

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, NOVEMBER 16, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

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

#### CALL TO ORDER -

#### PLEDGE OF ALLEGIANCE -

#### INVOCATION -

#### 1) MINUTES:

- a) Minutes from the meeting held on November 1, 2022

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of David Sanchez on behalf of de Sanchez Spa & Salon for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet, at Lot 1 & 2, De Sanchez Subdivision, Hidalgo County, Texas; 1308 North 15th Street. **(CUP2022-0170)**
2. Request of Miguel A. Martinez for a Conditional Use Permit, for one year, for a home occupation for swimming lessons, at Lot 1, Duarte Subdivision, Hidalgo County, Texas; 4724 Buddy Owens Boulevard. **(CUP2022-0171)**
3. Request of Emigdio Salinas on behalf of M2 Engineering, PLLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision (Proposed Sunset Valley Subdivision), Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2022-0165)(TABLED ON 11/1/2022)**

##### b) REZONING:

1. Rezone from A-O (agricultural and open space) District to C-4 (commercial-industrial) District: 0.394 acres out of Lot 1, Block 6, Steele & Pershing Subdivision, Hidalgo County, Texas; 5520 North McColl Road. **(REZ2022-0042)**



2. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 4.681 acres out of Lot 241, save and except 0.184 acres, Pride O' Texas Subdivision, Hidalgo County, Texas; 5000 North Bentsen Road. **(REZ2022-0043)**
3. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multi-family residential apartment) District: 12.51 acres out of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(REZ2022-0040)**
4. Rezone from R-1 (single family residential) District to C-1 (office building) District: Lot 33, Palm Estates Subdivision, Hidalgo County, Texas; 1104 Freddy Gonzalez Road. **(REZ2022-0041)**
5. Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lots 7 and 8, save and except the North 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. **(REZ2022-0032)(TABLED ON 10/4, 10/18, AND 11/1/22) WITHDRAWN**

c) SUBDIVISION:

1. Plaza Las Fuentes Fortis Subdivision, 5700 North 10th Street, Fortis Land Holdings, LLC and El Pistalon, LLP **(SUB2022-0093)(FINAL)RDE**
2. Summit Park North Lots 11A & 13A Subdivision, 821 East Esperanza Avenue, Summit Park Properties, LLC and Jaime Gonzalez, Jr **(SUB2022-0108)(FINAL)SEC**
3. Toy-R-Us Lot 1A Subdivision, 1105 Expressway 83, 1101 McAllen Retail Partners, LP **(SUB2022-0078)(FINAL)M&H**

3) CONSENT:

- a) RMZ Development Subdivision, 2901 Colbath Road, RMZ Investments, LLC **(SUB2022-0129)(FINAL)RDE**
- b) Imperio Estates Subdivision, 8700 North 29th Street, Hollywood Development & Construction, LLC **(SUB2022-0128)(FINAL)RDE**
- c) Sharyland Business Park No. 11 Subdivision, 7201 South Shary Road, Cascade Real Estate Operating, L.P. **(SUB2022-0133)(FINAL)ME**
- d) Uvalde Villas Subdivision, 701 Uvalde Avenue, Texas Grey Oaks, LLC **(SUB2022-0124)(FINAL)M&H**
- e) San Felipe on Northgate Lane Subdivision, 400 Northgate Lane, Fortis Land Holdings, LLC **(SUB2022-0137)(FINAL)RDE**

4) SUBDIVISIONS:

- a) Neuhaus Estates Subdivision, 4229 Neuhaus Drive, Isaac & Lois Kim, Alfredo Perez Garza & Elena Ramirez, and Bada Real Estate, LLC **(SUB2021-0148)(REVISED FINAL)MAS**

- b) Andara Apartment at Ware Subdivision, 8200 North Ware Road, Gloria B. Brady (SUB2022-0090)(FINAL)BIG**
- c) Vargas III Subdivision, 2725 South 29th Street, Juan Vargas (SUB2021-0106)(PRELIMINARY EXTENSION)MAS**
- d) Olive Grove Estates Subdivision, 3900 Lark Avenue, Mouayad Development, LLC(SUB2022-0131)(PRELIMINARY)JHE**
- e) Harvest Creek at Ware Phase I Subdivision, 2301 North Ware Road, Escanaba, LLC (SUB2022-0127)(PRELIMINARY)M&H**
- f) North Via Cantera Subdivision, 7321 Mile 7 ½ Road, North Via Cantera, LLC (SUB2022-0134)(PRELIMINARY)M&H**
- g) The Villas at Crossroads Subdivision, 3925 North Bentsen Road, Four Stones Assets, LLC (SUB2022-0132)(PRELIMINARY)JHE**
- h) North Ridge Estates Subdivision, 9501 North 23rd Street, Domain Development Corp. (SUB2022-0125)(PRELIMINARY)M&H**
- i) Austin 495 Plaza Subdivision, 4101 Pecan Boulevard, Jinguo Liu (SUB2022-0126)(PRELIMINARY)TE**

**ADJOURNMENT:**

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

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, November 1, 2022, at 3:31p.m. in the McAllen City Hall, 3<sup>rd</sup> Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

<b>Present:</b>	<b>Michael Fallek Gabriel Kamel Marco Suarez Erica De La Garza-Lopez</b>	<b>Chairperson Vice Chairperson Member Member</b>
<b>Absent:</b>	<b>Jose Saldana Emilio Santos Jr. Rudy Elizondo</b>	<b>Member Member Member</b>
<b>Staff Present:</b>	<b>Isaac Tawil Austin Stevenson Edgar Garcia Luis Mora Rodrigo Sanchez Liliana Garza Mario Escamilla Kaveh Forghanparast Marco Rivera Porfirio Hernandez Jacob Salazar Magda Ramirez</b>	<b>City Attorney Assistant City Attorney II Planning Director Deputy Director Senior Planner Planner III Planner III Planner II Planner I Planner Technician I Planner Technician I Administrative Assistant</b>

**CALL TO ORDER** – Chairperson Mr. Michael Fallek

**PLEDGE OF ALLEGIANCE**

**INVOCATION**- Mr. Marco Suarez

**1) MINUTES:**

- a) Minutes for the Regular meeting held on October 18, 2022.

The minutes for the regular meeting held in October 18, 2022 was approved as submitted by Vice Chairperson Mr. Gabriel Kamel. Seconding the motion was Ms. Erica De la Garza which carried unanimously with 4 members present and voting.

**2) PUBLIC HEARING:**

**The order of the agenda was requested to be presented in a different sequence:**

**a) CONDITIONAL USE PERMITS:**

- 2) Request of Fernando Cruz on behalf of Journey Church RGV for a

Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for an institutional use (church), at a 1.10 acre tract of land out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6917 and 6925 State Highway 107. **(CUP2022-0163)**

Mr. Marco Rivera stated that the property is located on the south side of State Highway 107, west of North Glasscock Road, and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east, south and west. The area to the north is outside of the McAllen city limits. Surrounding land uses include a propane business and single family residential. A church is permitted in a C-3 District with a Conditional Use Permit and in compliance with the requirements.

The initial Conditional Use Permit for this location to operate as a church was approved by the Planning and Zoning Commission at the meeting of June 7, 2022, with only the main building to be used for worship services.

The applicant is proposing to operate a church from an existing 4,000 square feet building and adding a 2,300 square feet building for children and youth worship to be used as part of the church ministry. The applicant is proposing to remodel both buildings to be used for worship services. The hours of operation of the church (Journey Church RGV) will be from 9 a.m. to 9 p.m. Sundays and Wednesdays, from 9 a.m. to 5 p.m. on Tuesday, Thursday and Friday and from 9 a.m. to 12 p.m. on Saturdays.

Based on the 180 proposed seats in the main sanctuary and 120 proposed seats in the Youth/kids building, 75 parking spaces are required of which 3 parking spaces must be for persons with disabilities of which one should be van accessible with an 8 foot aisle. There are 75 total parking spaces proposed on-site.

The Fire Department is pending to conduct a necessary inspection. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The 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 State Highway 107.
- 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 seating area of 300 seats, 75 parking spaces are required; 75 parking spaces are proposed. The parking lot is in good condition and in compliance with 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 each building shall be restricted to the existing seating capacity for the building.

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

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

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

- 3) Request of Emigdio Salinas on behalf of M2 Engineering, PLLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision (Proposed Sunset Valley Subdivision), Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2022-0165)**

Mr. Kaveh Forghanparast requested to table the item. Vice Chairperson Mr. Gabriel Kamel moved to table with Ms. Erica De la Garza seconding the motion, which was tabled with four members present and voting.

- 1) Request of Jaime A. Salazar for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for a guest house, at Lot 1, Orangewood North Subdivision, Hidalgo County, Texas; 8408 North 4th Street. **(CUP2022-0160)**

Mr. Marco Rivera stated that the subject property is located at the southeast corner of North 4th Street and Frontera Road. The property is zoned R-1 (single-family residential) District. The applicant is proposing to construct a guesthouse as an accessory use. A guesthouse is permitted in an R-1 (single-family residential) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences.

Orangewood North Subdivision was recorded on April 20, 2016. A building permit was issued for the construction of a new home on May 17, 2022 and construction of the house is underway. The applicant submitted an application for a Conditional Use Permit for a guesthouse on September 29, 2022.

The proposed one-story guesthouse has a size of 671.77 square feet, and includes one guest bedroom, one bathroom, and one pool house area.

The guest house must meet the requirements for Building Permits and Inspections Department, Fire Department and 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 22,034.81 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, subject to compliance with requirements of the Zoning Ordinance, Building Permits and Fire Department requirements.

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

Mr. Brandon Wallace (8221 N. 2<sup>nd</sup> Street) had concerns regarding privacy on the East fence line of his property. He stated that having a 3<sup>rd</sup> floor structure will be intrusive to the back yard of his home.

Applicant/Builder, Mr. Jaime Salazar (8408 N. 4<sup>th</sup> Street) stated that the window will be facing the West side of the building and will not be facing Mr. Wallace's home.

After a brief discussion, Ms. Erica De la Garza moved to approve. Motion failed due to no other votes in favor. Vice Chairperson Mr. Gabriel Kamel motioned to disapprove. Mr. Marco Suarez seconded the motion, which was disapproved with three members present and voting.

**b) REZONING:**

- 1) Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lots 7 and 8, save and except the North 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. **(REZ2022-0032)(TABLED ON 10/4/2022 & 10/18/2022) TO REMAIN TABLED**

Mr. Marco Rivera requested item to remain tabled. No action required, no action taken.

- 2) Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 10.201 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9400 North Shary Road. **(REZ2022-0038**

Mr. Kaveh Forghanparast stated that the property is located on the east side of North Shary Road,

90 ft. south of Mile 6 Road. The tract has 339.97 ft. of frontage along North Shary Road with a depth of 1,259.91 ft. for a lot size of 10.201 acres.

The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District in order to construct detached duplexes. A proposed 32-lot subdivision under the name of The Pioneer Estates Subdivision was approved in revised preliminary form on October 18, 2021, by the Planning and Zoning Commission.

The adjacent zoning is R-3A (multifamily residential apartment) District to the south. The properties on the other side of the subject property are outside McAllen City limits.

There is a vacant house on the subject property, which was built in 1961 according to the Hidalgo County Appraisal District records, proposed to be demolished. Surrounding land uses include United Irrigation District Canal Right-of-Way, single-family residences, agricultural land, Sharyland Pioneer High School, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential, which is comparable to R-1 District.

The development trend for this area along North Shary Road is multifamily residential.

The tract was annexed and initially zoned to R-1 District on January 10, 2022. A rezoning application to R-3A District for the subject property was submitted on September 29, 2022.

The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it follows the development trend in the surrounding area to multifamily residential.

A recorded subdivision plat is 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 to the rezoning request.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

- 3) Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lot 7, Block 1, Southwest Heights Subdivision, Hidalgo County, Texas; 404 South 28th Street. (REZ2022-0039)**

Mr. Kaveh Forghanparast stated that the property is located on the west side of South 28th Street, 193.33 ft. north of Erie Avenue according to the recorded subdivision plat. The tract has 64 ft. of

frontage along South 28th Street with a depth of 130 ft. for a lot size of 8,320 sq. ft.

The applicant is requesting to rezone the property to R-2 (duplex-fourplex residential) District in order to add one unit to the existing non-conforming triplex, essentially making it a fourplex. A feasibility plan submitted by the applicant is included in the packet.

The adjacent zoning is R-1 (single-family residential) District to the north, east, and south and R-2 (duplex-fourplex residential) District to the west.

There is a non-conforming triplex, a wood carport, and a storage building on the subject property as per the submitted site plan. Hidalgo County Appraisal District records indicate that the structures were built in 1960. The applicant is proposing to remove the wood storage and carport and attach a fourth unit to the existing triplex, changing it to a fourplex. Surrounding land uses include single-family residences, duplexes, fourplexes, Texan Mobile Park, AEP substation, and vacant land.

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

The development trend for this area along South 28th Street is single and multi-family residential.

The tract was zoned R-1 District during the comprehensive zoning in 1979. There has been no other rezoning request for the subject property since then.

The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on Foresight McAllen Comprehensive Plan. However, it conforms to the adjacent zoning on the west side and follows the development trend of multifamily inside the City of McAllen. All residential properties on the west side of South 28th, located on the north side of subject property and south of US Business 83 are zoned R-2 or R-3A Districts, except for Lot 6, Block 1, Southwest Heights Subdivision.

If the request is approved, it provides an opportunity to change the non-conforming status of the subject property and bring it into compliance with City codes and requirements.

If the rezoning is approved, the proposed development must comply with City ordinances including Setback, Landscape, Parking, Building codes, and Fire Department requirements, including fire sprinkler system. Required parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit might be required prior to building permit issuance.

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

Staff recommends approval of the rezoning request to R-2 (duplex-fourplex residential) District, since it conforms to the surrounding zoning, and development trend of multifamily residential.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.



### 3) SUBDIVISIONS:

**a) Kalo Subdivision, 2609 Monte Cristo Road, Gerardo & Yolanda Ordenez  
(SUB2021-0065)(PRELIMINARY EXTENSION)REGA**

Ms. Liliana Garza stated N. Monte Cristo Road (FM 1925): 35 ft. additional ROW required for 75 ft. from centerline for 150 ft. ROW. Paving: by the state Curb & gutter: by the state Revisions needed: Revise new property line from centerline after accounting for any ROW dedication to a solid line but not as bold as original property line. Plat submitted on 10/12/22 still shows overlap between the HCID #1 75 ft. easement and ROW dedication from centerline. Resolve any dedication issues within HCID #1 prior to final approval. Subdivision Ordinance: Section 134-105 and/or COM. Monies must be escrowed if improvements are required prior to recording. E/W 1/4 Mile Road: 60 ft. ROW Paving: 40-44 ft. Curb & gutter: both sides. Revisions needed: Revise plat to reflect dedication for 60 ft. ROW as required prior to final approval. Show document number for the 40 ft. HCID#1 ROW easement shown in the rear portion of the lot. Provide ownership map prior to final to determine if there are no landlock properties exist. Subdivision Ordinance: Section 134-105 and/or Monies must be escrowed if improvements are required prior to recording. ROW: 20 ft. Paving: 16 ft. Please submit written confirmation and pass by the office to revise subdivision application indicating proposed use to determine alley/service drive requirements prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposing 60 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: Proposed 60 ft. or greater for easements. Revisions needed: Show document number for the 40 ft. HCID#1 ROW easement shown in the rear portion of the lot. Zoning Ordinance: Section 138-356. Sides: 15 ft. or greater for easements. Revisions needed: Please revise plat note as shown above prior to final. zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater is required; greater setback applies. Please 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. 5 ft. wide minimum sidewalk required on Monte Cristo Road (FM 1925) and 4 ft. wide sidewalk required along 1/4 mile road Revisions needed: Revise note #20 as shown above and once ROW for 1/4 mile road has been finalized prior to final. 5 ft. sidewalk required along Monte Cristo Road (FM 1925) per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses Revisions needed: Revise plat note #11 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. Revisions needed: Revise plat note #12 as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along City's Access Management. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Zoning Ordinance: 138-1. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Existing: ETJ Proposed: ETJ Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Property is located in the ETJ. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. If property is annexed prior to recording, Park fee of \$700 per dwelling unit/lot will be required prior to recording. As per Traffic Department, Trip Generation waived for one single-family house. Must comply with City's Access Management. Please submit written confirmation and pass by the office

to revise subdivision application. Indicating proposed use to determine alley/service drive requirements prior to final. Provide ownership map prior to final to determine if there are no land lock properties exist. Provide boundary lines and label legal description for the adjacent properties prior to final. Depot Road is shown on the east side of the proposed plat and Wilsher Subdivision is not

identified on plat. Revise accordingly prior to final approval. Revise street name for N. 29th Street (N. Rooth Road) and N. 23rd Street (FM 1926) on vicinity map, and revise vicinity map to reflect any recently recorded plats that ought to be referenced.

Staff recommends approval of the 6-month extension subject to conditions noted.

Being no discussion, Ms. Erica De la Garza moved to approve subject to conditions noted in preliminary form and Vice Chairperson seconded the motion, which was approved with four members present and voting.

**b) A-A-A Apartments Subdivision, 5900 Mile 5 Road, Anissa Izel Vela-Sanchez  
(SUB2022-0122)(PRELIMINARY)REGA**

Ms. Liliana Garza stated Auburn Avenue (5 Mile Road - FM 676): 20 ft. ROW dedication for 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides. Revisions Needed: Revise all street name references as shown above prior to final. Please label total ROW after accounting for dedication prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Please clarify proposed use for both lots to determine alley/service drive requirements prior to final. Alley/service drive easement required for commercial properties Subdivision Ordinance: Section 134-106. Front: Proposing: 60 ft. or greater for easements. Revisions needed: - Clarify proposed setback prior to final. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater for easements. Revisions needed: Please revise plat note as shown above prior to final. Proposing: 15 ft. for easement. Zoning Ordinance: Section 138-356. Sides: Proposing: TBD based on easement as may be required. Revisions needed based on plat submitted on 10/17/22, have the city & county easements been established. Please clarify to determine setback requirements prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions needed: Please revise plat note as shown above prior to final. Proposing: 18 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Revisions needed: Please remove note from plat, as it is not needed as a plat note. 5 ft. wide minimum sidewalk required on Auburn Avenue (5 Mile Road - FM 676) Revisions needed: Please revise plat note #12 as shown above prior to final. 5 ft. sidewalk required along Auburn Avenue (5 Mile Road - FM 676) per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions needed: - Please provide plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: Please provide plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any

private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ (Single family & Multi-family). Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The property is currently in the ETJ. If annexed, a parkland dedication fee will apply and will be required prior to plat recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. \*Must comply with City's Access Management Policy. Clarify if existing buildings will remain and number of units proposed prior to final.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

**c) Just a Closet Oxford Subdivision, 2300 Oxford Avenue, Domain Development Corp. (SUB2022-0112)(FINAL)**

Mr. Mario Escamilla stated N. 23rd Street (F.M. 1926) : Proposing 10.54'-13.28' ROW dedication for 70.54'-73.28' from apparent centerline for 126.54'-129.28' Total ROW. Adjustment of ROW dedication as may be needed prior to recording to provide for not less than 120' total ROW. Paving: By the state curb & gutter by the state. Revisions Needed:-Label Centerline-Provide existing ROW from centerline on both sides and total ROW dedication along N.23<sup>rd</sup> Street at multiple points, as it varies. -Finalize ROW requirements as noted above, prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording COM Thoroughfare Plan. Oxford Avenue: 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Plat note#13: "A private service drive easement will be established as part of the site plan and will be maintained by the lot owner and not the City of McAllen." As per plat submitted on August 12, 2022 note included. Subdivision Ordinance: Section 134-106 Front: In accordance with the Zoning Ordinance, or greater for easements, or in line with existing structures, or approved site plan, whichever is greater. Zoning Ordinance: Section 138-35. Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner: In accordance with the Zoning Ordinance, or greater for easements, or in line with existing structures, or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. 23rd Street and Oxford Avenue. Sidewalk requirement may be increased to 5 ft. by Engineering Department, finalize note wording prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Oxford Avenue. Revisions Needed-Add note as shown above prior to recording. Landscaping Ordinance: Section 110-46 An 8 ft. masonry wall required along north property line

and 8 ft. cedar fence required along west property line. Revisions Needed:-Add note as shown above prior to recording. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) District Proposed: C-3 (General Business) District Rezoning approved at P&Z meeting of August 2, 2022 and at City Commission on August 22, 2022. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation approved, no TIA required. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation approved, no TIA required. Must comply with City's Access Management Policy. Clarify ROW dedications for N.23rd Street as noted, prior to recording.

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

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

**d) Felix Subdivision, 3024 South 1st Street, Patricia Salazar (SUB2022-0120)(PRELIMINARY)SE**

Mr. Mario Escamilla stated South 1st Street: Dedication as needed for 50 ft. Total ROW.(Existing 30 ft. total ROW) Paving: 32 ft. (Existing Approximately 18.3 ft.) Curb & gutter on both sides. Revisions needed: -Street ROW and Paving requirements being reviewed, and plat would need to be revised accordingly once established, finalize prior to final. -Please show centerline on plat prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements or in line with average setback of existing structures, whichever is greater applies. Revisions needed:-Revise note as shown above or clarify proposed plat note as a Variance request maybe required, prior to final. Proposing Front: 15 ft. or greater for easements or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Revisions needed: -Revise note as shown above prior to final. Proposing Sides: In accordance with the Zoning Ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft., except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required along S. 1st Street.

Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be

maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at a rate of \$700 per dwelling unit and payable prior to plat recording. If it is only one single family home then the fee is \$700. As per Traffic Department, Trip Generation for 1 lot subdivision will be waived. Must comply with City's Access Management Policy.

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

Being no discussion, Ms. Erica De la Garza moved to approve subdivision in preliminary form and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

e) 521 Subdivision, 3401 South 10th Street, MDM Land Company, LLC  
(SUB2022-0123)(PRELIMINARY)RDE

Mr. Mario Escamilla stated S.10th Street: Dedication as needed for 150 ft. total ROW. Paving :65 -105ft. curb & gutter on both sides. Revisions Needed: -Review and revise ROW dedications, please see requirements above. -Label existing ROW dedications, from centerline, total, etc., on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. S.2nd Loop: Dedication as needed for 60 ft. from centerline for 120 ft. total ROW. Paving: 65-85 ft. curb & gutter on both sides. Revisions Needed: -Revise ROW dedication, please see requirements above. -Label existing ROW dedications, from centerline, total, etc., on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. Subdivision Ordinance: Section 134-106. Front: Proposing 10<sup>th</sup> Street: 40 ft. or greater for easements for approved site plan. Revisions needed: -Clarify proposed setback note, prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above, prior to final. Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides :In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above, prior to final. Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner: Proposing 2nd Street Loop: 50 ft. or greater for easements for approved site plan. Revisions needed: -Clarify proposed setback, prior to final. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required along S. 10th Street and S.2nd Loop Revisions needed: -Add note as shown above, prior to final. Sidewalk requirements may increase to 5 ft. prior

to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. A 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed:- Revise note as shown above, prior to final. Proposing: 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses and along west property line. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. As per Traffic Department, Please show access locations, spacing requirement are as follows: for 2nd Loop- 360 ft., for 10th Street @ 45MPH- 360 ft. if the spacing is not met a variance will be required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 (General Business) District Proposed: C-3 (General Business) District Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy.

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

Being no discussion, Ms. Erica De la Garza moved to approve subdivision in preliminary form and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

## **5) INFORMATION ONLY:**

a) City Commission Actions: October 24, 2022

Mr. Edgar Garcia presented commission actions.

## **ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 3:55p.m. with Vice Chairperson Mr. Gabriel Kamel seconding the motion and with four members present and voting.

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Chairperson Michael Fallek

ATTEST: \_\_\_\_\_  
Magda Ramirez, Administrative Assistant

## Memo

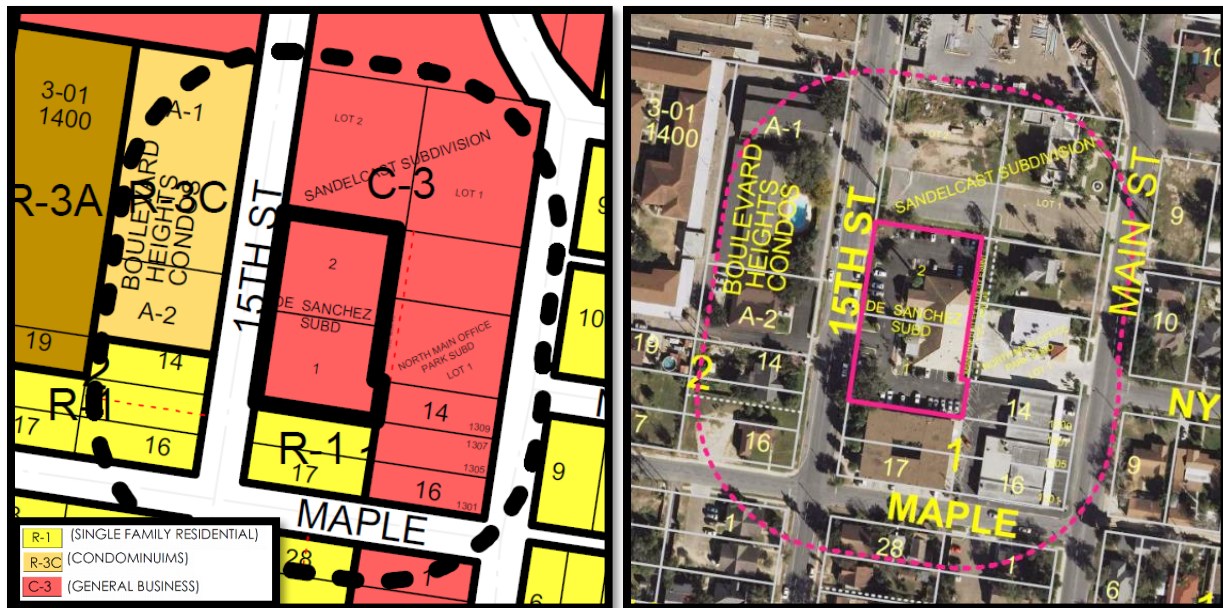
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** November 4, 2022

**SUBJECT:** Request of David Sanchez on behalf of de Sanchez Spa & Salon for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet, at Lot 1 & 2, De Sanchez Subdivision, Hidalgo County, Texas; 1308 North 15th Street. (CUP2022-0170)

**DESCRIPTION:** The subject property is located along the east side of North 15<sup>th</sup> Street. The property is zoned C-3 (general business) District. Adjacent Zoning is C-3 District to the north and east. The properties to the south and west are zoned R-1 (single family residential) District. There is R-3C (multi-family residential condominiums) District to the west. A portable building for commercial use is permitted in the C-3 District as an accessory use with a conditional use permit and in compliance with all requirements.



**HISTORY:** This is the first request for the portable building for use of storage. An application for a building permit for the outdoor shed was submitted to the Building Permits and Inspections Department on October 03, 2022. Subsequent to submitting a building permit application, the applicant submitted a Conditional Use Permit request for a Portable Building Greater than 10 feet by 12 feet in October 2022.

**REQUEST/ANALYSIS:** The applicant is requesting a conditional use permit (CUP) for a proposed portable building measuring 10 feet by 16 feet to be located on the southeast

area (see attached) of the property for an accessory use. The proposed building will be used for storage use.

The Fire Department has conducted their respective inspection and was satisfactory. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

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

Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used for storage only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 feet.
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
- 4) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 5) Must provide garbage and trash collection and disposal;
- 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 Conditional Use Permit request, since portable buildings larger than 120 square feet are allowed in the C-3 District with a Conditional Use Permit as an accessory use. Any approval is subject to compliance with the Zoning Ordinance.







# Built in the Tradition of Mennonite Craftsmanship

- All treated lumber comes with a LIFETIME limited warranty on rot and fungal decay.
- All skids and floor framing are built with pressure treated lumber.
- 10' wide buildings and wider come standard with 2x6 floor joists. 8' wide buildings and all horizontal metal buildings come standard with 2x4 floor joists.
- 8' and 10' wide buildings are built on two (2) pressure treated notched skids. 12' buildings and wider are built on four (4) pressure treated notched skids.
- Siding choices to fit any budget. Choose from Treated T1-11, Painted or Urethane LP SmartSide®, 29 gauge Z-Metal (vertical) or 29 gauge Metal (horizontal).
- All 8' wide buildings come with a SINGLE shop-built door. All 10' and wider buildings come with double shop-built doors (excluding cabins and garages).
- Your choice of dimensional shingles or standard color metal roofing - SAME PRICE!
- Metal buildings (horizontal) have a size limit of 24' in length.
- 12' wide buildings and wider are measured eave to eave due to Department of Transportation hauling restrictions (excluding Texas).



## The Original Derksen Barn



BARN RED WITH WHITE TRIM  
AND BLACK SHINGLES

- The Derksen Barn comes with 48" high side walls and plenty of head room inside.
- 8' wide barns come with a single shop built door. 10 & 12' wide barns come with double shop built doors.

Z-METAL NOT AVAILABLE



CEDAR URETHANE WITH ALMOND  
TRIM & LIGHT STONE METAL ROOF



ALAMO WHITE METAL SIDING WITH  
RED TRIM & RUSTIC RED METAL ROOF



HONEY GOLD TREATED SIDING  
WITH WEATHER WOOD SHINGLES



8' WIDE W/ SINGLE DOOR - HONEY GOLD  
TREATED SIDING WITH BLACK SHINGLES





# Planning Department

## Memo

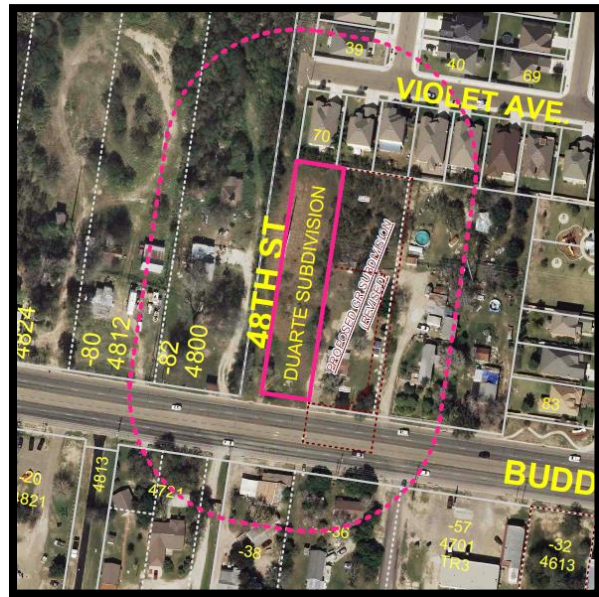
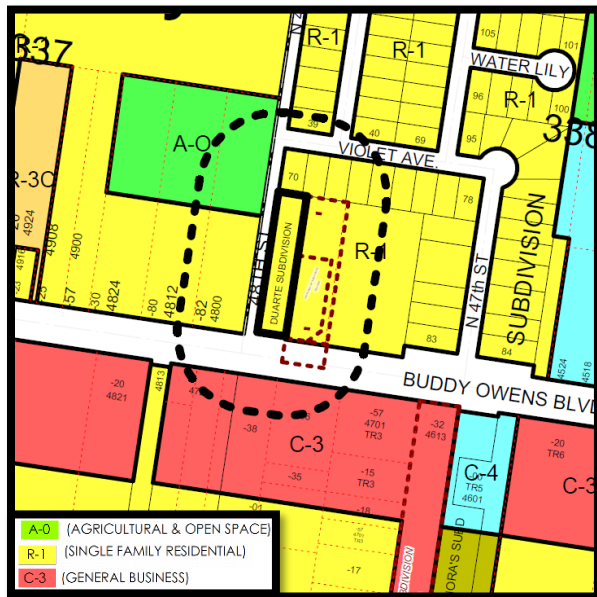
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** November 4, 2022

**SUBJECT:** Request of Miguel A. Martinez for a Conditional Use Permit, for one year, for a home occupation for swimming lessons, at Lot 1, Duarte Subdivision, Hidalgo County, Texas; 4724 Buddy Owens Boulevard. (CUP2022-0171)

**DESCRIPTION:** The subject property is located along the north side of Buddy Owens Boulevard, east of 48<sup>th</sup> Street. The property is zoned R-1 (single family residential) District. Adjacent Zoning is R-1 District to the north, east, and west. It is C-3 (general commercial) District to the south. To the east, there is A-O (agricultural-open space) District. A home occupation for swimming lessons is permitted in an R-1 District with a conditional use permit and in compliance with all requirements.



**HISTORY:** An application for a Home Occupation Conditional Use Permit request was submitted on October 19, 2022. This is the first request for a home occupation at that location. The applicant currently has an active Conditional Use Permit for a home occupation for swimming lessons at 4512 Zinnia Avenue, however, should this Conditional Use Permit request be approved the Conditional Use Permit for a home occupation on Zinnia Avenue will not be valid.

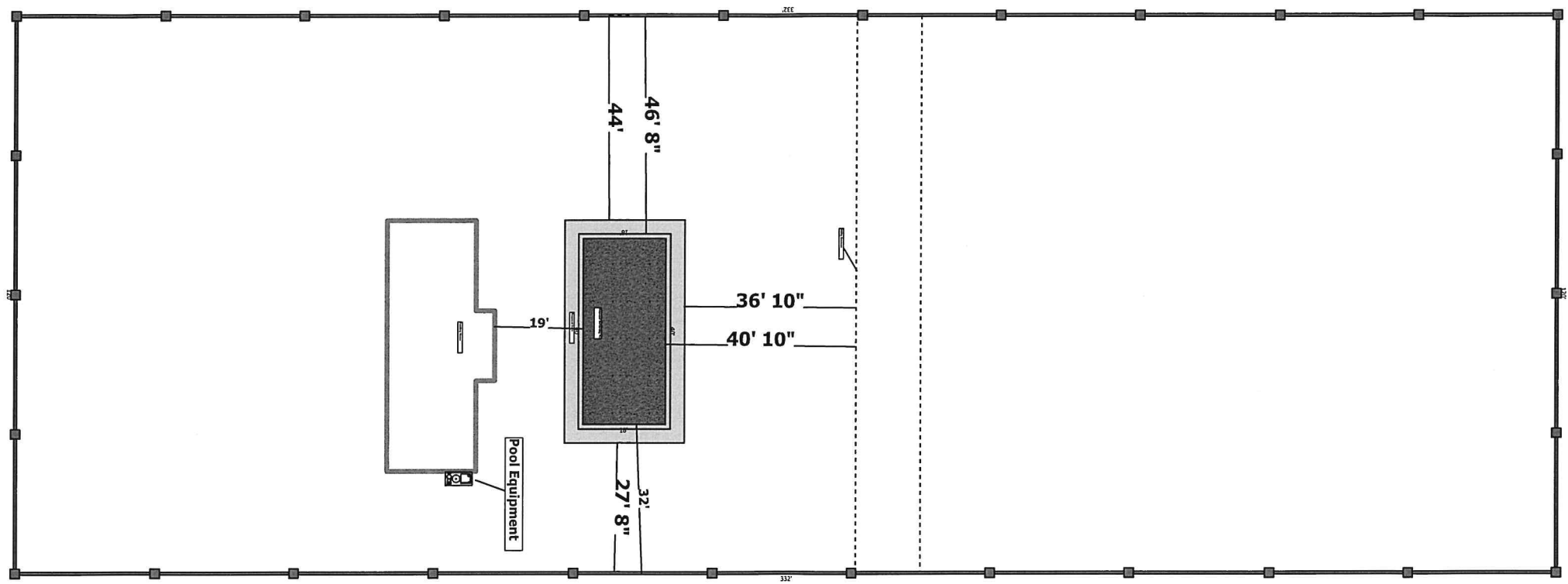
**REQUEST/ANALYSIS:** The applicant is proposing to operate swimming lessons located

at his residence. The proposed hours of operation will be from 9 AM to 8 PM Monday through Saturday. According to the submitted site plan, the swimming pool is located at the rear of the property.

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

- 1) The home occupation must be clearly secondary to the residential use. As per the applicant, 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;
- 5) There shall be no outside storage of materials or products;
- 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 classes are by appointment only;
- 7) No retail sales (items can be delivered). The proposed use does not involve retail sales;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

**RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit request, since home occupations is permitted in an R-1 District with a Conditional Use Permit. Any approval is subject to compliance with the Zoning Ordinance.







## Memo

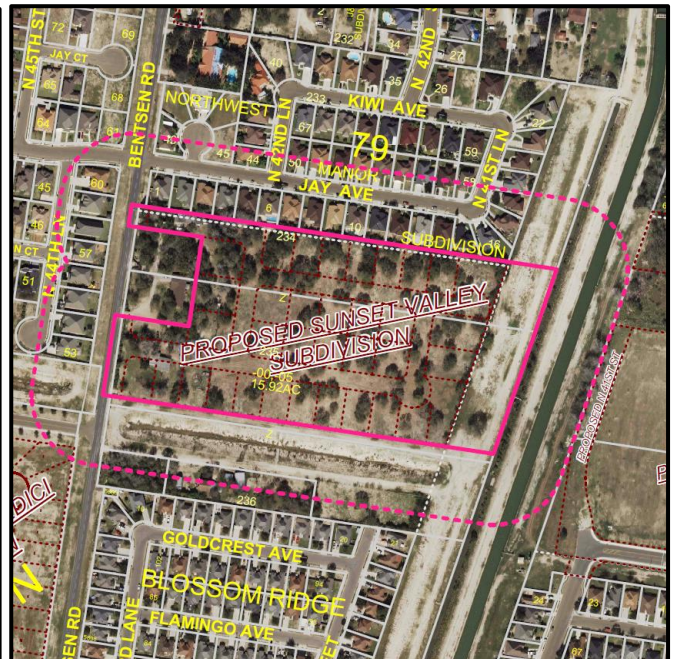
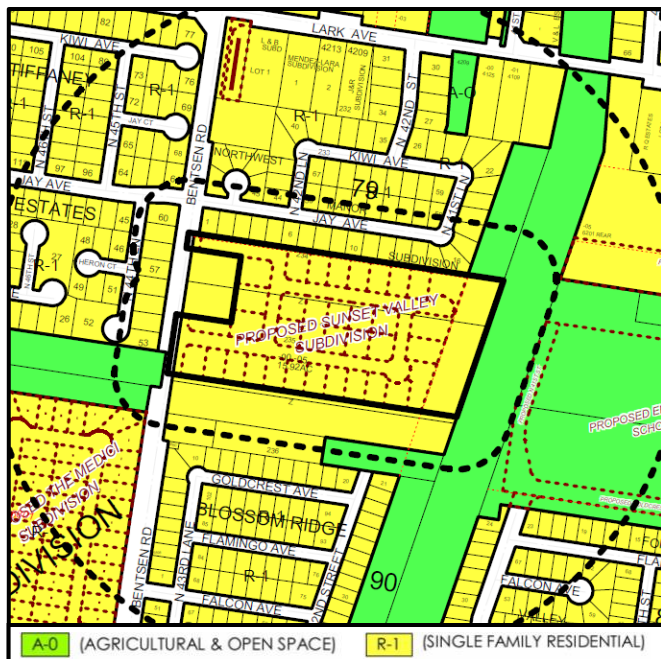
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** November 8, 2022

**SUBJECT: REQUEST OF EMIGDIO SALINAS ON BEHALF OF M2 ENGINEERING, PLLC, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A PLANNED UNIT DEVELOPMENT AT 13.116 ACRES OUT OF LOTS 234 AND 235, PRIDE O' TEXAS SUBDIVISION (PROPOSED SUNSET VALLEY SUBDIVISION), HIDALGO COUNTY, TEXAS; 6100 NORTH BENTSEN ROAD. (CUP2022-0165)**

**BRIEF DESCRIPTION:** The subject property is located on the east side of North Bentsen Road, 101.95 ft. south of Jay Avenue. The irregularly-shaped tract has 286.87 ft. of frontage along North Bentsen Road and a depth of 1,206.37 ft. at its deepest point for a lot size of 13.116 acres. A proposed 36-lot subdivision under the name of Sunset Valley for the subject property was approved in preliminary form on October 5, 2021. The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the north, west, and south and A-O (agricultural-open space) District to the east and southwest. The property is currently vacant. Surrounding land use include single-family residences, Donna Wernecke Elementary School, Hidalgo County Drainage District No.1 Ditch R.O.W 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:**

A rezoning request to R-3A (multifamily residential apartment) District for the subject property was withdrawn by the applicant after it was disapproved by the Planning and Zoning Commission on May 4, 2021. The Planning and Zoning Commission voted to approve the proposed subdivision in preliminary form subject to conditions noted on October 5, 2021. A submitted Conditional Use Permit request for a Planned Unit Development for the subject property was withdrawn on January 21, 2022, after being tabled at the Planning and Zoning Commission meeting on December 21, 2021, and the City Commission meeting on January 10, 2022, for pending revisions and documents. A new Conditional Use Permit request for a Planned Unit Development for the subject property was submitted on October 5, 2022.

**REQUEST/ANALYSIS:**

The property is currently vacant. The applicant is proposing to develop 143 dwelling units in form of two detached duplexes on Lots 2 to 35 and five units on Lot 1, and a duplex on Lot 36 as a Planned Unit Development.

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 multifamily residences, allowed in R-3A District.
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.
4. LANDSCAPING: Each lot requires 10% landscaping and 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. Tree requirement for multifamily development is calculated as per Section 110-51 of Vegetation Ordinance. A landscape strip area with a minimum width of ten feet shall be provided along and within the property lines of all nonresidential and multifamily uses contiguous to a public street, excluding driveway entrances and exits. For properties having a lot depth of less than 200 feet, the landscaped strip may be reduced to a minimum width of five feet with a landscape hedge not exceeding three feet in height.
5. STREETS AND SETBACKS: A minimum of 60 ft. right-of-way with 40 ft. of pavement width is required on all internal streets, as well as a minimum of 96 ft. pavement on cul-de-sacs face to face. The applicant is proposing 55 ft. of right-of-way, 5 ft. utility and sidewalk easement on both sides, and 40 ft. of pavement back to back. An R-1 zone requires a front yard setback of 25 ft. on interior streets; 20 ft. is being proposed. The side setback for corner lots is 10 ft. or greater for easements, whichever is greater; Rear: 10 ft. or greater or easements; A 4 ft. wide minimum sidewalk required on North Bentsen

Road and both sides of all interior streets. 5 ft. sidewalk might be required by Engineering Department prior to final plat review. Sidewalk must comply with subdivision requirement. No encroachment is allowed over the setback or easements.

6. DRAINAGE: The drainage report must be approved.
7. ADDITIONAL PROVISIONS: The 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 13.116 acres and includes multifamily residences. The proposed site plan must be approved by Development Departments.
8. Owner, Engineer and Surveyor certification and signature blocks need to be shown on the PUD site plan.
9. The subdivision plat and the Planned Unit Development site plan must be recorded prior to issuance of building permits. Therefore, Sunset Valley Subdivision process must be completed, and recorded together with the site plan.

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

- Request a variance to allow multifamily lots on R-1 District.
- Request a variance to allow 10 ft. separation instead of 12 ft.
- Request a variance to allow a 20 ft. front setback instead of 25 ft.
- Request a variance to 55 ft. or right-of-way on interior streets and 5 ft. utility easement on both sides, and 40 ft. of pavement back to back, instead of 60 ft. right-of-way.

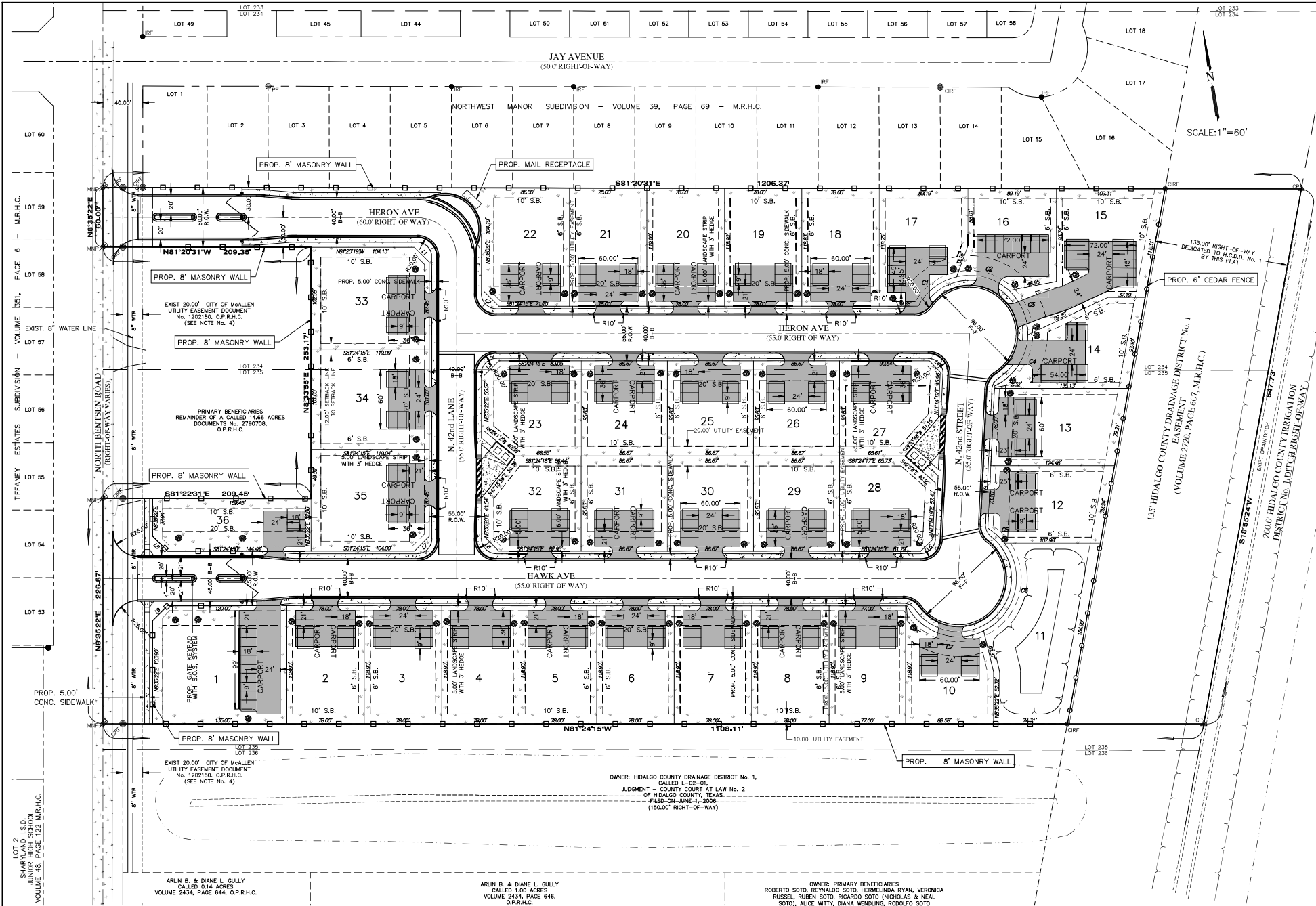
If the subdivision layout changes, the conditional use permit will need to be amended to resemble the approved Subdivision Plat.

Staff received an email and a petition in opposition to the conditional use permit request with 12.5% of the property owners within 200 ft. of the subject property. The opposition expressed concern regarding building apartments in vicinity of their single-family properties.

#### **RECOMMENDATION:**

Staff recommends approval of the conditional use permit request subject to approval of the requested variances, since the plans were reviewed and met the City's development departments' requirements.

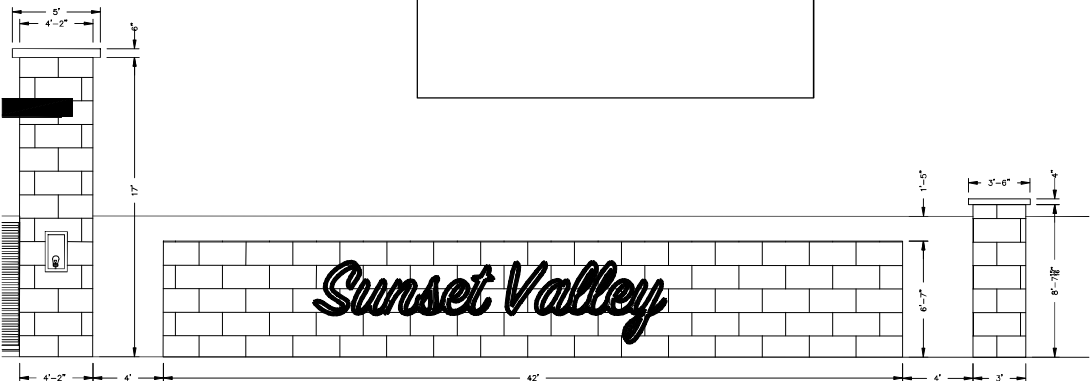
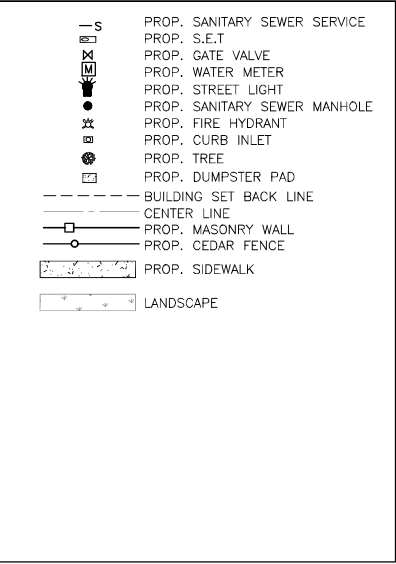




GENERAL NOTES:

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C"
2. SETBACKS:  
FRONT: 20.00 FEET.  
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. CAR PORT SUPPORTS SHALL NOT BE WITHIN THE SETBACKS, AND A 2-FT OVERHANG MAXIMUM ALLOWED.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
5. LOTS 1-36 WILL HAVE A 5 FEET LANDSCAPE STRIP WITH HEDGE NOT EXCEEDING 3 FEET IN HEIGHT.
6. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUNSET VALLEY SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 107703, HIDALGO COUNTY OFFICIAL RECORDS. DEVELOPER/OWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICTS WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
7. A MINIMUM OF 10-FT SEPARATION BETWEEN BUILDINGS SHALL BE PROVIDED WITH FIRE WALLS AS PER BUILDING CODE.

LEGEND



ENTRANCE SIGN

SCALE: 1"=60'

# SUNSET VALLEY SUBDIVISION

BEING 13.116 ACRES OUT OF LOT 234 (4.404 ACRES) AND LOT 235 (8.712 ACRES), PRIDE O' TEXAS SUBDIVISION, OF A PART OF THE LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 5, PAGE 58-59, MAP RECORDS HIDALGO COUNTY, TEXAS.



TBPELS FIRM REGISTRATION F-19545

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

BUILDABLE AREA		
LOT #	LOT AREA SQ. FT.	BUILDABLE AREA SQ. FT.
1	15,939	5054
2	9,274	4729
3	9,274	4729
4	9,274	4729
5	9,274	4729
6	9,274	4729
7	9,274	4729
8	9,274	4729
9	9,155	4729
10	8,981	4729
11	16,201	3967
12	8,281	8141
13	10,116	8001
14	9,681	6487
15	13,437	8073
16	8,168	4700
17	8,638	4726
18	9,268	4726
19	9,272	4726
20	9,279	4726
21	9,285	4726
22	10,133	5401
23	8,896	3966
24	8,305	5418
25	8,305	5418
26	8,305	5418
27	8,685	3966
28	8,654	3966
29	8,305	5418
30	8,305	5418
31	8,305	5418
32	8,654	3966
33	12,098	7037
34	12,025	6985
35	12,081	7022
36	8,324	3013

LANDSCAPE						
LOT #	LOT AREA SQ. FT.	SQ. FT. (10%)	AREA PROVIDED	AREA PROVIDED %	AREA VISIBLE FROM STREET	AMOUNT OF 6-INCH CALIPER TREES
1	15,939	1,594	7,059	44%	1753	3
2	9,274	927	2,454	26%	872	2
3	9,274	927	2,454	26%	872	2
4	9,274	927	2,454	26%	872	2
5	9,274	927	2,454	26%	872	2
6	9,274	927	2,454	26%	872	2
7	9,274	927	2,454	26%	872	2
8	9,274	927	2,454	26%	872	2
9	9,155	916	2,315	25%	872	2
10	8,168	818	3,167	38%	812	2
11	15,381					
12	8,151	915	4,193	45%	994	2
13	10,116	1,011	3,098	38%	1179	2
14	9,118	911	3,728	36%	1534	2
15	13,075	1,307	5,262	40%	2946	2
16	8,696	869	2,626	38%	877	2
17	8,533	853	3,590	30%	878	2
18	9,268	927	2,439	26%	878	2
19	9,272	927	2,446	26%	879	2
20	9,279	928	2,452	26%	879	2
21	9,285	928	2,459	26%	880	2
22	10,133	1,013	3,286	32%	1328	2
23	8,896	887	3,810	42%	1518	2
24	8,305	831	3,229	38%	1178	2
25	8,305	831	3,229	38%	1178	2
26	8,305	831	3,229	38%	1178	2
27	8,685	869	3,628	44%	1518	2
28	8,654	865	3,689	42%	1518	2
29	8,305	831	3,229	38%	1178	2
30	8,305	831	3,230	38%	1178	2
31	8,305	831	3,234	38%	1178	2
32	8,654	865	3,688	30%	1518	2
33	12,098	1210	6,846	56%	1600	2
34	12,025	1203	6,773	56%	1311	2
35	12,081	1208	6,829	56%	2052	2
36	8,324	832	3,477	42%	1641	2

AVERAGE DWELLING UNIT/GROSS ACRE		
DWELLING UNITS (DU)/	143	
SUBDIVISION (ACRES)=	13.116	
DENSITY (DU/ACS)=	10.902	

HOME HEIGHT		
MAX. HEIGHT OF HOME	25 FEET	

# OF BEDROOMS/DWELLING UNIT		
MIN	2	
MAX	3	

# OF DWELLING UNITS/LOT		
LOT 1	5	
LOTS 2-35	4	
LOT 36	2	

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS SITE PLAN.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MANUEL CARRIZALES, R.P.L.S. DATE  
TEXAS R.P.L.S. No. 6388  
TEXAS REG. SURVEYING FIRM No. 101194417





**NOTICE  
PLANNED UNIT  
DEVELOPMENT  
FOR  
THIS PROPERTY  
CUP2022-0165**

CITY OF MCALLEN PLANNING DEPT.  
956-381-1233  
WWW.MCALLE.NET







JAVIER VILLALOBOS, Mayor  
JOAQUIN "J.J." ZAMORA, Mayor Pro Tem & Commissioner District 2  
TONY AGUIRRE, JR., Commissioner District 1  
J. OMAR QUINTANILLA, Commissioner District 3  
TANIA RAMIREZ, Commissioner District 4  
VICTOR "SEBY" HADDAD, Commissioner District 5  
PEPE CABEZA DE VACA, Commissioner District 6

ROEL "ROY" RODRIGUEZ, P.E., City Manager

## LEGAL NOTICE

You are hereby notified that two (2) public hearings will be held to consider the following:

**Request of Emigdio Salinas on behalf of M2 Engineering, PLLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision (Proposed Sunset Valley Subdivision), Hidalgo County, Texas; 6100 North Bentsen Road. (CUP2022-0165)**

- The first public hearing will be held before the Planning and Zoning Commission of the City of McAllen on **November 1, 2022**, at 3:30 p.m., McAllen City Hall Commission Chambers, 1300 Houston Avenue, McAllen, Texas.
- The second public hearing will be held before the Board of Commissioners of the City of McAllen on **November 28, 2022**, at 5:00 p.m., at McAllen City Hall Commission Chambers, 1300 Houston Avenue, McAllen, Texas. If you wish to make a comment from home, please contact the City Secretary's Office at (956) 681-1020 by no later than 3:30 p.m. on Monday, November 28, 2022. You may view the meeting live here: <https://www.mcallen.net/departments/media/mcn-1300-live>

All interested citizens are invited to appear and be heard. If any accommodations for a disability are required or if there are any questions regarding this notice, please notify the Planning Department at (956) 681-1250 prior to the date of the meetings.

WITNESS MY HAND this 19<sup>th</sup> day of October 2022.

PLANNING DEPARTMENT

Karen Forghanparast, CNU-A  
Planner II

CITY SECRETARY'S OFFICE

  
Perla Lara, TRMC/CMC, CPM  
City Secretary

## AVISO LEGAL

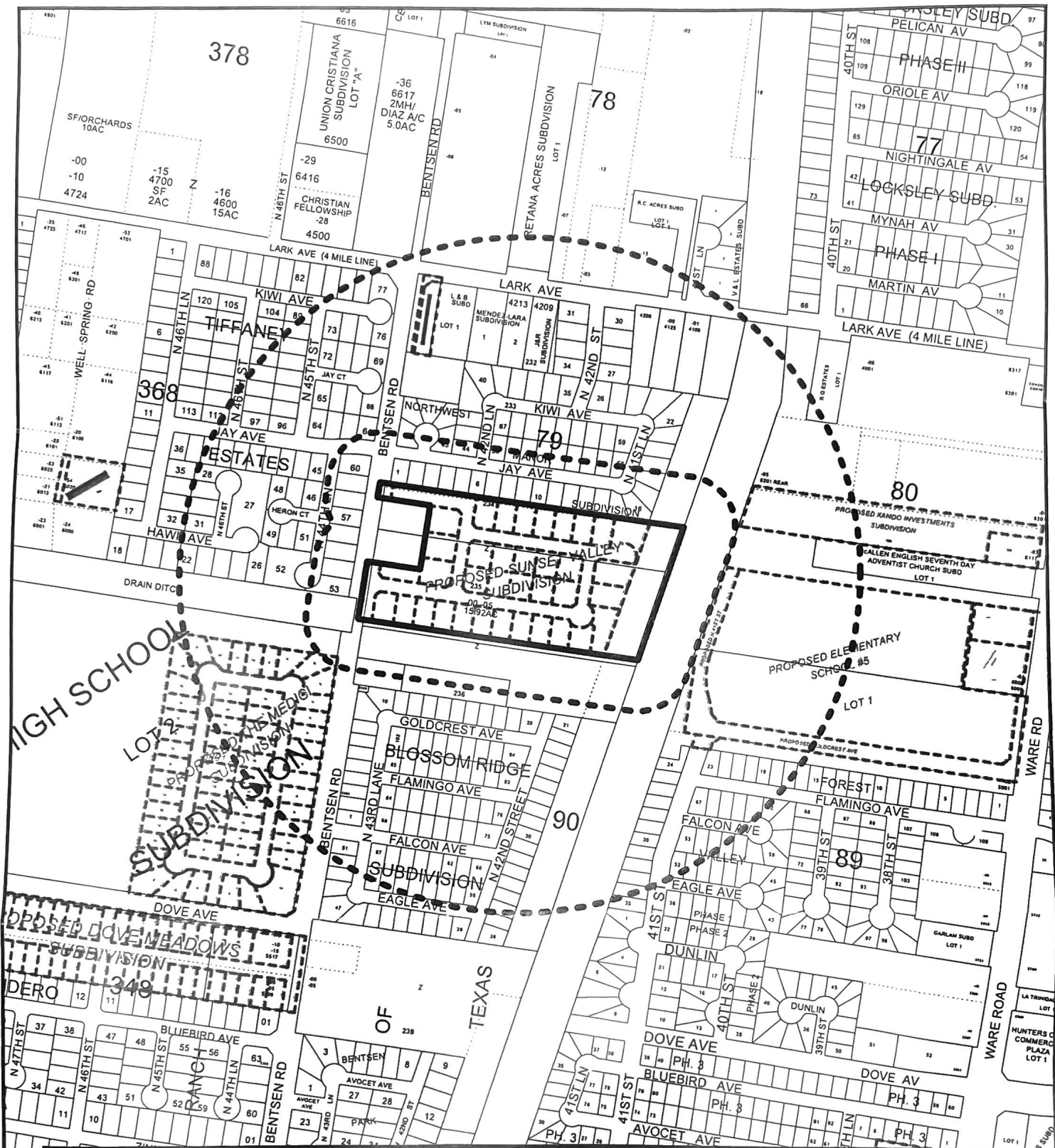
Por medio de este aviso queda usted notificado que habrá dos (2) audiencias públicas para considerar lo siguiente:

**Petición de Emigdio Salinas a nombre de M2 Engineering, PLLC, para un Permiso de Uso Condicional, por uso de por vida, y adopción de una ordenanza, para un desarrollo de unidad planificado, en los 13.116 acres del Lote 234 y 235, Subdivisión "Pride o' Texas" (subdivisión propuesta de "Sunset Valley"), Condado de Hidalgo, Texas; 6100 North Bentsen Road. (CUP2022-0165)**

- La primera audiencia pública será ante la Comisión de Planeación y Zonificación de la Ciudad de McAllen el día **1 de noviembre del 2022** a las 3:30 p.m., en la Cámara de la Comisión del Ayuntamiento, en 1300 avenida Houston, McAllen, Texas.
- La segunda audiencia pública será ante la Mesa Directiva de Comisionados de la Ciudad de McAllen el día **28 de noviembre del 2022** a las 5:00 p.m., en la Cámara de la Comisión del Ayuntamiento, en 1300 avenida Houston, McAllen, Texas. Si desea hacer un comentario desde su hogar, comuníquese con la Oficina de la Secretaria de la Ciudad al (956) 681-1020 antes de las 3:30 p.m. el lunes 28 de noviembre del 2022. Puede ver la reunión en vivo aquí: <https://www.mcallen.net/departments/media/mcn-1300-live>

Todos los interesados pueden presentarse para expresarse. Si alguna comodidad es necesaria por discapacidad o si hay preguntas sobre este aviso, favor de notificar al Departamento de Planeación antes del día de la junta al (956) 681-1250.

Doy fe firmando por mi puño y letra este día 19 de octubre del 2022.



# **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 956-881-1250, 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 represents approximate relative location of property boundaries.

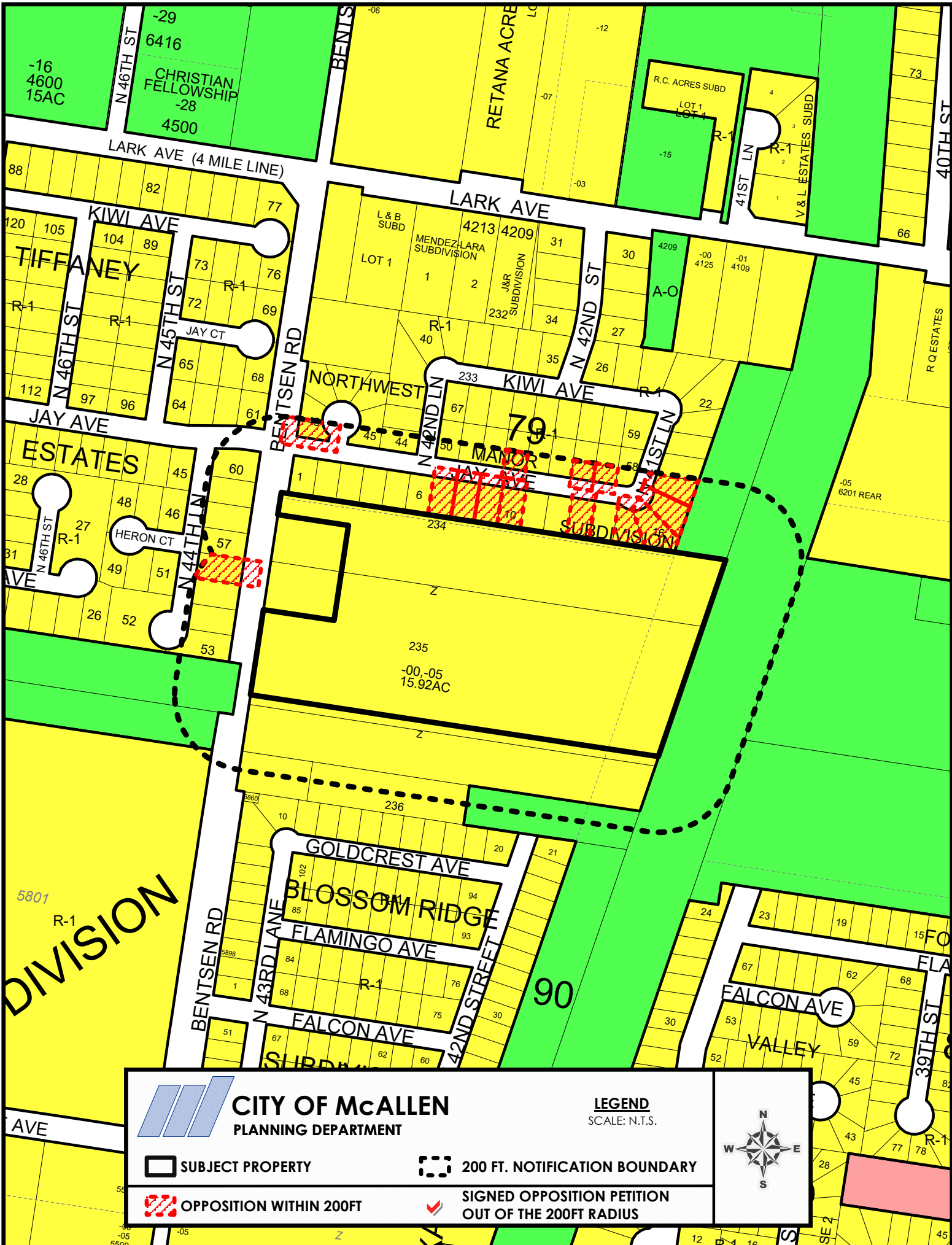
# "Petition"

<b>CUP2022-0165</b>	Petition signed by residents of Northwest Manor, Tiffany Estates and surrounding affected areas
Action petitioned for	We, the undersigned, are <b>OPPOSED</b> to the following: Request of Emigdio Salinas on behalf of M2 Engineering, PLLC, for lie of the use, and adoption of ordinance, for a Planned Unit Development at 13.116 acres of lots 234 and 235, Pride o' Texas subdivision (proposed Sunset Valley Subdivision), Hidalgo County, Texas; 6100 North Bentsen Road.

Printed Name	Signature	Address	Comment	Date
Damia Cantu	Dani A Cantu	4105 Jay Ave McAllen, TX 78504	I oppose CUP 2022 - 0165	10/25/22
Maija Moreano	[Signature]	4109 Jay Ave McAllen, TX 78504	I oppose CUP 2022-0165	10/26/22
Jesus Loran	Jesus M. Loran	6206 N 41st McAllen TX	I oppose CUP 2022-0165	10/26/22
Maeleen DelaRosa	[Signature]	6202 N. 41st McAllen TX	I oppose CUP 2022-0165	10/27/22
Armona Bernal	[Signature]	4117 Jay Ave. McAllen TX 78504	I oppose CUP 2022-0165	10/27/22
Rosa E. Carrillo	[Signature]	4205 Jay Ave	I oppose CUP 2022-0165	10/27/22
Jesus Colorado	[Signature]	4209 Jay Ave	I oppose CUP 2022-0165	10/27/22
Jaime Garcia Jr.	[Signature]	4213 Jay Ave	I oppose CUP 2022-0165	10/27/22
Eduardo J. Olivarez	Eduardo J. Olivarez	4217 Jay Ave.	I oppose CUP 2022-0165	10/27/22
Rodrigo Rodriguez	[Signature]	4320 Jay Ct. McAllen 78504	CUP 2022 0165	10/27/22
Marlene Martin	[Signature]	4116 Jay Ave. McAllen TX 78504	marlene4god@aol.com	10/28/22
Nancy L. Muniz	[Signature]	4121 Jay Ave Mission	I oppose CUP 2022-0165	
Jaime Martinez	[Signature]	4305 Jay St	I oppose CUP 2022 0165	10/27/22
Jaime Martinez	[Signature]			



[illegible]



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**

SCALE: N.T.S.



SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY



OPPOSITION WITHIN 200FT



SIGNED OPPOSITION PETITION  
OUT OF THE 200FT RADIUS





JAVIER VILLALOBOS, Mayor  
JOAQUIN "J.J." ZAMORA, Mayor Pro Tem & Commissioner District 2  
TONY AGUIRRE, JR., Commissioner District 1  
J. OMAR QUINTANILLA, Commissioner District 3  
RODOLFO "RUDY" CASTILLO, Commissioner District 4  
VICTOR "SEBY" HADDAD, Commissioner District 5  
PEPE CABEZA DE VACA, Commissioner District 6

ROEL "ROY" RODRIGUEZ, P.E., City Manager

CUP2022-0135  
6000 N BENTSEN RD  
13.116AC TR O/O LT 234 & 235 PRIDE O' TEXAS

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200 Ft. Radius: 1,406,442 Sq. Ft.  
Subject Property: 564,811.54 Sq. Ft.  
Total Area of Opposition: 105,286.30.42 Sq. Ft.

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$\frac{200 \text{ Ft Radius} - \text{Subject Property}}{\text{Total Adjusted Area}}$	$\frac{\text{Total Area of Opposition}}{\text{Total Adjusted Area}} = 0.*** \times 100 = \text{Percentage for Opposition}$
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$\frac{1,406,422.00 \text{ Sq.Ft.} - 564,811.54 \text{ Sq.Ft.}}{841,610.46 \text{ Sq.Ft.}}$	$\frac{105,286.30 \text{ Sq.Ft.}}{841,610.46 \text{ Sq.Ft.}} = 0.125 \times 100 = \mathbf{12.5\% \text{ Opposition}}$
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## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

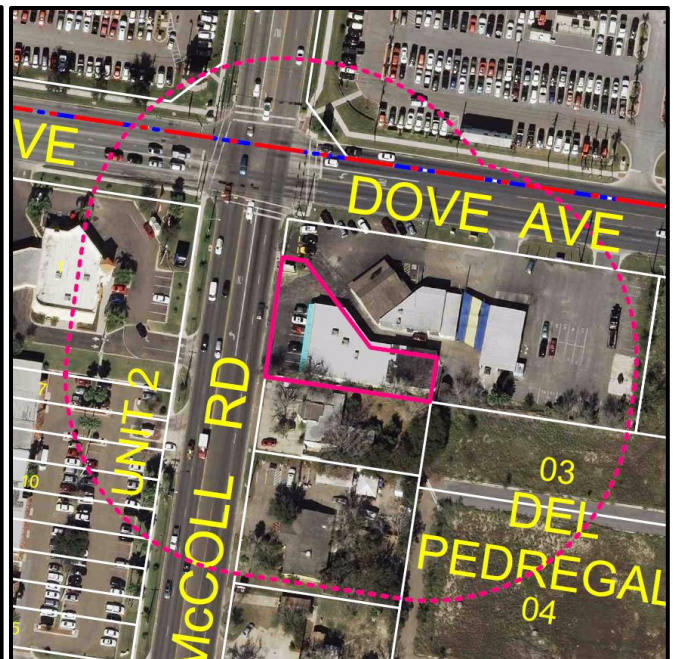
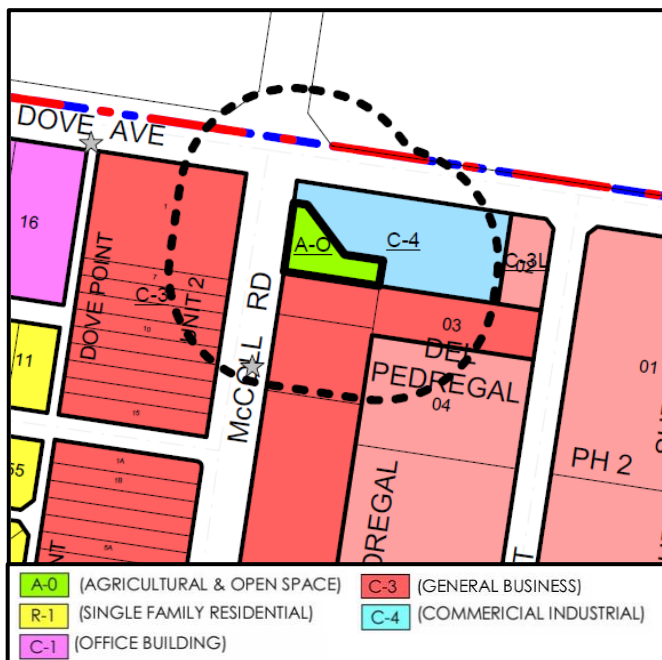
**DATE:** November 7, 2022

**SUBJECT: REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO C-4 (COMMERCIAL-INDUSTRIAL) DISTRICT: 0.394 ACRES OUT OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 5520 NORTH MCCOLL ROAD. (REZ2022-0042)**

**LOCATION:** The property is located on the east side of North McColl Road, approximately 40 ft. south of Dove Avenue. The irregularly shaped tract has 121.31 ft. of frontage along North McColl Road with a depth of 208 ft. at its deepest point for a lot size of 0.394 acres.

**PROPOSAL:** The applicant is requesting to rezone the property to C-4 (commercial-industrial) District in order to propose a new subdivision and build a new commercial plaza on this lot and the adjacent C-4 tract on the north and east side. The applicant stated that the use of the plaza will be office, retail, and restaurant. A feasibility plan has not been submitted.

**ADJACENT ZONING:** The adjacent zoning is C-4 (commercial-industrial) District to the north and east, and C-3 (general business) District to the west and south.



**LAND USE:** There is a non-conforming office building on the subject property proposed to be demolished. Surrounding land uses include Zamora's Restaurant, auto services, offices, DHR's Hospital and clinics, Little Paradise Academy daycare, 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 to C-3L.

**DEVELOPMENT TRENDS:** The development trend for this area along North McColl Road is commercial and offices.

**HISTORY:** The tract was annexed and initially zoned A-O (agricultural and open space) District on December 18, 1989. There has been no other rezoning request for the subject property since then.

A rezoning request for the adjacent tract on the east and north side of the subject property was approved to C-4 (commercial-industrial) District by the City Commission on December 23, 1991.

**ANALYSIS:** The requested zoning does not conform to the Suburban Commercial land use designation as indicated on Foresight McAllen Comprehensive Plan. However, it conforms to the adjacent zoning on the east and north side.

If the request is approved, it provides an opportunity to change the non-conforming status of the subject property and bring it into compliance with City codes and requirements.

A recorded subdivision plat and an approved site plan is required prior to building permit issuance.

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

**RECOMMENDATION:**

Staff recommends approval of the rezoning request to C-4 (commercial-industrial) District, since it conforms to the surrounding zoning.



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

SCALE: 1" = 40'

35.0' ——— 70.0' EXIST. R.O.W.  
LEONARDO DE VICI DRIVE  
(PRIVATE)  
——— (70.00' R.O.W.)

(70.00' R.O.W.)  
(PRIVATE)

NORTH LINE OF DEL PEDREGAL ESTATES PHASE II

#### METES AND BOUNDS DESCRIPTION

BEING A 0.394 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 2.0 ACRE TRACT OUT THE WEST 14.0 ACRES OF THE WEST 25.0 ACRES OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION OF THE EAST ½ (ONE-HALF) OF PORCION 66, AND, ALL OF PORCION 67, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.394 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE WEST LINE OF SAID LOT 1 SAME BEING LOCATED ON THE CENTERLINE OF NORTH McCOLL ROAD AND LOCATED SOUTH 08 DEGREES 46 MINUTES WEST, A DISTANCE OF 87.69 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1 FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 14 MINUTES EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 40.0 FEET PASS A ½-INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EASTEAST-WAY LINE OF SAID McCOLL ROAD, AT A DISTANCE OF 63.10 FEET IN ALL TO AN "X" CUT FOUND ON A CONCRETE DRIVEWAY FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 36 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 108.34 FEET TO A NAIL FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 81 DEGREES 14 MINUTES EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 67.50 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 08 DEGREES 46 MINUTES WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 45.50 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH 81 DEGREES 14 MINUTES WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 109.0 FEET PAST A ½ INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID MCCOLL ROAD, AT A DISTANCE OF 208.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 1 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 08 DEGREES 46 MINUTES 00 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 121.51 FEET TO THE POINT OF BEGINNING, CONTAINING 0.394 ACRES OF LAND, MORE OR LESS, OF WHICH THE WEST 40.0 FEET (OR 0.111 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID MCCOLL ROAD, LEAVING 0.283 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: PROPERTY DEED (DOC. NO. 2007-1828301, H.C.D.R.)  
N:\SUBDIVISIONPLATS\AFG PLAZA.SUB\0.394.101322

GENERAL PLAT NOTES:

1. Bearing Basis: Special Warranty Deed conveyance from Suzanne C. An unto Suzie An dated October 1, 2021 and recorded in Document No. 3295951, Hidalgo County Deed Records.

2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.

3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted herein.

1. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown.

5. The surveyor has made no attempt to locate or define

archeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; Nor does this survey make any representations of being an archeological or historical

6 The surveyor has made an attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of

land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any

7. This is a standard survey and does not include a subsurface utility or topographic investigation.

8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article

Professional Land Surveying Practices Act enacted under Article  
5282c, Vernon's Texas Civil Statutes.

SOUTH LINE OF DEL PEDREGAL ESTATE'S PHASE II

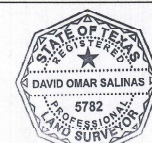
This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at 5520 N. McCOLL RD. in McALLEN, Texas, described as follows: being a 0.394 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 2.0 ACRE TRACT OUT THE WEST 14.0 ACRES OF THE WEST 25.0 ACRES OF  
(SEE METES AND BOUNDS DESCRIPTION)

Lot 1, Block 6, of STEELE AND PERSHING SUBDIVISION HIRAI GO CO

Texas, according to the plat recorded in Volume 8, Pages 115, of the DEED Records of Hidalgo County, Texas. I further certify that this property lies in Zone "B" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334 0425 C.

A.E.  
DRN. BY  
OCTOBER 13, 2022  
DATE

SP-22-25861A  
JOB NO



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782





5520 JimCo INSURANCE SERVICES 956.467.6994 United Healthcare Humana Cigna wgetna

ORAMACARE

AGUAS FR  
100%  
NATURALES

PARLAMENT CENTER



## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

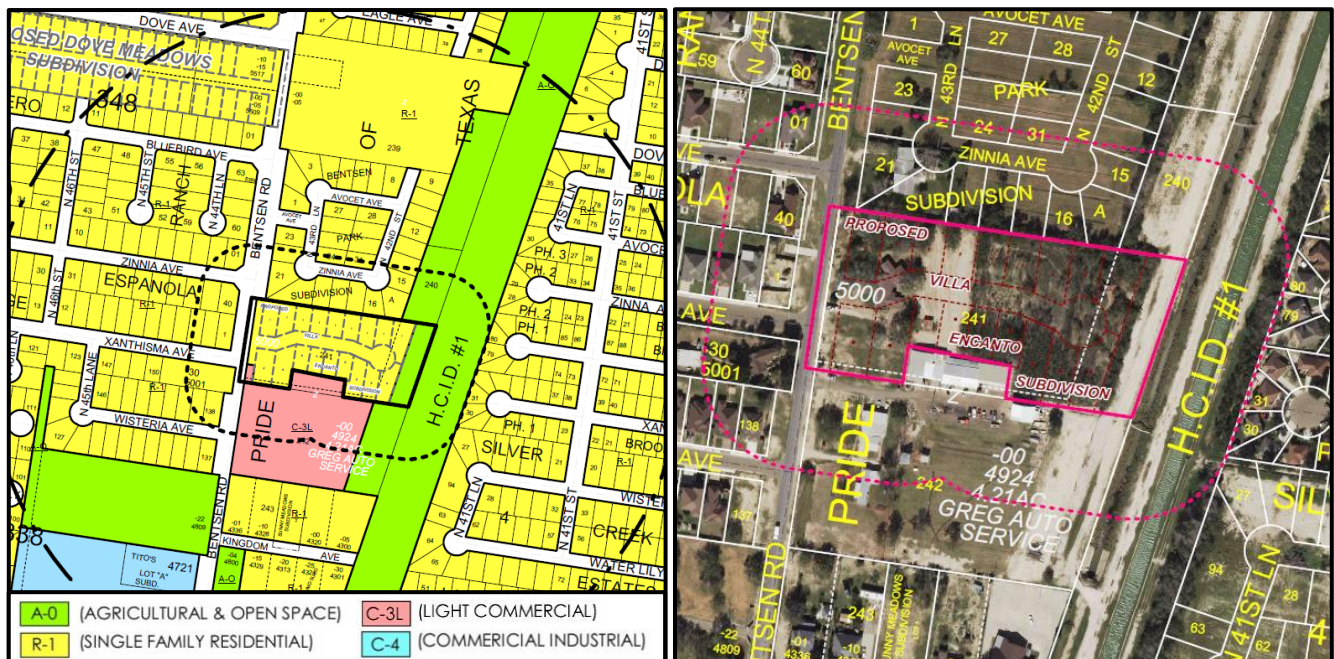
**DATE:** November 11, 2022

**SUBJECT:** REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 4.681 ACRES OUT OF LOT 241, SAVE AND EXCEPT 0.184 ACRES, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 5000 NORTH BENTSEN ROAD. (REZ2022-0043)

**LOCATION:** The property is located on the east side of North Bentsen Road, approximately 950 ft. south of Dove Avenue. The irregularly shaped tract has 121.31 ft. of frontage along North McColl Road with a depth of 208 ft. at its deepest point for a lot size of 0.394 acres.

**PROPOSAL:** The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District in order to build detached duplexes. A feasibility plan has not been submitted.

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





**LAND USE:** The subject property is currently vacant. Surrounding land uses include single-family residences, an auto repair, 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-1 District.

**DEVELOPMENT TRENDS:** The development trend for this area along North Bentsen Road is single-family residences.

**HISTORY:** The tract was annexed and initially zoned A-O (agricultural and open space) District on April 12, 1999. City Commission approved two rezoning requests to R-1 District for the subject property on September 14, 2015, and March 26, 2018. There has been no other rezoning request for the subject property since then.

A proposed 18-lot single-family subdivision under the name of Villa Encanto which was submitted on January 25, 2018, for the subject property, was withdrawn on February 21, 2019.

**ANALYSIS:** The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on Foresight McAllen Comprehensive Plan. In addition, it is not compatible with the surrounding zoning and development trend in this area. All residentially zoned properties on the north side on Nolana Avenue, fronting North Bentsen Road are zoned R-1 (single-family residential) District.

North Bentsen Road is currently a two-lane road in this area with approximately 22 ft. of pavement. A standard multifamily road requires 40 ft. of pavement. Approving the request may encourage other property owners in this area to request rezoning their properties to R-3A (multifamily residential apartment) District, hence increasing the density and traffic in this area.

The maximum density in R-3A (multifamily residential apartments) District is 43 one-bedroom apartment units (1,000 sq. ft.) per acre or 29 three-bedroom units (1,500 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 135 three-bedroom units to 201 one-bedroom units.

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 is 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 received a phone call in opposition to the rezoning request from a property owner in vicinity of the subject property. The opposition was concerned regarding the consequences of multifamily development on the existing traffic and drainage issues in this area, and an adverse effect on their property value.

**RECOMMENDATION:**

Staff recommends disapproval of the rezoning request to R-3A (multifamily residential apartment) District, since it does not conform to the Auto Urban Single Family land use designation, the surrounding land use, and the development trend in this area.



DELIA G. TORRES  
W.D. DOCUMENT NUMBER 564585, H.C.O.R. 1/5 INTEREST  
W.D. DOCUMENT NUMBER 349259, H.C.O.R. 1/5 INTEREST  
W.D. DOCUMENT NUMBER 405046, H.C.O.R. 1/5 INTEREST  
W.D. DOCUMENT NUMBER 479951, H.C.O.R. 1/5 INTEREST  
W.D. VOLUME 3392, PAGE 511, H.C.O.R. 1/5 INTEREST

ROLANDO R. TORRES  
Q.C.D. DOCUMENT NUMBER 2110726, H.C.O.R.  
DELIA G. TORRES SOLD 1/5 OF HER INTEREST AS PER THIS DOCUMENT

(EAST)  
S 81° 23' 03" E 708.03'

VIDA PROPERTIES LLC  
C.S.T.D. DOCUMENT NUMBER 2038968, H.C.O.R.

4.681 ACRES  
-0.184 AC. SAVE AND EXCEPT  
4.497 ACRES GROSS  
-0.184 AC. BENTSEN ROAD R.O.W.  
4.313 ACRES NET

GREGORY DEAN GOBY  
S.W.D. VOLUME 3166, PAGE 192, H.C.O.R.

PLAT SHOWING  
4.497 ACRES OUT OF LOT 241  
PRIDE O' TEXAS SUBDIVISION  
VOLUME 5, PAGE 58 AND 59 H.C.M.R.

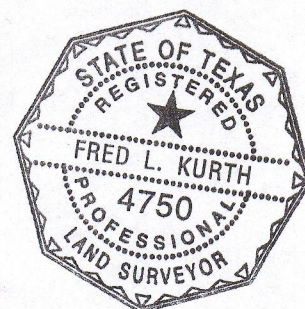
CONSISTING OF:  
4.681 ACRES OUT OF LOT 241  
PRIDE O' TEXAS SUBDIVISION  
SAVE AND EXCEPT:  
0.184 AC. OUT OF LOT 241  
PRIDE O' TEXAS SUBDIVISION  
CONVEYED TO THE CITY OF MCALLEN  
BY DOCUMENT NUMBER 1408254, H.C.O.R.  
CITY OF MCALLEN  
HIDALGO COUNTY, TEXAS

#### FLOOD ZONE

ZONE "C"  
AREAS OF MINIMAL FLOODING.

COMMUNITY-PANEL NUMBER: 480334 0400 C  
MAP REVISED: NOVEMBER 16, 1982

I, FRED L. KURTH, A REGISTERED PROFESSIONAL  
LAND SURVEYOR, DO HEREBY CERTIFY THE  
FOREGOING PLAT TO BE TRUE AND CORRECT  
REPRESENTATION OF A LOT CORNER SURVEY MADE  
ON THE GROUND ON 10/12/2017 UNDER MY DIRECTION  
AND SUPERVISION AND WAS NOT INTENDED TO  
SHOW ANY IMPROVEMENTS OR EASEMENTS.



FRED L. KURTH, RPLS No. 4750 DATE: 1-23-18

SCALE: 1"=40'

#### LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- POWER POLE
- SERVICE POLE
- LIGHT POLE
- UNDERGROUND CABLE MARKER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- COMMUNICATION BOX
- AIR CONDITION UNIT
- HOG WIRE FENCE
- CHAIN LINK FENCE
- CANAL/DITCH LINE
- SS — SS — SANITARY SEWER LINE
- OH — OH — OVERHEAD POWER LINE
- [FOC] — [FOC] — SPOTTED FIBER OPTIC LINE [APPROXIMATE LOCATION]
- [W] — [W] — SPOTTED WATER LINE [APPROXIMATE LOCATION]
- ▨ ASPHALT AREA
- ▨ CONCRETE AREA
- ▨ SAVE AND EXCEPT AREA
- ▨ COVERED AREA
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- C.S.T.D. - CORRECTED SUBSTITUTE TRUSTEE'S DEED
- S.W.D. - SPECIAL WARRANTY DEED
- Q.C.D. - QUITCLAIM DEED
- W.D. - WARRANTY DEED
- AC - OF ONE ACRE
- N.T.S. - NOT TO SCALE
- ( ) - RECORDED DEED CALLS
- LOT LINE
- PROPERTY LINE
- SAME OWNER

LINE TABLE		
"L1"	S 81° 23' 03" E (S 81° 17' 30" E)	25.00'
"L2"	N 81° 23' 03" W (N 81° 17' 30" W)	25.00'

- NOTES:
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
  - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
  - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

RECEIVED  
JAN 25 2018  
BY: [Signature]

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
227 N. F.M. 3167  
RIO GRANDE CITY, TX 78541  
PH: (956) 487-8256  
FAX: (956) 488-8591

BOOK: T-1045, PG.32  
DATE: 11/16/2017  
JOB No. 17175.08  
FILE NAME: 17175.08  
DRAWN BY: J.L.G.

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

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**5 ACRES  
FOR SALE**

**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0043**

CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLENNETX.COM





## **Memo**

**TO:** Planning and Zoning Commission

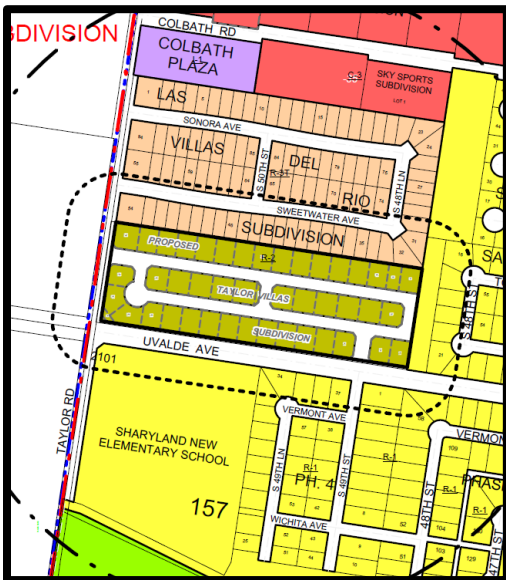
**FROM:** Planning Staff

**DATE:** November 10, 2022

**SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3A (MULTI-FAMILY RESIDENTIAL APARTMENT) DISTRICT: 12.51 ACRES OUT OF LOT 167, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2021 SOUTH TAYLOR ROAD. (REZ2022-0040)**

### **LOCATION:**

The property is located at the northeast corner of South Taylor Road and Uvalde Avenue. The tract has 412.49 feet of frontage along South Taylor Road with a depth of 1,321.05 feet at its deepest point for a lot size of 12.51 gross acres (544,500 square feet).



### **PROPOSAL:**

The applicant is requesting to rezone the property to R-3A (multi-family residential apartment) District in order to develop the tract of land for a multi-family apartment development. A feasibility plan has not been submitted.

**ADJACENT ZONING:** The adjacent zoning is R-3T (multi-family townhouse residential) District to the North and R-1 (single-family residential) District to the east and to the south across Uvalde Avenue.

**LAND USE:**

The subject property is vacant. Surrounding land uses include single-family residences, townhouses, Cinemark Tinseltown USA and XD, apartment uses, La Ganadera Gourmet Meat Market, Lit Coffee, A1 Dry Cleaners, Real Fit Nutrition, and Bentsen Elementary School.

**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-1 (single family residential) District.

**DEVELOPMENT TRENDS:**

The development trend for this area along South Taylor Road is single-family residential, multi-family townhouse residential, multi-family apartment residential, and commercial use.

**HISTORY:**

The tract of land was annexed into the City and initially zoned R-2 District on September 22, 2015. A rezoning request to R-3A District for the subject property was submitted on October 10, 2022.

An application for a proposed subdivision was submitted on April 28, 2015 for a 42-lot duplex-fourplex development under the name "Taylor Villas" and was approved in preliminary form at the Planning and Zoning Commission meeting of September 1, 2015. A variance to the R.O.W. was approved by the Planning and Zoning Commission at 50 feet instead of 60 feet with 40 feet of pavement width and 10 feet of sidewalk and utility easements on both sides.

The proposed subdivision request was approved in revised final form at the Planning and Zoning Commission meeting of July 18, 2017, however the subdivision was never recorded. According to the applicant, improvements have already been made on the subject property that appear to comply with its original zoning designation and subdivision proposal.

A change of ownership has taken place which may require re-submittal and re-approval of the proposed subdivision.

**ANALYSIS:**

This request does not conform to the Auto Urban Single Family land use designation, as indicated on the Foresight McAllen Comprehensive Plan. It is comparable, however, with one of the existing adjacent zoning designations (R-3T District) to the North.

The subdivision was granted a variance to the street right of way for 50 feet instead of 60 feet at the Planning and Zoning Commission meeting of September 1, 2015. During a site visit, staff noticed street improvements already in place.

Section 110-49 (a) of the Vegetation Ordinance requires a masonry screen 8 feet in height where a commercial, industrial, or multi-family use has a side or rear property line in common with a single-family use or zone. The East property line is adjacent to R-1 District.

A recorded subdivision plat is required prior to the issuance of a building permit. Park land dedication, or a fee in lieu of land comprising \$700 per dwelling unit, is required for parking prior to the recordation of a subdivision plat.

Staff received one phone call in opposition to this request from a property owner within the adjacent subdivision to the north (i.e., Las Villas Del Rio). The property owner was concerned about the negative impact an R-3A development will bring in regards to traffic, land value, and general safety.

**RECOMMENDATION:**

Staff recommends disapproval of this rezoning request since the R-3A District does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan for the subject property. The requested rezoning and development trends are not in character with uses in the area.

Re2022-0640

PZ: 11/16/2022  
CC: 12/12/2022

# City of McAllen

## Planning Department

### APPLICATION FOR ZONING CHANGE

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

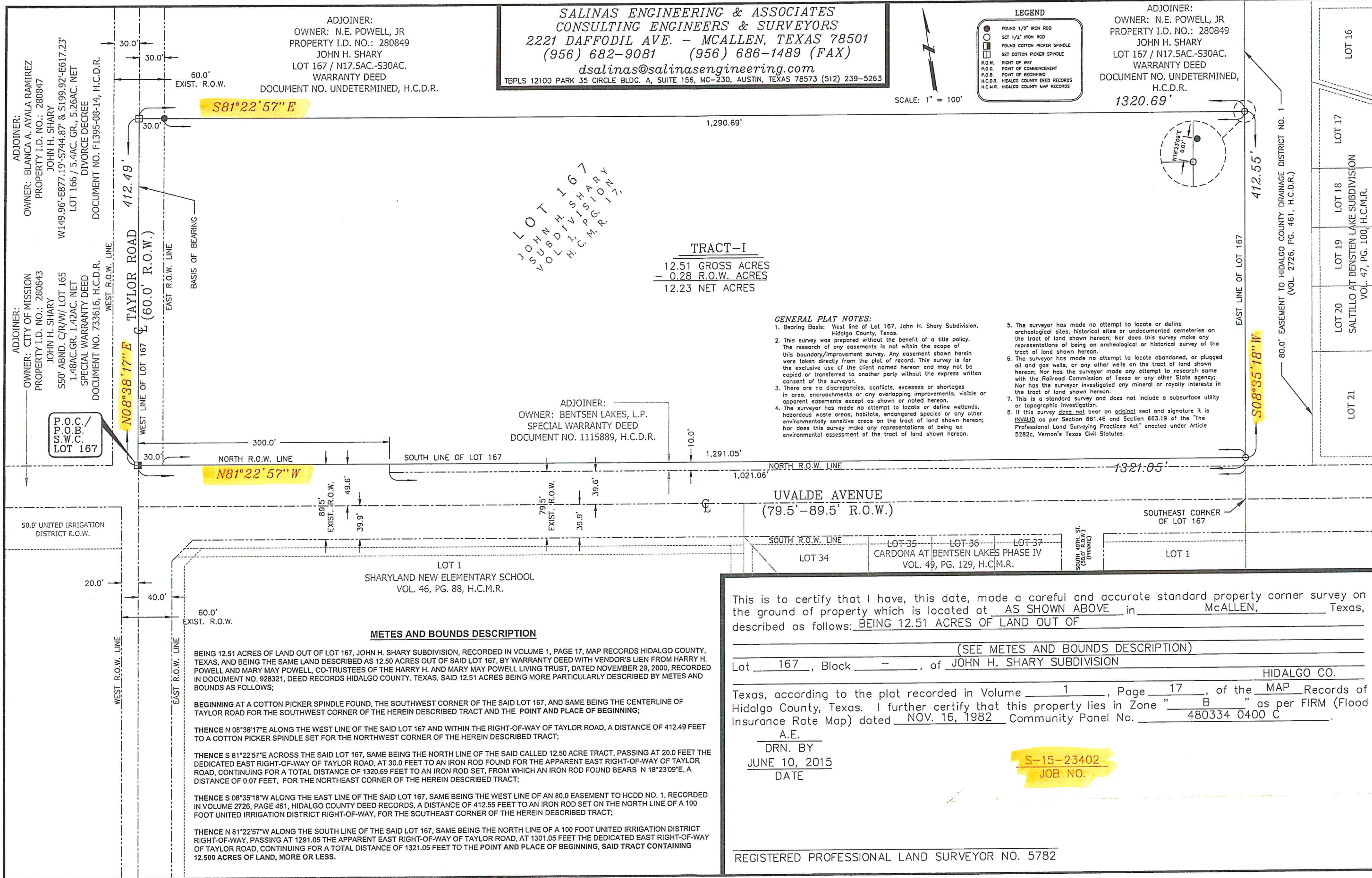
<b>Project</b>	<p>Legal Description <u>12.5 Acres out of Lot 167 John H Shary Subdivision - Volume 1 pg 17</u></p> <p>Subdivision Name <u>Taylor Villas - Proposed</u></p> <p>Street Address <u>2021 South Taylor, McAllen, TX, 78503</u></p> <p>Number of lots <u>42</u> Gross acres <u>12.51</u></p> <p>Existing Zoning <u>R 2</u> Existing Land Use <u>R 3 A vacant c.h</u></p> <p>Proposed Zoning <u>Multifamily R 3 A c.h.</u> Proposed Land Use <u>Multifamily 2 duplexes on each lot</u></p> <p><input checked="" type="checkbox"/> \$500.00 non-refundable filing fee</p> <p><input checked="" type="checkbox"/> Survey and Metes and Bounds if the legal description of the tract is a portion of a lot</p>
<b>Applicant</b>	<p>Name <u>Port Bilbao Group LLC</u> Phone <u>contact: Man's Salinas</u></p> <p>Address <u>4001 S Shary Rd Suite 550-47</u> Email <u>msalinas6973@att.net</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78752</u></p>
<b>Owner</b>	<p>Name <u>Port Bilbao Group LLC</u> Phone _____</p> <p>Address <u>4001 S Shary Rd Suite 550-47</u> E-mail <u>escribeme@hotmail.com</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78572</u></p>
<b>Authorization</b>	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature _____ Date <u>10/03/2022</u></p> <p>Print Name <u>SERGIO GARCIA</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent</p>
<b>Office</b>	<p>Accepted by <u>KF</u> Payment received by _____ Date _____</p>

02/13

OCT 10 2022

BY: Cue





**SALINAS ENGINEERING & ASSOCIATES**  
**CONSULTING ENGINEERS & SURVEYORS**  
2221 DAFFODIL AVE. - MCALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
dsalinas@salinasengineering.com  
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

LEGEND

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

SCALE: 1" = 100'

ADJOINER:  
OWNER: N.E. POWELL, JR  
PROPERTY I.D. NO.: 280849  
JOHN H. SHARY  
LOT 167 / N17.5AC.-S30AC.  
WARRANTY DEED  
DOCUMENT NO. UNDETERMINED,  
H.C.D.R.  
1320.69'

ADJOINER:  
OWNER: BLANCA A. AYALA RAMIREZ  
PROPERTY I.D. NO.: 280847  
JOHN H. SHARY  
W149.96'-E877.19'-S744.87' & S199.92'-E617.23'  
LOT 166 / 5.4AC. GR., 5.26AC. NET  
DIVORCE DECREE  
DOCUMENT NO. F1395-08-14, H.C.D.R.

ADJOINER:  
OWNER: CITY OF MISSION  
PROPERTY I.D. NO.: 280843  
JOHN H. SHARY  
S50' ABND. C/R/W/ LOT 165  
1.48AC.GR. 1.42AC. NET  
SPECIAL WARRANTY DEED  
DOCUMENT NO. 733616, H.C.D.R.

ADJOINER:  
OWNER: BENTSEN LAKES, L.P.  
SPECIAL WARRANTY DEED  
DOCUMENT NO. 1115889, H.C.D.R.

ADJOINER:  
OWNER: SHARYLAND NEW ELEMENTARY SCHOOL  
VOL. 46, PG. 88, H.C.M.R.

ADJOINER:  
OWNER: CARDONA AT BENTSEN LAKES PHASE IV  
VOL. 49, PG. 129, H.C.M.R.

ADJOINER:  
OWNER: LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21  
SALTILLO AT BENTSEN LAKES SUBDIVISION  
VOL. 47, PG. 100, H.C.M.R.

**TRACT-I**  
12.51 GROSS ACRES  
- 0.28 R.O.W. ACRES  
12.23 NET ACRES

- GENERAL PLAT NOTES:**
- Bearing Basis: West line of Lot 167, John H. Shary Subdivision, Hidalgo County, Texas.
  - This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
  - There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted herein.
  - The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown herein; Nor does this survey make any representations of being an environmental assessment of the tract of land shown herein.
  - The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown herein; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown herein.
  - The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown herein; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown herein.
  - This is a standard survey and does not include a subsurface utility or topographic investigation.
  - If this survey does not bear an original seal and signature it is INVALID as per Section 661.45 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

This is to certify that I have, this date, made a careful and accurate standard property corner survey on the ground of property which is located at AS SHOWN ABOVE in McALLEN, Texas, described as follows: BEING 12.51 ACRES OF LAND OUT OF

(SEE METES AND BOUNDS DESCRIPTION)  
Lot 167, Block -, of JOHN H. SHARY SUBDIVISION, HIDALGO CO.

Texas, according to the plat recorded in Volume 1, Page 17, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "B" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334 0400 C.

A.E.  
DRN. BY  
JUNE 10, 2015  
DATE

S-15-23402  
JOB NO.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782





**Estimados todos,**

**Por medio de la presente nos presentamos y nos ponemos a sus ordenes, para cualquier duda u observación que no quedara resuelta en esta presentación** de la cual esperamos, que ademas de ser de su agrado, nos permita contar con su tan necesario apoyo para este proyecto que con mucho esfuerzo y dedicación hemos creado y estaremos presentando a continuación:

**El proyecto consiste en una subdivisión privada con 2 entradas monumentales, 42 lotes multifamiliares designados para fourplex y duplex, 2 pisos en cada unidad con escaleras interiores en la mayoría de los casos y un total de 166 unidades.**

Sin embargo, cabe mencionar que no son los fourplex que normalmente encontramos. Pues creemos que la ciudad de Mcallen y la zona conurbada ofrecen tantas bondades que mucha gente esta migrando de países vecinos y de otros estados a su ciudad buscando productos de mayor calidad y distintos o superiores, como nuestros estudios y sensibilidad del mercado lo sugieren e indican. Por esa razón es que queremos ofrecerles esa oportunidad a los clientes con un concepto tan único como este, para esos quienes quizá no tengan la oportunidad de comprar un casa propia, pero gusten de vivir en un lugar como este por medio de una renta que ya bien sea por necesidad de tiempo, de recursos o simplemente porque así lo prefieren debido a los beneficios que el mismo ofrece.

**Con un concepto mas basado en un BTR (built to rent) que en un desarrollo de fourplex per se, con una comunidad uniforme regida por un regimen de condóminos, con arquitectura, diseño y jardinería restringida mediante un comité de arquitectura. Basados primero que nada, en acatar las reglas del condado, la ciudad y finalmente por nuestra visión, que podrán apreciar en las siguientes imágenes y planos del anexo.**

**Como podrán ver, es el mismo número de edificios, mismo número de unidades, el mismo número de pisos o niveles y la misma densidad.** Nuestro proyecto incluso, conlleva un menor número de pies cuadrados de construcción, menor altura en los edificios, un menor número de residentes y por lo tanto un menor volumen de obra.

**La única diferencia al antiguo proyecto es, a nuestro criterio, un producto de mayor atractivo y lujo para la zona y más acorde para el mercado y sus tendencias actuales.** Con una mejor arquitectura y diseño de interiores digno de una ubicación privilegiada como la que tiene la propiedad en su ciudad de Mcallen y en el renombrado distrito escolar Sharyland ISD al que pertenece.

**Ahora y en específico la razón por la cual nos encontramos aquí reunidos con ustedes, que tan amablemente nos han recibido en esta como en otras ocasiones, es el contar con el “re-zoning o zoning” correcto para poder ofrecer el separar las mismas unidades que tenemos con el “zoning” actual** a manera de ofrecer una mayor area de jardín donde las familias y niños que residan ahí gocen de esa amplitud para ese convivio ya sea familiar o con amistades al aire libre. **Pero lo mas importante y lo que consideramos es un menor riesgo de incendio para los residentes del fraccionamiento, es el permitirnos separar las unidades. Como dicen la mejor solución es la prevención.**

**Nos despedimos no sin antes reiterarles, el compromiso de apegarnos a sus lineamientos, comentarios, códigos y esperando contar con su aprobación y apoyo.**

Saludos!

Dear everyone ,

**We would cordially like to present ourselves and correspond to whichever doubt or observation you may have in case it is not fully explained in this presentation.** We hope you enjoy this project that we have created with much effort and dedication and that our enthusiasm and vision for creating opportunities for the city of McAllen is transmitted as well.

**Our project consists of a beautiful gated subdivision with 2 grand entries, 42 multifamily lots designed for fourplex and duplex, and 2 stories in each unit with indoor stairs giving us a total of 166 units.**

We believe that the city of McAllen and its surroundings offer great possibilities for those migrating from our neighbor countries and other states. Our research and experience towards our market's needs suggest products of greater quality that are unique and superior to the common denominator. With a concept as unique as this one, we want to offer this opportunity. For those who may not have the chance to purchase a house of their own, but are looking for a place such as this one to call their home through a rent, either because of necessity, or for the benefits provided.

It's important to mention that these fourplexes are not like the ones we often find in the RGV area. **With a concept based more on a BTR (built to rent) subdivision than in a Fourplex development per se. This concept includes a planned community approach, managed by an HOA, with architectural, gardening, and design restrictions. Based primarily in following county and city codes and finally, following our vision to create more of a small house feeling than a unit. This idea is projected in the following plans and images.**

**As you can see, this project has the same number of units, the same number of stories, and the same density as the current zoning allows.** The difference in the change that we want to make is a decrease in number of square feet, a decrease in the height of the buildings, a decrease in the amount of residents, and therefore, a lower construction volume.

**The only change from the previous project, based on our criteria is, a more attractive and innovative product, better suited for the current market needs and trends.** With better architecture and interior design in a privileged location such as the one this property offers, in your great city of McAllen and its renowned Sharyland ISD.

**Now, the specific reason for which we find ourselves reunited with you today, in which you have so kindly received us this time and have done so before, is to talk about the correct "re-zoning or zoning" to enable us to offer separate buildings on the same units we have with the current "zoning".** This will allow a greater green area and backyards where families and kids can better enjoy a larger yard space for their entertainment or leisure time with friends outdoors. **Most importantly, what we consider a lower fire risk by allowing us to separate the buildings with detached units as opposed to attached units, wall with wall. As they say, the best solution is prevention.**

**We say goodbye not before letting you know that it is our priority to follow your guidelines, and procedures, and hoping to count on your approval and very much needed support.**

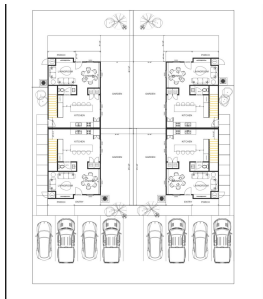
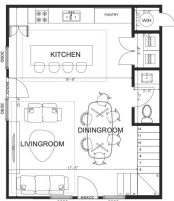
Best regards.

PLAN SITE

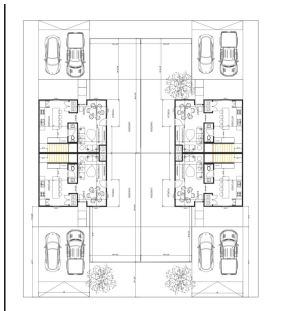
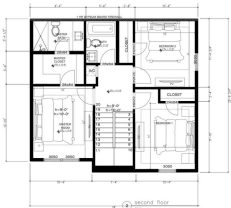


PROTOTYPES

Type 1



Type 2

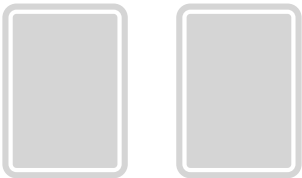


CONSIDERATION

Current



Proposed













**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0040**

CITY OF McALLEN PLANNING DEPT.  
P.O. BOX 1212  
WWW.MCALLEN.NET





## **Memo**

**TO:** Planning and Zoning Commission

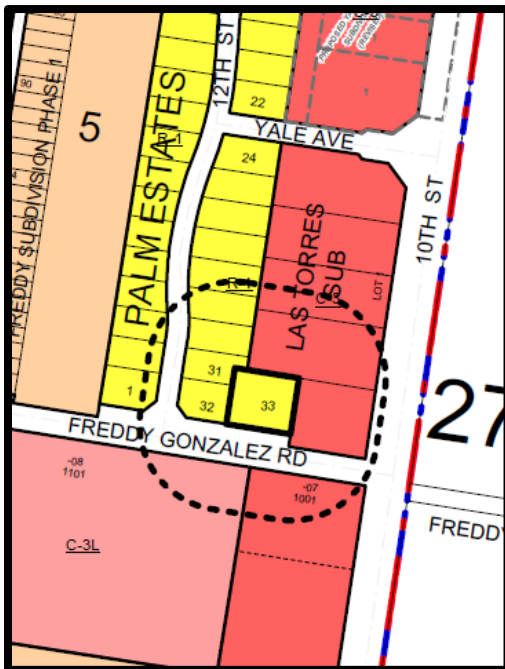
**FROM:** Planning Staff

**DATE:** November 7, 2022

**SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO C-1 (OFFICE BUILDING) DISTRICT: LOT 33, PALM ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS; 1104 FREDDY GONZALEZ ROAD. (REZ2022-0041)**

### **LOCATION:**

The property is located along the north side of Freddy Gonzalez Road, approximately 190 feet west of North 10<sup>th</sup> Street. The tract has 150.01 feet of frontage along Freddy Gonzalez Road with a depth of 130 feet for a lot size of 0.4477 acres (19,501 square feet).



### **PROPOSAL:**

The applicant is requesting to rezone the property to C-1 (office building) District in order to build a multi-tenant professional office building. A feasibility plan has not been submitted.

**ADJACENT ZONING:** The adjacent zoning is C-3 (general business) District to the North, East, and to the South across Freddy Gonzalez Road. There is R-1 (single-family residential) District adjacent to the North and West. There is C-3L (light commercial) District to the Southwest across Freddy Gonzalez Road.

**LAND USE:**

There is an existing single family residence on the subject property that is proposed to be demolished if this rezoning request is approved. Surrounding land uses include single-family residences, multi-tenant office buildings, Lone Star National Bank, 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-1 District.

**DEVELOPMENT TRENDS:**

The development trend for this area along North 10<sup>th</sup> Street is commercial.

**HISTORY:**

The tract of land was annexed into the City and initially zoned R-1 District on August 5, 1985. The subject property was later recorded as Lot 33 of Palm Estates Subdivision on July 30, 1997. A rezoning request application to C-1 District for the subject property was submitted on October 13, 2022.

**ANALYSIS:**

This request does not conform to the Auto Urban Single Family land use designation, as indicated on the Foresight McAllen Comprehensive Plan. It is comparable, however, to adjacent zoning designations (C-3 District) to the North and East.

The applicant has informed staff that he is the property owner of the adjacent property to the East. The proposed development will be part of a larger tract that includes un-subdivided property adjacent to the east of the subject property. This type of development would be comparable to existing multi-tenant office building uses to the North, along the west side of North 10<sup>th</sup> Street.

C-1 District zoning is the most restrictive commercial zoning that allows office uses for professional, medical, financial services, and personal services such as beauty salons, barbershops, day care centers, nursing homes, and funeral homes. The maximum height for buildings within C-1 District is two stories.

C-1 District is comparable with adjacent single family residential uses and can serve as a transition between C-3 District and R-1 District uses.

Section 110-49 (a) of the Vegetation Ordinance requires a masonry screen 8 feet in height where a commercial, industrial, or multi-family use has a side or rear property line in common with a single-family use or zone. Trees with a caliper of 20 inches or greater in commercial zones are protected and require a permit for removal.



A recorded subdivision plat may be required prior to the issuance of a building permit since the development may be part of a larger tract of land that may include un-subdivided property. Compliance with off-street parking, landscaping and various building and fire codes are required as part of the building permitting process for commercial developments.

Staff has not received a phone call, letter, or email in opposition to this rezoning request.

**RECOMMENDATION:**

Staff recommends approval of this rezoning request to C-1 (office building) District since the proposed zoning is consistent with zoning trends along North 10<sup>th</sup> Street in this area.

PEZ2022-0041

PEZ  
11/16/22

**City of McAllen**  
**Planning Department**  
**APPLICATION FOR**  
**ZONING CHANGE**

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

**Project**

Legal Description LOT THIRTY-THREE (33), PALM ESTATES SUBDIVISION  
AN ADDITION TO THE CITY OF McALLEN, HIDALGO, TEX AS PER MAP  
OR PART THEREOF RECORDED IN VOL 32, PAGE 126 HIDALGO TEXAS  
Subdivision Name PALM ESTATES SUBDIVISION  
Street Address 1104 W. FREDDY GONZALEZ RD McAllen, Tx 78504  
Number of lots one Gross acres 1/2  
Existing Zoning RESIDENTIAL Existing Land Use RENT HOUSE  
Proposed Zoning C-1 Proposed Land Use OFFICES  
☒ \$500.00 non-refundable filing fee  
☐ Survey and Metes and Bounds if the legal description of the tract is a portion of a lot

**Applicant**

Name Eddie CANO Phone 956-429-2299  
Address 9101 N. 23<sup>RD</sup> ST E-mail EdCANO07@AOL.com  
City McAllen State TX Zip 78504

**Owner**

Name SA EJC, JR LTD Phone SAMP  
Address SAMP E-mail SAMP  
City SAMP State SAMP Zip SAMP

**Authorization**

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?  
☐ Yes ☒ No  
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)  
OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.  
Signature [Signature] Date 10-13-22  
Print Name Eddie R. CANO ☒ Owner ☐ Authorized Agent

**Office**

Accepted by \_\_\_\_\_ Payment received by \_\_\_\_\_ Date ENTERED  
02/13

OCT 18 2022

Initial: \_\_\_\_\_

PEZ SEN

OCT 19



# City of McAllen

## Planning Department

### ZONING SUMMARY

OFFICE USE ONLY

Street Address \_\_\_\_\_ Applicant's Name \_\_\_\_\_

Engineering	Initials _____ Date _____
Fire	Initials _____ Date _____
Inspection	Initials _____ Date _____
Planning	Initials _____ Date _____
Public Works	Initials _____ Date _____
Utilities	Initials _____ Date _____
Traffic Safety	Initials _____ Date _____

Parcel ID # \_\_\_\_\_

Case # \_\_\_\_\_

Staff  
Recommendation

Approval ☐

Disapproval ☐

Planning & Zoning  
Recommendation

Date \_\_\_\_\_

Approval ☐

Disapproval ☐

City Commission  
Action

Date \_\_\_\_\_

Approval ☐

Disapproval ☐

Complies with ☐ Does not comply ☐  
City Plan with City Plan

Date Petition  
Submitted \_\_\_\_\_

Percentage of  
Property Owners \_\_\_\_\_

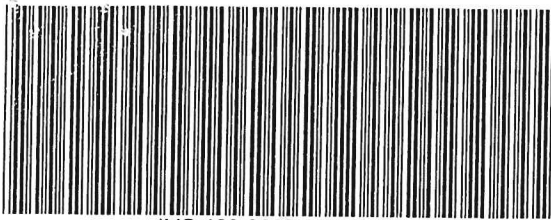
Ordinance # \_\_\_\_\_

Effective Date \_\_\_\_\_

Planning & Zoning Commission Action

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





\*VG-120-2020-3102131\*

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

Document No: 3102131

Billable Pages: 3

Recorded On: March 27, 2020 03:55 PM

Number of Pages: 4

\*\*\*\*\*Examined and Charged as Follows\*\*\*\*\*

Total Recording: \$ 44.00

\*\*\*\*\*THIS PAGE IS PART OF THE DOCUMENT\*\*\*\*\*

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 No: 3102131  
Receipt No: 20200327000347  
Recorded On: March 27, 2020 03:55 PM  
Deputy Clerk: Imelda Leal  
Station: CH-1-CC-K27

**Record and Return To:**

Edwards Abstract and Title Co



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, Texas

**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.**

## **SPECIAL WARRANTY DEED**

**Date:** March 26, 2020

**Grantor:** DINA K. TUNBERG, a single woman

**Grantor's Mailing Address:**

1104 W. Freddy Gonzalez Road  
McAllen, Texas 78504  
Hidalgo County

**Grantee:** E.J.C., JR., LTD., a Texas limited partnership

**Grantee's Mailing Address:**

9101 North 23<sup>rd</sup> Street  
McAllen, Texas 78504  
Hidalgo County

**Consideration:** TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):** Lot Thirty-three (33), PALM ESTATES SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 32, Page 126, Map Records, Hidalgo County, Texas.

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** See Exhibit "A" attached hereto and made a part hereof for all purposes.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

By the acceptance of this Deed, Grantee is taking the Property "AS IS", "WHERE IS" and "WITH ALL FAULTS" AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF SELLER AND BUYER TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO (i) THE CONDITION OF THE PROPERTY OR ANY ELEMENT THEREOF, INCLUDING, WITHOUT LIMITATION, WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE; (ii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL, DESIGN AND ENGINEERING OF THE IMPROVEMENTS; (iii) THE QUALITY OF THE LABOR AND MATERIALS INCLUDED IN THE IMPROVEMENTS; (iv) THE SOIL CONDITIONS, DRAINAGE OR OTHER CONDITIONS EXISTING AT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, DEVELOPMENTAL POTENTIAL OR OTHERWISE; (v) QUANTITY, QUALITY, VALUE, CONDITION, MAKE, MODEL, COMPOSITION, AUTHENTICITY, OR AMOUNT; (vi) ALL WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; AND (vii) ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, EXCEPT THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

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

**GRANTOR:**

  
**DINA K. TUNBERG**

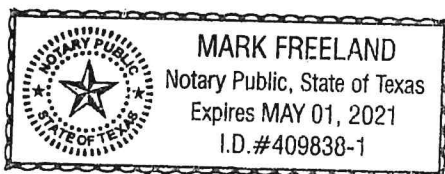
STATE OF TEXAS

§  
§  
§

Acknowledgment

COUNTY OF HIDALGO

This instrument was acknowledged before me on this the 26<sup>th</sup> day of MARCH, 2020, by the said **DINA K. TUNBERG**.



  
Notary Public, State of Texas

**PREPARED BY:**

The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502

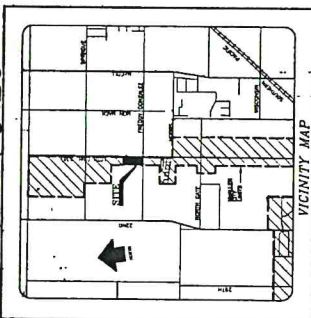
**AFTER RECORDING RETURN TO:**

The Law Offices of Mark Freeland  
806 Pecan / P.O. Box 2586  
McAllen, Texas 78502



### **EXHIBIT "A"**

1. Restrictive Covenants of Record in Volume 32, Page 126, Map Records, Hidalgo County, Texas; and under Document No. 615181, Official Records, Hidalgo County, Texas (if applicable).
2. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years.
3. Mineral and/or royalty grant and/or reservation in instrument(s) dated November 8, 1960, recorded in Volume 992, Page 394, dated August 21, 1996, recorded on August 23, 1996, under Clerk's File No. 546193, Official Records, Hidalgo County, Texas.
4. Oil, Gas and Mineral Leases dated October 9, 1944, recorded in Volume 58, Page 95 and dated February 25, 1958, recorded in Volume 210, Page 440, Oil and Gas Records, Hidalgo County, Texas.
5. Oil, Gas and Mineral Lease dated May 1, 1978, recorded in Volume 373, Page 974 and dated May 1, 1978, recorded in Volume 373, Page 977, Oil and Gas Records, Hidalgo County, Texas.
6. Easement Agreement dated May 22, 1997, recorded on May 22, 1997, under Clerk's File No. 600062, Official Records, Hidalgo County, Texas.
7. Conveyance of Water Rights, in instrument dated April 18, 1997, recorded on May 1, 1997, under Clerk's File No. 595541, Official Records, Hidalgo County, Texas.
8. Easements, rules, regulations and rights in favor of HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.
9. Easements and reservations as may appear upon the recorded map and dedication of said subdivision.
10. Minimum floor elevation; 40.00 foot minimum setback line along the front; 6.00 foot minimum setback line along the sides; 10.00 foot minimum setback line along the rear; eighteen foot (18') garage except where greater setback is required; as per map or plat recorded in Volume 32, Page 126, Map Records, Hidalgo County, Texas.
11. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.



VICINITY MAP

- GENERAL NOTES**
1. CHANGING LOT LINES AND ZONE DESIGNATION FROM MAP 10400 COUNTY, TEXAS, PANEL 335 OF 333 CONFORMS TO THE 1997 ZONING ORDINANCE, CHAPTER 10400.00, ARTICLE 10400.00, SECTION 10400.00.01, SUBSECTION 10400.00.01.01, PARAGRAPH 10400.00.01.01.01, ITEM 10400.00.01.01.01.01.
  2. FOR LOTS 10-22 WHERE MINIMUM FLOOR ELEVATION SHALL BE 10.5.
  3. MINIMUM FLOOR ELEVATION SHALL BE 10.5.
  4. STORM WATER DRAINAGE REQUIRED FOR THIS DEVELOPMENT IS 0.55 AC-FT.
  5. STORM WATER DRAINAGE REQUIRED FOR THIS DEVELOPMENT IS 0.55 AC-FT.
  6. STORM WATER DRAINAGE REQUIRED FOR THIS DEVELOPMENT IS 0.55 AC-FT.
  7. STORM WATER DRAINAGE REQUIRED FOR THIS DEVELOPMENT IS 0.55 AC-FT.
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  10. STORM WATER DRAINAGE REQUIRED FOR THIS DEVELOPMENT IS 0.55 AC-FT.
  11. STORM WATER DRAINAGE REQUIRED FOR THIS DEVELOPMENT IS 0.55 AC-FT.
  12. STORM WATER DRAINAGE REQUIRED FOR THIS DEVELOPMENT IS 0.55 AC-FT.

- APPROVED FOR RECORDING**
- COMMISSIONER'S COURT
- THE 10th DAY OF MAY, 1997
- JUDGE J. L. GARCIA
- BY: [Signature]
- CLERK
- APPROVED FOR RECORDING
- COMMISSIONER'S COURT
- THE 10th DAY OF MAY, 1997
- JUDGE J. L. GARCIA
- BY: [Signature]
- CLERK

**MAP OF PALM ESTATES SUBDIVISION**

McALEN, TEXAS

SECTION 27B

TECHNICAL SURVEY COMPANY'S SURVEY

RECORDED IN THE PUBLIC RECORDS OF McALEN, TEXAS

DATE: 11-23-97

APPROVED FOR RECORDING

McALEN, TEXAS

DATE: 11-23-97

**LINE DATA (PROPERTY LINE)**

LINE	DIRECTION	LENGTH	BEARING
1	S 89°00'00" E	118.00	
2	S 89°00'00" E	118.00	
3	S 89°00'00" E	118.00	
4	S 89°00'00" E	118.00	
5	S 89°00'00" E	118.00	
6	S 89°00'00" E	118.00	
7	S 89°00'00" E	118.00	
8	S 89°00'00" E	118.00	
9	S 89°00'00" E	118.00	
10	S 89°00'00" E	118.00	
11	S 89°00'00" E	118.00	
12	S 89°00'00" E	118.00	

**CENTER LINE CURVE DATA TABLE**

CURVE	INFLUENCE	DELTA	LENGTH	BEARING
1	11.11%	11.11%	118.00	
2	11.11%	11.11%	118.00	
3	11.11%	11.11%	118.00	
4	11.11%	11.11%	118.00	
5	11.11%	11.11%	118.00	
6	11.11%	11.11%	118.00	
7	11.11%	11.11%	118.00	
8	11.11%	11.11%	118.00	
9	11.11%	11.11%	118.00	
10	11.11%	11.11%	118.00	
11	11.11%	11.11%	118.00	
12	11.11%	11.11%	118.00	

**STATE OF TEXAS**

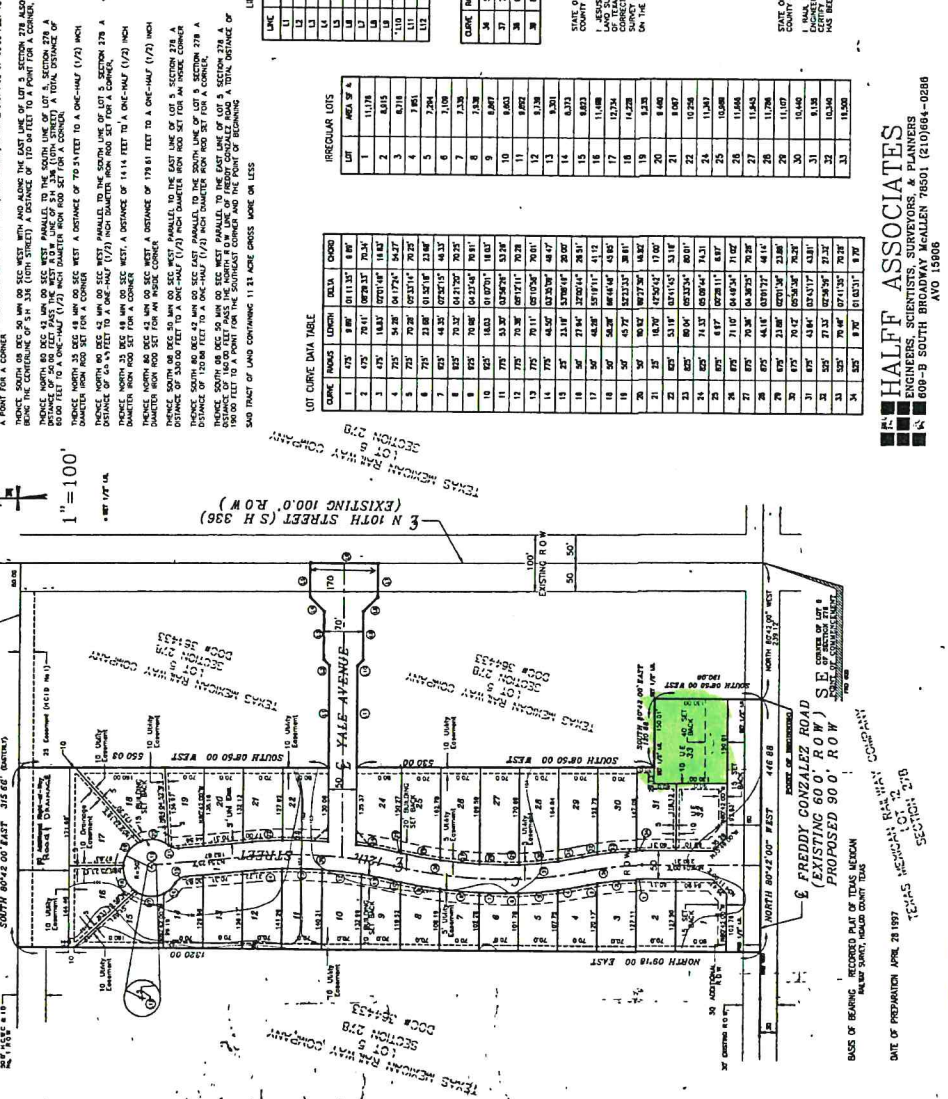
COUNTY OF HALL

SECTION 27B

TECHNICAL SURVEY COMPANY'S SURVEY

RECORDED IN THE PUBLIC RECORDS OF McALEN, TEXAS

DATE: 11-23-97



**HALF ASSOCIATES**

ENGINEERS, SCIENTISTS, SURVEYORS, & PLANNERS

609-B SOUTH BROADWAY McALEN 78501 (210)684-0288

NO 1986

DATE OF PREPARATION: APRIL 28, 1997

TECHNICAL SURVEY COMPANY'S SURVEY

RECORDED IN THE PUBLIC RECORDS OF McALEN, TEXAS

DATE: 11-23-97



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0041**



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





**CASE#**

**REZ2022-0032**

**HAS BEEN  
WITHDRAWN**

SUB2022-0093



City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name FORTIS PLAZA LAS FUENTES  
Location \_\_\_\_\_  
City Address or Block Number 5700 N. 10<sup>th</sup> ST  
Number of lots 1 Gross acres 1.45 Net acres N/A  
Existing Zoning C-3 Proposed C-3 Rezoning Applied For ☐ Yes ☒ No Date \_\_\_\_\_  
Existing Land Use VACANT Proposed Land Use COMMERCIAL Irrigation District # 3  
Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☒ No ☐ ETJ Yes ☐ No ☒  
Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due \$  
Parcel No. 726295 Tax Dept. Review MRB  
Legal Description BLOCK 1 - BEING A 1.70 ACRES OUT OF LOT A1 AND LOT 1B, PLAZA LAS FUENTES, AS PER MAP RECORDED IN VOLUME 55, PG 105, MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
BLOCK 2 - BEING A 14.92 ACRES OUT OF LOT A1 AND LOT 1B, PLAZA LAS FUENTES, AS PER MAP RECORDED IN VOLUME 55, PG 105, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Owner

Name FORTIS LAND HOLDINGS, LLC AND EL PISTALON LLP Phone (956) 682-4775  
Address 5111 N. 10TH STREET #324  
City McALLEN State TX Zip 78504  
E-mail OMAR@OGBUILD.COM

Developer

Name FORTIS LAND HOLDINGS, LLC AND EL PISTALON LLP Phone (956) 682-4775  
Address 5111 N. 10TH STREET #324  
City McALLEN State TX Zip 78504  
Contact Person OMAR GARCIA  
E-mail FORTIS LAND HOLDINGS, LLC

Engineer

Name RIO DELTA ENGINEERING Phone (956) 380-5152  
Address 921 S. 10TH AVENUE  
City EDINBURG State TX Zip 78539  
Contact Person IVAN GARCIA P.E., R.P.L.S.  
E-mail RIODELTA2004@YAHOO.COM

Surveyor

Name RIO DELTA ENGINEERING Phone (956) 380-5152  
Address 921 A. 10TH AVENUE  
City EDINBURG State TX Zip 78539

ENTERED

AUG 15 2022

Initial: AM



## 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 8/12/22

Print Name Ivan Garcia P.E., R.P.L.S.

Owner ☐

Authorized Agent ☒



VAR 2022-003



City of McAllen

## Planning Department

VARIANCE TO SUBDIVISION  
PROCESS APPLICATION311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

## Project

Legal Description Block 1 - Being a 1.70 Acres out of Lot A1 and Lot 1B, Plaza Las Fuentes, 0.5 per map recorded in Volume 55, Pg. 105 Map Records of Hidalgo County, Texas  
Block 2 - Being a 14.92 acres out of Lot A2 and Lot 1B, Plaza Las Fuentes, 0.5 per map recorded in Volume 55, Pg. 105, map Records of Hidalgo County, Texas  
 (Plaza las Fuentes Fortis) // Texas

Street Address 5800 N. 10TH STREET BUILDING 300

Number of lots 1 Gross acres 1.45

Existing Zoning C-3 Existing Land Use C-3

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

## Applicant

Name RIO DELTA ENGINEERING Phone 956-380-5152

Address 921 S. 10TH AVENUE E-mail RIODELTA2004@YAHOO.COM

City EDINBURG State TX Zip 78539

## Owner

Name FORTIS LAND HOLDINGS, LLC AND EL PISTALON LLP Phone 956-682-4775

Address 5111 N. 10TH STREET #324 E-mail \_\_\_\_\_

City MCALLEN State TEXAS Zip 78504

## Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable)  
 OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [Signature]Date 11/10/22Print Name Ivan Garcia, P.E., R.P.S.☐ Owner ☒ Authorized Agent

## Office

\*FOR OFFICE USE ONLY\*

APPLICATION FILING FEE: ☐ \$250.00Accepted by L.G. Payment received by \_\_\_\_\_ Date \_\_\_\_\_

Rev 06/21

ENTERED

NOV 10 2022

Initial: NM



# City of McAllen

## Planning Department

### REASON FOR APPEAL

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

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

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

Reason for Appeal

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

There are existing improvements, parking spaces, and drives within the proposed additional R.O.W. requested.

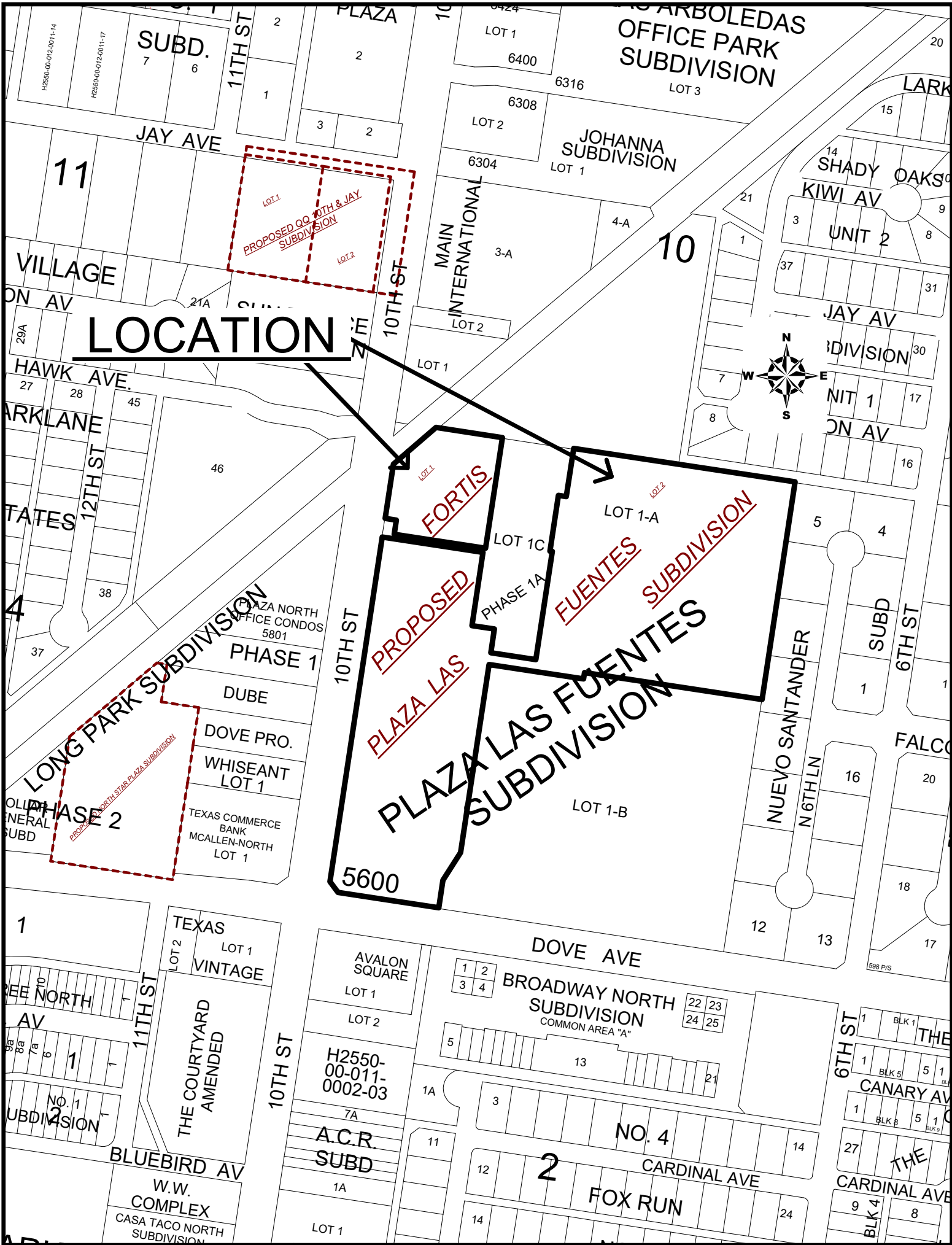
Variance request is to keep existing 100 ft rideaway with no additional dedication for 75 ft for centerline for 150 ft total rideaway as for the foresight Comprehensive Map.

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

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

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





**LOCATION**

**PROPOSED**  
**PLAZA LAS FUENTES**  
**SUBDIVISION**

**FORTIS**

**FUENTES**

**LONG PARK SUBDIVISION**  
**PHASE 1**  
**PHASE 2**

**THE COURTYARD AMENDED**  
**BLUEBIRD AV**  
**W.W. COMPLEX**  
**CASA TACO NORTH SUBDIVISION**

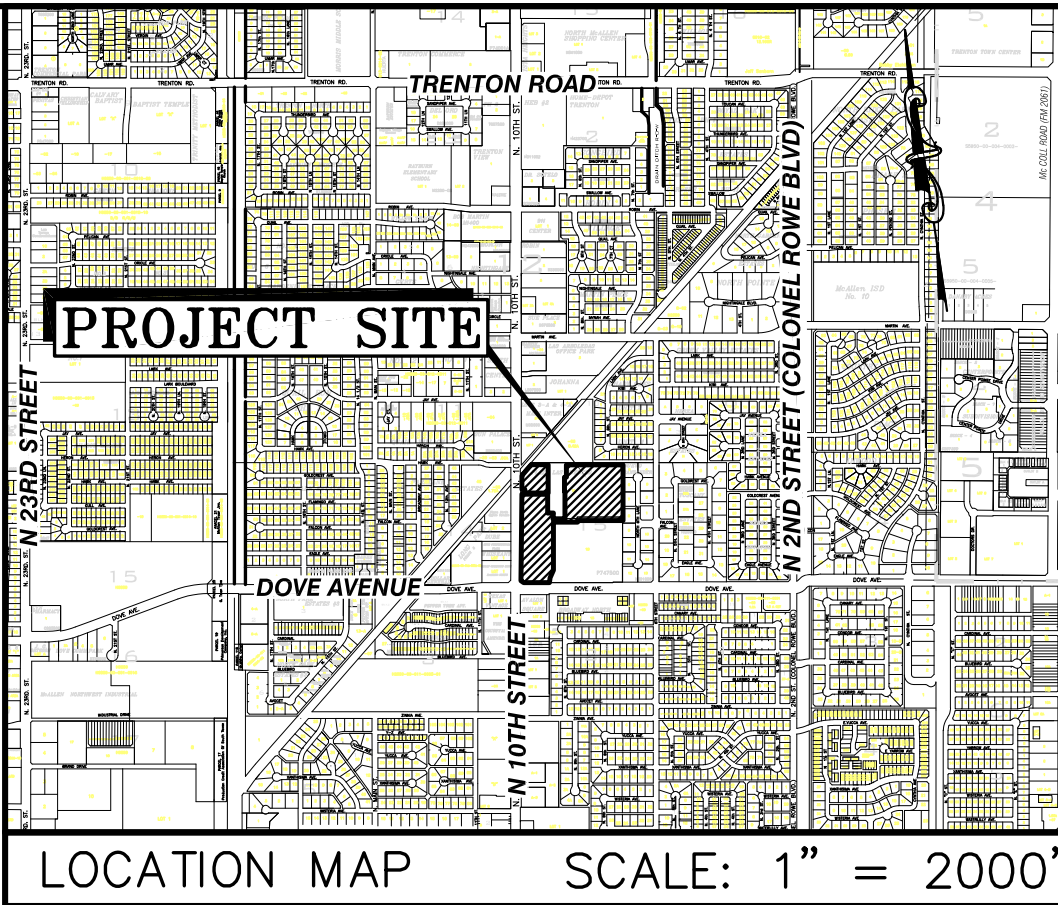
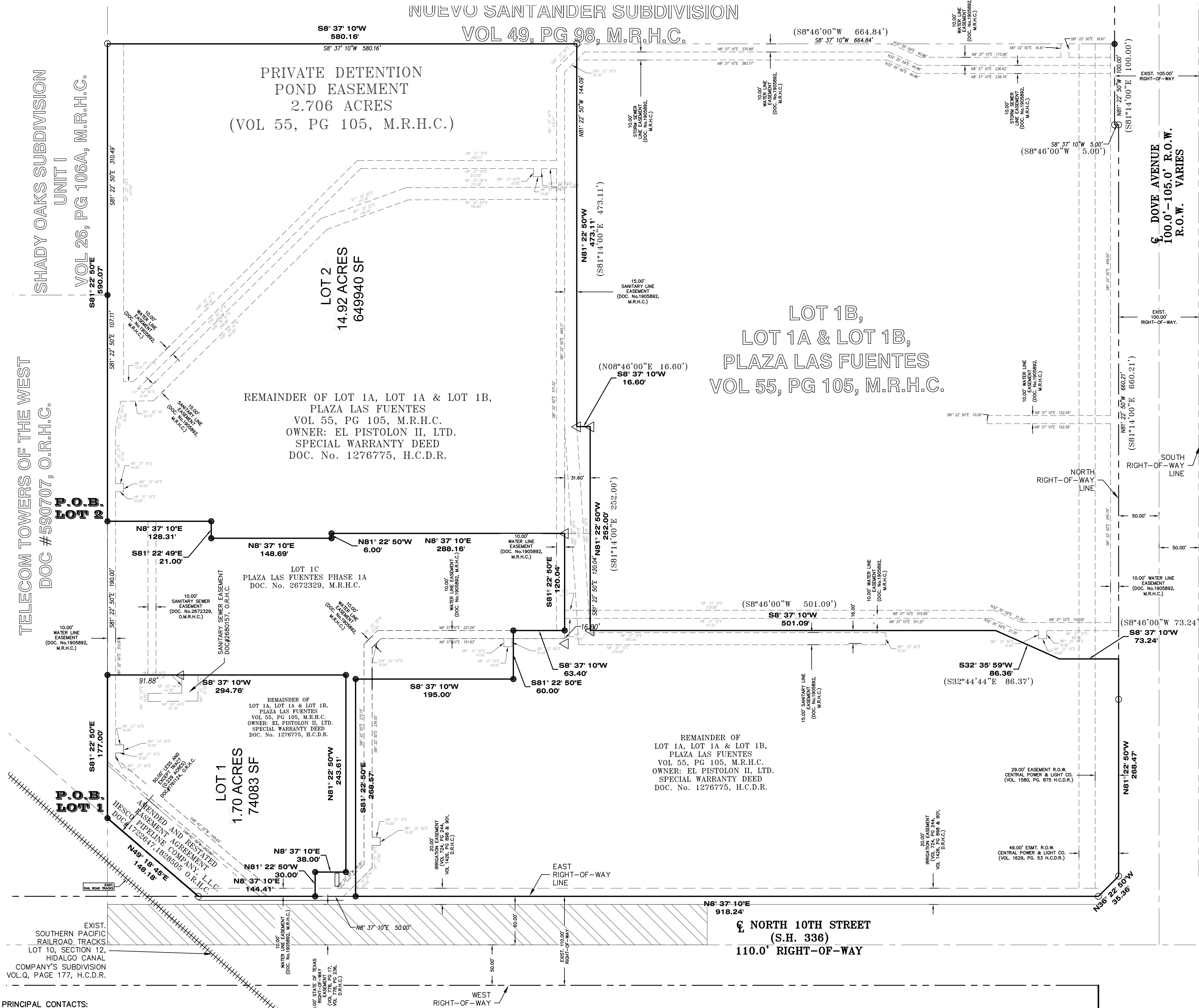
**DOVE AVE**  
**BROADWAY NORTH SUBDIVISION**  
**COMMON AREA "A"**  
**NO. 4**  
**FOX RUN**

**CANARY AV**  
**THE**  
**CARDINAL AVE**



# PLAZA LAS FUENTES FORTIS SUBDIVISION

BLOCK 1 — BEING A 1.70 ACRES OUT OF LOT A1 AND LOT 1B, PLAZA LAS FUENTES, AS PER MAP RECORDED IN VOLUME 55, PG 105, MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
BLOCK 2 — BEING A 14.92 ACRES OUT OF LOT A1 AND LOT 1B, PLAZA LAS FUENTES, AS PER MAP RECORDED IN VOLUME 55, PG 105, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

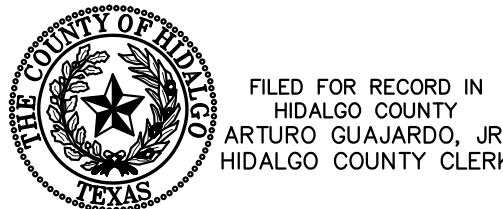


SCALE: 1" = 60'  
BEARING BASIS  
TX STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA  
SYSTEMS NETWORK

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.L.	CENTER LINE
L.O.	LOT LINE

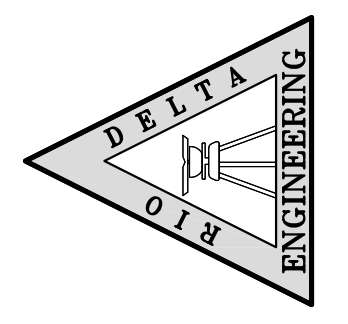
LEGEND	
○	- CAPPED 1/2" IRON ROD SET
△	- COTTON-PICKER-SPINDLE SET
●	- IRON ROD FOUND
△	- COTTON-PICKER-SPINDLE SET
(XXXX)	- PLAT CALL VOL 55, PG 105, M.R.H.C.
XXXX	- MEASURED
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING
X	- "X" IN CONCRETE

PRINCIPAL CONTACTS:		NAME	ADDRESS	PHONE & FAX
OWNER(S):		FORTIS LAND HOLDINGS, LLC	5111 N. 10TH STREET #324	MCALLEN, TX. 78504
SURVEYOR:		IVAN GARCIA	921 S. 10TH AVENUE	EDINBURG, TX. 78539
ENGINEER:		IVAN GARCIA	921 S. 10TH AVENUE	EDINBURG, TX. 78539



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

**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



ISSUED FOR:  
**FINAL**

**PLAT SHEET**  
PLAZA LAS FUENTES FORTIS SUBDIVISION  
CITY OF MCALLEN  
HIDALGO COUNTY, TEXAS

PROJECT :  
ENGINEER:  
VAN GARCIA P.E., R.P.L.S.  
SURVEYOR:  
VAN GARCIA P.E., R.P.L.S.  
CHECKED:  
VAN GARCIA P.E., R.P.L.S.  
DRAWN:  
EDWIN PENA  
SCALE:  
1"=60'  
DATE:  
NOVEMBER 11, 2022  
PROJECT:  
SUB 22 032  
REVISIONS:  
PAGE NO.:  
**SHT 1**



# PLAZA LAS FUENTES FORTIS SUBDIVISION

**BLOCK 1** — BEING A 1.70 ACRES OUT OF LOT A1 AND LOT 1B, PLAZA LAS FUENTES, AS PER MAP RECORDED IN VOLUME 55, PG 105, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**BLOCK 2** — BEING A 14.92 ACRES OUT OF LOT A1 AND LOT 1B, PLAZA LAS FUENTES, AS PER MAP RECORDED IN VOLUME 55, PG 105, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

## OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAZA LAS FUENTES FORTIS SUBDIVISION, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINE, 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.

OMAR GARCIA, MANAGER  
FORTIS LAND HOLDINGS, LLC  
5111 N 10TH STREET #324  
MCALLEN, TX 78504

DATE

## STATE OF TEXAS COUNTY OF HIDALGO

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

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

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

## HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

## 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 REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN

DATE

## HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER, OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

O.E. BRAND JR., PRESIDENT

MARK FREELAND, SECRETARY

## STATE OF TEXAS — COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR No. 6496  
SURVEY FIRM No. 10194027



## METES AND BOUNDS DESCRIPTION:

BLOCK 1

BEING A 1.70 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 1A OF "LOT 1A & 1B, PLAZA LAS FUENTES", AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 1908992, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.70 ACRES TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND ON THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1A, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

**THENCE** S 81°22'50" E ALONG THE NORTH LINE OF SAID LOT 1A, A DISTANCE OF 177.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1C OF PLAZA LAS FUENTES PHASE 1A, RECORDED IN DOCUMENT NO. 207235, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 8°37'10" W ACROSS THE SAID LOT 1A, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, A DISTANCE OF 294.76 FEET TO A 1/2 INCH IRON ROD FOUND, A CORNER OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 81°22'50" W ACROSS THE SAID LOT 1A, SAME BEING ALONG THE BOUNDARY LINE OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, A DISTANCE OF 243.91 FEET TO A 1/2 INCH IRON ROD FOUND, A CORNER OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 8°37'10" E ACROSS THE SAID LOT 1A, SAME BEING ALONG THE BOUNDARY LINE OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND, A CORNER OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 81°22'50" W ACROSS THE SAID LOT 1A, SAME BEING ALONG THE BOUNDARY LINE OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND, A CORNER OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, SAME BEING A POINT ON THE EAST RIGHT OF WAY LINE OF N. 10TH STREET (S.H. 338), FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 8°37'10" E ALONG THE EAST RIGHT OF WAY LINE OF N. 10TH STREET (S.H. 338), A DISTANCE OF 144.41 FEET TO A CALCULATED POINT ON THE INTERSECTION BETWEEN THE EAST RIGHT-OF-WAY OF N. 10TH STREET (S.H. 338) AND A CALLED 0.33 ACRE TRACT CONVEYED TO SAN ANTONIO AND ARANSAS PASS RAILROAD COMPANY, RECORDED IN VOLUME 278, PAGE 151, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF THE SAID LOT 1A, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 49°18'45" E ALONG THE NORTH BOUNDARY LINE FO THE SAID LOT 1A, SAME BEING ALONG THE SOUTHERLY LINE OF THE SAID 0.33 ACRE SAN ANTONIO AND ARANSAS PASS RAILROAD COMPANY TRACT, A DISTANCE OF 148.18 FEET THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.70 ACRES OF LAND MORE OR LESS.

**BLOCK 2**

BEING A 14.92 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOT 1A, LOT1A & 1B, PLAZA LAS FUENTES, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 1908992, RECORDS OF COUNTY CLERK, HIDALGO COUNTY, TEXAS, SAID 6.47 ACRE TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2 INCH IRON ROD FOUND ON THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 1A;

**THENCE** S 81°22'50" E ALONG THE NORTH LINE OF SAID LOT 1A, PASSING AT 177.00 FEET A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1C OF PLAZA LAS FUENTES PHASE 1A, RECORDED IN DOCUMENT NO. 207235, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 30.00 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

**THENCE** S 81°22'50" E ALONG THE NORTH LINE OF SAID LOT 1A, PASSING AT 279.58 FEET A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SHADY OAKS SUBDIVISION UNIT 1, RECORDED IN VOLUME 26, PAGE 106A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 56.07 FEET TO A 1/2-INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF ALBERTO SANTANER SUBDIVISION, RECORDED IN VOLUME 48, PAGE 38, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING THE NORTHEAST CORNER OF THE SAID LOT 1A, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 8°37'10" W ALONG THE EAST LINE OF SAID LOT 1A, A DISTANCE OF 580.18 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF LOT 1B OF THE SAID "LOT 1A & 1B, PLAZA LAS FUENTES", FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 81°22'50" W ALONG THE NORTH LINE OF SAID LOT 1B, A DISTANCE OF 473.11 FEET TO A COTTON-PICKER-SPINDLE SET, A CORNER OF THE SAID LOT 1B, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 8°37'10" W ALONG THE BOUNDARY LINE OF SAID LOT 1B, A DISTANCE OF 16.60 FEET TO A COTTON-PICKER-SPINDLE SET, A CORNER OF THE SAID LOT 1B, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 81°22'50" W ALONG THE BOUNDARY LINE OF SAID LOT 1B, A DISTANCE OF 252.00 FEET TO A COTTON-PICKER-SPINDLE SET, A CORNER OF THE SAID LOT 1B, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** ACROSS SAID LOT 1A, LOT1A & 1B, PLAZA LAS FUENTES, THE FOLLOWING COURSES:

S 8°37'10" W 501.09 FEET TO A CAPPED 1/2 INCH IRON ROD SET;

S 32°35'59" W 86.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET;

S 8°37'10" W 46.64 FEET TO A CAPPED 1/2 INCH IRON ROD SET;

N 81°22'50" W 34.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET;

**THENCE** CONTINUING ACROSS SAID LOT 1A, LOT1A & 1B, PLAZA LAS FUENTES, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DOVE AVENUE, A DISTANCE OF 30.00 FEET TO A 1/2 -INCH CAPPED IRON ROD SET, FOR SOUTH MOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81°22'50" W CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF THE SAID DOVE AVENUE, TO A POINT ON THE NORTH RIGHT OF WAY OF DOVE AVENUE, A DISTANCE OF 218.47 FEET TO A 1/2 -INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 36°22'50" W CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF THE SAID DOVE AVENUE, TO A POINT ON THE EAST RIGHT OF WAY OF NORTH 10TH STREET, A DISTANCE OF 35.36 FEET TO A 1/2 -INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 8°37'10" E ALONG THE EAST RIGHT OF WAY OF NORTH 10TH STREET, A DISTANCE OF 918.24 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 10TH STREET FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81°22'50" E CONTINUING ALONG THE BOUNDARY LINE OF THE SAID LOT 1C, A DISTANCE OF 268.57 FEET TO A 1/2 INCH IRON ROD FOUND A CORNER OF LOT 1C, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 8°37'10" W CONTINUING ALONG THE BOUNDARY LINE OF THE SAID LOT 1C, A DISTANCE OF 195.00 FEET TO A 1/2 INCH IRON ROD FOUND A CORNER OF LOT 1C, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81°22'50" E CONTINUING ALONG THE BOUNDARY LINE OF THE SAID LOT 1C, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD FOUND A CORNER OF LOT 1C, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 8°37'10" W CONTINUING ALONG THE BOUNDARY LINE OF THE SAID LOT 1C, A DISTANCE OF 63.40 FEET TO A 1/2 INCH IRON ROD FOUND A CORNER OF LOT 1C, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81°22'50" E ACROSS THE SAID LOT 1A, PASSING AT 16.60 FEET A 1/2-INCH IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, A DISTANCE OF 288.16 FEET TO A COTTON-PICKER-SPINDLE SET, A CORNER OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 8°37'10" E ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, A DISTANCE OF 6.00 FEET TO A COTTON-PICKER-SPINDLE SET, A CORNER OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 8°37'10" E ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, A DISTANCE OF 148.69 FEET TO A COTTON-PICKER-SPINDLE SET, A CORNER OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 81°22'49" W ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, A DISTANCE OF 21.00 FEET TO A COTTON-PICKER-SPINDLE SET, A CORNER OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 8°37'10" E ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 1C OF PLAZA LAS FUENTES PHASE 1A, A DISTANCE OF 126.31 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 14.92 ACRES OF LAND MORE OR LESS.

## GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.

2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT (NORTH 10TH STREET): 60 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.

FRONT (DOVE AVENUE): 50 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

3. THE SUBDIVISION IS IN ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, MAP COMMUNITY PANELS NO.: 480334-0325 D. MAP REVISED: JUNE 6, 1982.

4. A DRAINAGE DETENTION OF ~~XX,XXX~~ CF OR ~~X,XXX~~ ACRE FEET IS REQUIRED FOR LOT 1 AND LOT 2. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.

5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.

6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. THE CITY OF MCALLEN TO HAVE A 25'X25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.

8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH 10TH STREET AND DOVE AVENUE.

9. CITY OF MCALLEN BENCHMARK (MC58-1) SET BY ARANDA & ASSOC. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE NORTH BOUND OF N WARE RD. CLOSE TO BUDDY OWENS BLVD. NAVD 88

10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES OR GREATER AS PER AGREEMENT.

12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

13. A PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.

14. SITE PLAN MUST BE APPROVED BY THE PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.

15. COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

16. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.



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

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

INSTRUMENT NUMBER \_\_\_\_\_

DATE: NOVEMBER 10, 2022

PROJECT: SUB 22.032

REVISIONS: \_\_\_\_\_

PAGE NO. SHT 2 OF 2

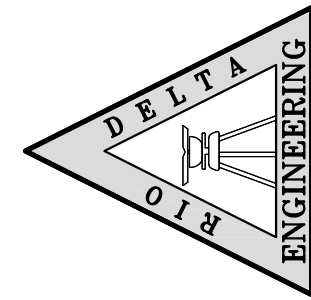
## PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): FORTIS LAND HOLDINGS, LLC	5111 N. 10TH STREET #324 MCALLEN, TX. 78504	
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA P.E., R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

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



ISSUED FOR:  
**FINAL**

PLAT SHEET  
PLAZA LAS FUENTES FORTIS SUBDIVISION  
CITY OF MCALLEN  
HIDALGO COUNTY, TEXAS

PROJECT :

ENGINEER:

VAN GARCIA P.E., R.P.L.S.

SURVEYOR:

VAN GARCIA P.E., R.P.L.S.

CHECKED:

VAN GARCIA P.E., R.P.L.S.

DRAWN:

EDWIN PENA

SCALE:

AS SHOWN

DATE:

NOVEMBER 10, 2022

PROJECT:

SUB 22.032

REVISIONS:

PAGE NO.

SHT 2 OF 2



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2022

### SUBDIVISION NAME: PLAZA LAS FUENTES FORTIS SUBDIVISION

#### REQUIREMENTS

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

N. 10th Street: 60 ft. ROW existing from centerline for 120 ft. ROW  
 Paving: by the state Curb & gutter: by the state  
 \*\*\*\*Provide Document number regarding existing ROW dedication on both sides of centerline prior to recording  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to recording  
 \*\*COM Thoroughfare Plan

Required

Dove Avenue: Dedication required for 75 ft. ROW from centerline for 150 ft. ROW  
 Paving: 65 ft. Curb & gutter: both sides  
 Revisions needed:  
 - The Foresight Comprehensive Map calls Dove Avenue to be 75 ft. from centerline for 150 ft. total ROW  
 - Plat submitted demonstrates existing 100 ft. ROW with no additional dedication  
 - Provide Document number regarding existing ROW dedication on both sides of centerline prior to recording.  
 \*\*Engineer submitted a variance request to allow existing 100 ft. ROW with no additional dedication.  
 \*\*ROW requirement being reviewed and plat would need to be revised accordingly prior to recording.  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to recording  
 \*\*COM Thoroughfare Plan

Required

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

Applied

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

NA

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
 \*Alley/service drive easement required for commercial properties  
 \*\*Proposing Plat Note: "A private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen." Plat note will need to be finalized prior to recording.  
 \*\*Subdivision Ordinance: Section 134-106

Applied

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



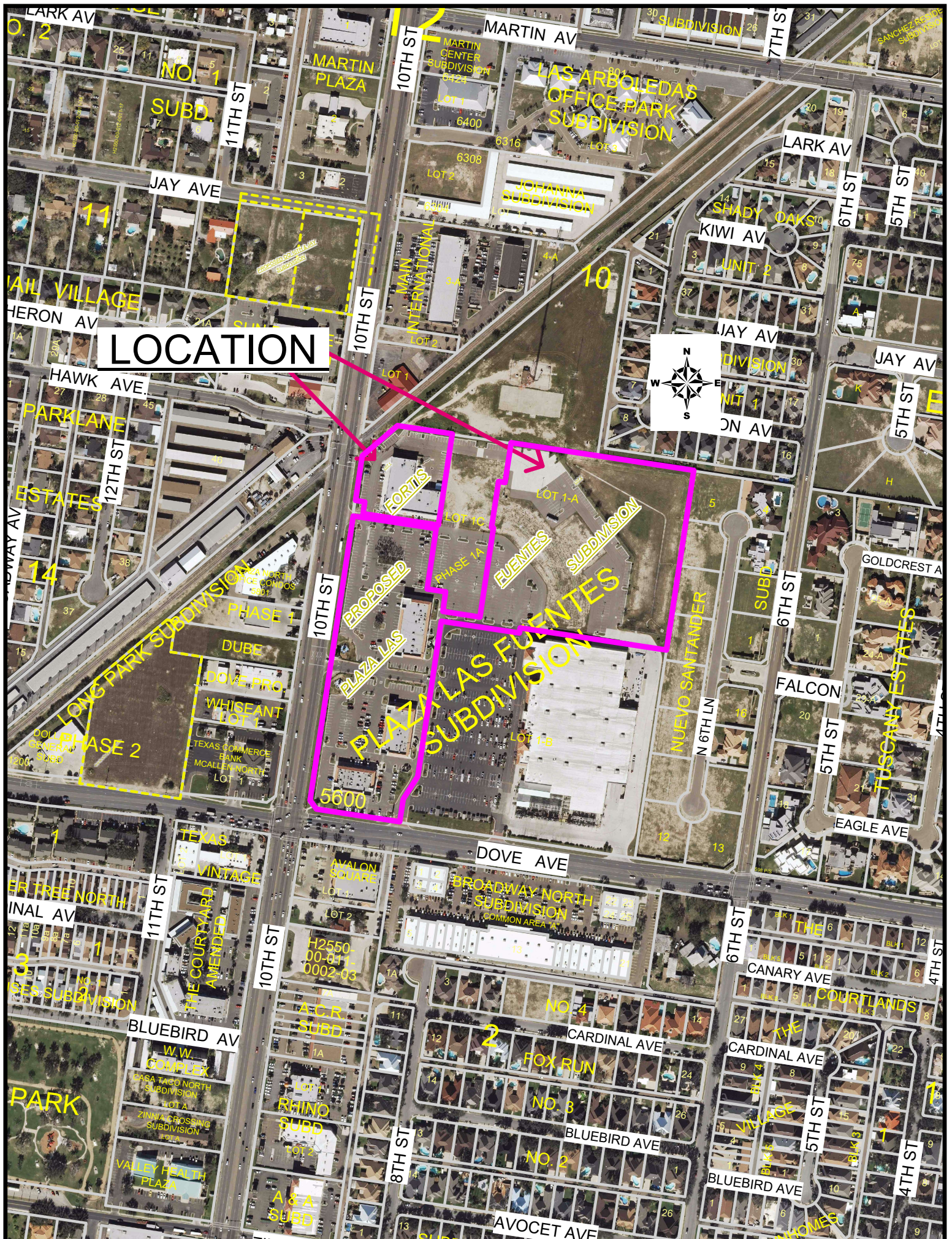
SETBACKS	
<p>* Front: North 10th Street: 60 ft. or greater for approved site plan, or easements, whichever is greater applies.</p> <p>Dove Avenue: 50 ft. or greater for approved site plan, or easements, whichever is greater applies.</p> <p>**Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner</p> <p>**Setbacks for North 10th Street and Dove Avenue as noted above.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage _____</p> <p>**Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on North 10th Street and Dove Avenue.</p> <p>**Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses or greater as per agreement.</p> <p>**Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along</p> <p>**Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning &amp; Zoning Commission prior to issuance of building permit.</p> <p>***Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat.</p>	Applied
<p>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Required

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

<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing:C-3 Proposed: C-3</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	Complete
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
	NA
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation approved, TIA is waived.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	Compliance
	NA
<b>COMMENTS</b>	
Comments/Revisions needed: <ul style="list-style-type: none"> <li>- Please pass by the office to revise name of subdivision to "Plaza Las Fuentes Fortis" on application prior to recording.</li> <li>- Please revise lot numbers to Lot 1E &amp; Lot 1D prior to recording.</li> <li>***Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat.</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED, AND CLARIFICATION OF THE VARIANCE REQUEST TO ROW REQUIREMENT FOR DOVE AVENUE.	Applied

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





LOCATION







# City of McAllen

## Planning Department

SUBADAA-0108

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

Project Information	Subdivision Name	Summit Park North Lots 11A and 13A				
	Location	E. Esperanza Avenue				
	City Address or Block Number	821 E ESPERANZA AVE				
	Number of Lots	2	Gross Acres	0.68		
	Net Acres	0.68	ETJ	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Existing Zoning	C3	Proposed Zoning	C3		
	Rezoning Applied for	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date				
	Existing Land Use	Office	Proposed Land Use	Office		
	Irrigation District #	2				
	Replat	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial Yes Residential No				
Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due N/A					
Parcel #	532071	Tax Dept. Review				
	532072					
Water CCN	<input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other					
Legal Description	Lots 11, 12, 13, and 14, Summit Park North					
Owner	Name	Summit Park Properties, LLC		Phone	956-821-0333	
		Jaime Gonzalez, Jr.				
	Address	1000 E. Esperanza Ave.		E-mail	sunvalley701@aol.com	
		817 E. Esperanza Ave.				
Developer	City	McAllen	State	TX	Zip	78501
	Name	Same as Owner		Phone		
	Address			E-mail		
	City		State		Zip	
Engineer	Contact Person					
	Name	Spoor Engineering Consultants, Inc.		Phone	956-683-1000	
	Address	202 So. 4th Street		E-mail	SEC@SpoorEng.com	
	City	McAllen	State	TX	Zip	78501
Surveyor	Contact Person	Steve Spoor, P.E.				
	Name	CVQ Land Surveyors		Phone	956-618-1551	
	Address	517 Beaumont Avenue		E-mail	cvq@cvqlandsurvey.com	
	City	McAllen	State	TX	Zip	78501

ENTERED

SEP 08 2022

Initials

OK



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature  Date 08-30-22

Print Name Stephen Spoor, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

PROPOSED THE DISTRICT AT  
MCALLEN PHASE 3 SUBDIVISION

PHASE 2

6

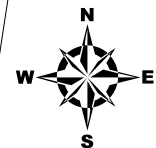
LOT 8A

THE DISTRICT AT MCALLEN  
PHASE 1

3301

3201

1001



"K" CENTER

LOCATION

FERN AVE

SUMMIT PARK NORTH  
ESPERANZA AV

-00

1

SUMMIT  
PLAZA  
NO. 2

WILLOW

SUBD

DAFFODIL

RIDGE

AVE

15A

14A

SUNRISE

N "K" CENTER ST

CAMELLIA AV

S5950-00-009-0001-04

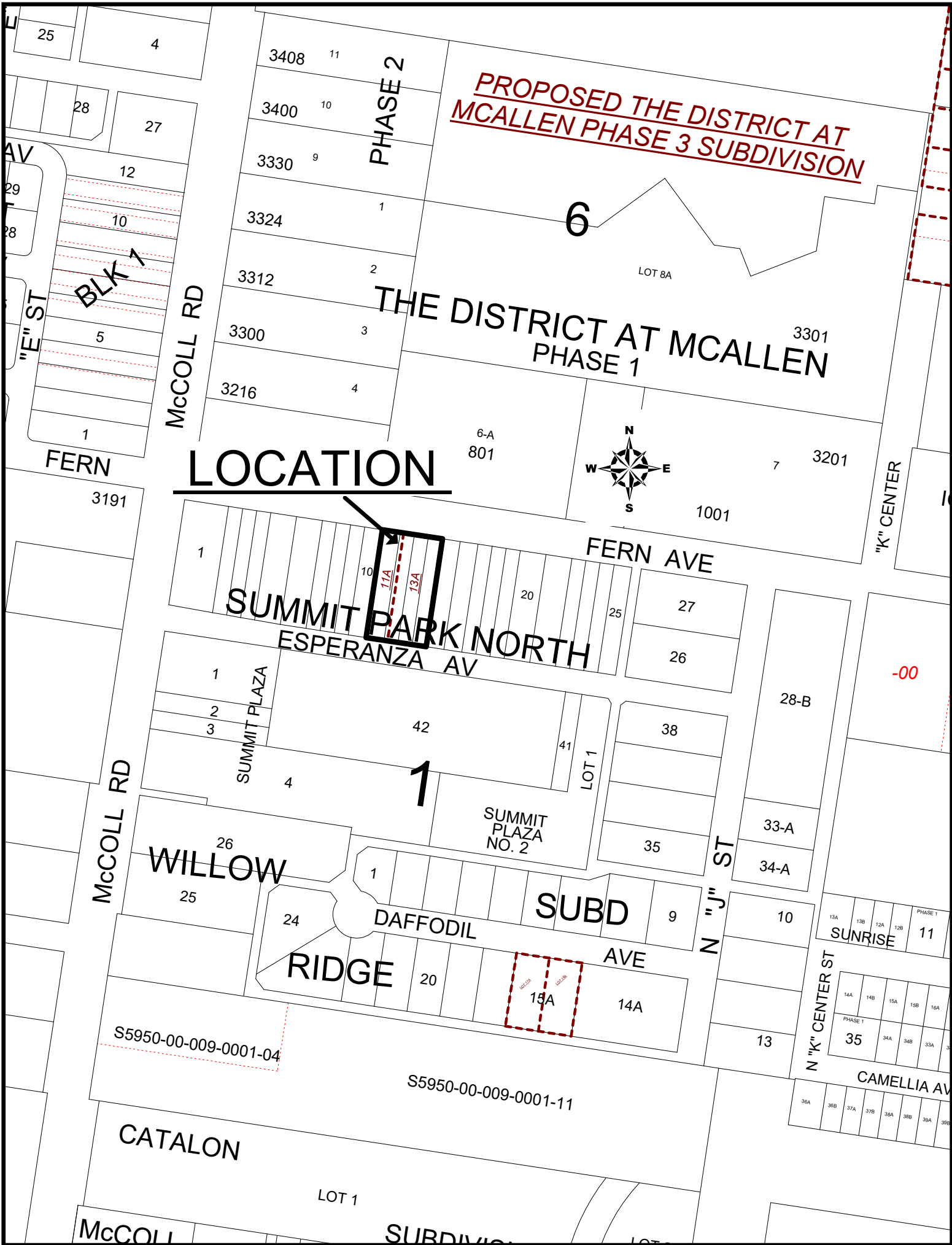
S5950-00-009-0001-11

CATALON

LOT 1

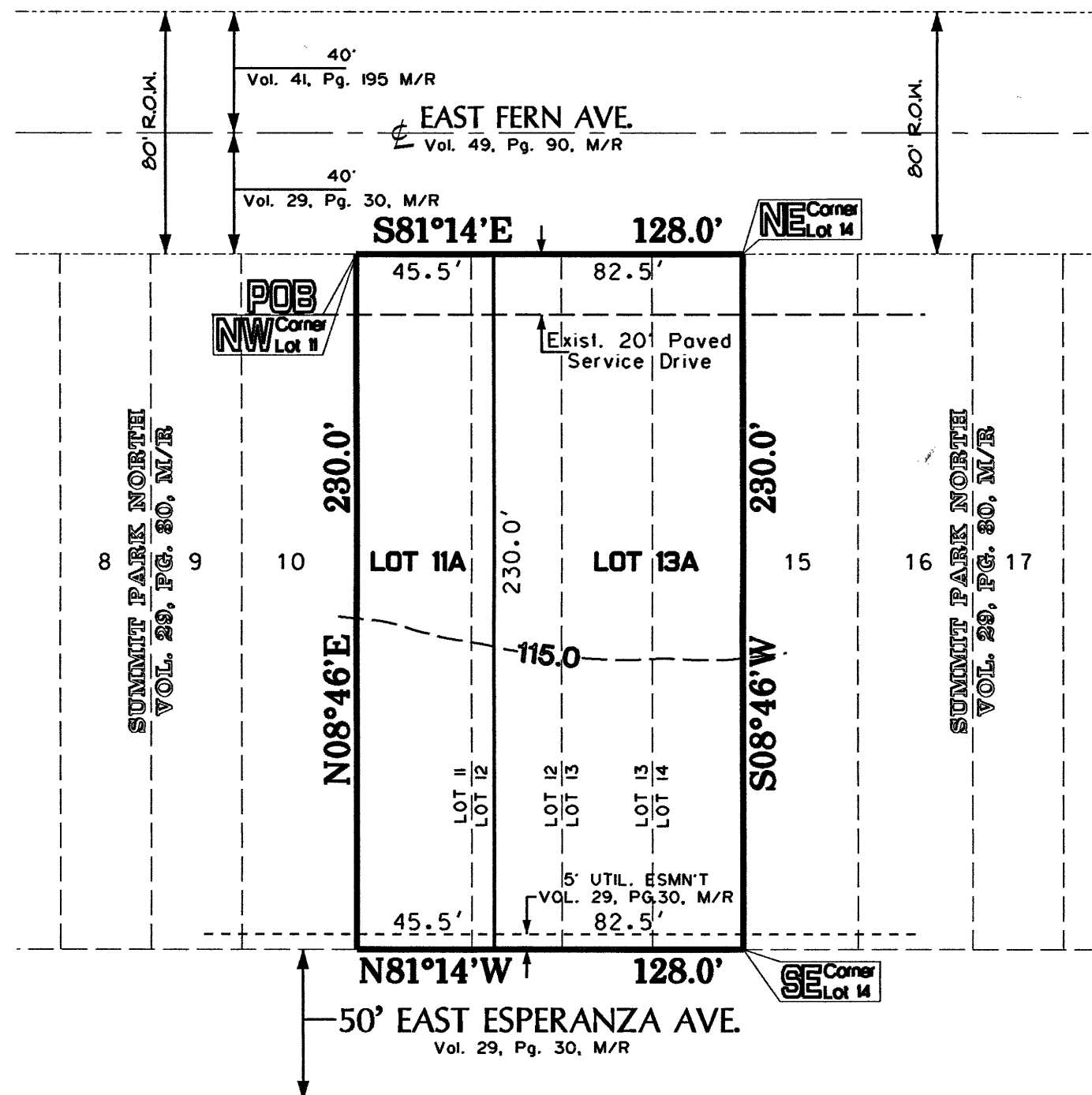
McCOLL

SUBDIVISION





LOT 6-A AND 6-B  
THE DISTRICT AT McALLEN  
VOL. 49, PG. 90, M/R



42  
SUMMIT PARK NORTH  
VOL. 29, PG. 30, M/R

**METES & BOUNDS**

LOTS 11, 12, 13, AND 14, SUMMIT PARK NORTH, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO  
PLAT RECORDED IN VOLUME 29, PAGE 30, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northwest corner of Lot 11, for the northwest corner of the following described tract of land, said point being on the South line of E. Fern Avenue;  
THENCE, with the North line of Lots 11, 12, 13, and 14, and the South line of E. Fern Avenue, South 81 Deg. 14 Min. East, 128.0 feet to the northeast corner of Lot 14, for the northeast corner hereof;  
THENCE, with the East line of Lot 14, South 08 Deg. 46 Min. West, 230.0 feet to the southeast corner of Lot 14, for the southeast corner hereof, said point being on the North line of E. Esperanza Avenue;  
THENCE, with the South line of Lots 14, 13, 12, and 11, and the North line of E. Esperanza Ave., North 81 Deg. 14 Min. West, 128.0 feet to the southwest corner of Lot 11, for the southwest corner hereof;  
THENCE, with the West line of Lot 11, North 08 Deg. 46 Min. East, 230.0 feet to the POINT OF BEGINNING, containing 0.68 acre 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 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 §92.06. 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 \_\_\_\_\_



Sep. 26, 2022  
1"=50'

MAP  
OF  
**SUMMIT PARK NORTH  
LOTS 11A AND 13A**

BEING A SUBDIVISION OF LOTS 11, 12, 13, AND 14  
SUMMIT PARK NORTH, CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS;  
according to plat recorded in  
vol. 29, page 30, Map Records  
Hidalgo County, Texas.  
Containing 0.68 Acres of land, more or less.

STATE OF TEXAS,  
COUNTY OF HIDALGO:

WE, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE LOTS 11A AND 13A, 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.

SUMMIT PARK PROPERTIES, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY

JAIME A. GONZALEZ, J., OWNER LOT 11A  
721 E. ESPERANZA  
McALLEN, TEXAS 78501

JOSE L. MONTALVO, MANAGING MEMBER, OWNER LOT 13A  
1000 E. ESPERANZA AVE.  
McALLEN, TEXAS 78501

STATE OF TEXAS,  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAIME A. GONZALEZ, J., 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 \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS,  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE L. MONTALVO, 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 \_\_\_\_\_ 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 \_\_\_\_\_

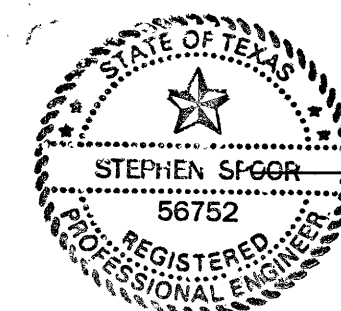
STATE OF TEXAS,  
COUNTY OF HIDALGO:

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

REYNALDO ROBLES, R.P.L.S. #4032  
ROBLES AND ASSOCIATES, PLLC - TEPELS FIRM 10096700  
107 W. HUSACHE ST. WESLACO, TEXAS 78596

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.



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



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2022

### SUBDIVISION NAME: SUMMIT PARK NORTH LOTS 11A AND 13A

#### REQUIREMENTS

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

E. Esperanza Ave.: 50 ft. ROW  
Paving: 40 ft. approximately existing Curb & gutter: both sides  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

E. Fern Ave.: Dedication as needed for 40 ft. from centerline for 80 ft. of total ROW  
Paving: 52 ft. Curb & gutter: Both sides  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

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

\* 1,200 ft. Block Length  
\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts  
\*\*Subdivision Ordinance: Section 134-118

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

Applied

Applied

Applied

NA

NA

NA

##### ALLEYS

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

Applied

##### SETBACKS

\* Front/E. Esperanza Ave.:  
1. Unenclosed Covered Walk: 104 ft.  
2. Building: 110 ft.  
\*\*Zoning Ordinance: Section 138-356

\* Rear/ E. Fern Ave.: 20 ft.  
\*\*Zoning Ordinance: Section 138-356

\* Sides: In accordance with the zoning ordinance, easements, or approved site plan, whichever requires the greater setback.  
\*\*Zoning Ordinance: Section 138-356

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

Applied

Applied

Applied

NA

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



* Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	NA
	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on E. Fern Ave. and north side of E. Esperanza Ave. Revisions needed: - Please revise plat note #4 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.	Required
	Applied
<b>BUFFERS</b>	
* 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 * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. Fern Ave. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Required
	Applied
	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along. **Must comply with City Access Management Policy * Site plan must be approved by the Planning & Zoning Commission prior to issuance of building permit. Common area plan for commercial lots include curb cut location and number, setbacks, landscape areas, etc. This common area is for the benefit of all owners, egress & ingress and maintained by owner(s). Revisions needed: - Please revise plat note #7 as shown above prior to recording. **Plat note exists on current recorded plat; therefore, must be shown on replat. ***Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat. * Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
	Required
	Applied
	Required
	NA
	NA
	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA is required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Existing plat notes remain as now exist. **Vacating of existing recorded plat will be required if any restrictions are removed/revised from existing plat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied







SUB2022-0078

# City of McAllen

## Planning Department

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

Project Information	LOT 1, TOYS "R" US SUBDIVISION/ PROPOSED REPLAT OF LOT 1, TOYS "R"		
	Subdivision Name <u>US SUBDIVISION</u>		
	Location <u>On the southwest corner of U.S. Expressway 83 and South 11th Street</u>		
	City Address or Block Number <u>1105 EXPWY 83</u>		
	Number of Lots <u>1</u> Gross Acres <u>0.824</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Existing Zoning <u>C3</u> Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____		
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>HCID#1</u>		
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____		
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>		
	Parcel # <u>1377687</u> Tax Dept. Review <u>MP</u>		
Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC <input type="checkbox"/> Other _____			
Legal Description <u>0.824 acres, out of Lot 1, Toys-R-US Subdivision, Volume 27, Page 31A, Hidalgo County</u>			
Map Records, City of McAllen, Hidalgo County, Texas			
Owner	Name <u>1101 McAllen Retail Partners LP</u>		Phone <u>c/o (956) 381-0981</u>
	Address <u>5599 San Felipe St., Suite 565</u>		E-mail <u>Llmertz@scipioventures.com</u>
	City <u>Houston</u>	State <u>TX</u>	Zip <u>77056</u>
Developer	Name <u>1101 McAllen Retail Partners LP</u>		Phone <u>1-832-485-1907</u>
	Address <u>5599 San Felipe St., Suite 565</u>		E-mail <u>Llmertz@scipioventures.com</u>
	City <u>Houston</u>	State <u>Texas</u>	Zip <u>77056</u>
	Contact Person <u>Louis Mertz, Manager</u>		
Engineer	Name <u>Melden &amp; Hunt, Inc.</u>		Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</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, P.E.</u>		
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u>		Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street</u>		E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u>	State <u>Texas</u>	Zip <u>78541</u>

JUL 01 2022

BT: ca



## 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

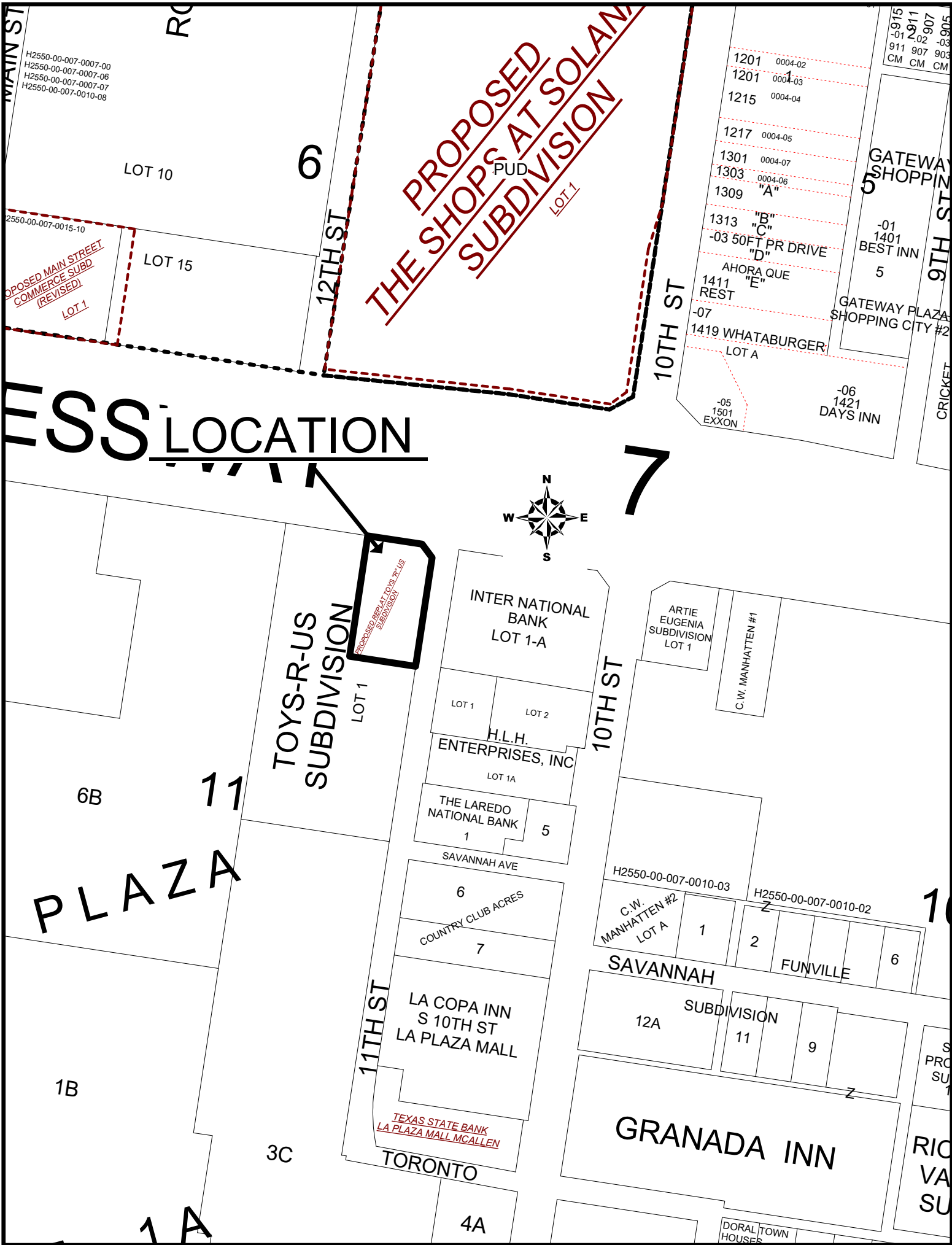
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 07.01.2022

Print Name Mario A. Reyna, P.E.

Owner ☐

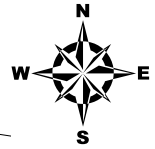
Authorized Agent ☒



**PROPOSED  
THE SHOPS AT SOLANA  
SUBDIVISION**

**PROPOSED MAIN STREET  
COMMERCE SUBD  
(REVISED)  
LOT 1**

**THE SHOPS AT SOLANA LOCATION**



**TOYS-R-US  
SUBDIVISION  
LOT 1**

**PROPOSED REPT AT TOYS R US  
SUBDIVISION**

**INTER NATIONAL  
BANK  
LOT 1-A**

**H.L.H.  
ENTERPRISES, INC  
LOT 1A**

**THE LAREDO  
NATIONAL BANK  
1 5**

**SAVANNAH AVE  
6  
COUNTRY CLUB ACRES  
7**

**LA COPA INN  
S 10TH ST  
LA PLAZA MALL**

**TEXAS STATE BANK  
LA PLAZA MALL MCALLEN**

**ARTIE  
EUGENIA  
SUBDIVISION  
LOT 1**

**C.W. MANHATTEN #1**

**H2550-00-007-0010-03  
C.W. MANHATTEN #2  
LOT A 1**

**H2550-00-007-0010-02  
Z  
2 6  
FUNVILLE**

**SAVANNAH  
SUBDIVISION  
12A 11 9**

**GRANADA INN**

**GATEWAY  
SHOPPING  
5**

**-01  
1401  
BEST INN  
5**

**GATEWAY PLAZA  
SHOPPING CITY #2**

**-06  
1421  
DAYS INN**

**-05  
1501  
EXXON**

**1201 0004-02  
1201 0004-03  
1215 0004-04  
1217 0004-05  
1301 0004-07  
1303 0004-06  
1309 "A"  
1313 "B"  
1313 "C"  
-03 50FT PR DRIVE  
"D"  
AHORA QUE  
1411 REST  
-07  
1419 WHATABURGER  
LOT A  
-06  
1421  
DAYS INN**

**915  
-01 2911  
911 907 903  
CM CM CM**

**9TH ST**

**CRICKET**

**RIO  
VA  
SU**

**DORAL TOWN  
HOUSES**







# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2022

### SUBDIVISION NAME: TOYS "R" US LOT 1A SUBDIVISION

#### REQUIREMENTS

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

U.S Expressway 83(Frontage Rd):15ft. dedication for 175 ft. from centerline for 350 ft. of total ROW.

Paving : By the State Curb & gutter: By the State.

\*Thoroughfare Plan references 350 ft. of ROW.

\*\*\*Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to recording.

\*\*\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*\*\*Monies must be escrowed if improvements are required prior to final

\*\*\*\*\*COM Thoroughfare Plan

South 11th Street: Dedication as needed for 30ft. from centerline for 60ft. total ROW.

Paving 40 ft. Curb & gutter: Both Sides.

\*\*\*As per document number referenced on plat submitted on July 22, 2022, there is existing 30 ft. ROW from centerline on the west side, therefore, no dedication is required by this plat.

\*\*\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*\*\*Monies must be escrowed if improvements are required prior to final

\*\*\*\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts.

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

Applied

Applied

Applied

Applied

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

Revisions Needed:

-Clarify 24/25 ft. Private service drive easement shown plat but there is a plat note regarding service drive, clarify prior to recording.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

Required

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



SETBACKS	
<p>* U.S Expressway 83/South 11th Street: As shown on plat. Revisions Needed: -Revise note as shown above prior to recording. -On plat show dimension from new property line to 75.0 Front Building Setback line, prior to recording. **Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ****Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner setback will be addressed through front setback, please see front setback requirement. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: Commercial Development. **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along U.S Expressway 83(Frontage Rd.) and S.11th Street. **Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements. ***Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time. Revisions Needed: -Please remove plat note #11, prior to recording.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access permitted along U.S Expressway 83 (Frontage Rd.) Revisions Needed: -Clarify access easement (reciprocal agreement )reference, as plat note indicates recorded document , however no document number is presented on plat, finalize prior to recording. ***Must comply with City Access Management Policy</p>	Required
<p>*Site Plan Approval By The Planning and Zoning Commission Required Prior to Building Permit Issuance.</p>	Applied

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

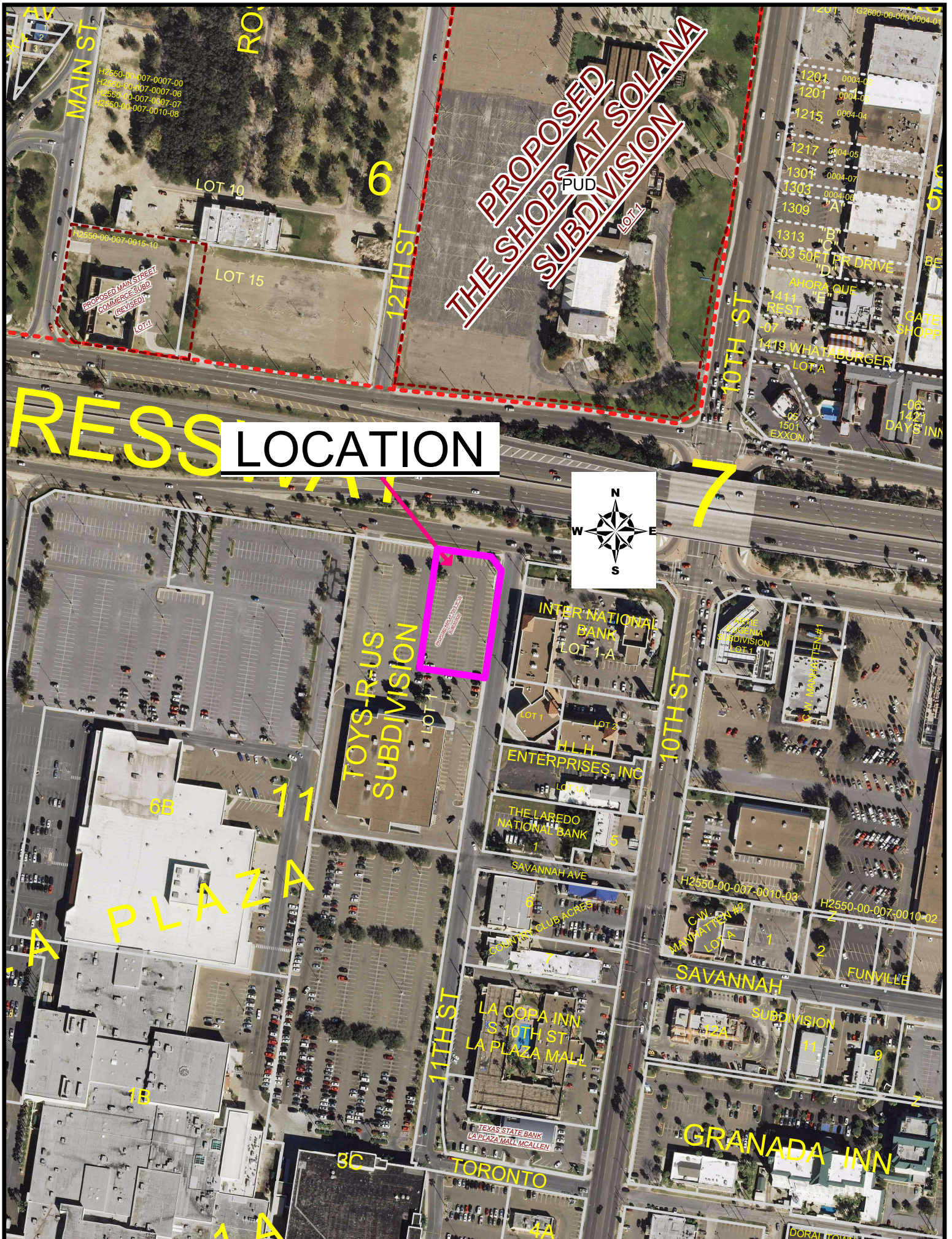
<ul style="list-style-type: none"> <li>* Common Areas, any service drives, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>Revisions Needed:</li> <li>-Revise plat note#15 as shown above prior to recording.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>Revisions Needed:</li> <li>-Please remove plat note #16, as it is a requirement not a required plat note, prior to recording.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3(General Business) District. Proposed: C-3(General Business) District.</li> <li>**Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>**Proposed zoning is compliant with current zoning.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per Parks Department proposed use is commercial, commercial developments do not apply to parks.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department proposed use is commercial, commercial developments do not apply to parks.</li> <li>* Pending review by the City Manager's Office. As per Parks Department proposed use is commercial, commercial developments do not apply to parks.</li> </ul>	NA
	NA
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> <li>**As per Traffic Department, Trip Generation approved, no TIA required.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>**As per Traffic Department, Trip Generation approved, no TIA required.</li> </ul>	Compliance
	NA

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



COMMENTS	
Comments: ***Clarify status of remaining portion of Lot 1 Toys-R-Us Subdivision. ****Clarify if cross-access agreement prior to recording. *****Must comply with City's Access Management Policy. *****At the Planning and Zoning meeting of July 26, 2022., the subdivision was approved in preliminary form subject to conditions noted, utilities and drainage.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied





PROPOSED  
THE SHOPS AT SOLANA  
SUBDIVISION

PUD

LOT 1

LOT 10

LOT 15

PROPOSED MAIN STREET  
COMMERCE SUBD.  
(REVISED)  
LOT 1

1201 0004-02

1201 0004-03

1215 0004-04

1217 0004-05

1301 0004-07

1303 0004-08

1309 "A"

1313 "B"

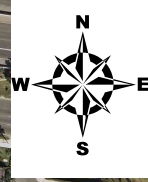
1313 "C"

1411 REST

1419 WHATABURGER

1501 EXXON

1421 DAYS INN



TOYS-R-US  
SUBDIVISION  
LOT 1

INTERNATIONAL  
BANK  
LOT 1-A

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LOT 286



L130000000016620  
L130000000016606

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

**Subarea-0044**  
1300 Houston Avenue  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 972-7050  
(956) 972-7046 (fax)

**Project Description**

Subdivision Name RMZ Development Subdivision  
LOCATED AT THE NORTHWEST CORNER OF 29TH STREET AND  
Location COLBATH AVENUE.  
City Address or Block Number 2901 COLBATH RD  
Number of lots 1 Gross acres 2.78 Net acres \_\_\_\_\_  
Existing Zoning C-4 Proposed C-4 Rezoning Applied For Yes ☐ No ☐ Date \_\_\_\_\_  
Existing Land Use VACANT Proposed Land Use COMMERCIAL INDUSTRIAL  
Residential Replat Yes ☐ No ☐ Commercial Replat Yes ☐ No ☐ ETJ Yes ☐ No ☒  
Agricultural Tax Exemption Yes ☐ No ☐ Estimated Rollback tax due No Rollback Tax  
Legal Description BEING A 2.78 ACRE TRACT OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOPLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS.

**Owner**

Name RMZ INVESTMENTS, LLC Phone 956 310 2633  
Address 1809 SOUTH ERICA ST  
City PHARR State TEXAS Zip 78577  
E-mail ramireztrading@hotmail.com 1809 SOUTH ERICA ST

**Developer**

Name RMZ INVESTMENTS, LLC Phone 956 310 2633  
Address 1809 SOUTH ERICA ST  
City PHARR State TEXAS Zip 78577  
Contact Person Monica Ramirez  
E-mail ramireztrading@hotmail.com

**Engineer**

Name IVAN GARCIA P.E., R.P.L.S.- RIO DELTA ENGINEERING Phone (956) 380-5152  
Address 921 S. 10TH AVENUE  
City EDINBURG State TEXAS Zip 78539  
Contact Person IVAN GARCIA P.E., R.P.L.S.  
E-mail riodelta2004@yahoo.com

**Surveyor**

Name IVAN GARCIA P.E., R.P.L.S.- RIO DELTA ENGINEERING Phone (956) 380-5152  
Address 921 S. 10TH AVENUE  
City EDINBURG State TEXAS Zip 78539  
E-mail riodelta2004@yahoo.com

**ENTERED**

**APR 12 2022**

Initial: Am



## 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" 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
- \_\_\_\_\_ 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 this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 03/30/22

Print Name Monica Ramirez

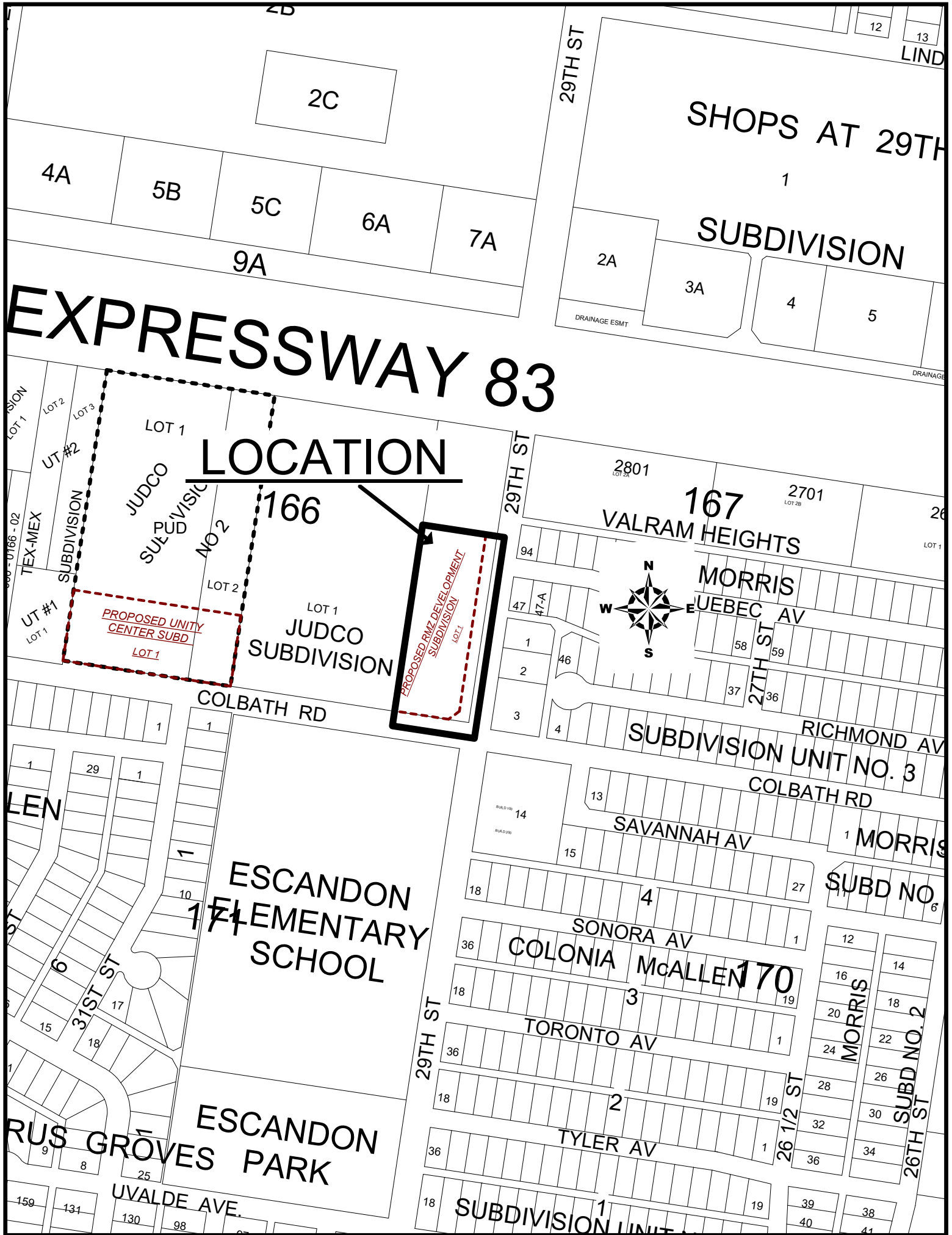
Owner ☐

Authorized Agent ☐



# EXPRESSWAY 83

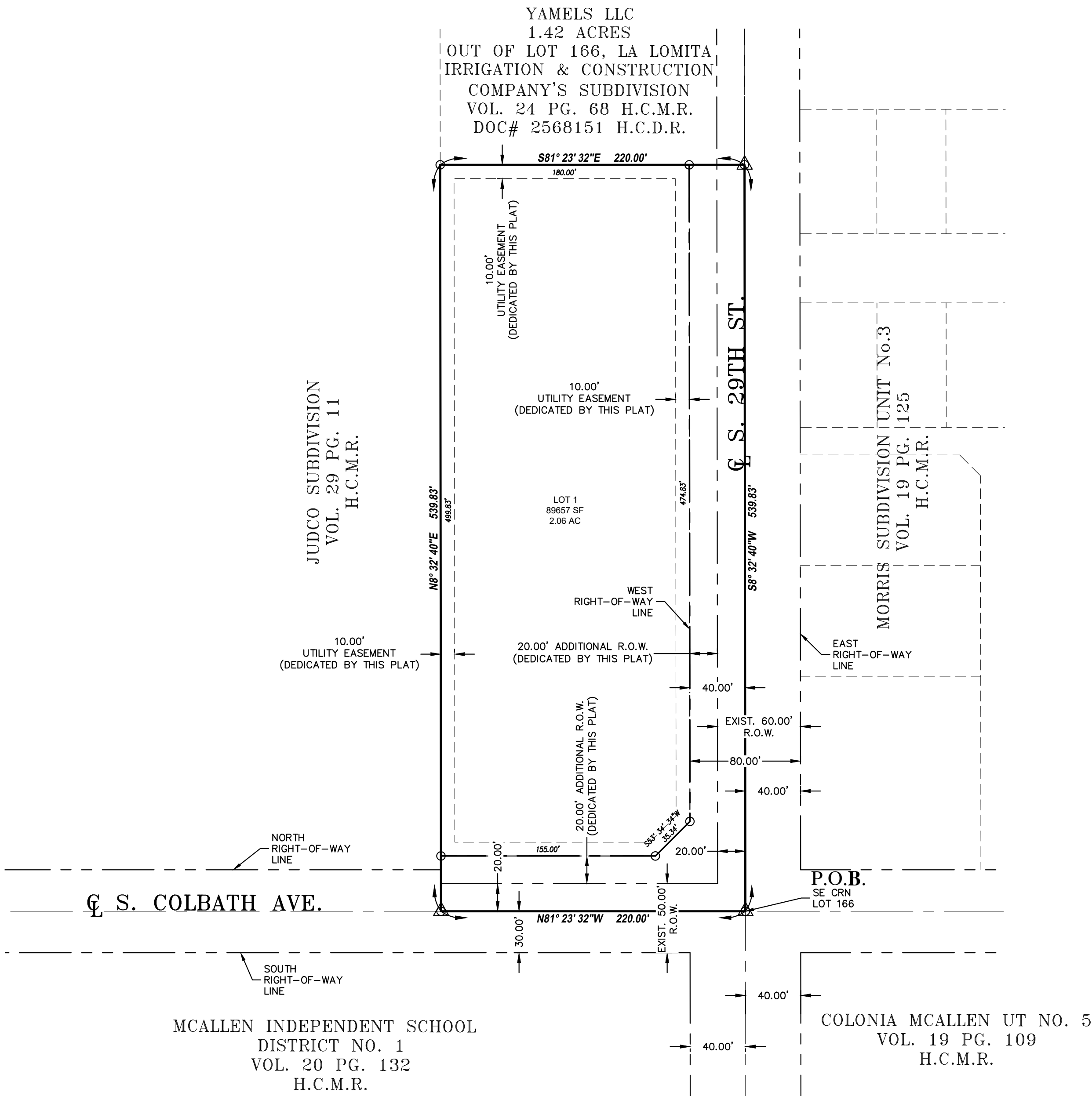
## LOCATION





# RMZ DEVELOPMENT SUBDIVISION

BEING A 2.73 ACRES TRACT OF LAND OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS.



## OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO  
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **RMZ DEVELOPMENT 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.

MONICA RAMIREZ  
RMZ INVESTMENTS, LLC  
1809 SOUTH ERICA ST  
PHARR, TEXAS 78577

## STATE OF TEXAS COUNTY OF HIDALGO

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

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

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_-\_\_\_\_-\_\_\_\_

## LIENHOLDER'S ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO  
I (WE), THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND THE DESIGNATED HEREIN AS THE **RMZ DEVELOPMENT 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.

GREATER STATE BANK  
3300 N. 10TH STREET  
MCALLEN, TEXAS 78501

## 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 \_\_\_\_ 2022.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_-\_\_\_\_-\_\_\_\_

## HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, SUBJECT TO THE FOLLOWING:

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS EASEMENTS WITH OUT THE EXPRESSED WRITTEN.

\_\_\_\_\_  
PRESIDENT

## HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

## STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

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

\_\_\_\_\_  
CITY MAYOR

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

I, THE UNDERSIGNED, CHAIR 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.

\_\_\_\_\_  
PLANNING AND ZONING CHAIR

## STATE OF TEXAS – COUNTY OF HIDALGO

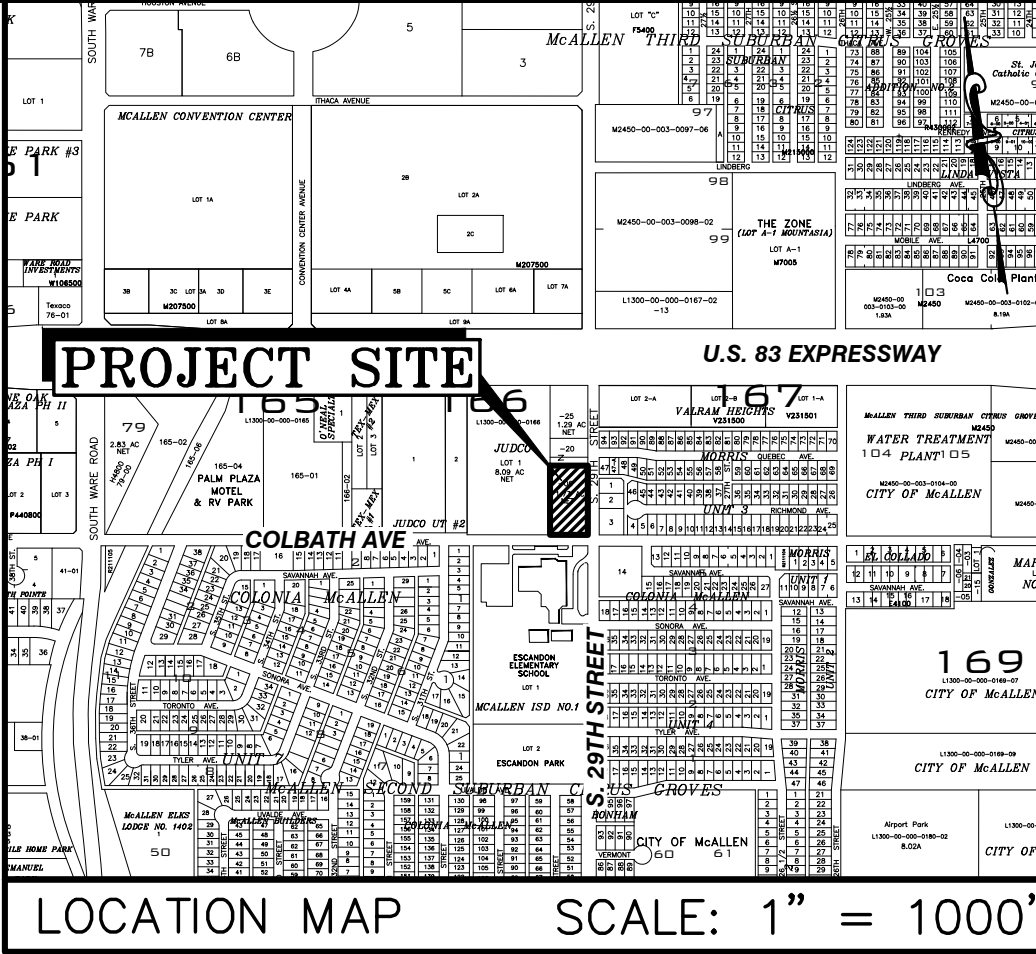
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL ENGINEER No. 115662

## STATE OF TEXAS – COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR No. 6469  
SURVEY FIRM No. 10194027



## METES AND BOUNDS DESCRIPTION:

BEING A 2.73 ACRES TRACT OF LAND OUT OF LOT 166, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 67 AND 68 HIDALGO COUNTY, TEXAS, AND SAID 2.73 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE SOUTHEAST CORNER OF THE SAID LOT 166, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING:

THENCE N 81°23'32" W ALONG THE SOUTH BOUNDARY LINE OF THE SAID LOT 166, SAME BEING ALONG THE CENTERLINE OF S. COLBATH AVENUE, A DISTANCE OF 220.00' TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°32'40" E ACROSS THE SAID LOT 166, PASSING AT 200.00 FEET A 12-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY OF S. COLBATH AVENUE ( EXISTING 50.00 FOOT RIGHT-OF-WAY), AND CONTINUING FOR A TOTAL DISTANCE OF 539.83 FEET TO A 12-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°23'32" E ACROSS THE SAID LOT 166, PASSING AT 200.00 FEET A 12-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY OF S. 29TH STREET (EXISTING 60.00 FOOT RIGHT-OF-WAY), AND CONTINUING FOR A TOTAL DISTANCE OF 220.00 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°32'40" W ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 166, SAME BEING ALONG THE CENTERLINE OF S. 29TH STREET (EXISTING 60.00 FOOT RIGHT-OF-WAY), A DISTANCE OF 539.83 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 2.73 ACRES OF LAND, MORE OR LESS.

## GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.

2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

3. THE SUBDIVISION IS IN ZONE "B" (SHADED), AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD, MAP COMMUNITY PANELS NO.: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.

4. A DRAINAGE DETENTION OF **20,574** OF OR **0.472** ACRE FEET IS REQUIRED FOR THE SUBDIVISION. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.

5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.

6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. THE CITY OF MCALLEN TO HAVE A 25'X25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.

8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG SOUTH 29TH STREET & COLBATH AVENUE.

9. CITY OF MCALLEN BENCHMARK (MCSB\_1) SET BY ARANDA & ASSOC. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE NORTH BOUND OF N WARE RD. CLOSE TO BUDDY OWENS BLVD. NAVD 88

10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

13. A PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.

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

15. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

16. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE & FAX	
OWNER(S): RMZ INVESTMENTS, LLC	1809 SOUTH ERICA ST PHARR, TX. 78577		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083	
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083	



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

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

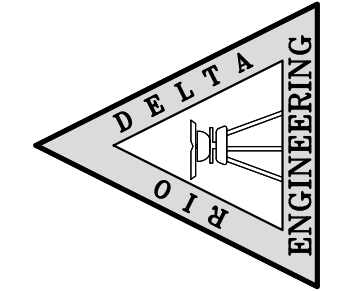
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

PLAT SHEET  
RMZ DEVELOPMENT SUBDIVISION  
CITY OF MCALLEN, TEXAS  
HIDALGO COUNTY, TEXAS

ENGINEER:  
IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR:  
IVAN GARCIA P.E. R.P.L.S.  
CHECKED:  
IVAN GARCIA P.E. R.P.L.S.  
DRAWN:  
EDWIN PENA  
SCALE:  
1" = 60'  
DATE:  
OCTOBER 28, 2022  
PROJECT:  
SUB 22 018  
REVISIONS:  
PAGE NO.  
1-OF-1

ISSUED FOR:  
FINAL



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





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2022

### SUBDIVISION NAME: RMZ DEVELOPMENT SUBDIVISION

#### REQUIREMENTS

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

South 29th Street: 20 ft. dedication for 40 ft. from centerline for 80 ft. total R.O.W.  
Paving \_\_65 ft.\_\_ Curb & gutter \_\_Both Sides\_\_  
\*\*\*\*As per the Foresight Comprehensive Map, S. 29th Street is projected to be a minor arterial 100 ft. ROW.  
\*\*\*Initial plat submittal on April 12, 2022, demonstrated compliance with ROW requirement  
\*\*\*Engineer submitted variance request on July 15, 2022 to reduce the ROW requirement from 100 ft. ROW to 80 ft. ROW. At the Planning and Zoning Commission meeting of August 16, 2022, the board recommended approval of the request and was approved at the City Commission meeting of September 12, 2022.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

Colbath Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. total R.O.W.  
Paving \_52 ft.\_ Curb & gutter \_\_Both Sides\_\_  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

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

\* 1,200 ft. Block Length.  
\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts.  
\*\*Subdivision Ordinance: Section 134-118

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

Applied

Applied

Applied

Compliance

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for commercial properties.  
\*\*Alley or service drive easement cannot dead-end. Provide for extension or looping of alley or service drive easement on the plat prior to final. As per plat submitted October 31st, 2022, there is a plat note proposed.  
Revisions Needed:  
-Revise plat note #13 as shown prior to recording: "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen."  
\*\*Proposing: A private service drive easement will be established as part of the site plan and will be maintained by the lot owner and not the City of McAllen  
\*\*Subdivision Ordinance: Section 134-106

Required

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

SETBACKS	
<p>* Front:S.29th Street /Colbath Road: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording.</p> <p>**Zoning Ordinance: Section 138-356</p>	Required
<p>*Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording.</p> <p>***Zoning Ordinance: Section 138-356</p>	Required
<p>Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording.</p> <p>**Zoning Ordinance: Section 138-356</p>	Required
<p>* Corner: See front setback section above. Revisions Needed: -Add note as shown prior to recording.</p> <p>**Zoning Ordinance: Section 138-356</p>	Required
<p>* Garage: Proposed Commercial Development. **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along S.29th Street and Colbath Road. **Sidewalk requirements might increase to 5 ft. prior to recording subject to Engineering Department requirements. ***Please finalize plat note prior to recording. ****Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted. **Must comply with City Access Management Policy. ***Plat notes as may be required regarding Variance request to be established as applicable prior to recording.</p>	Required

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



<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: -Please remove plat note #14 prior to recording, as it is a requirement not a required plat note.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: -Please remove plat note #16 prior to recording, as it is a requirement not a required plat note.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
	Applied
	Applied
	NA
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	NA
	NA
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<p>* Existing: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Compliance
	NA
<b>PARKS</b>	
<p>* Land dedication in lieu of fee. As per Parks Department, Commercial developments do not apply to Parks</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Commercial developments do not apply to Parks.</p> <p>* Pending review by City Manager's Office. As per Parks Department, Commercial developments do not apply to Parks.</p>	NA
	NA
	NA
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation is waived for warehouse/industrial.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation is waived for warehouse/industrial.</p>	Completed
	NA

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

<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied





LOCATION

COLBATH RD

ESCANDON  
ELEMENTARY  
SCHOOL

ESCANDON  
PARK

UVALDE AVE.

29TH ST

29TH ST



SHOPS AT 29TH  
SUBDIVISION

VALRAM HEIGHTS

MORRIS

QUEBEC AV

RICHMOND AV

SUBDIVISION UNIT NO. 3

SAVANNAH AV

MORRIS

SONORA AV

COLONIA McALLEN

TORONTO AV

TYLER AV

26 1/2 ST

26TH ST





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

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

<b>Project Description</b>	<p>Subdivision Name <u>Imperio Estates Subdivision</u>  <small>NORTHEAST CORNER OF THE INTERSECTION OF 29TH STREET &amp; INCARNATE WORD AVENUE ON THE EAST</small></p> <p>Location <u>R.O.W. OF 29TH STREET.</u></p> <p>City Address or Block Number <u>8700 N. 29<sup>th</sup> ST</u></p> <p>Number of lots <u>28</u> Gross acres <u>5.68</u> Net acres <u>5.57</u></p> <p>Existing Zoning <u>A-O</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>AGRICULTURE</u> Proposed Land Use <u>SINGLE FAMILY RESIDENTIAL</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 TRACT OF LAND OUT OF LOT 38, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECD PRS PF HIDALGO COUNTY.</u></p>
<b>Owner</b>	<p>Name <u>HOLLYWOOD DEVELOPMENT &amp; CONSTRUCTION, LLC</u> Phone <u>956-803-0341</u></p> <p>Address <u>2516 BUDDY OWENS</u></p> <p>City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u></p> <p>E-mail <u>JVALDEZ1980@YAHOO.COM</u></p>
<b>Developer</b>	<p>Name <u>HOLLYWOOD DEVELOPMENT &amp; CONSTRUCTION, LLC</u> Phone <u>956-803-0341</u></p> <p>Address <u>2516 BUDDY OWENS</u></p> <p>City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u></p> <p>Contact Person <u>JORGE VALDEZ</u></p> <p>E-mail <u>JVALDEZ1980@YAHOO.COM</u></p>
<b>Engineer</b>	<p>Name <u>RIO DELTA ENGINEERING</u> Phone <u>956-380-5152</u></p> <p>Address <u>921 S. 10TH AVENUE</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>
<b>Surveyor</b>	<p>Name <u>RIO DELTA ENGINEERING</u> Phone <u>956-380-5152</u></p> <p>Address <u>921 S. 10TH AVENUE</u></p> <p>City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u></p> <p><i>EJ</i></p>

SEP 10 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.

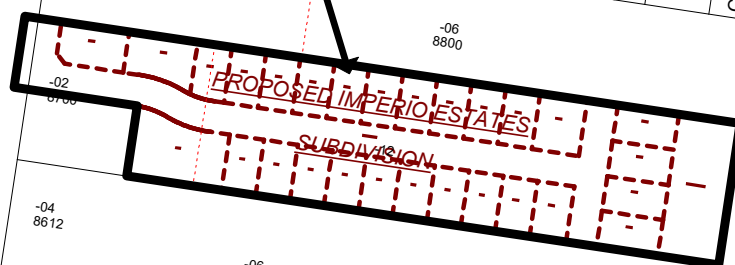
Signature \_\_\_\_\_ Date 8/20/2021

Print Name Jorge Valdez

Owner ☒

Authorized Agent ☐

# LOCATION











# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2022

### SUBDIVISION NAME: IMPERIO ESTATES SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

N. 29th Street (Rooth Road): 50 ft. ROW required from centerline for 100 ft. total ROW

Paving: 65 ft. Curb & gutter: both sides

Revisions Needed:

-Revised street as shown above prior to final.

-Label Centerline prior to recording.

-Label total ROW after accounting dedication prior to recording.

\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*\*City of McAllen Thoroughfare Plan

N. 27th Street: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

Revisions Needed:

-Label Centerline prior to recording.

-Temporary barricades required on the North and South side until such streets are extended as properties develop.

\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*\*City of McAllen Thoroughfare Plan

Indian Hill Avenue: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

Revisions Needed:

-Please revise street as shown above prior to recording.

-Identify centerline for proposed Indian Hill Avenue and existing across N. 29th Street to verify street alignment, it cannot be less than 125 ft., revise plat accordingly if no changes a Variance request will be required. Engineer submitted a variance application on November 4, 2021 requesting a offset of 17 feet instead of the required 125 feet from centerline to centerline for street jogs.(134-105(d))Under the authority and review of the Planning Director the Variance request to the street jog length was approved administratively.

\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*\*\*City of McAllen thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts.

\*\*Subdivision Ordinance: Section 134-118

Required

Required

Applied

Applied

Compliance

NA

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



<ul style="list-style-type: none"> <li>* 600 ft. Maximum Cul-de-Sac</li> <li>*Original plat submittal exceeded the 600 ft. Maximum Cul-de Sac block length requirement, as per plat submitted on 9/30/22, the plat no longer presents a cul-de-sac and provides for future N/S interior street(N.27th Street).</li> <li>**Subdivision Ordinance: Section 134-105</li> </ul>	Applied
<b>ALLEYS</b>	
<ul style="list-style-type: none"> <li>ROW: 20 ft. Paving: 16 ft.</li> <li>*Alley/service drive easement required for commercial properties</li> <li>**Subdivision Ordinance: Section 134-106</li> </ul>	NA
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front: 25 ft. or greater for easements</li> <li>*Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rear: 10 ft. or greater for easements</li> <li>*Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Interior sides: 6 ft. or greater for easements</li> <li>*Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Corner: 10 ft. or greater for easements</li> <li>*Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setback is required, great setback will apply</li> <li>*Zoning Ordinance: Section 138-356</li> </ul>	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on N. 29th Street (Rooth Road) and both sides of all interior streets</li> <li>**Sidewalk requirement may be increased to 5 ft. along N. 29th Street (Rooth Road) and both sides of all interior streets by Engineering Department prior to recording.</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 29th Street</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along N.29th Street (Rooth Road).</li> <li>**City's Access Management Policy</li> </ul>	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied

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

<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 134-168 applies if private subdivision is proposed.</li> <li>***Section 110-72 applies if public subdivision is proposed.</li> <li>****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
	Required
	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**As per plat submitted 9/30/22, "Common Lot A" meets frontage requirements of 25 ft.</li> <li>***Zoning Ordinance: Section 138-356</li> <li>* Minimum lot width and lot area</li> <li>Revisions Needed:</li> <li>--50 ft. Costal Transmission Corporation GAS R.O.W along lots 3,4,26, and 27, clarify if this will remain, and site plan may be required as applicable to establish if buildable lot. Site plans submitted on November 3rd,2022 exhibit buildable lots.</li> <li>**Zoning Ordinance: 138-1</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District</li> <li>*The rezoning request to R-1 was approved by the P&amp;Z Board on October 5, 2021; and by City Commission on October 25, 2021.</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>**The rezoning request to R-1 was approved by the P&amp;Z Board on October 5, 2021; and by City Commission on October 25, 2021.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	Completed
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$19,600 (based on 28 lots/dwelling units X \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.</li> <li>* Pending review by the City Manager's Office.</li> </ul>	NA
	Required
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation for single family residential (28 lots) will be waived.</li> </ul>	Completed

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



* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation for single family residential (28 lots) will be waived.	NA
<b>COMMENTS</b>	
Comments: -Must comply with City's Access Management Policy -Revise street names accordingly -HOA's need to be reviewed prior to recording -50 ft. Coastal Transmission Corporation GAS R.O.W along lots 3,4,26, and 27, clarify if this will remain, and site plan may be required as applicable to establish if buildable lot. Site plans submitted on November 3rd,2022 exhibit buildable lots and as per engineer gas easement will remain and subdivision will be public. -At the Planning and Zoning Commission of October 5, 2021, the board approved the subdivision in Preliminary form.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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



# LOCATION







# City of McAllen

## Planning Department

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

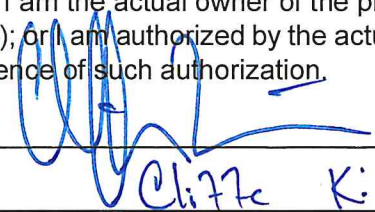
### SUBDIVISION PLAT REVIEW APPLICATION

SUB2022-0091

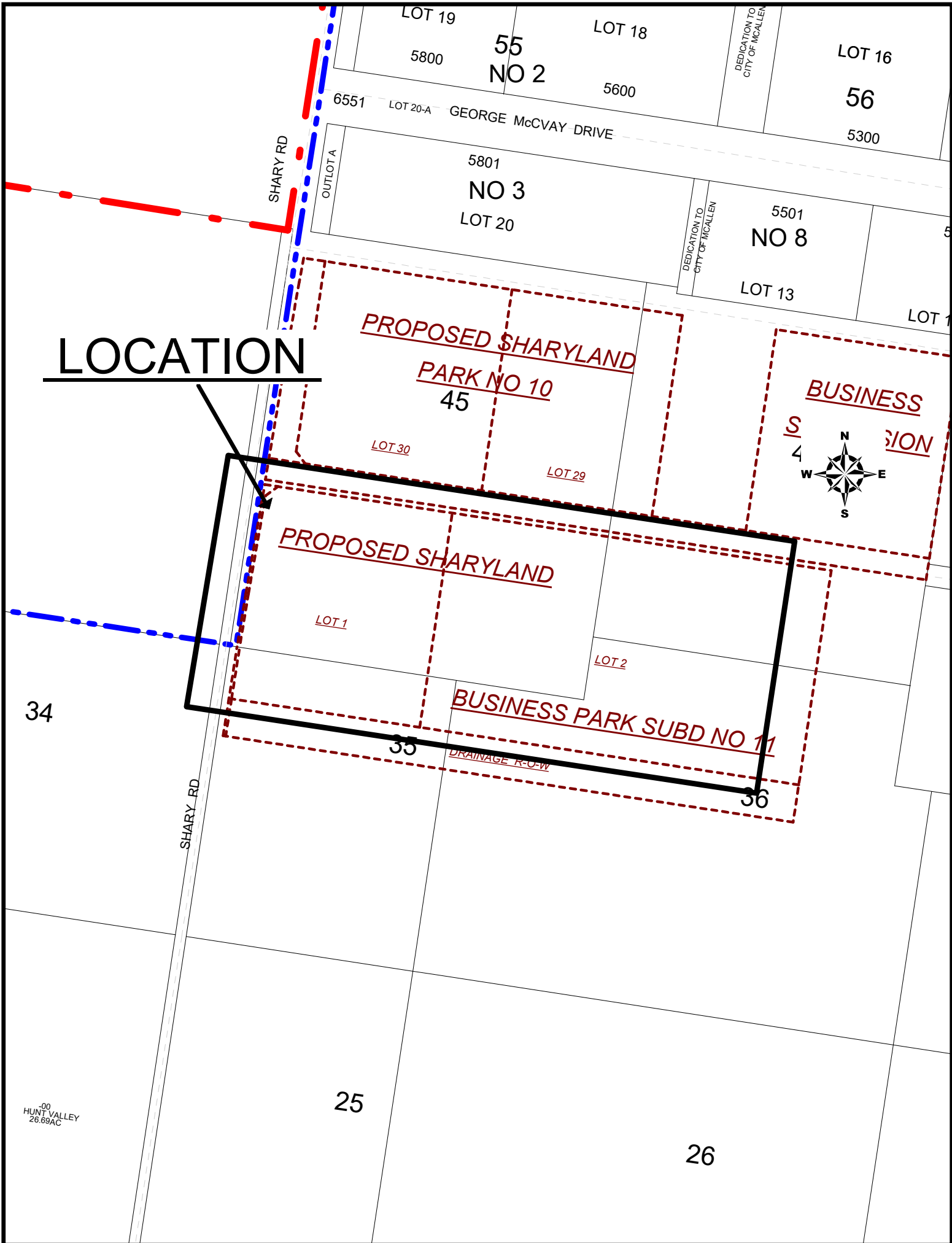
Project Information	Subdivision Name <u>SHARYLAND BUSINESS PARK NO. 11</u>	
	Location <u>APPROXIMATELY 0.50 MILES SOUTH OF FM1016 &amp; FM 494 INTERSECTION ON THE EAST SIDE OF FM 494</u>	
	City Address or Block Number <u>7201 S. SHARY RD</u>	
	Number of Lots <u>2</u> Gross Acres <u>45.80</u> Net Acres <u>38.76</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>I-1</u> Proposed Zoning <u>I-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>AGRI</u> Proposed Land Use <u>LIGHT INDUST.</u> Irrigation District # <u>19</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <u>N/A</u> Residential <u>N/A</u>	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$4,540.64</u>	
	Parcel # <u>280770, 280771, 280762, 280763</u> Tax Dept. Review <u>kmr</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>45.80 ACRES (1,994,916.19 SQUARE FEET) OF LAND COMPRISED OF 6.25 ACRES OF LAND OUT OF LOT 35; 14.54 ACRES OF LAND OUT OF LOT 36; 17.92 ACRES OF LAND OUT OF LOT 45; AND 7.09 ACRES OF LAND OUT OF LOT 46, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS</u>		
Owner	Name <u>CASCADE REAL ESTATE OPERATING, L.P.</u>	Phone <u>(956) 724-7141</u>
	Address <u>4302 UNIVERSITY BLVD.</u>	E-mail <u>rortiz@killamco.com</u>
	City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u>	
Developer	Name <u>KILLAM DEVELOPMENT, LTD.</u>	Phone <u>(956) 724-7141</u>
	Address <u>4302 UNIVERSITY BLVD.</u>	E-mail <u>rortiz@killamco.com</u>
	City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u>	
	Contact Person <u>ROLAND G. ORTIZ, PHD</u>	
Engineer	Name <u>MESQUITE ENGINEERING</u>	Phone <u>(210) 420-0991</u>
	Address <u>3402 DEL MAR BLVD., SUITE 184</u>	E-mail <u>cburns@killamco.com</u>
	City <u>CHRIS BURNS, P.E.</u> State <u>TX</u> Zip <u>78045</u>	
	Contact Person <u>CHRIS BURNS, P.E.</u>	
Surveyor	Name <u>OSCAR HERNANDEZ</u>	Phone <u>(956) 702-8880</u>
	Address <u>200 S. 10TH STREET, STE. 1500, McALLEN, TX 78501</u>	E-mail <u>ohernandez@samengineering-surveying.com</u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>	

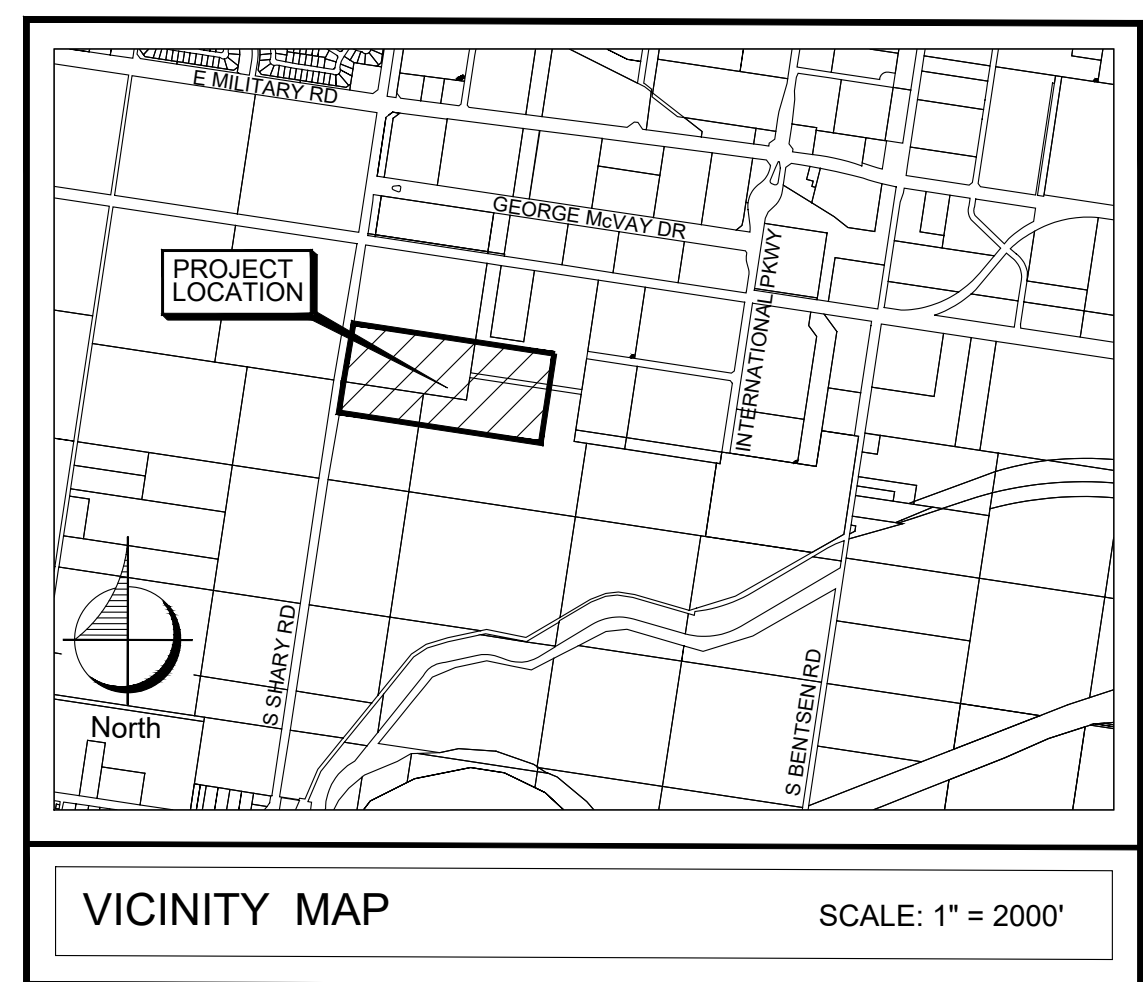
ENTERED  
AUG 05 2022  
Initial: OH

## Proposed Plat Submittal

<b>Minimum Developer's Requirements Submitted with Application</b>	<p><b><u>In Person Submittal Requirements</u></b></p> <ul style="list-style-type: none"> <li>- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)</li> <li>- Title Report</li> <li>- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps</li> <li>- 2 8 ½" by 11" copies/legible copies of plat with name &amp; north arrow</li> <li>- 6 Folded blue-line prints of the proposed plat</li> <li>- 2 Warranty Deeds (identifying owner on application)</li> <li>- AutoCAD 2005 DWG file and PDF of plat</li> <li>- Letter of Authorization from the owner (if applicable)</li> <li>- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)</li> </ul>	<p><b><u>Email Submittal Requirements</u></b></p> <ul style="list-style-type: none"> <li>- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)</li> <li>- Title Report</li> <li>- Survey</li> <li>- Location Map</li> <li>- Plat &amp; Reduced P</li> <li>- Warranty Deed</li> <li>- DWG File</li> <li>- Letter of Authorization from the owner (if applicable)</li> <li>- Proof of authority of person signing application on behalf of partnership/corporation, if applicable</li> </ul> <p><small>*Documents must be submitted in PDF format. No scanned documents*</small></p> <p><small>*Please submit documents to <a href="mailto:subdivisions@mcallen.net">subdivisions@mcallen.net</a></small></p> <p style="text-align: center;"><b>*ORIGINAL APPLICATION &amp; FEE MUST BE SUBMITTED IN PERSON*</b></p>
	<p><b>PLAT TO SHOW:</b></p> <ul style="list-style-type: none"> <li>- Metes and bounds</li> <li>- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts</li> <li>- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines</li> <li>- North arrow, scale and vicinity map</li> <li>- Name &amp; dimension of adjoining street ROWs (total width &amp; width from centerline)</li> </ul> <p><small>Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at <a href="mailto:subdivisions@mcallen.net">subdivisions@mcallen.net</a></small></p>	
	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or, I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature  Date <u>8/2/22</u></p> <p>Print Name <u>Clifffe Killan II</u></p> <p>Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/></p> <p style="text-align: center; font-size: small;">The Planning Department is now accepting DocuSign signatures on application</p>	

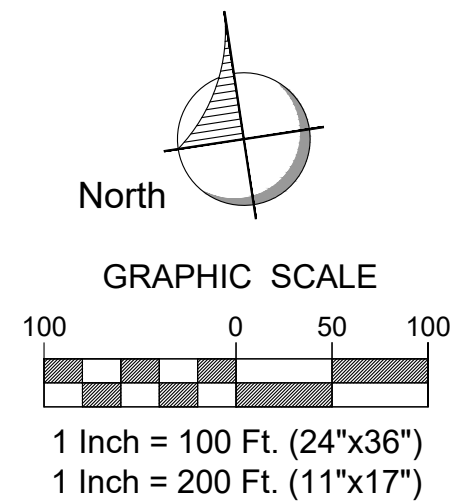








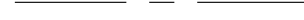
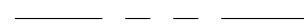





Line Table		
Line #	Length	Direction
L1	57.20'	N 54°15'25" E

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	199.82'	11,409.16'	1°00'13"	99.91'	N 09°23'11" E	199.82'
C2	199.65'	11,399.21'	1°00'13"	99.83'	N 09°23'11" E	199.65'



Legend	
	Found 1/2" Iron Rod
	Set 1/2" Iron Rod
	Boundary Line
	Lot Line
	Easement Line
	Center Line
	John H. Shary Lines
	Major Contours
	Minor Contours

DRAWN BY:	M.C.
CHECKED BY:	C.B.
APPROVED BY:	C.B.
JOB No.:	KILLAM - 2022 - E03
FILENAME:	4 863024 TX, CIVIL PROJECTED-DRAWING BUSINESS PAVING 1 SHARPLEY-BUSINESS PAVING, SINGLE
DATE:	09 - 01 - 2022
SCALE:	HOR: 1" = 100'
24 X 36	VER:
SCALE:	HOR: 1" = 200'
11 X 17	VER:







# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2022

### SUBDIVISION NAME: SHARYLAND BUSINESS PARK NO. 11

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

S. Shary Rd. (FM 494): Minimum 10 ft. dedication for 60 ft. from centerline for 120 ft. ROW  
Paving: 65 ft. Curb & gutter: Both Sides

Revisions Needed:

- Label ROW dedications from centerline to new plat boundary, total, existing, along plat boundary, revise as applicable prior to recording.
- Provide Document Numbers on plat for existing ROW dedication and Documents, prior to recording.

\*\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*\*\*\*COM Thoroughfare Plan

Honduras Ave: 80 ft. ROW dedication  
Paving: 52 ft. Curb & gutter: Both Sides

\*Submitted plat references 80 ft. dedication by others, if proposed dedication is not recorded prior to recording, ROW dedication will be required.

\*\* At the Planning and Zoning Commission meeting of April 5th,2022, the proposed subdivision to the north under the name of Sharyland Business park No. 10 received a variance to provide 44ft. of pavement width in lieu of 52ft with 80 ft. of ROW.

\*\*\*ROW requirements must be finalized prior to recording.

\*\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length

\*\*Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement.

\*\*\*Engineer submitted a variance application on September 16th,2022,requesting a variance to the 1200 ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively.

\*\*\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts.

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-105

Required

Required

NA

Applied

NA

NA

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



<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties Revisions Needed: -Revise plat note #13 as shown prior to recording: "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen." **Proposing: A 24 foot wide, minimum, service drive easement for city services shall be provided at the time of application for building permits. ***Subdivision Ordinance: Section 134-106	Required
<b>SETBACKS</b>	
* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording. **Zoning Ordinance: Section 138-356	Required
*Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording. ***Zoning Ordinance: Section 138-356	Required
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording. ***Zoning Ordinance: Section 138-356	Required
* Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording. ***Zoning Ordinance: Section 138-356	Required
* Garage: Proposed Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
*4 ft. wide minimum sidewalk required along S. Shary Road (FM 494) and Honduras Avenue. ***5 ft. sidewalk along S. Shary Road (FM 494) and any other internal streets might be required prior to recording as per Engineering Department. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. -Revisions Needed: Revise note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Required

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

<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>*Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas and Service Drives must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if subdivision is proposed to be public.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	Applied
	Required
	Applied
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Submitted plat references 80 ft. ROW dedication by others, if proposed dedication is not recorded prior to recording, ROW dedication will be required, as lots must front a public street. Lot 2 currently fronts a proposed street dedicated by another plat.</li> <li>***Finalize ROW and lot frontage requirements prior to recording.</li> <li>****Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Required
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per application dated August 05,2022 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated August 05,2022 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</li> </ul>	NA
	NA

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



* Pending review by the City Manager's Office. As per application dated August 05,2022 proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation approved, no TIA required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
**As per Traffic Department, Trip Generation approved, no TIA required.	
<b>COMMENTS</b>	
Comments: *Finalize ROW requirements for proposed Honduras Avenue prior to recording to ensure compliance with ROW requirements and lot Frontage. **As per Engineering Department review of September 21,2022, Drainage approval has been granted. ***As per Utilities Department review of September 21,2022, Subdivision received McAllen Public Utility Board approval on September 13,2022. ****Must comply with City's Access Management Policy. *****The subdivision was approved in Revised Preliminary Form at the Planning and Zoning Commission meeting of October 13,2022.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



# SHARYLAND

LOT 19

5800

55  
NO 2

LOT 18

5801

LOT 16

56

5300

SHARY RD

6551

LOT 20-A

GEORGE McCVAY DRIVE

5801

NO 3

LOT 20

DEDICATION TO  
CITY OF McALLEN

5501

NO 8

LOT 13

520

LOT 11

LOCATION

PROPOSED SHARYLAND

PARK NO 10

45

LOT 30

LOT 29

BUSINESS

S 4 1/2 N



PROPOSED SHARYLAND

LOT 1

LOT 2

BUSINESS PARK SUBD NO 11

DRAINAGE R.O.W

35

36

34

SHARY RD

00  
HUNT VALLEY  
26.69AC

25

26



SUB2021-0124



City of McAllen

## Planning Department

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

## SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>UVALDE VILLAS SUBDIVISION</u>	
	Location <u>SE CORNER S. 10TH ST (SH 336) &amp; 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 &amp; 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 &amp; 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**

# McALLEN<sup>2</sup> COUNTDOWN

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 1/4 OF LOT 8,  
HOLLENBECK SUBDIVISION,  
TRACT 2: 0.282 OF ONE ACRE  
BEING THE WEST 1/4 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 1/4 SECTION 7,  
HIDALGO CANAL COMPANY SUBDIVISION,  
TRACT 5: 0.250 OF ONE ACRE BEING THE EAST 1/4 OF SAID LOT 10,  
OF SAID HOLLENBECK SUBDIVISION,  
TRACT 6: 0.250 OF ONE ACRE BEING THE EAST 1/4 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 1/4 SECTION 7, OF  
SAID HIDALGO CANAL COMPANY SUBDIVISION

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 7.393 ACRES, SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, CONSISTING OF:  
TRACT 1: 0.218 OF ONE ACRE BEING THE WEST 69 FEET OF THE EAST HALF OF LOT 8, HOLLENBECK SUBDIVISION, ACCORDING TO  
THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 31, HIDALGO COUNTY MAP RECORDS, SAID 0.218 OF ONE ACRE WAS  
CONVEYED TO ALONZO CANTU, TRUSTEE, BY VIRTUE OF WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1952688,  
HIDALGO COUNTY OFFICIAL RECORDS;  
TRACT 2: 0.282 OF ONE ACRE BEING THE WEST HALF OF LOT 10 AND THE EAST 10 FEET OF SAID LOT 8, ALL OF SAID HOLLENBECK  
SUBDIVISION, SAID 0.282 OF ONE ACRE WAS CONVEYED TO SOUTH VILLA HERMOSA, LTD., BY VIRTUE OF WARRANTY DEED  
RECORDED UNDER DOCUMENT NUMBER 1790160, HIDALGO COUNTY OFFICIAL RECORDS;  
TRACT 3: 3.000 ACRES BEING PART OR PORTION OUT OF LOT 15, SOUTHEAST 1/4 SECTION 7, HIDALGO CANAL COMPANY  
SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12, PAGE 175-177, HIDALGO COUNTY DEED RECORDS,  
SAID 3.000 ACRES WERE CONVEYED TO ALONZO CANTU, TRUSTEE, BY VIRTUE OF TRUSTEE'S DEED RECORDED UNDER  
DOCUMENT NUMBER 2142074, HIDALGO COUNTY OFFICIAL RECORDS;  
TRACT 5: 0.250 OF ONE ACRE BEING THE EAST HALF OF SAID LOT 10, OF SAID HOLLENBECK SUBDIVISION, SAID 0.250 OF ONE ACRE  
WAS CONVEYED TO ALONZO CANTU, TRUSTEE, BY VIRTUE OF WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2032943,  
HIDALGO COUNTY OFFICIAL RECORDS;  
TRACT 6: 0.250 OF ONE ACRE BEING THE EAST HALF OF LOT 12, OF SAID HOLLENBECK SUBDIVISION, SAID 0.250 OF ONE ACRE  
(PERTAINING TO TRACT 6 ONLY) WAS CONVEYED TO ALONZO CANTU, TRUSTEE, BY VIRTUE OF WARRANTY DEED RECORDED IN  
INSTRUMENT NUMBER 2112498, HIDALGO COUNTY OFFICIAL RECORDS;  
TRACT 7: 0.997 OF ONE ACRE BEING ALL OF LOTS 14 AND 16, OF SAID HOLLENBECK SUBDIVISION, SAID 0.997 OF ONE ACRE WAS  
CONVEYED TO ALONZO CANTU, BY VIRTUE OF GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2020389,  
HIDALGO COUNTY OFFICIAL RECORDS;  
AND TRACT 8: 2.396 ACRES BEING PART OR PORTION OUT OF SAID LOT 15, SOUTHEAST 1/4 SECTION 7, OF SAID HIDALGO CANAL  
COMPANY SUBDIVISION, SAID 2.396 ACRES WERE CONVEYED TO ALONZO CANTU, TRUSTEE, BY VIRTUE OF SPECIAL WARRANTY  
DEED RECORDED UNDER DOCUMENT NUMBER 1432509, HIDALGO COUNTY OFFICIAL RECORDS,  
WHICH SAID 7.393 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF LA PLACITA SUBDIVISION, ACCORDING TO THE PLAT  
RECORDED IN INSTRUMENT NUMBER 2103938, HIDALGO COUNTY MAP RECORDS FOR THE SOUTHWEST CORNER OF THIS HEREIN  
DESCRIBED TRACT;

1. THENCE, N 08° 41' 01" E (N 08° 46' 00" E MAP CALL) ALONG THE EAST LINE OF SAID LA PLACITA SUBDIVISION, AT A DISTANCE OF  
357.20 FEET PASS A NO. 4 REBAR FOUND (NORTHINGS: 16592181 710, EASTING: 1072335 400) AT THE SOUTHWEST CORNER OF  
THE WEST HALF OF SAID LOT 8, AT A DISTANCE OF 470.00 FEET PASS AN "X" MARK ON CONCRETE SET ON THE EXISTING  
SOUTH RIGHT-OF-WAY LINE OF UVALDE AVENUE, CONTINUING A TOTAL DISTANCE OF 495.00 FEET TO A NAIL SET ON THE  
NORTH LINE OF SAID LOT 8, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 18' 59" E ALONG THE NORTH LINES OF SAID LOTS 8 AND 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF  
UVALDE AVENUE, AT A DISTANCE OF 69.00 FEET PASS A NAIL SET, AT A DISTANCE OF 79.00 FEET PASS A NAIL SET AT THE  
NORTHEAST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF SAID LOT 10, AT A DISTANCE OF 158.00 FEET PASS A  
NAIL SET AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID LOT 10, CONTINUING A TOTAL DISTANCE OF 237.00 FEET  
TO A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 10 AND THE NORTHWEST CORNER OF SAID LOT 12, FOR AN OUTSIDE  
CORNER OF THIS TRACT;
3. THENCE, S 08° 41' 01" W ALONG THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF SAID LOT 12, AT A DISTANCE OF 25.00  
FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF UVALDE AVENUE, CONTINUING A TOTAL  
DISTANCE OF 137.80 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER  
OF SAID LOT 12 AND BEING ON THE SOUTH LINE OF SAID HOLLENBECK SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 18' 59" E ALONG THE SOUTH LINES OF SAID LOT 12 AND SAID HOLLENBECK SUBDIVISION, A DISTANCE OF 79.00  
FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF THE EAST HALF OF SAID LOT 12 AND THE SOUTH LINE OF SAID  
HOLLENBECK SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 08° 41' 01" E ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 12, AT A DISTANCE OF 112.80 FEET PASS A NO.  
4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF UVALDE AVENUE, CONTINUING A TOTAL DISTANCE OF 137.80  
FEET TO A NAIL SET AT THE NORTHWEST CORNER OF SAID EAST HALF OF SAID LOT 12, AND BEING WITHIN THE EXISTING  
RIGHT-OF-WAY OF UVALDE AVENUE, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 81° 18' 59" E ALONG THE NORTH LINES OF SAID LOTS 12, 14, AND 16, AND BEING WITHIN THE EXISTING  
RIGHT-OF-WAY OF UVALDE AVENUE, AT A DISTANCE OF 79.00 FEET PASS A NAIL SET AT THE NORTHEAST CORNER OF SAID  
LOT 12 AND THE NORTHWEST CORNER OF SAID LOT 14, AT A DISTANCE OF 237.00 FEET PASS A NAIL SET AT THE NORTHEAST  
CORNER OF SAID LOT 14 AND THE NORTHWEST CORNER OF SAID LOT 16, CONTINUING A TOTAL DISTANCE OF 395.00 FEET TO  
A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 16 AND THE NORTHWEST CORNER OF FAIRWAY DEVELOPMENT CORP.  
SUBDIVISION UNIT NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 22, PAGE 45, HIDALGO COUNTY MAP RECORDS,  
AND BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 6TH STREET FOR THE NORTHEAST CORNER OF THIS TRACT;
7. THENCE, S 08° 41' 01" W (N 08° 48' 00" W DEED AND MAP CALLS) ALONG A WEST LINE OF SAID FAIRWAY DEVELOPMENT CORP.  
SUBDIVISION UNIT NO. 2, A DISTANCE OF 357.20 FEET (357.48 FEET DEED CALL) TO A NO. 4 REBAR SET AT THE NORTHEAST  
CORNER OF FAIRWAY PLAZA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 35, PAGE 62B, HIDALGO COUNTY  
MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. THENCE, S 81° 34' 51" W (N 83° 38' E MAP CALL) ALONG A SOUTH LINE OF SAID LOT 16, A DISTANCE OF 27.20 FEET TO AN  
OUTSIDE CORNER OF SAID LOT 16 AND ON A BOUNDARY LINE OF SAID FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO.  
2, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 81° 18' 59" W (S 81° 12' E MAP CALL) ALONG A SOUTH LINE OF SAID LOT 16, A DISTANCE OF 27.00 FEET TO A NO. 4  
REBAR SET AT AN OUTSIDE CORNER OF SAID FAIRWAY DEVELOPMENT CORP. SUBDIVISION UNIT NO. 2, FOR AN INSIDE  
CORNER OF THIS TRACT;
10. THENCE, S 08° 41' 01" W (S 08° 48' 00" W DEED AND MAP CALLS) ALONG A WEST LINE OF SAID FAIRWAY DEVELOPMENT CORP.  
SUBDIVISION UNIT NO. 2, A DISTANCE OF 357.20 FEET (357.48 FEET DEED CALL) TO A NO. 4 REBAR SET AT THE NORTHEAST  
CORNER OF FAIRWAY PLAZA SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 35, PAGE 62B, HIDALGO COUNTY  
MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
11. THENCE, N 81° 18' 59" W (N 81° 12' 00" W DEED CALL) (S 81° 12' 00" E MAP CALL) ALONG THE NORTH LINES OF SAID FAIRWAY  
PLAZA SUBDIVISION AND WICHITA COMMERCIAL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE  
169A, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 365.85 FEET PASS A NO. 4 REBAR SET, CONTINUING A TOTAL  
DISTANCE OF 658.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.393 ACRES OF LAND, MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS)  
SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR  
EASEMENTS, APPROVED BY THIS PLAT. DOES NOT CONSTITUTE CONVEYANCE, WAIVER,  
ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON  
THE PLAT, OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION  
OR DESCRIPTION SHOWN ON THE PLAT.

O.E. BRAND JR., PRESIDENT MARK FREELAND, SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE STATE OF TEXAS  
COUNTY OF HARRIS

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS UVALDE VILLAS  
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 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. R.O.W.  
DEDICATION FOR N MCCOLL ROAD BEING DEDICATED BY THIS PLAT.

TGO UVALDE VILLAS GP, LLC

STEVE LOLLIS, TGO UVALDE 21, LP  
A TEXAS LIMITED PARTNERSHIP  
9907 MOOREBERRY  
HOUSTON, TX 77080

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE LOLLIS, KNOWN TO ME TO BE  
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE  
EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

THE STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, LIEN HOLDER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS UVALDE VILLAS  
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 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. R.O.W.  
DEDICATION FOR N MCCOLL ROAD BEING DEDICATED BY THIS PLAT.

LONE STAR NATIONAL BANK

S. DAVID DEANDA JR., PRESIDENT  
520 E. NOLANA AVENUE  
MCALLEN, TX 78504

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 INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE  
EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117368 DATE: \_\_\_\_\_  
STATE OF TEXAS DATE REVISED: 11-03-22  
DATE PREPARED: 03-26-2021  
ENGINEERING JOB NO. 21038.00



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF  
TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF UVALDE VILLAS  
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.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR NO. 6238  
STATE OF TEXAS  
DATE SURVEYED: 01-18-2012  
SURVEY JOB NO. 21934.08



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  
APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

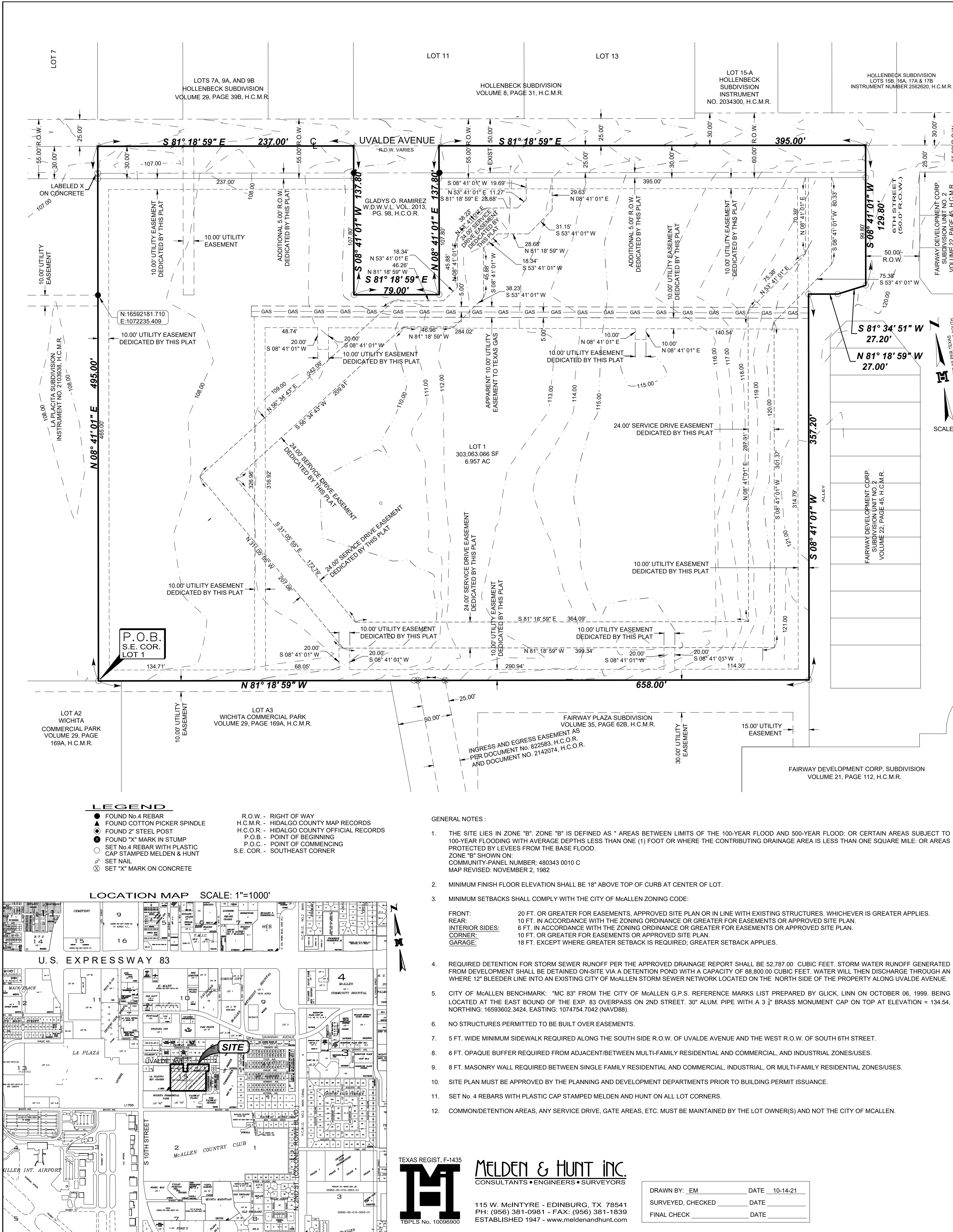


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

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

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



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

DRAWN BY: EM DATE 10-14-21  
SURVEYED, CHECKED DATE  
FINAL CHECK DATE





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2022

### SUBDIVISION NAME: UVALDE VILLAS SUBDIVISION

#### 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

Revisions Needed:

-Verify compliance of existing paving conditions with paving requirements shown above prior to recording. Widening required for 40 ft. pavement width.

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

\*\*Monies must be escrowed if improvements are required prior to recording.

South 6th Street: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

\*As per site plan submitted 10/21/22, property will not have access through South 6th Street.

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

\*\*\*Monies must be escrowed if improvements are required prior to recording

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts.

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-105

Required

Applied

NA

NA

Compliance

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial and multi-family properties.

\*\*As per Public Works Department, please provide service drive for trash collection of Multi-family subdivision.

\*\*\*As per plat submitted on November 4, 2022 24 ft. Service Drive Easement dedicated by plat in lieu of alley.

Applied

##### SETBACKS

Front: 20 ft. or greater for easements, approved site plan or in line with existing structures, whichever is greater applies.

\*\*Zoning Ordinance: Section 138-356

\* Rear: 10ft. in accordance with the Zoning Ordinance or greater for easements or approved site plan.

\*\*Zoning Ordinance: Section 138-356

Applied

Applied

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

<ul style="list-style-type: none"> <li>* Interior Sides: 6 ft. in accordance with the Zoning Ordinance or greater for easements or approved site plan.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Corner: 10 ft. or greater for easements or approved site plan.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage: 18 except where greater setbacks is required; greater setback applies.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
	Applied
	Applied
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk along Uvalde Avenue and South 6th Street.</li> <li>Revisions Needed:</li> <li>-Revise note as shown above prior to recording.</li> <li>**Proposing: 5 ft. Wide Minimum sidewalk required along the south side R.O.W of Uvalde Avenue and the west R.O.W of South 6th street.</li> <li>***5 ft. sidewalk might be required by Engineering Department prior to final plat.</li> <li>****Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
	Applied
	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>*Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>Revisions Needed:</li> <li>-Clarify prior to recording, if note will remain as it a requirement not a required plat note.</li> <li>* Common Detention Areas, any service drive, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if subdivision is proposed to be public.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
	Required
	Applied
	NA
	NA

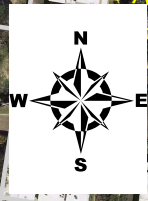


<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-3A Proposed: R-3A</li> <li>**Rezoning approved at P&amp;Z meeting of August 3, 2021 and at City Commission on August 23, 2021.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>**Rezoning approved at P&amp;Z meeting of August 3, 2021 and at City Commission on August 23, 2021.</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per Parks Department, City Manager's Office will review if land dedication or fees will be required prior to recording. Land dedication is calculated at 2 acres and Park fees of \$88,200 based on (\$700 X 126) per lot/ dwelling unit to be paid prior to recording.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, City Manager's Office will review if land dedication or fees will be required prior to recording. Land dedication is calculated at 2 acres and Park fees of \$88,200 based on (\$700 X 126) per lot/ dwelling unit to be paid prior to recording.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's Office. As per Parks Department, City Manager's Office will review if land dedication or fees will be required prior to recording. Land dedication is calculated at 2 acres and Park fees of \$88,200 based on (\$700 X 126) per lot/ dwelling unit to be paid prior to recording.</li> </ul>	Applied
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation approved, TIA not required, but engineer will be submitting.</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* As per Traffic Department, TIA is not required, however engineer will be submitting.</li> </ul>	Required

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"><li>-Must comply with City's Access Management Policy</li><li>-Include ROW dimensions for alley adjacent to eastern plat boundary, prior to recording. Minimum 20 ft. ROW required with any dedication needed by this plat to assure compliance.</li><li>-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 recording.</li><li>-Provide copy of document #822583 and #2142074 for "50 ft. ingress and egress easement" on the property to the south. As of October 21st, 2022 engineer has submitted documents for staff review, pending clarification from engineer if easement will be utilized as part of this development, as per Engineer Uvalde Villas Subdivision will not be utilizing the ingress and egress easement as recorded in H.C.O.R. under Document No, 822583 &amp; Doc. No. 2142074 for this development now or in the future.</li></ul>	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



# LOCATION





SUB2022-0094



City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>San Felipe on Northgate Lane</u>
	Location _____
Owner	City Address or Block Number <u>400 NORTHGATE LN</u>
	Number of lots <u>5</u> Gross acres <u>2.72</u> Net acres <u>N/A</u>
	Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use <small>SINGLE FAMILY RESIDENTIAL</small> Proposed Land Use <small>SINGLE FAMILY RESIDENTIAL</small> Irrigation District # <u>2</u>
	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"/>
	Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u>
	Parcel No. <u>162760</u> Tax Dept. Review <u>MLK</u>
	Legal Description <u>BEING A 2.72 ACRE TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO.1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</u>
	Name <u>FORTIS LAND HOLDINGS, LLC</u> Phone <u>(956) 682-4775</u>
	Address <u>5111 N. 10TH STREET #324</u>
Developer	City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u>
	E-mail <u>OMAR@OGBUILD.COM</u>
	Name <u>FORTIS LAND HOLDINGS, LLC</u> Phone <u>(956) 682-4775</u>
	Address <u>5111 N. 10TH STREET #324</u>
	City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u>
Engineer	Contact Person <u>OMAR F. GARCIA</u>
	E-mail <u>OMAR@OGBUILD.COM</u>
	Name <u>RIO DELTA ENGINEERING</u> Phone <u>(956) 380-5152</u>
	Address <u>921 S. 10TH AVE.</u>
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u>
Surveyor	Contact Person <u>IVAN GARCIA P.E., R.P.L.S.</u>
	E-mail <u>RIODELTA2004@YAHOO.COM</u>
	Name <u>RIO DELTA ENGINEERING</u> Phone <u>(956) 380-5152</u>
	Address <u>921 S. 10TH AVE.</u>
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78573</u>

ENTERED

AUG 15 2022

Initials

*Am*



## 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 8/10/22

Print Name Omar Garcia

Owner ☒

Authorized Agent ☐

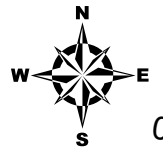
LOT 11

HOBBS DR

9299

8 LOCATION

9



0

PROPOSED SAN FELIPE ON  
NORTHGATE LANE SUBDIVISION

CARLINA SUBDIVISION  
LOT 1

NORTHGATE LN

0013-01

13

0013-06

12

-02

-01

11

LOT 1

EBONY CENTER  
SUBDIVISION

LOT 2

0013-02

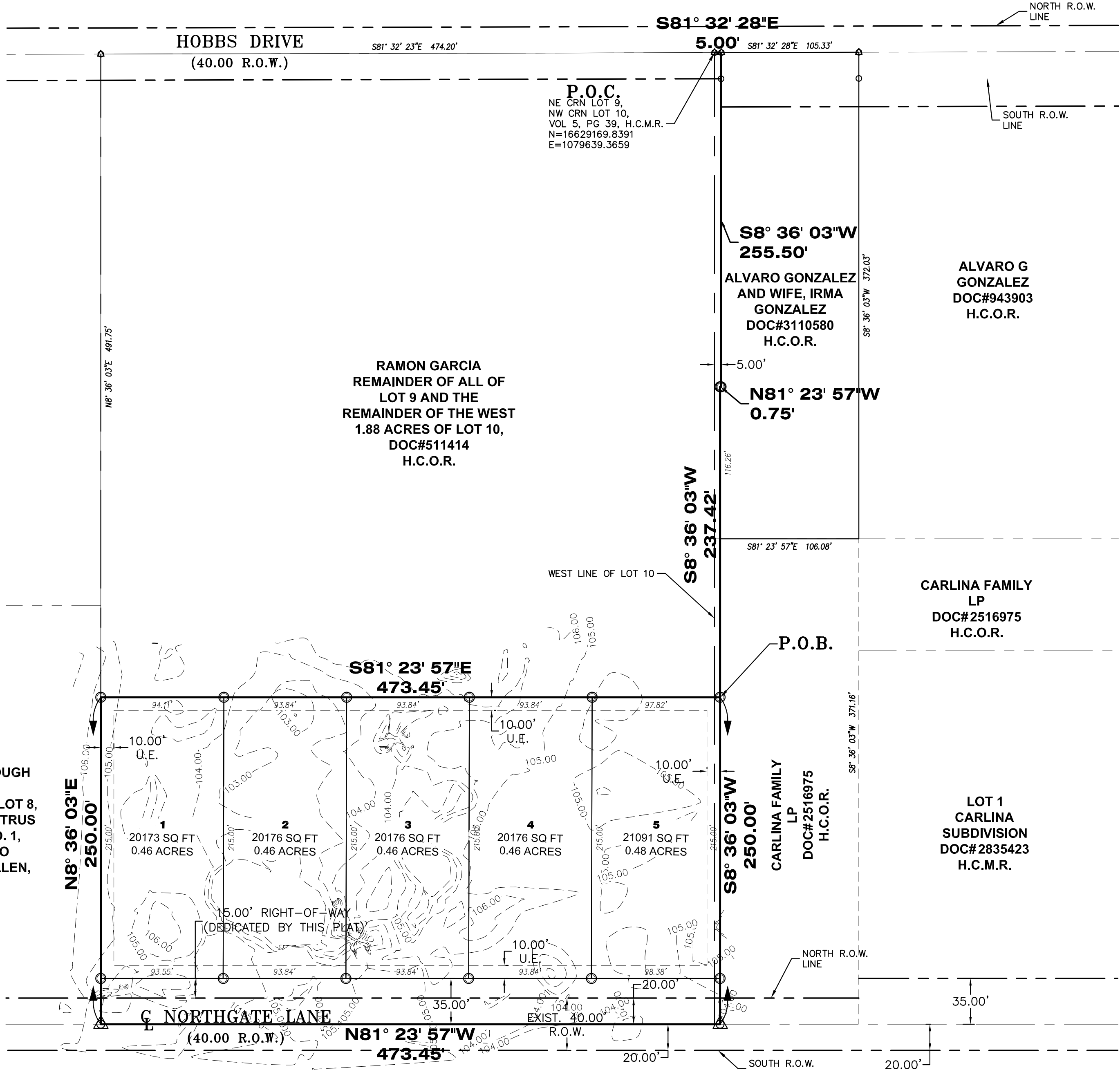
ED EAGLE'S NEST  
BDIVISION

N 2ND ST



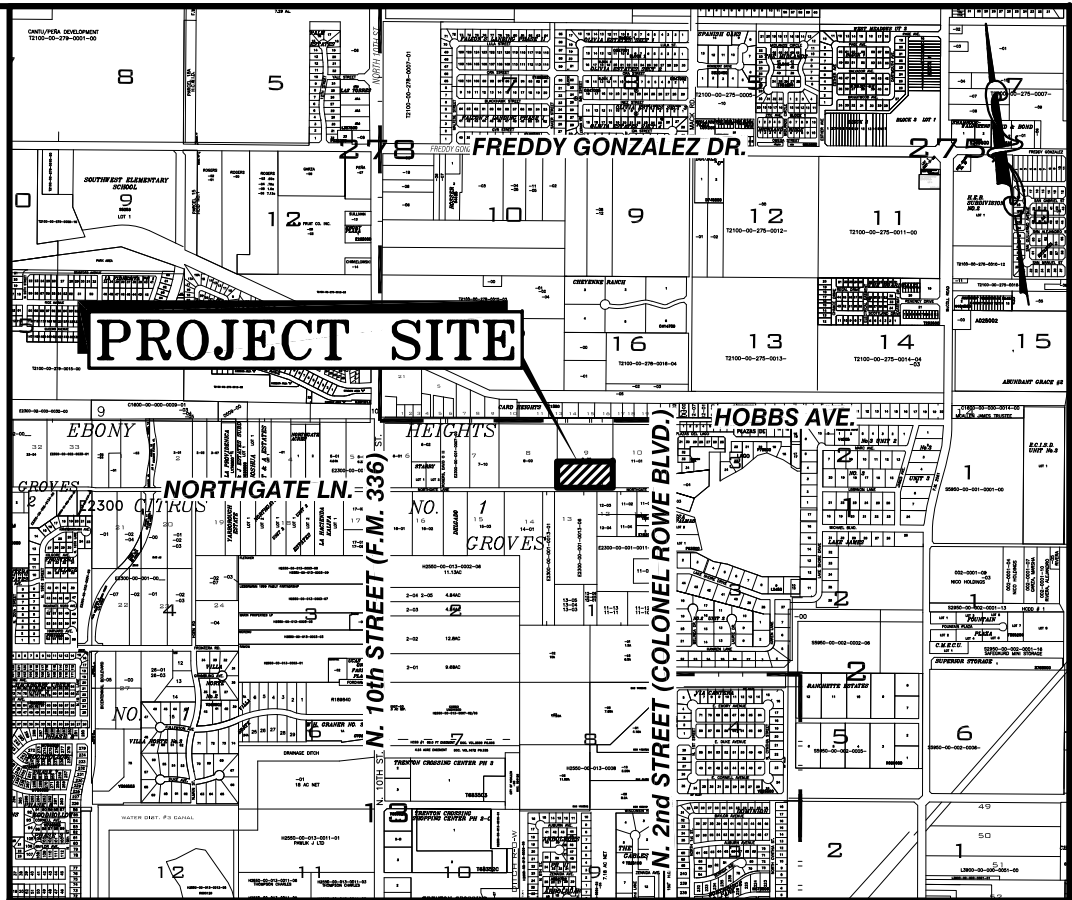
# SAN FELIPE ON NORTHGATE LANE SUBDIVISION

BEING A 2.72 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



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

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



LOCATION MAP SCALE: 1" = 2000'

**METES AND BOUNDS DESCRIPTION:**  
BEING A 2.72 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9 AND THE WEST 1.88 ACRES OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 2.72 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 9 OF THE SAID EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, SAME POINT BEING THE NORTHWEST CORNER OF THE SAID LOT 10, AND SAME BEING A POINT ON THE CENTERLINE OF HOBBS DRIVE;

THENCE S 81° 32' 28" E ALONG THE NORTH LINE OF THE SAID LOT 10, SAME BEING ALONG THE CENTERLINE OF HOBBS DRIVE, A DISTANCE OF 5.00 FEET TO A CALCULATED POINT;

THENCE S 8° 36' 03" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, A DISTANCE OF 255.50 FEET TO A CALCULATED POINT;

THENCE N 81° 23' 57" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID LOT 10, A DISTANCE OF 0.75 FEET TO A CALCULATED POINT;

THENCE S 8° 36' 03" W ACROSS THE SAID LOT 10, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, A DISTANCE OF 237.42 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 8° 36' 03" W ACROSS THE SAID LOT 10, PASSING AT A DISTANCE OF 230.00 FEET A 1/2-INCH IRON ROD FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 250.00 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81° 23' 57" W ALONG THE SOUTH LINE OF THE SAID LOTS 10 AND 9, SAME BEING ALONG THE CENTERLINE OF NORTHGATE LANE, A DISTANCE OF 473.45 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8° 36' 03" E ACROSS THE SAID LOT 9, SAME BEING PARALLEL TO THE WEST LINE OF THE SAID LOT 10, PASSING AT 20.00 FEET A CALCULATED POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 250.00 FEET TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 23' 57" E ACROSS THE SAID LOT 9, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID LOT 9, A DISTANCE OF 473.45 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.72 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 20.00 FEET (0.22 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF NORTHGATE LANE (40.00 FOOT ROAD).

## GENERAL PLAT NOTES:

- THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "A" WHEN PERTAINING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0325 D MAP REVISED JUNE 6, 2000.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAGD 1929) OR 107.15 (NAVD 88). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT: 45 FT. OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURE OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
REAR: 10 FT. OR GREATER FOR EASEMENTS.  
SIDES: 6 FT. OR GREATER FOR EASEMENTS.  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- A DRAINAGE DETENTION OF 5.998 CF OR 0.138 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION, OR 1.200 CF OR 0.0027 PER LOT. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTHGATE LANE.
- CITY OF McALLEN BENCHMARK (MC50-1) SET BY J.A. GARZA ASSOCIATES L.L.C. A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE WEST BOUND OF 10TH STREET, IN BETWEEN TRENTON ROAD AND FULLERTON ROAD.  
NORTHING=16626260.81559 EASTING= 1076787.99709 ELEV= 106.511
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES
- PERIMETER BUFFER MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

## OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HIDALGO  
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SAN FELIPE ON NORTHGATE LANE 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.

OMAR GARCIA (MANAGING MEMBER) DATE  
FORTIS LAND COMPANY, LLC (OWNER)  
222 WEST UNIVERSITY DRIVE  
EDINBURG, TEXAS 78539

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR GARCIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_-\_\_\_\_-\_\_\_\_

## HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

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

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
PRESIDENT

## HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

## STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

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

\_\_\_\_\_  
CITY MAYOR

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

I, THE UNDERSIGNED, CHAIR 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.

\_\_\_\_\_  
PLANNING AND ZONING CHAIR

## STATE OF TEXAS - COUNTY OF HIDALGO

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

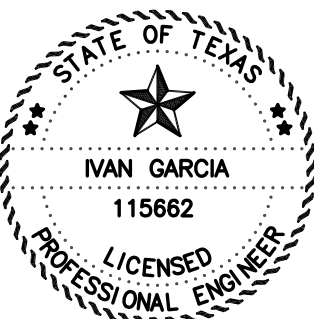
IVAN GARCIA P.E., R.P.L.S. DATE  
REG. PROFESSIONAL LAND SURVEYOR No. 6469  
SURVEY FIRM No. 10194027



## STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E., R.P.L.S. DATE  
REG. PROFESSIONAL ENGINEER No. 115662

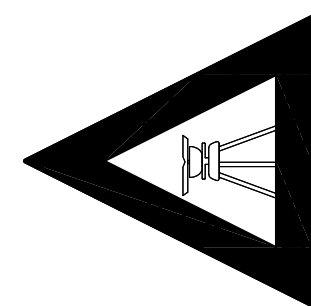


Y: RDE SUBDIVISIONS 2021\SUB 21.055 - NORTHGATE FEASIBILITY - RAMON GARCIA DWS\SUB 21.055 - PLAT SHEET.dwg RODELTA 11/11/2022 8:53 AM

PRINCIPAL CONTACTS:					
NAME	ADDRESS	PHONE & FAX			
OWNER(S): FORTIS LAND COMPANY, LLC	222 WEST UNIVERSITY DRIVE	EDINBURG, TX. 78539			
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380-5152	(956) 380-5083	
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539	(956) 380-5152	(956) 380-5083	

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



ISSUED FOR:  
**FINAL**

PLAT SHEET  
SAN FELIPE ON NORTHGATE LANE SUBDIVISION  
MCALLEN, TEXAS  
HIDALGO COUNTY

PROJECT :

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	EDWIN PENA
SCALE:	1"=60'
DATE:	NOVEMBER 11, 2022
PROJECT:	SUB 21.055
REVISIONS:	
PAGE NO.:	1-OF-1



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: 11/11/2022

### SUBDIVISION NAME: SAN FELIPE ON NORTHGATE LANE

#### REQUIREMENTS

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

Northgate Lane: 15 ft. ROW dedication for 35 ft. from centerline for 70 ft. total ROW.  
 Paving: 44 ft. Curb & gutter: Both Sides.  
 Revisions needed:  
 - Please label existing ROW from both sides of centerline and provide how existing ROW was dedicated on plat prior to recording.  
 - Please provide total ROW after accounting for dedication prior to recording.  
 \*\*\*\*Subdivision Ordinance: Section 134-105  
 \*\*\*\*\*Monies must be escrowed if improvements are required prior to recording.  
 \*\*\*\*\*COM Thoroughfare Plan

Required

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

Applied

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

Compliance

NA

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 setbacks of existing structures or greater for easements, whichever is greater applies.

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

\* Rear: 10 ft. or greater for easements

\*\*Zoning Ordinance: Section 138-356

\* Interior sides: 6 ft. or greater for easements.

\*\*Zoning Ordinance: Section 138-356

\* Corner

\*\*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

NA

Applied

Applied

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

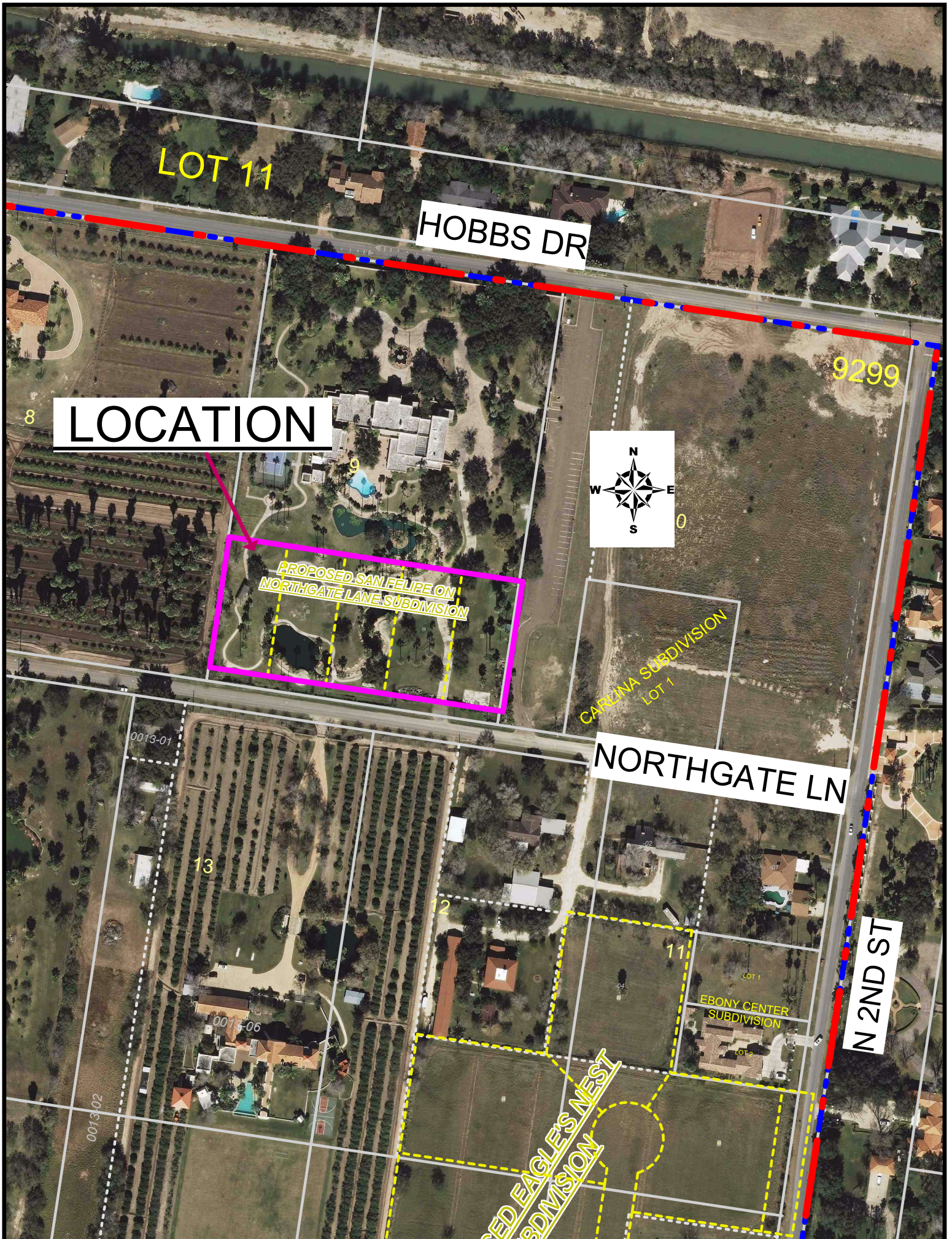


<b>SIDEWALKS</b>	
4 ft. wide minimum sidewalk required on Northgate Lane **Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * 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 public streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
	NA
	Applied
	NA
	Required
	Required
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
	Compliance
<b>ZONING/CUP</b>	
* Existing: R-1 (Single-Family) Proposed: R-1 (Single-Family) ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Compliance
	Compliance

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

<b>PARKS</b>	
* Land dedication in lieu of fee. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Park Fee of \$3,500 (\$700 X 5 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Pending review by the City Manager's Office. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation waived for 5 single family residential lots.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
** As per Traffic Department, Trip Generation waived for 5 single family residential lots.	
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Must comply with Engineering Department requirements prior to recording.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



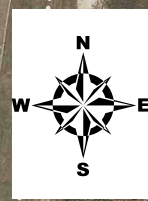


LOT 11

HOBBS DR

9299

LOCATION



PROPOSED SAN FELIPE ON  
NORTHGATE LANE SUBDIVISION

CARENA SUBDIVISION  
LOT 1

NORTHGATE LN

N 2ND ST

EBONY CENTER  
SUBDIVISION

RED EAGLES NEST  
SUBDIVISION

0013-01

13

0013-06

0013-02

2

11

LOT 1

LOT 2

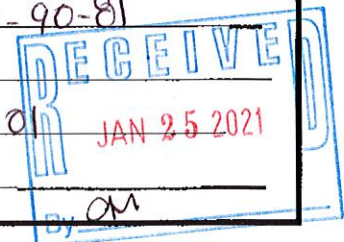




City of McAllen  
Planning Department  
**APPLICATION FOR  
SUBDIVISION PLAT REVIEW**

**SUB2021-0006**  
1300 Houston Avenue  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

<b>Project Description</b>	<p>Subdivision Name <u>Newhaus Estates</u></p> <p>Location <u>South side of newhaus drive approx. 570' west from</u> <u>Gentron Rd. McAllen Tx.</u></p> <p>City Address or Block Number <u>Lots 1, 2 and 3 McAllen</u></p> <p>Number of lots <u>5</u> Gross acres <u>5.72</u> Net acres <u>5.46</u></p> <p>Existing Zoning <u>AG</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>2 house</u> Proposed Land Use <u>5 Rsid - house</u> Irrigation District # _____</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 Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Legal Description <u>A 5.72 Gross acre tract of land, more or less out of and</u> <u>forming a part of Lots 1, 2 and 3 McAllen first suburban circle shown + lido Tx.</u></p>
<b>Owner</b>	<p>Name <u>Empire Investment</u> Phone _____ <u>by Hector Guerra LLC.</u></p> <p>Address <u>3600 Granacha Court</u></p> <p>City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u></p> <p>E-mail _____</p>
<b>Developer</b>	<p>Name _____ Phone <u>9</u></p> <p>Address <u>Same as above</u></p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
<b>Engineer</b>	<p>Name <u>MAS Engineering</u> Phone <u>(956) 537-13-11</u></p> <p>Address <u>3911 N 10th Street, Suite H</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>Contact Person <u>Maria A. Salinas</u></p> <p>E-mail _____</p>
<b>Surveyor</b>	<p>Name <u>David O. Salinas</u> Phone <u>(956) 682-90-81</u></p> <p>Address <u>2221 Raffidil Ave</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>E-mail _____</p>





## 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" Sealed Survey showing existing structures/easements  
or 3 blue-line copies
- \_\_\_\_\_ 2 Location Maps
- \_\_\_\_\_ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- \_\_\_\_\_ 6 Folded blue-line prints of the proposed plat
- \_\_\_\_\_ 2 Warranty Deeds (Identifying owner on application)
- \_\_\_\_\_ Autocad DWG file 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 blue-line 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 \_\_\_\_\_

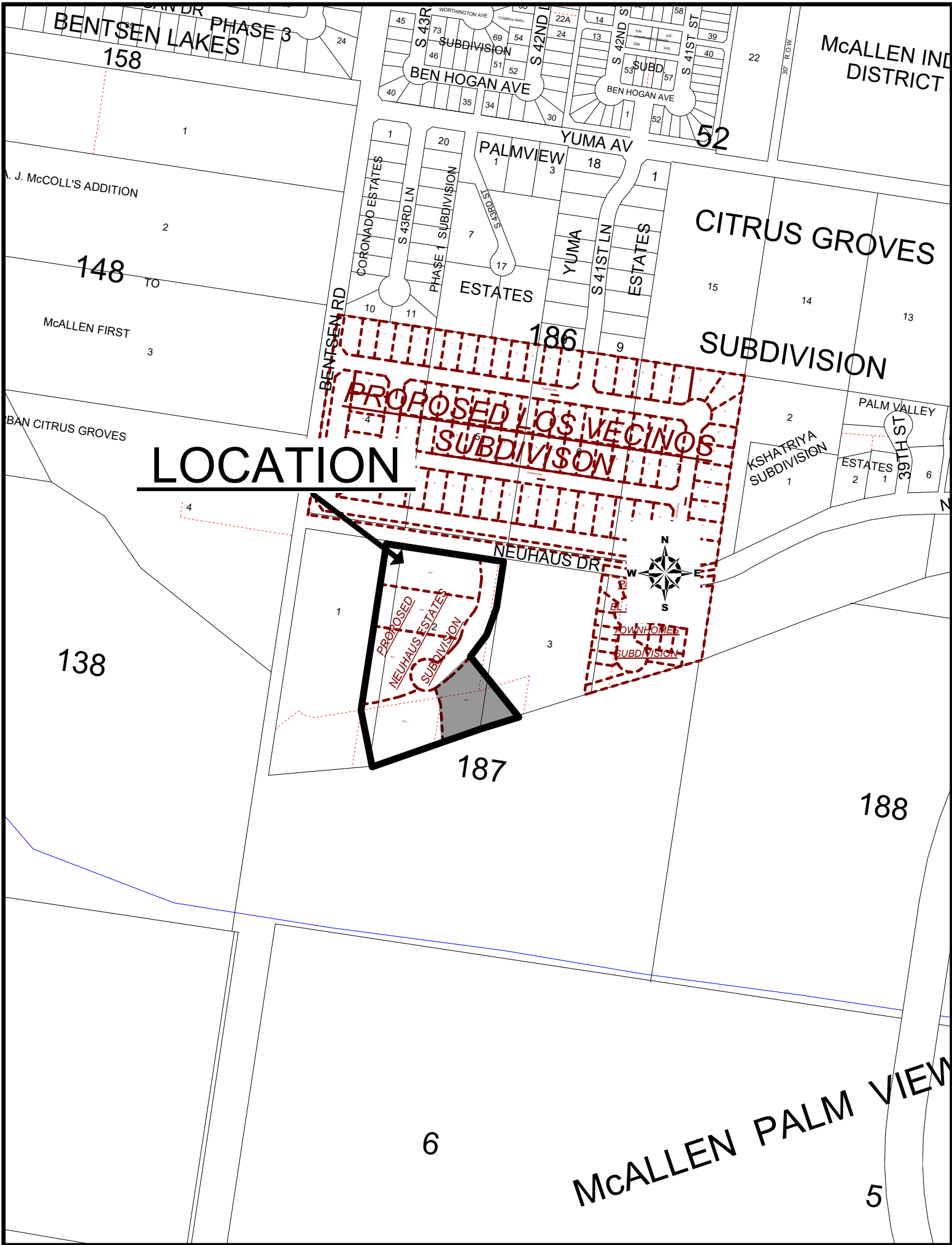
Date \_\_\_\_\_

Print Name \_\_\_\_\_

Owner ☐

Authorized Agent ☐

Rev 03/11



**LOCATION**

**PROPOSED LOS VECINOS  
SUBDIVISION**

**PROPOSED  
NEUHAUS ESTATES  
SUBDIVISION**

**DOWNHOMES  
SUBDIVISION**

**CITRUS GROVES  
SUBDIVISION**

**KSHATRIYA  
SUBDIVISION**

**PALM VALLEY  
ESTATES**

**148**

**138**

**187**

**188**

**6**

**5**

**McALLEN PALM VIEW**

**McALLEN IND  
DISTRICT**

**BENTSEN LAKES  
PHASE 3**

**BEN HOGAN AVE  
SUBDIVISION**

**BEN HOGAN AVE  
SUBD**

**PALMVIEW**

**YUMA AV**

**YUMA**

**S 41ST LN**

**ESTATES**

**CORONADO ESTATES**

**S 43RD LN**

**PHASE 1 SUBDIVISION**

**ESTATES**

**186**

**NEUHAUS DR**



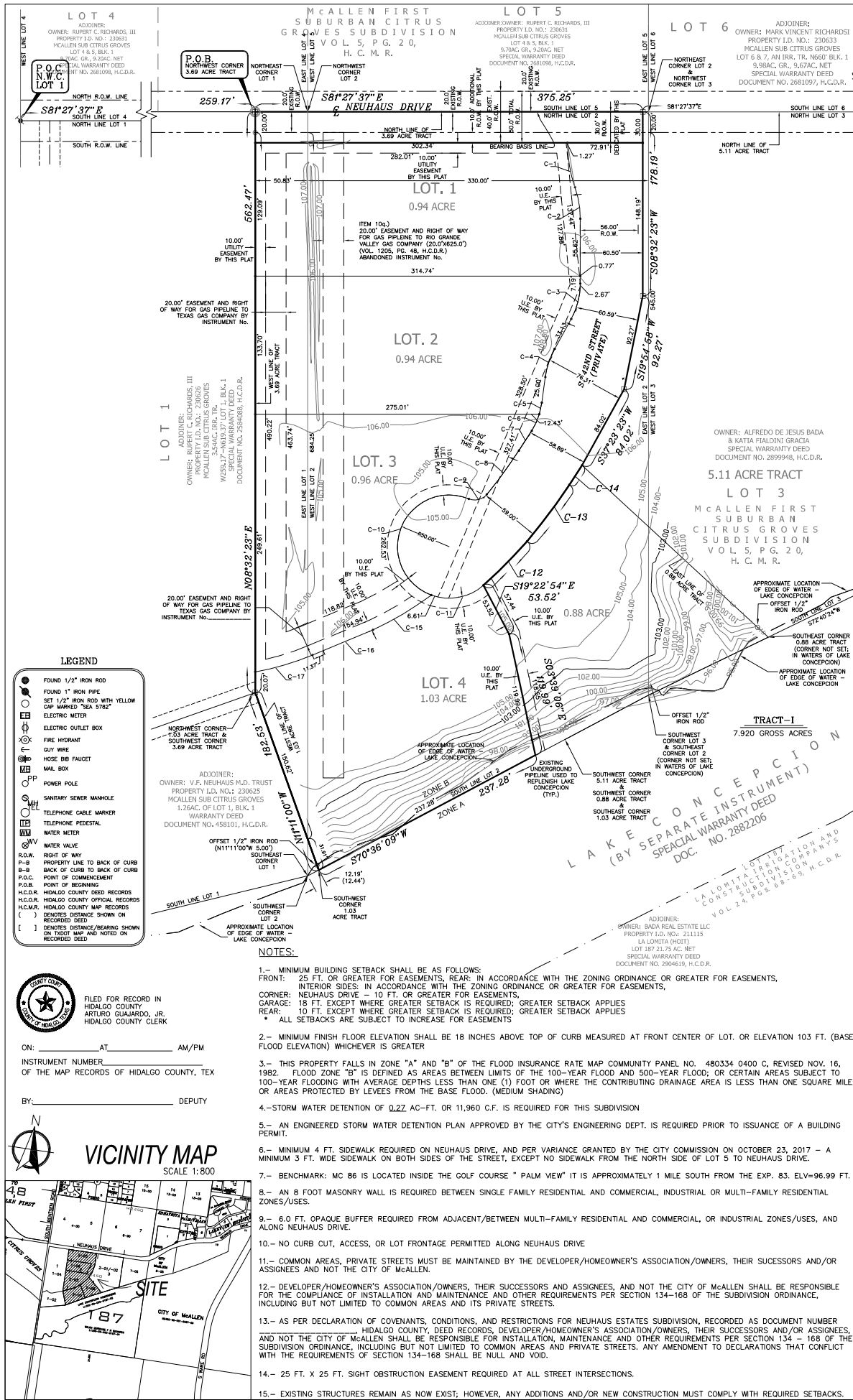
**A. J. McCOLL'S ADDITION**

**McALLEN FIRST**

**BAN CITRUS GROVES**

**McALLEN IND  
DISTRICT**





**MAP of**  
**NEUHAUS ESTATES SUBDIVISION**  
**(PRIVATE SUBDIVISION)**  
**McALLEN, TEXAS**

**METES AND BOUNDS DESCRIPTION**

BEING A 5.72 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOTS 1 AND 2, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.72 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE NORTHWEST CORNER OF SAID LOT 1 LOCATED IN THE CENTER OF NEUHAUS DRIVE; THENCE, AS FOLLOWS:

SOUTH 81 DEGREES 27 MINUTES 37 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1 BEING LOCATED IN THE CENTER OF SAID NEUHAUS DRIVE, A DISTANCE OF 259.17 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 27 MINUTES 37 SECONDS EAST, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 50.83 FEET PASS THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 2, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 375.25 FEET IN ALL TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 32 MINUTES 23 SECONDS WEST, A DISTANCE OF 20.0 FEET PASS A COTTON PICKER SPINDLE FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF LINE OF SAID NEUHAUS DRIVE, AT A DISTANCE OF 178.19 FEET IN ALL TO A COTTON PICKER SPINDLE FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 19 DEGREES 54 MINUTES 58 SECONDS WEST, A DISTANCE OF 92.27 FEET TO A COTTON PICKER SPINDLE FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 38 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 245.38 FEET TO A POINT LOCATED IN THE WATERS OF LAKE CONCEPCION FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT; SAID POINT IS MONUMENTED BY A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" FOUND NORTH 38 DEGREES 41 MINUTES 55 SECONDS WEST, A DISTANCE OF 14.0 FEET FROM SAID POINT;

(5) THENCE, SOUTH 72 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 128.73 FEET TO A POINT LOCATED IN THE WATERS OF SAID LAKE CONCEPCION FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT; SAID POINT IS MONUMENTED BY A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" FOUND NORTH 08 DEGREES 32 MINUTES 23 SECONDS EAST, A DISTANCE OF 14.0 FEET FROM SAID POINT;

(6) THENCE, SOUTH 70 DEGREES 36 MINUTES 09 SECONDS WEST (SOUTH 70 DEGREES 35 MINUTES 27 SECONDS WEST - DEED), A DISTANCE OF 361.34 FEET IN TO A POINT LOCATED IN THE WATERS OF SAID LAKE CONCEPCION FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT; SAID POINT IS MONUMENTED BY A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" FOUND NORTH 11 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.0 FEET FROM SAID POINT;

(7) THENCE, NORTH 11 DEGREES 11 MINUTES 00 SECONDS WEST, PASSING THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 182.53 FEET (182.49 FEET - DEED) TO A COTTON PICKER SPINDLE FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, NORTH 08 DEGREES 32 MINUTES 23 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2, A DISTANCE OF 542.47 FEET PASSING A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NEUHAUS DRIVE, AT A DISTANCE OF 562.47 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.72 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 20.0 FEET (OR 0.17 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID NEUHAUS DRIVE, LEAVING 5.55 NET ACRES OF LAND, MORE OR LESS.

BASES OF BEARING: NORTH LINE OF LOT 3, McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, H.C.D.R.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NEUHAUS ESTATES 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 THE NEUHAUS ESTATES HOMEOWNER'S ASSOCIATION. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTIONS OF NEUHAUS DRIVE FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

ALFREDO PEREZ GARZA  
2400 SOUTH 43 RD ST.  
McALLEN, TX. 78503  
(956) 862 0633

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALFREDO PEREZ GARZA/ ELENA RAMIREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HIDALGO

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NEUHAUS ESTATES 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 THE NEUHAUS ESTATES HOMEOWNER'S ASSOCIATION. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTIONS OF NEUHAUS DRIVE FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

ALFREDO DE JESUS BADA  
4201 NEUHAUS  
McALLEN, TEXAS 78503

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALFREDO DE JESUS BADA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING 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 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 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 49.211(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. DISTRICT MANAGER

DATE

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  
LICENSED PROFESSIONAL ENGINEER # 96611  
3911 N. 10TH STREET, SUITE H  
McALLEN, TEXAS 78501

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 PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, RPLS  
SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL AVE. McALLEN, TEXAS 78501  
(956) 682-9081

STATE OF TEXAS  
COUNTY OF HIDALGO

I/WE THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NEUHAUS ESTATES 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 THE NEUHAUS ESTATES HOMEOWNER'S ASSOCIATION. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTIONS OF NEUHAUS DRIVE FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

BY: ISAAC KIM LORIS KIM

DATE

4225 NEUHAUS DRIVE  
McALLEN, TEXAS 78503

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ISSAC KIM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC

DATE OF PREPARATION: 10-25-2022

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

3911 N. 10TH STREET, SUITE H  
McALLEN, TEXAS. 78501

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



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2022

### SUBDIVISION NAME: NEUHAUS ESTATES SUBDIVISION

#### REQUIREMENTS

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

Neuhaus Drive: 10 ft. ROW dedication required for 30 ft. from centerline for 60 ft. ROW  
Paving: 40 ft. Curb & gutter: Both sides  
\*Owner must escrow monies for improvements not constructed prior to plat recording.  
\*\*Variance approved at City Commission meeting of November 22, 2021 to not pay or escrow monies for this Neuhaus Drive paving and drainage requirements.  
\*\*\*City of McAllen Thoroughfare Plan

Applied

S. 42nd Street (private): 56-76.31 ft. ROW proposed  
Paving: min. 32 ft. Curb & gutter: both sides  
\*Private streets shall comply with and built according to city standards  
\*\*Project engineer, on behalf of the developer requested a variance to allow one-20 ft. entrance and one-14 ft. wide exit lane with a 10 ft. median with existing trees instead of the 32 ft. cross section as required for single family residential development.  
\*\*\*City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side at their meeting on October 23, 2017.  
\*\*\*\*Improvements must be escrowed if not built prior to recording.  
\*\*\*\*\*Cul-de-sac must 96 ft. paving diameter face-face  
\*\*\*\*\*City of McAllen Thoroughfare Plan

Applied

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

Applied

\* 1200 ft. Block Length.

Compliance

\*\*Subdivision Ordinance:134-118

\* 600 ft. Maximum Cul-de-Sac

Compliance

\*\*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  
\*\*Zoning Ordinance: Section 138-356  
\* Rear: In accordance with the Zoning Ordinance, or greater for easements  
\*\*Zoning Ordinance: Section 138-356  
\* Interior Sides: In accordance with the Zoning Ordinance, or greater for easements  
\* Corner: Neuhaus Drive - 10 ft. or greater for easements  
\*\*Zoning Ordinance: Section 138-356  
\* Garage: 18 ft. except where greater setback is required; greater setback applies  
\*\*Zoning Ordinance: Section 138-356

Applied

Applied

Applied

Applied

Applied

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



*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<p>4 ft. wide minimum sidewalk required along Neuhaus Drive and on the west side of S.42nd Street through the northwest corner of Lot 4.</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> <li>- Plat note #6 will need to be revised as shown above prior to recording.</li> <li>**Project engineer, on behalf of the developer requested a 3 ft. wide sidewalk on the east side due to the existing trees and property line.</li> <li>***City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side from the north of Lot 5 at their meeting on October 23, 2017.</li> <li>****If Lot 5 is added in the future, sidewalk requirement will extend to the north side of the lot.</li> <li>***Subdivision Ordinance: Section 134-120</li> </ul> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	Required
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Neuhaus Drive</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along Neuhaus Drive.</p> <p>**City's Access Management Policy</p>	Applied
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
<p>* Common areas, private streets, must be maintained by the lot owners and not the City of McAllen</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>***Subdivision Ordinance: Section 134-168</p>	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies for public subdivisions</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Subdivision Ordinance 138-168 for private subdivisions</p>	Required
<b>LOT REQUIREMENTS</b>	
<p>* Lots fronting public streets or private</p> <p>**Zoning Ordinance: Section 138-1</p>	Compliance
<p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance

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

<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1	Applied
**Zoning Ordinance: Section 138-176	
* Rezoning Needed Before Final Approval	NA
<b>PARKS</b>	
* Land dedication in lieu of fee .	NA
* Park Fee of \$700 dwelling unit/lot x 5 = \$3,500 to be paid prior to recording	Required
* Pending review by the City Manager's Office.	NA
<b>TRAFFIC</b>	
* Per Traffic Department Trip Generation has been honored. No TIA is required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy **Final approval expired for this subdivision originally submitted in 2017. ***Variance request approved at the City Commission meeting of October 23, 2017 allowing a 17 ft. wide exit lane with no sidewalks on the east side from the north of Lot 5. ***If Lot 5 is added in the future, sidewalk requirement will extend to the north side of the lot. ***Money must be escrowed if improvements are not built prior to recording. ***Variance approved at City Commission meeting of November 22, 2021 to not pay or escrow monies for this Neuhaus Drive paving and drainage requirements. ****Subdivision plat submitted on May 26, 2022 changed in acreage and lot numbers; therefore, it will need to be presented to P&Z in revised final form. *****Subdivision plat submitted on October 26, 2022 changed in acreage and lot numbers from 5 to 4; therefore, it will need to be presented to P&Z in revised final form. *****Must comply with Fire Department access road requirements	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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







Sub2022-0062



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

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

<b>Project Description</b>	<p>Subdivision Name <u>ANDARA APARTMENTS AT WARE SUBDIVISION</u></p> <p>Location <u>East side of Ware Rd., approx. 700 feet North of Mile 5 (Auburn Ave.)</u></p> <p>City Address or Block Number <u>8200 N. WARE RD</u></p> <p>Number of lots <u>27</u> Gross acres <u>10</u> Net acres <u>9.20</u></p> <p>Existing Zoning <u>A-O</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi-Family</u> Irrigation District # <u>2</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>to, 898.61 Est. only</u></p> <p>Parcel No. <u>210551</u> Tax Dept. Review <u>McContra</u></p> <p>Legal Description <u>The South 10 acres of the North 15 acres of Lot 52, La Lomita Irrigation &amp; Construction Company's Subdivision</u></p>
<b>Owner</b>	<p>Name <u>Gloria B. Brady, individually; and as Independent Executrix of the Estate of H.J. Brady aka Harold Judson Brady, deceased and as Testamentary Trustee of "The Gloria B. Brady Marital Trust", UTW of H.J. Brady aka Harold Judson Brady, deceased.</u> Phone <u>956-997-7777</u></p> <p>Address <u>PO BOX 663</u></p> <p>City <u>Hidalgo</u> State <u>Texas</u> Zip <u>78557</u></p> <p>E-mail <u>bradco3320@aol.com</u></p>
<b>Developer</b>	<p>Name <u>Caltia Construction, LLC</u> Phone <u>956-5227918</u></p> <p>Address <u>PO BOX 3616</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78573</u></p> <p>Contact Person <u>Raul Perez</u></p> <p>E-mail <u>caltia@me.com</u></p>
<b>Engineer</b>	<p>Name <u>Barrera Infrastructure Group</u> Phone <u>956-687-3355</u></p> <p>Address <u>3525 W. Freddy Gonzalez Ave., Suite B2</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Rene Barrera, PE</u></p> <p>E-mail <u>rene@big-engineering.com</u></p>
<b>Surveyor</b>	<p>Name <u>Manuel Carrizales, RPLS</u> Phone <u>956-567-2167</u></p> <p>Address <u>4807 Gondola Ave.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u></p>

ENTERED

JUN 08 2022

Initial: AM

L.G.



## 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.

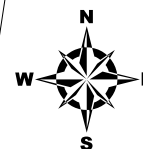
Signature \_\_\_\_\_ Date Jun/1st/2022

Print Name PAUL PEREZ

Owner ☐

Authorized Agent ☒

# LOCATION



MCALLEN ISD

NORTHWEST

46

**CALLER**

LOT 1

BASEBALL COM

51

SUBDIVISION

~~PROPOSED MCALLEN I.S.D. A~~  
~~FARM SUBDIVISION~~

FFA Farm

MCALLEN ISD MIDDLE SCHOOL  
SUBDIVISION

LOT 1

FOSSUM MIDDLE SCHOOL

57

ANTIGUA 58

ZENAIID



PLAT OF  
ANDARA APARTMENTS AT WARE  
SUBDIVISION

McALLEN, TEXAS

THE SOUTH 10 ACRES OF THE NORTH 15 ACRES OF LOT 52, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE ANDARA APARTMENTS AT WARE 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.

CALTIA CONSTRUCTION, LLC  
BY: RAUL PEREZ  
PO BOX 3613  
MISSION, TEXAS 78573

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAUL PEREZ, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS  
EXPIRATION DATE: \_\_\_\_\_

STATE OF TEXAS  
CITY OF McALLEN

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

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

STATE OF TEXAS  
CITY OF McALLEN

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

MAYOR  
CITY OF McALLEN

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF ANDARA APARTMENTS AT WARE SUBDIVISION SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_.

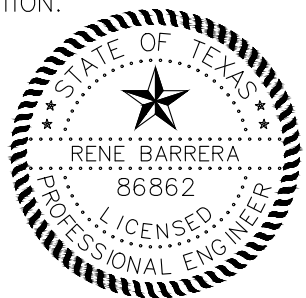
MANUEL CARRIZALES, RPLS  
R.P.L.S. No. 6389  
4807 GONDOLA AVE  
EDINBURG, TEXAS 78542  
FIRM NO. 101194417

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

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



9-27-22

PRINCIPAL CONTACTS:

NAME  
OWNER: CALTIA CONSTRUCTION  
ENGINEER: RENE BARRERA, P.E.  
SURVEYOR: MANUEL CARRIZALES, RPLS

ADDRESS  
PO BOX 3613  
3525 W. FREDDY GONZALEZ AVE.  
4807 GONDOLA AVE.

CITY & ZIP  
MISSION, TX 78573  
EDINBURG, TX 78539  
EDINBURG, TX 78542

PHONE

FIRM REG. NO. 6435

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "X" DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN.  
COMMUNITY-PANEL NUMBER: 480334 0295 D  
MAP REVISED: JUNE 6, 2000
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF EACH LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE  
-BUILDING FRONT..... 20 FEET OR GREATER FOR EASEMENTS  
-UNENCLOSED CARPORT FRONT..... 10 FEET OR GREATER FOR EASEMENTS  
-SIDE INTERIOR:..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS  
-SIDE CORNER:.....10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
- REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS 47,562 CUBIC FEET. ALL DETENTION IS TO BE STORED WITHIN LOT "A" AND LOT "B" COMMON DETENTION POND AREA
- CITY OF McALLEN BENCHMARK "MC65" FROM THE CITY OF McALLEN GPS REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATES IN OCTOBER, 1999 BEING LOCATED AT THE NORTHWEST CORNER OF 23rd STREET AND DAFFODIL STREET ELEVATION = 120.15 (NAVD88)  
TEMPORARY BENCHMARK SQUARE CUT SET ON TOP OF INLET LOCATED CLOSE TO THE NORTHEAST CORNER OF THIS SUBDIVISION ALONG THE SOUTH SIDE OF NOLANA AVENUE  
GEODETIC GPS TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOID 2003) N=16612900 625 E=1066193 104 ELEV=117.88
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- COMMON LOTS "A" AND "B" TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION AND NOT THE CITY OF McALLEN. THESE LOTS "A" AND "B" SHALL BE USED FOR STORM WATER DETENTION.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N WARE ROAD AND N. 33RD LANE.
- A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

NOTES CONT'D:

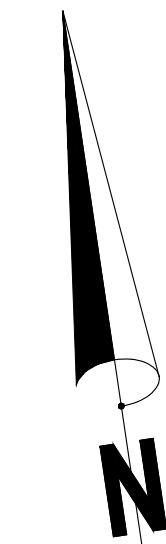
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ANDARA APARTMENTS AT WARE SUBDIVISION, RECORDED AS DOCUMENT No. \_\_\_\_\_ HIDALGO COUNTY, DEED RECORDS. DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOTS "A" & "B", IDENTIFIED AS DETENTION AREA LOTS, SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION. UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOTS "A" & "B", WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOTS "A" & "B" TRANSFER OF TITLE TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THE SUBDIVISION HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOTS "A" & "B", THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

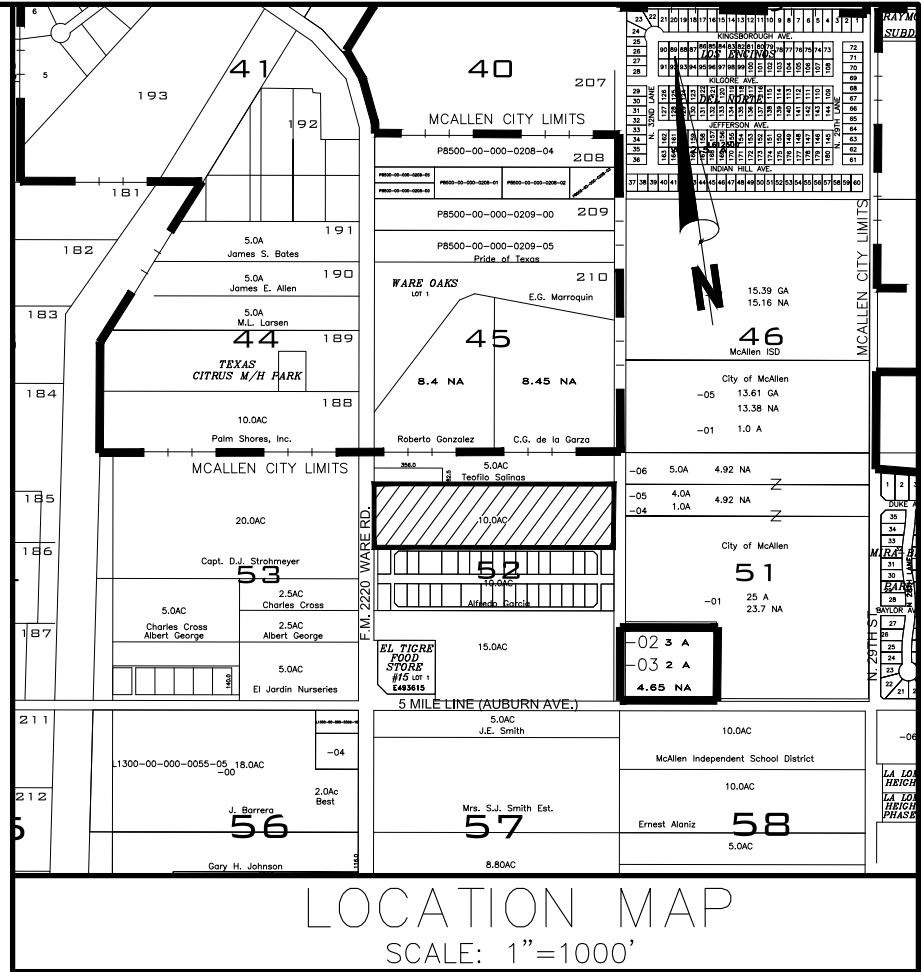
DATE



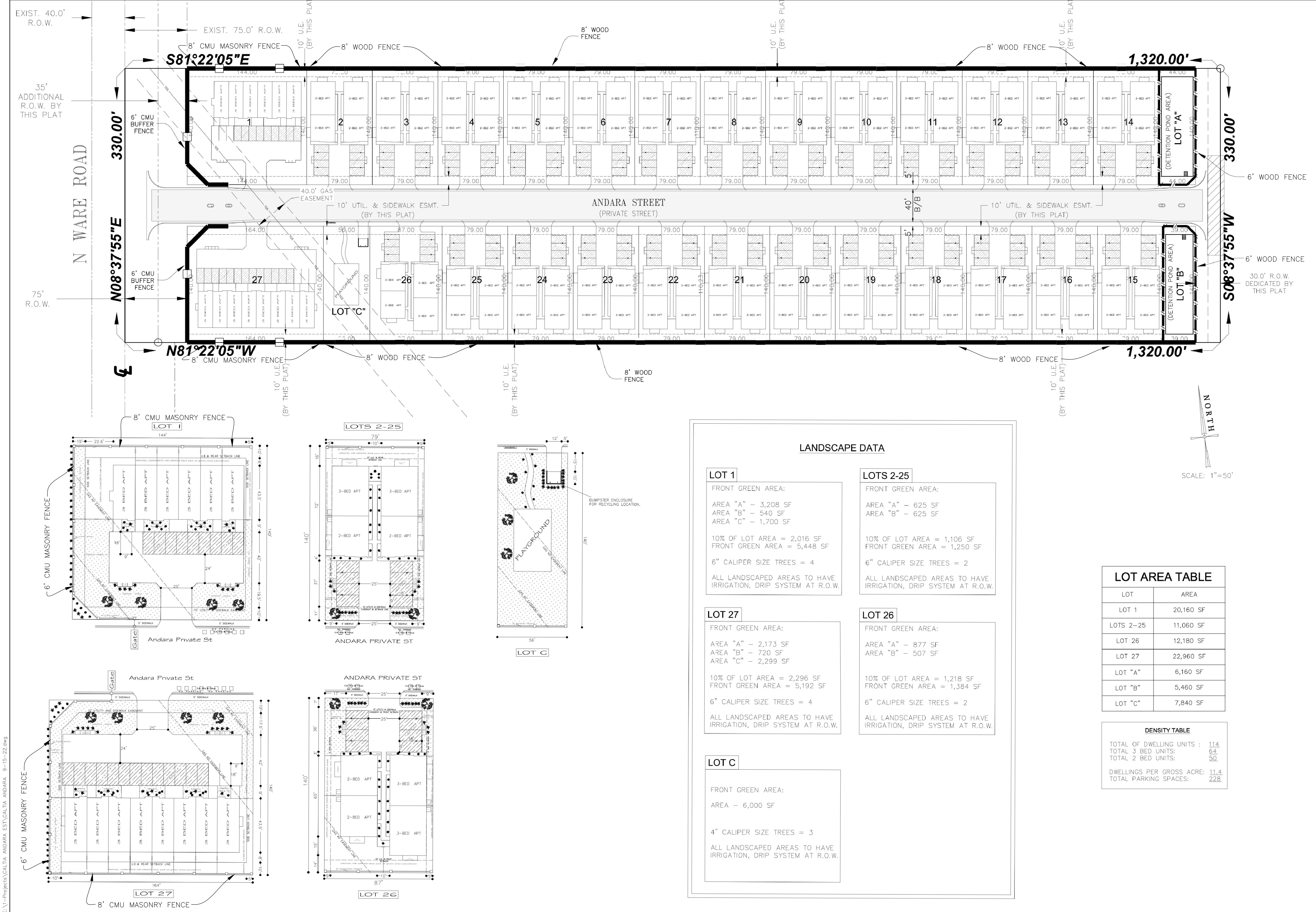
SCALE: 1" = 100'

BASIS OF BEARING:  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
NAD 1983 SOUTH ZONE

LEGEND	
○	- FD. 1/2" IRON ROD
●	- SET 1/2" IRON ROD







BARRERA

INC

ENGINEERING

CONSULTING CIVIL ENGINEERS

3525 FREDDY GONZALEZ AVE  
SUITE "B2"  
EDINBURG, TX 78539  
TEL: 956-687-3355  
FAX: 956-992-8801  
TEXAS FIRM NO. 6435

PROPOSED SITEPLAN  
MASTERPLAN

Sheet Title:

ANDARA APARTMENTS  
AT WARE SUBDIVISION  
McAlLEN, TEXAS

Project Title:

STATE OF TEXAS

RENE BARRERA

86862

REGISTERED PROFESSIONAL ENGINEER

REV 10/28/22

Rene Barrera  
Licensed Professional Engineer # 86862

Date:

Scale: 1"=50'

Designed By: R.B.

Drawn By: E.S.

Checked By: R.B.

Project No:





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2022

### SUBDIVISION NAME: ANDARA APARTMENTS AT WARE SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

N. Ware Road: Dedication as needed for 75 ft. from centerline for 150 total ROW.  
Paving: State Curb & gutter: State  
Revisions needed:  
- Label ROW dedications accordingly; Total, Existing, Dedicated by this plat, etc. prior to recording.  
- Label documents numbers regarding how existing ROW was dedicated.  
\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*\*\*COM Thoroughfare Plan

Interior E/W Street(Private Street):Dedication for 60 ft. Total ROW.  
Paving \_40ft.\_ Curb & gutter \_Both Sides\_  
Revisions needed:  
- Street name needs to be revised to City Street names, prior to recording.  
\*\*Developer applied for a Conditional Use Permit for a Planned Unit Development and submitted a variance request to allow 50 ft. of ROW with a 10 ft. utility and sidewalk easement along the interior streets instead of 60 ft. through. At the City Commission of October 24, 2022, the board recommended approval.  
\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*COM Thoroughfare Plan

North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW  
Paving: 40 ft. Curb & gutter: Both sides  
Revisions needed:  
- Please label centerline prior to recording.  
- Label documents numbers regarding how existing ROW was dedicated prior to recording.  
\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

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

\* 1,200 ft. Block Length  
\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts  
Revisions needed:  
- Current Subdivision layout exceeds 900 ft. Block Length requirement for R-3 Zone Districts, revise accordingly.  
\*After staff review, no street connection to the north and south is possible; existing developments.  
\*\*Subdivision Ordinance: Section 134-118

Required

Required

Required

Applied

NA

Applied

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

* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. **Must comply with Public Works Department requirements set though the CUP for Planned Unit Development approved by City Commission on October 24, 2022. ***Subdivision Ordinance: Section 134-106	Required
<b>SETBACKS</b>	
* Front: 20 ft. or greater for easements or approved site plan, except 10 ft. for unenclosed carports. Revisions needed: - Please revise plat note #3 as shown above prior to recording. **Setback variance to allow the front setback to be 20 ft. for building and 10 ft. for unclosed carport was established through CUP for Planned Unit Development and was approved by City Commission on October 24, 2022. ****Zoning Ordinance: Section 138-356	Required
* Rear: 10 ft. or greater for easements Revisions needed: - Please add plat note as shown above prior to recording **Setback requirements was established through CUP for Planned Unit Development and was approved by City Commission on October 24, 2022. ***Zoning Ordinance: Section 138-356	Required
* Sides: 5 ft. or greater for easement or approved site plan, whichever is greater applies. Revisions needed: - Please revise plat note #3 as shown above prior to recording. **Setback variance to allow 5 ft. interior side yard setback instead of 6 ft. was established through CUP for Planned Unit Development approved by City Commission on October 24, 2022. ***Zoning Ordinance: Section 138-356	Required
* Corner: 10 ft. or greater for easements, whichever is greater. **Setback requirements was established through CUP for Planned Unit Development and was approved by City Commission on October 24, 2022. ***Zoning Ordinance: Section 138-356	Applied
* Garage :18 ft. except where a greater setback is required, greater setback applies. Revisions needed: - Please add plat note as shown above prior to recording. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required along N. Ware Road, N.33rd Street and both sides of interior streets. Revisions needed: - Please add plat note as shown above prior to recording. **Sidewalk requirements may increase to 5 ft. prior to recording as per Engineering Department. ***Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

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



<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Road and N.33rd Street.</li> <li>Revisions needed: <ul style="list-style-type: none"> <li>- Please revise plat note #8 as show above prior to recording.</li> </ul> </li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
	Applied
	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along N. Ware Road and N.33rd Street.</li> <li>Revisions needed: <ul style="list-style-type: none"> <li>- Please revise plat note #11 as show above prior to recording.</li> </ul> </li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>**Overall site plan established as part of the CUP for Planned Unit Development was approved by City Commission on October 24, 2022.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if public subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	Applied
	Required
	NA
	Required
	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>Revisions needed: <ul style="list-style-type: none"> <li>- Clarify proposed use for Lot "C" and revise plat note #11 to include Lot "C" prior to recording.</li> </ul> </li> <li>**Lots "A" and "B" are identified as detention area as per plat submitted on 10/28/22.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Required
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing :A-O(Agricultural) District Proposed: A-O</li> <li>**A Conditional Use Permit for a Planned Unit Development with an A-O zone was approved by City Commission on October 24, 2022.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance

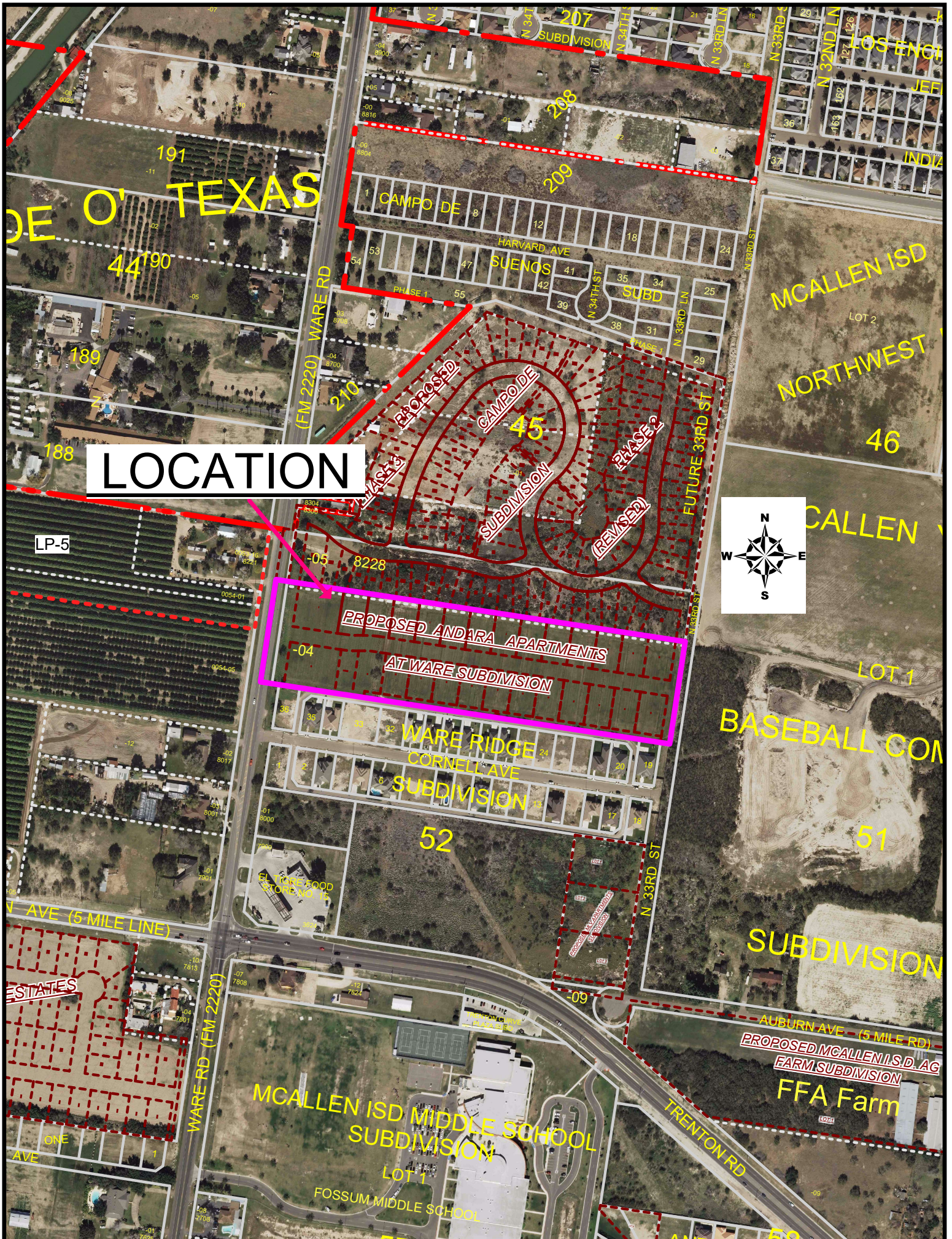
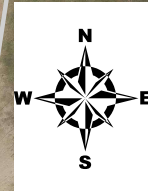
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>**A Conditional Use Permit for a Planned Unit Development with an A-O zone was approved by City Commission on October 24, 2022.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. Land dedication for this development is calculated at 1.8126 acres and Parks fees are applicable at \$700 per dwelling unit. Must comply with Parkland dedication ordinance requirements prior to recording.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Park Fee of \$79,800 (\$700 X 114 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to plat recording and can go up or down they are dependent on the amount of units.</li> <li>*Must comply with Parkland dedication ordinance requirements prior to recording.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's Office. Must comply with Parkland dedication ordinance requirements prior to recording.</li> </ul>	Required
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation approved, no TIA is required.</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	NA
<b>COMMENTS</b>	
<p>Comments/revisions needed:</p> <ul style="list-style-type: none"> <li>- Please clarify if subdivision will be private prior to final. If private, please revise plat name to "Andara Apartments at Ware Subdivision" and below name reference "(A private subdivision)."</li> <li>- Provide gate detail for City department review; which may increase ROW width prior to recording.</li> <li>- Must comply with requirements/conditions of the Conditional Use Permit for the Planned Unit Development (PUD) approved by City Commission on October 24, 2022. The site plan for the PUD will be recorded at such time as the plat is recorded. Cross reference notes will need to be finalized prior to recording.</li> <li>- Any changes to approved site plan for Planned Unit Development may require for Conditional use permit to be amended and presented before the Planning and Zoning Commission.</li> <li>- Please provide approval letter, etc. from gas company for lots with gas easements prior to recording</li> <li>- Must comply with utility department comments prior to recording.</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISIONS IN FINAL FORM SUBJECT TO CONDITIONS NOTED AND PARK REQUIREMENTS.</p>	Applied

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



# LOCATION







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

*Sub2021-D100*  
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>Vargas III Subdivision</u>
	Location <u>South 29<sup>th</sup> Street. 580 ft from Jordan Rd</u>
City Address or Block Number <u>2725 S. 29<sup>th</sup> St</u>	Number of lots <u>2</u> Gross acres <u>0.30</u> Net acres <u>0.26</u>
	Existing Zoning <u>R-1</u> Proposed <u>R-1</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 # _____	<b>Residential</b> Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <b>Commercial</b> Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>ETJ</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____
Legal Description <u>0.30 Acre out and forming a part of lot 65, McAllen</u>	
	<u>Second suburban citrus Grove Subdivision, McAllen TX Volume 05, Page 27 Hidalgo County Texas</u>
Owner	Name <u>Juan Vargas</u> Phone <u>(956) 483-7181</u>
	Address <u>2720 South 28<sup>th</sup> street</u>
City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u>	E-mail _____
Developer	Name <u>Same as above</u> Phone _____
	Address _____
City _____ State _____ Zip _____	Contact Person _____
	E-mail _____
Engineer	Name <u>MAS Engineering LLC</u> Phone <u>(956) 537-1311</u>
	Address <u>3911 N. 10<sup>th</sup> Street Suite H</u>
City <u>McAllen</u> State _____ Zip <u>78501</u>	Contact Person <u>Mario Salinas</u>
	E-mail <u>msalinas6973@att.net</u>
Surveyor	Name <u>David Salinas</u> Phone <u>(956) 682-9081</u>
	Address <u>2221 Daffodil Ave</u>
City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	E-mail _____

**ENTERED**

SEP 22 2021

*Initials:* MS AS



## 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" 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 DWG file 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  Date \_\_\_\_\_

Print Name Juan Vargas

Owner ☐

Authorized Agent ☐

Rev 03/11

Edgar Garcia

Director of Planning and Zoning

City of McAllen

311 N. 15th Street

McAllen, TX, 78501

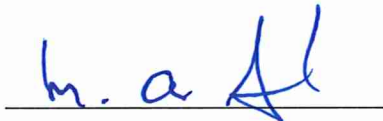
RE: Extension Request for Vargas III Subdivision

Dear Mr. Garcia,

We would like to request a six months extension for the above-mentioned project. The owner plans to finish the project before years end and will submit all relevant pending items to ensure the project is completed in the near future.

Please let us know if you need any additional information to process this request.

Sincerely,

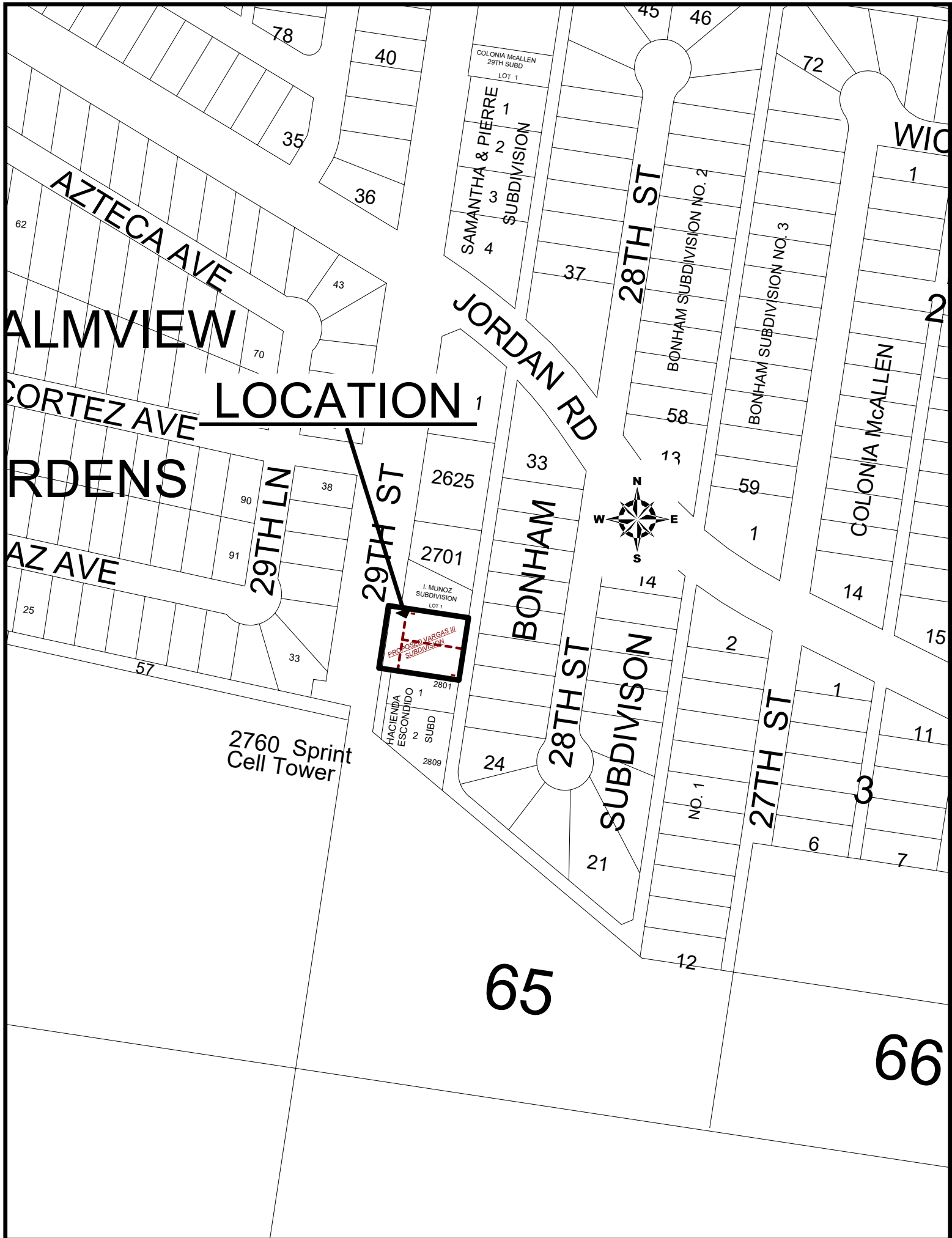


Mario Salinas

MAS Engineering, LLC

(956) 537 1311

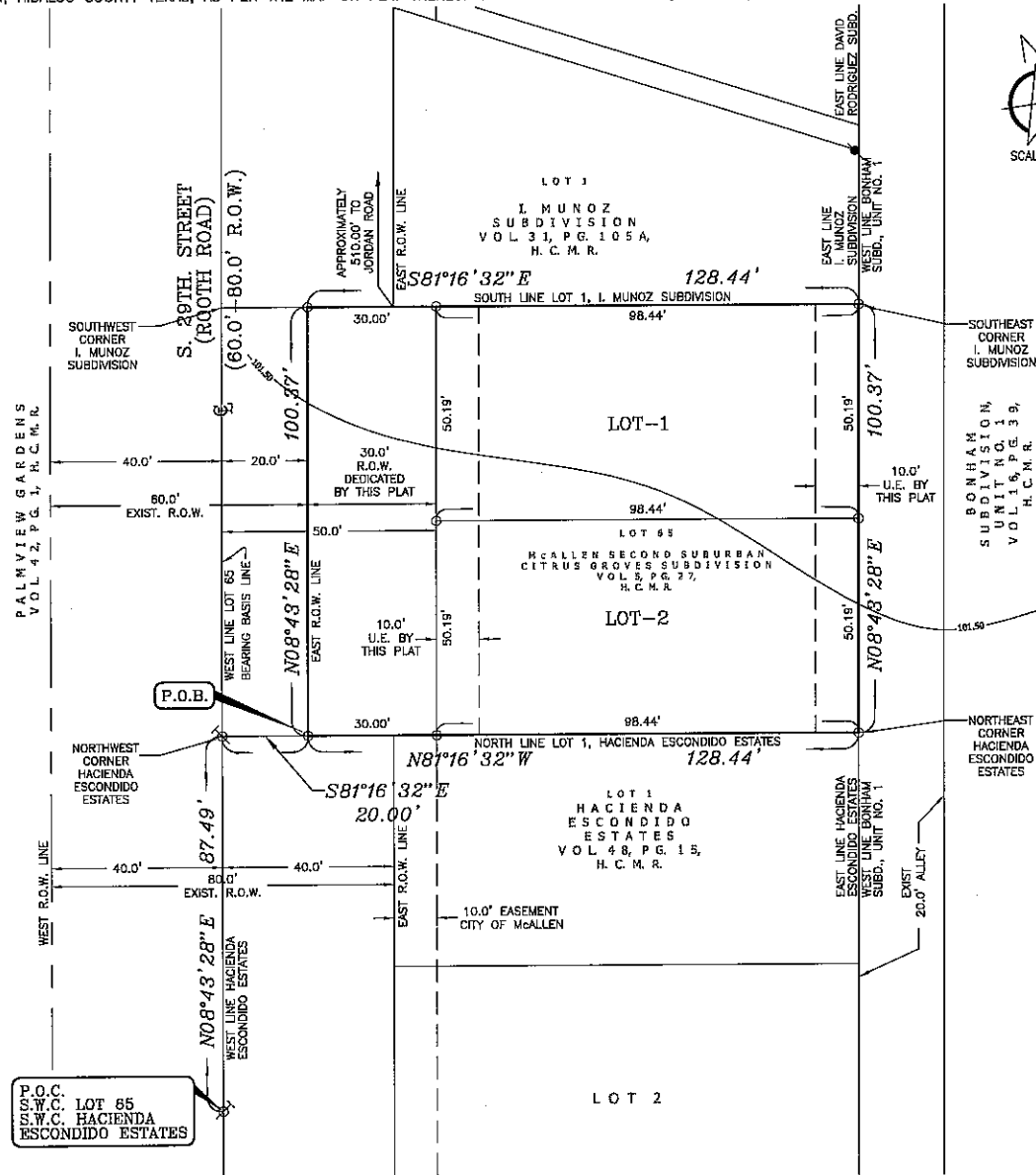




MAP  
OF  
VARGAS III SUBDIVISION

McALLEN, TEXAS

BEING A 0.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 65, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, McALLEN, HIDALGO COUNTY TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 27, MAP RECORDS OF 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 VARGAS III 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, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, 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.

JUAN VARGAS - OWNER  
2720 S. 28TH STREET  
McALLEN, TEXAS 78503

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 (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2018.

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 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 49.211(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 SESIN P.E., DISTRICT MANAGER

Date

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 PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

DAVID O. SALINAS, RPLS  
SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAPFOL AVE.  
McALLEN, TEXAS 78501  
(956) 682-9081

DATE

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  
REG. PROFESSIONAL ENGINEER NO. 96611  
3911 N. 10TH ST. STE H  
McALLEN, TEXAS. 78501

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

DATE

SECRETARY

DATE

DATE OF PREPARATION: 8-19-2021



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

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

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 0.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 65, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, McALLEN, HIDALGO COUNTY TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.30 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 65 SAME BEING THE SOUTHWEST CORNER OF HACIENDA ESCONDIDO ESTATES, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 15, MAP RECORDS OF HIDALGO COUNTY, TEXAS; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 43 MINUTES 28 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 65 SAME BEING THE WEST LINE OF SAID HACIENDA ESCONDIDO ESTATES SUBDIVISION, A DISTANCE OF 87.49 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID HACIENDA ESCONDIDO ESTATES SUBDIVISION; THENCE,  
SOUTH 81 DEGREES 16 MINUTES 32 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID HACIENDA ESCONDIDO ESTATES SUBDIVISION, A DISTANCE OF 20.00 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID S. 29TH STREET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, NORTH 08 DEGREES 43 MINUTES 28 SECONDS EAST (NORTH 08 DEGREES 39 MINUTES EAST - DEED), A DISTANCE OF 100.37 FEET (100.0 FEET - DEED) TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF I. MUNOZ SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 31, PAGE 105A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 81 DEGREES 16 MINUTES 32 SECONDS EAST, COINCIDENT WITH THE SOUTH LINE OF SAID I. MUNOZ SUBDIVISION, A DISTANCE OF 128.44 FEET (127.79 FEET - DEED) TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHEAST CORNER OF SAID I. MUNOZ SUBDIVISION AND FURTHER BEING LOCATED ON THE WEST LINE OF A 20.0 FOOT PUBLIC ALLEY FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 43 MINUTES 28 SECONDS WEST, COINCIDENT WITH THE WEST LINE OF SAID 20.0 FOOT PUBLIC ALLEY, A DISTANCE OF 100.37 FEET (100.0 FEET - DEED) TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHEAST CORNER OF SAID HACIENDA ESCONDIDO ESTATES SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 16 MINUTES 32 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID HACIENDA ESCONDIDO ESTATES SUBDIVISION, A DISTANCE OF 128.44 FEET (127.67 FEET - DEED) TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, McALLEN, H.C.T.

NOTES:

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
A) FRONT: S. 29TH ST. - 25 FEET OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER  
B) REAR: 10.0 FEET FOR THE EASEMENTS  
C) SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS  
D) GARAGE: 18.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0010 C, REVISED NOV. 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 FOOT; OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- STORM WATER DETENTION OF 570 C.F. OR 0.01 AC-FT IS REQUIRED FOR THIS SUBDIVISION; (285 C.F. OR 0.008 AC-FT FOR EACH LOT.)
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 24 INCHES ABOVE TOP CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF EACH LOT.
- A 4.0 FEET WIDE SIDEWALK IS REQUIRED ON S. 29TH ST.
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- 6.0 FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- CITY OF McALLEN BENCHMARK: MC 88 IS LOCATED INSIDE THE GOLF COURSE "PALM VIEW". IT IS APPROXIMATELY 1 MILE SOUTH FROM THE EXP. 83, ELEV. 98.99
- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN - ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.
- AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.



VICINITY MAP





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2022

### SUBDIVISION NAME: VARGAS III SUBDIVISION

#### REQUIREMENTS

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

South 29th Street: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW  
Paving: 65 ft. Curb & gutter: Both sides

Revisions needed:

- Please indicate how existing ROW has dedicated on plat prior to final.

- Please label total ROW after accounting for dedication prior to final.

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

\*\*\*COM Thoroughfare Plan

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\* 800 ft. Block Length:

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Staff is reviewing the need of a turnaround at the south end of South 29th street.

\*\*Subdivision Ordinance: Section 134-105

Non-compliance

Applied

NA

Applied

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*\*Existing 20 ft. alley conditions to remain as now exist

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

Applied

##### SETBACKS

\* Front: 45 ft. or greater for easements or inline with existing structures.

Revisions needed:

- Revise plat note #1 as shown above prior to final.

\*\*Proposing: 25 ft. or in line with existing structures, whichever is greater. Clarify proposed setback since residential lots shall not face a minor arterial, unless a 20 ft. planting area provided in addition to any front setback.

\*\*Zoning Ordinance: Section 134-106 (d)(a)(1)

\*\*Zoning Ordinance: Section 138-356

\* Rear: 10 ft. or greater for easements.

Revisions needed:

- Revise plat note #1 as shown above prior to final.

\*\*Zoning Ordinance: Section 138-356

\* Interior sides: 6 ft. or greater for easements

Revisions needed:

- Revise plat note #1 as shown above prior to final.

\*\*Zoning Ordinance: Section 138-356

\* Corner:

\*\*Zoning Ordinance: Section 138-356

Non-compliance

Non-compliance

Non-compliance

NA

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

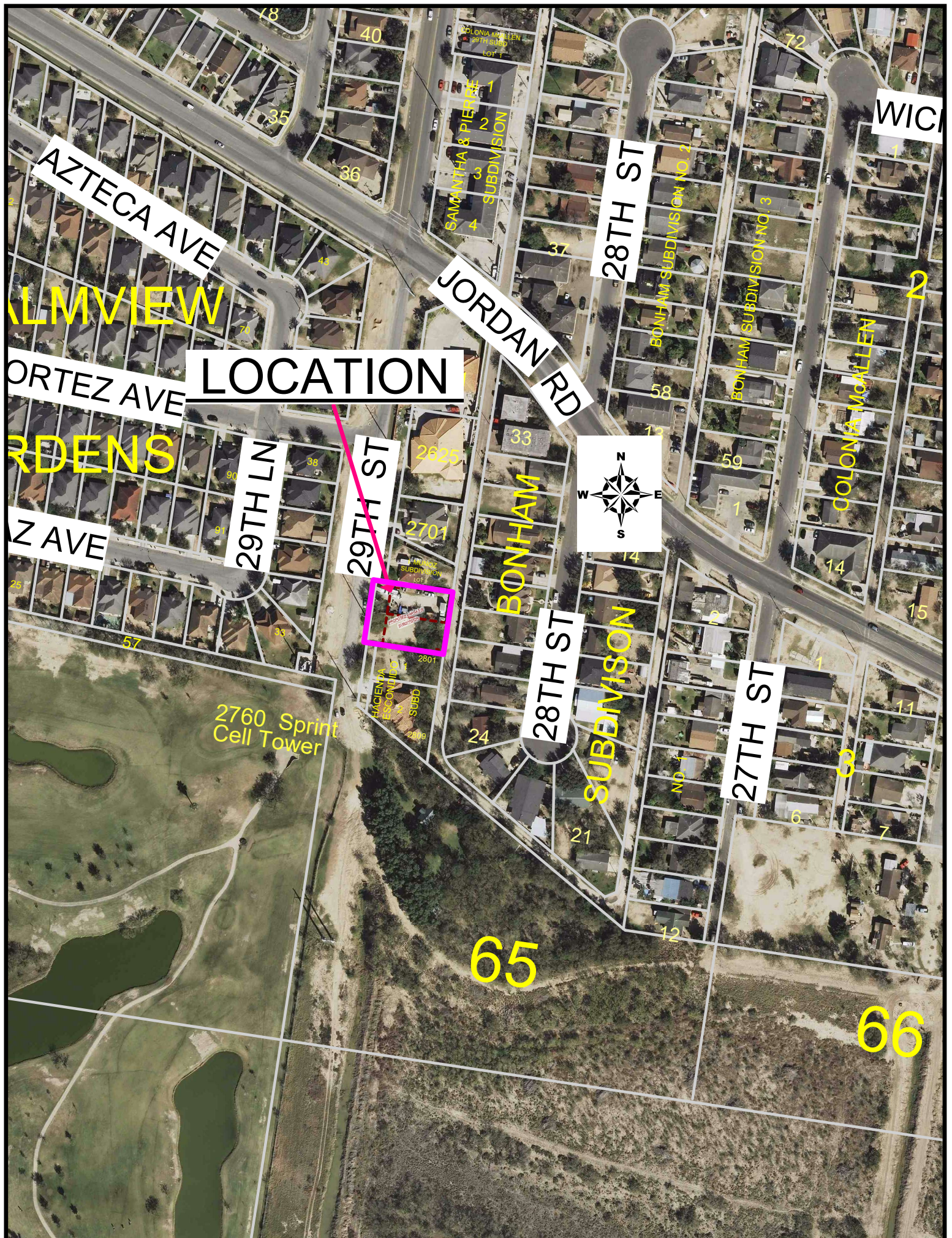
<ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setback is required; greater setback applies.</li> <li>Revisions needed: <ul style="list-style-type: none"> <li>- Revise plat note #1 as shown above prior to final.</li> </ul> </li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Non-compliance
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on South 29th Street.</li> <li>**5 ft. wide sidewalk might be required by the Engineering Department prior to final.</li> <li>***Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Applied
	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
	Applied
	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along.</li> <li>**Clarify if properties will be proposed to have access through alley along east boundary line prior to final.</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Common Areas, any private streets/drives, must be maintained by the lot owners and not the City of McAllen</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> </ul>	TBD
	NA
	NA
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section. 138-356</li> <li>* Lots fronting public streets.</li> <li>**Zoning Ordinance: 138-1</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1 Proposed: R-1</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance

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



* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, \$1,400 are due prior to recording of the plat.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
**As per Traffic Department, TG waived for two single family residences; no TIA required.	Compliance
**As per Traffic Department, TG waived for two single family residences; no TIA required.	NA
<b>COMMENTS</b>	
Comments: **Must comply with City's Access Management Policy. **Public hearing for replat might be required prior to final plat review. **Engineer submitted letter requesting a 6-month extension on October 26, 2022. **Location of site on vicinity map appears to be on the north side of Jordan Road, please revise accordingly prior to final. **Please submit plat addressing any pending comments.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE 6 MONTH EXTENSION SUBJECT TO CONDITIONS NOTED.	Applied





AZTECA AVE

ALMVIEW

ORTEZ AVE

RDENS

Z AVE

LOCATION

29TH LN

29TH ST

JORDAN RD

28TH ST

BONHAM

28TH ST

SUBDIVISON

27TH ST

WICK

COLONIA MALLEN

2760 Sprint Cell Tower

65

66





# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>Olive Grove Estates Subdivision</u>	
	Location <u>208 feet west of N. Ware Road along the south side of Lark Avenue</u>	
	City Address or Block Number <u>3900 LARK AVE</u>	
	Number of Lots <u>2</u> Gross Acres <u>5.96</u> Net Acres <u>5.16</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Single Family 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>0</u>	
	Parcel # <u>210702</u> Tax Dept. Review <u>MB</u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>5.96 Acres out of Lot 80, La Lomita Irrigation and Construction Company Subdivision, Map Ref.: Vol. 24, Pg. 68, Hidalgo County Deed Records</u>		
Owner	Name <u>Mouayad Development, LLC</u> Phone <u>(956) 457-9643</u>	
	Address <u>400 W. Cornell Avenue</u> E-mail <u>gnz3@hotmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Mouayad Development, LLC</u> Phone <u>(956) 457-9643</u>	
	Address <u>400 W. Cornell Avenue</u> E-mail <u>gnz3@hotmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Noe Gonzalez</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u>	
	Address <u>416 E. Dove Ave.</u> E-mail <u>javier@javierhinojosaeng.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Javier Hinojosa</u>	
Surveyor	Name <u>C.V.Q. Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u>	
	Address <u>517 Beaumont Ave.</u> E-mail <u>cvq@cvqlandsurvey.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	

ENTERED

NOV 01 2022

Initial: Nm

## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature  Date 10/25/22

Print Name Javier Hinojosa

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



LOCATION

PROPOSED OLIVE GROVES  
ESTATES SUBDIVISION

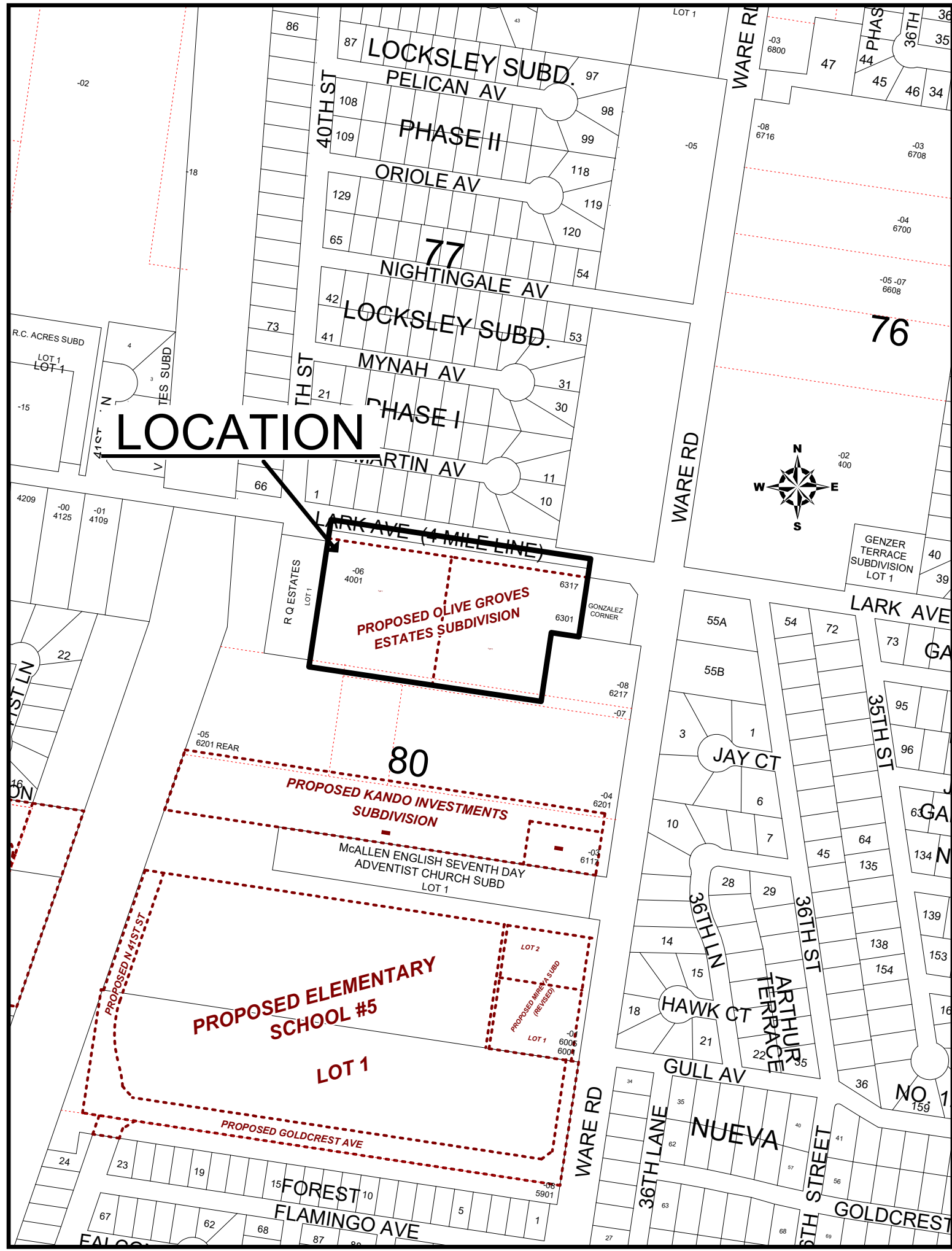
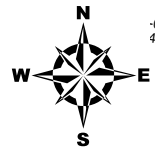
PROPOSED KANDO INVESTMENTS  
SUBDIVISION

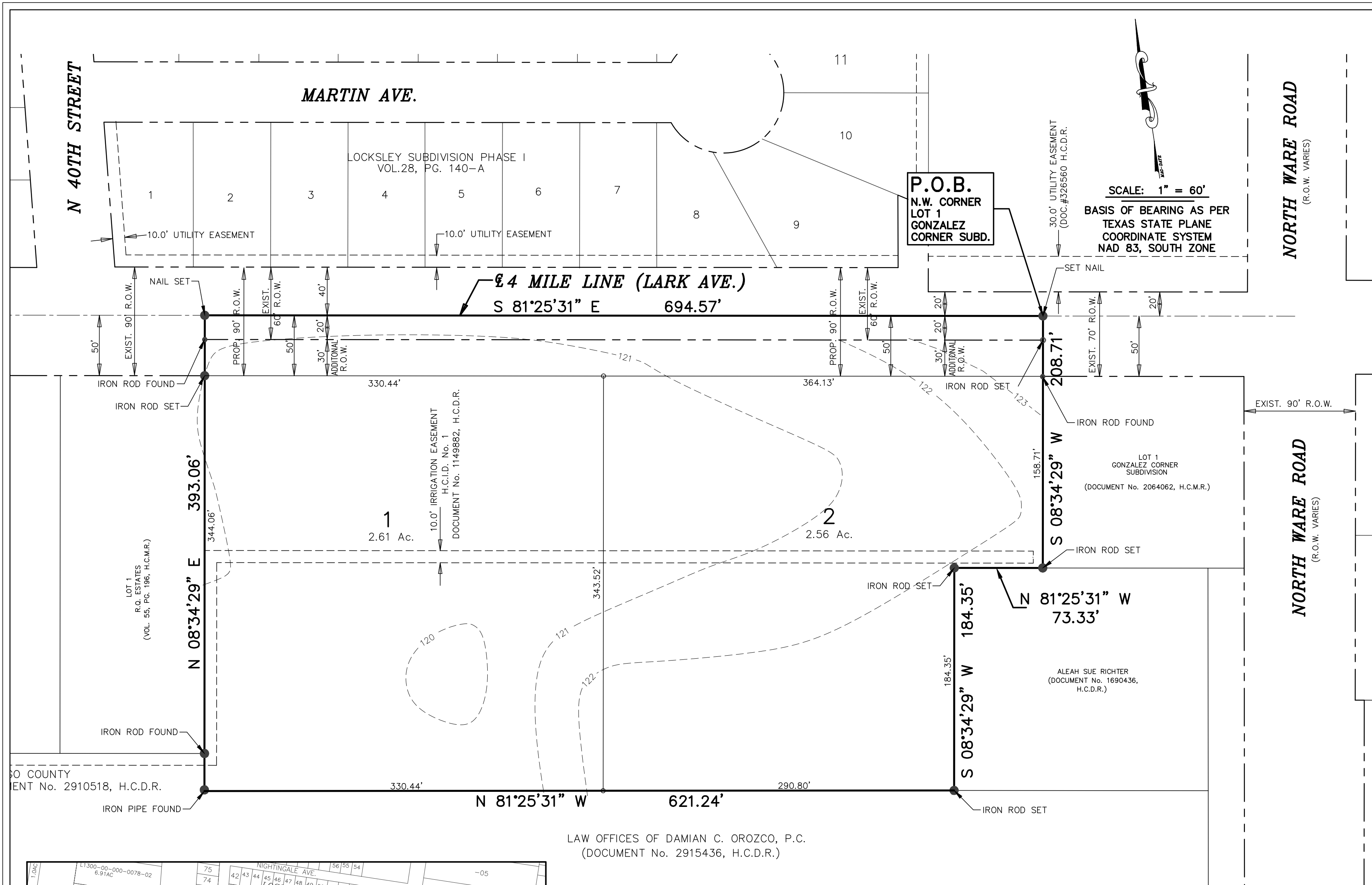
McALLEN ENGLISH SEVENTH DAY  
ADVENTIST CHURCH SUBD  
LOT 1

PROPOSED ELEMENTARY  
SCHOOL #5

LOT 1

PROPOSED GOLDCREST AVE





GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "C" WITH AREAS OF MINIMAL FLOODING. AS PER F.E.M.A.'S FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C. MAP REVISED NOVEMBER 02, 1982
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER OF STREET AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: ..... 25 FEET OR GREATER FOR EASEMENTS  
REAR: ..... 10 FEET OR GREATER FOR EASEMENTS  
INTERIOR SIDE: ..... 6 FEET OR GREATER FOR EASEMENTS  
CORNER SIDE: ..... 10 FEET OR GREATER FOR EASEMENTS  
GARAGE: ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 0.274 ACRE-FEET (11,949 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. EACH LOT SHALL BE REQUIRED TO DETAIN 5,975 CUBIC FEET OF DETENTION. AN INDIVIDUALIZED DETENTION PLAN SHALL BE SUBMITTED TO THE CITY OF McALLEN AS PART OF THE BUILDING PERMIT.
- BENCHMARK: TOP OF SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF N. 40TH STREET AND LARK AVENUE (MILE 4 ROAD). ELEVATION: 121.34 REFERENCE (M53 ELEVATION = 125.83) TYPE OF MARK: 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WARE ROAD AND MILE 4 ROAD.
- A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF LARK AVENUE.
- SET 1/2" Ø IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #1 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

SUBDIVISION PLAT OF  
**OLIVE GROVE ESTATES  
SUBDIVISION**

A TRACT OF LAND CONTAINING 5.96 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUICOTN COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MOUAYAD DEVELOPMENT, LLC  
400 W. CORNELL AVENUE  
McALLEN, TEXAS 78504  
BY: NOE GONZALEZ

DATE:

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

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

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

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

MAYOR, CITY OF McALLEN  
DATE

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

CHAIRMAN, PLANNING COMMISSION  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

CARLOS VASQUEZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608  
C.V.O. LAND SURVEYORS, LLC  
517 BEAUMONT AVE.  
McALLEN, TEXAS 78501  
TEL. (956) 618-1551 DATE SURVEYED: JULY 16, 2022  
TBPELS FIRM NO. 10119600

METES AND BOUNDS

A TRACT OF LAND CONTAINING 5.96 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUICOTN COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 5.96 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, ON A NAIL SET WITHIN THE RIGHT-OF-WAY OF LARK AVENUE AND THE NORTH LINE OF SAID LOT 80 AND THE NORTHWEST CORNER OF LOT 1, GONZALEZ CORNER SUBDIVISION, MAP REFERENCE: DOCUMENT NUMBER 2064062, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 34' 29" W, ALONG THE WEST LINE OF SAID LOT 1, AT A DISTANCE OF 20.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID LARK AVENUE (MILE 4 ROAD), AT DISTANCE OF 50.00 FEET PASS A 1/2" IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 1 OF SAID GONZALEZ CORNER SUBDIVISION AND A TOTAL DISTANCE OF 208.71 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE SOUTHWEST OF SAID GONZALEZ CORNER SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE N 81° 25' 31" W, A DISTANCE OF 73.33 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 08° 34' 29" W, A DISTANCE OF 184.35 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE NORTH LINE OF A TRACT OF LAND DECEDED TO BILL ATCHISON AND MARTHA ATCHISON, RECORDED IN DOCUMENT NUMBER 2650446, H.C.D.R., FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 25' 31" W, ALONG THE NORTH LINE OF SAID ATCHISON TRACT A DISTANCE OF 621.24 FEET TO AN IRON PIPE FOUND, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 34' 29" E, AT A DISTANCE OF 30.10 FEET PASS A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF LOT 1, R. Q. ESTATES, MAP REFERENCE: VOLUME 55, PAGE 196, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING ALONG THE EAST LINE OF SAID LOT 1, AT A DISTANCE OF 373.06 FEET PASS A 1/2" IRON WITH A PLASTIC CAP STAMPED "CVQ LS" SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID LARK AVENUE (MILE 4 ROAD), AND CONTINUING A TOTAL DISTANCE OF 393.06 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID R.Q. ESTATES AND THE NORTH LINE OF SAID LOT 80, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81° 25' 31" E, ALONG THE WITHIN THE RIGHT-OF-WAY OF SAID LARK AVENUE (MILE 4 ROAD) AND THE NORTH LINE OF SAID LOT 80, A DISTANCE OF 694.57 FEET TO THE POINT OF BEGINNING, CONTAINING 5.96 ACRES OF LAND, MORE OR LESS.

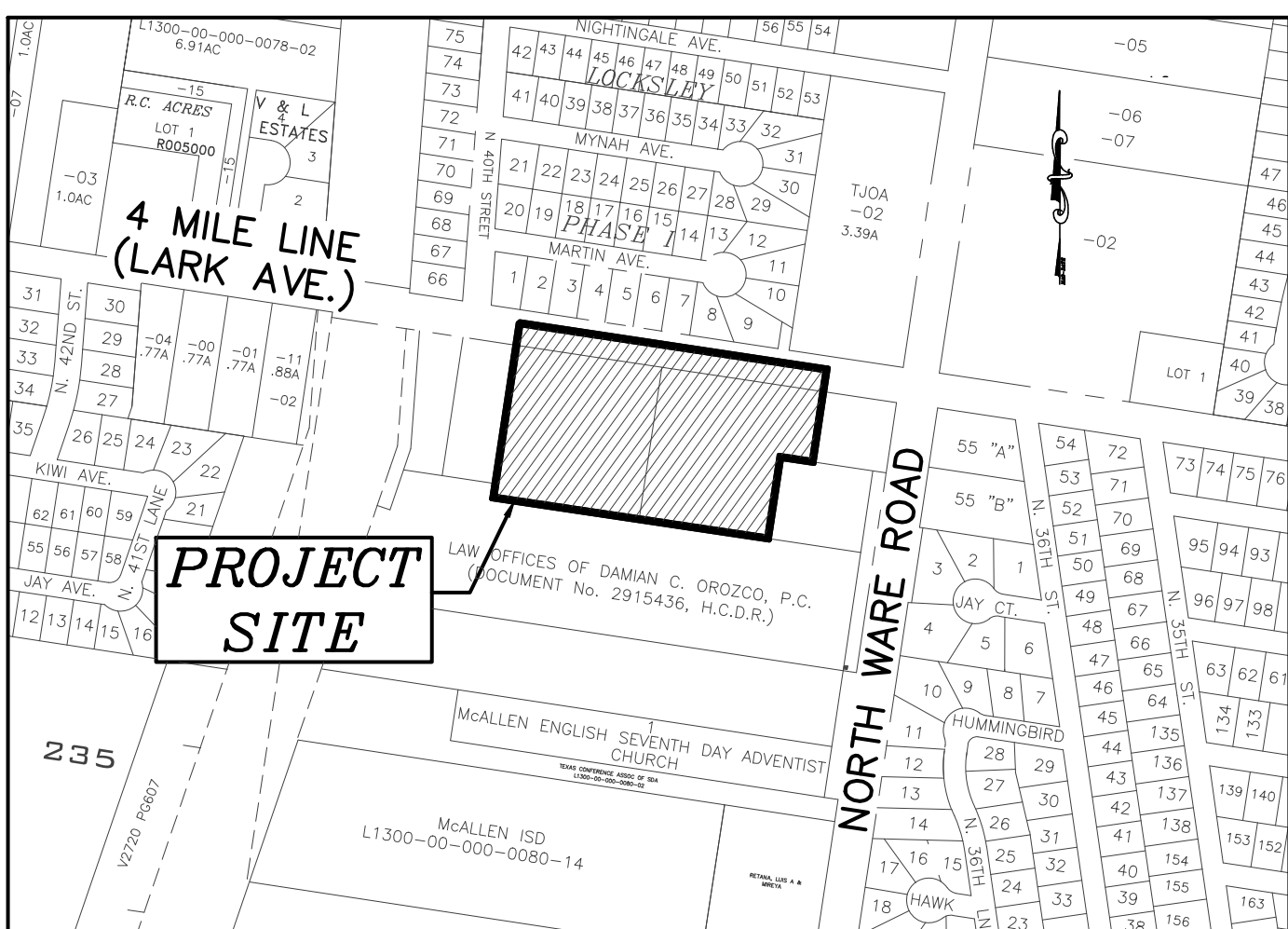
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: MOUAYAD DEVELOPMENT, LLC	400 W. CORNELL AVE.	McALLEN, TX 78504	(956) 457-9643
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



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

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

DATE OF PREPARATION: AUGUST, 2022

DRAWN BY: P.GONZALEZ



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





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2022

### SUBDIVISION NAME: OLIVE GROVE ESTATES SUBDIVISION

#### REQUIREMENTS

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

Lark Avenue (4 Mile Line): 30 ft. ROW dedication for 50 ft. from centerline for 100 ft. ROW  
Paving: 65 ft. Curb & gutter: Both Sides  
\*\*\*Provide Document number regarding existing ROW dedication on both sides of centerline prior recording  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Applied

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

Applied

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

NA

NA

NA

##### ALLEYS

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

NA

##### SETBACKS

\* Front: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies.

Revisions needed:

- Revise plat note #3 as shown above prior to final

\*\*Proposing: 25 ft. or greater for easements. Clarify proposed setback since residential lots shall not face a minor arterial, unless a 20 ft. planting area provided in addition to any front setback.

\*\*Zoning Ordinance: Section 134-106 (d)(a)(1)

\*\*Zoning Ordinance: Section 138-356

\* Rear: 10 ft. or greater for easements, whichever is greater applies.

Revisions needed:

- Revise plat note to include "whichever is greater applies" at the end.

\*\*Zoning Ordinance: Section 138-356

\* Sides: 6 ft. or greater for easements, whichever is greater applies.

Revisions needed:

- Revise plat note to include "whichever is greater applies" at the end.

\*\*Zoning Ordinance: Section 138-356

Non-compliance

Applied

Applied

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

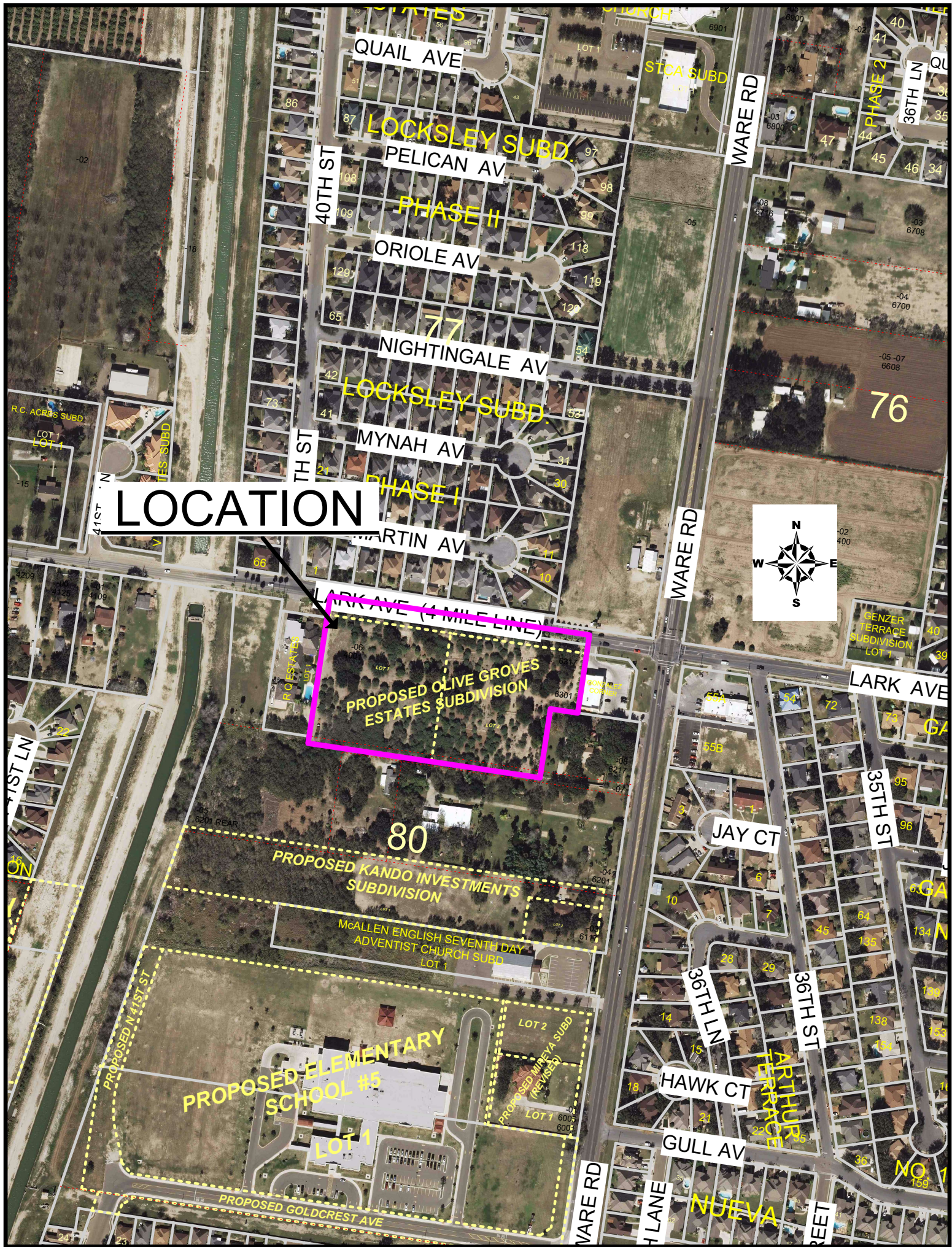
<ul style="list-style-type: none"> <li>* Corner</li> </ul> Revision needed: <ul style="list-style-type: none"> <li>- Remove plat note since subdivision layout as submitted does not have corner lots.</li> </ul> **Zoning Ordinance: Section 138-356	Non-compliance
<ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setback is required, greater setback applies.</li> </ul> **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on Lark Avenue.</li> </ul> **Sidewalk requirement may be increased to 5 ft. per Engineering Department prior to final.	Applied
<ul style="list-style-type: none"> <li>* Subdivision Ordinance: Section 134-120</li> </ul>	
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> </ul> **Landscaping Ordinance: Section 110-46	Applied
<ul style="list-style-type: none"> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</li> </ul> **Landscaping Ordinance: Section 110-46	Applied
<ul style="list-style-type: none"> <li>* Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> </ul> **Must comply with City Access Management Policy	TBD
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> </ul> **Section 110-72 applies if private subdivision is proposed.	NA
<ul style="list-style-type: none"> <li>**Landscaping Ordinance: Section 110-72</li> </ul>	
<ul style="list-style-type: none"> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	
<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> </ul> **Section 110-72 applies if private subdivision is proposed.	NA
<ul style="list-style-type: none"> <li>**Landscaping Ordinance: Section 110-72</li> </ul>	
<ul style="list-style-type: none"> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> </ul> **Subdivision Ordinance: Section 134-1	Compliance

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



* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Compliance
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$1,400 (\$700 per lot/dwelling unit) to be paid prior to recording.	Required
* Pending review by the City Manager Office.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation for 2 lot single family residence is waived.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation for 2 lot single family residence is waived.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE, & UTILITY APPROVALS.	Applied





LOCATION

PROPOSED OLIVE GROVES  
ESTATES SUBDIVISION

PROPOSED KANDO INVESTMENTS  
SUBDIVISION

PROPOSED ELEMENTARY  
SCHOOL #5

PROPOSED GOLDCREST AVE

QUAIL AVE

LOCKSLEY SUBD  
PELICAN AV

PHASE II

ORIOLE AV

77  
NIGHTINGALE AV

LOCKSLEY SUBD

MYNAH AV

PHASE I

MARTIN AV

LARK AVE (4 MILE LINE)



LARK AVE

JAY CT

35TH ST

36TH LN

HAWK CT

GULL AV

NUEVA

36TH ST

ARTHUR TERRACE

REET

NO 1

GA

GA

GA

GA

GA





# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>Harvest Creek at Ware Subdivision Phase I</u>	
	Location <u>On the northwest corner of Vine Avenue and Ware Road</u>	
	City Address or Block Number <u>2301 N WARE RD</u>	
	Number of Lots <u>112</u> Gross Acres <u>39.785</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R3A</u> Proposed Zoning <u>R3A</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>4 plex</u> Irrigation District # <u>HCID#1</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>N/A</u> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>37,205.53</u>	
	Parcel # <u>210948</u> Tax Dept. Review <u>MC 10/24/2022</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>41.676 acres, being out of Lots 138 &amp; 137, La Lomita Irrigation &amp; Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records</u>		
Owner	Name <u>Escalada, LLC</u> Phone <u>(956) 638-6456</u>	
	Address <u>3520 Buddy Owens</u> E-mail <u>jeff@ericksonrgv.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Erickson Construction</u> Phone <u>(956) 638-6456</u>	
	Address <u>3520 Buddy Owens</u> E-mail <u>jeff@ericksonrgv.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Jeff Erickson</u>	
Engineer	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna and/or Della Robles</u>	
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>956.381.0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

OCT 25 2022

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

*CW*

## 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

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 10.24.2022

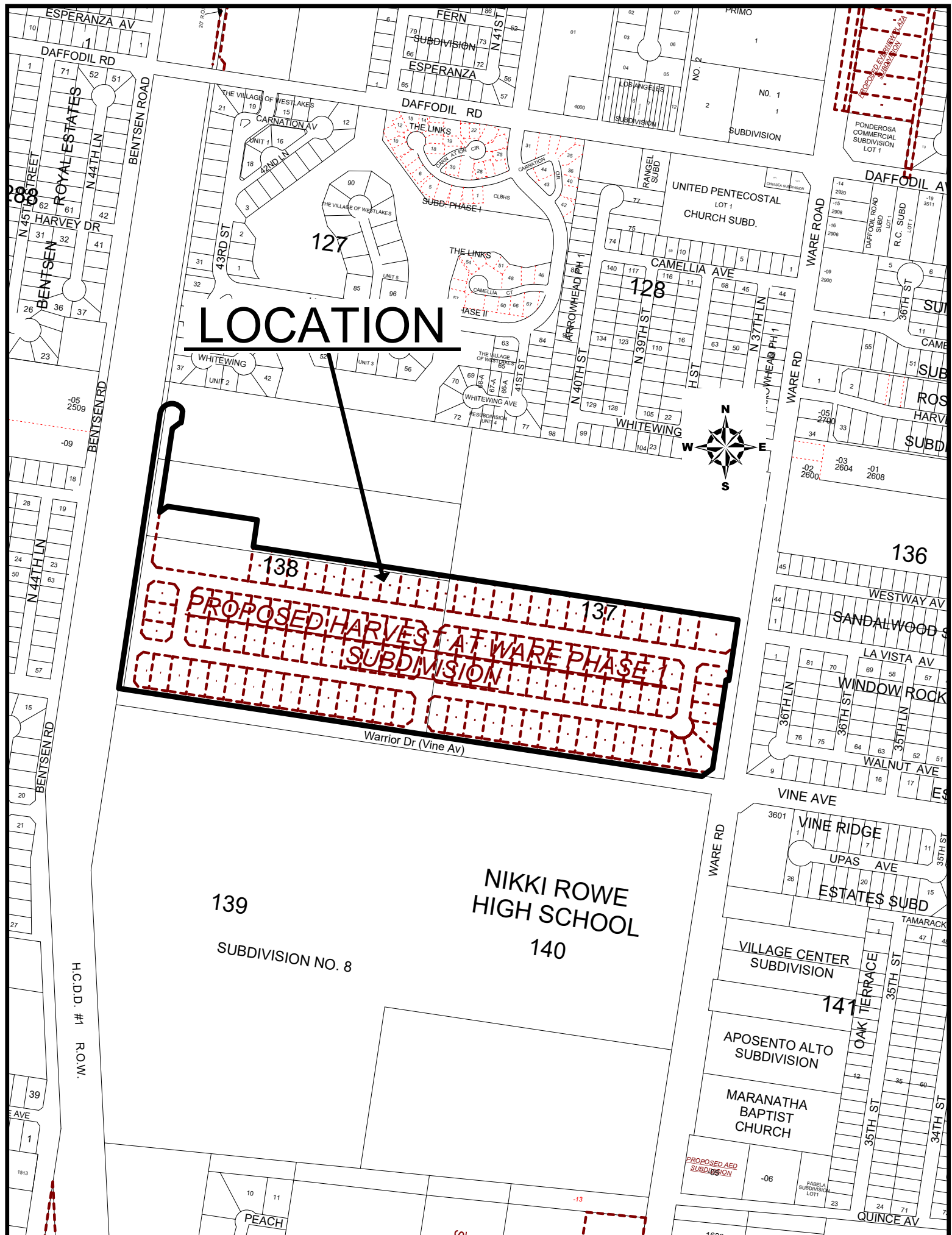
Print Name Mario A. Reyna, P.E

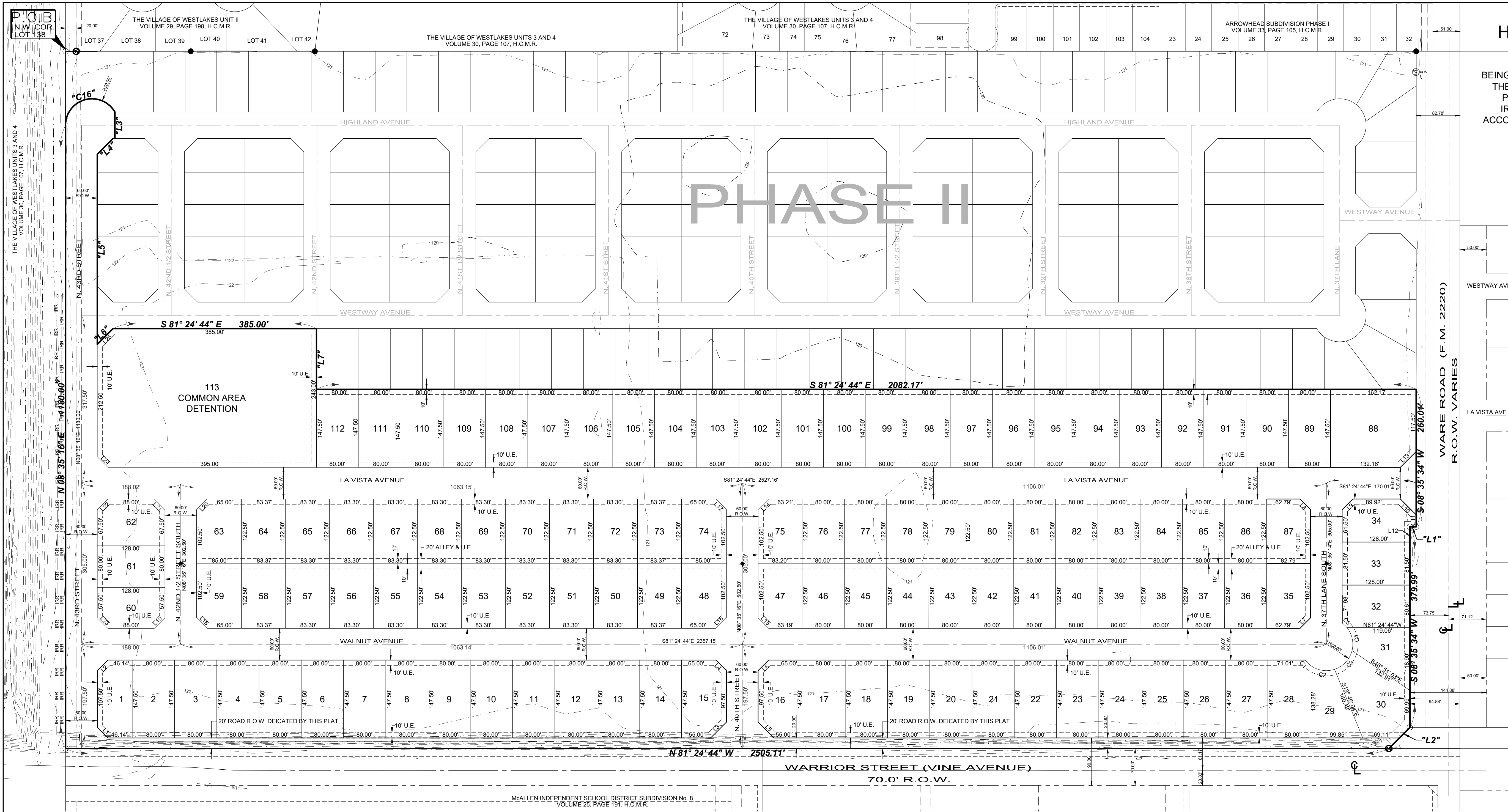
Owner ☐

Authorized Agent ☒

Owners Signature







SUBDIVISION MAP OF  
HARVEST CREEK AT WARE  
SUBDIVISION PHASE I

BEING A SUBDIVISION OF A 41.676 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOT 138 AND OUT OF LOT 137, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67, HIDALGO COUNTY DEED RECORDS.

LOT - CURVE TABLES

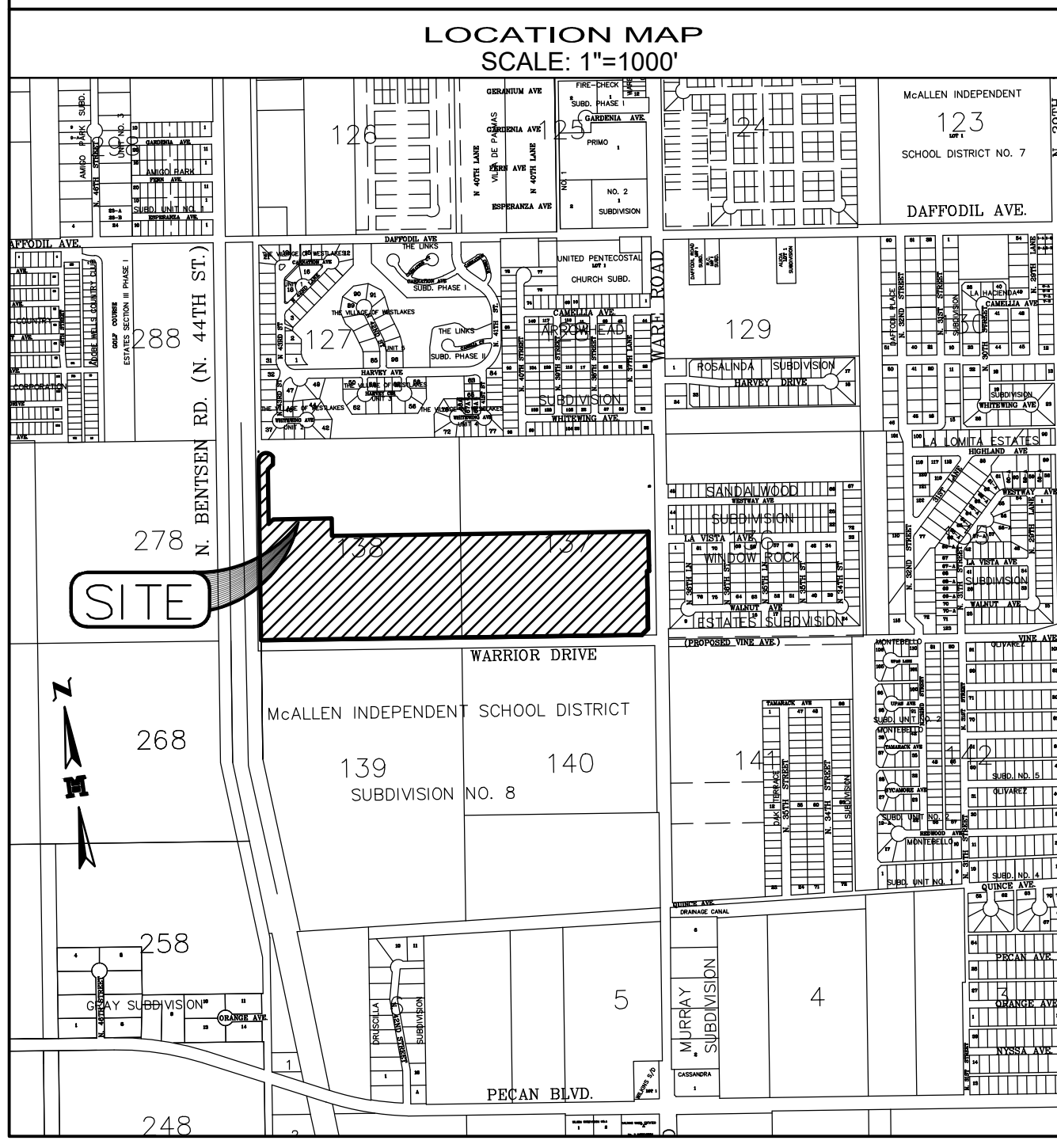
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	12.92'	50.00'	014° 48' 05"	S35° 40' 58"E	12.88'	6.49
C2	49.11'	50.00'	056° 16' 36"	S71° 13' 18"E	47.16'	26.74
C3	50.65'	50.00'	058° 02' 16"	N51° 37' 16"E	48.51'	27.74
C4	46.17'	50.00'	052° 54' 06"	N3° 50' 55"W	44.54'	24.88
C5	12.45'	50.00'	014° 16' 18"	N37° 26' 07"W	12.42'	6.26

BOUNDARY LINE TABLES

Line #	Direction	Length
L1"	N 81° 24' 44" W	12.00'
L2"	S 53° 35' 16" W	56.57'
L3"	S 08° 35' 16" W	50.00'
L4"	S 53° 35' 16" W	42.43'
L5"	S 08° 35' 16" W	360.00'
L6"	N 53° 35' 16" E	42.43'
L7"	S 08° 35' 16" W	115.00'

LOT LINE TABLES

Line #	Direction	Length
L1	N 36° 24' 44" W	28.29'
L2	N 53° 35' 16" E	28.29'
L3	S 53° 35' 16" W	42.43'
L4	S 36° 24' 44" E	28.29'
L5	N 36° 24' 44" W	42.43'
L6	N 53° 35' 16" E	28.29'
L7	N 53° 35' 25" E	28.29'
L8	N 36° 24' 35" W	28.29'
L9	N 53° 35' 25" E	28.29'
L10	N 36° 29' 10" W	42.46'
L11	S 08° 35' 34" W	22.51'
L12	S 08° 35' 34" W	28.99'
L13	N 53° 35' 25" E	42.43'
L14	S 53° 35' 16" W	28.29'
L15	S 36° 24' 44" E	28.29'
L16	N 53° 35' 16" E	28.29'
L17	N 36° 24' 44" W	28.29'
L18	S 36° 24' 44" E	28.29'
L19	N 53° 35' 16" E	28.29'
L20	S 53° 35' 16" W	28.29'
L21	N 36° 24' 44" W	28.29'
L22	S 53° 35' 16" W	28.29'
L23	S 36° 24' 44" E	28.29'
L24	S 36° 24' 44" E	28.29'
L25	S 53° 35' 16" W	42.43'





METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 41.676 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS, WHICH SAID 41.676 ACRES WERE CONVEYED TO R.L. BELL AND WIFE ELSIE P. BELL BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 381885, HIDALGO COUNTY OFFICIAL RECORDS, KAY ELLEN PHILLIPS BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 381886, HIDALGO COUNTY OFFICIAL RECORDS, BELL FAMILY MANAGEMENT TRUST BY VIRTUE OF CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 761095, HIDALGO COUNTY OFFICIAL RECORDS, AND TO R.L. AND WIFE ELSIE BELL FAMILY LIMITED PARTNERSHIP BY VIRTUE OF DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 1467254, HIDALGO COUNTY OFFICIAL RECORDS, SAID 41.676 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID LOT 138

THENCE, S 08° 35' 16" W ALONG THE WEST LINE OF SAID LOT 138, A DISTANCE OF 140.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 150° 00' 00", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 130.90 FEET, AND A CHORD THAT BEARS N 83° 35' 16" E A DISTANCE OF 96.59 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, S 08° 35' 16" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 81° 24' 44" W A DISTANCE OF 3.30 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 53° 35' 16" W A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 35' 16" W A DISTANCE OF 360.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 53° 35' 16" E A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 81° 24' 44" E A DISTANCE OF 385.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, S 08° 35' 16" W A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 81° 24' 44" E A DISTANCE OF 2,082.17 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
10. THENCE, S 08° 35' 34" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 260.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 81° 24' 44" W A DISTANCE OF 12.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 08° 35' 34" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 379.99 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
13. THENCE, S 53° 35' 34" W ALONG A CORNER CLIP, A DISTANCE OF 56.57 FEET TO A NO. 5 REBAR FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
14. THENCE, N 81° 24' 44" W ALONG THE SOUTH LINES OF SAID LOTS 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, A DISTANCE OF 2,505.11 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
15. THENCE, N 08° 35' 16" E ALONG THE WEST LINE OF SAID LOT 138, A DISTANCE OF 1,180.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.676 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THE SITE LIES IN ZONE "C".  
ZONE "C" IS DEFINED AS " AREAS OF MINIMAL FLOODING.  
ZONE "C" SHOWN ON:  
COMMUNITY-PANEL NUMBER: 480334 0400 C  
MAP REVISED-NOVEMBER 16, 1982.  
& COMMUNITY-PANEL NUMBER: 480334 0500 C  
MAP REVISED-NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:  
  
FRONT: LOTS 1 TO 112 (MULTIFAMILY LOTS) 20 FEET OR GREATER FOR EASEMENT  
FRONT: LOTS 113TO 276 (SINGLE FAMILY LOTS) 25 FEET OR GREATER FOR EASEMENT  
REAR: 10 FEET OR GREATER FOR EASEMENT  
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT  
CORNER: 10 FEET OR GREATER FOR EASEMENT  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED: GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 790.779 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 870.353 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH A 3'-18" PIPE STRUCTURE INTO AN EXISTING MISSION McALLEN LATERAL DRAIN DITCH STORM SEWER NETWORK LOCATED ON THE WEST SIDE OF THE PROPERTY .
5. CITY OF MCALLEN BENCHMARK: "MC 68" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF JACKSON ROAD & EL DORA ROAD. 30" ALUM. PIPE WITH A 3 CAP ON TOP AT ELEVATION = 111.23, NORTHING: 16608729.2851, EASTING: 1082910.61419 (NAVD88). 1/4" BRASS MONUMENT
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE NORTH SIDE WARRIOR STREET, AND A 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG WEST SIDE OF WARE AVENUE AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN/ MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES ALONG WARRIOR DR. (VINE AVE.) AND N. WARE RD.
10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. SET No. 4 REBARs WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
12. COMMON AREAS, ANY PRIVATE STREETS/DRIVES , GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT BY THE CITY OF MCALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE RD. AND WARRIOR DR. (VINE AVE.)
14. 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.
15. HOME OWNERS ASSOCIATION COVENANTS FOR THE GROVES AT WARE AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. \_\_\_\_\_ H.C.D.R.

GENERAL NOTES : CONTINUE

16. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR HARVEST CREEK AT WARE SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF 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 DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.
17. COMMON LOT 277, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT 277, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 277 TRANSFER OF TITLES TO THE HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE FALCON'S COVE SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(a), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 277 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
18. LOT 277 FOR LANDSCAPING DETENTION PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./ PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
19. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

SUBDIVISION MAP OF

HARVEST CREEK AT WARE  
SUBDIVISION PHASE I

BEING A SUBDIVISION OF A 41.676 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS.

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, THE \_\_\_\_\_ 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

APPROVED BY DRAINAGE DISTRICT:

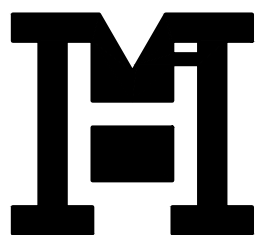
HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

TBPE FIRM # F-1435



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

THE STATE OF TEXAS  
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HARVEST CREEK AT WARE SUBDIVISION PHASE I TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE 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 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.

JEFFERY ERICKSON, PRESIDENT  
ERICKSON CONSTRUCTION  
3520 BUDDY OWENS AVENUE  
MCALLEN, TEXAS 78504

DATE

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFERY ERICKSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

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

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 HARVEST CREEK AT WARE SUBDIVISION PHASE I 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

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

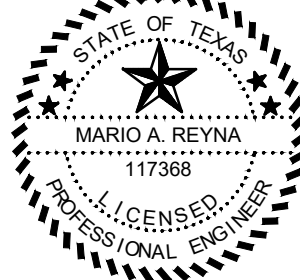
STATE OF TEXAS  
COUNTY OF HIDALGO:

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: 08-23-2022  
ENGINEERING JOB No. 21246.00

DATE:

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

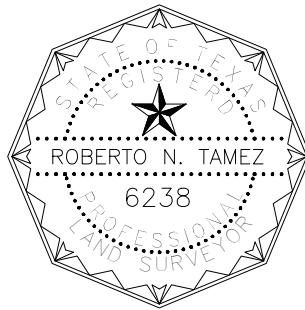


STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF HARVEST CREEK AT WARE SUBDIVISION PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-06-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED: 12-10-2021  
SURVEY JOB No. 21999.23

DATE:



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

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

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

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



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2022

### SUBDIVISION NAME: HARVEST CREEK AT WARE PHASE I

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

North Ware Road: 60 ft. from centerline for 120 ft. ROW

Paving: 65 ft. Curb & gutter: Both Sides

Revisions needed:

- Label ROW from both sides of centerline to determine if any ROW dedication is required prior to final

- Label reference to dash lines and identify ROW by plat or instrument

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Non-compliance

Warrior Drive (Vine Ave.): 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW

Paving: 52 ft. Curb & gutter: both sides

Revisions needed:

- Please revise street name as shown above prior to final.

- Label existing ROW from both sides of centerline and after dedication prior to final

- Please separate the ROW dedication for the street and the 10 ft. dedication for park land.

Label the additional 10 ft. to parks as "10 ft. park land dedicated by this plat." Wording will be finalized prior to final.

- Label reference for dash and solid lines on the south side of lots 1 to 30; provide documents referenced on survey, prior to final. As per plat submitted on August 5, 2022, the dash and solid lines were removed, please clarify.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Non-compliance

N-S Street on West Boundary: Proposing 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

- Label dash line on west side to determine any ROW dedication. (May affect phase II) Revise plat accordingly to accommodate ROW

- Existing 40 ft. ROW on west side, of which 20 ft. is within this plat boundary; clarify and label accordingly.

- Clarify cul-de-sac turnaround proposed on the north; 20 ft. ROW beyond turnaround cul-de-sac is within a future lot. Must be resolved prior to final.

- Location of turnaround and design must be clarified prior to final.

- Street name will be assigned prior to final

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording

\*\*COM Thoroughfare Plan

Non-compliance

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



<p>Internal Streets for R-3A: 60 ft. ROW Paving: 40 ft. Curb &amp; gutter: both sides Revisions needed: - Street names will be assigned prior to final - Entry access from the R-3A district along N. Ware Rd. on the plat submitted is under review with Traffic Department. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3A Zone Districts Revisions needed: - Subdivision layout does not comply with block length requirement, please revise accordingly prior to final - Length proposed, approximately 2,355 ft. - Engineer submitted variance to the block length requirement on May 4, 2022. At the PZ meeting of May 17, 2022, the board recommended approval of the variance to the block length requirement for the R-3A district, and City Commission approved the variance request on June 13, 2022. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac Revisions needed: - Clarify cul-de-sac proposed on the northwest corner since it does not comply with cul-de-sac length requirement. **Subdivision Ordinance: Section 134-105</p>	Non-compliance
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft. Revisions needed: - Public Works Department might require dumpster easements or service drive to provide waste collection service for the R-3A lots prior to final. - Clarify 20 ft. alley &amp; utility easement reference on plat *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106.</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front: 20 ft. or greater for easement Revisions needed: - Please revise plat note #3 as shown above prior to final. **Zoning Ordinance: Section 138-356  * Rear: 10 ft. or greater for easement **Zoning Ordinance: Section 138-356  * Interior Sides: 6 ft. or greater for easement **Zoning Ordinance: Section 138-356  * Corner: 10 ft. or greater for easement **Zoning Ordinance: Section 138-356</p>	Non-compliance
	Applied
	Applied
	Applied

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

* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
	Required
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required along N. Ware Road. * 4 ft. wide minimum sidewalk required on both sides of all internal streets and Warrior Dr. (Vine Ave.) Revisions needed: - Sidewalk along N. Ware Road subject to increase to 5 ft. as per Engineering Department prior to final. - Sidewalk width requirement for Warrior Dr. (Vine Ave.) and both sides of internal streets subject to increase prior to final as per Engineering Department requirements. - Plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined for all internal streets prior to final **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Warrior Dr. (Vine Ave.) and N. Ware Rd. Revisions needed: - Buffer requirement may be required on the west side of Lots 1, 60-62, and 113-Common Area detention adjacent to the N/S street on the west side boundary prior to final. - Please revise plat note #9 as shown above and once street name along the west side is finalized prior to final. **Additional buffers may be required prior to final **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Non-compliance
	Applied
	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along N. Ware Rd and Warrior Dr. (Vine Ave.) **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Requirement might be triggered depending on the # of units proposed per lot on the multifamily lots. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * 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	Applied
	Applied
	Applied
	NA
	Required

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



<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> </ul>	Compliance
Revisions needed: - As per plat submitted on November 25, 2022, Lot 29 and Lot 31 are not meeting the minimum 50 ft. lot frontage, please revise accordingly. * - Please verify that all lots are in compliance with lot width requirement. - Provide preliminary site plan for multi-family lots to verify compliance with landscaping requirements. **Zoning Ordinance: Section 138-356	Non-compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: A-O Proposed: R-1 &amp; R-3A</li> <li>**Rezoning was approved by City Commission on 2/14/22.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>****Rezoning was approved by City Commission on 2/14/22.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>*Must comply with Park Department requirements</li> <li>****The Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike &amp; Bike Trail instead.</li> <li>****On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot.</li> <li>*Must comply with Park Department requirements</li> <li>****The Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike &amp; Bike Trail instead.</li> <li>****On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording.</li> </ul>	Required

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot/and land dedication.</p> <p>*Must comply with Park Department requirements</p> <p>****The Developer submitted a variance request letter to the Park Land Ordinance requirements to be waived and proposes to dedicate an additional 10 ft. ROW and construct an 8-foot trail with landscape, lighting and irrigation and a connection to Bentsen Hike &amp; Bike Trail instead.</p> <p>****On June 29, 2022, City Manager's Office approved the variance request with conditions. Must comply with conditions noted as per agreement letter dated July 14, 2022 prior to recording.</p>	Required
<b>TRAFFIC</b>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Non-compliance
	TBD
<b>COMMENTS</b>	
<p>Comments/Revisions needed:</p> <ul style="list-style-type: none"> <li>- Label reference for dash line on the west side side of proposed north to south street on the west boundary.</li> <li>- Label parcel on the west side of the west boundary line</li> <li>- Entry access from the R-3A district along N. Ware Rd. on the plat submitted is under review with Traffic Department.</li> <li>- Clarify if subdivision will be public or private. Based on clarification additional comments may be required.</li> <li>- Should the subdivision be private, please provide gate details.</li> <li>- Please separate the ROW dedication for the Warrior Drive (Vine Ave.) and the 10 ft. dedication for park land. Label the additional 10 ft. to parks as "10 ft. park land dedicated by this plat." Wording will be finalized prior to final.</li> </ul> <p>*Must comply with City's Access Management Policy.</p>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.</p>	Applied



# LOCATION

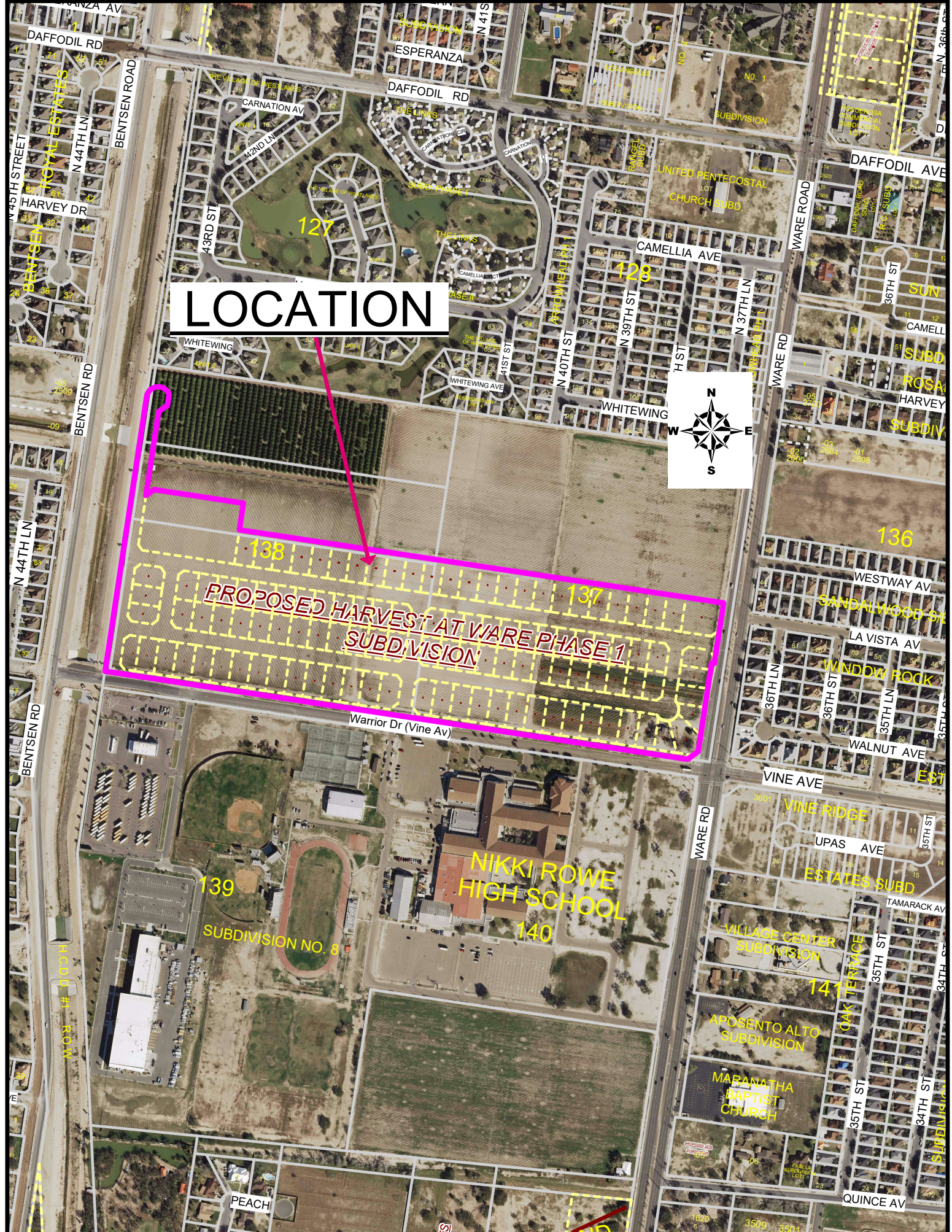


**PROPOSED HARVEST AT WARE PHASE 1  
SUBDIVISION**

**NIKKI ROWE  
HIGH SCHOOL**

**SUBDIVISION NO. 8**

**MARANATHA  
BAPTIST  
CHURCH**







# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>North Via Cantera Subdivision</u>	
	Location <u>Northside of State Highway 107 between North Stewart Road and North Glasscock Road</u>	
	City Address or Block Number <u>7321 MILE 7 1/2 RD</u>	
	Number of Lots <u>51</u> Gross Acres <u>33.58 +/-</u> Net Acres _____ 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>VACANT</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>U.I.D.</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>282795</u> Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>Being 33.58 acres tract of land, consisting of 5.82 acres out of Lot 491 and 27.76 acres out of Lot 501, John H Shary Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 05, Page 31, Map Records of Hidalgo County Texas.</u>		
Owner	Name <u>North Via Cantera, LLC</u> Phone <u>(210) 237-2200</u>	
	Address <u>3805 Plantation Grove Boulevard, Suite D</u> E-mail <u>antun777@yahoo.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
Developer	Name <u>Domit Internation Construction &amp; Development LL</u> Phone <u>(210) 237-2200</u>	
	Address <u>3805 Plantation Grove Boulevard, Suite D</u> E-mail <u>antun777@yahoo.com</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Tony Domit</u>	
Engineer	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna and/or Della Robles</u>	
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

ENTERED

NOV 07 2022

Initial: \_\_\_\_\_



## 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.

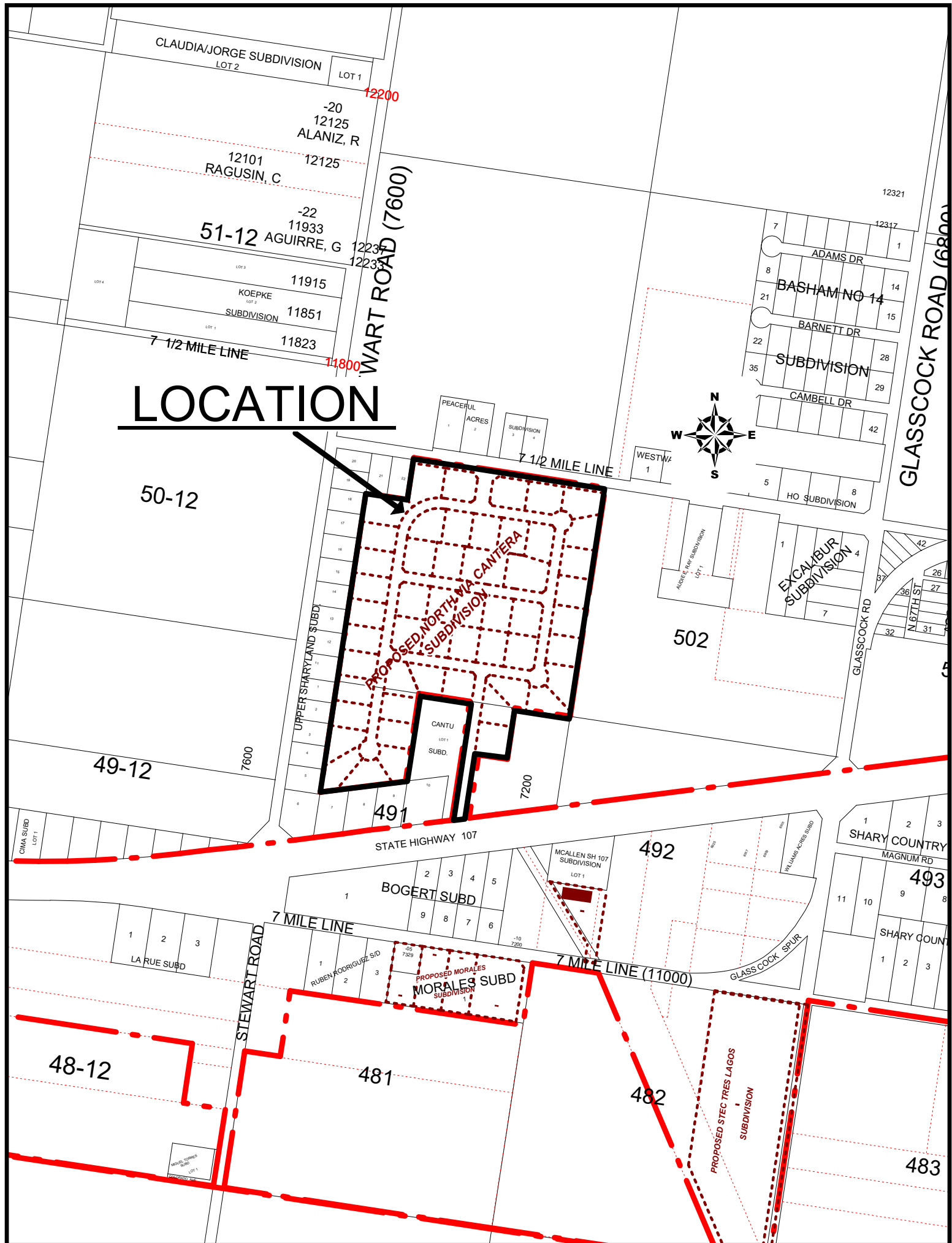
Signature  Date 11.04.2022

Print Name Mario A. Reyna, P.E

Owner ☐

Authorized Agent ☒

# LOCATION





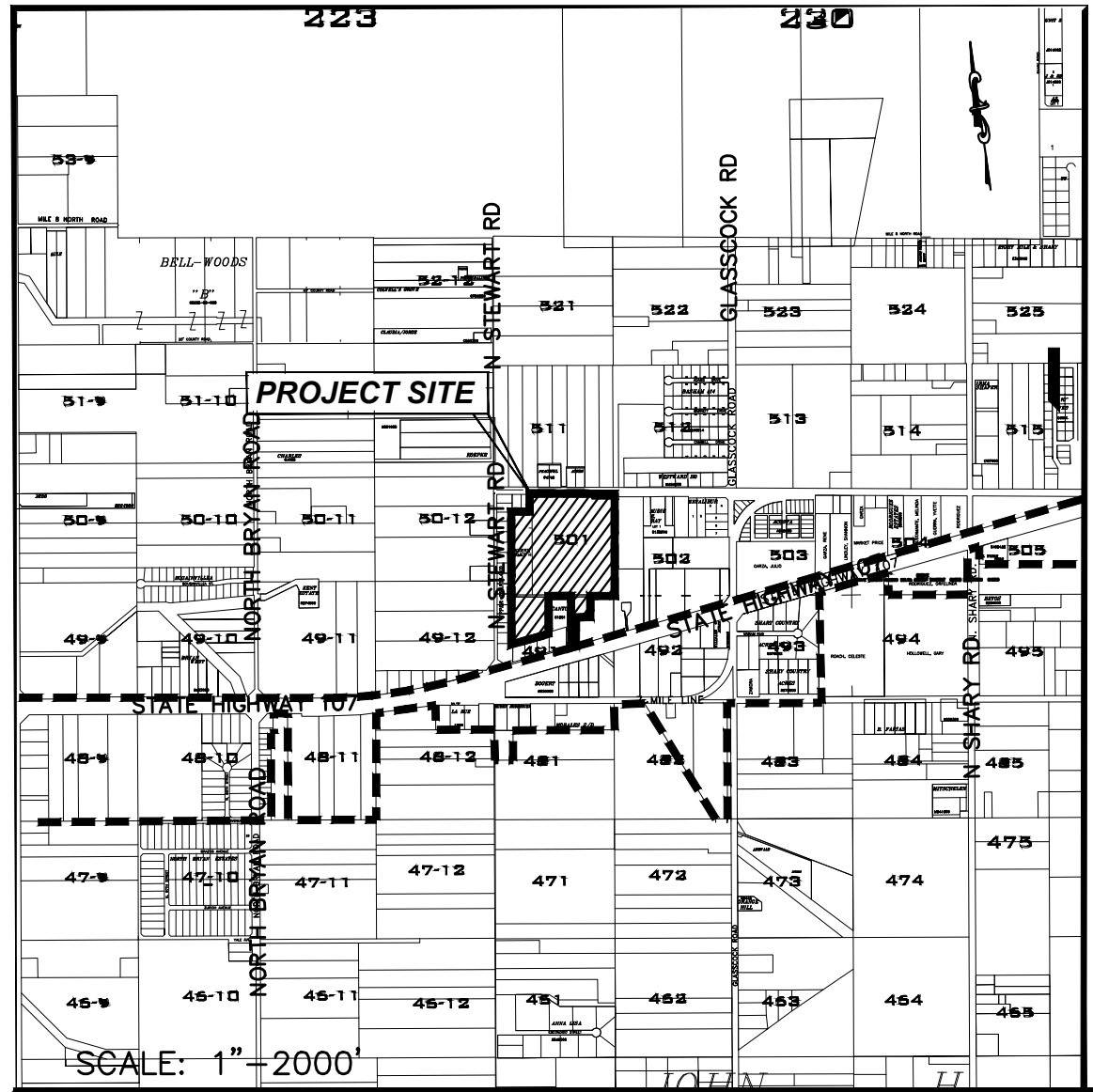
SUBDIVISION MAP OF  
NORTH VIA CANTERA  
SUBDIVISION

A 33.58 ACRE TRACT OF LAND BEING 5.82 ACRES OUT OF LOT 491, AND 27.76 ACRES OUT OF LOT 501,  
JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, MAP  
RECORDS OF HIDALGO COUNTY, TEXAS

(PRIVATE SUBDIVISION)

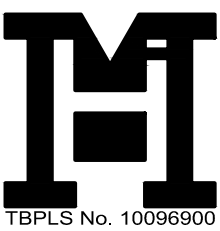
A TRACT OF LAND CONTAINING 33.58 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING 5.82 ACRES OUT OF LOT 491, AND 27.76 ACRES OUT OF LOT 501, JOHN SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, WHICH SAID 33.58 ACRES BEING ALL OF A CERTAIN TRACT CONVEYED TO NORTH VIA CANTERA LLC, BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3119957, HIDALGO COUNTY OFFICIAL RECORDS, SAID 33.58 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, S 08° 37' 40" W, A DISTANCE OF 1,110.62 FEET ALONG THE EAST LINE SAID LOT 501 AND WEST LINE OF LOT 502, TO A NO. 4 REBAR SET, ON THE SOUTHEAST CORNER OF SAID LOT 501, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 23' 50" W, A DISTANCE OF 264.85 FEET, ALONG THE SOUTH LINE OF SAID LOT 501 AND NORTH LINE OF SAID LOT 491 TO A NO. 4 REBAR SET, ON AN INSIDE CORNER OF A CERTAIN TRACT CONVEYED TO ARTURO NAVA, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 3338, PAGE 504, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 42' 21" W, A DISTANCE OF 228.19 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 82° 56' 26" W, A DISTANCE OF 156.68 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 28' 20" W, A DISTANCE OF 315.07 FEET TO A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF S.H. 107, FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE S 82° 56' 44" W, A DISTANCE OF 53.42 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 107 AND SOUTHEAST CORNER OF LOT 1, CANTU SUBDIVISION, AS RECORDED IN VOLUME 28, PAGE 648, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 08° 35' 24" E, 561.78 FEET ALONG THE EAST LINE OF SAID CANTU SUBDIVISION, TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 81° 25' 14" W, A DISTANCE OF 245.56 FEET ALONG THE NORTH LINE OF SAID CANTU SUBDIVISION AND SOUTH LINE OF SAID LOT 501, TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 08° 41' 04" W, A DISTANCE OF 410.49 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF UPPER SHARYLAND SUBDIVISION, AS RECORDED IN VOLUME 23, PAGE 808, HIDALGO COUNTY MAP RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, S 82° 53' 39" W, A DISTANCE OF 419.00 FEET, ALONG THE NORTH LINE OF SAID UPPER SHARYLAND SUBDIVISION TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 08° 36' 44" E, AT A DISTANCE OF 523.01 FEET PASS THE NORTH LINE OF SAID LOT 491 AND SOUTH LINE OF SAID LOT 501, ALONG THE EAST LINE OF SAID UPPER SHARYLAND SUBDIVISION CONTINUING A TOTAL DISTANCE OF 1,441.29 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 81° 26' 26" E, A DISTANCE OF 200.41 FEET ALONG THE SOUTH LINE OF SAID UPPER SHARYLAND SUBDIVISION, TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, N 08° 37' 17" E, AT A DISTANCE OF 196.49 FEET PASS A NO. 4 REBAR FOUND ON LINE A, TOTAL DISTANCE OF 197.70 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 501 AND SOUTH RIGHT-OF-WAY LINE OF MILE 7 1/2 ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
14. THENCE, S 81° 07' 36" E, A DISTANCE OF 922.16 FEET ALONG THE NORTH LINE OF SAID LOT 501, AND SOUTH RIGHT-OF-WAY LINE OF MILE 7 1/2 ROAD, TO THE POINT OF BEGINNING AND CONTAINING 33.58 ACRES OF LAND, MORE OR LESS.



- LEGEND
- FOUND NO.4 REBAR
  - FOUND NO.5 REBAR
  - FOUND PIPE
  - SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NAIL
- R.O.W. - RIGHT OF WAY  
R.O.W.E. - RIGHT OF WAY EASEMENT  
H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT  
N.E. COR. - NORTHEAST CORNER  
N.W. COR. - NORTHWEST CORNER  
P.O.B. - POINT OF BEGINNING  
W.D. - WARRANTY DEED  
Ac. - OF ONE ACRE

DRAWN BY: \_\_\_\_\_ OR \_\_\_\_\_ DATE: 09-29-21.  
SURVEYED, CHECKED \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE: \_\_\_\_\_



**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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ANTUN DOMIT	3805 PLANTATION GROVE BLVD., STE. D,	MISSION, TEXAS 78573	(956) 722-5688	(956) 722-6306
ENGINEER:	MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Lot Line Table		
Line #	Length	Direction
L1	35.43'	N36° 11' 28" W
L2	35.28'	S53° 46' 32" W
L3	21.21'	S36° 18' 50" E
L4	21.21'	N53° 41' 10" E
L5	42.13'	S38° 09' 25" E
L6	21.21'	N36° 18' 50" W
L7	18.33'	N81° 18' 50" W
L8	18.32'	N81° 18' 50" W
L9	12.85'	S08° 41' 10" W
L10	21.21'	S36° 18' 50" E
L11	21.21'	N53° 41' 10" E
L12	21.21'	N36° 18' 50" W
L13	21.21'	S53° 41' 10" W
L14	21.21'	N53° 41' 10" E
L15	21.21'	S36° 18' 50" E
L16	21.21'	S53° 41' 10" W
L17	21.23'	N36° 18' 50" W
L18	21.20'	S53° 38' 54" W
L19	13.07'	S08° 38' 54" W
L20	11.60'	N08° 44' 34" E
L21	36.82'	N08° 41' 10" E
L22	13.39'	N81° 18' 50" W
L23	29.23'	S08° 41' 10" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.25'	200.00'	005° 13' 43"	S83° 55' 42"E	18.25'
C2	145.28'	200.00'	041° 36' 52"	N72° 39' 01"E	142.09'
C3	120.14'	200.00'	034° 25' 08"	N34° 38' 01"E	118.35'
C4	30.50'	200.00'	008° 44' 18"	N13° 03' 19"E	30.47'
C5	235.62'	150.00'	090° 00' 00"	S53° 41' 10" W	212.13'
C6	34.39'	50.00'	039° 24' 13"	N48° 59' 04"E	33.71'
C7	70.00'	50.00'	080° 12' 51"	N10° 49' 28" W	64.42'
C8	70.00'	50.00'	080° 12' 51"	S88° 57' 41" W	64.42'
C9	70.00'	50.00'	080° 12' 51"	S8° 44' 51" W	64.42'
C10	17.41'	50.00'	019° 57' 15"	S41° 20' 12"E	17.33'
C11	18.54'	50.00'	021° 14' 33"	N31° 56' 07" W	18.43'
C12	79.48'	50.00'	091° 04' 32"	N88° 05' 39" W	71.37'
C13	85.24'	50.00'	097° 40' 55"	S2° 28' 22"E	75.29'
C14	69.00'	50.00'	079° 03' 49"	S29° 09' 16" W	63.65'
C15	72.78'	50.00'	083° 23' 59"	S02° 04' 38"E	66.52'
C16	41.48'	50.00'	047° 32' 12"	N62° 27' 16"E	40.30'
C17	274.89'	175.00'	090° 00' 00"	S53° 41' 10" W	247.49'

1. FLOOD ZONE STATEMENT: THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
2. SETBACKS: FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. ALL PUBLIC UTILITIES DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH OCCUPYING EASEMENT.
6. BENCHMARK: TOP OF FOUND 1/2 INCH ROD AT THE INTERSECTION OF STUART ROAD AND 7 1/2 MILR ROAD. BENCHMARK ELEV.: 189.19 N.G.V.D.
7. DRAINAGE: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP MONUMENT NAME: MC 36 LOCATED AT THE SOUTH WEST CORNER OF THE INTERSECTION OF 7 MILE LINE AND GLASSCOCK RD. IT IS 28 FEET WEST FROM THE CENTER LINE OF GLASSCOCK AND 170 FEET SOUTH FROM THE CENTER LINE OF 7 MILE LINE.
8. 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 SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLETES 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 HEALTH 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 OCCUPANCY OF A LOT AND MULTI-FAMILY. SEE ENGINEER WATER REPORT ON 2ND. SHEET FOR SANITARY SEWER COLLECTION SYSTEM THAT WILL BE USE IN THE FUTURE.
9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
10. ANTUN DOMIT, THE OWNERS & SUBDIVIDERS OF NORTH VIA CANTERA, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT.
11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG MILE 7 1/2 NORTH ROAD.
13. EACH PURCHASED 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.
14. A 4 FOOT SIDEWALK WILL BE REQUIRED ALONG ALL INTERIOR STREETS AT BUILDING PERMIT STAGE BY WHO (LOT OWNER/DEVELOPER) TO BE MAINTAINED BY NORTH VIA CANTERA SUBDIVISION HOMEOWNER'S ASSOCIATION.
15. 5 FT WIDE MINIMUM SIDEWALK REQUIRED ON S.H. 107 AND 4 FT. WIDE MILE 7 1/2 NORTH ROAD.
16. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
17. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
18. NO PERMANENT STRUCTURE, (EXPAMPLE FENCES, OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON AN DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
19. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
20. THE ENTRANCE GATES AND STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES.
21. NO ACCESS TO 7 1/2 MILE SHALL BE ALLOW FOR LOTS 29-33 (THE DEVELOPER WILL NOTIFY LOT PURCHASER OF THIS RESTRICTION UPON SALE OF LOT)
22. STREET LIGHTS AND SIGNS ARE TO BE INSTALLED BY DEVELOPER.
23. THE DRAINAGE INLET WITH THE 8" BLEEDER LINE THAT CONNECTS TO THE RCP CULVERT AT THE NORTHSIDE OF S.H. 107 ROADSIDE DITCH WILL BE MAINTAIN BY THE HOMEOWNER'S ASSOCIATION.
24. THE FENCE AT EACH REAR LOT WILL BE CONSTRUCT AT THE TIME OF BUILDING PERMIT STAGE WITH THE EXCEPTION OF THE PERIMETER OF THE SUBDIVISION BOUNDARY, THE FENCE FOR EACH LOT WILL BE CONSTRUCT DURING THE TIME OF BUILDING PERMIT STAGE.
25. THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, TEXAS HARMLESS AND INDEMNIFY SAID COUNTY FROM ANY AND CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE STREET, PRIVATE SIDEWALK, AND PRIVATE STREET LIGHTS.
26. A 6" BUFFER CEDAR FENCE WITH CMU COLUMNS SHALL BE INSTALLED BY THE DEVELOPER ON THE WEST LINE OF THE 15' UNITED IRRIGATION DISTRICT'S EXCLUSIVE EASEMENT ALONG LOTS 22-29 AND THE SOUTH LINE OF AN EXCLUSIVE EASEMENT ALONG LOTS 29 AND 30.
27. A 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES, AND ALONG MILE 7 1/2 NORTH ROAD.
28. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
29. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NORTH VIA CANTERA, RECORDED AS DOCUMENT NUMBER HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO DECLARATIONS OF COVENANTS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.
30. COMMON LOT A, IDENTIFIED AS A DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, NORTH VIA CANTERA HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT A'S TRANSFER OF TITLE TO NORTH VIA CANTERA HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY NORTH VIA CANTERA HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(g), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



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

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

BY: \_\_\_\_\_ DEPUTY  
[SHEET 01 OF 02]

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS  
THE DAY OF 20

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 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 HCID#2 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#2.

SECRETARY

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL 15' EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF 20

SALON DEL VALLE (GRANTOR'S SIGNATURE)

LUIS MIGUEL ARECHIGA, OWNER  
4631 S. VETERANS ROAD  
EDINBURG, TEXAS 78542

ACKNOWLEDGMENT

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANTUN DOMIT KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF 20

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

## SUBDIVISION MAP OF NORTH VIA CANTERA SUBDIVISION

A 33.58 ACRE TRACT OF LAND BEING 5.82 ACRES OUT OF LOT 491, AND 27.76 ACRES OUT OF LOT 501,  
JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, MAP  
RECORDS OF HIDALGO COUNTY, TEXAS

(PRIVATE SUBDIVISION)

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NORTH VIA CANTERA SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENTS ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG.

SALON DEL VALLE, LLC,  
LUIS MIGUEL ARECHIGA, OWNER  
4631 S. VETERANS ROAD  
EDINBURG, TEXAS 78542

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ANTUN DOMIT, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC IN 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 PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368  
DATE PREPARED: 09-29-21  
JOB No. 21156.00

DATE:

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE DAY OF 20

ROBERTO N. TAMEZ, R.P.L.S. No. 6238  
STATE OF TEXAS

DATE SURVEYED: 6-2-2021  
T-1127, PG. 8  
SURVEY JOB # 21996.00



I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG

DATE

CITY SECRETARY

DATE

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS NORTH VIA CANTERA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE DAY OF 2022.

CHAIRPERSON PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF HIDALGO

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 §40.211 (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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

DRAWN BY: OR DATE: 09-29-21.

SURVEYED, CHECKED DATE:

FINAL CHECK DATE:

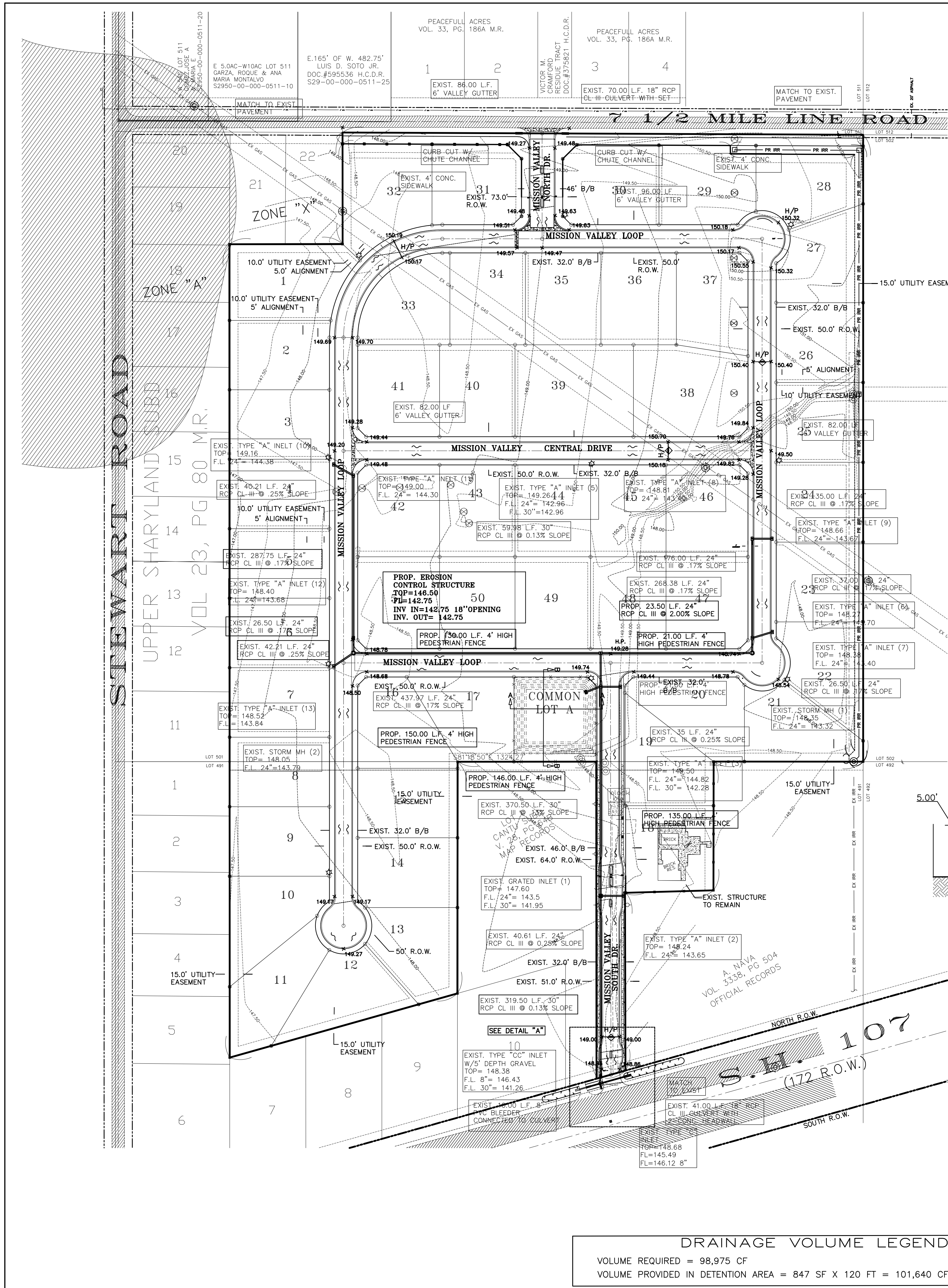


MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

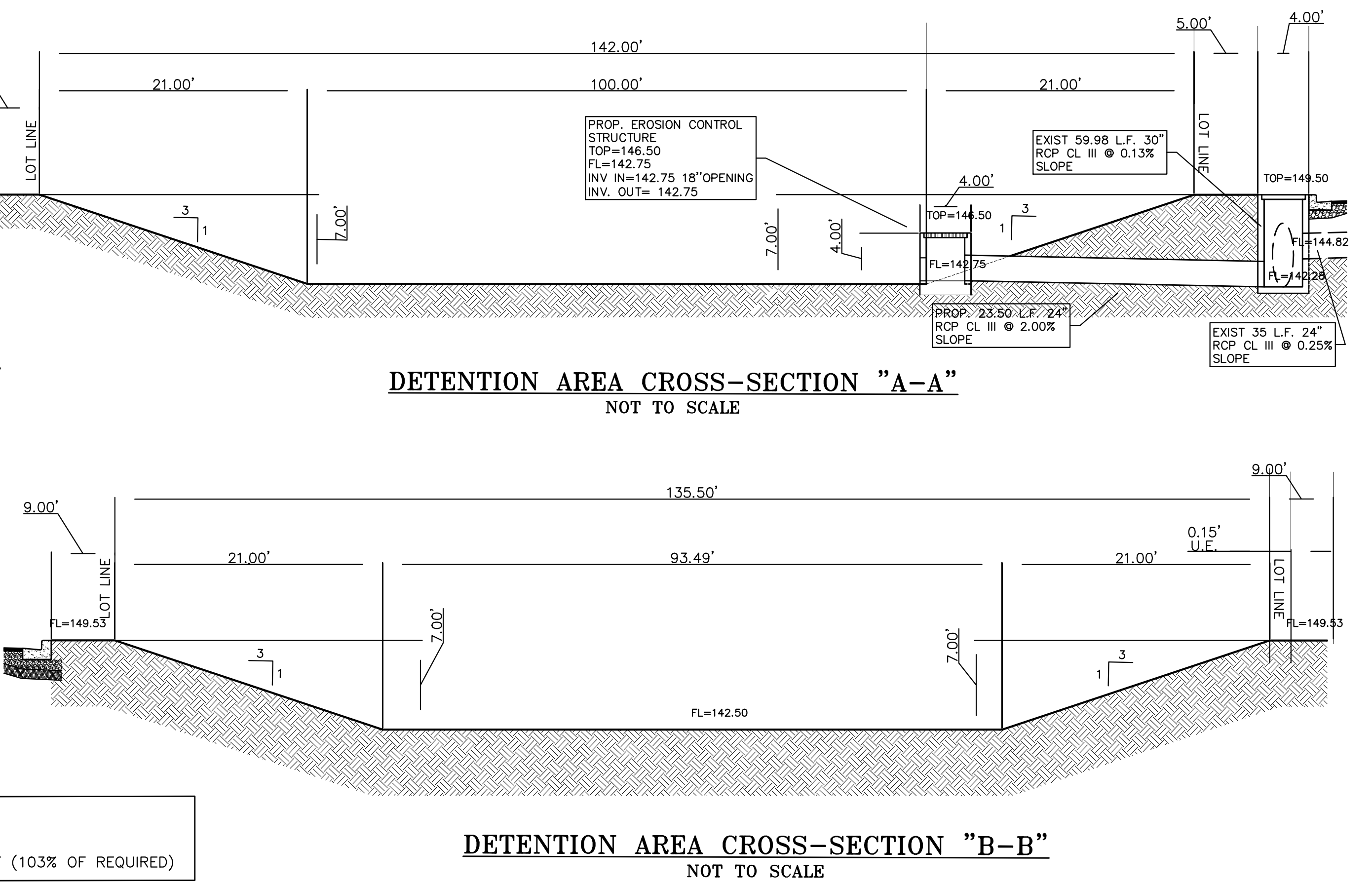
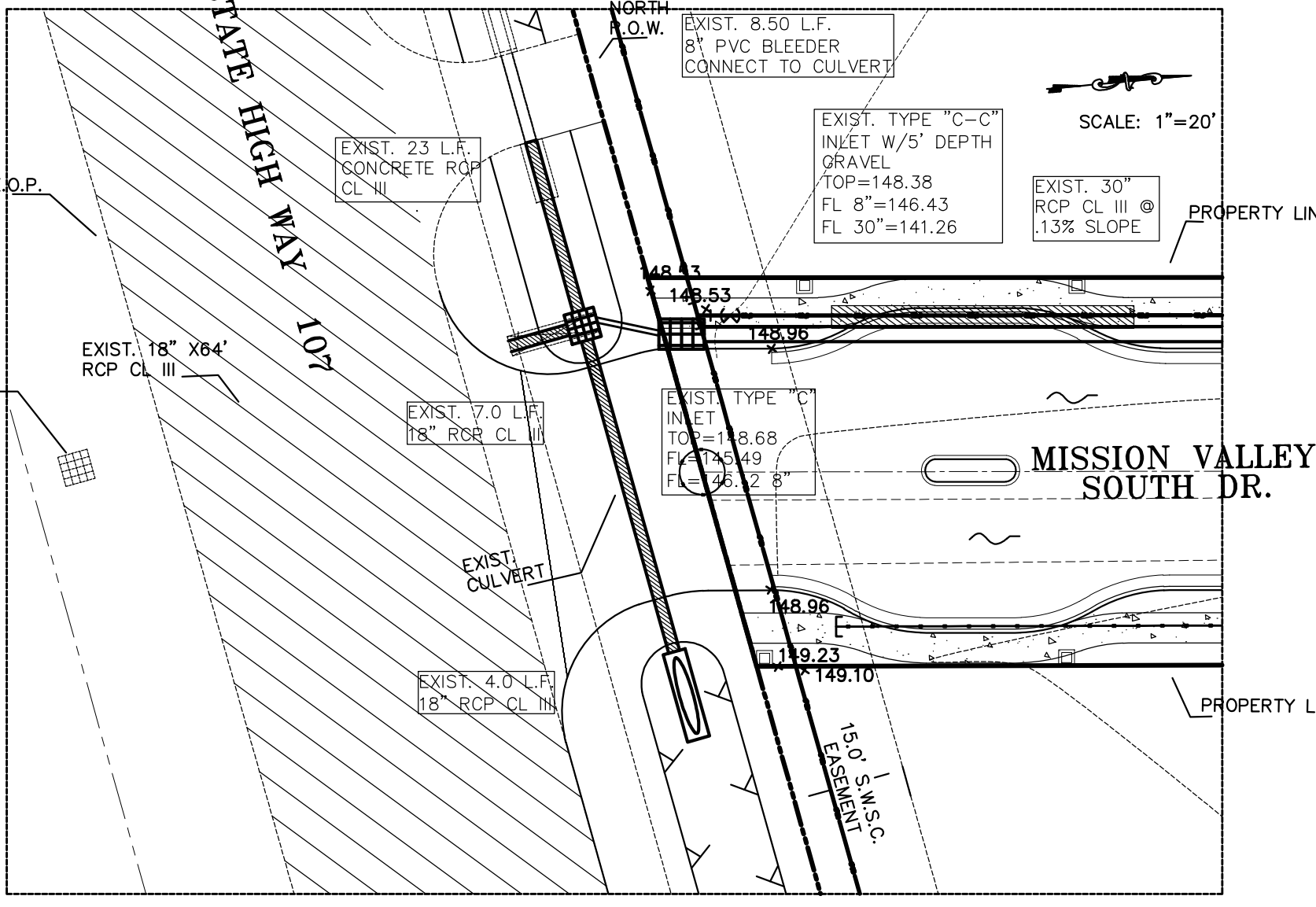
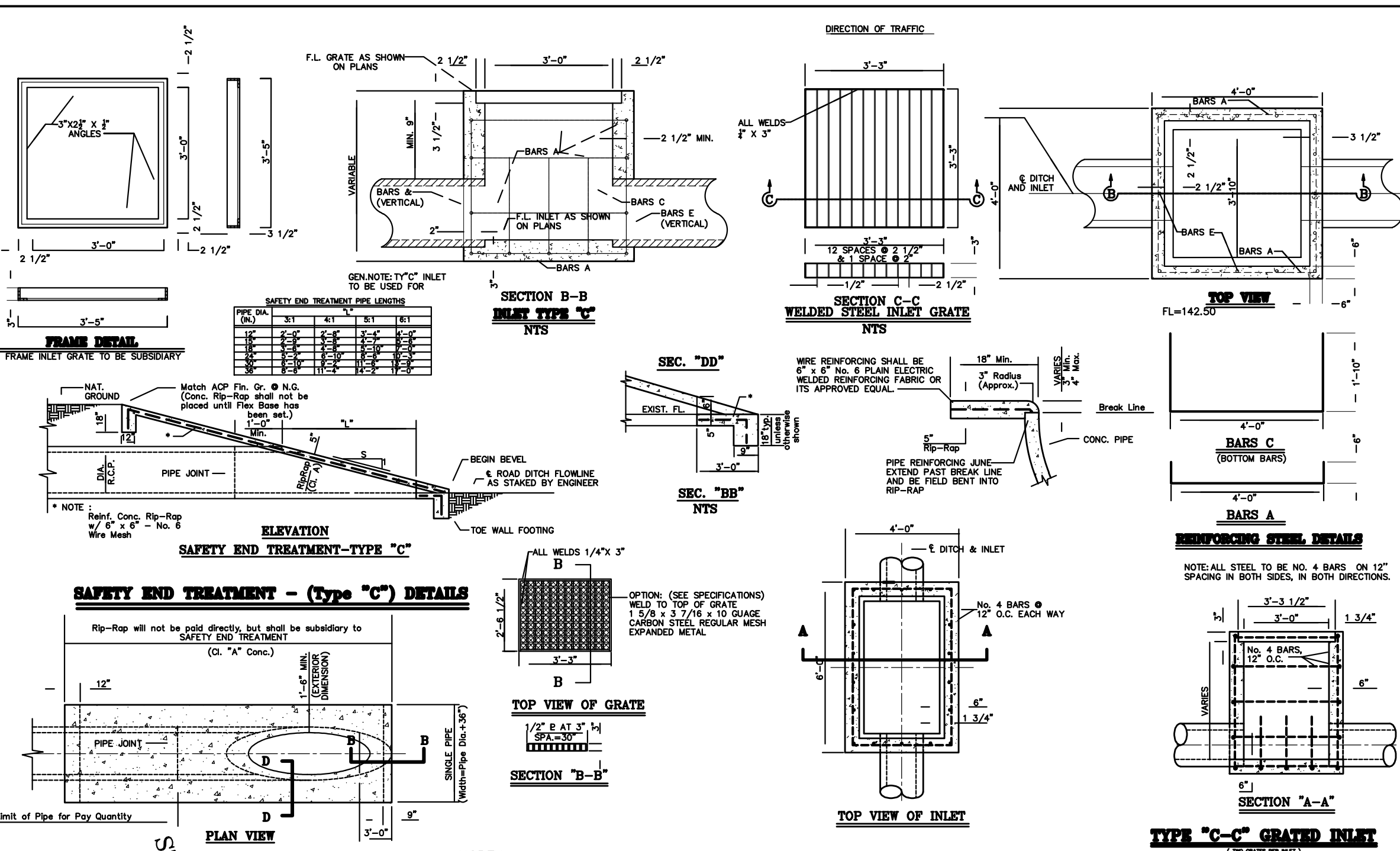
115 W. MCINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ANTUN DOMIT	3805 PLANTATION			
ENGINEER:	MARIO A. REYNA, P.E.	ORIO BLVD, STE D,	MISSION, TEXAS 78573	(956) 722-5688	(956) 722-6306
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
		115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839





- LEGEND**
- \* XXXXX = EXIST. T.O.C.
  - XXXXX = EXIST. N.G.
  - ~ = DRAIN FLOW
  - ⊙ = EXIST. IRRIGATION VALVE
  - H/P = HIGH POINT
  - ⊙ = GAS MARKER
  - = GAS EASEMENT
  - = GAS LINE



DRAINAGE VOLUME LEGEND	
VOLUME REQUIRED = 98,975 CF	
VOLUME PROVIDED IN DETENTION AREA = 847 SF X 120 FT = 101,640 CF (103% OF REQUIRED)	

21117

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

10000 W. 10TH STREET, SUITE 200

EDINBURG, TX 78541

PH: (956) 487-8256

FAX: (956) 488-4591

WWW.MELDENANDHUNT.COM

DATE

REVISION

BY

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE: 1" = 100'

ENG. TECH. OR

PROJECT ENG. MAR

T-BOOK

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE: 1" = 100'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN THE LATEST VERSION OF THIS DOCUMENT.

NORTH VIA CANTERA SUBDIVISION

MCALLEN, TEXAS

PAVING AND DRAINAGE LAYOUT

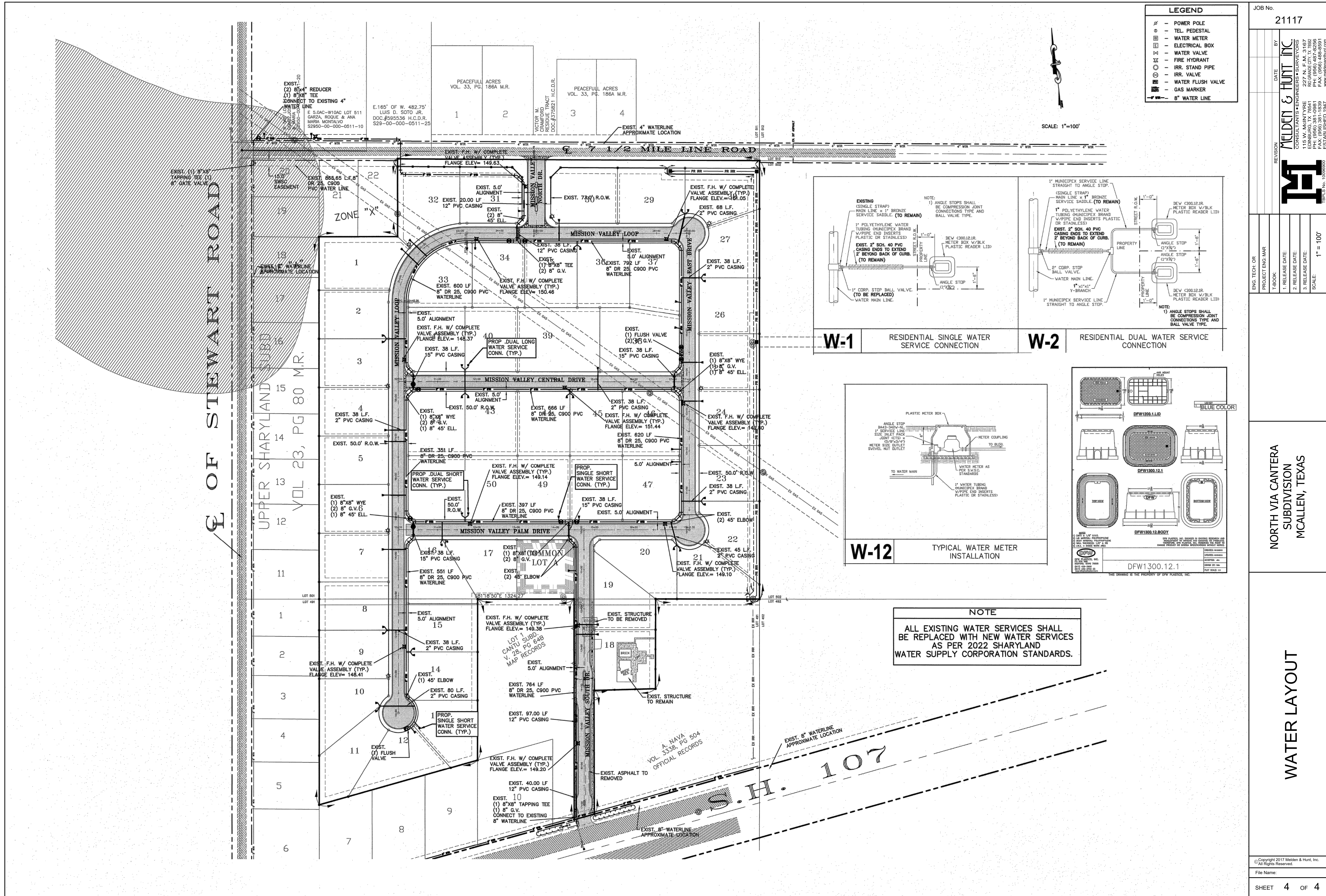
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File Name:

SHEET 3 OF 4









# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2022

### SUBDIVISION NAME: NORTH VIA CANTERA SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

S. H. 107: 150 ft. ROW

Paving: by the state Curb & gutter: both sides

Revisions needed:

- Label centerline and label existing ROW on both sides of CL to determine if additional ROW will be required prior to final.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording

\*\*COM Thoroughfare Plan

Non-compliance

Mile 7 1/2 North Road: Proposed 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW

Paving: 52 ft. - 65 ft. Curb & gutter: both sides

Revisions needed:

- Label centerline and label existing ROW on both sides of CL to determine if additional ROW will be required prior to final.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*COM Thoroughfare Plan

Non-compliance

Entrance Street along south subdivision boundary: 50-60 ft. ROW

Paving: 32-46 ft. Curb & gutter: both sides

Revisions needed:

- Label ROW of street prior to final.

- As per survey submitted, there are islands on the entrance. Please submit paving layout to verify that islands are meeting the 20 ft. of paving face-face requirement on both sides of islands.

- ROW might have to be expanded to 60 ft. at entrances. Paving requirements subject to increase accordingly with ROW.

- Clarify if any gates will be proposed. Gate details must be approved prior to final. ROW might be increased depending on gate designs.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*COM Thoroughfare Plan

Non-compliance

Entrance Street along north subdivision boundary: 73 ft. proposed ROW

Paving: 46 ft. Curb & gutter: both sides

Revisions needed:

- As per survey submitted, there are islands on the entrance. Please submit paving layout to verify that islands are meeting the 20 ft. of paving face-face requirement on both sides of islands.

- Paving requirements subject to increase accordingly with ROW.

- Clarify if any gates will be proposed. Gate details must be approved prior to final. ROW might be increased depending on gate designs.

- Street names will be established prior to final.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to recording.

\*\*COM Thoroughfare Plan

Non-compliance

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

<p>Internal Streets: 50 ft. ROW  Paving: 32 ft. Curb &amp; gutter: Both sides  Revisions needed:  - Label ROW prior to final.  - Street names will be established prior to final.  - If subdivision is proposed to be private, add reference "(Private)" to all internal streets prior to final.  **Subdivision Ordinance: Section 134-105  **Monies must be escrowed if improvements are required prior to recording.  **COM Thoroughfare Plan</p>	Non-compliance
<p>* 1,200 ft. Block Length  **Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 900 ft. Block Length for R-3 Zone Districts  **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac  **Subdivision Ordinance: Section 134-105</p>	Compliance
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  **Subdivision Ordinance: Section 134-106</p>	NA
<b>SETBACKS</b>	
<p>* Front: 25 ft. or greater for easements, whichever is greater applies  Revisions needed:  - Revise plat note #2 as shown above prior to final  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements, whichever is greater applies  Revisions needed:  - Clarify if a greater easements will be proposed prior to final.  - Revise plat note #2 as shown above and once finalized prior to final  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: 6 ft. or greater for easements, whichever is greater applies  Revisions needed:  - Revise plat note #2 as shown above prior to final  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements, whichever is greater  Revisions needed:  - Revise plat note #2 as shown above prior to final  **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies  **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied



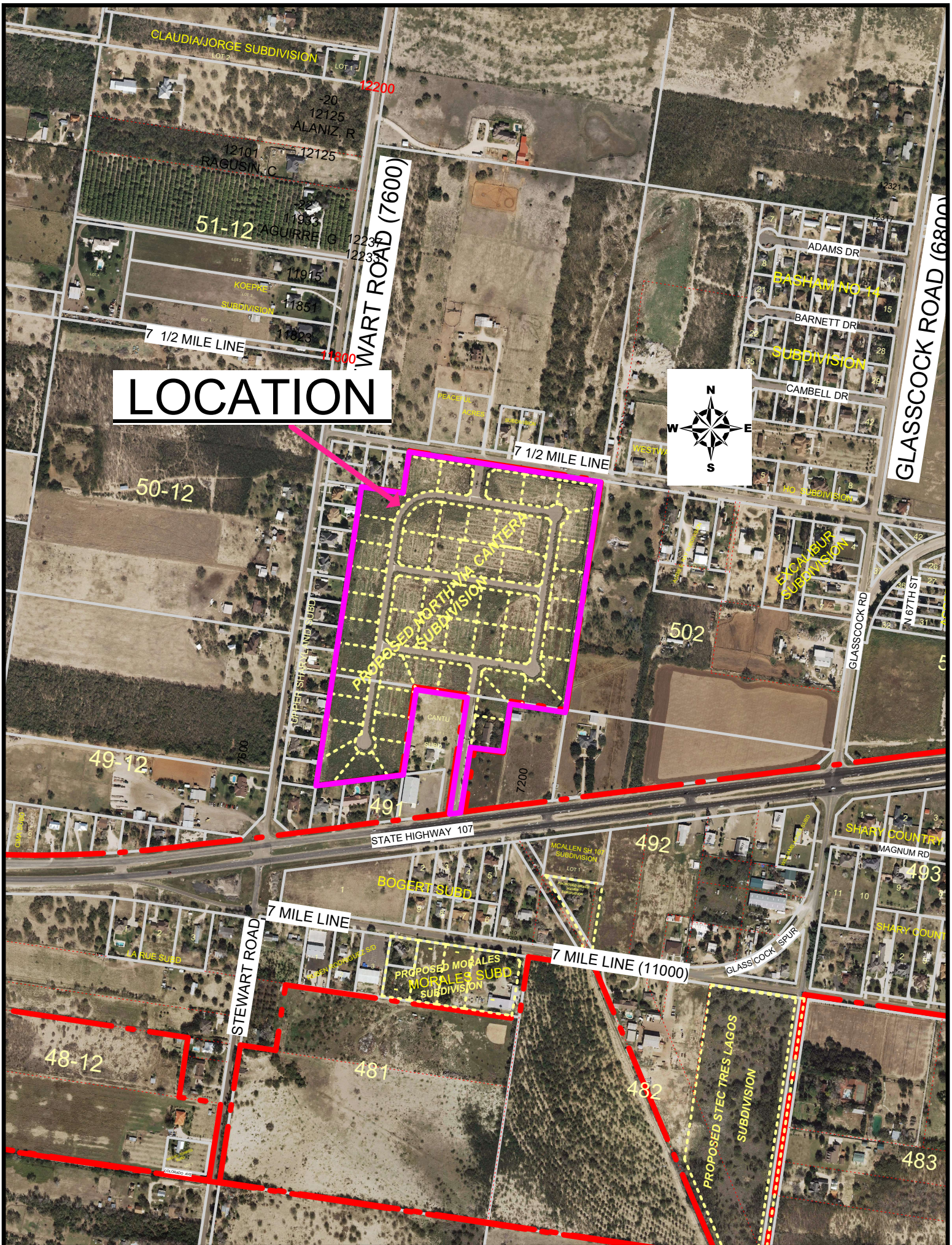
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**All lots must have a minimum 50 ft. lot frontage, 54 ft. minimum on corner lots.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1(Single-Family Residential) Proposed: R-1(Single-Family Residential)</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$35,700 (based on 51 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's Office.</li> </ul>	TBD
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	TBD
<b>COMMENTS</b>	
<p>Comments/Revisions needed:</p> <ul style="list-style-type: none"> <li>- ROW might have to be expanded at entrance and paving requirements subject to increase accordingly with ROW, prior to final. Please submit existing paving layout to determine if paving width face to face on both sides of islands/gates meets requirement, which may increase ROW requirements.</li> <li>- If Gas Easement is not abandoned/relocated but instead remains, are all lots buildable based on required setbacks, etc. Please provide site plan for lots 23, 24, 32, 33-35, 38,39, and 46 to determine they are buildable lots.</li> </ul> <p>**Subdivision previously was approved in final form at the P&amp;Z meeting of July 6, 2022; however, case was withdrawn and developer submitted new application with different engineer on file.</p> <p>**The subdivision was approved in Preliminary form at December 21, 2021 Planning and Zoning Commission meeting, under the previous name "Mission Valley Estates Subdivision".</p> <p>*Must comply with City's Access Management Policy.</p>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, &amp; UTILITY APPROVALS.</p>	Applied

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



# LOCATION







# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>The Villas at Crossroads Subdivision</u>	
	Location <u>Southwest Corner of Nolana Avenue and Bentsen Road</u>	
	City Address or Block Number <u>3925 N. BENTSEN RD</u>	
	Number of Lots <u>1</u> Gross Acres <u>1.00</u> Net Acres <u>0.75</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-3C</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Condominiums</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 <u>0</u>	
	Parcel # <u>52950-00-000-0308-35</u> Tax Dept. Review <u>[Signature]</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>The East one acre of the north five acres out of Lot 308, John H. Shary</u> Subdivision as recorded in Vol. 1, Pg. 17, Hidalgo County Deed Records.		
Owner	Name <u>Four Stones Assets, LLC - Cesar Cepeda</u> Phone <u>(210) 340-3000</u>	
	Address <u>5111 N. 10th Street, PMB 336</u> E-mail <u>cepedacesar1@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Four Stones Assets, LLC - Cesar Cepeda</u> Phone <u>(210) 340-3000</u>	
	Address <u>5111 N. 10th Street, PMB 336</u> E-mail <u>cepedacesar1@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Cesar Cepeda</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u>	
	Address <u>416 E. Dove Ave.</u> E-mail <u>javier@javierhinojosaeng.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Javier Hinojosa</u>	
Surveyor	Name <u>Arturo A. Salinas</u> Phone <u>(956) 618-5565</u>	
	Address <u>1524 Dove Ave.</u> E-mail <u>asalinas@artsalinas.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

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

### **PLAT TO SHOW:**

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

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

Owners Signature

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

Signature Ingrid Cepeda Date Oct 26, 2022

Print Name INGRID CEPEDA

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

# MAINTENANCE FACILITY 318

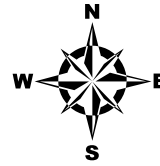
LOCATION

NOLANA AVE

PROPOSED BRIER VILLAGE  
SUBDIVISION  
(REVISED)

-35

PROPOSED THE VILLAS AT  
CROSSROADS SUBDIVISION



4300/4350

N. 43RD ST  
VENTANA DEL SOL  
55 67  
54 35  
45 44

NOLANA AVE

4325

1

2

RINCON

32

43RD ST

13

14

-04

1

-06

BENTSEN ROAD

I.D. #1

20' R.O.W.

HACIENDA

-45

308

-20

3717

22  
701

-15

3637



SUBDIVISION PLAT OF  
**THE VILLAS AT CROSSROADS**  
SUBDIVISION

THE EAST ONE ACRE OF THE NORTH FIVE ACRES OF LOT  
THREE HUNDRED EIGHT (308), JOHN H. SHARY SUBDIVISION  
OF PORCIONES 58, 59 AND 60, HIDALGO COUNTY, TEXAS,  
ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17,  
DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF  
HIDALGO COUNTY, TEXAS,

STATE OF TEXAS  
COUNTY OF HIDALGO

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

FOUR STONES ASSETS, LLC  
5111 N. 10TH ST., PMB 336  
MCALLEN, TEXAS 78504  
BY: CESAR CEPEDA

DATE:

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

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

MAYOR, CITY OF MCALLEN DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, ARTURO A. SALINAS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN  
THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED  
FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPER-  
VISION ON THE GROUND.

ARTURO A. SALINAS, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4802  
ART. SALINAS ENGINEERING AND SURVEYING  
1524 DOVE AVENUE  
MCALLEN, TEXAS 78504  
TEL. (956) 618-5565 DATE SURVEYED: 09-01-2021  
TBPELS FIRM No. 10004000

DATE

GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "C" WITH ARE "AREAS OF MINIMAL FLOODING", AS PER F.E.M.A.'s FLOOD  
INSURANCE RATE MAP PANEL NO.: 4803434 0400 C MAP REVISED: NOVEMBER 16, 1982
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: ..... 25 FEET OR GREATER FOR EASEMENTS  
REAR: ..... 10 FEET OR GREATER FOR EASEMENTS  
INTERIOR SIDE: ..... 6 FEET OR GREATER FOR EASEMENTS  
CORNER SIDE: ..... 10 FEET OR GREATER FOR EASEMENTS  
GARAGE: ..... 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- A TOTAL OF 0.099 ACRE FEET (4,303 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS  
DETENTION WILL BE PROVIDED WITHIN THE DETENTION AREA.
- BENCHMARK: TOP OF DRAINAGE MANHOLE LOCATED AT THE SOUTH RIGHT OF WAY OF THE INTERSECTION OF DOVE AVENUE AND  
BENTSEN ROAD ELEVATION =123.40. REFERENCE (MC-BENTSEN ELEVATION = 123.99) TYPE OF MARK: STAINLESS STEEL, 3/8"  
BOLT, COVERED WITH AN ALUMINUM LOGO CAP LOCATED INSIDE THE MCALLEN PUBLIC WORKS, WHICH IS LOCATED ON WEST SIDE OF  
BENTSEN ROAD BETWEEN NOLANA AVENUE AND 3 MILE LINE.
- A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF INTERIOR STREETS AND A 5 FOOT WIDE SIDEWALK SHALL BE REQUIRED  
ALONG THE WEST SIDE OF BENTSEN ROAD AND THE SOUTH SIDE OF NOLANA AVENUE.
- SET 1/2" Ø IRON ROD WITH A PLASTIC CAP STAMPED "CVGLS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. RESIDENTIAL AND  
COMMERCIAL OR INDUSTRIAL ZONES/USES.
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL  
ZONES/USES.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY  
RESIDENTIAL ZONES/USES.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #1 AND THE DISTRICT ALLOWS NO OTHER  
UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT  
OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED  
OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED  
STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT  
FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.  
AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAS AT CROSSROADS SUBDIVISION, RECORDED  
AS DOCUMENT NO. \_\_\_\_\_ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR  
SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION,  
MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN,  
INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE  
REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOT A, IDENTIFIED AS DETENTION AREA LOT A SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH  
MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, VILLAS AT CROSSROADS SUBDIVISION HOMEOWNER  
ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF  
MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY  
AS DETENTION AREA LOT A. AFTER COMMON LOT A TRANSFER OF TITLE TO THE VILLAS AT CROSSROADS SUBDIVISION  
HOMEOWNER'S ASSOCIATION. THE SUBDIVISION LOT OWNER RATA SHARES OF THE COST OF MAINTENANCE SHALL BE  
DETERMINED BY THE VILLAS AT CROSSROADS SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE  
OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST,  
WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL  
FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME  
MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A. THE OWNER'S MAINTENANCE OBLIGATION, AND  
THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS  
A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COMMON LOT A, IDENTIFIED AS DETENTION AREA LOT A SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH  
MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, VILLAS AT CROSSROADS SUBDIVISION HOMEOWNER  
ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF  
MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY  
AS DETENTION AREA LOT A. AFTER COMMON LOT A TRANSFER OF TITLE TO THE VILLAS AT CROSSROADS SUBDIVISION  
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DETERMINED BY THE VILLAS AT CROSSROADS SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE  
OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST,  
WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL  
FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME  
MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A. THE OWNER'S MAINTENANCE OBLIGATION, AND  
THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS  
A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, HOLDERS (OR DULY AUTHORIZED OFFICERS OF THE HOLDERS) OF A SECURITY  
INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED  
HEREIN AS VILLAS AT CROSSROADS 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 THAT ANY  
FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE  
SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER

SIGNATURE  
BY: ADRIAN VILLARREAL, PRESIDENT  
INTERNATIONAL BANK OF COMMERCE

STATE OF TEXAS  
COUNTY OF HIDALGO

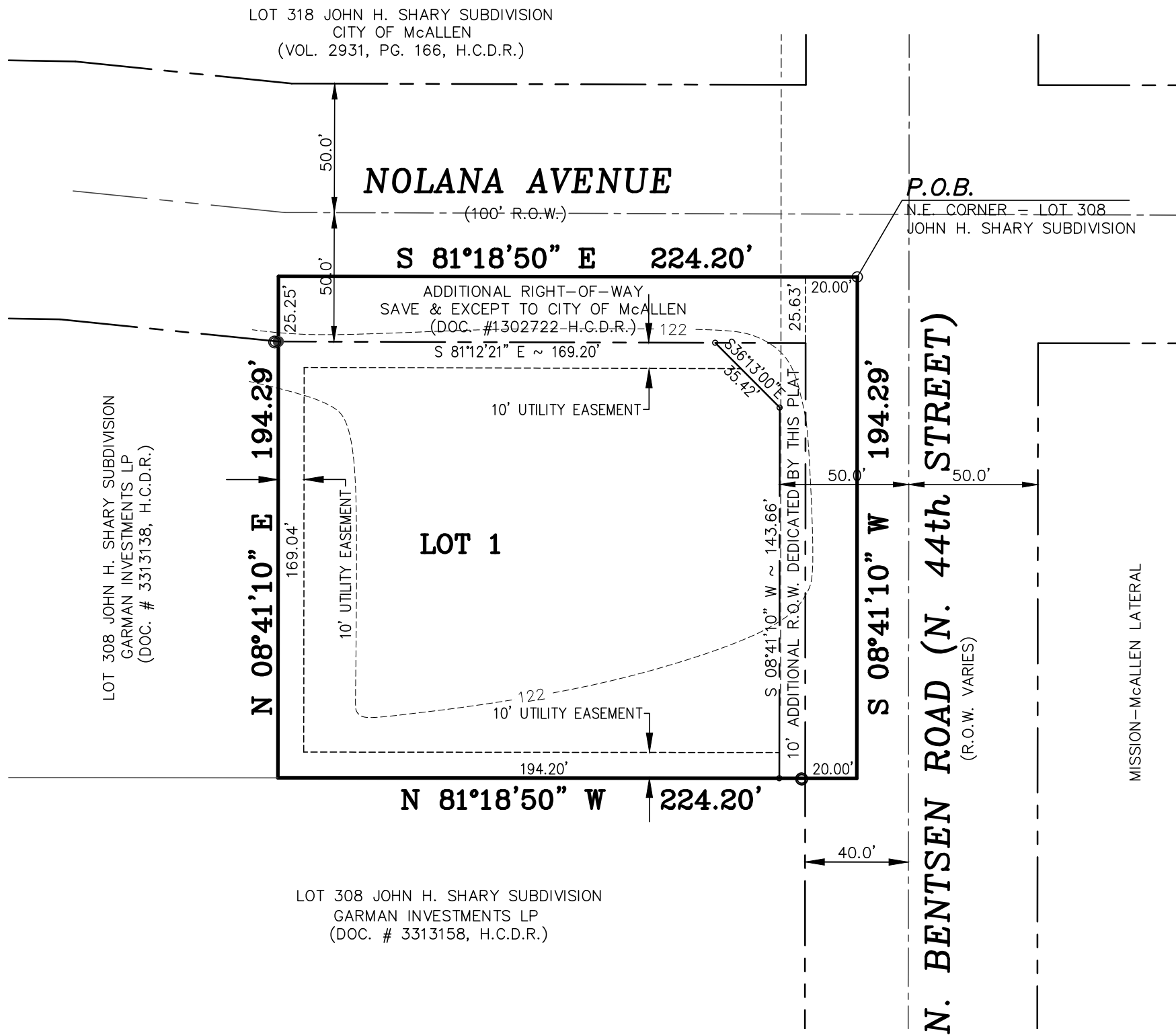
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADRIAN VILLARREAL,  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN  
EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2022 A.D.

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



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



SCALE: 1" = 50'  
BASIS OF BEARING AS PER  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
NAD 83, SOUTH ZONE

METES AND BOUNDS DESCRIPTION:

THE EAST ONE (E 1) ACRE OF THE NORTH FIVE (N 5) ACRES OF LOT THREE HUNDRED EIGHT (308), JOHN H.  
SHARY SUBDIVISION OF PORCIONES 58, 59 AND 60, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP  
RECORDED IN VOLUME 1, PAGE 17, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO  
COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY  
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT LYING IN THE INTERSECTION OF N. BENTSEN RD. AND NOLANA AVE. FOR THE  
NORTHEAST CORNER OF SAID LOT 308, THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 41' 10" W, INSIDE N. BENTSEN RD. RIGHT OF WAY AND COINCIDENT WITH THE EAST LINE OF SAID  
LOT 308, A DISTANCE OF 194.29 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 18' 50" W, PARALLEL WITH THE NORTH LINE OF SAID LOT 308, A DISTANCE OF 20.0 FEET PASS A  
SET 1/2" IRON ROD IN THE WEST RIGHT OF WAY LINE OF N. BENTSEN RD., AT A TOTAL DISTANCE OF 224.20 FEET  
TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 41' 10" E, PARALLEL WITH THE EAST LINE OF SAID LOT 308, A DISTANCE OF 169.04 FEET PASS A  
SET 1/2" IRON ROD IN THE SOUTH RIGHT OF WAY LINE OF NOLANA AVE., AT A TOTAL DISTANCE OF 194.29 FEET IN  
ALL TO A POINT IN THE NORTH LINE OF SAID LOT 308, BEING INSIDE NOLANA AVE. RIGHT OF WAY, FOR THE  
NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 18' 50" E, INSIDE NOLANA AVE. RIGHT OF WAY AND COINCIDENT WITH THE NORTH LINE OF SAID  
LOT 308, A DISTANCE OF 224.20 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 GROSS ACRE OF LAND,  
MORE OR LESS.

SAVE AND EXCEPT A TRACT OF LAND CONVEYED TO THE CITY OF MCALLEN BY WARRANTY DEED DATED  
FEBRUARY 25, 2004, FILED ON FEBRUARY 27, 2004, UNDER DOCUMENT NUMBER 1302722, OFFICE OF THE  
COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
NO IMPROVEMENTS OF ANY KIND (INCLUDED WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE  
PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS.

UNITED IRRIGATION DISTRICT PRESIDENT ATTEST: SECRETARY

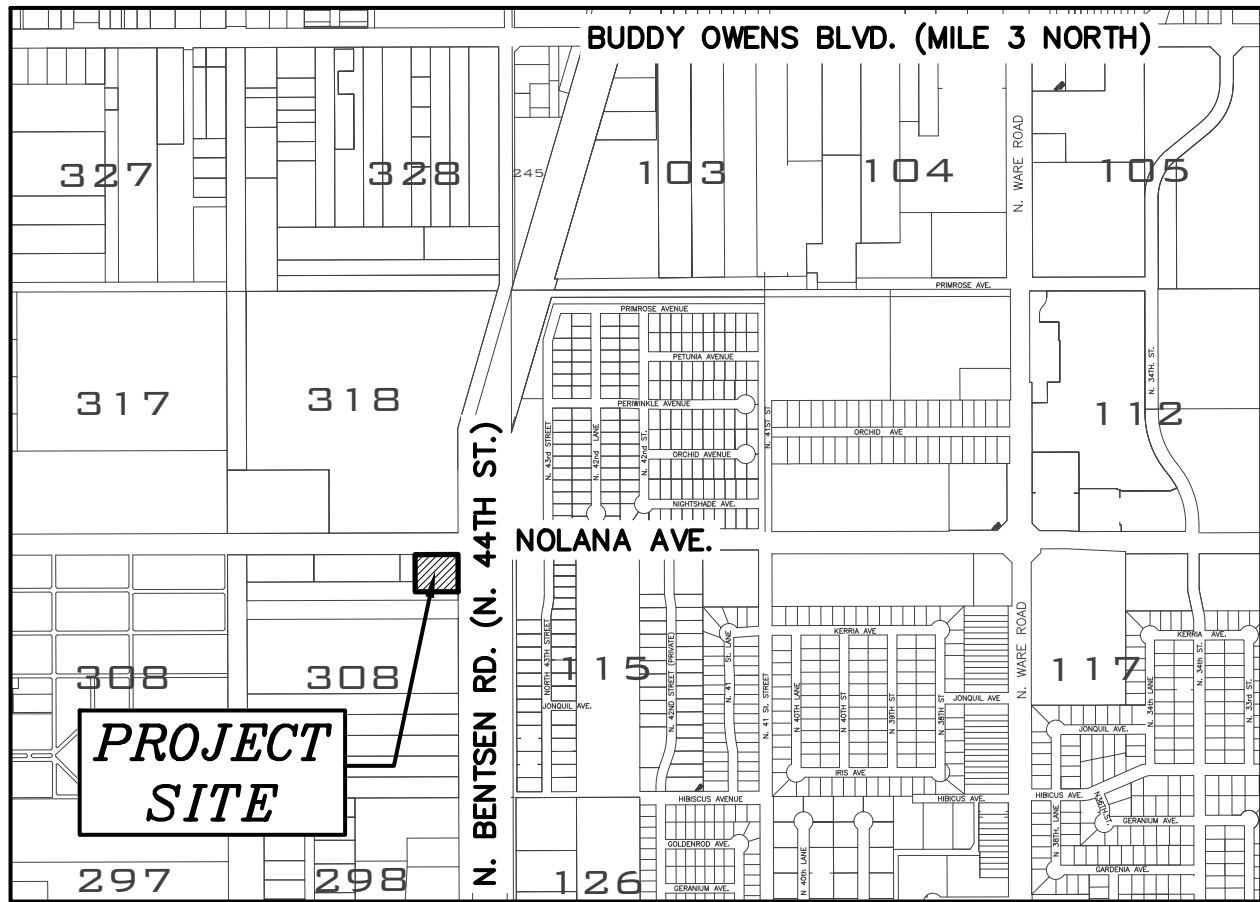
DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



LOCATION MAP  
1"=1000'

DATE OF PREPARATION: OCTOBER, 2022

DRAWN BY: G.A.T.



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

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	
OWNER: CESAR CEPEDA	5111 N. 10TH ST., PMB 336	MCALLEN, TX 78504	(210) 340-3000	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588	
SURVEYOR: ARTURO SALINAS	1524 DOVE AVENUE	MCALLEN, TX 78504	(956) 618-5565	



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/11/2022

### SUBDIVISION NAME: THE VILLAS AT CROSSROADS SUBDIVISION

#### REQUIREMENTS

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

Nolana Avenue: Dedication as needed for 60 ft. from centerline for 120 ft. of total ROW  
Paving: 65 ft. Curb & gutter: Both sides  
Revisions Needed:  
-Label centerline to determine final ROW dedication requirements prior to final.  
-Review ROW requirements as noted above and revise plat as applicable, prior to final.  
-Label existing ROW dedications, from centerline, total, etc.  
-Clarify dedication along Nolana Avenue by document number and provide copy of reference of recorded document prior to final.  
-Label total ROW after accounting for dedication prior final.  
-For lot new line along Nolana Avenue provide for solid line but not as bold as original lot line, prior to final.  
\*\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*\*COM Thoroughfare Plan

Non-compliance

North Bentsen Road: Proposing 10 ft. dedication for 50 ft. from centerline for 100 ft. of total ROW  
Paving: 65 ft. Curb & gutter: Both sides  
Revisions Needed:  
-Label centerline to determine final ROW dedication requirements prior to final.  
-Label existing ROW dedications, from centerline, total, etc.  
-Label total ROW after accounting for dedication prior to recording.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to recording.  
\*\*COM Thoroughfare Plan

Non-compliance

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

Applied

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

NA

Compliance

NA

##### ALLEYS

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

Non-compliance

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



SETBACKS	
<p>* Front: 40 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above prior to final. *Proposing Front:25 feet or greater for easements. ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above prior to final. *Proposing Rear:10 feet or greater for easements. ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Interior sides: 6 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above prior to final. *Proposing :Interior Side: 6 feet or greater for easements. ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above prior to final. *Note to be established once subdivision layout has been finalized. *Proposing Corner :10 feet or greater for easements. ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on North Bentsen Road and Nolana Avenue. Revisions Needed: -Revise note as shown above prior to final. **5 ft. sidewalk might be required by Engineering Dept. prior to final. ****Plat note must be revised/finalized prior to final. ****Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Note to be subject to change once subdivision layout has been finalized; may be required along N. Bentsen Road and Nolana Avenue prior to final. ***Finalize note prior to final. **Landscaping Ordinance: Section 110-46</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

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

NOTES	
<p>* No curb cut, access, or lot frontage permitted along</p> <p>**Note to be subject to change once subdivision layout has been finalized.</p> <p>***Finalize note prior to final.</p> <p>***Must comply with City Access Management Policy</p> <p>****As per Traffic Department, spacing requirement and corner clearance for Nolana Avenue is 360 ft. and for Bentsen Road is 250 ft. if this spacing is not met, a variance request will be needed.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	TBD
	Required
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing:R-1(Single Family Residential) District Proposed: R-3C (Condominium Residential) District</p> <p>**Rezoning from R-1(Single-Family) Residential District to R-3C (Condominium Residential) District scheduled for the Planning and Zoning Commission meeting of December 6th,2022 and City Commission of January 9th,2022.</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>**Rezoning from R-1(Single-Family) Residential District to R-3C (Condominium Residential) District scheduled for the Planning and Zoning Commission meeting of December 6th,2022 and City Commission of January 9th,2022.</p> <p>***Zoning Ordinance: Article V</p>	Non-compliance
	Required

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

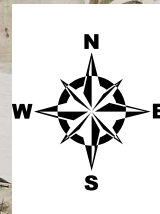


<b>PARKS</b>	
* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	TBD
* Pending review by the City Manager's Office.	TBD
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Condominium Regime needed, prior to final.	Required
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



FINANCE  
FACILITY  
318

LOCATION



N. 43RD

VENTANA DEL SOL

NOLANA AVE

NOLANA AVE

PROPOSED BRIER VILLAGE  
SUBDIVISION  
(REVISED)

PROPOSED THE VILLAS AT  
CROSSROADS SUBDIVISION

BENTSEN ROAD

20' R.O.W.

RINCON

308

43RD ST

HACIENDA

C.I.D. #1

-22  
3701

-15  
3637

-20  
3717

13

14

-06

4325

32

2

45

44

4099

54

55



SUB2022-0125

# City of McAllen

## Planning Department

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

Project Information	Subdivision Name <u>North Ridge Estates Subdivision</u>	
	Location <u>West ROW of Nth 23rd Street and north of Oxford Avenue</u>	
	City Address or Block Number <u>9501 N. 23<sup>RD</sup> ST.</u>	
	Number of Lots <u>13</u>	Gross Acres <u>11.425</u> Net Acres _____ 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>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>HCID#1</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>N/A</u> Residential _____	
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>\$,094.97 (ESTIMATE)</u>	
	Parcel # <u>297644</u> Tax Dept. Review <u>[Signature]</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>11.425 acres, being out of Lot 14, Section 279, Texas Mexican Railway Company Survey Subdivision, according to the plat thereof recorded in Volume 24, Page 168-171, H.C.D.R.</u>		
Owner	Name <u>Domain Development Corp</u> Phone <u>(956) 661-8888</u>	
	Address <u>100 East Nolana Avenue</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Domain Development Corp</u> Phone <u>(956) 661-8888</u>	
	Address <u>100 East Nolana Avenue</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Shavi Mahtani</u>	
Engineer	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna and/or Della Robles</u>	
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>956.381.0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

ENTERED

OCT 26 2022

Initial: Nm

Namb

7810-8802802

## 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.

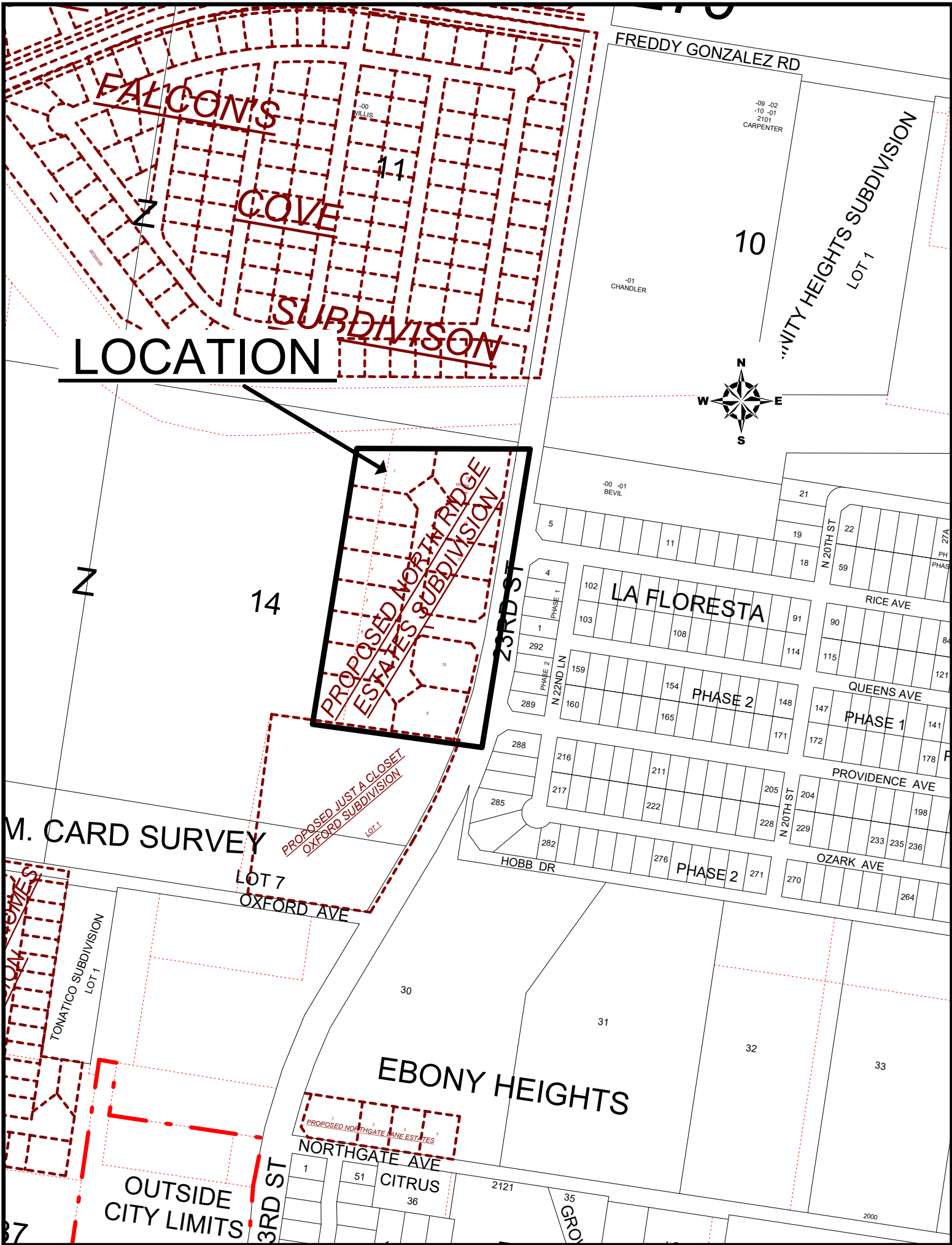
Signature  Date 10-24-20

Print Name Mario A. Reyna, P.E

Owner ☐

Authorized Agent ☒











# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2022

### SUBDIVISION NAME: NORTH RIDGE ESTATES SUBDIVISION

#### REQUIREMENTS

#### STREETS AND RIGHT-OF-WAYS

N. 23rd Street (F.M. 1926) : Dedication required for 60 ft. from centerline for 120 ft. total ROW  
Paving: By the state Curb & gutter: By the state

Revisions Needed:

-Provide existing ROW from centerline on both sides and total ROW to determine additional dedication required prior to final

-Show ROW dedication along N.23rd Street at multiple points, as it varies.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Rice Avenue: Proposing 70 ft. total ROW.

Paving 32 ft. min Curb & gutter: Both Sides

Revisions Needed:

-Paving requirements are subject to change if boulevard islands are proposed 20ft. of paving from face to face is required. Submit paving layout to verify compliance, prior to final.

-Street names is under review and is subject to change once alignment is verified.

-Identify centerline for proposed Rice Avenue and existing across N. 23rd Street and provide dimension from centerline to centerline to verify street alignment, it cannot be less than 125 ft.

-Boulevards on public streets require license agreement, clarify street layout prior to final.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

N. 23rd Lane: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

Revisions Needed:

-Street name under review, finalize prior to final

-Label Centerline prior to final.

\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*Monies must be escrowed if improvements are required prior to final.

\*\*\*City of McAllen Thoroughfare Plan

E/W Quarter Mile Collector (Northern boundary):dedication as needed for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

\*Street alignment and ROW being reviewed and plat would need to be revised accordingly.

\*\*Please provide ownership map to verify that no landlocked properties exist or will be created.

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

\*\*\*\*Subdivision Ordinance: Section 134-105

\*\*\*\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts.

\*\*Subdivision Ordinance: Section 134-118

Non-compliance

Non-compliance

Non-compliance

TBD

Compliance

NA

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

<ul style="list-style-type: none"> <li>* 600 ft. Maximum Cul-de-Sac.</li> <li>**96 ft. of paving face-to-face required for Cul-De-Sac turnaround area, minimum 10 ft. of ROW back of curb around Cul-De-Sac area.</li> <li>Revisions Needed:</li> <li>-Provide dimensions from center point to corresponding lot frontages on plat for both proposed turnaround to ensure compliance with requirements. Please see requirements above. Finalize prior to final.</li> <li>**Subdivision Ordinance: Section 134-105</li> </ul>	Non-compliance
<b>ALLEYS</b>	
<ul style="list-style-type: none"> <li>ROW: 20 ft. Paving: 16 ft.</li> <li>*Alley/service drive easement required for commercial properties</li> <li>**Subdivision Ordinance: Section 134-106</li> </ul>	NA
<b>SETBACKS</b>	
<ul style="list-style-type: none"> <li>* Front:25 feet or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Rear: 10 feet except 25 feet for double fronting lots or greater for easements in accordance with the Zoning Ordinance or greater for easements.</li> <li>Revisions Needed:</li> <li>-Clarify proposed setback prior to final, as 25 ft. double frontage setback is no longer required.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Sides:6 feet or greater for easements</li> <li>Revisions needed:</li> <li>-Revise note as shown above prior to final.</li> <li>**Proposing: 6 feet in accordance with the Zoning Ordinance or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Corner :10 feet or greater for easements.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Garage:18 ft. except where greater setback is required, great setback will applies.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>*5 ft. wide minimum sidewalk required along North 23rd Street (F.M.1926), and a 4 ft. wide minimum sidewalk required along both sides of all internal streets.</li> <li>**Note subject to change once ROW requirements for E/W 1/4 mile collector have been established, finalize prior to final.</li> <li>***5 ft. sidewalk requirement as per engineering department.</li> <li>****Subdivision Ordinance: Section 134-120</li> </ul>	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 23rd Street (F.M. 1926).</li> <li>Revisions Needed:</li> <li>-Revise note as shown above prior to final, reference to "Perimeter buffers must be built at time of Subdivision Improvements." not required to be included as as part of note.</li> <li>**Note subject to change once ROW requirements for E/W 1/4 mile collector have been established, finalize prior to final.</li> <li>***Landscaping Ordinance: Section 110-46</li> </ul>	Non-compliance

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

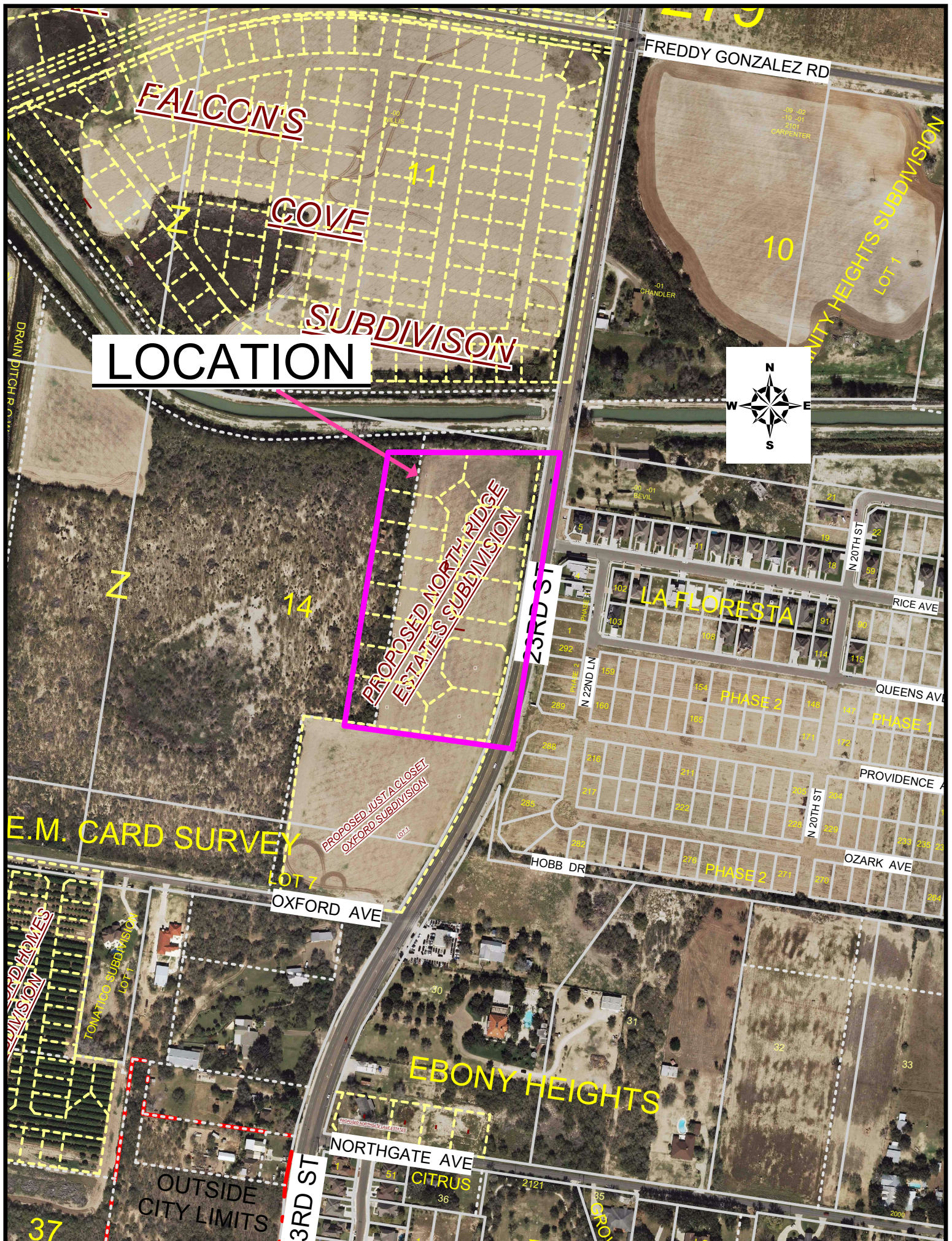


* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along North 23rd Street (F.M. 1926) **Note subject to change once ROW requirements for E/W 1/4 mile collector have been established, finalize prior to final. ***Must comply with City Access Management Policy ****Access Management Policy along N. 23rd Street at 55 MPH is 425 ft. between access, if spacing is not being met, a variance will be required. Please review the subdivision to the south for its access location. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	TBD
	NA
	Applied
	NA
	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets. **Indicate if subdivision is private or public prior to final. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. Revisions Needed: -Provide lot square footage table prior to final. **Zoning Ordinance: Section 138-356	Required
	Non-compliance
<b>ZONING/CUP</b>	
* Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Compliance
	NA

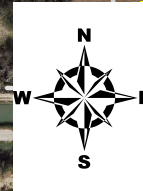
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**

<b>PARKS</b>	
* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable.	TBD
* Pending review by the City Manager's Office.	TBD
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation is waived for a 14-lot single-family subdivision.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
**As per Traffic Department, Trip Generation is waived for a 14-lot single-family subdivision.	
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. *HOA's need to be reviewed prior to recording *Indicate if subdivision is private or public prior to final as it may trigger changes on plat. *Submit gate details for staff to review prior to final, if private.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied





LOCATION



PROPOSED NORTH RIDGE  
ESTATES SUBDIVISION

FALCON'S

COVE

SUBDIVISION

FREDDY GONZALEZ RD

10

UNITY HEIGHTS SUBDIVISION  
LOT 1

14

LA FLORESTA

PHASE 2

PHASE 1

E.M. CARD SURVEY

PROPOSED JUST A CLOSET  
OXFORD SUBDIVISION

OXFORD AVE

EBONY HEIGHTS

NORTHGATE AVE

CITRUS

OUTSIDE  
CITY LIMITS

3RD ST

37



SUB2022-0126



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

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

Project Description	Subdivision Name <u>AUSTIN 495 PLAZA SUBDIVISION</u> Location <u>SOUTH SIDE OF PECAN AVE. (FM 495) APPROXIMATELY 1,180 FT EAST OF BENTSEN RD.</u> City Address or Block Number <u>4101 PECAN BLVD</u> Number of lots <u>1</u> Gross acres <u>0.995</u> Net acres <u>0.940</u> Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>GENERAL BUSINESS</u> Proposed Land Use <u>GENERAL BUSINESS</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 _____ Parcel No. _____ Tax Dept. Review _____ Legal Description <u>A 0.995 OF AN ACRE TRACT BEING OUT OF LOT 7, BLOCK 2, C.E. HAMMOND SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, AMP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.</u>
Owner	Name <u>JINGUO LIU</u> Phone <u>(646) 289-1560</u> Address <u>3308 SANTA OLIVIA</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> E-mail <u>hellosamliu@gmail.com</u>
Developer	Name <u>JINGUO LIU</u> Phone <u>(646) 289-1560</u> Address <u>3308 SANTA OLIVIA</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> Contact Person <u>JINGUO LIU</u> E-mail <u>hellosamliu@gmail.com</u>
Engineer	Name <u>IDEN I. TREVINO</u> Phone <u>956-283-8847</u> Address <u>200 S. 10 ST. SUITE 1303</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>IDEN TREVINO</u> E-mail <u>ident@trevinoengineering.com, karime@trevinoengineering.com</u>
Surveyor	Name <u>HOMERO LUIS GUTIERREZ</u> Phone <u>956-369-0988</u> Address <u>P.O. BOX 548</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78505</u>

ENTERED

OCT 26 2022

Initial: 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.

Owner's Signature

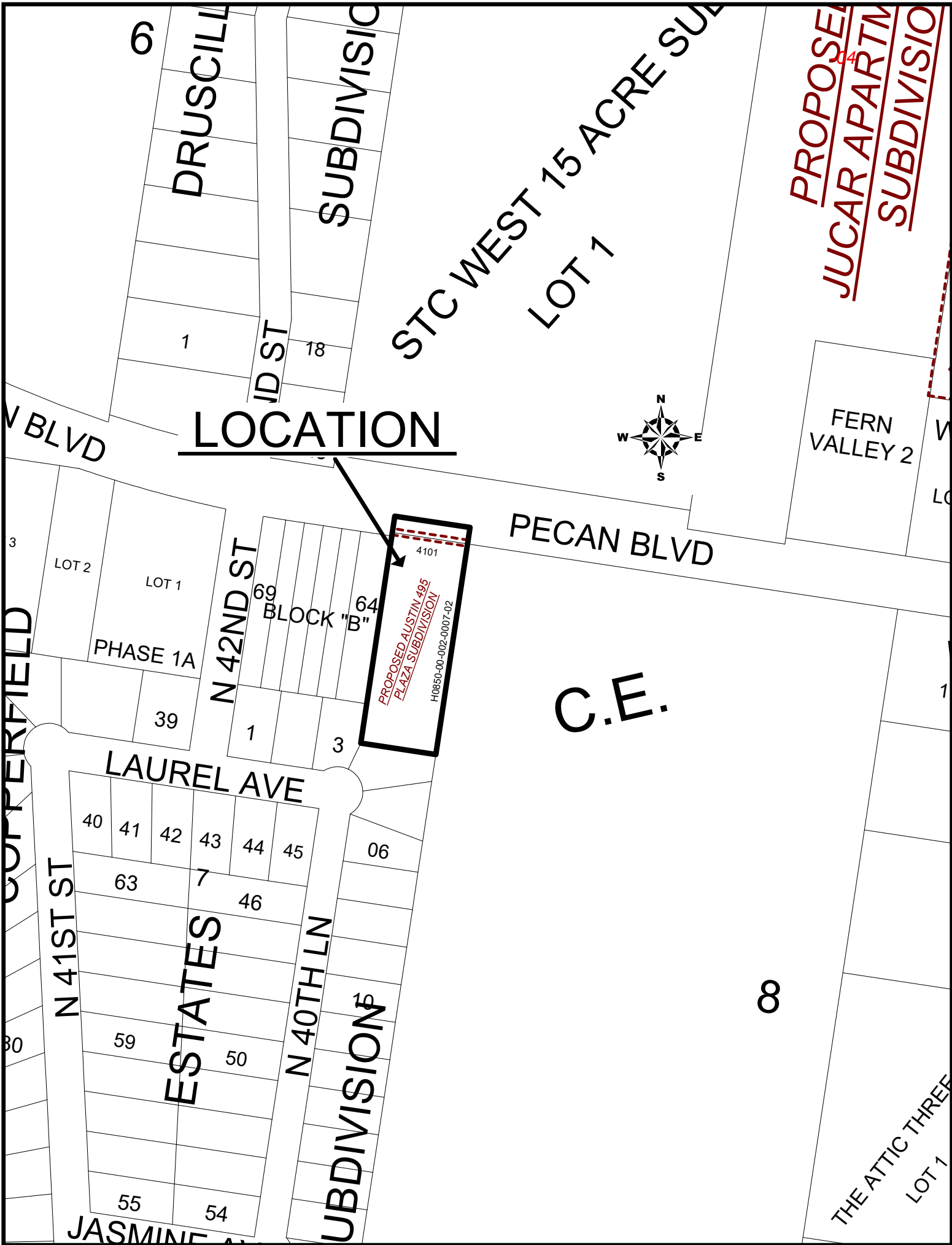
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 10/24/2022

Print Name IDEN I. TREVINO

Owner ☐

Authorized Agent ☒



LOCATION

4101  
PROPOSED AUSTIN 495  
PLAZA SUBDIVISION  
H0850-00-002-0007-02

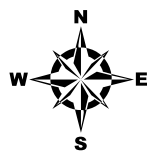
PROPOSED  
JUCAR APARTM  
SUBDIVISION

FERN  
VALLEY 2

C.E.

08

THE ATTIC THREE  
LOT 1



6

DRUSCILL

SUBDIVISION

STC WEST 15 ACRE SUB  
LOT 1

ID ST

BLVD

PECAN BLVD

N 42ND ST

PHASE 1A

LAUREL AVE

COPPERFIELD

N 41ST ST

ESTATES

N 40TH LN

UBDIVISION

JASMINE



Apparent Existing North R.O.W.

PECAN BLVD. (F.M. 495)  
100.0' R.O.W.

Apparent Existing South R.O.W.

LOT 64  
COPPERFIELD ESTATES  
PROPERTY ID# 629637  
DOC.# 3161294 O.R.  
VOL. 37, PG. 127

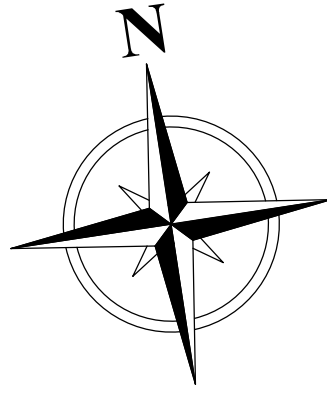
LOT 1

CROSS 0.995 AC.  
ROAD ROW 0.055 AC.  
NET 0.940 AC.

LOT 3  
COPPERFIELD ESTATES  
GARZA OSCAR HUMERTO &  
KARIME CRYSTELLE CAVAZOS  
PROPERTY ID# 629576  
DOC.# 2607948 O.R.

LOT 4  
COPPERFIELD ESTATES  
MARIO MARTINEZ E. III  
PROPERTY ID# 629577  
DOC.# 2724408 O.R.

SOUTH TEXAS COLLEGE  
PROPERTY ID# 185363  
DOC.# 2061989 O.R.  
LOT 8 BLK. 2  
C.E. HAMMOND



SCALE: 1"=30'

LEGEND

- FOUND IRON ROD  
2" IRON ROD

GENERAL NOTES

- THE SUBDIVISION IS IN FLOOD ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480343 0005 C MAP REVISED NOVEMBER 2, 1982.
- BENCHMARK = COTTON PICKER SPINDLE POWER POLE LOCATED APPROXIMATELY 46.67 FEET EAST OF THE NORTHWEST CORNER OF THIS SUBDIVISION. ELEV. 125.72
- MINIMUM BUILDING SETBACKS  
FRONT: 50 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
SIDE: 6 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
REAR: 5 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
- A TOTAL OF 0.156 ACRE FEET (8,073 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION.
- ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD
- ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND
- A 5' WIDE SIDEWALK IS REQUIRED ALONG STATE HIGHWAY 336 (NORTH 10TH STREET)
- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS.
- SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK
- ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO.1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.
- UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO.1.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO.1. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USES
- COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.
- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

HIDALGO COUNTY  
DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 42.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM  
GENERAL MANAGER  
HIDALGO COUNTY DRAINAGE DISTRICT No.1

DATE

HIDALGO COUNTY  
IRRIGATION DISTRICT #1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #1 ON THIS DAY OF 2022 NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT SECRETARY



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

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

BY: DEPUTY

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE AUSTIN 495 PLAZA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF ALTON, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF ALTON.

JINGUO LIU  
OWNER/REPRESENTATIVE

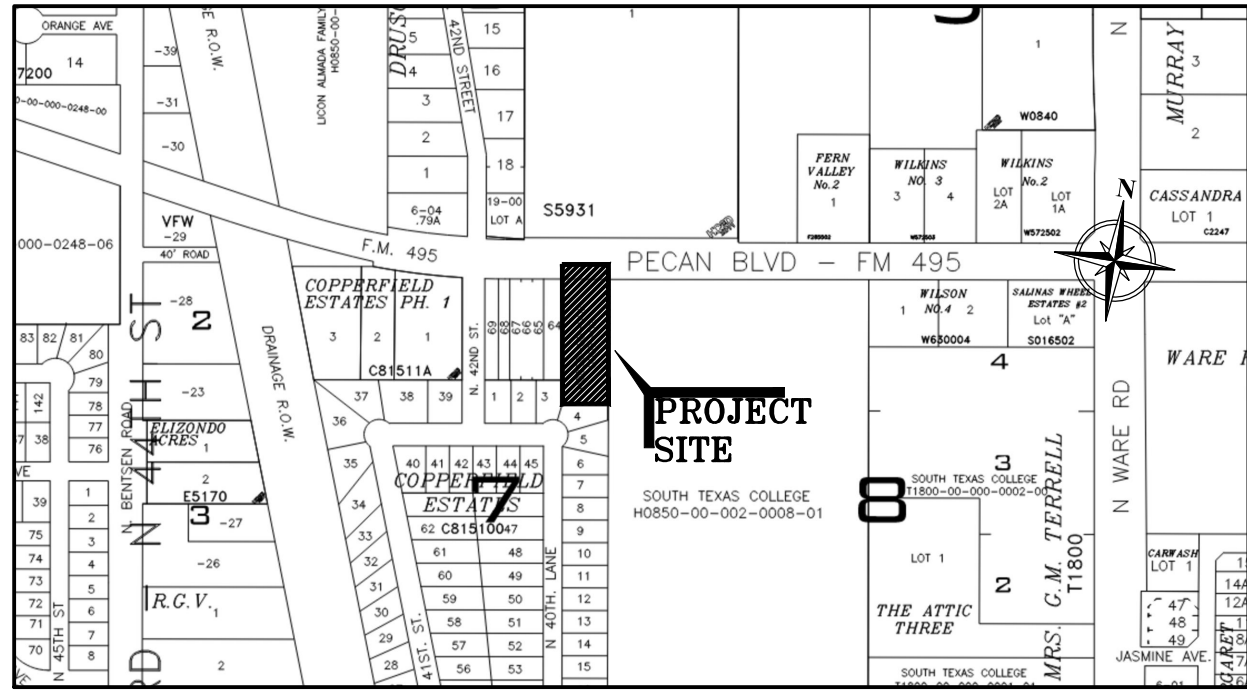
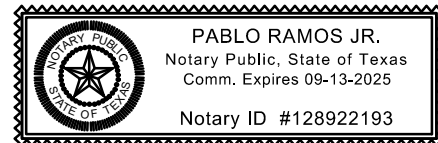
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES ON



VICINITY MAP  
1 INCH = 500 FEET

METES AND BOUNDS

AN 0.995-OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 7, BLOCK 2, C.E. HAMMOND SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, HIDALGO MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS; AND AS FURTHER DESCRIBED IN SPECIAL WARRANTY DEED RECORDED VIA DOCUMENT NO. 2008-1951767, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF McALLEN ON THE SOUTH SIDE OF PECAN AVENUE (FM 495) APPROXIMATELY 1,180 FEET EAST OF BENTSEN ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A No.4 REBAR FOUND AT AN EXISTING CONCRETE BLOCK WALL CORNER FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.995-OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08 DEGREES 25 MINUTES 00 SECOND E, ALONG AN EXISTING CONCRETE BLOCK WALL TO THE LEFT, AND WITH THE APPARENT WEST LOT LINE OF SAID 0.995-OF AN ACRE TRACT PASSING THE END OF THE BLOCK WALL, THENCE WITH AN EXISTING CEDAR FENCE TO THE LEFT VARYING FROM 4.6 FEET TO ZERO FEET, A DISTANCE OF 341.12 FEET PASSED A FOUND No.4 REBAR ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID PECAN AVENUE, CONTINUING FOR A TOTAL A DISTANCE OF 361.12 FEET (363.00 FEET RECORDED) TO A POINT BEING 20.00 FEET SOUTH OF THE ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE OF SAID PECAN AVENUE FOR THE APPARENT NORTHWEST CORNER OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81 DEGREES 35 MINUTES 00 SECONDS E, WITH A LINE 20.00 FEET SOUTH OF AND PARALLEL TO THE SAID PECAN AVENUE ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE, AND WITH THE APPARENT NORTH LOT LINE OF SAID LOT 7 AND OF SAID 0.995-OF AN ACRE TRACT, A DISTANCE OF 120.00 FEET TO A POINT WITHIN EXISTING RIGHT-OF-WAY OF SAID PECAN AVENUE AND BEING 20.00 FEET SOUTH OF THE SAID PECAN AVENUE ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE FOR THE APPARENT NORTHEAST CORNER OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08 DEGREES 25 MINUTES 00 SECOND W, WITH THE APPARENT EAST LOT LINE OF SAID 0.995-OF AN ACRE TRACT, A DISTANCE OF 20.00 FEET TO A FOUND No. 4 REBAR FOUND ON THE SAID PECAN AVENUE SOUTH RIGHT-OF-WAY LINE CONTINUING FOR A TOTAL DISTANCE OF 361.12 FEET (363.00 FEET RECORDED) TO A FOUND No.4 REBAR FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81 DEGREES 35 MINUTES 00 SECONDS W, WITH THE APPARENT SOUTH LOT LINE OF SAID 0.995-OF AN ACRE TRACT, A DISTANCE OF 120.00 FEET TO THE SAID FOUND No.4 REBAR FOR THE SOUTHWEST CORNER OF 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND FOR THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.995-OF AN ACRE OF LAND, OF WHICH 0.055 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 0.940 OF AN ACRE, MORE OR LESS.

BEARING BASIS AS PER THE NORTHERMOST EAST LOT LINE OF COPPERFIELD ESTATES, RECORDED IN VOLUME 37, PAGE 127, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

CITY OF McALLEN MAYOR

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

MAYOR, CITY OF McALLEN DATE CITY SECRETARY DATE

CITY OF McALLEN PLANNING & ZONING

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

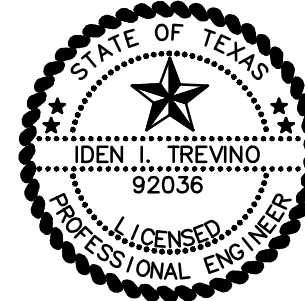
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



HOMERO LUIS GUTIERREZ RPLS NO. 2791 DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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



IDEN I. TREVINO, PE NO. 92036 DATE

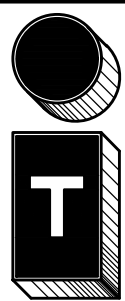
DATE OF PREPARATION: OCTOBER 21, 2022

PRINCIPAL CONTACTS:

OWNER:	JINGUO LIU	ADDRESS	3308 SANTA OLIVIA	CITY & ZIP	MISSION, TEXAS 78572	PHONE	(646) 289-1560
ENGINEER:	IDEN I. TREVINO, P.E.		200 S. 10TH ST. SUITE 1303		McAlLEN, TEXAS 78501		(956) 283-8847
SURVEYOR:	HOMERO LUIS GUTIERREZ, RPLS		P.O. BOX 548		McAlLEN, TEXAS 78505		(956) 369-0988

AUSTIN 495 PLAZA  
SUBDIVISION

A 0.995 OF AN ACRE TRACT BEING OUT OF LOT 7, BLOCK 2, C.E. HAMMOND SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



TREVIÑO ENGINEERING

FIRM No. F-7906

TEL No. (956) 283-8847

200 S. 10th St. Ste. 1303  
McAllen, Texas 78501

ident@trevinoengineering.com



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 11/10/2022

### SUBDIVISION NAME: AUSTIN 495 PLAZA SUBDIVISION

#### REQUIREMENTS

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

Pecan Boulevard: Dedication as needed for 60 ft. from centerline for 120 ft. total ROW.  
Paving :65 -85 ft. Curb & gutter Both Sides.

Revisions Needed:

-Review and revise ROW dedications, please see requirements above.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Non-compliance

NA

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Compliance

\* 1,200 ft. Block Length.

\*\*Subdivision Ordinance: Section 134-118

\* 900 ft. Block Length for R-3 Zone Districts.

\*\*Subdivision Ordinance: Section 134-118

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

Revisions Needed:

-Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.

\*\*Subdivision Ordinance: Section 134-106

Non-compliance

##### SETBACKS

\* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.

Revisions Needed:

-Revise plat note as shown above or clarify proposed setback note, prior to final.

\*Proposing: Front: 50 ft. or greater for approved site plan or easements.

\*\*Zoning Ordinance: Section 138-356

Non-compliance

\* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.

Revisions needed:

-Revise note as shown above, prior to final.

\*Proposing: 6 feet in accordance with the zoning ordinance, or greater for approved site plan or easements.

\*\*Zoning Ordinance: Section 138-356

Non-compliance

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



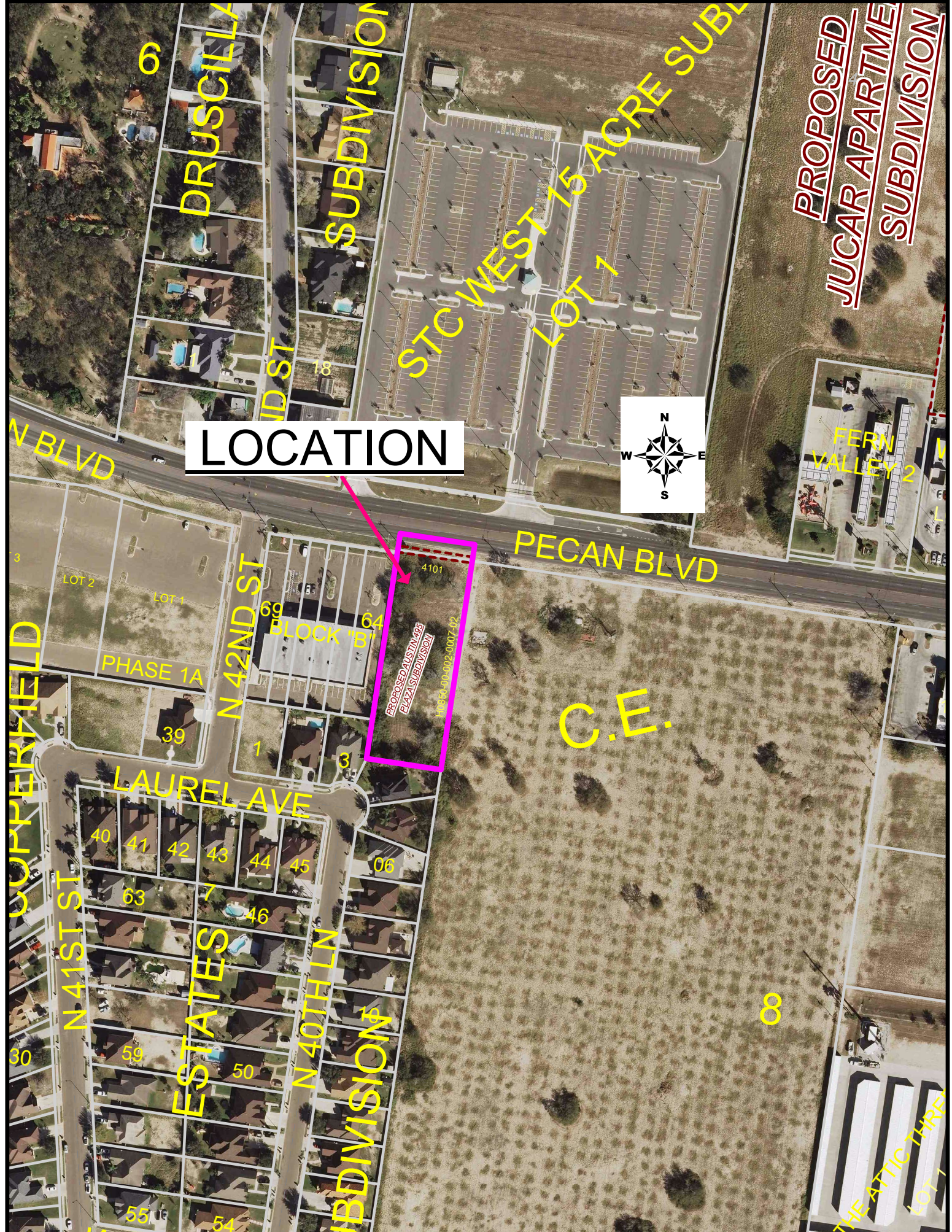
<p>* Sides In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above, prior to final. *Proposing: 5 feet in accordance with the zoning ordinance, or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356</p> <p>* Corner: Interior Lot **Zoning Ordinance: Section 138-356</p> <p>* Garage: Commercial Development. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	NA
	NA
	Applied
<b>SIDEWALKS</b>	
<p>* 5 ft. wide minimum sidewalk required along Pecan Boulevard (F.M. 495). Revisions needed: -Add note as shown above, prior to final. **Proposing: A 5' wide sidewalk required along state highway 336 (North 10th Street) **Sidewalk requirements as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Add note as shown above, prior to final. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Applied
	Required
<b>NOTES</b>	
<p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. **Note requirements will be established prior to final.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: -Please remove plat note #15, as it is a requirement not a required plat note.</p>	Applied
	Required
	Applied
	Non-compliance

<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if subdivision is proposed to be public.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</li> <li>***Section 134-168 applies if private subdivision is proposed.</li> <li>****Section 110-72 applies if public subdivision is proposed.</li> <li>*****Landscaping Ordinance: Section 110-72</li> <li>*****Subdivision Ordinance: Section 134-168</li> </ul>	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3 (General Business) District Proposed: C-3 (General Business) District</li> <li>**Zoning Ordinance: Article V</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per application dated October 26,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated October 26,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Pending review by the City Manager's Office. As per application dated October 26,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	TBD
<b>COMMENTS</b>	
<ul style="list-style-type: none"> <li>Comments:</li> <li>*Must comply with City's Access Management Policy.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<ul style="list-style-type: none"> <li>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.</li> </ul>	Applied

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



LOCATION





<b>P</b>	<b>PRESENT</b>
<b>A</b>	<b>ABSENT</b>
<b>MC</b>	<b>MEETING CANCELLED</b>
<b>LQ</b>	<b>LACK OF QUORUM</b>

## 2022 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

	01/04/22	01/18/22	02/01/22	02/16/22	03/02/22	03/22/22	04/05/22	04/19/22	05/03/22	05/17/22	06/07/22	06/21/22	07/06/22	07/19/22	08/02/22	08/16/22	09/07/22	09/20/22	10/04/22	10/18/22	11/01/22	11/16/22	12/06/22	12/20/22
Daniel Santos	A																							
Michael Fallek	P	P	P	A	P	P	P	P	A	P	P	P	P	LQ	P	P	P	A	P	P	P			
Gabriel Kamel	P	A	P	P	P	P	P	P	P	P	P	P	P	LQ	P	P	P	P	A	P	P			
Michael Hovar	P	P	P																					
Jose B. Saldana	A	A	P	P	A	A	P	A	A	P	A	P	P	LQ	P	P	A	P	P	A	A			
Marco Suarez	P	P	A	P	A	P	P	P	P	A	P	P	A	LQ	P	P	A	P	A	P	P			
Emilio Santos Jr.	P	P	P	A	P	P	P	P	P	A	A	P	P	LQ	P	A	P	P	P	A	A			
Rudy Elizondo				P	P	P	A	P	P	P	P	A	P	LQ	A	A	A	A	A	A	A			
Erica de la Garza-Lopez				P	A	P	P	P	A	P	P	P	P	LQ	A	P	P	P	P	P	P			

## 2022 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]









# PLANNING DEPARTMENT

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



## 2022 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 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
	A-1/18 & 1/19		N-1/18 & 1/19 D-2/1 & 2/2			
9	10	11	12	13	14	15
16	17	18	19	20	21	22
	A-2/1 & 2/2		N-2/1 & 2/2 D-2/16 & 2/17			
23	24	25	26	27	28	29
			HPC			
30	31					
	A-2/16 & 2/17					

### FEBRUARY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N- 2/16 & 2/17 D- 3/28 & 3/3			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
	A-3/2 & 3/3		N-3/2 & 3/3 D-3/16 & 3/17			
20	21	22	23	24	25	26
				HPC		
27	28					
	A-3/16 & 3/17					

### MARCH 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			N-3/16 & 3/17 D - 4/5 & 4/6			
6	7	8	9	10	11	12
13	14	15	16	17	18	19
			D-4/19 & 4/20			
20	21	22	23	24	25	26
	A-4/5 & 4/6		N-4/5 & 4/6			
27	28	29	30	31		
			HPC			

### APRIL 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
	A-4/19 & 4/20		N-4/19 & 4/20 D-5/3 & 5/4			
10	11	12	13	14	15	16
					HOLIDAY	
17	18	19	20	21	22	23
	A- 5/3 & 5/4		N- 5/3 & 5/4 D-5/17 & 5/18			
24	25	26	27	28	29	30
			HPC			

### MAY 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
	A- 5/17 & 5/18		D: 6/1 & 6/7 N-5/17 & 5/18			
8	9	10	11	12	13	14
15	16	17	18	19	20	21
	A-6/1 ZBA		N-6/1 ZBA D-6/15 & 6/21			
22	23	24	25	26	27	28
	A-6/7 PZ		HPC		A-6/15 ZBA	
29	30	31				
	HOLIDAY		N-6/7 PZ			



### JUNE 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			N-6/15 ZBA D-7/6 & 7/7			
5	6	7	8	9	10	11
	A-6/21 P&Z		N-6/21 P&Z			
12	13	14	15	16	17	18
			D-7/19 & 7/20			
19	20	21	22	23	24	25
	A-7/6 & 7/7		N-7/6 & 7/7			
26	27	28	29	30		
			HPC			

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.

## 2022 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 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					A-7/19 & 7/20	
3	4 <b>HOLIDAY</b>	5	6 N-7/19 & 7/20 D-8/2 & 8/3	7	8	9
10	11 	12 	13	14	15	16
17	18 A-8/2 & 8/3	19	20 N-8/2 & 8/3 D-8/16 & 8/17	21	22	23
24	25 	26 	27 <b>HPC</b>	28	29	30
31						






### AUGUST 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3 N- 8/16 & 8/17 D-9/7 & 9/8	4	5	6
	A- 8/16 & 8/17					
7	8 	9 	10	11	12	13
14	15	16	17 D-9/20 & 9/21	18	19	20
21	22 	23 	24 N-9/7 & 9/8	25 <b>HPC</b>	26	27
28	29	30	31			





### SEPTEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
					A-10/20 & 10/21	
4	5 <b>HOLIDAY</b>	6	7 N-9/20 & 9/21 D-10/4 & 10/5	8	9	10
11	12 	13 	14	15	16	17
18	19 A-10/4 & 10/5	20	21 D-10/18 & 10/19 N-10/4 & 10/5	22	23	24
25	26 	27 	28 <b>HPC</b>	29	30	




### OCTOBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5 N-10/18 & 10/19 D-11/1 & 11/2	6	7	8
	A-10/18 & 10/19					
9	10 	11 	12	13	14	15
16	17 A- 11/1 & 11/2	18	19 N- 11/1 & 11/2 D-11/16 & 11/17	20	21	22
23	24 	25 	26 <b>HPC</b>	27	28	29
30	31 A-11/16 & 11/17					

### NOVEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 N-11/16 & 11/17 D-12/6 & 12/7	3	4	5
6	7	8	9	10	11	12
13	14 	15 	16 D-12/20 & 12/21	17	18	19
20	21 A-12/6 & 12/7	22	23 N-12/6 & 12/7	24 <b>HOLIDAY</b>	25	26
27	28 	29 	30			

### DECEMBER 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7 <b>HPC</b> D-1/3 & 1/4 N- 12/20 & 12/21	8	9	10
	A-12/20 & 12/21					
11	12 	13 	14	15	16	17
18	19 A- 1/3 & 1/4	20	21 D-1/17 & 1/18 N- 1/3 & 1/4	22	23 <b>HOLIDAY</b>	24
25	26 <b>HOLIDAY</b>	27	28	29	30	31