



NOTES:

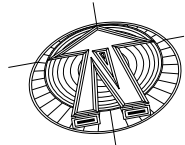
- 1) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- 2) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480 343 0005C REVISED NOVEMBER 02, 1982.
- 3) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:
FRONT - 25 FEET OR GREATER FOR EASEMENTS
REAR - 10 FEET OR GREATER FOR EASEMENTS
SIDE - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
GARAGE - 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- 4) A 4.0' SIDEWALK REQUIRED ALONG HACKBERRY AVE.
- 5) A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT / BETWEEN MULTI - FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
- 6) DRAINAGE DETENTION OF 0.09 AC-FT (3.950 C.F.) IS REQUIRED FOR THIS PROPERTY.
- 7) AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
- 8) 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.

METES & BOUNDS

A 0.469 AC. TRACT OUT OF THE THE SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 123.75 FEET OF LOT 51, BLOCK 2, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 18, PAGE 439, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the East line of Lot 51, South 08 Deg. 39 Min. 44 Sec. West, 165.0 feet from the northeast corner of Lot 51, for the northeast corner of the following described tract of land, said point being on the West line of Lot 5, Olivarez Subdivision Unit No. 7, City of McAllen, recorded in Volume 19, Page 64, Map Records; said point being the northeast corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51;
THENCE, with the East line of Lot 51, and the West line of Lot 5, and the West line of 20 foot alley, and the West line of Lot 6, and the West line of Hackberry Avenue, Olivarez Subdivision Unit No. 7, South 08 Deg. 39 Min. 44 Sec. West, 165.0 feet to the southeast corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, for the southeast corner hereof;
THENCE, with the South line of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, North 81 Deg. 20 Min. 16 Sec. West, 123.75 feet to the southwest corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, for the southwest corner hereof; said point being on the East line of Hackberry Avenue as shown on Reyes L. Lopez Subdivision, City of McAllen, recorded in Volume 20, Page 29, Map Records;
THENCE, with the East line of Hackberry Avenue, and with the East line of Lot 6, and with the East line of 20 foot alley and with the East line of Lot 5, Reyes L. Lopez Subdivision, North 08 Deg. 39 Min. 44 Sec. East, 165.0 feet to the northwest corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, for the northwest corner hereof;
THENCE, with the North line of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, South 81 Deg. 20 Min. 16 Sec. East, 123.75 feet to the POINT OF BEGINNING, containing 0.47 acre of land, more or less.

- 9). BENCHMARK *MC70 LOCATED AT WARE RD. AND 495 PECAN. - ELEV:122.69
- 10) COMMON AREAS, LANDSCAPE EASEMENTS, AND PRIVATE SERVICE DRIVES MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.



Oct. 15, 2021
Scale: 1"=80'

MAP
OF
HABITAT ESTATES No.2

McALLEN, TEXAS

BEING A SUBDIVISION OF A 0.469 AC. TRACT OUT OF THE S. 1/2 OF THE N. 1/2 OF THE EAST 123.75 FEET OF LOT 51, BLOCK 2, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 18, PAGE 439, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE " HABITAT ESTATES No.2 " SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (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.

HABITAT DEVELOPERS, LLC, a Texas limited liability Co.

BY: Ricardo D. Martinez, Managing Manager
8916 N. 21st. St.
McAllen, Texas 7850449

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ricardo D. Martinez, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

CARLOS VASQUEZ, RPLS # 4608
CVO LAND SURVEYORS
517 BEAUMONT ST.
McALLEN, TEXAS 78501
TBPELS FIRM # 10119600

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, STEPHEN SPOOR, 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. 56752

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

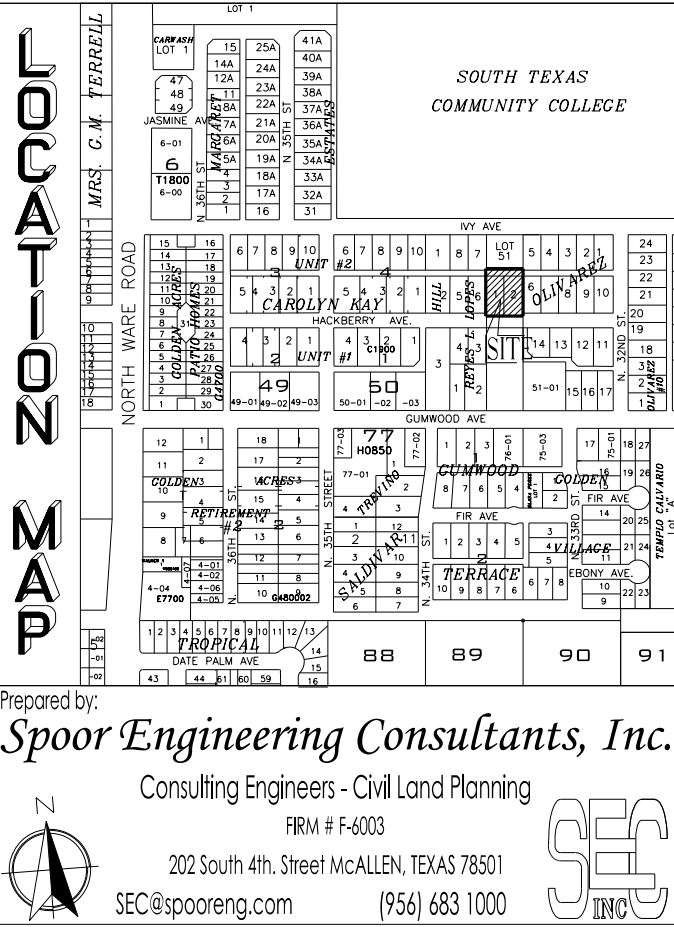
MAYOR, CITY OF McALLEN DATE

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

DATE:





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2021

SUBDIVISION NAME: HABITAT ESTATES NO. 2

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Hackberry Avenue: 10 ft. to 15 ft. additional dedication required for 50 ft. ROW
Paving: 32 ft. Curb & gutter: Both Sides
*Please submit a copy of the DOC #2979940 referencing Hackberry Ave.
**Subdivision Ordinance: Section 134-105

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.

NA

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

NA

**Subdivision Ordinance: Section 134-118

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Proposing 30 ft., alley requirement will be finalized prior to final plat review
*Alley/service drive easement required for commercial properties
**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front - 25 ft. or greater for easements
**Zoning Ordinance: Section 138-356

Applied

* Rear: 10 ft. or greater for easements.
**Zoning Ordinance: Section 138-356

Applied

* Sides: In accordance with zoning ordinance or greater for easements.
**Zoning Ordinance: Section 138-356

Applied

* Corner _____

NA

**Zoning Ordinance: Section 138-356

* Garage: 18 ft. except where greater setback is required; greater setback applies.

Applied

**Zoning Ordinance: Section 138-356

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on Hackberry Ave.

Applied

**5 ft. sidewalk might be required prior to final as per Engineering Department.

**Subdivision Ordinance: 134-120

* Perimeter sidewalks must be built or money escrowed if not built at this time.

Applied

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. **Single-family residence proposed.	NA
* Common Areas, Private Streets 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.	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 110-72 applies if private subdivision is proposed **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. ***Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets **Zoning Ordinance: Section. 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ****Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	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 will be waived. No TIA required.	Complete
* As per Traffic Department, Trip Generation will be waived. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **Plat notes to also comply with City's Standards prior to final. ***Please provide ownership map to clarify property boundaries of lot ***Please submit copy of the DOC #2979940 referencing Hackberry Ave.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

STC WEST 20 AC LOT 1

SOUTH COMMUNIT

LOCATION



Sub 2021-0017



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	<p>Subdivision Name <u>Park Terrace</u></p> <p>Location <u>SWC N. JACKSON Rd & E. Jonquil Ave</u></p> <p>City Address or Block Number <u>NONE At this time</u></p> <p>Number of lots <u>63</u> Gross acres <u>20.983</u> Net acres _____</p> <p>Existing Zoning <u>A-0</u> Proposed <u>R2</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>2/12/2021</u></p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>four plex</u> Irrigation District # <u>2</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>231014, 231020, 231015, 231021</u> Tax Dept. Review <u>Yvessa</u></p> <p>Legal Description <u>Approx. 20.983 acres out of Lot 4, Block 4</u> <u>AJ McCall S/D</u></p>
Owner	<p>Name <u>Domain Development Corp.</u> Phone <u>(956) 661-8888</u></p> <p>Address <u>100 E. Nolana Ave, Ste. 130</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p> <p>E-mail <u>shavi@aurielinvestments.com</u></p>
Developer	<p>Name <u>Domain Development Corp.</u> Phone <u>(956) 661-8888</u></p> <p>Address <u>100 E. Nolana Ave, Ste. 130</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p> <p>Contact Person <u>Shavi Mahantani, President</u></p> <p>E-mail <u>shavi@meldenandhunt.com</u></p>
Engineer	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>Mario A. Reyna, P.E.</u></p> <p>E-mail <u>mario@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p>

RECEIVED
FEB 15 2021
BY: CW

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.

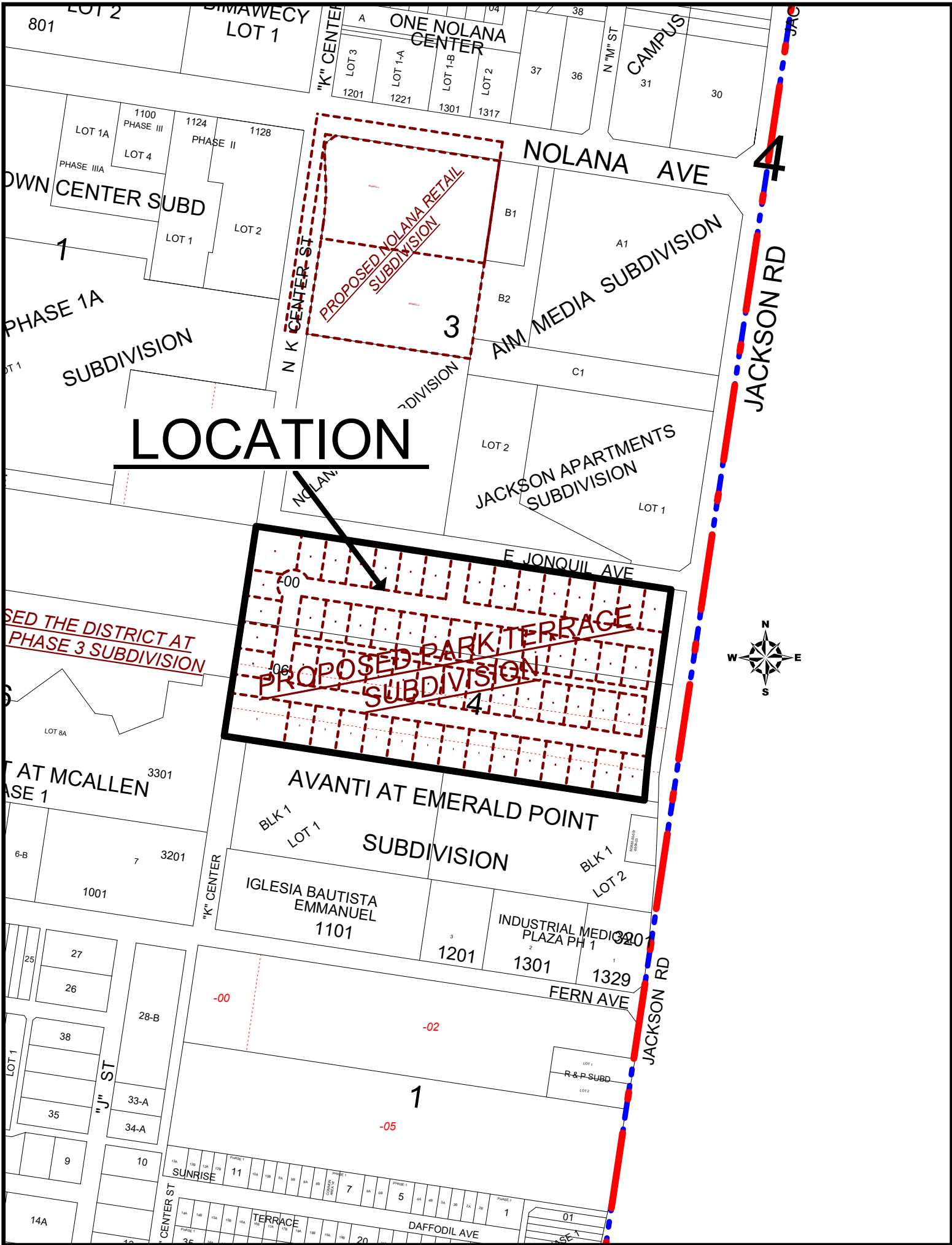
Owner's Signature

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 2/11/21

Print Name Shau Mahtani - President

Owner ☐ Domain Development Corp. Authorized Agent ☐



LOCATION

**PROPOSED NOLANA RETAIL
SUBDIVISION**

**PROPOSED PARK TERRACE
SUBDIVISION**

**AVANTI AT EMERALD POINT
SUBDIVISION**

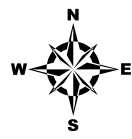
**IGLESIA BAUTISTA
EMMANUEL
1101**

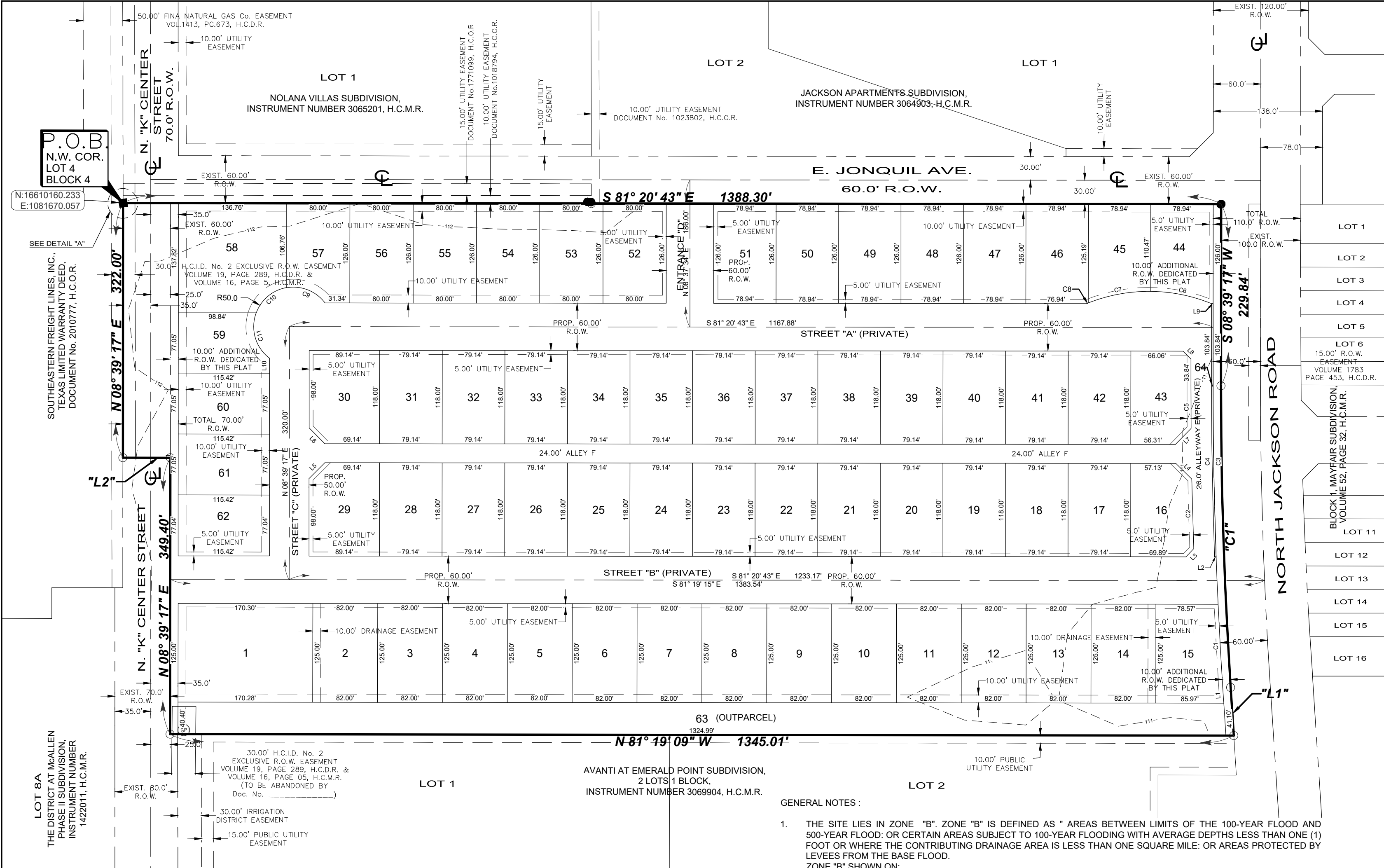
**INDUSTRIAL MEDICAL
PLAZA PH 1
1301**

SUNRISE

TERRACE

DAFFODIL AVE

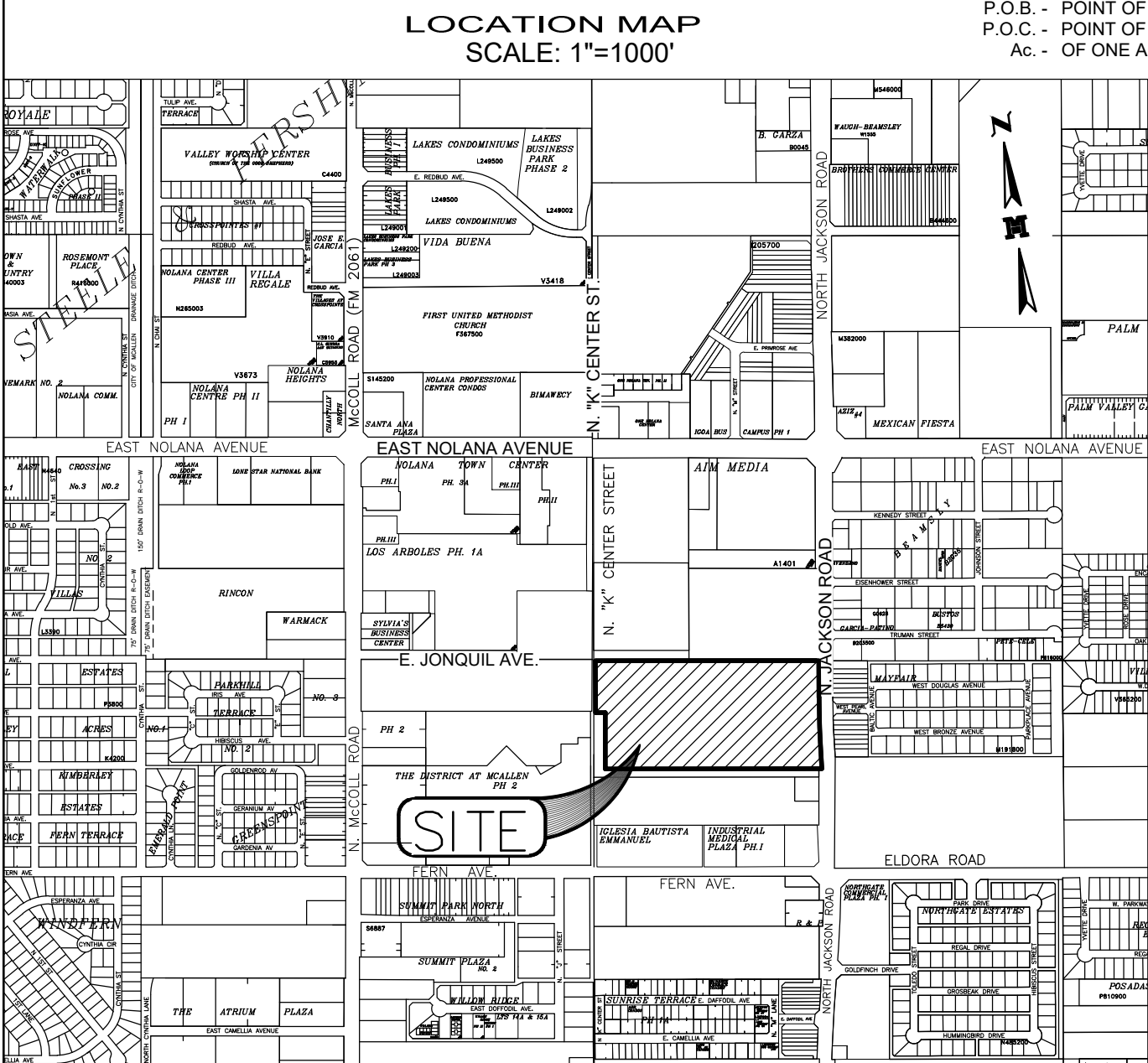




Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	21298.01	0.489	21	9338.52	0.214	41	8892.38	0.204	61	8892.38	0.204
2	10250.00	0.235	22	9338.52	0.214	42	9338.52	0.214	62	8892.38	0.204
3	10250.00	0.235	23	9338.52	0.214	43	9338.52	0.214	63	8892.38	0.204
4	10250.00	0.235	24	9338.52	0.214	44	9338.52	0.214	64	8892.38	0.204
5	10250.00	0.235	25	9338.52	0.214	45	9338.52	0.214	65	8892.38	0.204
6	10250.00	0.235	26	9338.52	0.214	46	9338.52	0.214	66	8892.38	0.204
7	10250.00	0.235	27	9338.52	0.214	47	9338.52	0.214	67	8892.38	0.204
8	10250.00	0.235	28	9338.52	0.214	48	9338.52	0.214	68	8892.38	0.204
9	10250.00	0.235	29	9338.52	0.214	49	9338.52	0.214	69	8892.38	0.204
10	10250.00	0.235	30	9338.52	0.214	50	9338.52	0.214	70	8892.38	0.204
11	10250.00	0.235	31	9338.52	0.214	51	9338.52	0.214	71	8892.38	0.204
12	10250.00	0.235	32	9338.52	0.214	52	9338.52	0.214	72	8892.38	0.204
13	10250.00	0.235	33	9338.52	0.214	53	9338.52	0.214	73	8892.38	0.204
14	10250.00	0.235	34	9338.52	0.214	54	9338.52	0.214	74	8892.38	0.204
15	10257.39	0.235	35	9338.52	0.214	55	9338.52	0.214	75	8892.38	0.204
16	8990.56	0.206	36	9338.52	0.214	56	9338.52	0.214	76	8892.38	0.204
17	9338.52	0.214	37	9338.52	0.214	57	9338.52	0.214	77	8892.38	0.204
18	9338.52	0.214	38	9338.52	0.214	58	9338.52	0.214	78	8892.38	0.204
19	9338.52	0.214	39	9338.52	0.214	59	9338.52	0.214	79	8892.38	0.204
20	9338.52	0.214	40	9338.52	0.214	60	8892.38	0.204	80	8892.38	0.204

Line #	Length	Direction
1	60.87	S04°52'14"W
2	60.00	N81°20'43"W
3	19.10	N04°52'14"E
4	2.00	S81°20'43"E
5	14.14	S82°36'35"W
6	28.20	S39°52'43"E
7	28.28	N59°39'17"E
8	28.28	N59°39'17"E
9	28.28	N59°39'17"E
10	18.44	S39°20'43"E
11	18.44	S39°20'43"E
12	2.00	N81°20'43"W
13	18.87	S09°39'17"W

DRAWN BY: GABRIEL F. DATE: 11-12-21
SURVEYED, CHECKED: DATE:
FINAL CHECK: DATE:



TBPE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947

SUBDIVISION MAP OF PARK TERRACE SUBDIVISION

BEING A SUBDIVISION OF A 20.983 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, BLOCK 4, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS.

METES AND BOUNDS DESCRIPTION:
BEING A SUBDIVISION OF 20.983 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, BLOCK 4, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS, SAID 20.983 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A NO. 4 REBAR FOUND [NORTHING:16610160.233, EASTING:1081670.057] ON THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 4;
1. THENCE, S 81° 20' 43" E ALONG NORTH LINE OF SAID LOT 4, BLOCK 4 AND THE SOUTH RIGHT-OF-WAY LINE OF E. JONQUIL AVE., A DISTANCE OF 1,388.30 FEET TO A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF THIS TRACT;
 2. THENCE, S 08° 39' 17" W A DISTANCE OF 229.84 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
 3. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL OF 003° 47' 03", A RADIUS OF 5779.58, AN ARC LENGTH OF 381.72, A TANGENT OF 190.93, AND A CHORD THAT BEARS S 06° 45' 45" W A DISTANCE OF 381.65 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
 4. THENCE, S 04° 52' 14" W A DISTANCE OF 60.87 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
 5. THENCE, N 81° 19' 09" W AT DISTANCE OF 1,344.92 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
 6. THENCE, N 08° 39' 17" E ALONG THE EAST RIGHT-OF-WAY LINE OF N. "K." CENTER STREET, A DISTANCE OF 349.40 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 7. THENCE, N 81° 20' 43" W A DISTANCE OF 60.00 FEET TO A N. 4 REBAR SET FOR ON OUTSIDE CORNER OF THIS TRACT;
 8. THENCE, N 08° 39' 17" E ALONG THE WEST LINE OF SAID LOT 4, BLOCK 4, A DISTANCE OF 322.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.983 ACRES, OF WHICH 0.138 OF ONE ACRE LIES WITHIN AN HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY, LEAVING A NET OF 20.845 ACRES OF LAND, MORE OR LESS.

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 _____

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

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

PRESIDENT _____ ATTEST: _____ SECRETARY _____
DATE PREPARED: 03-26-2021
ENGINEERING JOB NO. 210338.00

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
RAUL E. SESIN, P.E., C.F.M. _____ DATE _____
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PARK TERRACE SUBDIVISION, SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS, UTILITY EASEMENTS TO THE PUBLIC BY THIS PLAT THEREOF SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

SHAVI MAHTANI, PRESIDENT
DOMAIN DEVELOPMENT CORPORATION
100 E. NOLANA AVE., STE. 130
MCALLEN, TX 78502
DATE _____

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

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

STATE OF TEXAS
COUNTY OF HIDALGO
WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PARK TERRACE SUBDIVISION, OF THE CITY OF MCALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

C. MICHAEL SCOTT, TRUSTEE
FIRST COMMUNITY BANK
P.O. BOX 2030
SAN BENITO, TEXAS 78586
DATE _____

STATE OF TEXAS
COUNTY OF
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C. MICHAEL SCOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

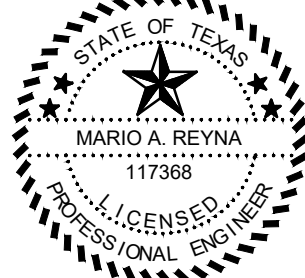
AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

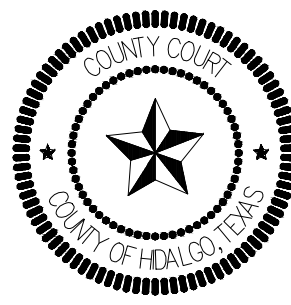
MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 03-26-2021
ENGINEERING JOB NO. 210338.00
DATE: _____



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PARK TERRACE SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-18-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 01-18-21
T-1072, PAGE 43-47
SURVEY JOB NO. 20761
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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/12/2021

SUBDIVISION NAME: PARK TERRACE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Jackson Road: Min. 10 ft. dedication for min. 60 ft. from centerline for 120 ft. ROW
Paving: min. 65 ft. Curb & gutter: both sides

***Must escrow monies as needed if not constructed prior to recording.

****Access on North Jackson Road between Lots 15 and 16 will be used for emergency exit only for City Departments and it will be shown on the plat as such prior to recording.

**City of McAllen Thoroughfare Plan

Required

North "K" Center Street: Dedication required for 80 ft. total ROW

Paving: 44 ft. Curb & gutter: both sides

**Must escrow monies as needed if not constructed prior to recording.

***Show ROW from centerline to new property line and total ROW after accounting for ROW dedication prior to recording.

****Verify that ROW is align with properties to the north and south.

****Please provide copy of document "30 ft. HCID No. 2 exclusive ROW easement Volume 19, Page 289 & Volume 16, Page 5" prior to final for staff to review. Abandonment number just be included on plat prior to recording.

**Subdivision Ordinance: Section 134-105

Required

East Jonquil Avenue: 30 ft. from centerline for 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

**Must escrow monies if improvements are not built prior to recording.

***Provide copies of documents "15 ft. Utility Easements Doc. 1771099" and "10 ft. Utility Easements Doc. 1018794" prior to final for staff to review prior to recording.

**Subdivision Ordinance: Section 134-105

Required

Internal Streets: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

**Must escrow monies if improvements are not built prior to recording.

****Submit revised gate details prior to recording for staff to approve. Gate details might increase ROW requirements. If any changes to ROWs are proposed, subdivision will have to be presented for revised consideration.

*****Street names will be established prior to recording.

*****If any islands are proposed, drives on both sides will have to be at least 20 ft. paving wide.

*****As per Engineer, Street C will be 50 ft. ROW with 40 ft. paving and sidewalk easements on both sides of the street.

***** If any ROW or paving variances are required, they must be finalized prior to final plat.

**Subdivision Ordinance: Section 134-105

Required

Paving _____ Curb & gutter _____

Applied

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

NA

* 800 ft. Block Length requirements.

**Variance application submitted by the engineer on June 10, 2021 and revised layout submitted on August 11, 2021.

*** Variance approved at P&Z meeting of September 7, 2021 and by City Commission on September 27, 2021

**Subdivision Ordinance: Section 134-118

Compliance

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. ***20 ft. by 20 ft. ROW clip required at all alley intersections. ****Alleys are only allowed in private residential developments, and all streets and alleys need to be shown as "private". ****Paving requirements must meet minimum City Standards and maneuverability requirements. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: 20 ft. or greater for easements or approved site plan. ***Zoning Ordinance: Section 138-356 * 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: 10 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
	Applied
	Applied
	Applied
	Compliance
	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along North Jackson Road and 4 ft. wide minimum sidewalk required along East Jonquil Avenue, North "K" Center Street and both sides of all internal streets. *** 5 ft. sidewalks required along North Jackson Road as per Engineering Department. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along North Jackson Road, East Jonquil Avenue and North "K" Center 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.	Applied
	Applied
	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North Jackson Road (only emergency exit for City Services between Lots 15-16), East Jonquil Avenue and North "K" Center Street. **City's Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Site plan review might be required depending on the amount of units proposed per lot prior to building permit issuance.	Applied
	Applied

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common or Detention Areas, any private streets/alleys, and/or gates must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **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. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: A-O Proposed: R-3A **Rezoning approved by Planning and Zoning Board on March 16, 2021 and City Commission on April 12, 2021. **Zoning Ordinance: Article V	Completed
* Rezoning Needed Before Final Approval **Rezoning approved by Planning and Zoning Board on March 16, 2021 and City Commission on April 12, 2021. **Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee.	N/A
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Variance approved to pay 50% of required park fees prior to subdivision being recorded and the other 50% to be paid at the time of building permit. A plat note will be included on the plat prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Board approved variance on October 12, 2021.	Complete
TRAFFIC	
* As per Traffic Department, Trip Generation approved; TIA not required.	Complete
* As per Traffic Department, Trip Generation approved; TIA not required.	N/A
COMMENTS	
Comments: Must comply with City's Access Management Policy. **Subdivision is proposed to be private and it will meet requirements for private subdivisions such as "private" references, signature blocks, plat notes, HOA, etc. prior to recording. ***Abandonment of "30 ft. HCID No. 2 exclusive ROW easement" along North "K" Center Street will be done by a separate instrument and must be recorded prior to recording. ****Access to North Jackson Road between Lots 15-16 will only be used for City Services as	Applied

an emergency exit gate. *****Any gate details revisions must be addressed prior to recording of plat. *****Lot 44 and 64 might have to be combined to assure compliance with minimum lot size requirements prior to recording.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED, AND GATE DETAILS REVISIONS.	Applied

LOCATION



Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: November 9, 2021
SUBJECT: City Commission Actions on November 8, 2021

REZONING:

1. Rezone from R-1 District to R-3A District: 7028 acres out of Lot 2, Block 8, A.J. McColl Subdivision; 2200 S Jackson Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
2. Rezone from R-2 District to C-3 District: Lot 15, Block 3, West Addition to McAllen Subdivision; 2236 Fresno Ave
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
3. Rezone from C-3 District to R-3T District: 10.809 acres out of Lot 2, Block 8, Steele & Pershing Subdivision; 3901 N McColl Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
4. Rezone from C-3 District to R-3T District: 13 acres out of Lot 7, Section 13, Hidalgo Canal Company's Subdivision; 8220 N 10th St
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
5. Initial zoning to R-3A District: 26.97 acres out of Lot 45-11, West Addition to Sharyland Subdivision; 9600 N Bryan Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
6. Rezone from R-1 District to C-3 District: 0.97 acres out of Lot 11, Section 12, Hidalgo Canal Company's Subdivision; 1009 Jay Ave
 - Planning and Zoning Commission recommended disapproval
 - Project Engineer requested tabling of item

CONDITIONAL USE PERMITS

1. Request of Arturo Ortega, for one year, for an event center: Lot 1, Nolana Heights Subdivision; 601 E Nolana Ave
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
2. Request of Gustavo Pineda, for one year, for a vape shop: Lot 1, Martinez Subdivision Unit 2; 1900 S 23rd
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
3. Request of Gustavo Pineda, for one year, for a vape shop: Lot A, Walmart Subdivision; 2901 N 23rd St
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
4. Request of Lizeth Padilla, on behalf of Devida Lash Academy, for three years, for an institutional use (eyelash extension academy): Lots 10 and 11, The District at McAllen Phase II Subdivision; 3400 N McColl Rd, Suite A
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
5. Request of Rosalinda Rossow, for one year, for a vape shop: Lot 1A, Wilson Subdivision; 4000 N 10th St
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
6. Request of Ricardo Vega, for one year, for a Picture Venue and Event Area: Lot 78, La Lomita Irrigation and Construction Company's Subdivision; 6712 N Bentsen
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission tabled item at request of applicant







PLANNING DEPARTMENT

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



2021 CALENDAR

Meetings:

-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed

JANUARY 2021

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

FEBRUARY 2021

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

MARCH 2021

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

APRIL 2021

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

MAY 2021

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

JUNE 2021

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

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



PLANNING DEPARTMENT

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



2021 CALENDAR

Meetings:

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

Deadlines:

- D- Zoning/CUP Application
- N - Public Notification

* **Holiday** - Office is closed

JULY 2021

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

AUGUST 2021

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

SEPTEMBER 2021

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

OCTOBER 2021

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

NOVEMBER 2021

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

DECEMBER 2021

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

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

PLANNING DEPARTMENT

2021 Calendar

SUBDIVISION AND UTILITY REVIEW CALENDAR

SUBDIVISION/UTILITY MEETING							CITY MEETING							DEADLINE AT 5:00P.M.						
<div> <div></div> Subdivision Review Meeting - 8:30 a.m. Review with staff, developers and engineers </div>							<div> <div></div> City Commission </div>							<div> <div></div> Changes to subdivision/site plans Required to be placed on following review meeting </div>						
<div> <div></div> Project Review - 1:15 p.m. Review of plats, utilities and drainage and site plans </div>							<div> <div></div> Planning and Zoning </div>							<div> <div></div> Deadline for New Plats New Plats with all supporting information and fees </div>						
JANUARY 2021							FEBRUARY 2021													
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2			2	3	4	5	6							
3	4	5	6	7	8	9		8	9	10	11	12	13							
10	11	12	13	14	15	16		14	15	16	17	18	19							
17	18	19	20	21	22	23		21	22	23	24	25	26							
24	25	26	27	28	29	30		28												
31																				
MARCH 2021							APRIL 2021													
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6					1	2	3						HOLIDAY	
7	8	9	10	11	12	13		4	5	6	7	8	9							
14	15	16	17	18	19	20		11	12	13	14	15	16							
21	22	23	24	25	26	27		18	19	20	21	22	23							
28	29	30	31					25	26	27	28	29	30							
MAY 2021							JUNE 2021													
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1			1	2	3	4	5							
2	3	4	5	6	7	8		6	7	8	9	10	11							
9	10	11	12	13	14	15		13	14	15	16	17	18							
16	17	18	19	20	21	22		20	21	22	23	24	25							
23	24	25	26	27	28	29		27	28	29	30									
30	HOLIDAY																			

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

PLANNING DEPARTMENT

2020 Calendar

SUBDIVISION AND UTILITY REVIEW CALENDAR

SUBDIVISION/UTILITY MEETING	CITY MEETING	DEADLINE AT 5:00P.M.
<div style="background-color: #00FFFF; border: 1px solid black; padding: 2px;"> Subdivision Review Meeting - 8:30 a.m. Review with staff, developers and engineers </div>	<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: orange; border-radius: 50%; margin-right: 5px;"></div> City Commission </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></div> Planning and Zoning </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: blue; border-radius: 50%; margin-right: 5px; opacity: 0.5;"></div> Public Utility Board </div>	<div style="background-color: #90EE90; border: 1px solid black; padding: 2px;"> Changes to subdivision/site plans Required to be placed on following review meeting </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: orange; border: 1px solid black; margin-right: 5px; transform: rotate(45deg);"></div> Deadline for New Plats New Plats with all supporting information and fees </div>
<div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: purple; border-radius: 50%; margin-right: 5px; opacity: 0.5;"></div> Project Review - 1:15 p.m. Review of plats, utilities and drainage and site plans </div>		

JULY 2021							AUGUST 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3	1	2	3	4	5	6	7
					D-8/3				[Yellow Box]			[Orange Triangle]	
4	5	6	7	8	9	10	8	9	10	11	12	13	14
	HOLIDAY	[Blue Triangle]	[Yellow Box]	[Purple Star]	[Orange Triangle]			[Orange Circle]	[Blue Triangle]	[Purple Star]		[Orange Triangle]	
11	12	13	14	15	16	17	15	16	17	18	19	20	21
		[Orange Circle]			[Orange Triangle]				[Yellow Box]			[Orange Triangle]	
18	19	20	21	22	23	24	22	23	24	25	26	27	28
		[Yellow Box]	[Purple Star]		[Orange Triangle]			[Orange Circle]	[Blue Triangle]	[Purple Star]		[Orange Triangle]	
25	26	27	28	29	30	31	29	30	31				
		[Blue Triangle]	[Purple Star]		[Orange Triangle]								

SEPTEMBER 2021							OCTOBER 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4						1	2
		[Yellow Box]	[Purple Star]		[Orange Triangle]				[Yellow Box]			[Orange Triangle]	
5	6	7	8	9	10	11	3	4	5	6	7	8	9
	HOLIDAY	[Blue Triangle]	[Yellow Box]	[Purple Star]	[Orange Triangle]				[Blue Triangle]	[Purple Star]		[Orange Triangle]	
12	13	14	15	16	17	18	10	11	12	13	14	15	16
		[Orange Circle]			[Orange Triangle]				[Orange Circle]			[Orange Triangle]	
19	20	21	22	23	24	25	17	18	19	20	21	22	23
		[Yellow Box]	[Purple Star]		[Orange Triangle]				[Yellow Box]			[Orange Triangle]	
26	27	28	29	30			24	25	26	27	28	29	30
		[Blue Triangle]	[Purple Star]				31		[Blue Triangle]	[Purple Star]		[Orange Triangle]	

NOVEMBER 2021							DECEMBER 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6				1	2	3	4
		[Yellow Box]	[Purple Star]		[Orange Triangle]							[Orange Triangle]	
7	8	9	10	11	12	13	5	6	7	8	9	10	11
		[Orange Circle]	[Blue Triangle]	[Purple Star]	[Orange Triangle]				[Yellow Box]			[Orange Triangle]	
14	15	16	17	18	19	20	12	13	14	15	16	17	18
		[Yellow Box]	[Purple Star]		[Orange Triangle]				[Orange Circle]	[Blue Triangle]	[Yellow Box]	[Orange Triangle]	
21	22	23	24	25	26	27	19	20	21	22	23	24	25
		[Orange Circle]	[Blue Triangle]	[Purple Star]									
28	29	30					26	27	28	29	30	31	
		[Yellow Box]									[Orange Triangle]		

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

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

	01/05/21	01/19/21	02/02/21	02/16/21	03/02/21	03/16/21	04/06/21	04/20/21	05/04/21	05/18/21	06/03/21	06/16/21	07/08/21	07/20/21	08/03/21	08/17/21	09/07/21	09/21/21	10/05/21	10/21/21	11/02/21	11/16/21	12/07/21
Pepe Cabeza de Vaca	P	P	P	P	P	P	P	P	A	P	P												
Daniel Santos	A	A	P	P	P	A	P	P	P	P	P	P	A	P	P	P	P	P	P	P	P		
Mike Hovar	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	A	P		
Rogelio Cervantes	P	A	A	A	A	A	A																
Gabriel Kamel	P	P	P	P	P	P	P	P	A	A	P	P	P	P	P	P	P	A	P	P	P		
Michael Fallek	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Jose B. Saldana	P	A	A	P	A	P	P	A	P	A	A	P	A	P	A	P	A	P	A	P	A		
Marco Suarez								P	P	P	P	A	P	A	P	P	A	A	P	P	P		
Emilio Santos Jr.														P	A	P	P	P	P	P			

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

Pepe Cabeza de Vaca																							
Daniel Santos																							
Mike Hovar																							
Rogelio Cervantes																							
Gabriel Kamel																							
Michael Fallek																							
Jose B. Saldana																							

Marco Suarez