

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, NOVEMBER 5, 2024 - 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) Approval of minutes for the September 20, 2024 SPECIAL Meeting.

**2) PUBLIC HEARING**

a) **CONDITIONAL USE PERMITS:**

1. Request of John Geske/Union Nolana LLC. on behalf of South Padre Retail Center LTD., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lot 1, Nolana Retail Subdivision, Hidalgo County, Texas; 1300 East Nolana Avenue, Building 100, Suite 100. **(CUP2024-0111)**
2. Request of Jaime S. Ortiz on behalf of Nations for Christ Church Inc., for a Conditional Use Permit, for life of use, for an Institutional Use (church) at the South 309.95 feet of Lot 1, Central Christian Church II Subdivision, Hidalgo County, Texas; 1320 North Main Street. **(CUP2024-0112)**
3. Request of Ramon R. Martinez on behalf of Believe Investments, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East US Business 83. **(CUP2024-0114)**
4. Request of Jorge L. Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park at 1 tract of land North of Railroad Right of Way between 10th & 11th Streets South of Block 49, North McAllen Addition, Hidalgo County, Texas; 1001 Ash Avenue. **(CUP2024-0118)**
5. Request of Katya Cantu on behalf of La Tambora Sinaloense LLC, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a bar at Lot 12, Mejia Subdivision Unit No. 1, Hidalgo County, Texas, 2022 Nolana Avenue. **(CUP2024-0121)**
6. Request of Clarrisa Margot Quesada, for a Conditional Use Permit, for one year, and adoption of an Ordinance for a bar at Lots 7 & 8, 83 Citrus Grove Plaza Condominium Subdivision, Hidalgo County, Texas, 4037 West Expressway 83, Suite 120. **(CUP2024-0103)**

**b) SUBDIVISION:**

1. McAllen Townsite Lot 5A Block 59 (Previously 1501 Galveston Subdivision), 1501 Galveston Avenue, Champagne & Cavaliers Investments **(SUB2024-0103) (REVISED PRELIMINARY) BE**
2. Balboa Acres Subdivision, The East Half of Lot 9 Block 27, 3409 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0111) (FINAL)**
3. Balboa Acres Subdivision, The West Half of Lot 9 Block 27, 3411 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0110) (FINAL)**

**3) CONSENT:**

- a) Habitat at Hackberry Subdivision, 3302 Hackberry Avenue, Habitat Developers, LLC **(SUB2024-0098) (FINAL) SEC**
- b) Neuhaus Estates II Subdivision, 4223 Neuhaus Drive, Castores Builders, LLC **(SUB2024-0100) (FINAL) MAS**
- c) 29th Sunrise Valley Subdivision, 8400 North 29th Street, DMJ Family Trust **(SUB2024-007) (FINAL) SEC**

**4) SUBDIVISIONS:**

- a) Jackson Commerce Development Lot 9B Phase 4A Subdivision, 1021 East Highway 83, Thomas Vuong **(SUB2024-0063) (REVISED FINAL) CHLH**
- b) Vacating a Portion of Racquet Club Subdivision and Replat to Park West Subdivision, 11201 North 10th Street, Domain Development, Corp. **(SUB2024-0078) (REVISED PRELIMINARY) M&H**
- c) Vacating a Portion of Racquet Club Subdivision and Replat to Villages at Park West Subdivision, 1400 Sprague Road, Domain Development, Corp. **(SUB2024-0075) (REVISED PRELIMINARY) M&H**
- d) Lumen Palace Subdivision, 3401 La Lomita Road, Ahmad Gorabi **(SUB2023-0133) (REVISED PRELIMINARY) SEC**
- e) Pecan Luxury Living Subdivision, 4000 Pecan Boulevard, Adryca Investments and Consulting Corp **(SUB2024-0116) (PRELIMINARY) M&H**

**ADJOURNMENT:**

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



MINUTES FOR THE  
09/25/2024 SPECIAL  
MEETING WILL BE  
UPLOADED ON  
MONDAY 11/4/2024.

THANK YOU

**Memo**

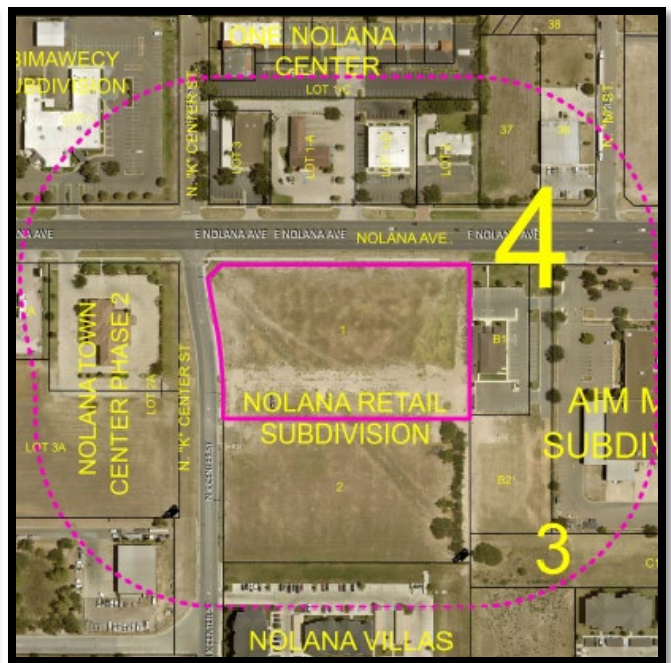
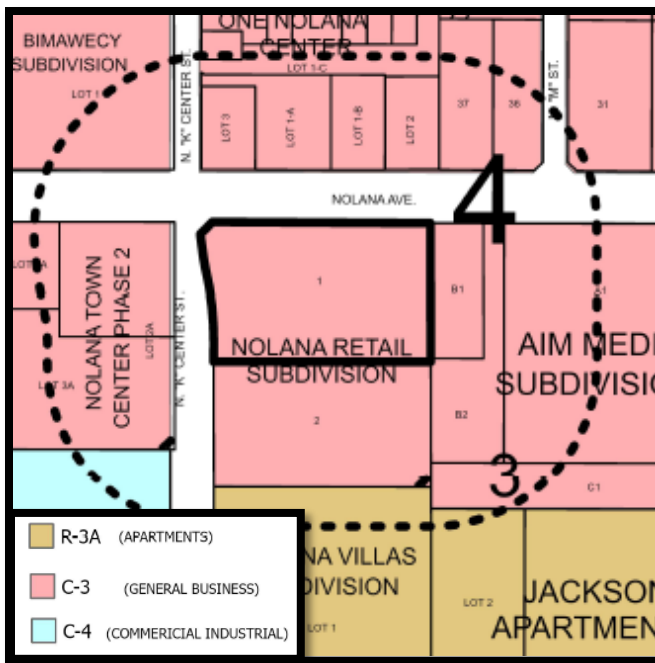
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** October 21, 2024

**SUBJECT: REQUEST OF JOHN GESKE/UNION NOLANA LLC. ON BEHALF OF SOUTH PADRE RETAIL CENTER LTD., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR AT LOT 1, NOLANA RETAIL SUBDIVISION, HIDALGO COUNTY, TEXAS; 1300 EAST NOLANA AVENUE, BUILDING 100, SUITE 100. (CUP2024-0111)**

**DESCRIPTION:** The subject property is located along the southeast corner of East Nolana Avenue and North K Center Street. The property is zoned C-3 (General Business) District and the adjacent zoning is C-3 District in all directions. Surrounding land uses include Texas Community Bank, Freedom Bank, KRGV TV Channel 5 news station, several offices, and multifamily subdivisions. A bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** This is the first Conditional Use Permit (bar) application submitted for this location. The site plan review and subdivision plat for Nolana Retail Subdivision was recorded in July 2023.

**ANALYSIS:** The proposed bar will be operating from a 4,700 square feet suite that will consist of an upper and lower dining area, a bar, a kitchen, an office, a walk-in cooler, and two restrooms as shown by the submitted floor plan. The proposed hours of operation for Union Draft House are from 11:00 A.M. to 12:00 A.M. from Sunday to Thursday, and 11:00 A.M. to 1:00 A.M. on Fridays

and Saturdays. As per the approved site plan, 174 spaces are required in total based on 12,112 square feet of seating and kitchen areas (restaurant) and 19,550 square feet of retail use – 194 parking spaces are being provided.

Inspections from the Health and Fire Departments have been completed and approved the Conditional Use Permit process to continue.

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

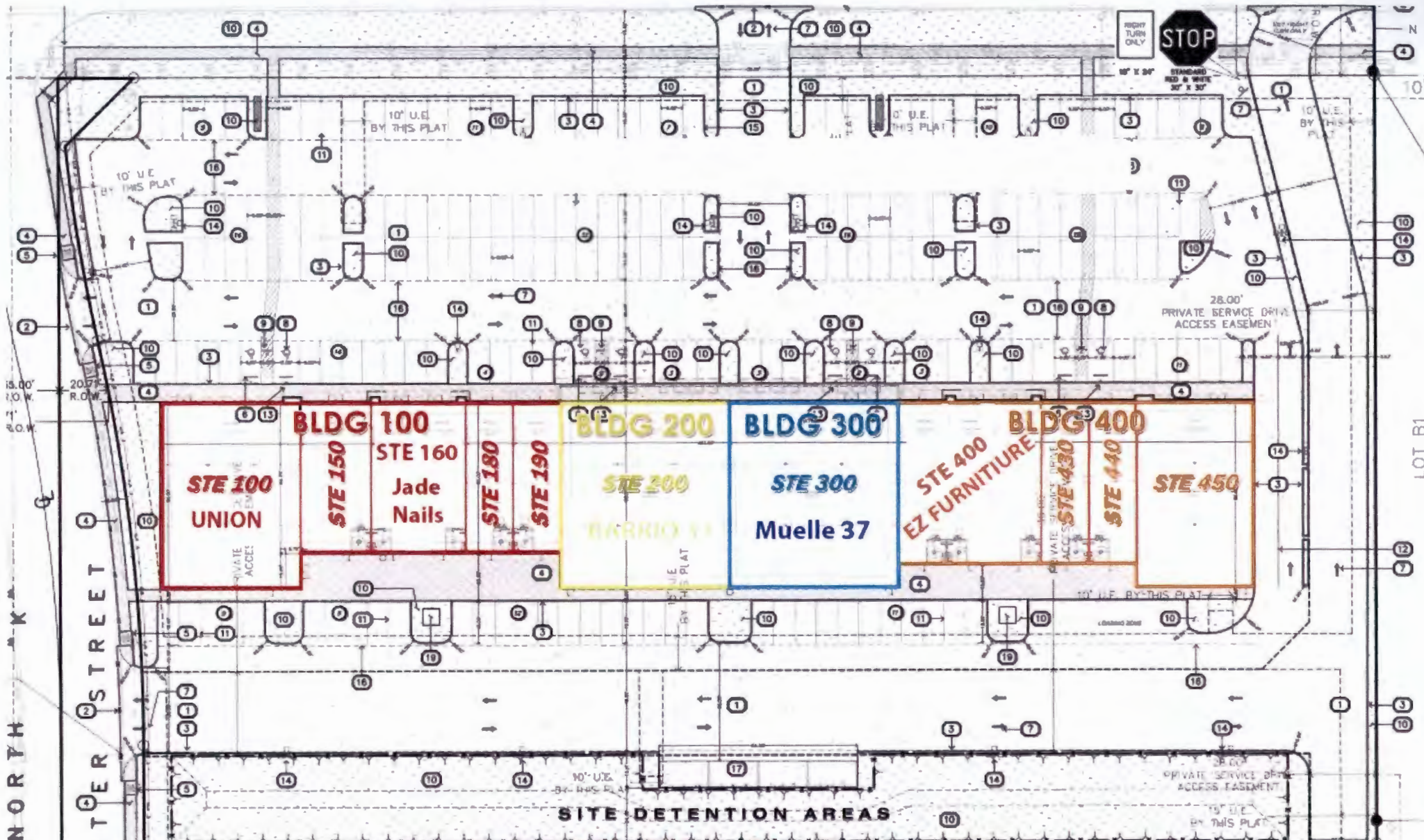
- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones (multifamily residential apartments) to the south.
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to East Nolana Avenue and North K Center Street.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a shell commercial building on the property proposed for mixed uses such as retail, restaurants, and bars. 194 parking spaces are provided as common parking. 174 parking spaces are required for total of restaurant use and retail use. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any phone calls, emails, or letters in opposition to this request.

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





# 1300 E. Nolana Avenue

## SITE PLAN CONSTRUCTION KEYNOTES

CONSTRUCTION KEYNOTES SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS, STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE CITY OF HOUSTON, TEXAS, STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES, LATEST EDITION.

RECEIVED

10' U.E. BY THIS PLAT

SEP 27 2024

By NG

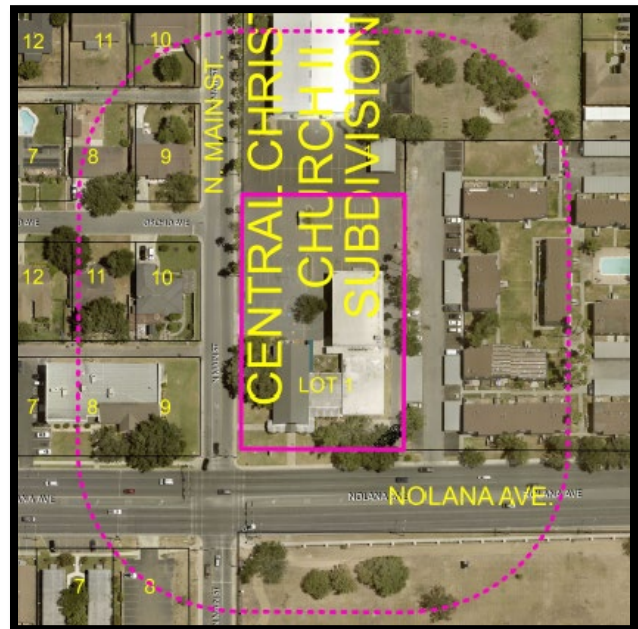




**Memo**

**TO:** Planning and Zoning Commission  
**FROM:** Planning Staff  
**DATE:** October 28, 2024  
**SUBJECT:** REQUEST OF JAIME S. ORTIZ ON BEHALF OF NATIONS FOR CHRIST CHURCH INC., FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, FOR AN INSTITUTIONAL USE (CHURCH) AT THE SOUTH 309.95 FEET OF LOT 1, CENTRAL CHRISTIAN CHURCH II SUBDIVISION, HIDALGO COUNTY, TEXAS; 1320 NORTH MAIN STREET. (CUP2024-0112)

**BRIEF DESCRIPTION:** The subject property is located along the northeast corner of North Main Street and Nolana Avenue. The property is zoned R-3A (Multifamily Residential Apartments) District. The adjacent zoning is R-3A to the north and east, and R-1 (Single Family Residential) District to the west and south across North Main Street and Nolana Avenue. Surrounding land uses include Milam Elementary School, multifamily apartments, single family residences, and offices. An Institutional Use is permitted in an R-3A District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** According to the Hidalgo County Appraisal District property records, the facility for a church was constructed in 1967. An approved Conditional Use Permit for an Institutional Use (church) and a classroom addition was found on record in 1984. An application for a church was submitted on September 27, 2024 under a new property owner.

**SUMMARY/ANALYSIS:** The applicant is proposing to operate a church within an existing

structure, previously used as a church. The existing church is composed of a main sanctuary area, several classrooms, restrooms, and an office. The days and hours of the services of the church will be on Sunday at 10:00 A.M., Wednesdays at 7:00 P.M., and occasionally at 7:00 P.M. for every other day. Based on the 300 seats proposed in the sanctuary area, 75 parking spaces are required; 81 parking spaces are being provided.

The Fire Department has conducted their necessary inspection and approved for the Conditional Use Permit process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The church must 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 church has access on North Main Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 300 seats in the sanctuary, 75 parking spaces are required; 81 parking spaces are being provided.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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

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

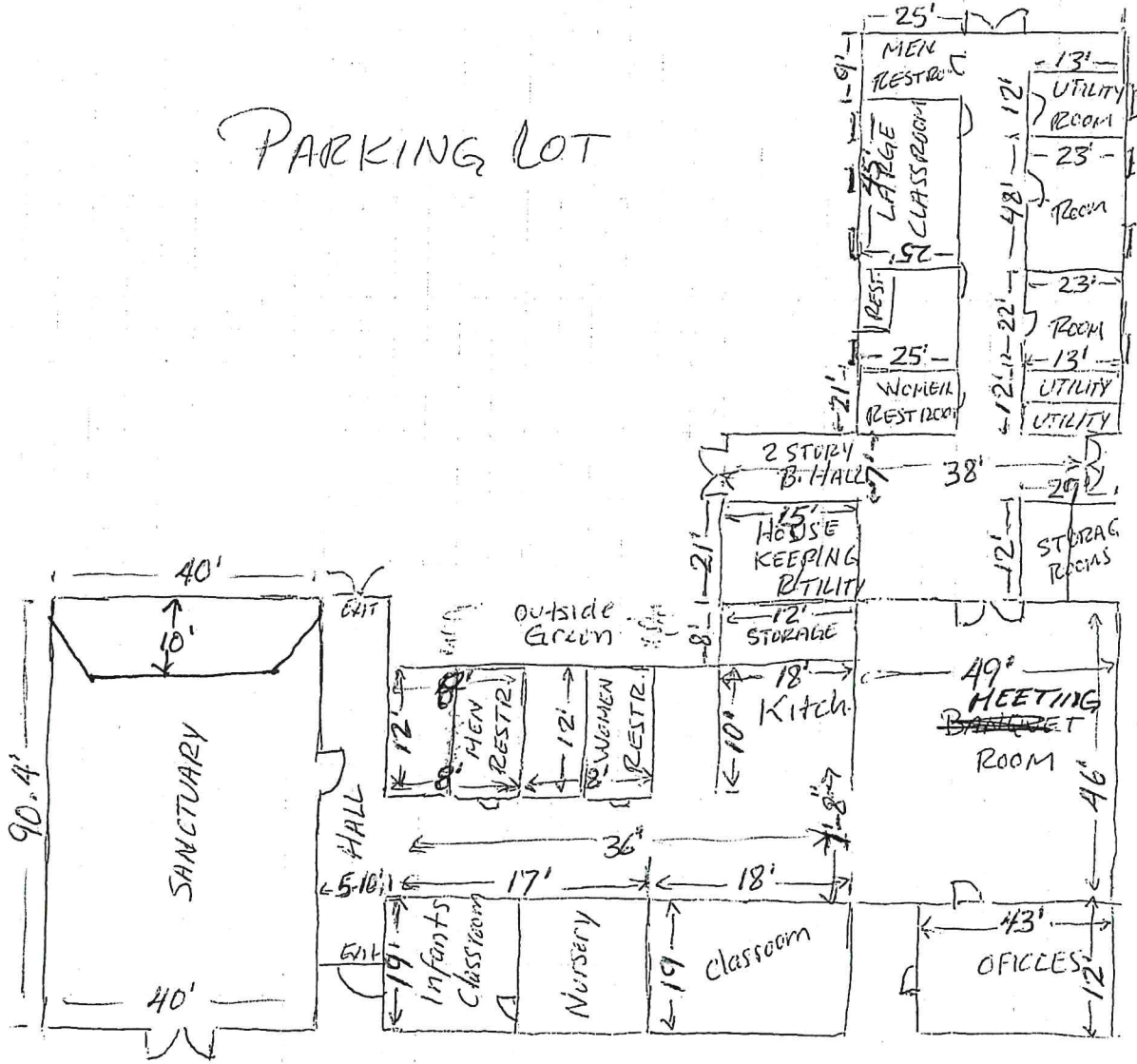
**RECOMMENDATION:** Staff recommends approval of the request, for life of the use, subject to compliance with requirements of the Zoning Ordinance, Building Department, and Fire Department requirements.



# FLOOR PLAN

PARKING LOT

MAIN ST  
15' Utility easement



### Wall Legend:

- Existing
- Proposed
- Demolition

### Symbol Legend:

- Door
- Window
- Electrical Panel
- A/C Unit
- Toilet
- Sink

NOLANA AVE.

Application and documents can be submitted electronically to  
[BLDGPERMITS@MCALLEN.NET](mailto:BLDGPERMITS@MCALLEN.NET)

**CENTRAL CHRISTIAN CHURCH II  
SUBDIVISION PLAT**

A 4.58 ACRE TRACT OF LAND BEING ALL OF LOT 1, CENTRAL CHRISTIAN CHURCH SUBDIVISION, AS PER MAP RECORDED IN VOLUME 37 PAGE 16-B MAP RECORDS AND A PORTION OF LOT 14 SECTION 11 HIDALGO CANAL CO. SUBDIVISION AS PER MAP THEREOF RECORDED IN VOLUME "Q" PAGE 177 DEED RECORDS OF SAND COUNTY.

I, THE UNDERSIGNED, CLERK OF THE CITY OF MALLARD COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF THE CITY OF MALLARD COUNTY, MISSOURI, IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.

*James E. Redding* 3/11/18  
CLERK OF THE CITY OF MALLARD

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THE PLAT AND THE CITY OF MALLARD COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.

*Chris Voss* 3/11/18  
OWNER

APPROVED BY CHAIRMAN DISTRICT

WALLACE COUNTY MANAGER DISTRICT NO. 1, DISTRICT OFFICE IN THE MANAGER'S OFFICE, 1001 W. MAIN ST., MALLARD, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.

*Chris Voss* 3/11/18  
MANAGER

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THE PLAT AND THE CITY OF MALLARD COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.

*Chris Voss* 3/11/18  
OWNER

STATE OF MISSOURI  
COUNTY OF MALLARD

I, THE UNDERSIGNED, CLERK OF THE CITY OF MALLARD COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.

*Chris Voss* 3/11/18  
CLERK OF THE CITY OF MALLARD

STATE OF MISSOURI  
COUNTY OF MALLARD

I, THE UNDERSIGNED, CLERK OF THE CITY OF MALLARD COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.

*Chris Voss* 3/11/18  
CLERK OF THE CITY OF MALLARD

STATE OF TEXAS  
COUNTY OF TARRANT

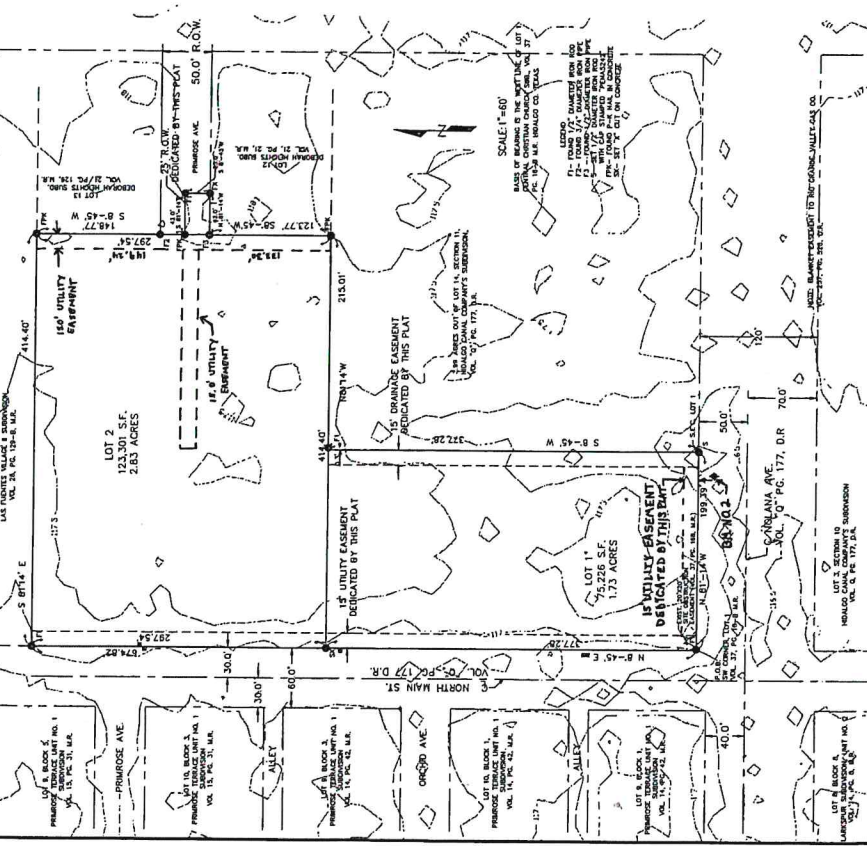
I, THE UNDERSIGNED, CLERK OF THE CITY OF TARRANT COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF TARRANT COUNTY, TEXAS, RECORDS.

*Chris Voss* 3/11/18  
CLERK OF THE CITY OF TARRANT

STATE OF TEXAS  
COUNTY OF TARRANT

I, THE UNDERSIGNED, CLERK OF THE CITY OF TARRANT COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF TARRANT COUNTY, TEXAS, RECORDS.

*Chris Voss* 3/11/18  
CLERK OF THE CITY OF TARRANT



**GENERAL SUBDIVISION PLAT NOTES**

1. THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.
2. THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF TARRANT COUNTY, TEXAS, RECORDS.
3. THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.
4. THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF TARRANT COUNTY, TEXAS, RECORDS.
5. THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.
6. THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF TARRANT COUNTY, TEXAS, RECORDS.
7. THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.
8. THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF TARRANT COUNTY, TEXAS, RECORDS.
9. THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.
10. THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF TARRANT COUNTY, TEXAS, RECORDS.



**LOCATION MAP  
SCALE: 1" = 100'**

THE UNDERSIGNED, CLERK OF THE CITY OF MALLARD COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF MALLARD COUNTY, MISSOURI, RECORDS.

*Chris Voss* 3/11/18  
CLERK OF THE CITY OF MALLARD

THE UNDERSIGNED, CLERK OF THE CITY OF TARRANT COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS CORRECTLY RECORDED IN THE CITY OF TARRANT COUNTY, TEXAS, RECORDS.

*Chris Voss* 3/11/18  
CLERK OF THE CITY OF TARRANT

**INDEX TO SHEET OF CENTRAL CHRISTIAN CHURCH II  
SUBDIVISION PLAT**

NO.	REVISION	DATE	APPROVED
1	REVISION	12/07/17	
2	REVISION	12/07/17	

RECEIVED  
SEP 27 2024

By *[Signature]*

PERSONAL CONTRACTOR: URBAN INFRASTRUCTURE GROUP, INC.  
1704 E ROBERTS AVE.  
DONNA, TEXAS 78837  
(956) 464-4710

TRIBE FIRM NO. F-13094 WWW.UJGTexas.COM





**NOTICE  
INSTITUTIONAL  
USE  
FOR  
THIS PROPERTY  
CUP2024-0112**

CITY OF MOULTON PLANNING DEPT.  
404 GAY LANE  
WWW.MOULTONAL.org

**Memo**

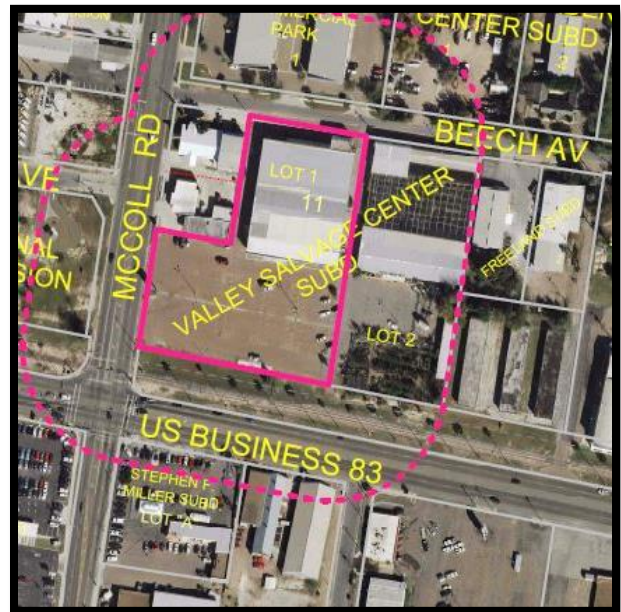
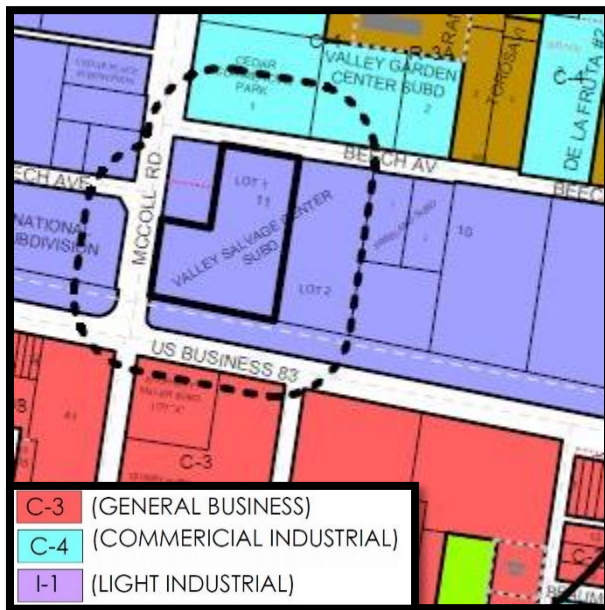
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** October 21, 2024

**SUBJECT: REQUEST OF RAMON R. MARTINEZ ON BEHALF OF BELIEVE INVESTMENTS, LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, OF A FOOD TRUCK PARK, AT LOT 1, VALLEY SALVAGE CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 701 EAST US BUSINESS 83. (CUP2024-0114)**

**BRIEF DESCRIPTION:** The subject property is located on the northeast corners of U.S Business 83 and McColl Road. The subject property is zoned I-1 (light industrial) District. The adjacent zoning is also I-1 District to the South, East, and across McColl Road to the West, with C-4 (commercial industrial) District across East Beech Avenue to the north. A food truck park is permitted in an I-1 District, subject to compliance to a Conditional Use Permit requirements.



**HISTORY:** The initial Conditional Use Permit request was submitted July 19, 2022 and was approved at the City Commission meeting of September 12, 2022. The last approved CUP for the location was in October 2023. This application was submitted on October 2, 2024.

**SUMMARY/ANALYSIS:** The applicant is proposing to continue to operate a food truck park on the subject property. According to the applicant, 150 parking spaces (not including spaces for food trucks and tables) will be available on the subject property for the general

public. The food truck park's proposed days and hours of operation would be 8:00 AM to 12:00 AM Monday through Sunday. The food truck park will continue to consist of 6 food truck spaces and 14 tables.

The food truck park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

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

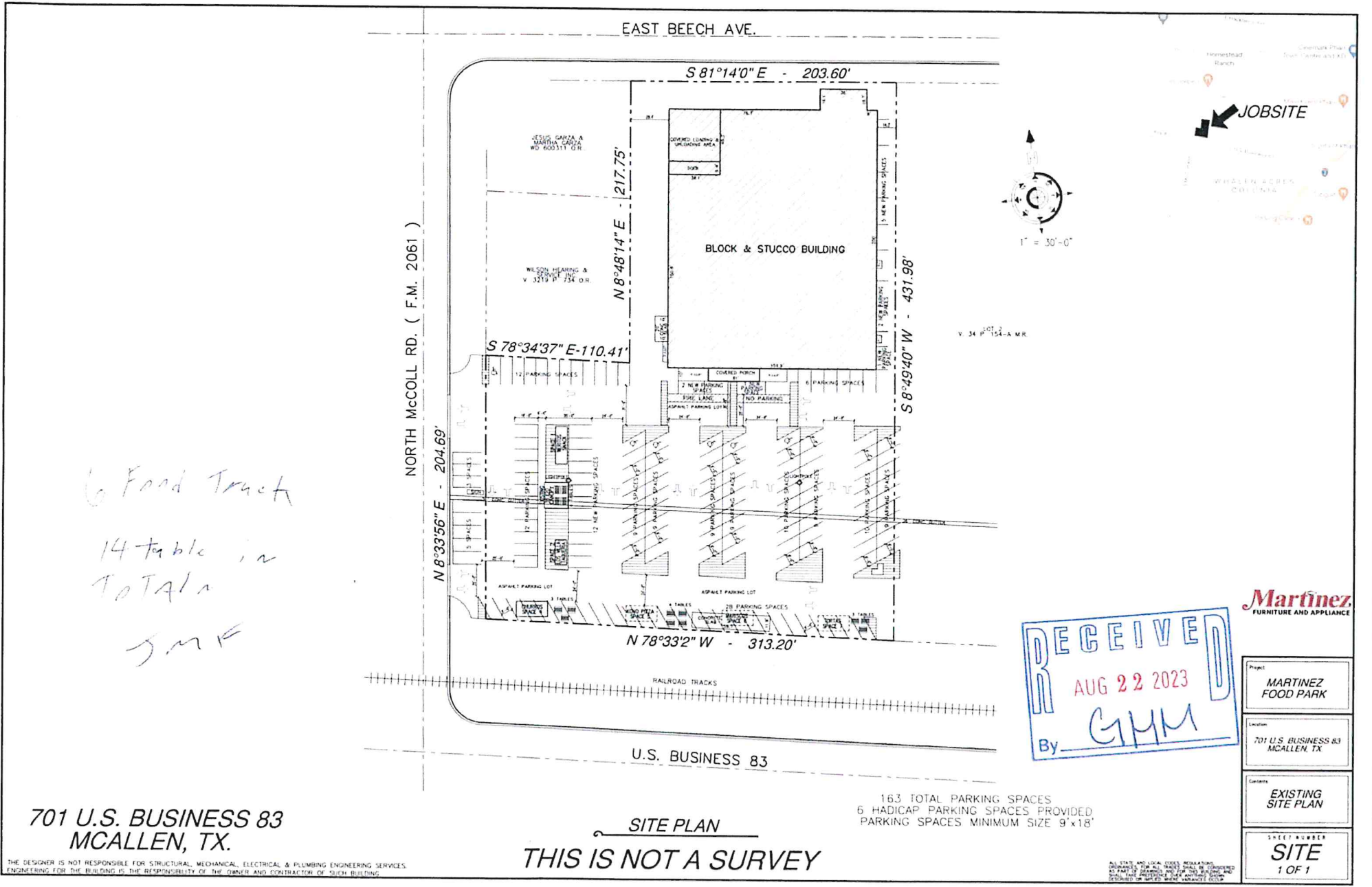
The Planning Department has not received any phone calls, emails, or letters in opposition of the Conditional Use Permit request.

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



701 U.S. BUSINESS 83  
MCALLEN, TX.

6 Food Trucks  
14 tables in  
TOTAL  
J.M.F



SITE PLAN  
**THIS IS NOT A SURVEY**

163 TOTAL PARKING SPACES  
6 HADICAP PARKING SPACES PROVIDED  
PARKING SPACES MINIMUM SIZE 9'x18'

**RECEIVED**  
AUG 22 2023  
By GMM

**Martinez**  
FURNITURE AND APPLIANCE

Project:  
**MARTINEZ FOOD PARK**

Location:  
701 U.S. BUSINESS 83  
MCALLEN, TX

Contents:  
**EXISTING SITE PLAN**

SHEET NUMBER  
**SITE**  
1 OF 1

THE DESIGNER IS NOT RESPONSIBLE FOR STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING ENGINEERING SERVICES ENGINEERING FOR THE BUILDING IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR OF SUCH BUILDING.

ALL STATE AND LOCAL CODES REGULATIONS APPLICABLE TO THIS PROJECT SHALL BE OBSERVED BY THE CONTRACTOR AND THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.







Memo

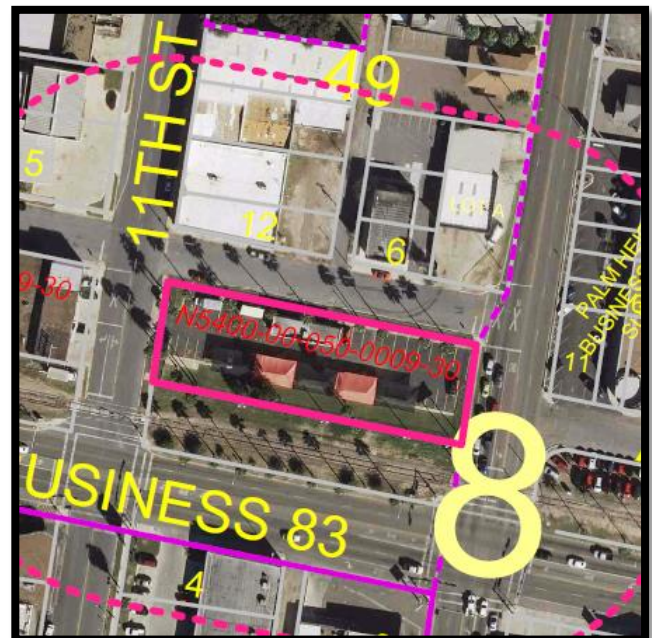
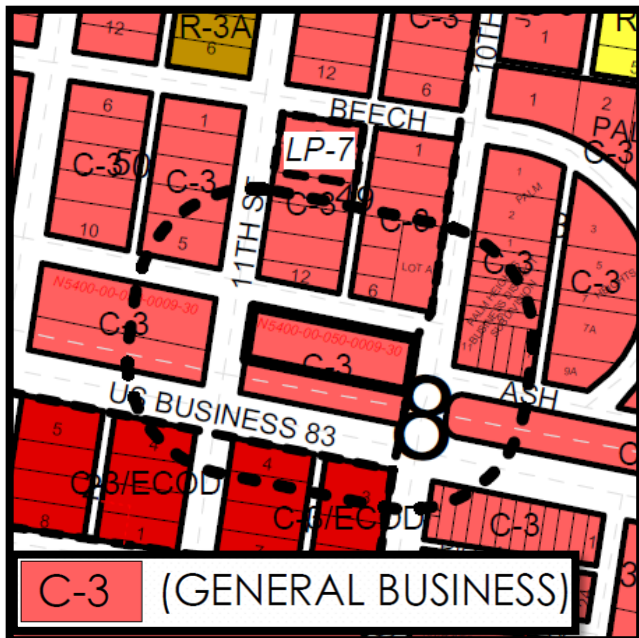
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 25, 2024.

SUBJECT: REQUEST OF JORGE L. MARTINEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A FOOD TRUCK PARK AT 1 TRACT OF LAND NORTH OF RAILROAD RIGHT OF WAY BETWEEN 10TH & 11TH STREETS SOUTH OF BLOCK 49, NORTH MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 1001 ASH AVENUE. (CUP2024-0118)

**BRIEF DESCRIPTION:** The subject property is located north of US Business 83 and South of Ash Avenue between 10<sup>th</sup> and 11<sup>th</sup> Streets. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.



**REQUEST/ANALYSIS:** The applicant is proposing to continue to operate a food truck park on the subject property with five food trucks. The initial Conditional Use Permit for a food truck park was approved by the City Commission on September 12, 2022. A request to renew the Conditional Use Permit was approved with conditions on October 17, 2023 by the Board of Commissioners. On October 7, 2024 the applicant submitted a new application in order to

renew the Conditional Use Permit for a food truck park. Based on the submitted site plan, 46 parking spaces will be available on the subject property. The required amount of parking spaces for the five food trucks is 20. The proposed days and hours of operation are 7:00 AM to 3:00 PM Monday through Sunday.

During a site visit of the subject property, staff noticed added seating areas with canopies that may need to follow the building permit process. This may be resolved by the food truck operators on an individual basis. These structures do not conflict with the Conditional Use Permit request, due to the food truck park being in full compliance with Section 54-51 of the Zoning Ordinance for mobile food vendors. Additional parking is available from a neighboring property (through parking agreement) mostly for employee parking.

The Fire and Health Departments have completed their inspections of this site with satisfactory results. The food truck park and its vendors must comply with the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors and the following specific requirements:

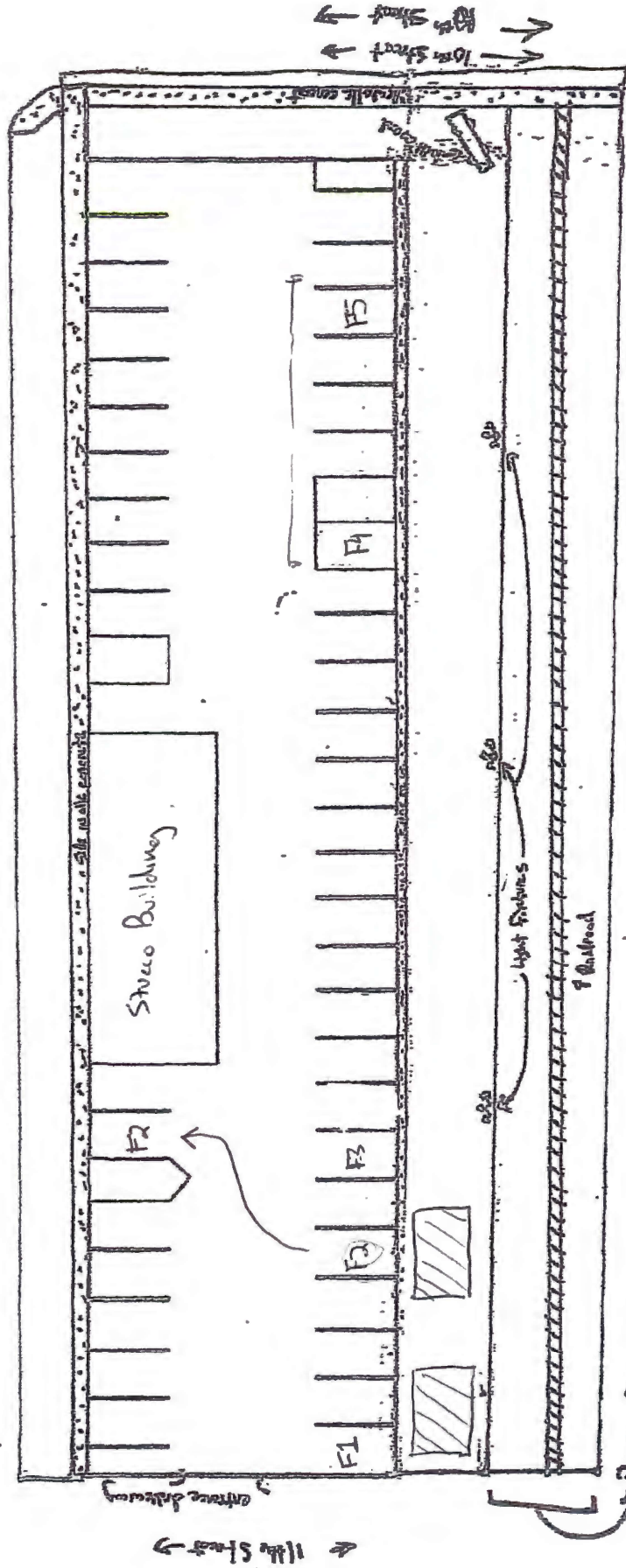
- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property;
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding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

Staff has not received any phone calls, emails, or letters in opposition to this request.

**RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit request due to compliance with all the requirements set forth in Section 54-51 of the Zoning Ordinance for mobile food vendors.

← Ash Avenue →



Jorge Martinez (No Changes) Oct 7<sup>th</sup>, 2024

Tract V

Tract VI

Business 83

43 Total Parking Spaces Available

- 5 food Trucks = 20 required Spaces
  - 2 ordering spaces
  - 4 spaces the food Trucks are on
  - 8 parking spaces required for the Building
- 
- 24 available parking spaces = 120 available seats

RECEIVED  
 OCT 07 2024  
 BY NG



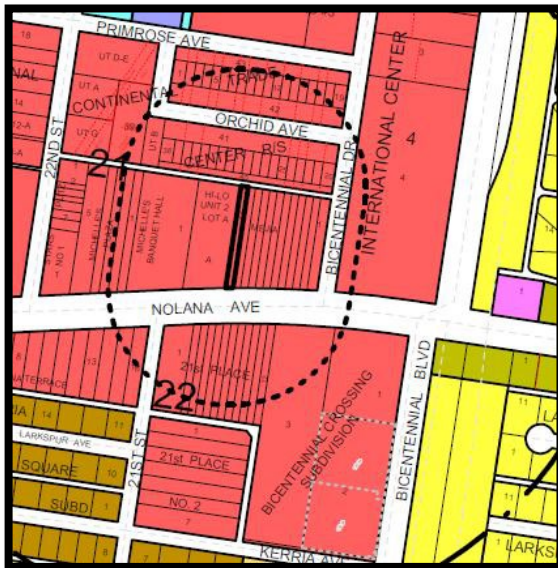




Memo

**TO:** Planning and Zoning Commission  
**FROM:** Planning Staff  
**DATE:** October 21, 2023  
**SUBJECT:** REQUEST OF LA TAMBORA SINALOENSE LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR, AT LOT 12, MEJIA SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS; 2022 NOLANA AVENUE. (CUP2023-0027)

**BRIEF DESCRIPTION:** The subject property is located along the north side of Nolana Avenue, west of Bicentennial Boulevard, and is zoned C-3 (general business) District. The zoning for the adjacent properties is C-3 District in all directions. Surrounding land uses include O'Reilley Auto Parts, Vintage Tile & Stone, Billy's B-B-Q, Dominos, Imelda's Beauty Salon, Ryker Powersports, Sweet Boulevard Party Place, Spin Plus Laundromat, Calandrias Patio Bar, and The International Museum of Arts & Sciences (IMAS). A bar is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** The initial Conditional Use Permit for a bar was submitted on October 9, 2024, for one year. The establishment was previously approved back in 2022 for a BYOB event center.

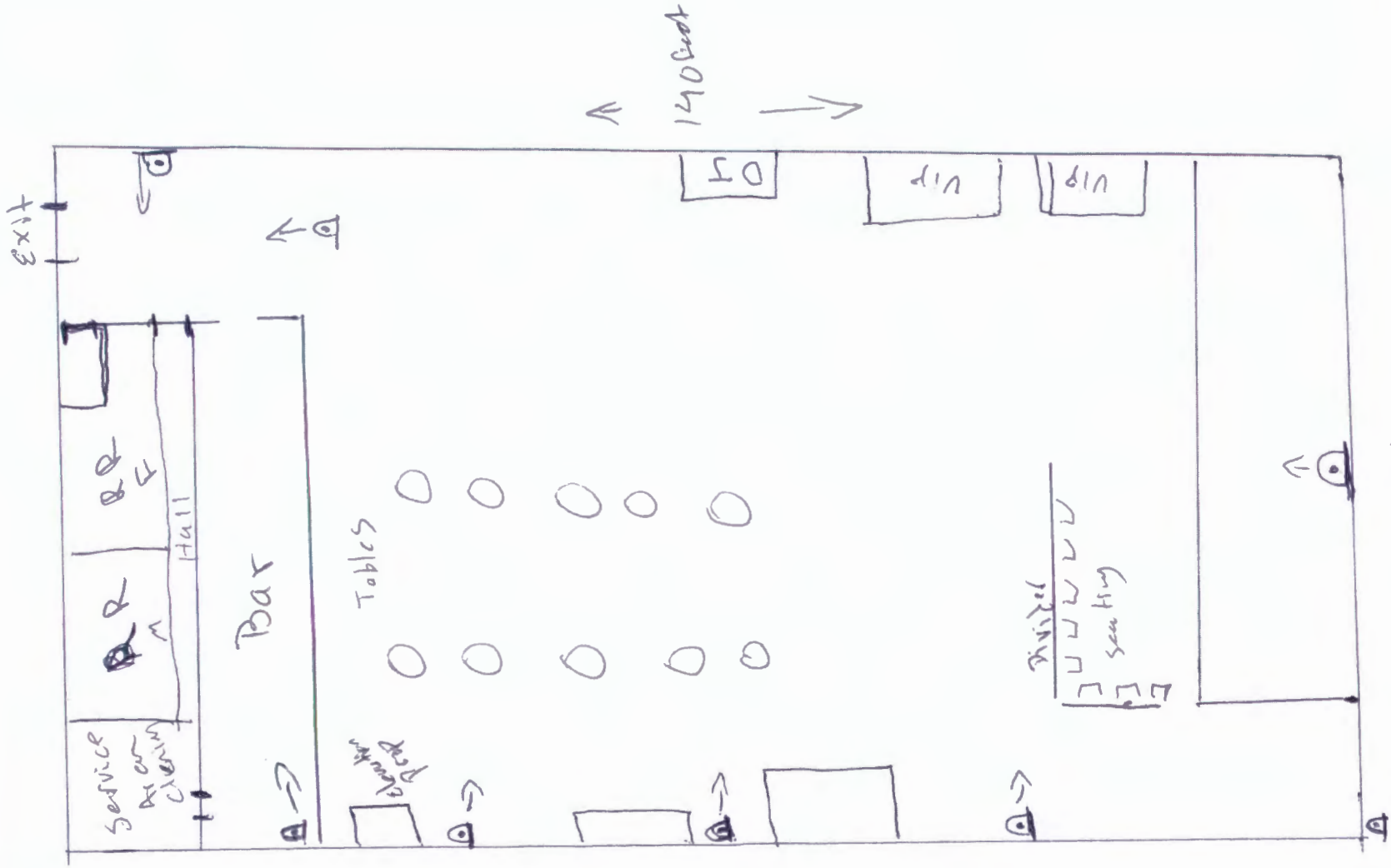
**REQUEST/ANALYSIS:** According to the submitted floor plan, the applicant is proposing to use the 3,500 square foot suite for a proposed bar. The proposed days and hours of operation are Monday thru Sunday 7:00 PM thru 2:00 AM. Based on the 3,500 square feet 35 parking spaces would be required. As per the subdivision plat (Mejia Unit 1), the existing parking area is part of a common parking area for all the 12 Lots.

The Health and Fire Department conducted an inspection and have allowed the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 400 ft. of residential zones or uses; The establishment is within 400 feet of the International Museum of Arts & Science (IMAS)
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property fronts Nolana Avenue which is a principal arterial and does not generate traffic into residential areas;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the establishment where the bar is proposing to operate, 35 parking spaces are required and are provided as part of the common parking area.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

**RECOMMENDATION:** Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of the Zoning Ordinance.



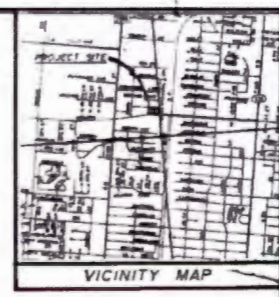
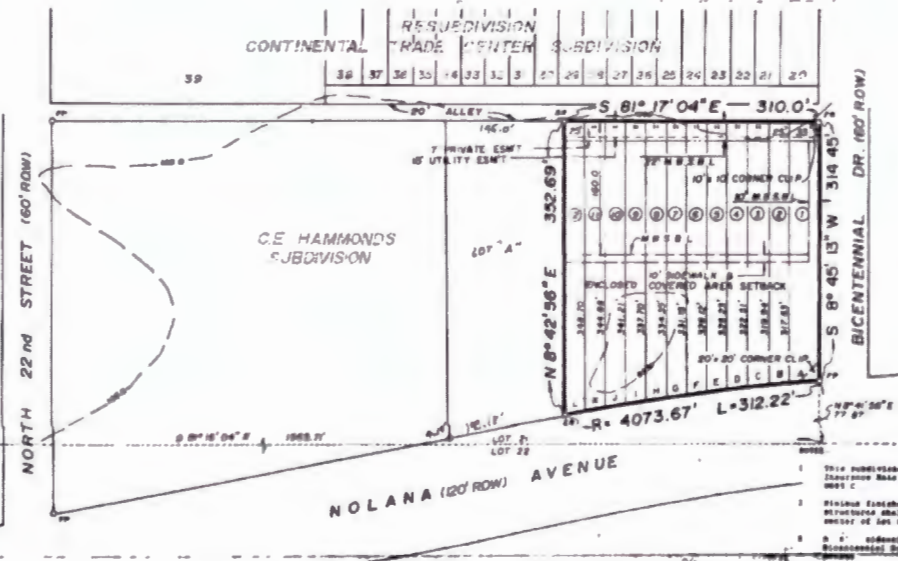
RECEIVED  
 FEB 22 2023  
 By MR

Entrance ← 25 FT →

← Nolona →



SCALE 1" = 100'  
PP - POUND PINE  
FR - FOUNDED ROAD  
SR - SET ROAD  
C - LOT NUMBER



**CURVE DATA**

CURVE	LENGTH	CHORD	TANGENT	ANGLE
A	25.32	25.32	12.66	0° 21' 22"
B	25.29	25.29	12.65	0° 21' 21"
C	25.27	25.27	12.64	0° 21' 20"
D	25.25	25.25	12.63	0° 21' 19"
E	25.22	25.22	12.61	0° 21' 17"
F	25.20	25.20	12.60	0° 21' 16"
G	25.18	25.18	12.59	0° 21' 15"
H	25.17	25.17	12.58	0° 21' 14"
I	25.15	25.15	12.57	0° 21' 13"
J	25.13	25.13	12.56	0° 21' 12"
K	25.12	25.12	12.56	0° 21' 12"
L	24.92	24.92	12.46	0° 21' 23"

21st PLACE SUBDIVISION  
217500  
JUL - 9 1991

### MAP OF MEJIA SUBDIVISION UNIT NO. 1

BEING A 2.36 ACRE TRACT OF LAND LYING IN LOT 21, BLOCK 1, C.E. HAMMOND'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOL. 18, PG. 439, DEED RECORDS HIDALGO COUNTY, TEXAS.

JANUARY 1991  
McALLEN, TEXAS

- This subdivision plan is not to be used for any other purpose than that for which it was prepared.
- Final finished floor elevation for each structure shall be 20' above top of each sewer at four corners of lot 4.
- 2' concrete sidewalk shall be provided along the east side of Bicentennial Drive and also along the north side of Block 384.
- Minimum building setback line on the east side of Lot 4 shall be 20' from the east side of the Bicentennial Drive.
- Utilities, water, and landscaping for all lots in this subdivision shall conform to the site plan of said project as approved by the McAllen Planning & Zoning Commission prior to issuance of building permits.
- The parking area shall be held in common for the benefit of all the units, and the same, including, but not limited to, the area and space shall be held in common for the benefit of all the units.
- State motor vehicle registration for this subdivision will be as follows:
 

Lot 1 - 150.00	Lot 7 - 173.15
Lot 2 - 150.00	Lot 8 - 150.00
Lot 3 - 150.00	Lot 9 - 150.00
Lot 4 - 150.00	Lot 10 - 150.00
Lot 5 - 150.00	Lot 11 - 150.00
Lot 6 - 150.00	Lot 12 - 150.00
- All building lines shall be 100 feet south of the North Property Line.
- Minimum setbacks for all buildings shall be 20 feet from the North Property Line.
- All enclosed parking areas shall be 100 feet south of the North Property Line.
- All enclosed parking areas shall be 100 feet south of the North Property Line.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS THE PROPERTY, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND HAVE HEREBY SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINAGE, SANITATION, 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 SUBSCRIBED TO BE INSTALLED OR INDICATED UNDER THE PROVISIONS APPROVAL PROCEDURE OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER OF THE PLAN HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

NANCY A. MORA  
113 W. CARLETA  
McALLEN, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, OF THIS DAY PERSONALLY APPEARED NANCY A. MORA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 27th DAY OF JULY, 1991. A.D. 1991.

PLANNING AND ZONING

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF McALLEN, TEXAS, THIS 27th DAY OF JULY, 1991, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS.

John C. Lane  
CHAIRMAN, PLANNING AND ZONING COMMISSION, McALLEN, TEXAS

CITY COMMISSION

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 which are in effect on the date hereof.

John C. Lane  
MAYOR, CITY OF McALLEN

NOTED DISTRICT

THIS PLAN APPROVES BY THE HIDALGO COUNTY REGISTRATION DISTRICT NO. 1 ON THIS 27th DAY OF JULY, 1991. A.D. 1991.

John C. Lane  
PRESIDENT

APPROVED FOR RECORDING  
HIDALGO CO. PLANNING DEPT.  
BY: *[Signature]*  
DATE: 7-28-91

APPROVED FOR RECORDING  
BY COMMISSIONERS' COURT  
This on 8th day of July 1991  
WILLIAM "BILLY" LEO, County Clerk  
Hidalgo County, Texas  
BY: *[Signature]* Deputy

CHECKED BY: *[Signature]*  
BY: *[Signature]*

NANCY A. MORA  
NOTARY PUBLIC  
State of Texas  
Comm. Exp. 08-09-94

27 47B



EACH ALL HER BY THESE PRESENTS:

I, THE UNDERSIGNED, JAMES ARANDA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE STATUTES GOVERNING SURVEYS.

JAMES ARANDA  
REGISTERED PROFESSIONAL ENGINEER NO. 4663  
McALLEN, TEXAS 1991

EACH ALL HER BY THESE PRESENTS:

I, THE UNDERSIGNED, ORLANDO CRUZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE STATUTES GOVERNING SURVEYS.

ORLANDO CRUZ  
REGISTERED PROFESSIONAL ENGINEER NO. 15519  
McALLEN, TEXAS

NETS & BOUND DESCRIPTION

A 2.36 acre tract of land lying in Lot 21, Block 1, C.E. Hammond's Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 18, Page 439, Deed Records, Hidalgo County, Texas, said 2.36 acre tract being more particularly described as follows:

BEGINNING at an iron pipe found at the intersection of the West right-of-way line of Bicentennial Drive and the North right-of-way line of Nolana Avenue for the Southern corner and POINT OF BEGINNING bearing said point is located South 81 degrees, 16 min., 56 sec., East, 1563.71 feet and North 8 degrees, 41 min., 38 sec., East, 97 feet from the Southern corner of Lot 21.

THENCE, along the North right-of-way line of Nolana Avenue to a curve the left bearing a radius of 4073.67 feet and a central bearing of North 3 degrees, 17 min., 04 sec., East, 310.0 feet to the North corner of Lot 21.

THENCE, along the West right-of-way line of Nolana Avenue to a curve the left bearing a radius of 4073.67 feet and a central bearing of North 8 degrees, 41 min., 38 sec., East, 97 feet to the West corner of Lot 21.

THENCE, along the West right-of-way line of Nolana Avenue to a curve the left bearing a radius of 4073.67 feet and a central bearing of North 8 degrees, 41 min., 38 sec., East, 97 feet to the West corner of Lot 21.

THENCE, along the West right-of-way line of Nolana Avenue to a curve the left bearing a radius of 4073.67 feet and a central bearing of North 8 degrees, 41 min., 38 sec., East, 97 feet to the West corner of Lot 21.

ARANDA & ASSOCIATES

CEC CONSULTING ENGINEERS

McALLEN & McALLEN

McAllen REC-071 PM

**Trip**

**BAR**



Vint

Tile & S



**FOR SALE**

**956-631-8528**

**NOTICE  
BAR**

**THIS PROPERTY  
CUP2024-0121**

2024



**Memo**

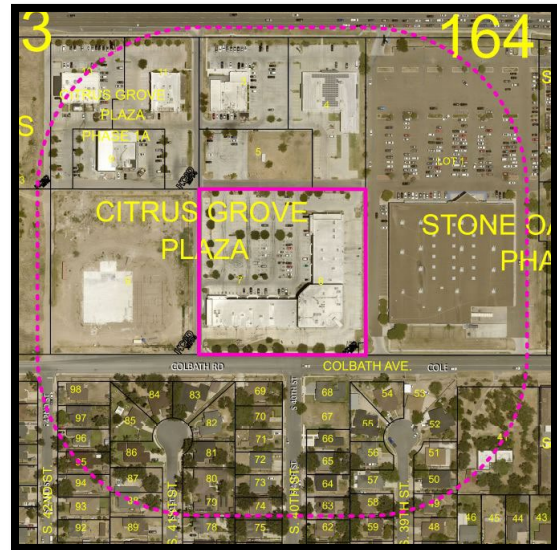
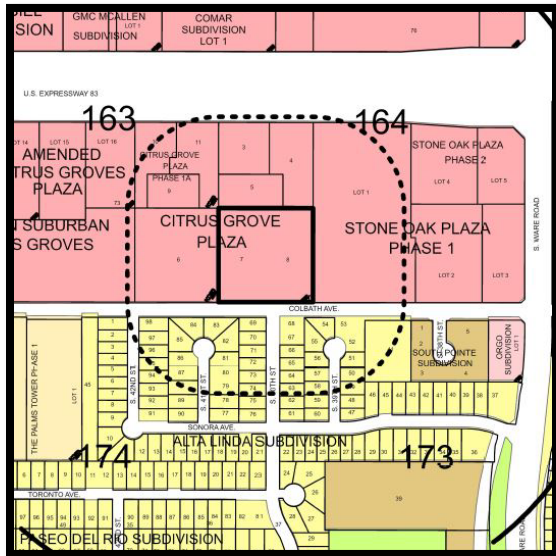
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** October 21, 2024

**SUBJECT: REQUEST OF CLARRISA MARGOT QUESADA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR AT LOTS 7 & 8, 83 CITRUS GROVE PLAZA CONDOMINIUM SUBDIVISION, HIDALGO COUNTY, TEXAS, 4037 WEST EXPRESSWAY 83, SUITE 120. (CUP2024-0103)**

**BRIEF DESCRIPTION:** The subject property is located along the north side of Colbath Road, south of U.S. Expressway 83 and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the North, East, and West. There is R-1 (single family residential) District along the south side of Colbath Road. Surrounding land uses include Turbo Bicycles, Lucky 4, Express 83 Nails, Be Fit Nutrition, and True Fit Athletic Clubs. A bar/lounge is permitted in a C-3 District with a Conditional Use Permit.



**HISTORY:** The initial Conditional Use Permit for a bar was submitted on September 11, 2024, for one year.

**SUMMARY/ANALYSIS:** According to the submitted floor plan, the applicant is proposing to use the 1,868.75 square foot suite for a proposed bar/lounge. The proposed days and hours of operation are Monday thru Sunday 10:00 AM thru 12:00 AM. Based on the 1,868.75 square feet 19 parking spaces would be required. The existing parking area is part of a common parking area for the plaza.

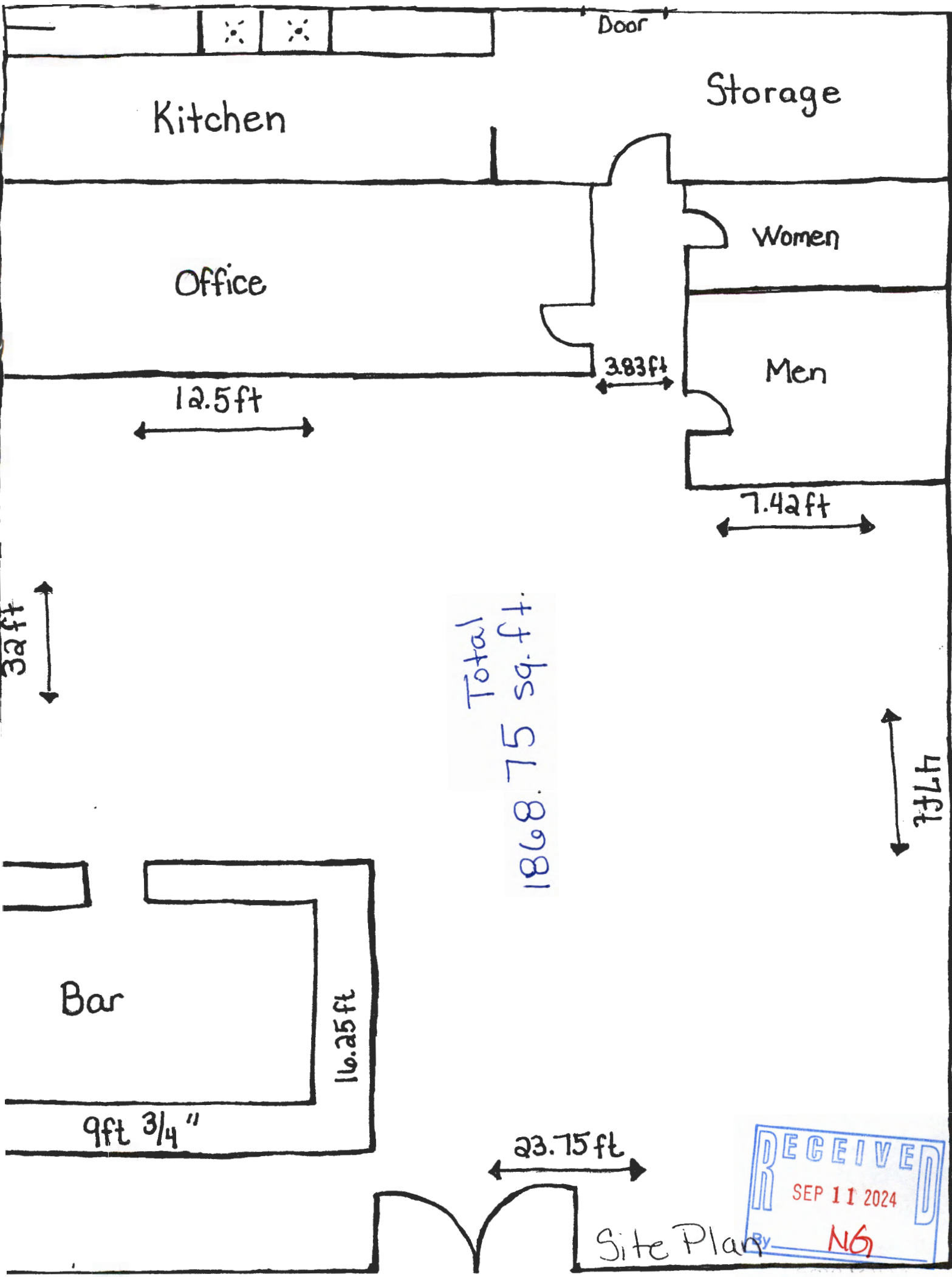
A Conditional Use Permit is required for a bar/lounge. The Health Department has completed their inspection and have approved for the CUP process to continue. The Fire Department is still pending inspection. The applicant must comply with all their requirements. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

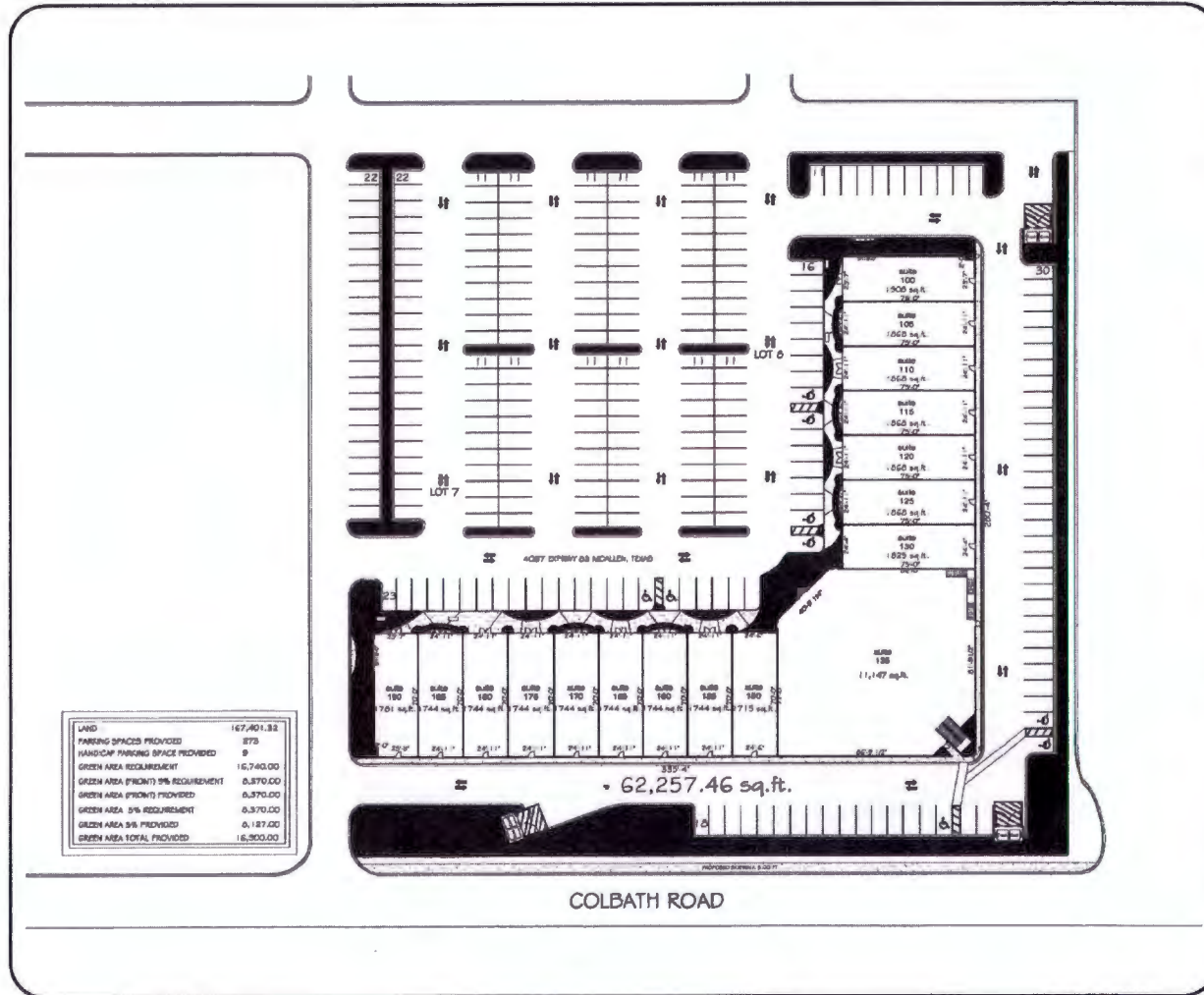
- 1) The property line of the lot of any of the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 400 ft. of residential uses.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has access to U.S. Expressway 83 and Colbath Road.
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage, 57 parking spaces are required. There are 274 common parking spaces provided as common parking. Based on area utilized, the proposed facility complies with parking. Parking spaces must comply with Section 138-400 of the Ordinance and must be clearly striped and pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes;
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

Should the Conditional Use Permit be approved by the Board, the applicant will be subject to compliance with the Building and Fire departments requirements.

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





LAND	147,401.32
PARKING SPACES PROVIDED	275
HANDICAP PARKING SPACE PROVIDED	9
GREEN AREA REQUIREMENT	16,740.00
GREEN AREA (PROV) 5% REQUIREMENT	0,370.00
GREEN AREA (PROV) PROVIDED	0,370.00
GREEN AREA 5% REQUIREMENT	0,370.00
GREEN AREA 5% PROVIDED	0,187.00
GREEN AREA TOTAL PROVIDED	16,900.00

**1130 BLDG. LLC**  
 200 S. 10TH ST.  
 MCALEEN TX 78501  
**CONSTRUCTION DEVELOPMENT**

PROJECT TITLE  
**83 CITRUS GROVE PLAZA**  
 PLAN  
**SITE PLAN**  
 LOCATION  
**4037 HIGHWAY 83 MCALEEN TX.**  
 DATE  
**DECEMBER 12, 2012**  
 SCALE  
**NTS**  
 DRAWN BY:  
**JH**

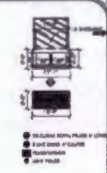
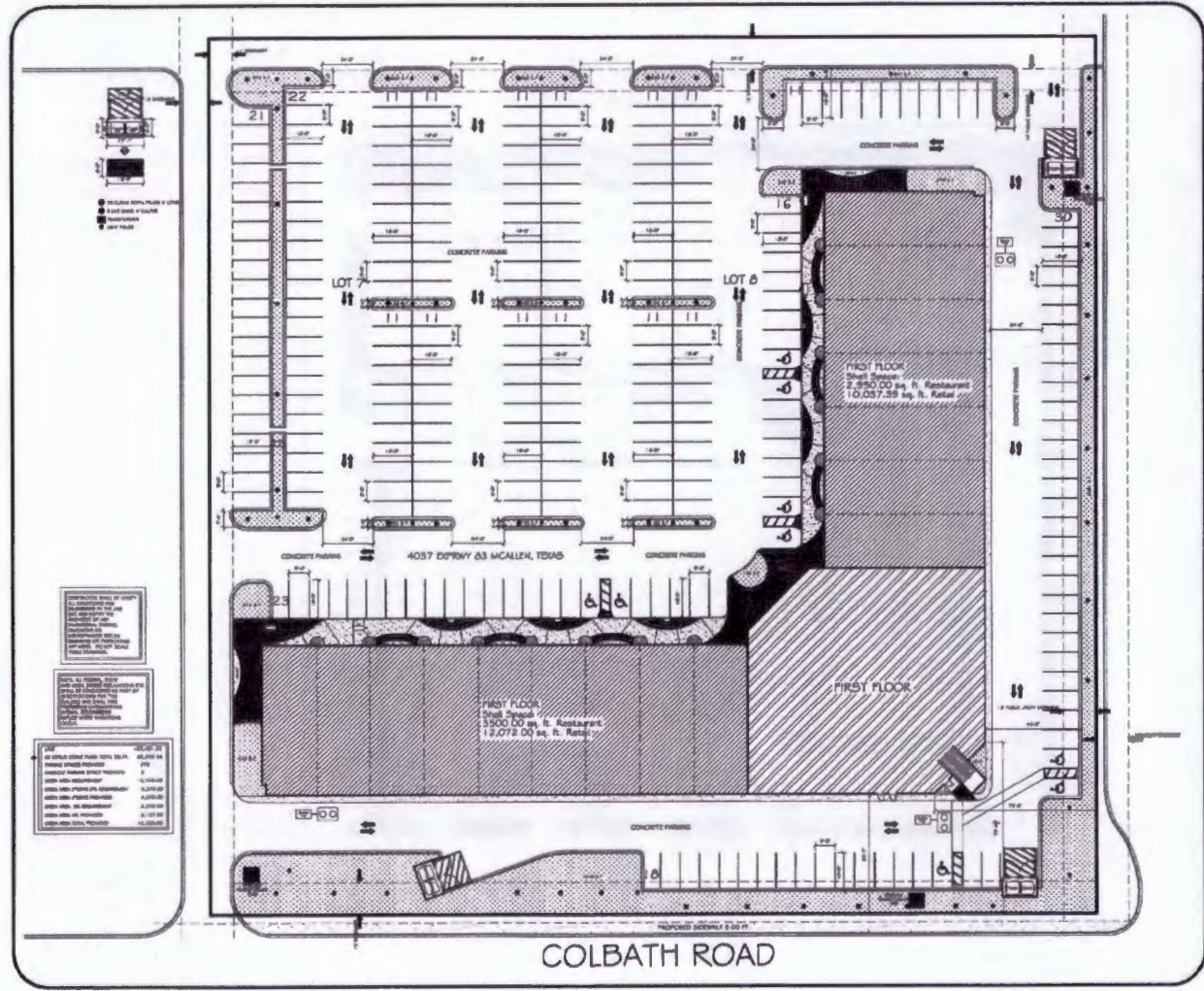
IF ANY DIMENSIONS DO NOT APPEAR IN RED, THE USER SHALL BE RESPONSIBLE FOR THE TOTAL CONFORMS TO THE ACT.

REVISIONS:	BY:

SHEET NUMBER  
**A-3.0**

**RECEIVED**  
 SEP 11 2024  
 By NG





NOTES:  
1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.  
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10. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO FACE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE
1	AS SHOWN	11/11/11
2	REVISION	11/11/11
3	REVISION	11/11/11
4	REVISION	11/11/11
5	REVISION	11/11/11
6	REVISION	11/11/11
7	REVISION	11/11/11
8	REVISION	11/11/11
9	REVISION	11/11/11
10	REVISION	11/11/11

**1130 BLOC, LLC**  
 200 S. 10TH ST.  
 MCALEN TX 78501  
**CONSTRUCTION**  
**6**  
**DEVELOPMENT**

PROJECT TITLE:  
**89 CITRUS GROVE PLAZA**  
 PLAN:  
**SITE PLAN**  
 LOCATION:  
**4037 HIGHWAY 89 MCALEN TX.**  
 DATE:  
**DECEMBER 2, 2012**  
 SCALE:  
**1/8" = 1'-0"**  
 DRAWN BY:  
**J-H**

IF ANY CHANGE DOES NOT APPEAR IN THIS SET, THE USE OR CONSTRUCTION OF THIS PLAN MAY BE IMPROPER. SOME LOCAL COMPANIES DO NOT.

REVISIONS	BY:

SHEET NUMBER  
**A-3.0**



Lucky





NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP2024-0103



SUB2024-0103

# 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>1501 Galveston Subdivision</u>
	Legal Description A 0.126-ACRE TRACT OF LAND, MORE OR LESS, BEING THE EAST 55.00 FEET OF LOT 5 AND LOT 6, BLOCK 59, ORIGINAL TOWNSITE OF McALLEN. AS PER PLAT THEREOF RECORDED IN VOLUME Q, PAGE 318. HIDALGO COUNTY DEED RECORDS
	Location <u>1501 Galveston Avenue</u>
	City Address or Block Number _____
	Total No. of Lots <u>1</u> Total Dwelling Units <u>0</u> Gross Acres <u>0.126</u> Net Acres <u>0.126</u>
	<input checked="" type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>0.126</u> Acres)/ <input type="checkbox"/> Residential ( <u>    </u> Lots) Replat: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No
	Existing Zoning <u>C3</u> Proposed Zoning <u>CG</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Abandoned Building</u> Proposed Land Use <u>New Commercial Building</u>
	Irrigation District # <u>United Irrigation</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input checked="" type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u>M-1950-00-059-00050-01</u>	
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D.L</u>	
Owner	Name <u>Champagne &amp; Cavaliers Investments</u> Phone _____
	Address <u>2717 N. 10th Street</u> E-mail <u>c/o : jerry@benavideseng.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>
Developer	Name <u>Champagne &amp; Cavaliers Investments</u> Phone _____
	Address <u>2717 N. 10th Street</u> E-mail <u>c/o : jerry@benavideseng.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>
	Contact Person <u>c/o : Jerry Benavides, P.E., CFM</u>
Engineer	Name <u>Benavides Engineering, LLC</u> Phone <u>956-310-8373</u>
	Address <u>P.O. Box 832</u> E-mail <u>jerry@benavideseng.com</u>
	City <u>Alamo</u> State <u>Tx</u> Zip <u>78516</u>
	Contact Person <u>Jerry Benavides, P.E., CFM</u>
Surveyor	Name <u>Homero Gutierrez, RPLS</u> Phone <u>956-369-0988</u>
	Address <u>P.O. Box 548</u> E-mail <u>homero_gutierrez@sbcglobal.net</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78505</u>

9/25/2

RECEIVED  
SEP 25 2024  
By MG



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

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

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\***

### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

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

Signature  Date 09/01/2024

Print Name Gerardo Benavides, P.E., CFM

Owner  Authorized Agent

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

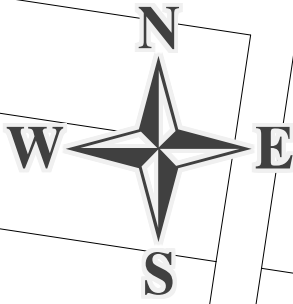
FRESNO

16TH ST

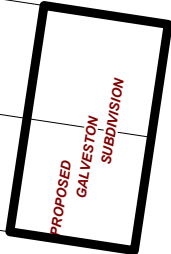
15TH ST

GALVESTON

HOUSTON AVE



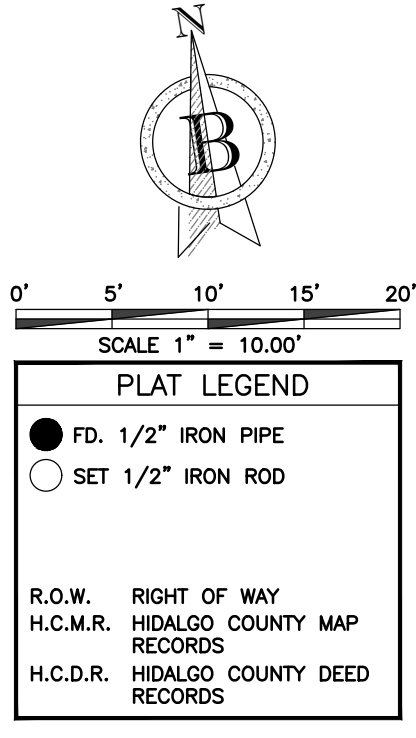
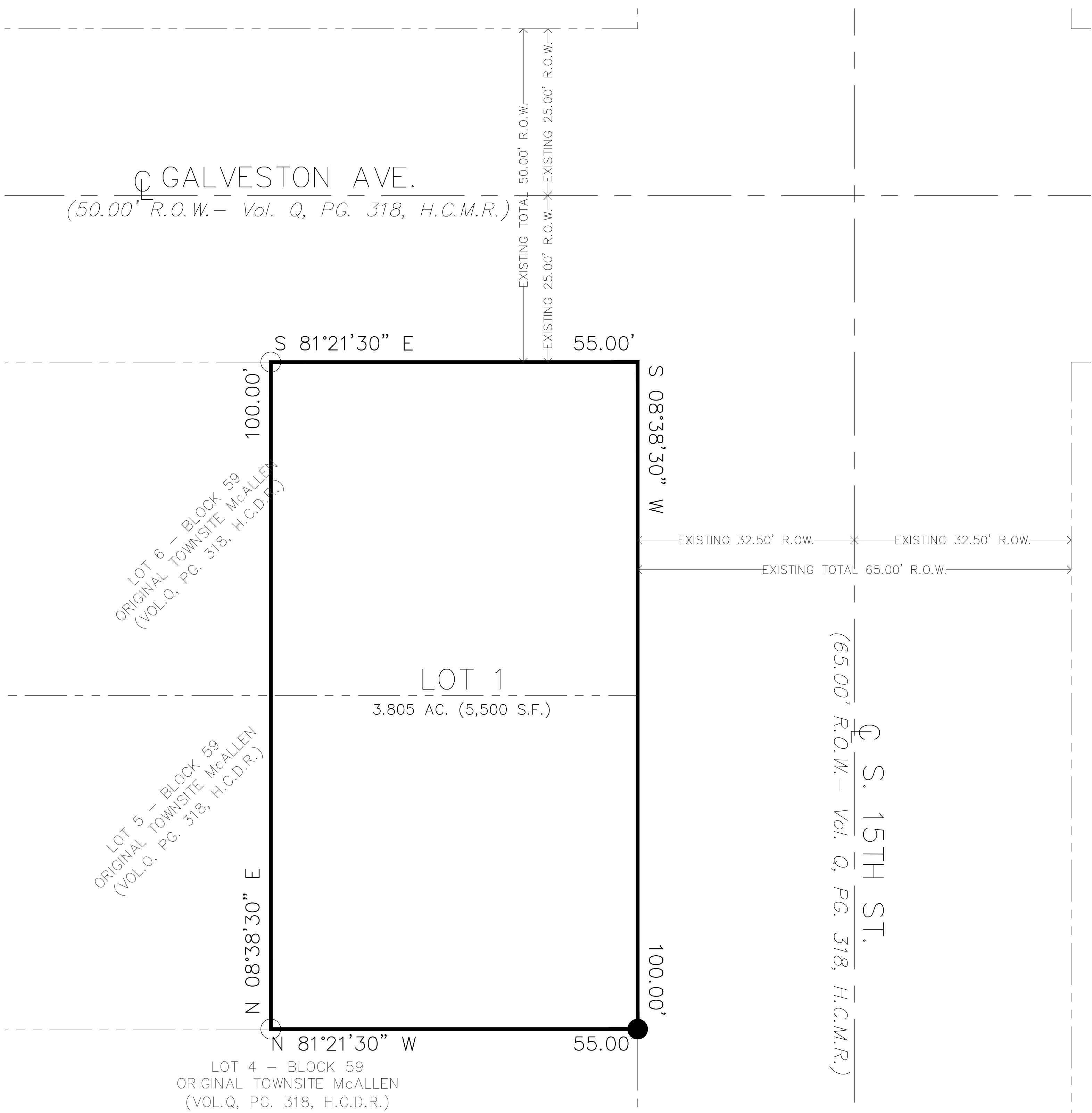
LOCATION



1515 HOUSTON

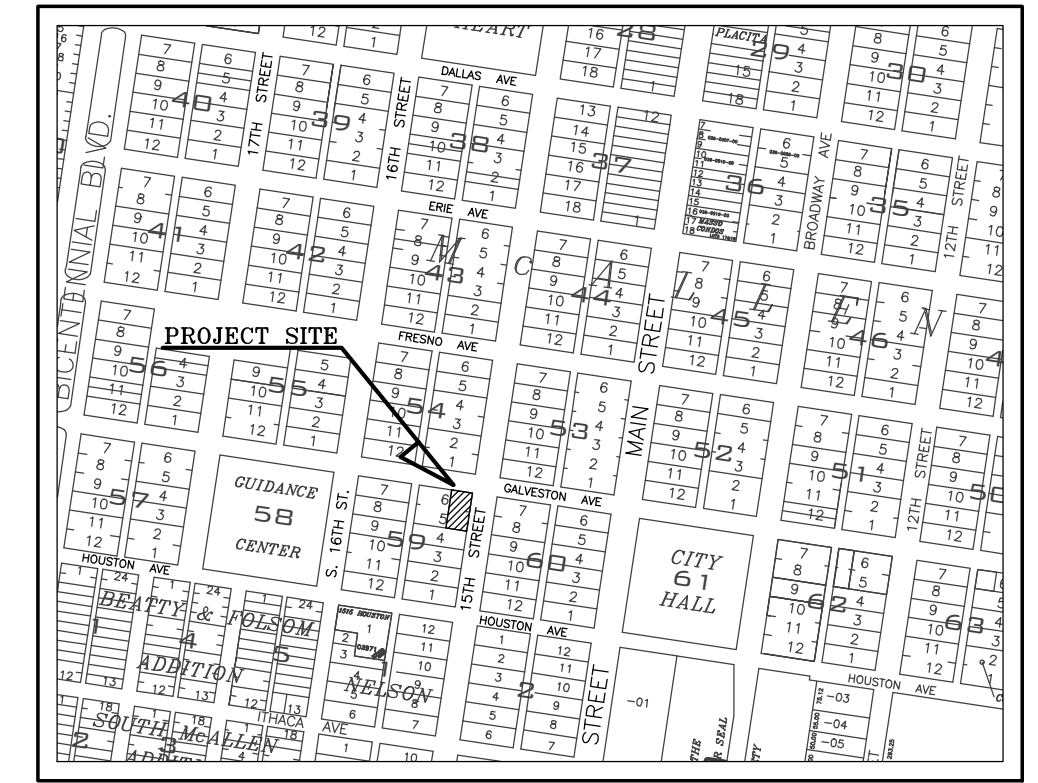
LOT 1

SUBD



**GENERAL SUBDIVISION PLAT NOTES**

1. ANY NEW PROPOSED STRUCTURE SHALL HAVE THE MINIMUM FINISH FLOOR ELEVATION BE AT LEAST 18" ABOVE THE BACK OF CURB OR CENTER LINE OF N. 15TH STREET OR GALVESTON AVENUE, WHICHEVER IS GREATER.
2. THIS SUBDIVISION IS LOCATED IN:  
ZONE "C" AS PER FEMA - FIRM PANEL No. 480343 0010 C  
MAP REVISED NOVEMBER 02, 1982  
ZONE "C" ARE DETERMINED TO BE AREAS OUTSIDE OF THE REGULATORY FLOODPLAIN
3. THIS PROPERTY IS CURRENTLY ZONED GENERAL BUSINESS (G-3)
4. SETBACKS  
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN-LINE WITH AVERAGE EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.  
CORNER: 10 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
6. COMMON AREAS, DETENTION AREAS, ETC., MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
9. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1, AND CITY OF McALLEN REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 295 CF. (0.01AC-FIT) OF STORM RUNOFF.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINE, AT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
11. 6FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
12. 8FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
13. A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON GALVESTON AVENUE AND SOUTH 15TH STREET
14. 25.0' x 25.0' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS



**LOCATION MAP**  
SCALE : 1" = 500'

**METES AND BOUNDS**

A 0.126-ACRE TRACT OF LAND, MORE OR LESS, BEING THE EAST 55.00 FEET OF LOT 5 AND LOT 6, BLOCK 59, ORIGINAL TOWNSITE OF McALLEN, AS PER PLAT THEREOF RECORDED IN VOLUME Q, PAGE 318, HIDALGO COUNTY DEED RECORDS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED AT 1501 GALVESTON AVENUE, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF BEGINNING BEING AT A FOUND NO.4 REBAR FOUND AT THE WEST RIGHT OF WAY LINE OF S. 15TH STREET AND BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK 59 ORIGINAL TOWNSITE OF McALLEN SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 59, ORIGINAL TOWNSITE OF McALLEN SUBDIVISION FOR THE SOUTHEAST CORNER OF SAID 0.126 TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°21'30" W, WITH THE SOUTH LOT LINE OF SAID 0.126-ACRE TRACT, BEING THE SOUTH LINE OF SAID LOT 5 AND WITH THE NORTH LINE OF LOT 4, ORIGINAL TOWNSITE OF McALLEN SUBDIVISION, A DISTANCE OF 55.00 FEET TO A POINT ON THE APPARENT SOUTH LOT LINE OF SAID LOT 5, FOR THE SOUTHWEST CORNER OF SAID 0.126-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°38'30" E, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 5, A DISTANCE OF 100.00 FEET TO A POINT ALONG THE SOUTH RIGHT-OF-WAY LINE OF GALVESTON AVENUE, FOR THE NORTHWEST CORNER OF SAID 0.126-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°21'30" E, WITH THE SAID NORTH LOT LINE OF LOT 6 AND THE SOUTH RIGHT OF WAY LINE OF GALVESTON AVENUE, A DISTANCE OF 55.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID LOT 6 AND OF SAID 0.126-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°38'30" W, WITH THE APPARENT WEST LOT LINE OF SAID LOT 5, A DISTANCE OF 50.00 FEET PASS THE SOUTH LINE OF SAID LOT 6, ALSO BEING THE NORTH LINE OF SAID LOT 5, ALONG THE WEST RIGHT OF WAY OF S. 15TH STREET A TOTAL DISTANCE OF 100.00 FEET TO A FOUND NO. 4 REBAR AT THE SOUTHWEST CORNER OF SAID LOT 5, ALSO BEING THE SOUTHEAST CORNER OF SAID 0.126-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.126 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET.

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, CHAMPAGNE & CAVALIERS INVESTMENTS LLC, AS OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DAVIS SUBDIVISION, AN ADDITION OF THE CITY OF McALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

MANAGING MEMBER  
CHAMPAGNE & CAVALIERS INVESTMENTS  
2717 N. 10TH STREET  
McALLEN, TEXAS 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATE THIS THE \_\_\_ DAY OF \_\_\_\_\_ 20\_\_

GERARDO BENAVIDES, P.E., CFM  
LICENSED PROFESSIONAL ENGINEER NO.140950  
P.O. BOX 832  
ALAMO, TEXAS 78516

STATE OF TEXAS  
COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER 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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ MANAGING MEMBER OF CHAMPAGNE & CAVALIERS INVESTMENTS KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

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

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, 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 EDINBURG, TEXAS

DATE THIS THE \_\_\_ DAY OF \_\_\_\_\_ 20\_\_

HOMERO LUIS GUTIERREZ  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791  
P.O. BOX 548  
McAlLEN TEXAS 78505

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_ DAY OF \_\_\_\_\_ 20\_\_

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

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

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

INSTRUMENT NUMBER  
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

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

MINOR PLAT OF  
**McALLEN TOWNSITE LOT 5A,  
BLOCK 59 SUBDIVISION**

A 0.126-ACRE TRACT OF LAND, MORE OR LESS, BEING THE EAST 55.00 FEET OF LOT 5 AND LOT 6, BLOCK 59, ORIGINAL TOWNSITE OF McALLEN, AS PER PLAT THEREOF RECORDED IN VOLUME Q, PAGE 318, HIDALGO COUNTY DEED RECORDS

**BENAVIDES**  
ENGINEERING

TEXAS REGISTRATION F-22855  
P.O. Box 832 Alamo, TX 78516  
jerry@benavideseng.com  
956-310-8373

DATE PREPARED 09/01/2024 - DATE REVISED 09/01/2024

OWNER	CHAMPAGNE & CAVALIERS INVST.	MANAGING MEMBER	2717 N. 10TH, McALLEN TX 78501
ENGINEER	BENAVIDES ENGINEERING, LLC	GERARDO BENAVIDES, P.E., CFM	P.O. BOX 832, ALAMO TX 78516
SURVEYOR	HOMERO L. GUTIERREZ	HOMERO LUIS GUTIERREZ, RPLS 2791	P.O. BOX 548, McALLEN TX 78505



**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 10/30/2024

<b>SUBDIVISION NAME: MCALLEN TOWNSITE LOT 5A BLOCK 59</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Galveston Ave.: dedication needed for 30 ft. from center for 60 ft. ROW Paving 40' Curb & gutter both sides - Provide ROW dedication as shown above prior to final. If plat remains the same, a variance application must be submitted and approved prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Non-compliance
S. 15th Street: 65 ft. ROW existing Paving: 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 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
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - As per Public Works a 8x8 dumpster pad will be provided for a 300 gallon bin for pickup off of 15th Street. **Subdivision Ordinance: Section 134-106	Applied
<b>SETBACKS</b>	
* Front - Galveston Ave: In accordance with the Zoning Ordinance or greater for easements or approved site plan, or in-line with average existing structures, whichever is greater applies. ** Revise note #4 as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner- S. 15th Street: 10 ft. or greater for approved site plan or easements ** Revise note #4 as shown above, prior to final. **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>* Garage                  **Zoning Ordinance: Section 138-356                  *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>NA</p>
<p><b>SIDEWALKS</b></p>	<p>Applied</p>
<p>* 4 ft. wide minimum sidewalk required on Galveston Avenue and South 15th Street                  **Subdivision Ordinance: Section 134-120                  * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
<p><b>BUFFERS</b></p>	<p>Required</p>
<p>* 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.</p>	<p>Applied</p>
<p><b>NOTES</b></p>	<p>Applied</p>
<p>* 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, detention 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 public subdivision is proposed.                  **Section 134-168 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168                  * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  **Section 110-72 applies if public subdivision is proposed.                  **Section 134-168 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>TBD</p>
<p><b>LOT REQUIREMENTS</b></p>	<p>Applied</p>
<p>* Lots fronting public streets                  **Subdivision Ordinance: Section 134-1                  * Minimum lot width and lot area                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>

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

<b>ZONING/CUP</b>		
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V		Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V		Applied
<b>PARKS</b>		
* Land dedication in lieu of fee. - Commercial developments do not apply to Parks.		NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Commercial developments do not apply to Parks.		NA
* Pending review by the City Manager's Office. - Commercial developments do not apply to Parks.		NA
<b>TRAFFIC</b>		
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.		Required
* Traffic Impact Analysis (TIA) required prior to final plat.		TBD
<b>COMMENTS</b>		
Comments: *Must comply with City's Access Management Policy. - Contact the property owner of the remainder of Lots 5, and 6, on the west side to include them in the replat.		Required
<b>RECOMMENDATION</b>		
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.		Applied

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





FRESNO AVE

FRESNO AVE

16TH ST

15TH ST

GALVESTON AVE

HOUSTON AVE



6

1

12

54

6

7

53

12

VE

7

6

GALVESTON AVE

7

6

59

60

12

1

12

1

1515 HOUSTON

LOT 1

2

SUBD

12

1

12

3

BLK 1



Sub 2024-0105

# 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>BALBOA ACRES</u>
	Legal Description <u>1 BLOCK 27, Balboa Acres, Hidalgo County (EAST HALF OF LOT 9) ↗</u>
	Location <u>3409 Daytona Avenue</u>
	City Address or Block Number _____
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>5500 sf</u> Net Acres _____
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres) / <input checked="" type="checkbox"/> Residential ( <u>1</u> Lots) Replat: <input type="checkbox"/> Yes / <input type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>vacant</u> Proposed Land Use <u>1 single family</u>
	Irrigation District # _____ Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>120819</u>	
Estimated Rollback Tax Due _____ Tax Dept. Review _____	
Owner	Name <u>Ramiro A. Resendez</u> Phone <u>956 432 4219</u>
	Address <u>1001 S. 10<sup>th</sup> St. Suite 9835</u> E-mail <u>rresendez00@gmail.com</u>
	City <u>McAllen, TX</u> State <u>TX</u> Zip <u>78501</u>
Developer	Name <u>Same as above</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Engineer	Name <u>N/A</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Surveyor	Name <u>W &amp; L Mangum Surveying</u> Phone <u>956 249 8061</u>
	Address <u>11809 N. Shary Rd</u> E-mail _____
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>

KF

RECEIVED  
SEP 27 2024  
By [Signature]



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
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\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

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

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\*


### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

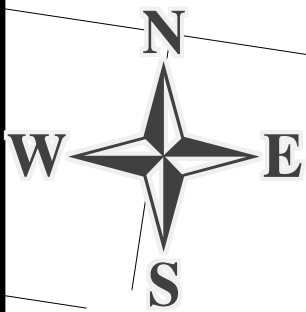
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 9/27/24

Print Name Ramiro A. Resendez

Owner  Authorized Agent

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



COVINA

LOCATION

BALBOA ACRES

DAYTONA AVE

8-A

8-B

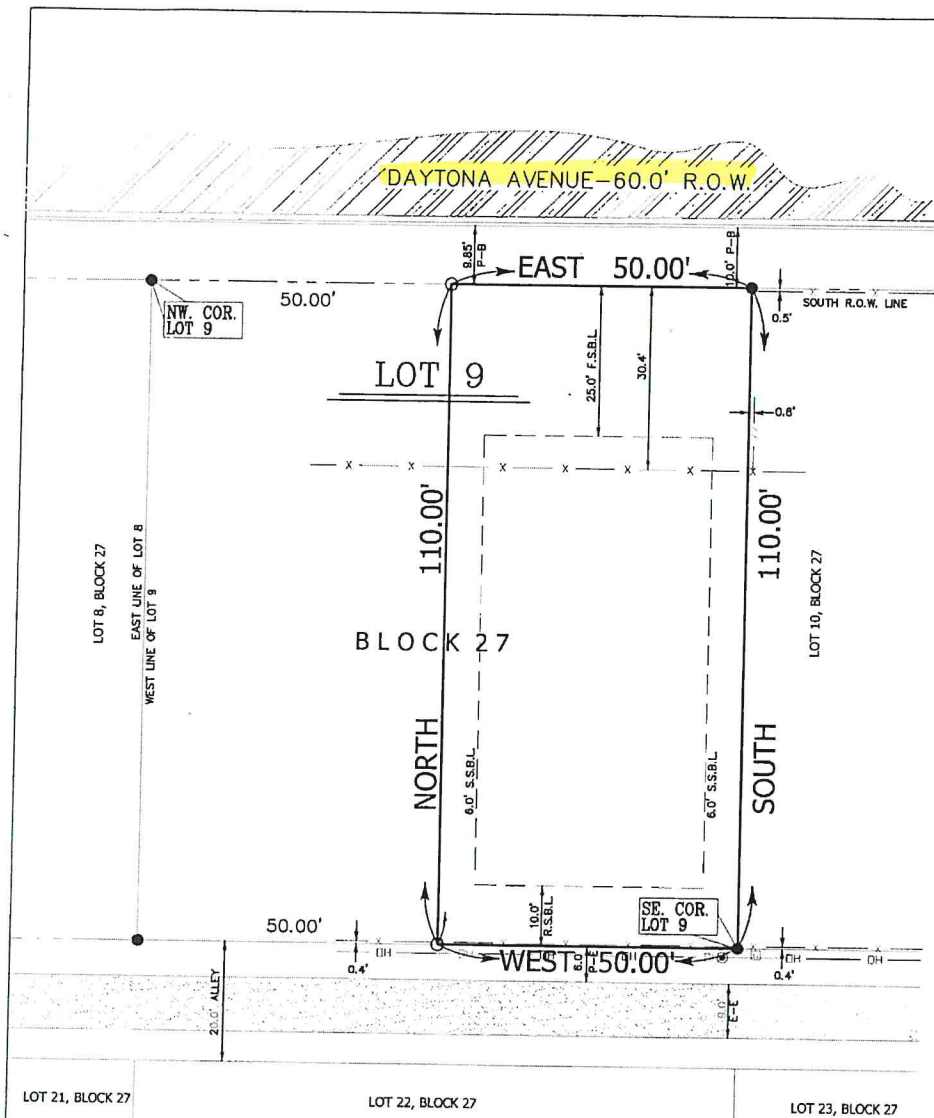
PROPOSED WEST HALF  
OF LOT 9 BLK 27

PROPOSED EAST HALF  
OF LOT 9 BLK 27

PROPOSED BALBOA ACRES  
WEST HALF EAST HALF

ELMIRA AVE

PROPOSED



BEING PARTS BLOCK 27.  
 NORTH LINE OF LOT 9  
 BALBOA ACRES  
 VOL. 14, PG. 31, H.C.M.R.  
 SCALE 1"=20'

- LEGEND**
- FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD
  - ⊙ POWER POLE
  - ⊠ GAS METER
  - OH- OVERHEAD POWERLINE
  - X- CHAINLINK FENCE
  - //- WOOD FENCE
  - R.O.W. RIGHT OF WAY
  - F.S.B.L. FRONT SETBACK LINE
  - S.S.B.L. SIDE SETBACK LINE
  - R.S.B.L. REAR SETBACK LINE
  - P-E PROPERTY LINE TO EDGE OF CALICHE
  - E-E EDGE OF CALICHE TO EDGE OF CALICHE
  - P-B PROPERTY LINE TO BACK OF CURB
  - H.C.M.R. HIDALGO COUNTY MAP RECORDS

LOT 21, BLOCK 27      LOT 22, BLOCK 27      LOT 23, BLOCK 27

**PLAT SHOWING**  
**THE EAST HALF OF LOT 9,**  
**BLOCK 27,**  
**BALBOA ACRES**  
**AN ADDITION TO**  
**THE CITY OF McALLEN,**  
**HIDALGO COUNTY, TEXAS.**  
**VOL. 14, PG. 31, H.C.M.R.**

ADDRESS: 3409 DAYTONA AVENUE  
 McALLEN, TEXAS 78503



THE UNDERSIGNED HEREBY STATE THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 09/26/24 UNDER MY DIRECT SUPERVISION THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING APPROPRIATIONS, FLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREON.

WILLIAM A. MANGUM, RPLS

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS LOT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS LOT.
  3. MINIMUM FLOOR ELEVATIONS, SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN ACCORDING TO THE MAP OR PLAT OF BALBOA ACRES, THEREOF REC. IN VOL. 14, PG. 31, H.C.M.R.
  4. W & L MANGUM SURVEYING NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
  5. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
  6. SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCE OR GOVERNMENT REGULATIONS OF THE CITY HOLDING EXTRATERRITORIAL JURISDICTION OF SAID PROPERTY.
  7. R.S.B.L. AND S.S.B.L. AS PER CITY OF McALLEN PLANNING DEPARTMENT.

**FLOOD ZONE**  
 ZONE "AH"  
 AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.  
 COMMUNITY-PANEL NUMBER: 480343 0010 C  
 MAP REVISED: NOVEMBER 2, 1982

**W & L MANGUM SURVEYING**  
 11809 N. SHARY ROAD  
 McALLEN, TEXAS 78501  
 PHONE (956)249-8061  
 FIRM NUMBER 10113300  
 wmangumsurveying@gmail.com  
 DATE: 09-27-24      JOB No.2024.09.14      BOOK: L, PG. 100  
 T.B.P.L.S. PHONE NO. 512-239-5263  
 © 2024 COPYRIGHT W & L MANGUM SURVEYING ALL RIGHTS RESERVED



**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 10/29/2024

<b>SUBDIVISION NAME: BALBOA ACRES EAST HALF OF LOT 9, BLOCK 27</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Daytona Ave.: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
<b>ALLEYS</b>	
ROW: 20 ft. Paving: existing conditions remain *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
<b>SETBACKS</b>	
* Front: 25 ft. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on **Subdivision Ordinance: Section 134-120	NA
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA

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



<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	NA
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* 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	Required
* Pending review by the City Manager's Office.	NA

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

<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation waived for one lot single family lot.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>*Existing plat notes remain the same as now exist.</li> <li>*Public hearing is scheduled for final approval at the Planning and Zoning Commission meeting.</li> <li>*Must comply with other department requirements prior to recording as may be applicable</li> </ul>	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**



COVINA



26

LOCATION

BALBOA ACRES

DAYTONA AVE

8-A

8-B

PROPOSED WEST HALF OF LOT 9 BLK 27

PROPOSED EAST HALF OF LOT 9 BLK 27

27

PROPOSED BALBOA ACRES WEST HALF EAST HALF

ELMIRA AVE

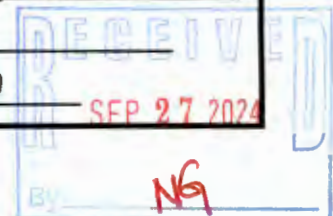


# City of McAllen Planning Department

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

Project Information	Subdivision Name <u>BALBOA ACRES</u>
	Legal Description <u>Block 27, Balboa Acres, Hidalgo County</u> <u>THE WEST HALF OF LOT 9, ↑</u>
	Location <u>3411 Daytona Avenue</u>
	City Address or Block Number _____
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>5500 sf</u> Net Acres _____
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres) / <input checked="" type="checkbox"/> Residential ( <u>1</u> Lots) Replat: <input type="checkbox"/> Yes / <input type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>single family</u>
	Irrigation District # _____ Water CCN: <input checked="" type="checkbox"/> MPMU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>120819</u>	
Estimated Rollback Tax Due _____ Tax Dept. Review _____	
Owner	Name <u>Ramiro A. Resendez</u> Phone <u>956 432 4219</u>
	Address <u>1001 S. 10th St. Suite 6835</u> E-mail <u>rresendez00@gmail.com</u>
	City <u>McAllen</u> State <u>Tx.</u> Zip <u>78501</u>
Developer	Name <u>Same as above</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Engineer	Name <u>NA</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Surveyor	Name <u>W &amp; L Mangum Surveying</u> Phone <u>956 249 8061</u>
	Address <u>11809 N. Shery Rd</u> E-mail _____
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>

KCF





## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

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

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\*

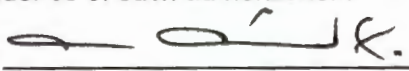
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- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
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Owner(s) Signature(s)

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

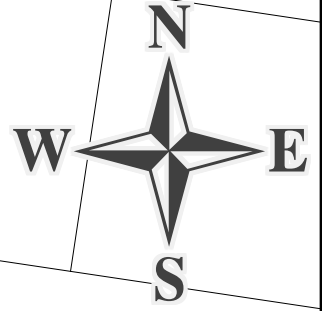
Signature  Date 9/27/24

Print Name Ramiro A. Resendez

Owner  Authorized Agent

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

COVINA AVE



26

BALBOA ACRES

# LOCATION

DAYTONA AVE

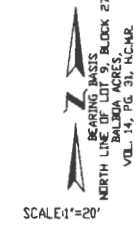
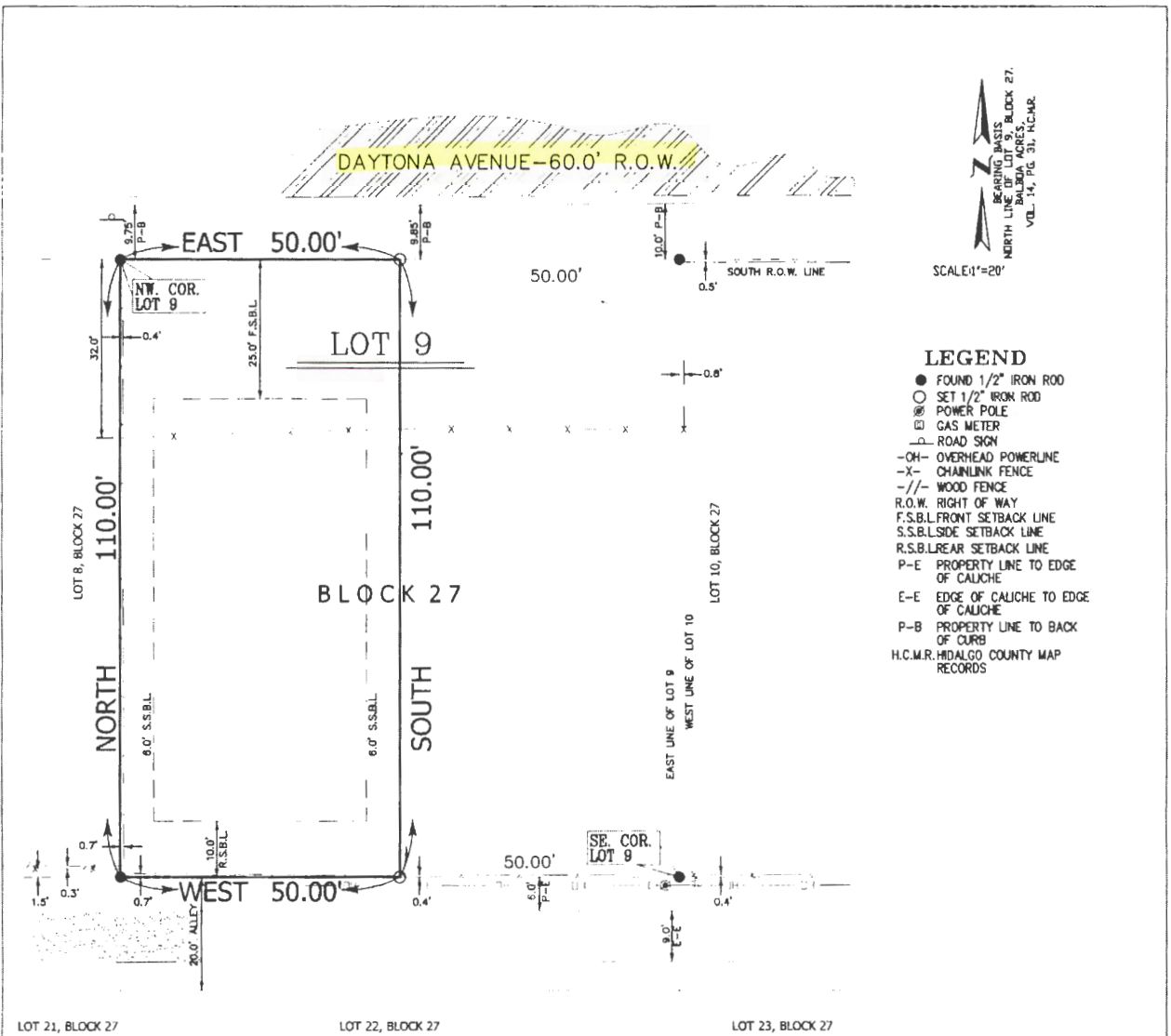


27

ELMIRA AVE

PROPOSED BALBOA  
WEST HALF

28

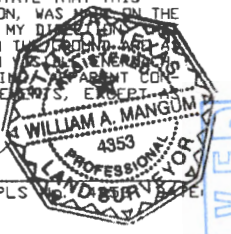


- LEGEND**
- FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD
  - ⊙ POWER POLE
  - ⊠ GAS METER
  - ⊓ ROAD SIGN
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  - H.C.M.R. HIDALGO COUNTY MAP RECORDS

**PLAT SHOWING  
THE WEST HALF OF LOT 9,  
BLOCK 27,  
BALBOA ACRES  
AN ADDITION TO  
THE CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS,  
VOL. 14, PG. 31, H.C.M.R.**

ADDRESS: 3409 DAYTONA AVENUE  
McALLEN, TEXAS 78503

THE UNDERSIGNED HEREBY STATE THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 09/26/24 UNDER MY DIRECT SUPERVISION. THE ONLY IMPROVEMENTS ON THE GROUND ARE THOSE SHOWN, THAT THERE ARE NO UNRECORDED EASEMENTS, VISIBLE OVERLAPPING EASEMENTS, EASEMENT CONFLICTS, OR VISIBLE EASEMENTS, EASEMENT CONFLICTS, OR VISIBLE EASEMENTS SHOWN HEREON.



WILLIAM A. MANGUM, RPLS

- NOTES:**
1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  2. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY, WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS LOT. SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY BE ON THIS LOT.
  3. MINIMUM FLOOR ELEVATIONS, SETBACK LINES, EASEMENTS AND RESTRICTIONS AS SHOWN ACCORDING TO THE MAP OR PLAT OF BALBOA ACRES, THEREOF REC. IN VOL. 14, PG. 31, H.C.M.R.
  4. W & L MANGUM SURVEYING NOR THE SURVEYOR OF RECORD RESEARCHED OR PREPARED A TITLE REPORT OR ABSTRACT OF TITLE ON THE ABOVE PROPERTY.
  5. THE EXISTENCE, IF ANY UNDERGROUND GAS LINES OR OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY SHOULD BE THOROUGHLY INVESTIGATED BY THE OWNER PRIOR TO ANY CONSTRUCTION ON THIS SITE. THE SURVEYOR HAS LIMITED HIS INVESTIGATION OF UNDERGROUND UTILITIES ON THIS SITE TO THAT WHICH CAN BE SEEN.
  6. SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCE OR GOVERNMENT REGULATIONS OF THE CITY HOLDING EXTRATERRITORIAL JURISDICTION OF SAID PROPERTY.
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ZONE "AH"  
AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.  
COMMUNITY-PANEL NUMBER: 480343 0010 C  
MAP REVISED: NOVEMBER 2, 1982.

**W & L MANGUM SURVEYING**  
11809 N. SHARY ROAD  
McALLEN, TEXAS 78501  
PHONE (956)249-8061  
FIRM NUMBER, 10113300  
wlmangumsurveying@gmail.com

DATE: 09-27-24    JOB No.2024.09.16    BOOK: L, PG. 100

T.B.P.L.S. PHONE NO. 512-239-3283  
© 2024 COPYRIGHT W & L MANGUM SURVEYING ALL RIGHTS RESERVED





**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 10/29/2024

<b>SUBDIVISION NAME: BALBOA ACRES WEST HALF LOT 9 BLOCK 27</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Daytona Ave.: 60 ft. ROW (existing) Paving: Approximately 35 ft. existing Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: existing conditions remain *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
<b>SETBACKS</b>	
* Front: 25 ft. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on **Subdivision Ordinance: Section 134-120	NA
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA

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



<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	NA
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses _____ **Landscaping Ordinance: Section 110-46	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* 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	Required
* Pending review by the City Manager's Office.	NA

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

<b>TRAFFIC</b>		
* As per Traffic Department, Trip Generation waived for one lot single family lot.		Applied
* Traffic Impact Analysis (TIA) required prior to final plat.		NA
<b>COMMENTS</b>		
Comments: *Existing plat notes remain the same as now exist. *Public hearing is scheduled for final approval at the Planning and Zoning Commission meeting. *Must comply with other department requirements prior to recording as may be applicable.		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**



DAYTONA AVE



BALBOA ACRES

LOCATION

DAYTONA AVE

PROPOSED WEST HALF OF LOT 9 BLK 27

8-A

8-B

PROPOSED WEST HALF

DAYTONA AVE





SUB2024-00918

# 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>Habitat at Hackberry</u>			
	Legal Description	<u>A 0.469 acre tract being the SOUTH 1/2 of the NORTH 1/2 of the EAST 123.75 feet of Lot 51, Block 2, C.E. Hammond Subdivision</u>			
	Location	<u>The north side of Hackberry Avenue, approximately 380 feet west of N. 29th St.</u>			
	City Address or Block Number	<u>3302 Hackberry Avenue</u>			
	Total No. of Lots	<u>2</u>	Total Dwelling Units	<u>2</u>	
	Gross Acres	<u>0.469</u>	Net Acres	<u>0.348</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated		within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No		
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>    </u> Acres) / <input checked="" type="checkbox"/> Residential ( <u>2</u> Lots)		Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No		
	Existing Zoning	<u>R-1</u>	Proposed Zoning	<u>R-1</u>	
	Applied for Rezoning		<input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u>    </u>		
Existing Land Use	<u>Vacant</u>		Proposed Land Use	<u>Residential</u>	
Irrigation District #	<u>1</u>	Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC	Other <u>    </u>		
Agricultural Exemption:	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No		Parcel # <u>185423</u>		
Estimated Rollback Tax Due	<u>N/a</u>		Tax Dept. Review <u>I.D.L</u>		
Owner	Name	<u>Habitat Developers, LLC</u>		Phone	<u>956-578-3913</u>
	Address	<u>302 S. 10th Street</u>		E-mail	<u>daniel@habitatdevelopers.com</u>
	City	<u>McAllen</u>	State	<u>Texas</u>	Zip <u>78501</u>
Developer	Name	<u>Same as Owner</u>		Phone	<u>    </u>
	Address	<u>    </u>		E-mail	<u>    </u>
	City	<u>    </u>	State	<u>    </u>	Zip <u>    </u>
	Contact Person	<u>    </u>			
Engineer	Name	<u>Spoor Engineering Consultants, Inc.</u>		Phone	<u>956-683-1000</u>
	Address	<u>202 S. 4th Street</u>		E-mail	<u>sec@spooreng.com</u>
	City	<u>McAllen</u>	State	<u>Texas</u>	Zip <u>78501</u>
	Contact Person	<u>Steve Spoor, P.E.</u>			
Surveyor	Name	<u>Robles &amp; Associates - Reynaldo Robles</u>		Phone	<u>956-968-2422</u>
	Address	<u>107 W. Huisache Street</u>		E-mail	<u>roblesandassoc@gmail.com</u>
	City	<u>Weslaco</u>	State	<u>Texas</u>	Zip <u>78596</u>

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## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

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

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\***

### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

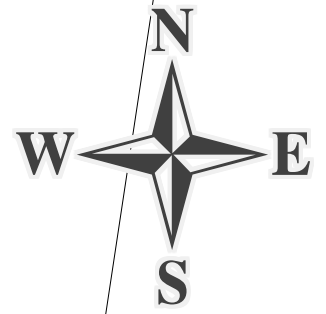
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date Sept 3, 2024

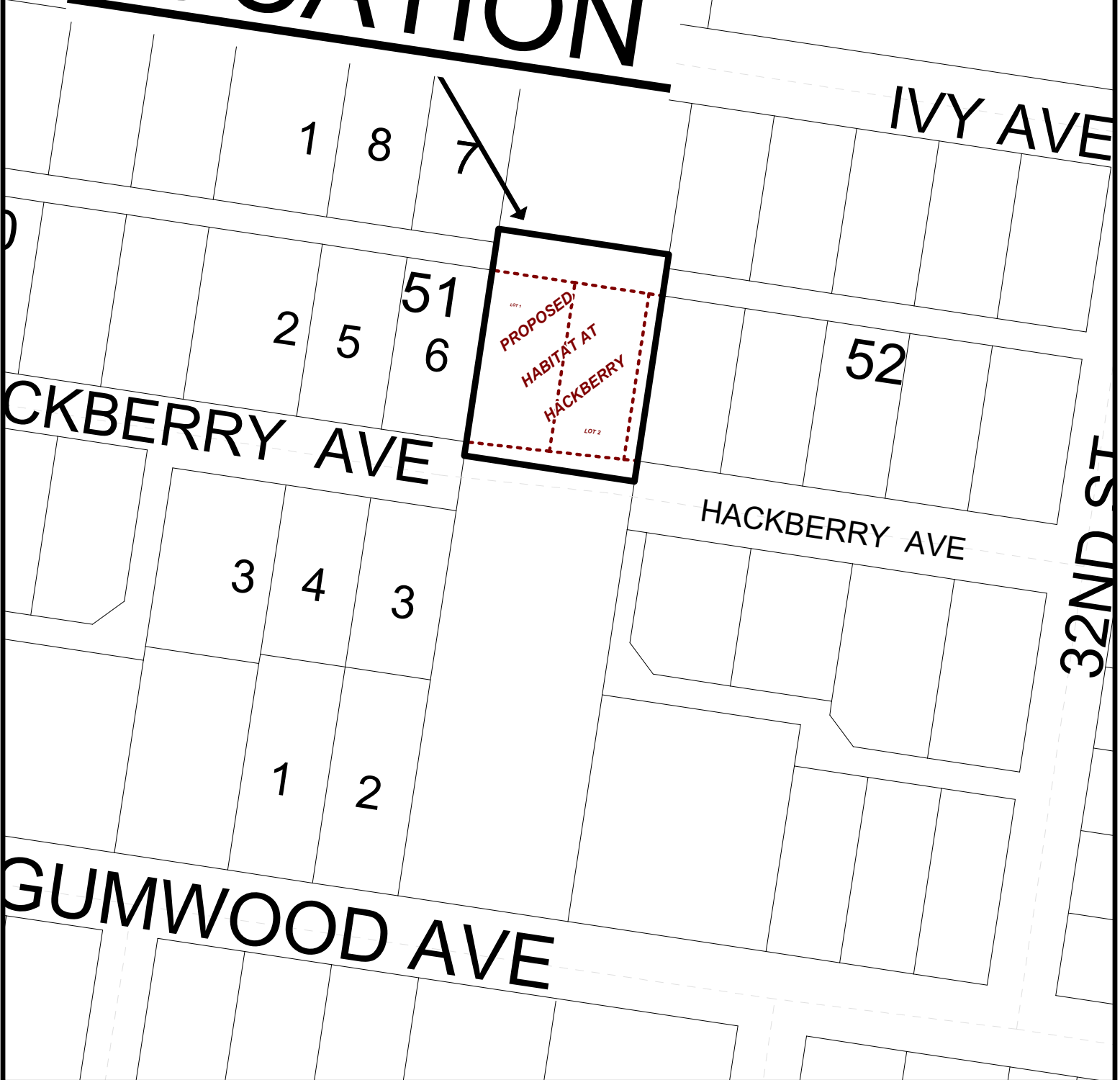
Print Name Daniel Martinez

Owner  Authorized Agent

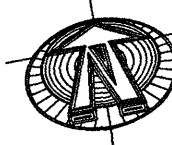
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



# LOCATION



SOUTH TEXAS  
COMMUNITY COLLEGE



September 3, 2024  
Scale: 1"=30'  
REV: Oct 17, 2024

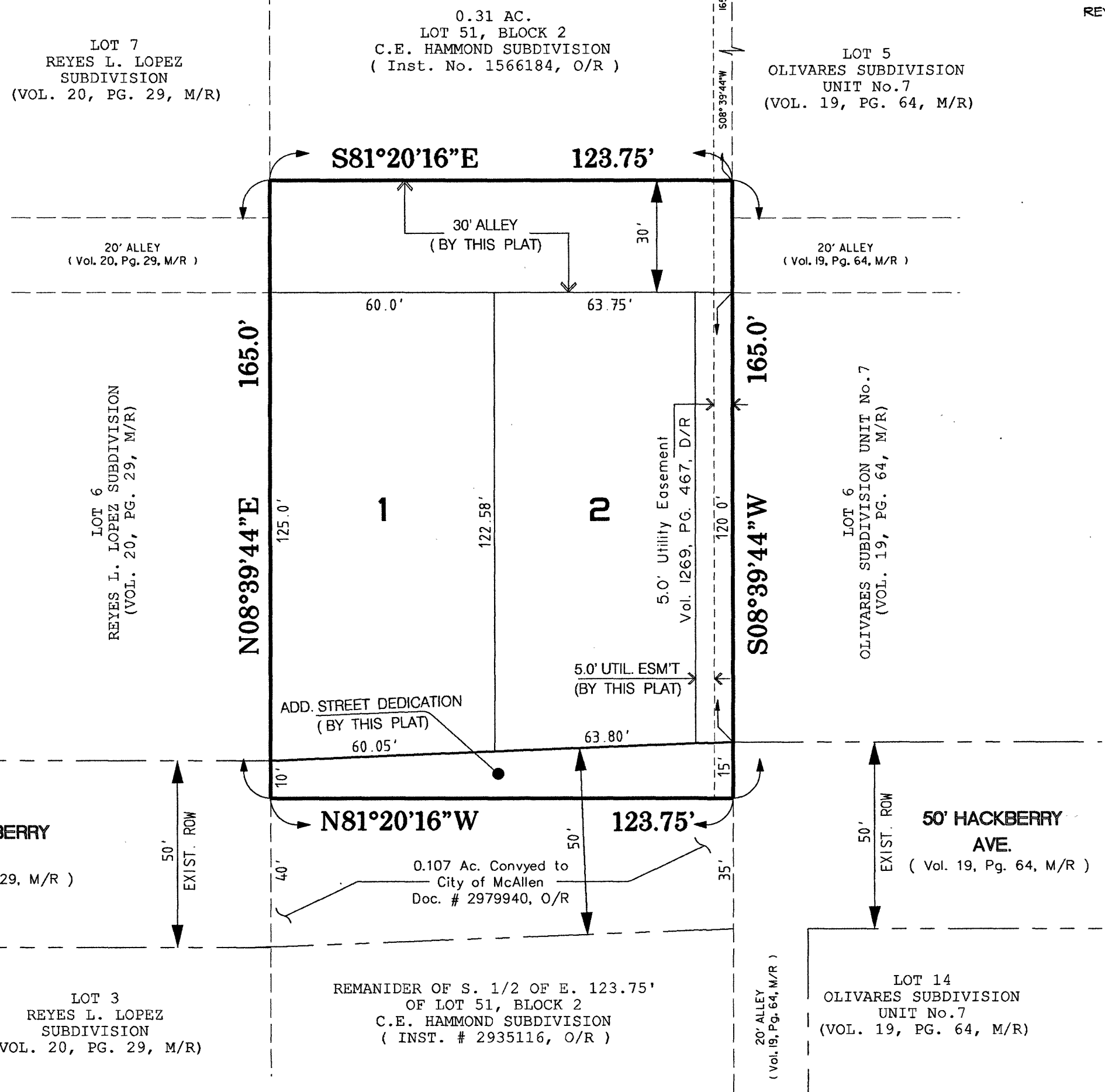
**LOCATION MAP**

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

# MAP OF HABITAT AT HACKBERRY

McALLEN, TEXAS

BEING A SUBDIVISION OF A 0.469 AC. TRACT BEING THE S. 1/2 OF THE N. 1/2 OF THE EAST 123.75 FEET OF LOT 51, BLOCK 2, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 8, DEED RECORDS, HIDALGO COUNTY, TEXAS.



STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE Habitat at Hackberry SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

HABITAT DEVELOPERS, LLC.  
a Nevada limited liability company

HABITAT DEVELOPERS, LLC.  
a Nevada limited liability company

BY: Elsa E. Martinez, Manager  
302 S. 10st. St.  
McAllen, Texas 78501

BY: Ricardo D. Martinez, Manager  
302 S. 10st. St.  
McAllen, Texas 78501

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ricardo D. Martinez and Elsa E. Martinez, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC

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

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

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

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

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      10-17-24  
REGISTERED PROFESSIONAL ENGINEER  
P. E. REGISTRATION No. 56752

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

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

## METES & BOUNDS

A 0.469 AC. TRACT BEING THE SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 123.75 FEET OF LOT 51, BLOCK 2, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 8, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the East line of Lot 51 South 08 Deg. 39 Min. 44 Sec. West, 165.0 feet from the northeast corner of Lot 51 for the northeast corner of the following described tract of land, said point being on the West line of Lot 5, Olivarez Subdivision Unit No. 7, City of McAllen, recorded in Volume 19, Page 64, Map Records; said point being the northeast corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51  
THENCE, with the East line of Lot 51 and the West line of Lot 5, and the West line of 20 foot alley, and the West line of Lot 6, and the West line of Hackberry Avenue, Olivarez Subdivision Unit No. 7, South 08 Deg. 39 Min. 44 Sec. West, 165.0 feet to the southeast corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51 for the southeast corner hereof,  
THENCE, with the South line of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, North 81 Deg. 20 Min. 16 Sec. West, 123.75 feet to the southwest corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, for the southwest corner hereof, said point being on the East line of Hackberry Avenue as shown on Reyes L. Lopez Subdivision, City of McAllen, recorded in Volume 20, Page 29, Map Records.  
THENCE, with the East line of Hackberry Avenue, and with the East line of Lot 6, and with the East line of 20 foot alley and with the East line of Lot 5, Reyes L. Lopez Subdivision, North 08 Deg. 39 Min. 44 Sec. East, 165.0 feet to the northwest corner of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, for the northwest corner hereof,  
THENCE, with the North line of the south 1/2 of the north 1/2 of the east 123.75 feet of Lot 51, South 81 Deg. 20 Min. 16 Sec. East, 123.75 feet to the POINT OF BEGINNING, containing 0.469 acre of land, more or less.

9). BENCHMARK \*MC70 LOCATED AT WARE RD. AND 495 PECAN. - ELEV:122.69

- NOTES:**
- 1) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
  - 2) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480 343 0005C REVISED NOVEMBER 02, 1982.
  - 3) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS AND IS SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN:  
FRONT - 25 FEET OR GREATER FOR EASEMENTS  
REAR - 10 FEET OR GREATER FOR EASEMENTS  
SIDE - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.  
GARAGE - 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
  - 4) A 4.0' WIDE MINIMUM SIDEWALK REQUIRED ALONG HACKBERRY AVE.
  - 5) A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT / BETWEEN MULTI - FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.
  - 6) DRAINAGE DETENTION OF 0.02 AC-FT (910 C.F.) IS REQUIRED FOR THIS PROPERTY.
  - 7). AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
  - 8) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.





**City of McAllen**  
SUBDIVISION PLAT REVIEW

Reviewed On: 10/30/2024

<b>SUBDIVISION NAME: HABITAT AT HACKBERRY</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Hackberry Avenue: 10 ft. to 15 ft. additional dedication required for 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Submit a copy of R.O.W. dedication for staff review, prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: maintain existing - Proposing 30 ft., alley requirement will be finalized prior to final. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	Applied
<b>SETBACKS</b>	
* Front: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with zoning ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

**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 Hackberry Avenue - Sidewalk requirement may increase to 5 ft. 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 **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied

**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	Applied
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on September 6, 2024, at total of 2 lots are proposed and park fees total to (\$1,400 = 2 x \$700). If number of dwelling units change, park fees to be adjusted accordingly.	Required
* Pending review by the City Manager's Office.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation waived for 2-lot single family homes.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: - Any abandonments must be done by separate process, not by plat, prior to recording. - Submit copy of utility easement and Hackberry Avenue dedication by separate document for staff review. *Must comply with City's Access Management Policy.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

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





# LOCATION

IVY AVE

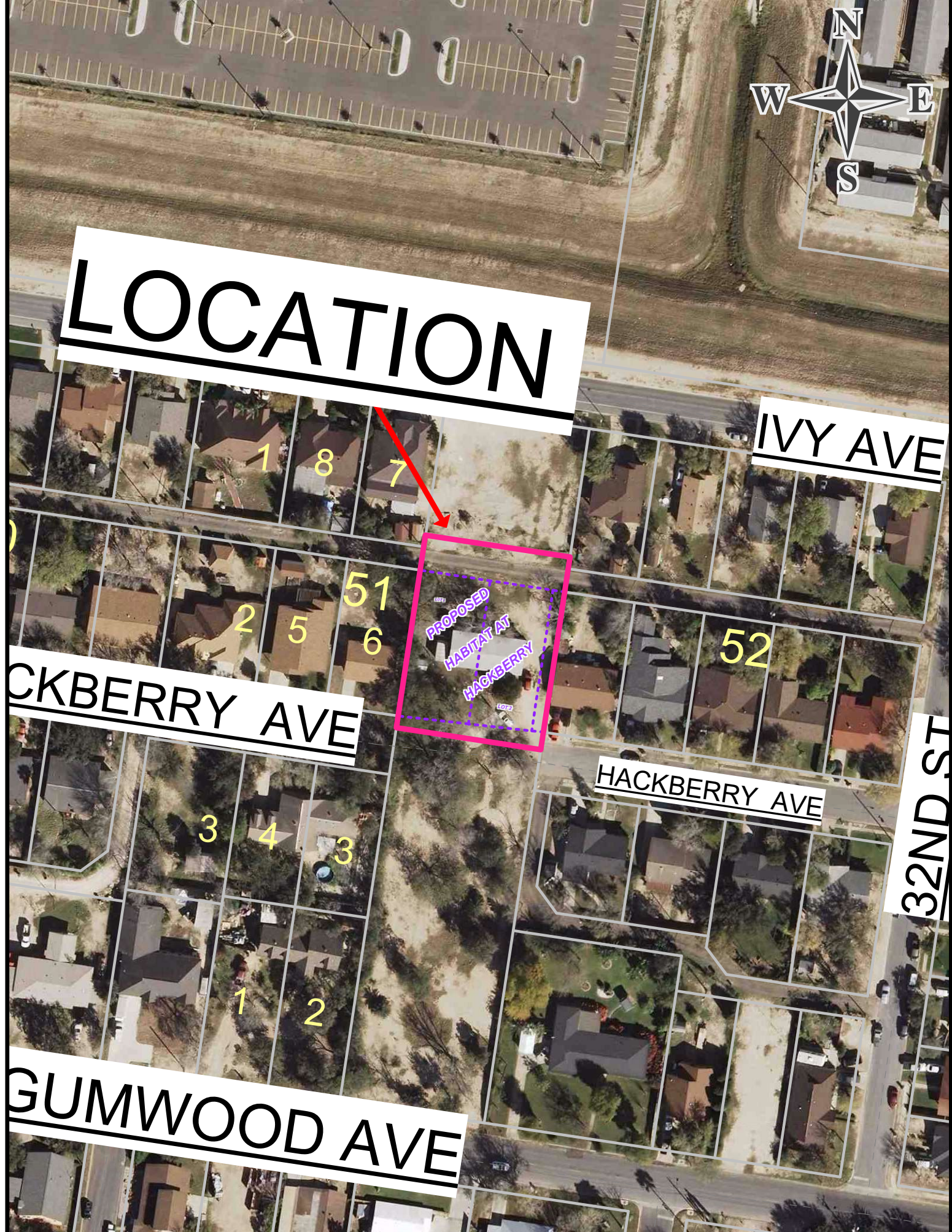
PROPOSED  
HABITAT AT  
HACKBERRY

HACKBERRY AVE

HACKBERRY AVE

32ND ST

GUMWOOD AVE





SUB 2023-0140



City of McAllen  
Planning Department  
APPLICATION FOR

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)

SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name <u>NEUHAUS ESTATES II</u> <i>Subdivision</i> Location <u>SOUTH SIDE OF S. BENTSEN ROAD, APPROXIMATELY 500' SOUTH OF NEUHAUS DRIVE</u> City Address or Block Number <u>4223 NEUHAUS DR.</u> Number of lots <u>1</u> Gross acres <u>0.88</u> Net acres _____ 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>RES</u> Irrigation District # <u>HCID#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 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>1111974</u> Tax Dept. Review <i>M</i> Legal Description <u>0.88 ACRE TRACT OF LAND O/O IMMEDIATE SOUTHWEST CORNER OF THAT CERTAIN 5.11 ACRE TRACT O/O LOTS 2, AND ALL OF LOT 3, MCALLEN FIRST SUBURBAN CITRUS GROVES</u>
Owner	Name <u>CASTORES BUILDERS, LLC.</u> Phone <u>956-537-1311</u> Address <u>2600 SAN ROMAN</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> E-mail <u>MSALINAS6973@ATT.NET</u>
Developer	Name <u>CASTORES BUILDERS, LLC.</u> Phone <u>956-537-1311</u> Address <u>2600 SAN ROMAN</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> Contact Person <u>MARIO A. SALINAS, P.E.</u> E-mail <u>MSALINAS6973@ATT.NET</u>
Engineer	Name <u>MAS ENGINEERING, LLC.</u> Phone <u>956-537-1311</u> Address <u>3911 N. 10TH STREET, SUITE H</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>MARIO A. SALINAS, P.E.</u> E-mail <u>MSALINAS6973@ATT.NET</u>
Surveyor	Name <u>SALINAS ENGINEERING &amp; ASSOCIATES- DAVID SALINAS</u> Phone <u>956-682-9081</u> Address <u>2221 W. DAFFODIL AVENUE</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>

RECEIVED  
 DEC 15 2023  
 By *AF*



0110-5210-000

### Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report **WILL SUBMIT BEFORE FINAL APPROVAL**
- 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

#### 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 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

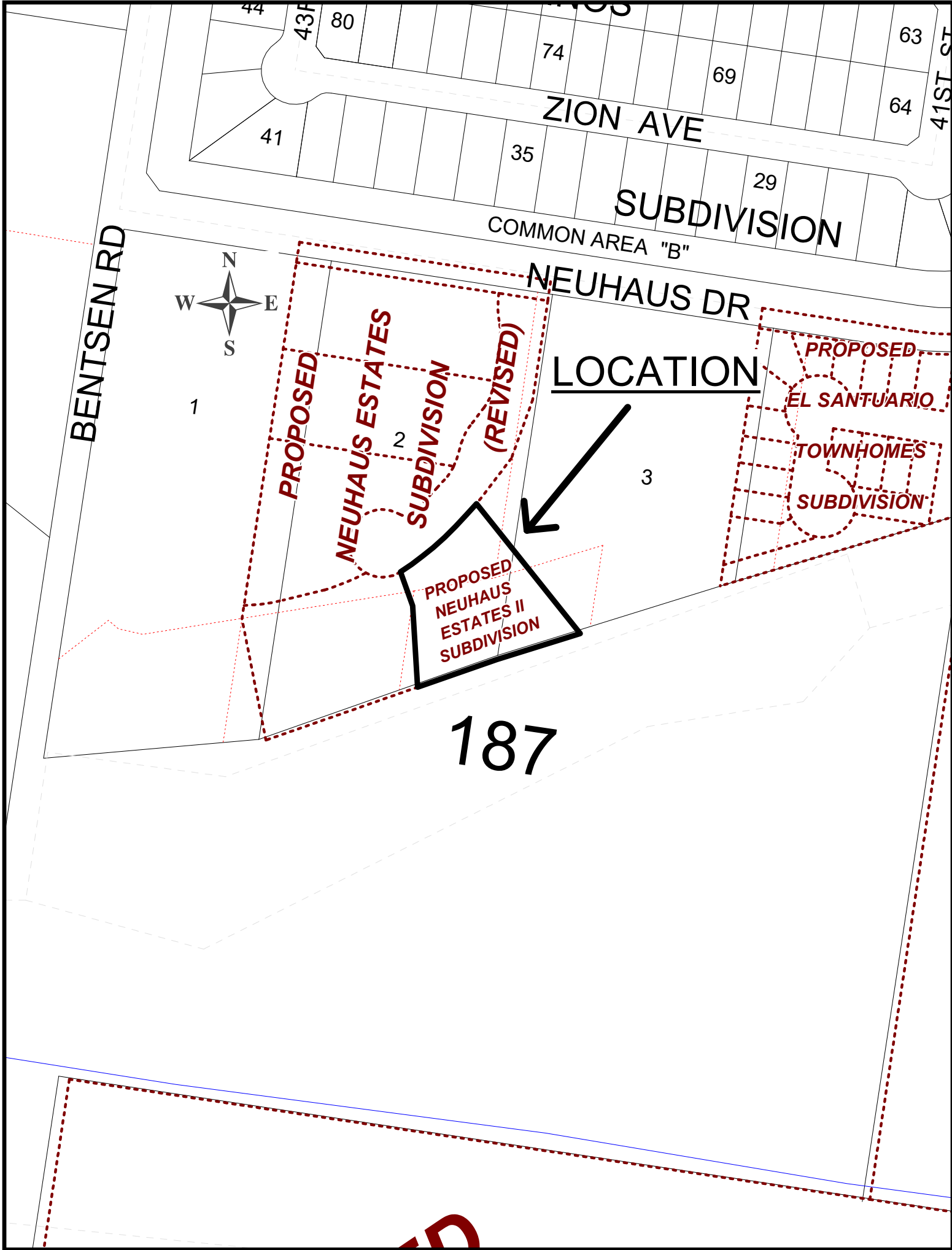
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 12/04/2023

Print Name MARIO A. SALINAS, P.E.

Owner

Authorized Agent



BENTSEN RD

ZION AVE

SUBDIVISION

COMMON AREA "B"

NEUHAUS DR

LOCATION

PROPOSED  
EL SANTUARIO  
TOWNHOMES  
SUBDIVISION

PROPOSED  
NEUHAUS ESTATES  
SUBDIVISION  
(REVISED)

PROPOSED  
NEUHAUS  
ESTATES II  
SUBDIVISION

187

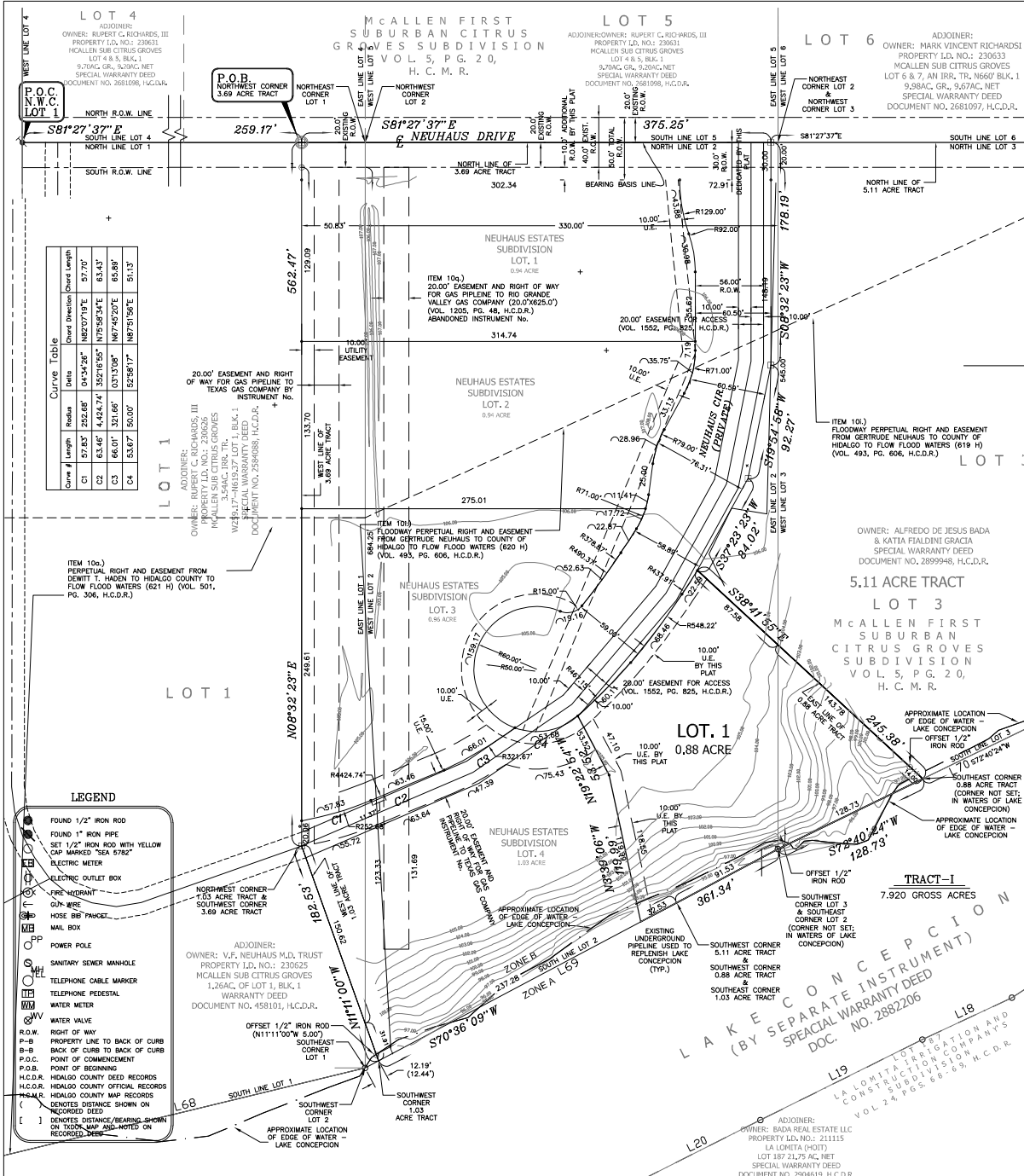


1

2

3





### MAP OF NEUHAUS ESTATES 2 SUBDIVISION McALLEN, TEXAS

BEING A 0.88 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE IMMEDIATE SOUTHWEST CORNER OF THE CERTAIN 5.11-ACRE TRACT OUT OF A PORTION OF LOTS 2 AND 7, AND ALL OF LOT 3 McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

#### METES AND BOUNDS DESCRIPTION

- BEING A 0.88 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE IMMEDIATE SOUTHWEST CORNER OF THE CERTAIN 5.11-ACRE TRACT OUT OF A PORTION OF LOTS 2 AND 7, AND ALL OF LOT 3 McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 20, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- COMMENCING AT A 60-D MAG NAIL FOUND ON THE NORTHWEST CORNER OF SAID LOT 1 LOCATED IN THE CENTER OF NEUHAUS DRIVE; THENCE, AS FOLLOWS:
- THENCE, SOUTH 81 DEGREES 27 MINUTES 37 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 259.17 FEET TO A 60-D MAG NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
  - 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 SAME BEING THE NORTHWEST 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;
  - 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;
  - THENCE, SOUTH 37 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 84.02 FEET TO A NAIL FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
  - THENCE, SOUTH 38 DEGREES 41 MINUTES 55 SECONDS EAST, A DISTANCE OF 245.38 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT. SAID POINT IS MONUMENTED BY A 1/2 INCH DIAMETER IRON ROD FOUND 14.0 FEET NORTH 38 DEGREES 41 MINUTES 55 SECONDS WEST FROM SAID POINT;
  - THENCE, SOUTH 72 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 128.73 FEET TO A POINT FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
  - THENCE, SOUTH 70 DEGREES 36 MINUTES 09 SECONDS WEST, A DISTANCE OF 124.06 FEET TO A POINT FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
  - THENCE, 03 DEGREES 39 MINUTES 06 SECONDS WEST, A DISTANCE OF 119.99 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER OF THIS HEREIN DESCRIBED TRACT;
  - THENCE, NORTH 19 DEGREES 22 MINUTES 54 SECONDS WEST, A DISTANCE OF 53.52 FEET TO A SPINDLE FOUND ON THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 50.0 FEET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
  - THENCE, TO THE LEFT WITH SAID CURVE WHOSE RADIUS IS 50.0 FEET, AN ARC LENGTH DISTANCE OF 53.67 FEET TO A NAIL SET AT THE END OF THE CURVE AND ON THE BEGINNING OF A SECOND CURVE WHOSE RADIUS IS 321.66 FEET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
  - THENCE, TO THE LEFT WITH SAID CURVE WHOSE RADIUS IS 321.66 FEET, AN ARC LENGTH DISTANCE OF 66.01 FEET TO A NAIL SET AT THE END OF THIS SECOND CURVE AND LOCATED ON THE BEGINNING OF A THIRD CURVE WHOSE RADIUS IS 4,424.74 FEET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
  - THENCE, TO THE LEFT WITH SAID CURVE WHOSE RADIUS IS 4,424.74 FEET, AN ARC LENGTH DISTANCE OF 63.46 FEET TO A NAIL SET ON THE BEGINNING OF A FOURTH CURVE WHOSE RADIUS IS 252.68 FEET TO A NAIL SET AT THE END OF SAID THIRD CURVE FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
  - THENCE, TO THE LEFT WITH SAID CURVE WHOSE RADIUS IS 252.68 FEET, AN ARC LENGTH DISTANCE OF 57.83 FEET TO A NAIL SET AT THE END OF SAID FOURTH CURVE FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
  - THENCE, NORTH 08 DEGREES 32 MINUTES 23 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 422.41 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF NEUHAUS DRIVE, AT A DISTANCE OF 542.41 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 4.69 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: McALLEN FIRST SUBURBAN CITRUS GROVES SUBD., H.C.T.  
BASIS OF BEARING: McALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS.

#### NOTES:

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:  
FRONT: 25 FT. OR GREATER FOR EASEMENTS  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS  
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT. OR ELEVATION 107 FT. WHICHEVER IS GREATER.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0400 C, REVISED NOV. 16, 1982. FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- STORM WATER DETENTION OF 0.08 AC-FT. OR 2.779 C.F. IS REQUIRED FOR THIS SUBDIVISION
- AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NEUHAUS DRIVE.
- BENCHMARK: MC 86 IS LOCATED INSIDE THE GOLF COURSE " PALM MEW" IT IS APPROXIMATELY 1 MILE SOUTH FROM THE EXP. 83. ELV=96.99 FT.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- COMMON AREAS, PRIVATE STREETS MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AND NOT THE CITY OF McALLEN.
- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NEUHAUS ESTATES SUBDIVISION, RECORDED AS DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134 - 168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- EXISTING STRUCTURES REMAIN AS NOW EXIST; HOWEVER, ANY ADDITIONS AND/OR NEW CONSTRUCTION MUST COMPLY WITH REQUIRED SETBACKS.

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 2 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.

BY: ALICIA LUCIA SALINAS \_\_\_\_\_ DATE \_\_\_\_\_  
4201 NEUHAUS DR. UNIT B  
McALLEN, TEXAS 78503

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALICIA LUCIA SALINA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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 & 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.

JAVIER VILLALOBOS, 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

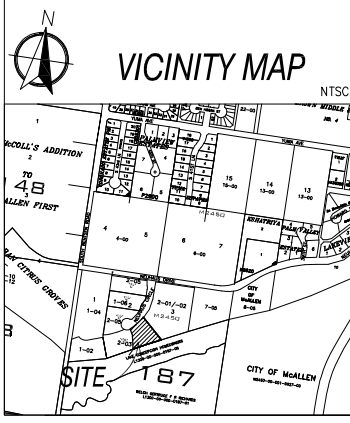
I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. SALINAS \_\_\_\_\_ DATE \_\_\_\_\_  
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, R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_  
SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL AVE. McALLEN, TEXAS 78501  
(956) 682-9081



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, TEX  
BY: \_\_\_\_\_ DEPUTY

DATE OF PREPARATION: 10-28-24

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

3911 N. 10TH STREET, SUITE H PH. (956) 537-1311  
McALLEN, TEXAS. 78501 E-MAIL: MSALINAS693@ATT.NET



**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 11/1/2024

<b>SUBDIVISION NAME: NEUHAUS ESTATES II SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Neuhaus Circle (private): 56-76.31 ft. ROW proposed                      Paving: min. 32 ft. Curb &amp; gutter: both sides                      *City Commission approved a request to change the street name from S. 42nd Street to Neuhaus Circle on August 12, 2024                      **Based on plat note #16 on Neuhaus Estates Subdivision, recorded on February 6, 2024, this lot will have access to Neuhaus Circle (S. 42nd Street) and will be part of HOA.                      **The Neuhaus Estates Subdivision Project engineer, requested a variance on behalf of the developer, 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, for Neuhaus Estates Subdivision.                      ***Improvements must be escrowed if not built prior to recording.                      ***City of McAllen Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac                      **Subdivision Ordinance: Section 134-105</p>	NA
<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                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the Zoning Ordinance, or greater for easements                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior Sides: In accordance with the Zoning Ordinance, or greater for easements                      **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner                      **Zoning Ordinance: Section 138-356</p>	NA
<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**

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Neuhaus Circle.                      ** Neuhaus Estates Subdivision's project engineer requested a variance, on behalf of the developer, for a 3 ft. wide sidewalk on the east side of S. 42nd Street due to the existing trees and property line. City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side of S. 42nd Street from the north of Lot 1, Neuhaus Estates II Subdivision (formerly being Lot 5, Neuhaus Estates) at their meeting on October 23, 2017. Eventually Lot 5 was removed from Neuhaus Estates Subdivision and submitted as Neuhaus Estates II Subdivision. Therefore, sidewalk requirement will apply to this subdivision.                      **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                      **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>	Applied
NOTES	
<p>**Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	NA
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                      - A plat note to reference that this lot is part of Neuhaus Estates Subdivision HOA must be finalized prior to recording.                      - The HOA president may need to sign the plat to acknowledge that this lot is part of Neuhaus Estates Subdivision HOA. The HOA President's acknowledgement wording must be finalized prior to recording, as applicable.                      - Provide a copy of the HOA document prior to recording.</p>	Required
<p>**Based on plat note #16 on Neuhaus Estates Subdivision, recorded on February 6, 2024, this lot will have access to Neuhaus Circle (S. 42nd Street) and will be part of HOA.                      **Section 110-72 applies if public subdivision is proposed.                      **Landscaping Ordinance: Section 110-72                      **Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                      **Section 110-72 applies if public subdivision is proposed.                      **Landscaping Ordinance: Section 110-72                      **Subdivision Ordinance: Section 134-168</p>	Required

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



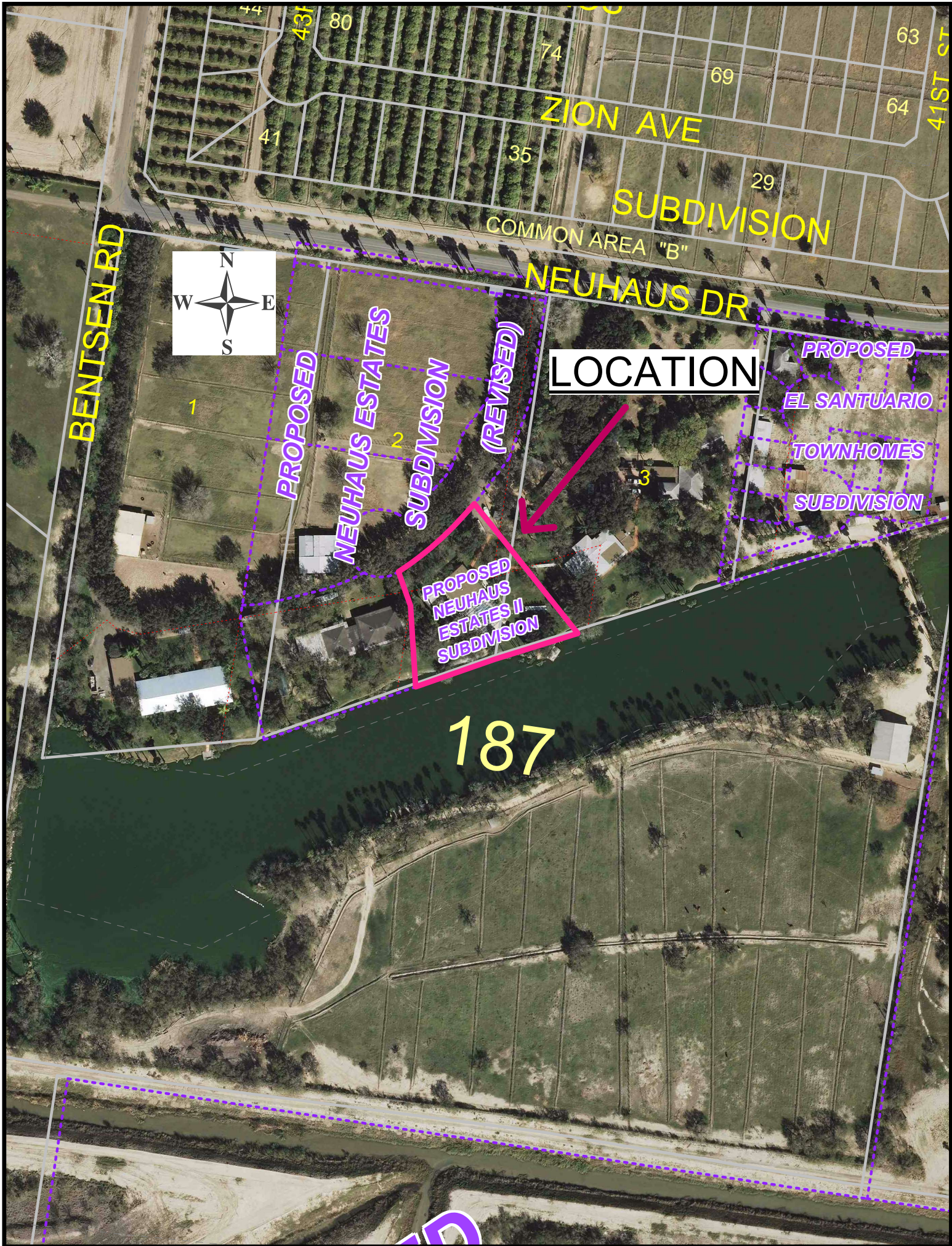
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public/private streets</li> <li>**Based on plat note #16 on Neuhaus Estates Subdivision, recorded on February 6, 2024, this lot will have access to Neuhaus Circle (S. 42nd Street) and will be part of HOA.</li> <li>**Subdivision Ordinance: Section 134-</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
<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>	Applied
<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.</li> <li>- As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> <li>- As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required.</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Pending review by City Manager's Office.</li> <li>- As per the application submitted on December 15, 2023, one lot residential subdivision is proposed. Therefore, \$700 park fee is required prior to recording. If the number of lots increases, additional fee will be required.</li> </ul>	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, No Trip Generation needed, no TIA required, honored per Neuhaus Estates Phase 1.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	NA

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- A plat note to reference that this lot is part of Neuhaus Estates Subdivision HOA and can have access to Neuhaus Circle must be finalized prior to recording.</li> <li>- Some easement lines seem to be incomplete, e.g. along the north side of Lot 1. Review and revise as applicable prior to recording.</li> <li>- A 20 ft. gas easement and ROW is shown on the street and Lots for Neuhaus Estates Subdivision. Clarify how it was dedicated and provide a copy for staff review prior to final/recording. Add the document number on the plat prior to final/recording and clarify why there are three lines. If it is a gas easement, please show with dashed line.</li> <li>- The document for the gas easement/ROW must be submitted and reviewed by staff and is subject to development departments review and conditions of approval, prior to recording.</li> <li>- Use a bold line for the this property boundary before ROW dedication prior to recording.</li> <li>- Revise/clarify any discrepancy between the subdivision and survey dimensions prior to final/recording.</li> <li>- Use dashed line for all easements.</li> <li>- Some easements outside the subdivision boundary are shown as "by this plat." Revise/clarify prior to final/recording. Reference the document number for any ROW or easement not dedicated by this plat.</li> <li>- Any abandonment must be done by a separate process and instrument.</li> <li>- Clarify note #14 prior to final/recording and if there is any existing structure since no structure is shown on the survey.</li> <li>- Based on plat note #16 on Neuhaus Estates Subdivision, recorded on February 6, 2024, this lot will have access to Neuhaus Circle (S. 42nd Street) and will be part of HOA. A plat note to reference that this plat is part of Neuhaus Estates Subdivision HOA and will have access to Neuhaus Circle (S. 42nd Street) will be reviewed and finalized prior to recording.</li> </ul> <p>*As per the project engineer, there will be no gates for this subdivision or Neuhaus Estates Subdivision.                      *Must comply with City's Access Management Policy.</p>	<p>Required</p>
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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





ZION AVE  
SUBDIVISION  
COMMON AREA "B"

BENTSEAN RD



NEUHAUS DR

PROPOSED  
NEUHAUS ESTATES  
SUBDIVISION  
(REVISED)

LOCATION

PROPOSED  
EL SANTUARIO  
TOWNHOMES  
SUBDIVISION

PROPOSED  
NEUHAUS  
ESTATES II  
SUBDIVISION

187



SUB 2024-0007

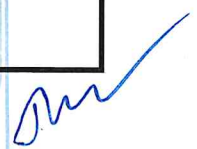
# City of McAllen Planning Department

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

Project Information	Subdivision Name <u>29th Sunrise Valley</u>
	Legal Description <u>1.106 acres out of Lot 47, La Lomita Irrigation &amp; Construction Co. Subdivision</u>
	Location <u>Southeast corner of North 29th Street and Grambling Avenue</u>
	City Address or Block Number: <u>8400 N. 29<sup>th</sup> St.</u>
	Total No. of Lots <u>2</u> Total Dwelling Units <u>2</u> Gross Acres <u>1.106</u> Net Acres <u>1.106</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>    </u> Acres) / <input checked="" type="checkbox"/> Residential ( <u>2</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u>    </u>
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u>
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u>    </u>
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>210514</u>	
Estimated Rollback Tax Due <u>N/a</u> Tax Dept. Review <u>    </u>	
Owner	Name <u>DMJ Family Trust</u> Phone <u>956-655-1870</u>
	Address <u>8400 N. 29th Street</u> E-mail <u>sotxdgn@aol.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>
Developer	Name <u>Same as Owner</u> Phone <u>    </u>
	Address <u>    </u> E-mail <u>    </u>
	City <u>    </u> State <u>    </u> Zip <u>    </u>
	Contact Person <u>    </u>
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>
	Address <u>202 S. 4th Street</u> E-mail <u>sec@spooeng.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Steve Spoor, P.E.</u>
Surveyor	Name <u>Robles &amp; Associates - Reynaldo Robles</u> Phone <u>956-968-2422</u>
	Address <u>107 W. Huisache Street</u> E-mail <u>roblesandassoc@gmail.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>

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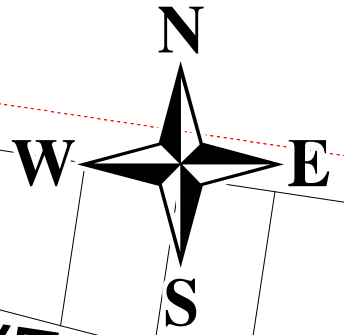
By MR



VISION

ANCHEZ  
EMENTARY

# LOCATION



H

29TH ST (ROOTH RD)

GRAYSON AVE

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29TH

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40

N 28TH ST

GRAMBLING AVE

**PROPOSED 29TH  
SUNRISE VALLEY**

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SUBDI

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SANTA CRU  
FAIRMONT

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23

SUB

TERRANOVA SUBDIVISION

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4

**PROPOSED  
FULLERTON PLACE  
SUBDIVISION**

-07

FULLERTON

8250

-21 -10

1

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17

DUKE AVE

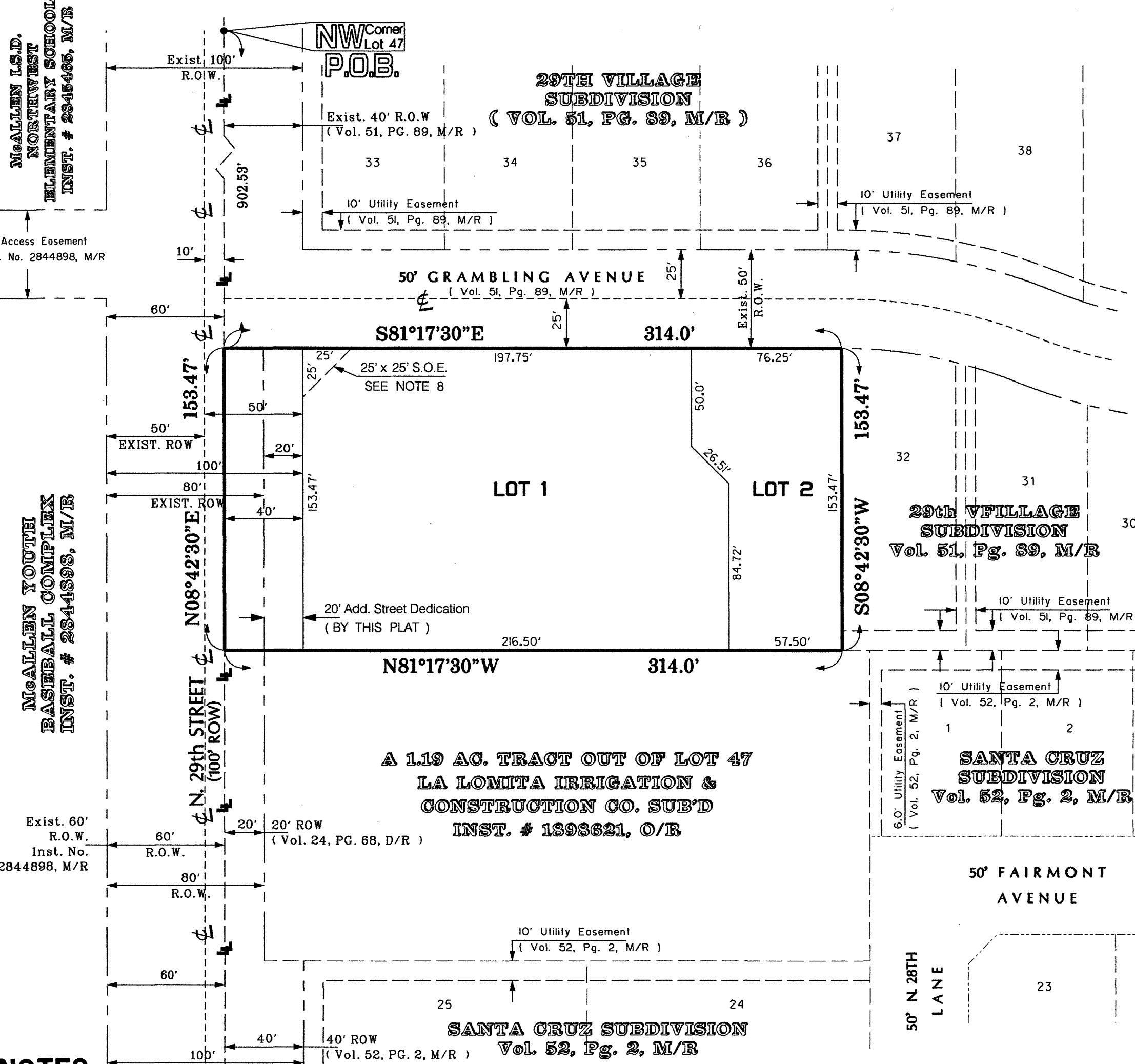
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# MAP OF 29TH SUNRISE VALLEY SUBDIVISION

*McAllen, Texas*

BEING A SUBDIVISION OF A 1.106 ACRE TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62 & 63, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

**LOCATION MAP**

Prepared by:  
**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning  
FIRM # F-6033  
202 South 4th Street McALLEN, TEXAS 78501  
SEC@spooreng.com (956) 683 1000

**STATE OF TEXAS:  
COUNTY OF HIDALGO:**

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS 29TH SUNRISE VALLEY SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN. ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

By: Maria Juanita Dominguez,  
Co - Trustee of the DMJ  
Family Trust

By: Damaso Dominguez Jr.,  
Co - Trustee of the DMJ  
Family Trust

**STATE OF TEXAS:  
COUNTY OF HIDALGO:**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAMASO DOMINGUEZ Jr. & MARIA JUANITA DOMINGUEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

**STATE OF TEXAS:  
COUNTY OF HIDALGO:**

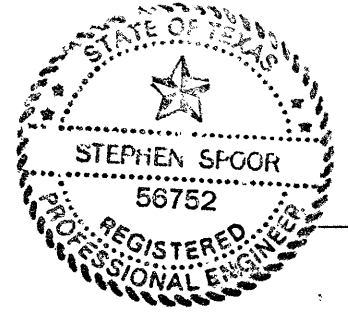
I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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

DATE

**STATE OF TEXAS:  
COUNTY OF HIDALGO:**

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



*Stephen Spoor*  
09-04-24  
REGISTERED PROFESSIONAL ENGINEER  
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

**NOTES:**

- MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:  
FRONT - LOT 1 - 45.0 FEET OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURES OR GREATER FOR EASEMENTS; WHICHEVER IS GREATER.  
LOT 2 - 25.0 FEET OR GREATER FOR EASEMENTS.  
REAR - 10.0 FEET OR GREATER FOR EASEMENTS.  
SIDE - 6.0 FEET OR GREATER FOR EASEMENTS.  
CORNER - 10.0 FEET OR GREATER FOR EASEMENTS  
GARAGE - 18.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0325 D, REVISED JUNE 06, 2000.
- A 4.0' WIDE MIN. SIDEWALK REQUIRED ALONG N. 29TH STREET AND GRAMBLING AVE.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
- BENCHMARK - STATION NAME MC 48 SET BY ARANDA AND ASSOCIATES, LOCATED AT THE SOUTHWEST CORNER OF N. WARE RD. AND MILE 5 RD. ELEV.=115.95 FT. (NAVD 88).
- S.O.E. - DENOTES SIGHT OBSTRUCTION EASEMENT. ( BY THIS PLAT )
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 29TH ST.
- STORMWATER DETENTION OF 0.02 ACRE-FEET (740 CUBIC FEET) IS REQUIRED FOR THIS SUBDIVISION.

**METES & BOUNDS**

A 1.106 ACRE TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62, AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the West line of said Lot 47, South 08 Deg. 42 Min. 30 Sec. West, 902.53 feet from the northwest corner of Lot 47, for the northwest corner of the following described tract of land; said point being in North 29th Street;  
THENCE, parallel to the North line of Lot 47, South 81 Deg. 17 Min. 30 Sec. East, at 20.0 feet pass the original East line of North 29th Street, at 40.0 feet pass a found 1/2 inch iron rod, and at 314.0 feet in all to a found 1/2 inch iron rod for the northeast corner hereof;  
THENCE, parallel to the West line of Lot 47, South 08 Deg. 42 Min. 30 Sec. West, 153.47 feet to a found 1/2 inch iron rod for the southeast corner hereof;  
THENCE, parallel to the North line of Lot 47, North 81 Deg. 17 Min. 30 Sec. West, at 274.0 feet pass a found 1/2 inch iron rod, at 294.0 feet pass the original East right of way line of North 29th Street, and at 314.0 feet in all to a point on the West line of Lot 47 for the southwest corner hereof;  
THENCE, with the West line of Lot 47, in North 29th Street, North 08 Deg. 42 Min. 30 Sec. East, 153.47 feet to the POINT OF BEGINNING. Containing 1.106 acres of land, more or less, of which the West 20.0 feet, comprising 0.070 acre, lies in North 29th Street.





**City of McAllen**  
**SUBDIVISION PLAT REVIEW**

Reviewed On: 11/1/2024

<b>SUBDIVISION NAME: 29TH SUNRISE VALLEY</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
North 29th Street: Dedication as needed for 100 ft. total ROW. Paving : 65 ft. Curb & gutter: Both Sides ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Applied
Grambling Avenue: Dedication as needed for 50 feet total ROW. Paving: 32 ft. Curb & gutter: Both Sides ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Applied
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. **Alley/service drive easement required for commercial and multi-family properties. As per the submitted application, it will be a 2-lot single-family subdivision. ***Subdivision Ordinance: Section 134-106	NA
<b>SETBACKS</b>	
* Front: Lot 1: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Lot 2: 25 ft. or greater for easements.  ***In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; **Alley/service drive easement required for commercial and multi-family properties. **Zoning Ordinance: Section 138-356 &367,134-106 ***Plat submitted on 02-27-24 shows revised notes.	Applied
* Rear: 10 feet or greater for easements. **Zoning Ordinance: Section 138-356	Applied
*Sides: 6 feet or greater for easements **Zoning Ordinance: Section 138-356 ***Plat submitted on 02-27-24 shows revised notes.	Applied

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

<p>* Corner:10 feet or greater for easements.                  **Zoning Ordinance: Section 138-356                  ***Plat submitted on 02-27-24 shows revised notes.</p>	<p>Applied</p>
<p>* Garage:18 ft. except where greater setback is required, greater setback applies.                  ***Zoning Ordinance: Section 138-356                  ****Plat submitted on 02-27-24 shows revised notes.</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required along North 29th Street and Grambling Avenue.                  **Plat submitted on 02-27-24 shows revised note.                  ***Subdivision Ordinance: Section 134-120</p>	<p>Applied</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along other streets as applicable, prior to final.                   **Landscaping Ordinance: Section 110-46</p>	<p>Applied</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>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p><b>NOTES</b></p>	
<p>* As per Traffic Department, no Additional Access or curb cuts to 29th Street would be allowed for Lot 1 and the existing accesses will be honored as long as Lot 1 stays as a single family residence. If the use of Lots 1 or 2 is changed, the curb cut along N 29th Street will not be honored or allowed.                  - If a plat note is needed by Traffic Department, the wording must be finalized prior to recording.                  **Must comply with City Access Management Policy                  ***Plat submitted on 02-27-24 shows revised notes.</p>	<p>Required</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.                  **The submitted application states single-family residential uses. If proposed use is changed to a use which requires a conditional use permit, site plan must be approved and presented before the planning and zoning commission. Engineer has indicated that the use will be two single-family lots only.</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>

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

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  **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                  - Two-lot residential subdivision does not require an HOA.</p>	<p>NA</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                  - Two-lot residential subdivision does not require an HOA.</p>	<p>NA</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets.                  **Subdivision Ordinance: Section 134-1                  * Minimum lot width and lot area.                  Revisions Needed:                  - Please include lot square footages, and the bearing for the line labeled as 26.51' on the plat, prior to final/recording.                  **Zoning Ordinance: Section 138-356</p>	<p>Compliance Required</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential                  **The submitted application states single-family residential uses. If proposed use is changed to a use which requires a conditional use permit, site plan must be approved and presented before the planning and zoning commission. Engineer has indicated that the use will be two single-family lots only.                  ***Zoning Ordinance: Article V                  * Rezoning Needed Before Final Approval                  ***Zoning Ordinance: Article V</p>	<p>Applied NA</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee. As per plat submitted on January 18th,2024 a total of 2 lots proposed park fees total to \$1,400 (\$700 X2 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.                  * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on January 18th,2024 a total of 2 lots proposed park fees total to \$1,400 (\$700 X2 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.                  * Pending review by the City Manager's Office. As per plat submitted on January 18th,2024 a total of 2 lots proposed park fees total to \$1,400 (\$700 X2 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.</p>	<p>NA Required NA</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation for 2-lot Single Family subdivision is waived.</p>	<p>Applied</p>

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



<p>* Traffic Impact Analysis (TIA) required prior to final plat.                  ** As per Traffic Department, Trip Generation for 2-lot Single Family subdivision is waived.</p>	<p>NA</p>
<p><b>COMMENTS</b></p>	
<p>Comments:                  * Must comply with City’s Access Management Policy.                  ** Any abandonments must be done by separate process, not by plat.                  *** The submitted application states single-family residential uses. If proposed use is changed to a use which requires a conditional use permit, site plan must be approved and presented before the planning and zoning commission. Engineer has indicated that the use will be two single-family lots only.                  **** The subdivision was scheduled to be heard by the McAllen Public Utility Board on 10/29/2024, but it is rescheduled to a later meeting date due to the lack of quorum.</p>	<p>Applied</p>
<p><b>RECOMMENDATION</b></p>	
<p>STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED AND UTILITIES APPROVAL.</p>	<p>Required</p>

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



# LOCATION



VISION  
SANCHEZ  
ELEMENTARY

GRAYSON AVE

29TH

N 28TH ST

GRAMBLING AVE

PROPOSED 29TH  
SUNRISE VALLEY

SUBD

SANTA CR  
FAIRMOM

SU  
FULLE

29TH ST (ROOTH RD)

TERRANOVA SUBDIVISION

PROPOSED  
FULLERTON PLACE  
SUBDIVISION

DUKE AVE

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SUB 2024-0028

# City of McAllen Planning Department

RECEIVED  
MAR 11 2024  
By J. L. C.

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

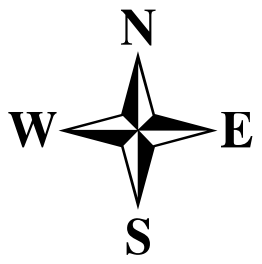
<b>Project Information</b>	Subdivision Name <u>Jackson Commerce Development LOT 9B, PHASE 4</u> <sup>C.H. Jr.</sup>
	Legal Description <u>1.20 Acre tract of land out of lot 9B Jackson Commerce Development Subd, Phase IV, Volume 33, Page 34 map records Hidalgo County, Texas</u>
	Location <u>1021 E. HWY 83</u>
	City Address or Block Number _____
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>1.2</u> Net Acres <u>1.1</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial ( <u>1.2</u> Acres) / <input type="checkbox"/> Residential ( <u>    </u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No <sup>C.H. 7-31-24</sup> <sup>C.H. 7-31-24</sup>
	Existing Zoning <u>I-1</u> Proposed Zoning <u>I-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
Existing Land Use <u>Vacant</u> Proposed Land Use <u>Car Wash</u>	
Irrigation District # _____ Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>J 2003-04-000-0009-05/1539731</u>	
Estimated Rollback Tax Due <u>x</u> <u>β</u> Tax Dept. Review <u>x M. Reyno</u>	
<b>Owner</b>	Name <u>Thomas Vuong</u> Phone <u>832-477-2284</u>
	Address <u>6310 Cambrai Wood Ln</u> E-mail <u>Thomas@ishinecorp.com</u>
	City <u>Katy</u> State <u>TX</u> Zip <u>77493</u>
<b>Developer</b>	Name <u>Same as Owner</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
<b>Engineer</b>	Name <u>CHLH Engineering, LLC</u> Phone <u>956-687-5560</u>
	Address <u>701 S. 15th Street</u> E-mail <u>cloro@chlhengineering.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>Cloromiro Hinojosa Jr., P.E.</u>
<b>Surveyor</b>	Name <u>Mario Gonzalez/ Rio Delta Surveying</u> Phone <u>956-262-0222</u>
	Address <u>24593 FM88</u> E-mail <u>jmgonzalezrpls@msn.com</u>
	City <u>Monte Alto</u> State <u>TX</u> Zip _____



# LOCATION

JACKSON COMMERCE  
DEVELOPMENT PHASE 4

CH AV



**PROPOSED ISHINE  
CAR WASH**

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8-A

US BUSINESS 83

DEDICATED STREET CLOSED BY ORD. NO 1993-86

20' DEDICATED STREET CLOSED BY ORD. NO 1993-86

K CENTER ST

MONT AVE

UNG 12

ABANDONED ALLEY ORD. NO 2013-70

ABANDONED STREET ORD. NO 2013-70

LOT 2

**PROPOSED**

3 DIVISION

**MOTORS**

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1 2

© 2013-70

LOT 10 JACKSON COMMERCE  
DEVELOPMENT SUBDIVISION PHASE IV  
DOC.#19986310 VOL. 33 PG. 34

# SUBDIVISION PLAT OF JACKSON COMMERCE DEVELOPMENT SUBDIVISION, LOT 9B, PHASE IVA

MCALLEN, TEXAS

ALTA/NSPS LAND TITLE SURVEY 1.20 ACRE TRACT OF LAND, MORE OR LESS  
OUT OF LOT 9 JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV  
VOLUME 33, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS



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

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

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

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

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING  
COMMISSION, CITY OF MCALLEN DATE: \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENTS 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. 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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

\_\_\_\_\_  
REGISTERED PROFESSIONAL SURVEYOR (SEAL)  
MARIO GONZALEZ  
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 5571  
24593 FM 88, MONTE ALTO, TEXAS 78538  
(956) 380-5154

No. \_\_\_\_\_ STATE OF TEXAS.

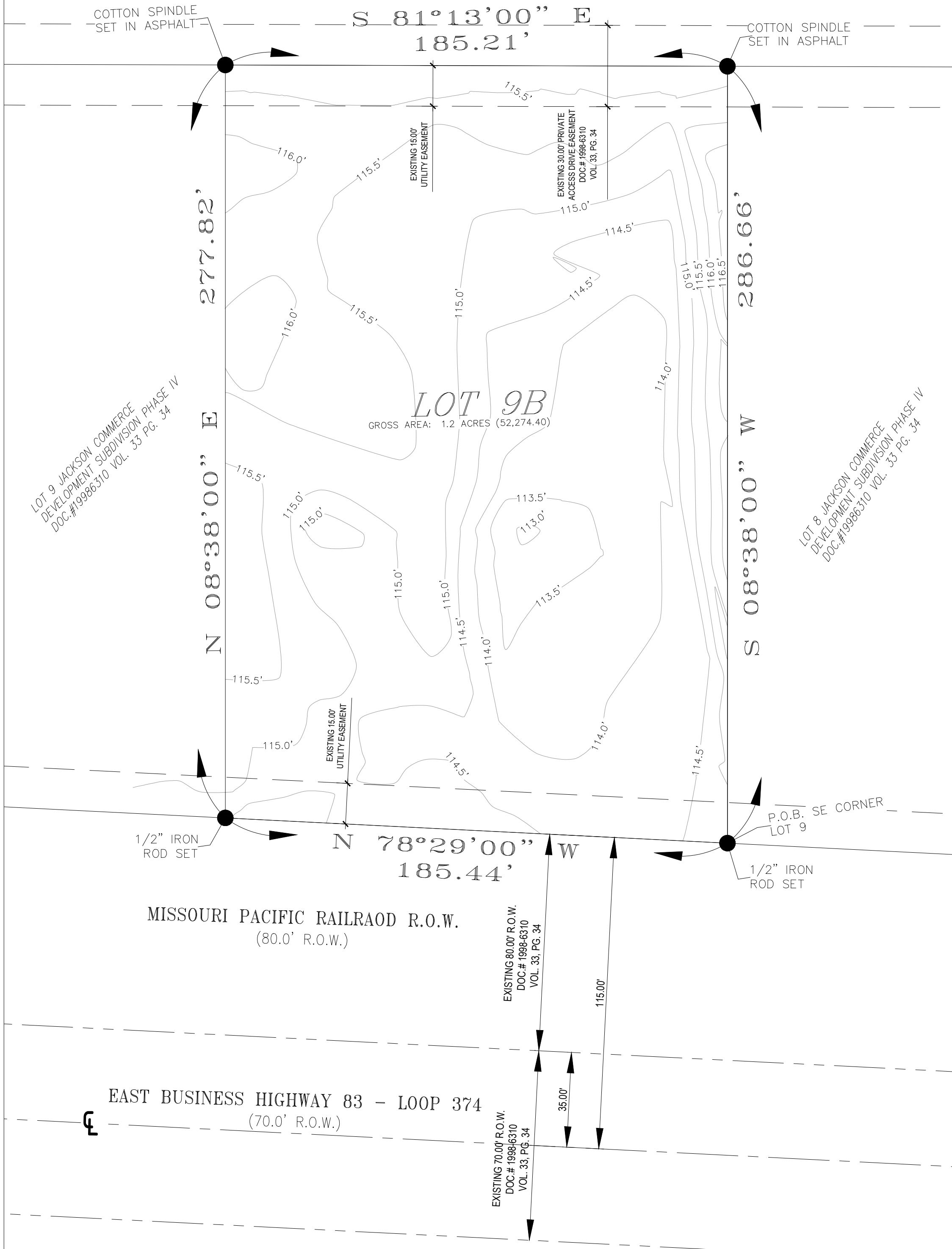
STATE OF TEXAS  
COUNTY OF HIDALGO

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

\_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER (SEAL)  
CLOROMIRO HINOJOSA, JR.  
CHLH ENGINEERING, LLC  
701 S. 15TH STREET, MCALLEN, TX 78501  
(TEL)956-687-5560 (FAX)956-687-5561

No. \_\_\_\_\_ STATE OF TEXAS.

DATE OF PREPARATION: OCTOBER 15, 2024



### METES & BOUNDS:

FIELD NOTES OF A 1.200 ACRE TRACT OUT OF LOT 9, JACKSON COMMERCE SUBDIVISION, PHASE IV, AS DEPICTED AND RECORDED IN VOLUME 33, PAGE 34, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.200 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD SET WITH A SURVEYOR'S CAP STAMPED "SOUTHPOINT 5974" ON THE NORTH LINE OF THE MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY (80.0' RIGHT-OF-WAY WIDTH) AT THE SOUTHEAST CORNER OF SAID LOT 9, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, NORTH 78°29'00" WEST, ALONG THE NORTH LINE OF THE MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 185.44 FEET, TO A 1/2 INCH IRON ROD SET WITH A SURVEYOR'S CAP STAMPED "SOUTHPOINT 5974", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°38'00" EAST, OVER AND ACROSS SAID LOT 9, A DISTANCE OF 277.82 FEET, TO COTTON SPINDLE SET IN ASPHALT ON THE NORTH BOUNDARY LINE OF LOT 9, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°13'00" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 9, A DISTANCE OF 185.21 FEET, COTTON SPINDLE SET IN ASPHALT AT THE NORTHEAST CORNER OF LOT 9, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°38'00" WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 9, A DISTANCE OF 286.66 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT CONTAINS 1.200 ACRES, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "SHINE CAR WASH MCALLEN" SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

\_\_\_\_\_  
OWNER: MCALLEN ISHINE 21 LLC  
DEVELOPER: THOMAS VUONG, (832) 477-2284  
MCALLEN ISHINE 21 LLC 294  
COUNTY ROAD 436A, YOAKUM TEXAS

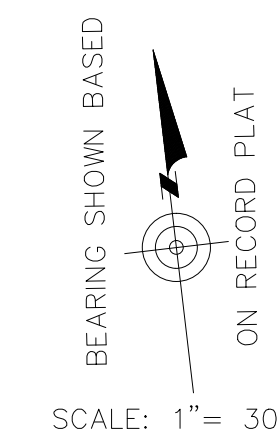
\_\_\_\_\_  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

\_\_\_\_\_  
NOTARY PUBLIC  
HIDALGO COUNTY, TEXAS

\_\_\_\_\_  
NOTARY PUBLIC



- GENERAL NOTES:
- FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
  - THIS PROPERTY APPEARS TO LIE WITHIN ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) ACCORDING TO THE FLOOD COMMUNITY-PANEL NUMBER 4803430005C, EFFECTIVE DATE NOVEMBER 2, 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY. SOUTHPOINT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. (TABLE A, ITEM 3)
  - SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
  - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE OR EASEMENT LINE, OR APPROVED SITE PLAN WHICHEVER REQUIRES THE GREATER SETBACK.
  - BENCHMARK: MC 79, NAVD 89, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE NORTHEAST CORNER OF THE INTERSECTION OF BUS. 83 & MCCOLL.  
EASTING: 1078415.43699  
NORTHING: 16598335.61518  
ELEVATION: 116.20
  - MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
  - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
  - NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
  - AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:  
TOTAL 8,728.32 CF (.200 AC-FT)
  - NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
  - 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES
  - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - COMMON AREAS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
  - MINIMUM 25 FT x 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND A MINIMUM 10 FT x 10 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL ALLEY/STREET INTERSECTIONS.
  - SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
  - THE PRIVATE ACCESS DRIVES SHOWN HEREON PROVIDE INGRESS AND EGRESS TO AND FROM THE LOT CREATED BY THIS SUBDIVISION AND IS INTENDED FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS IN THIS SUBDIVISION, THEIR RESPECTIVE TENANTS, CONTRACTORS, EMPLOYEES, AGENTS, CUSTOMERS, LICENSEES AND INVITEES.

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER: MCALLEN ISHINE 21 LLC	THOMAS VUONG	COUNTY ROAD 436A, YOAKUM TEXAS	(832) 477-2284
ENGINEER: CHLH ENGINEERING, LLC	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501	(956) 687-5560
SURVEYOR: RIO DELTA SURVEYING	MARIO GONZALEZ	24593 FM 88, MONTE ALTO, TEXAS 78538	(956) 380-5154





Reviewed On: 10/30/2024

<b>SUBDIVISION NAME: JACKSON COMMERCE DEVELOPMENT LOT 9B, PHASE IV (PREVIOUSLY I SHINE CAR WASH - MCALLEN)</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>(LOOP 374): E. Business Highway 83 . Plat Shows existing 70.0' R.O.W. need to finalize requirement for any dedication for a 100.0' R.O.W. prior to final.                  **Land Fronting property is owned by the Missouri Pacific Railroad company, this requirement does not apply.                  **80.0' R.O.W. also shown for railroad.                  **Paving: BY STATE. Curb &amp; gutter: BY STATE.                  Revisions Needed:                  -Label Total R.O.W. after accounting for all R.O.W. dedications - use applicable arrow annotation lines.                  -Must Include Document #'s on plat and must provide any documents for staff review as applicable regarding existing R.O.W.                  ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                  ***Monies must be escrowed if improvements are not constructed prior to recording.</p> <hr/> <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> <hr/> <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> <p>* 1,200 ft. Block Length.                  **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts.                  **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac.                  **Subdivision Ordinance: Section 134-105</p>	Required
	NA
	NA
	Applied
	NA
	NA
	Applied
<b>ALLEYS</b>	
<p>R.O.W.: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial properties.                  **A 30.0' access easement exists on the north side of property.                  -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks &amp; Private Access Drives.                  ***Subdivision Ordinance: Section 134-106</p>	Applied

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



<b>SETBACKS</b>	
<p>* Front: 45 ft. or in line with average setback of existing structures, or easement, whichever is greater.                      -Clarify proposed setback notes and ensure compliance with minimum setback requirements and as noted on recorded subdivision plat, prior to final.                      -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks &amp; Private Access Drives.                      *****Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: Proposed 10 ft. or greater for easements.                      -Clarify proposed setback and ensure compliance with minimum setback requirements as noted on recorded subdivision plat, prior to final.                      -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks &amp; Private Access Drives.                      *****Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: Proposing 6 ft. or greater for easements, whichever is greater.                      - Clarify proposed setback and ensure compliance with minimum setback requirements and as noted on existing recorded subdivision, prior to final.                      -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks &amp; Private Access Drives.                      ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 ft. or greater for easements.                      **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: 18 ft. except where greater setbacks are required; greater setback applies.                      ***Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
<b>SIDEWALKS</b>	
<p>* 4 ft. wide minimum sidewalk required along E. Business Highway 83.                      *Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements.                      **Land Fronting property is owned by the Missouri Pacific Railroad company, this requirement does not apply.                      ***Subdivision Ordinance: Section 134-120</p>	NA
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	NA
<b>BUFFERS</b>	
<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>	Applied
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted.                      As per Traffic Department: No Direct Access to Hwy 83 would be granted, Egress and Ingress to and from the development would be through the dedicated private easement.                      **Must comply with City Access Management Policy</p>	Applied

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

<p>*Per recorded plat, needs to add note that says the following: "Site Plan must be approved by the Planning and Zoning Commission prior to issuance of any building permits."</p>	<p>Applied</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>Applied</p>
<p>*Access Easement on North side of Lot 9B proposed as per recorded lot. **Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>* 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</p>	<p>NA</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public street: Lot 9B has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>*Minimum Lot width and lot area: Lot 9B has no frontage on the street but has a shared access easement along the north side of the lot. Variance granted on August 25, 1997 by the City Commission to allow lots not to front a public street as part of the original subdivision. **Zoning Ordinance: Section 138-356"</p>	<p>Applied</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing I-1 Proposed C-3L. **As noted on application, the proposed zoning is C-3L needs to verify zoning prior to final and revise applications as needed. ***Zoning Ordinance: Article V</p>	<p>Required</p>
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	<p>NA</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee. As per Parks Department, properties in Commercial Zoning are not subject to Parks Department requirements. If switching to residential, park requirements apply.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If switching to residential, park requirements apply.</p>	<p>NA</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC. If switching to residential, park requirements apply.</p>	<p>NA</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, TG Approved, no TIA required.</p>	<p>Applied</p>

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

<p>* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TG Approved, no TIA required.</p>	<p>Applied</p>
<p><b>COMMENTS</b></p>	
<p>Comments:                  -Subdivision was approved in Final Form at the meeting of July 10, 2024.                  -As per the request of the Engineer, the subdivision name was changed to reflect the following:                  "Jackson Commerce Development Lot 9B, Phase IVA Subdivision"                  -Re-Plat to reflect existing plat notes recorded on the original plat of Jackson Commerce Development Phase IV, this includes plat notes for setbacks &amp; Private Access Drives.                  **For this replat, finalize inclusion of remainder portion of lot 9, prior to recording as part of this replat. Please notify our department on the status of this procedure.                  **If any easements proposed to be abandoned, requirements would need to be completed prior to final.                  **If changing or removing restrictions or notes, vacate and replat will be required.                  **Existing plat notes remain as noted on recorded plat.                  **Need to label legal descriptions of the surrounding properties on the plat.                  **Provide Documents of the R.O.W. for staff review.                  *Must Comply with all department requirements prior to Final.                  *Must Comply with all department requirements prior to Recording.                  *Must comply with City's Access Management Policy.</p>	<p>Required</p>
<p><b>RECOMMENDATION</b></p>	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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



# LOCATION

CH AV

JACKSON COMMERCE  
DEVELOPMENT PHASE 4

9



PROPOSED ISHINE  
CAR WASH

9

8

8-A

US BUSINESS 83

12  
13  
16  
18  
1  
5  
MONT AVE  
JUNG AVE  
12

PROPOSED  
DIVISION  
MOTORS

ABANDONED STREET ORD. NO 2013-70

1

D

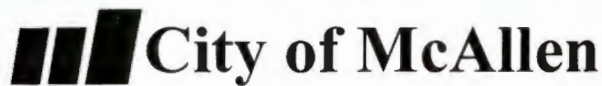
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Sub 2024-0078

Revised App.



# 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 Vacating a Portion of Racquet Club and Replat Park West Subdivision  
 Legal Description 23.918 acres, being a part or portion out of Racquet Club Subdivision Vol 18, Page 60, H.C.M.R. and being a part or portion out of Lot 13 Section 277, Texas-Mexican Railway Company;s Survey Vol 24, Page 168, H.C.D.R.  
 Location Northwest corner of North 10th Street and Sprague Road  
 City Address or Block Number 11201 N. 10th Street  
 Total No. of Lots 86 Total Dwelling Units 85 Gross Acres 23.918 Net Acres \_\_\_\_\_  
 Public Subdivision/ Private and Gated / Private but Not Gated within ETJ:  Yes/ No  
 For Fee Purposes:  Commercial ( 6.057 Acres )/ Residential ( 85 Lots) Replat:  Yes/ No  
 Existing Zoning C-3 & R-3T Proposed Zoning R-1 Applied for Rezoning  No/ Yes: Date \_\_\_\_\_  
 Existing Land Use Vacant Proposed Land Use Single-Family Residential  
 Irrigation District # HCID#1 Water CCN:  MPU/ Sharyland Water SC Other \_\_\_\_\_  
 Agricultural Exemption:  Yes/ No Parcel # 297507, 265628 & 297511  
 Estimated Rollback Tax Due 43,909.45 Tax Dept. Review UPG

Owner

Name N. 10th Raquet Club, LLC - Stephen C Reynolds and Francis Rydell Phone c/o (956) 381-0981  
 Address PO Box 362 and 4705 S Duluth Avenue E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com  
 City Edinburg and Sioux Falls State TX & SD Zip 78539 & 57105-6738

Developer

Name Domain Development, Corp. Phone (956) 661-8888  
 Address 1200 Auburn Street, Suite 250 E-mail shavi@aurielinvestments.com  
 City McAllen State TX Zip 78504  
 Contact Person Shavi Mahtani, President

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981  
 Address 115 West McIntyre Street E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com  
 City Edinburg State TX Zip 78541  
 Contact Person Mario A Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981  
 Address 115 West McIntyre Street E-mail robert@meldenandhunt.com  
 City Edinburg State TX Zip 78541

JUL 22 2024

aw

VAR 2024-0044



# City of McAllen

## Planning Department

### VARIANCE TO SUBDIVISION PROCESS APPLICATION

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>	Legal Description	23.918 acre situated in the City of McAllen, Hidalgo County, Texas being a part of portion out of Racquet Club Subdivision according to the plat thereof recorded and Volume 18, Page 60 H.C.M.R. and being a part of portion out of Lot 13, Section 277, Texas-Mexican Railway Company's Survey according to the plat thereof recorded in Volume 24, Page 168, H. C. D.R.			
	Proposed Subdivision (if applicable)	Vacating a Portion of Racquet Club & Replat Park West Subd			
	Street Address	11201 North 10th Street			
		Number of lots	86	Gross acres	23.918
	Existing Zoning	C-3 and R-3T	Existing Land Use	Vacant	

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

<b>Applicant</b>	Name	Melden & Hunt, Inc. c/o Mario A Reyna, P.E.	Phone	(956) 381-0981	
	Address	115 West McIntyre Street	E-mail	mario@meldenandhunt.com/beto@meldenandhunt.com drobles@meldenandhunt.com	
	City	Edinburg	State	Texas	Zip

<b>Owner</b>	N. 10th Raquet Club, LLC - Stephen C					
	Name	Reynolds and Francis Rydell	Phone	(956) 661-8888		
	Address	PO Box 362 and 4705 S Duluth Avenue	E-mail	shavi@aurielinvestments.com		
	City	Edinburg and Sioux Falls	State	TX & SD	Zip	78539 & 57105-6738

<b>Authorization</b>	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?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	<u></u> Date <u>August 20, 2024</u>
	Print Name <u>Mario A. Reyna, P.E.</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent	

<b>Office</b>	*FOR OFFICE USE ONLY*	
	APPLICATION FILING FEE:	<input checked="" type="checkbox"/> \$250.00
	Accepted by _____	Payment received by _____ Date _____

Rev 06/21







# City of McAllen

## *Planning Department*

### REASON FOR APPEAL

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

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

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

Reason for Appeal

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

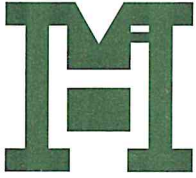

2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.


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.

The variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights that other property owners may enjoy within the proposed 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.

The variance will not have any negative effect or prevent the orderly subdivision of other lands within the area in accordance with the provisions of this chapter and the City of McAllen and all other areas surrounding the proposed subdivision have been developed already.

TBPELS Firm # F-1435  
TBPELS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

October 11, 2024

City of McAllen Planning Dept.  
Attn: Edgar Garcia, Planning Director  
311 N. 15th St.  
McAllen, TX 78501

**Re: Vacating a Portion of Racquet Club and Replat of Park West Subdivision  
(PRIVATE SUBDIVISION)– Variance Request to City of McAllen**

Dear Mr. Garcia:

On behalf of the developer, Domain Development, Corporation, and in reference to Vacating a Portion of Racquet Club and Replat of Villages at Park West Subdivision we respectfully request a variance for the following items.

**1. E/W ¼ Mile Collector (Northern boundary):**

**Requirement:** E/W ¼ Mile Collector ROW dedication

**Proposal:** The developer is requesting to not dedicate ROW nor escrow for this road. Plans were designed without this any stub outs to N. Bicentennial Road due to the City's position of not allowing any stub outs to this road.

**2. Block Length:**

**Requirement:** Max. allowed 1,200 ft.

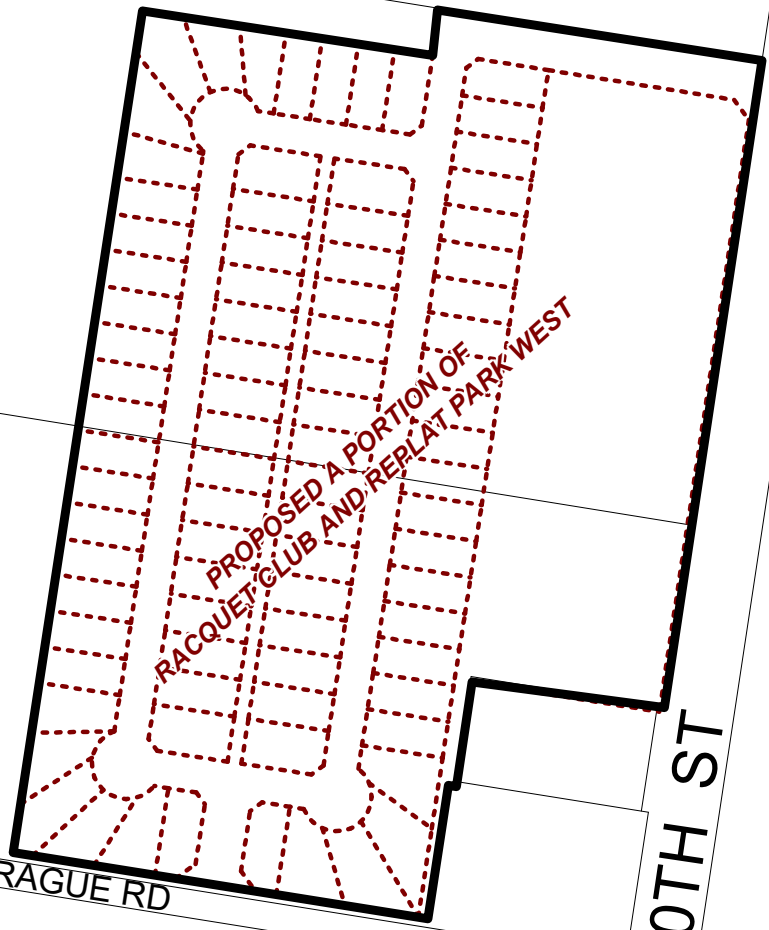
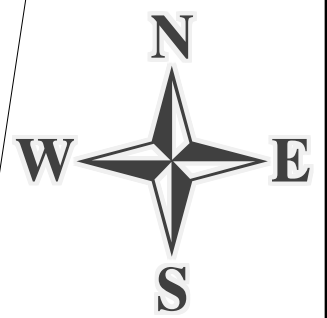
**Proposal:** The north/south block length is 1,252 ft. approximately. This subdivision is proposed to be private and also Villages at Park West Subdivision (adjacent west). They will both have their main access off of Sprague Road, and Park West Subdivision will have a secondary exit off of N. 10<sup>th</sup> Street.

Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,

Mario A. Reyna, P.E.  
President

# LOCATION



10TH ST

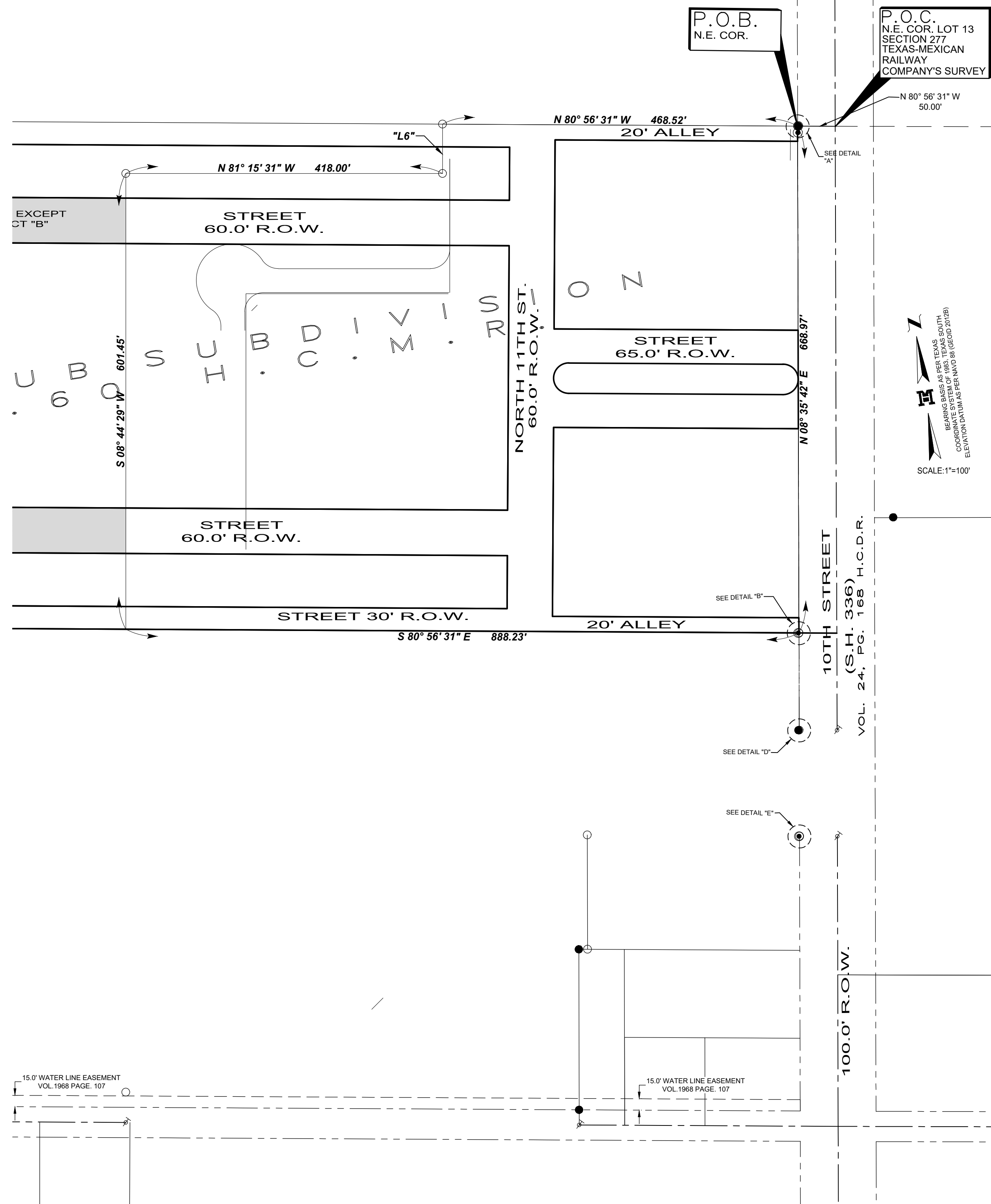
10TH ST

SPRAGUE RD

SPRAGUE RD



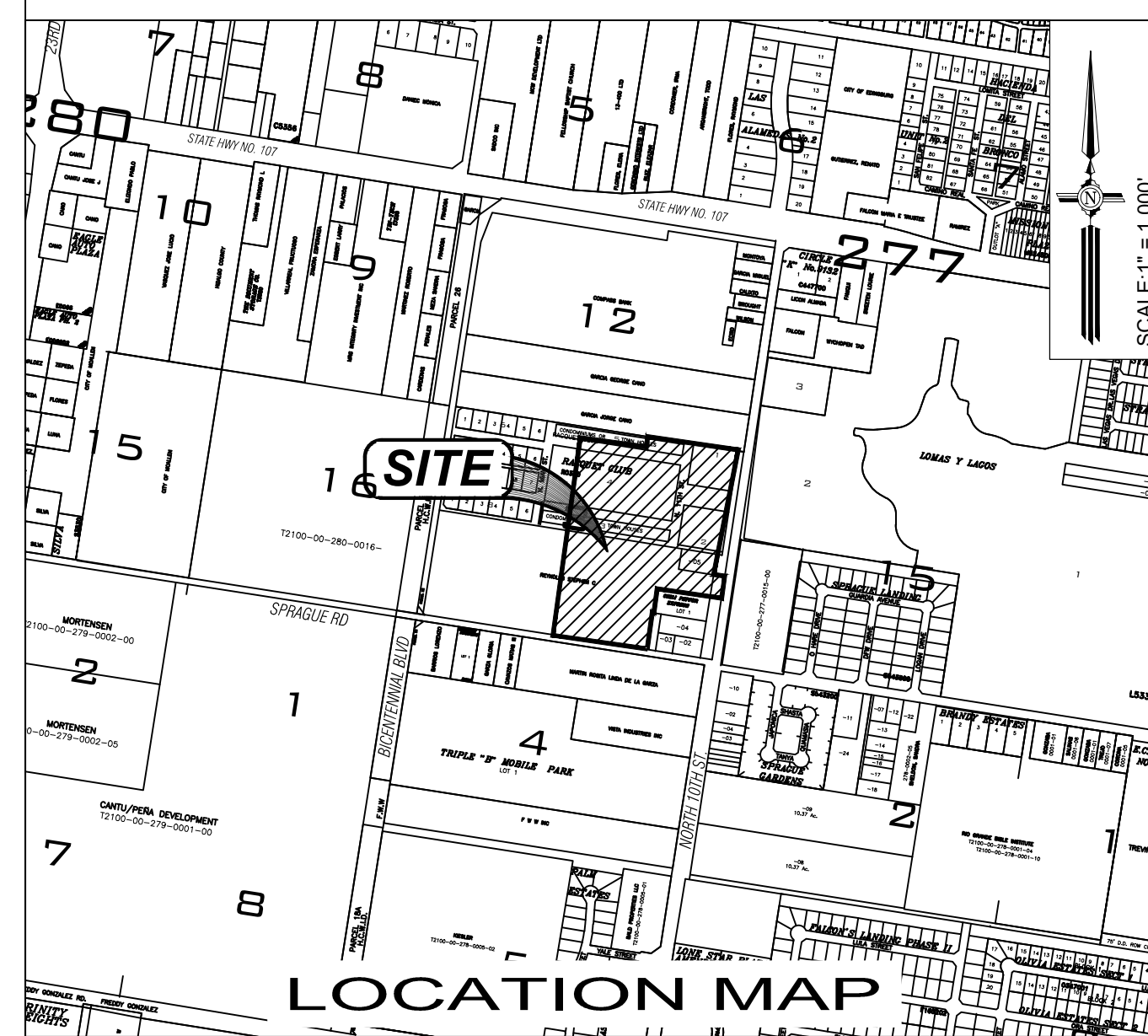
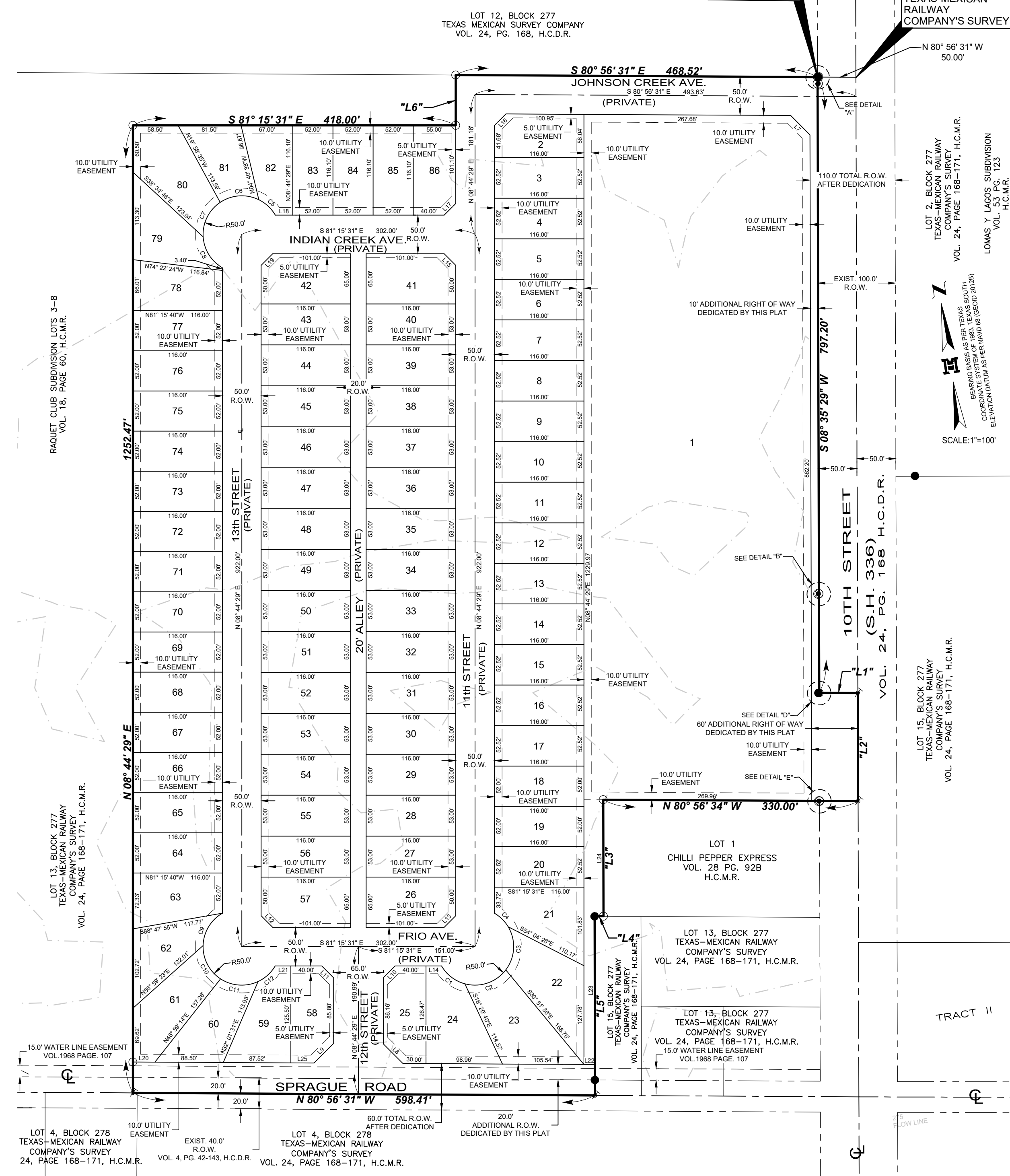
SCALE: 1"=100'



Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
3	6092.32	0.140	48	6148.00	0.141
4	6092.32	0.140	49	6148.00	0.141
5	6092.32	0.140	50	6148.00	0.141
6	6092.32	0.140	51	6148.00	0.141
7	6092.32	0.140	52	6148.00	0.141
8	6092.32	0.140	53	6148.00	0.141
9	6092.32	0.140	54	6148.00	0.141
10	6092.32	0.140	55	6148.00	0.141
11	6092.32	0.140	56	6148.00	0.141
12	6092.32	0.140	57	7427.50	0.171
13	6092.32	0.140	58	6485.81	0.149
14	6092.32	0.140	59	7414.19	0.170
15	6092.32	0.140	60	7205.45	0.165
16	6092.32	0.140	61	8161.83	0.187
17	6092.32	0.140	62	6637.20	0.152
18	6032.00	0.138	63	7211.10	0.166
19	6032.00	0.138	64	6032.00	0.138
20	6092.32	0.140	65	6032.00	0.138
21	8252.85	0.189	66	6032.00	0.138
22	8956.42	0.206	67	6032.00	0.138
23	9283.37	0.213	68	6032.00	0.138
24	8445.51	0.194	69	6032.00	0.138
25	6522.27	0.150	70	6032.00	0.138
26	7427.50	0.171	71	6032.00	0.138
27	6148.00	0.141	72	6032.00	0.138
28	6148.00	0.141	73	6032.00	0.138
29	6148.00	0.141	74	6032.00	0.138
30	6148.00	0.141	75	6032.00	0.138
31	6148.00	0.141	76	6032.00	0.138
32	6148.00	0.141	77	6032.00	0.138
33	6148.00	0.141	78	6844.23	0.157
34	6148.00	0.141	79	7353.92	0.169
35	6148.00	0.141	80	9076.59	0.208
36	6148.00	0.141	81	6270.65	0.144
37	6148.00	0.141	82	5962.71	0.137
38	6148.00	0.141	83	6037.20	0.139
39	6148.00	0.141	84	6037.20	0.139
40	6148.00	0.141	85	6037.20	0.139
41	7427.50	0.171	86	6273.00	0.144
42	7427.50	0.171			
43	6148.00	0.141			
44	6148.00	0.141			
45	6148.00	0.141			
46	6148.00	0.141			
47	6148.00	0.141			

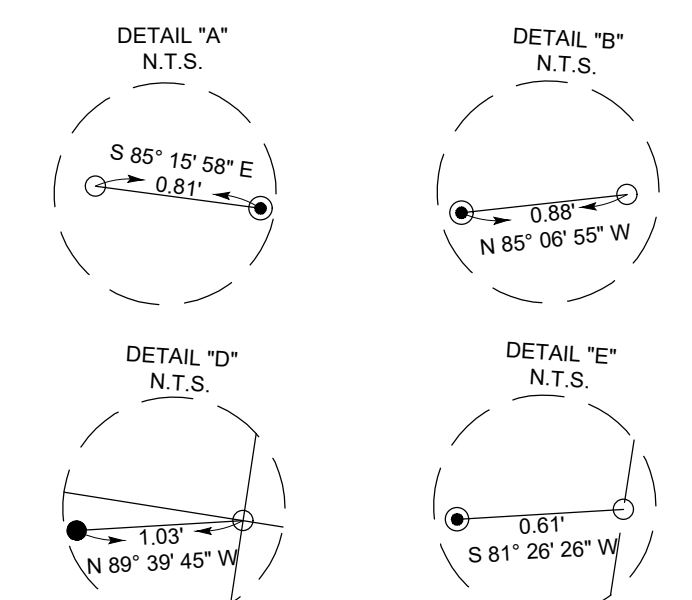
**LEGEND**  
 ● FOUND NO. 4 REBAR  
 ○ FOUND PIPE  
 ○ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.  
 ⊕ SET NAIL  
 R.O.W. - RIGHT OF WAY  
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
 N.E. COR. - NORTHEAST CORNER  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCING  
 W.D.V.L. - WARRANTY DEED WITH VENDORS LIEN  
 G.W.D. - GENERAL WARRANTY DEED  
 E.W.D. - EXCHANGE WARRANTY DEED  
 G.G.W.D. - GENERAL GIFT WARRANTY DEED

SCALE: 1"=100'



**VACATE A PORTION OF RACQUET CLUB SUBDIVISION**

BEING A SUBDIVISION OF 3.978 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO TEXAS, BEING ALL OF LOT 1 AND 2 A PART OR PORTION OUT OF LOTS 3-5 RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS



**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

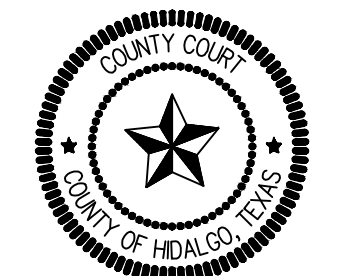
DRAWN BY: CESARILH DATE 10-15-2024  
 SURVEYED, CHECKED DATE  
 FINAL CHECK DATE

Line #	Length	Direction
L1	50.00'	S80° 56' 31" E
L2	140.00'	S08° 35' 29" W
L3	150.80'	S08° 35' 26" W
L4	11.63'	N80° 56' 33" W
L5	232.00'	S08° 35' 26" W
L6	65.20'	N08° 44' 29" E
L7	35.44'	S36° 04' 56" E
L8	35.45'	S36° 06' 01" E
L9	35.26'	N33° 53' 59" E
L10	21.21'	S53° 44' 29" W
L11	21.21'	S36° 15' 31" E
L12	21.21'	N36° 15' 31" W
L13	21.21'	S53° 44' 29" W
L14	20.20'	N81° 15' 31" W
L15	21.21'	S36° 15' 31" E
L16	21.19'	N54° 00' 10" E
L17	21.21'	N33° 44' 29" E
L18	22.70'	N81° 15' 31" W
L19	21.21'	N33° 44' 29" E
L20	28.49'	N80° 56' 31" W
L21	20.20'	N81° 15' 31" W
L22	14.25'	N80° 56' 31" W
L23	191.99'	N08° 35' 26" E
L24	150.80'	N08° 35' 26" E
L25	30.00'	N80° 56' 31" W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	39.00'	50.00'	044° 47' 52"	S43° 39' 27" E	38.11'	20.61'
C2	59.29'	50.00'	067° 56' 49"	N79° 58' 12" E	55.88'	33.69'
C3	59.30'	50.00'	067° 56' 49"	N12° 01' 23" E	55.88'	33.69'
C4	25.58'	50.00'	029° 18' 29"	N36° 36' 16" W	25.30'	13.07'
C5	29.64'	50.00'	033° 57' 59"	N38° 14' 30" W	29.21'	15.27'
C6	52.34'	50.00'	059° 58' 38"	N85° 12' 40" W	49.98'	28.85'
C7	52.34'	50.00'	059° 58' 38"	S34° 48' 33" W	49.98'	28.85'
C8	48.94'	50.00'	056° 04' 45"	S23° 13' 08" E	47.01'	26.63'
C9	50.86'	50.00'	058° 17' 06"	S39° 35' 56" W	48.70'	27.88'
C10	50.87'	50.00'	058° 17' 13"	S18° 41' 14" E	48.70'	27.88'
C11	50.87'	50.00'	058° 17' 13"	S76° 58' 27" E	48.70'	27.88'
C12	30.67'	50.00'	035° 08' 27"	N56° 18' 43" E	30.19'	15.83'

**SUBDIVISION FOR PARK WEST SUBDIVISION**

BEING A SUBDIVISION OF 23.918 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS.



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

**METES AND BOUNDS DESCRIPTION:**

A TRACT OF LAND CONTAINING 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 23.918 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.918 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, AT A DISTANCE OF 668.97 FEET PASS A NO. 4 REBAR SET AT THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FROM WHICH AN IRON PIPE FOUND BEARS N 85° 06' 55" W A DISTANCE OF 0.88 FEET, CONTINUING A TOTAL DISTANCE OF 797.20 FEET TO A NO. 4 REBAR SET AT THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET FROM WHICH A NO. 4 REBAR FOUND BEARS N 89° 39' 45" W A DISTANCE OF 1.03 FEET, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 80° 56' 31" E WITHIN THE EXISTING RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 50.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 13, SECTION 277, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 35' 29" W ALONG THE EAST LINE OF SAID LOT 13, SECTION 277, A DISTANCE OF 140.00 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 80° 56' 34" W AT DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET AND THE NORTHEAST CORNER OF LOT 1, CHILLI PEPPER EXPRESS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28, PAGE 92, HIDALGO COUNTY MAP RECORDS, FROM WHICH A FOUND PIPE BEARS S 81° 26' 26" W A DISTANCE OF 0.61 FEET, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 35' 29" W ALONG THE WEST LINE OF SAID LOT 1, CHILLI PEPPER EXPRESS, A DISTANCE OF 150.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 80° 56' 33" W, A DISTANCE OF 11.63 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO JOHN P. ABRAHAM BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3407749, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 08° 35' 29" W ALONG THE WEST LINE OF SAID JOHN P. ABRAHAM, AT A DISTANCE OF 212.00 AT THE NORTH EXISTING RIGHT-OF-WAY LINE OF SAID SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 232.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 13, SECTION 277, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 277, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 598.41 FEET TO A NAIL SET WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
9. THENCE, N 08° 44' 29" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, AT A DISTANCE OF 651.02 FEET PASS A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1,252.47 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
10. THENCE, S 81° 15' 31" E A DISTANCE OF 418.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 08° 44' 29" E A DISTANCE OF 65.20 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 468.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.918 ACRES TOTAL, SAVE AND EXCEPT 3.978 ACRES, LEAVING 19.940 ACRES GROSS OF WHICH 0.161 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET, AND 0.275 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, LEAVING A NET OF 19.504 ACRES OF LAND, MORE OR LESS.

**SAVE AND EXCEPT**

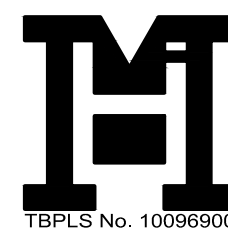
A TRACT OF LAND CONTAINING 3.978 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO TEXAS, BEING OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 3.978 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 29" W ALONG THE EAST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, N 80° 59' 31" W A DISTANCE OF 320.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 09° 03' 29" W A DISTANCE OF 249.48 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 80° 56' 31" E A DISTANCE OF 322.03 FEET TO A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 130.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 80° 56' 31" W A DISTANCE OF 323.09 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 09° 03' 29" W A DISTANCE OF 249.47 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 80° 59' 31" E A DISTANCE OF 325.12 FEET TO A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
10. THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION A DISTANCE OF 888.28 FEET TO A NO. 4 REBAR SET FOR, FOR THE SOUTHWEST CORNER OF THIS TRACT;
11. THENCE, N 08° 44' 29" E A DISTANCE OF 30 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 80° 56' 31" E A DISTANCE OF 503.16 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, N 09° 03' 29" E A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, N 80° 56' 31" W A DISTANCE OF 503.54 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, N 08° 44' 29" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 80° 56' 31" E A DISTANCE OF 503.88 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, N 09° 03' 29" E A DISTANCE OF 348.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, N 80° 56' 31" W A DISTANCE OF 505.80 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, N 08° 44' 29" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
20. THENCE, S 80° 56' 31" E A DISTANCE OF 506.13 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, N 09° 03' 29" E A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, N 80° 56' 31" W A DISTANCE OF 98.52 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
23. THENCE, N 08° 44' 29" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;
24. THENCE, S 80° 56' 31" E A DISTANCE OF 468.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.978 ACRES OF LAND, MORE OR LESS.

**LOCATION MAP**



**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: <u>CESARI, L.H.</u>	DATE: <u>10-15-2024</u>
SURVEYED, CHECKED: _____	DATE: _____
FINAL CHECK: _____	DATE: _____

SUBDIVISION MAP OF  
**VACATE A PORTION OF  
RACQUET CLUB SUBDIVISION  
INTO RE-PLAT  
OF PARK WEST SUBDIVISION**  
(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS.

**GENERAL NOTES :**

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) 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 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 490345 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING ORDINANCE:  
FRONT: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES  
LOTS 2-86: 20 FT. OR GREATER FOR EASEMENTS  
REAR: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
LOTS 2-86: 10 FT. OR GREATER FOR EASEMENTS  
SIDES: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
LOTS 2-86: 5 FT. OR GREATER FOR EASEMENTS  
CORNER: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS  
LOTS 2-86: 10 FT. OR GREATER FOR EASEMENTS  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
4. CITY OF MCALLEN BENCHMARK: NUMBER MC SPRAGUE, INSIDE THE WATER TREATMENT PLANT (SPRAGUE STREET) STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEOIDETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16636202.935, E=1076277.893, ELEV.=102.61.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: \_\_\_\_\_ C.F. - AC-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG R.O.W. OF SPRAGUE ROAD, ALONG THE WEST R.O.W. OF 10th STREET AND BOTH SIDES OF ALL INTERIOR STREETS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG SPRAGUE ROAD.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SPRAGUE ROAD.
14. LOT 89 (DETENTION), COMMON/DETENTION AREAS, ANY PRIVATE STREETS/ DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
15. AS PER DECLARATION OF HOA/DEVELOPER COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE VILLAGES AT PARK WEST 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 134-138 SHALL BE NULL & VOID.
16. DEVELOPER/HOMEOWNERS 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/DETENTION AREAS AND ITS PRIVATE STREETS.
17. HOME OWNERS ASSOCIATION COVENANTS FOR THE VILLAGES AT PARK WEST SUBDIVISION AS RECORDED UNDER DOCUMENT NO. \_\_\_\_\_ H.C.D.R.
18. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
19. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UNDER PRIOR TO PLAT RECORDING, THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR VACATING A PORTION OF RACQUET CLUB SUBDIVISION AND RE-PLAT OF PARK WEST SUBDIVISION IS \$59,500.00, BASED ON \$700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON \_\_\_\_\_ WITH THE CONDITIONS LISTED.

**APPROVED BY DRAINAGE DISTRICT:**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF PARK WEST SUBDIVISION, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY (THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF NORTH 10th STREET, JOHNSON CREEK AVENUE AND SPRAGUE ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

GEORGE CARDENAS, EXECUTIVE VICE-PRESIDENT  
VANTAGE BANK OF TEXAS  
1502 S. SUGAR ROAD  
EDINBURG, TX 78539

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBE TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE 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, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF PARK WEST SUBDIVISION, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY (THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF NORTH 10th STREET, JOHNSON CREEK AVENUE AND SPRAGUE ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAIN DEVELOPMENT, CORP.  
A TEXAS CORPORATION

SHAVI MAHTANI, PRESIDENT  
1200 AUBURN STREET, SUITE 250  
MCALLEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE 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, WE, THE UNDERSIGNED, HOLDER(S), (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF SECURITY INTREST IN THE ABOVE DESCRIBED PROPERTY, THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS THE VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF PARK WEST 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 HEREIN.

GEORGE CARDENAS, EXECUTIVE VISE-PRESIDENT  
VANTAGE BANK OF TEXAS  
1502 S. SUGAR ROAD  
EDINBURG, TX 78539

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS 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: \_\_\_\_\_

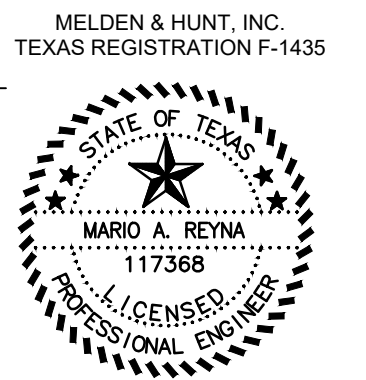
STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS

DATE PREPARED: 10/18/2023  
DATE REVISED: 08/26/2024  
ENGINEERING JOB # 24094.00



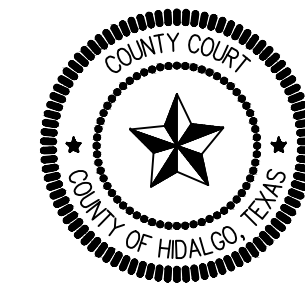
STATE OF TEXAS  
COUNTY OF HIDALGO

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 CITY OF MCALLEN, TEXAS.

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

ROBERTO N. TAMEZ, REGISTERED  
PROFESSIONAL LAND SURVEYOR No. 6238  
STATE OF TEXAS

DATE SURVEYED: 06/13/2024  
SURVEY JOB # 24094.08



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





Reviewed On: 11/1/2024

<b>SUBDIVISION NAME: VACATING A PORTION OF RACQUET CLUB AND REPLAT PARK WEST SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>North 10th Street (S.H. 336): Dedication as required for 60 ft. from centerline for 120 ft. total ROW                      Paving: by the state Curb &amp; gutter: by the state                      - Revise street name as shown above, prior to final.                      *Please add street name as N. 10th Street.                      - Include dimension from centerline after R.O.W. dedication. Dedicating 10 ft. - 60 ft. on N. 10th street for 120 ft. of R.O.W.                      - Provide a copy for existing ROW before dedication, prior to final.                      - Clarify stub out along N. 10th Street just north of Chilli Pepper Express Subdivision.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW                      Paving: 52 ft. Curb &amp; gutter: both sides                      - Provide a copy of R.O.W. documents for staff review as applicable, prior to final.                      - Show dimension of R.O.W. from Centerline after dedication                      - Any issues with R.O.W. dedication over waterline easement for Sprague Road must be resolved before final.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Streets: Dedication as required for 50 ft. total ROW                      Paving: 32 ft. Curb &amp; gutter: both sides                      - Provide for secondary access street to the West development.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	Non-compliance
<p>E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW                      Paving: 40 ft. Curb &amp; gutter: both sides                      - Show R.O.W. dedication for an E/W quarter mile collector on the north side, prior to final.                      ****The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a variance to not dedicate R.O.W. nor escrow for this road. Variance to be presented at the P&amp;Z meeting of November 5, 2024.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to final                      **COM Thoroughfare Plan</p>	TBD

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



<p>Johnson Creek Ave. Proposing 50 ft. of R.O.W. (for single-family residential development)                  Paving: 40 ft. Curb &amp; gutter: Both Sides                  - Please provide GATE DETAILS for staff review.                  *Need gate details to determine of R.O.W. needs to be increased to 65 ft. for gates, islands, pedestrian access, sidewalks, etc. If sliding gate, need an access for it to open into.                  - Additional R.O.W. may be required at the gate area.                  *If Johnson Creek Ave. is private out to N. 10th street or public through lot 1 and private along lot 2, clarify to finalize requirements.                  *If public through lot 1, 60 ft. R.O.W. with 40 ft. of pavement required. Need to clarify to finalize requirements.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>* 1,200 ft. Block Length                  ****The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a variance for the maximum block length of 1,200, of which block length is currently labeled as 1,252 ft. Variance to be presented at the P&amp;Z meeting of November 5, 2024.                  **Subdivision Ordinance: Section 134-118</p>	<p>Non-compliance</p>
<p>* 900 ft. Block Length for R-3 Zone Districts                  **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p><b>ALLEYS</b></p>	
<p>R.O.W.: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial/multi-family properties                  - Please clarify use of Lot 1 to determine alley requirements, prior to final.                  - Proposing 20 ft. private alley for the interior lots.                  **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	
<p>* Front: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures whichever is greater applies (if commercial zoning)                  Lots 2-86: 25 ft. or greater for easements.                  Revisions Needed:                  Proposing: "20 ft. or greater for easements"                  - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning)                  Lots 2-86: 10 ft. or greater for easements                  - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning)                  Lots 2-86: 6 ft. or greater for easements.                  Revisions Needed:                  Proposing: "5 ft. or greater for easements"                  - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>

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<p>* Corner: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning)                  Lots 2-86: 10 ft. or greater for easements                  - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies                  - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements.                  - Please Clarify that this setback will be for all residential lots, prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on North 10th Street, Sprague Road, and both sides of all interior streets and E/W 1/4 mile street along north boundary. Both sides of Johnson Creek Ave. if 1/4 mile variance is approved.                  ****The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a variance to not dedicate R.O.W. nor escrow for the E/W 1/4 mile street. Variance to be presented at the P&amp;Z meeting of November 5, 2024.                  - Sidewalk requirement may increase to 5 ft. along North 10th Street per Engineering Department, prior to final.                  - Revise plat note #8 as applicable wording to be finalized, prior to final.                  **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Sprague Road and 1/4 mile street along north boundary.                  - Revise plat note #9 as applicable working to be finalized, prior to final.                  **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along Sprague Road and E/W 1/4 mile street along north boundary.                  - Revise plat note #13 as applicable wording to be finalized, prior to final.                  **Must comply with City Access Management Policy</p>	<p>Non-compliance</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	<p>Required</p>
<p>* Common Areas, any private streets, alleys, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.                  - Revise plat note #14 as applicable, prior to final.</p>	<p>Non-compliance</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</p>

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

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  **Section 110-72 applies if public subdivision is proposed.                  **Section 134-168 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>Required</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 110-72 applies if public subdivision is proposed.                  **Section 134-168 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public/private streets.                  - Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage, clarify/finalize prior to final.                  **Subdivision Ordinance: Section 134-1</p>	<p>Required</p>
<p>* Minimum lot width and lot area                  - Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage, clarify/finalize prior to final.                  - Lot 33 doesn't comply with minimum 50 ft. width requirement. Verify all lots meet minimum 50 ft. frontage requirements for interior lots and 54 ft. for corner lots for the residential lots.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: R-3T, C-3 Proposed: R-1                  - Clarify use of Lot 1, prior to final.                  - Applications for zoning change received on October 14, 2024, to be presented at the P&amp;Z meeting of 11/19/24.                  ***Zoning Ordinance: Article V</p>	<p>Non-compliance</p>
<p>* Rezoning Needed Before Final Approval                  - Clarify use of Lot 1, prior to final.                  - Applications for zoning change received on October 14, 2024, to be presented at the P&amp;Z meeting of 11/19/24.                  ***Zoning Ordinance: Article V</p>	<p>Non-compliance</p>
<p><b>PARKS</b></p>	
<p>*As per plat submitted on July 19, 2024, plat depicts 85 residential lots, a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording.                  -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19</p>	<p>Required</p>

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



<p>*As per plat submitted on July 19, 2024, plat depicts 85 residential lots, a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19</p>	<p>Required</p>
<p>*As per plat submitted on July 19, 2024, plat depicts 85 residential lots, a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$29,750) based on \$350 per 85 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19</p>	<p>Required</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * TG worksheet submitted, please contact traffic to resolve pending items prior to final. * Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Non-compliance</p>
	<p>TBD</p>
<p><b>COMMENTS</b></p>	
<p>Comments: - Any abandonments must be done by separate document, not by plat, must be finalized prior to final. - Application needs to reflect the subdivision name mentioned on the plat. - Verify and review the bearings/metes and bounds to match what is shown on the plat. *There is a distance and bearing on the Metes and Bounds (Save and Except) for numbers 2. &amp; 4. that are different from what is shown on the survey. - Revise/clarify plat notes #3,8,13,14,17,19. - The signature line and notary for George Cardenas with Vantage bank is duplicated. - Lot area table is missing Lots 1 &amp; 2. - Vacating portion must be redone as it includes a portion that is outside of the original subdivision boundary. - Legal doesn't reference un-platted acreage south to Sprague. **At the Planning and Zoning Commission meeting of August 6, 2024 the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals. **Must comply with City's Access Management Policy.</p>	<p>Required</p>
<p><b>RECOMMENDATION</b></p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL, AND BOARD'S DECISION ON THE VARIANCES.</p>	<p>Applied</p>

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



**LOCATION**



12

10TH ST

MAIN ST

11TH ST

**RACQUET CLUB SUBDIVISION**  
**ING A PORTION OF RAQUET CLUB AND**  
**AT VILLAGES AT PARK WEST**

**GAIN BEPPER EXPRESS SUBD**  
**LOT**

**SPRAGUE RD**

13

2

1

5

6

6

7

7

8

6

3

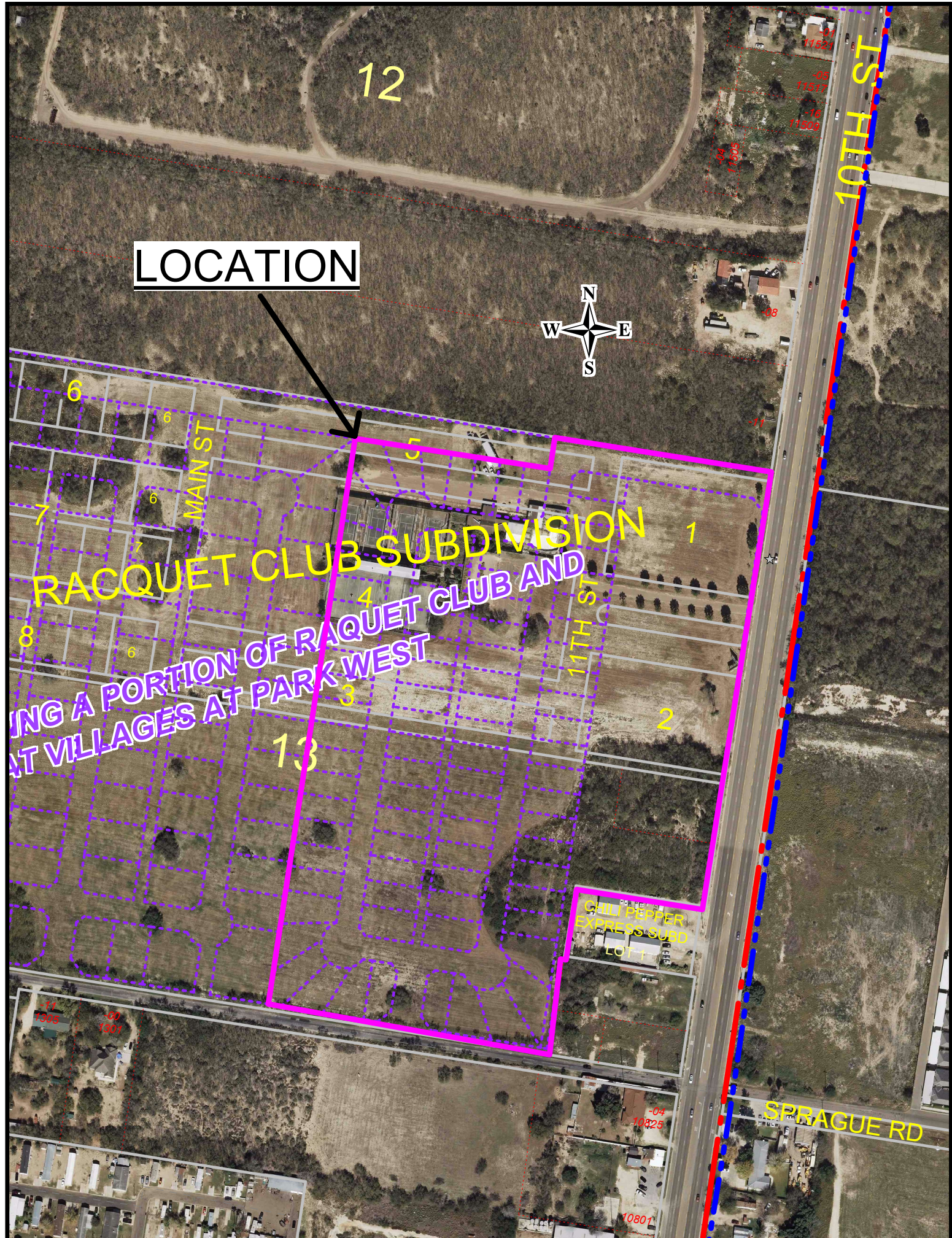
11523  
-03  
11537  
-16  
11508

-08

11  
1098  
-00  
1007

-04  
10825

10801





Sub 2024-0075

# 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 Vacating a Portion of Racquet Club and Replat Villages at Park West Subdivision  
 Legal Description 28.365 acres being out of Racquet Club Subdivision and out of Lot 13, Section 277, Texas Mexican Railway Company's Survey, City of McAllen, Teas according to the plat thereof recorded in Vol 18, Page 60, H.C.D.R.  
 Location Northeast corner of North Bicentennial Boulevard and Sprague Road  
 City Address or Block Number 1400 Sprague Rd  
 Total No. of Lots 89 Total Dwelling Units 88 Gross Acres 28.365 Net Acres \_\_\_\_\_  
 Public Subdivision /  Private and Gated /  Private but Not Gated within ETJ:  Yes /  No  
 For Fee Purposes:  Commercial ( \_\_\_\_\_ Acres) /  Residential ( 89 Lots) Replat:  Yes /  No  
C-3, R-2  
 Existing Zoning & R-3T Proposed Zoning R-3 Applied for Rezoning  No /  Yes: Date \_\_\_\_\_  
 Existing Land Use Vacant Proposed Land Use 4-plex  
 Irrigation District # HCID#1 Water CCN:  MPU /  Sharyland Water SC Other \_\_\_\_\_  
 Agricultural Exemption:  Yes /  No Parcel # 297507 & 265628  
 Estimated Rollback Tax Due \$90,028.78 Tax Dept. Review J. D. L 07/05/24

Owner

Name N, 10th Racquet Club, LLC Stephen C Reynolds, manager Phone c/o (956) 381-0981  
 Address 39718 LOOP ROAD E-mail c/o mario@meldenandhunt.com / beto@meldenandhunt.com / drobles@meldenandhunt.com  
 City Bayview State Texas Zip 78566

Developer

Name Domain Development, Corp. Phone c/o (956) 381-0981  
 Address 1200 Auburn Street, Suite 250 E-mail shavi@aurielinvestments.com  
 City McAllen State Texas Zip 78504  
 Contact Person Shavi Mahtani, President

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981  
 Address 115 West McIntyre Street E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com  
 City Edinburg State Texas Zip 78541  
 Contact Person Mario A Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981  
 Address 115 West McIntyre Street E-mail robert@meldenandhunt.com  
 City Edinburg State Texas Zip 78541

JUL 05 2024

BY: CW



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot **for residential** (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

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

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\***

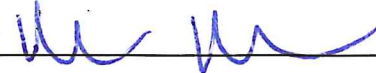
### **PLAT TO SHOW:**

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

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

Owner(s) Signature(s)

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

Signature  Date 07.03.2024

Print Name Mario A Reyna, P.E.

Owner  Authorized Agent

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

EDG

VAR2024-0045



# City of McAllen

## Planning Department

### VARIANCE TO SUBDIVISION PROCESS APPLICATION

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>	Legal Description	23.365 acre situated in the City of McAllen, Hidalgo County, Texas being a part of portion out of Racquet Club Subdivision according to the plat thereof recorded and Volume 18, Page 60 H.C.M.R. and being a part of portion out of Lot 13, Section 277, Texas-Mexican Railway Company's Survey, according to the plat thereof recorded in Volume 24, Page 168, H. C. D.R.		
	Proposed Subdivision (if applicable)	Vacate a Portion of Racquet Club into Replat of Villages at Park W		
	Street Address	<del>11204 North 10th Street</del> 1400 SPRAYE ROAD <i>ML</i>		
	Number of lots	89	Gross acres	23.365
	Existing Zoning	C-3, R-2 & R-3T	Existing Land Use	Vacant

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

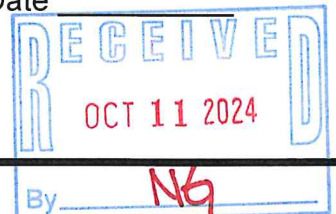
<b>Applicant</b>	Name	Melden & Hunt, Inc. c/o Mario A Reyna, P.E.		Phone	(956) 381-0981
	Address	115 West McIntyre Street		E-mail	mario@meldenandhunt.com/beto@meldenandhunt.com drobles@meldenandhunt.com
	City	Edinburg	State	Texas	Zip

<b>Owner</b>	Name	N. 10th Racquet Club, LLC Stephen C Reynolds		Phone	c/o (956) 381-0981
	Address	39718 LOOP ROAD		E-mail	shavi@aurielinvestments.com
	City	Bayview	State	Texas	Zip

<b>Authorization</b>	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?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	<i>[Signature]</i> Date August 20, 2024
Print Name	Mario A. Reyna, P.E. <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent	

<b>Office</b>	*FOR OFFICE USE ONLY*	
	APPLICATION FILING FEE:	<input checked="" type="checkbox"/> \$250.00
	Accepted by	<u>KF</u> Payment received by _____ Date _____

Rev 06/21







# City of McAllen

## *Planning Department*

### REASON FOR APPEAL

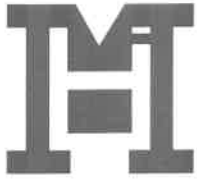
Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: *(If necessary, please use an additional page to complete responses)*

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

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

<b>Reason for Appeal</b>	1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.
	See attachment letter .
	2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
	See attached letter.
	3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.
	The variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights that
	other property owners may enjoy within the proposed 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.
	The variance will not have any negative effect or prevent the orderly subdivision of other lands within the area
	in accordance with the provisions of this chapter and the City of McAllen and all other areas surrounding the
	proposed subdivision have been developed already.





TBPELS Firm # F-1435  
TBPELS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

October 11, 2024

City of McAllen Planning Dept.  
Attn: Edgar Garcia, Planning Director  
311 N. 15th St.  
McAllen, TX 78501

**Re: Vacating a Portion of Racquet Club and Replat Villages at Park West Subdivision (PRIVATE SUBDIVISION)– Variance Request to City of McAllen**

Dear Mr. Garcia:

On behalf of the developer, Domain Development, Corporation, and in reference to Vacating a Portion of Racquet Club and Replat of Villages at Park West Subdivision we respectfully request a variance for the following items.

**1. ROW dedication for N. Bicentennial Blvd:**

**Requirement:** 20 ft. ROW dedication for 75 ft. of ROW from centerline.

**Proposal:** 15 ft. of additional ROW for 70 ft. from centerline for a total of 140 ft. ROW.

This section of N. Bicentennial Blvd. at the intersection with Sprague Road has 4 travel lanes plus an additional “left turn only” lane for eastbound traffic. As you travel north, the paving section decreases from 5 to 4 travel lanes. With the additional 15 ft. proposed to be dedicated, the City will have room for an additional travel lane or a middle lane if necessary. The existing paving sections range from 65’ to 53’ approximately.

**2. Alley/Service Drive for multi-family properties:**

**Requirement:** Private alley required for trash collection for multi-family properties.

**Proposal:** 24 ft. private alley proposed for internal blocks only. Perimeter lots will be served with side-loader dumpsters as approved by Public Works Department. Private alleys to be installed and maintained by property owner/HOA.

**3. E/W ¼ Mile Collector (Northern boundary):**

**Requirement:** E/W ¼ Mile Collector ROW dedication

**Proposal:** The developer is requesting to not dedicate ROW nor escrow for this road. Plans were designed without this any stub outs to N. Bicentennial Road due to the City’s position of not allowing any stub outs to this road.

4. **Block Length:**

**Requirement:** Max. allowed 1,200 ft.

**Proposal:** The north/south block length is 1,317 ft. This subdivision is proposed to be private and also Park West Subdivision (adjacent east). They will both have their main access off of Sprague Road.

5. **Internal roads:**

**Requirement:** 60 ft. ROW/ 40ft. paving for multi-family properties

**Proposal:** 50 ft. ROW/ 40 ft. paving with 10 ft. utility and sidewalk easements on both sides of the streets. Streets will be private and will be installed and maintained by property owners/HOA.

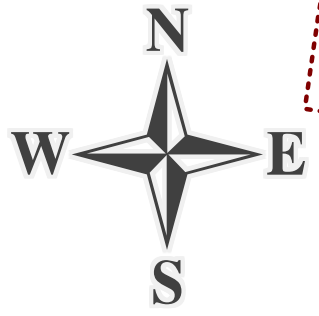
Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,



---

Mario A. Reyna, P.E.  
President



BICENTE

# LOCATION

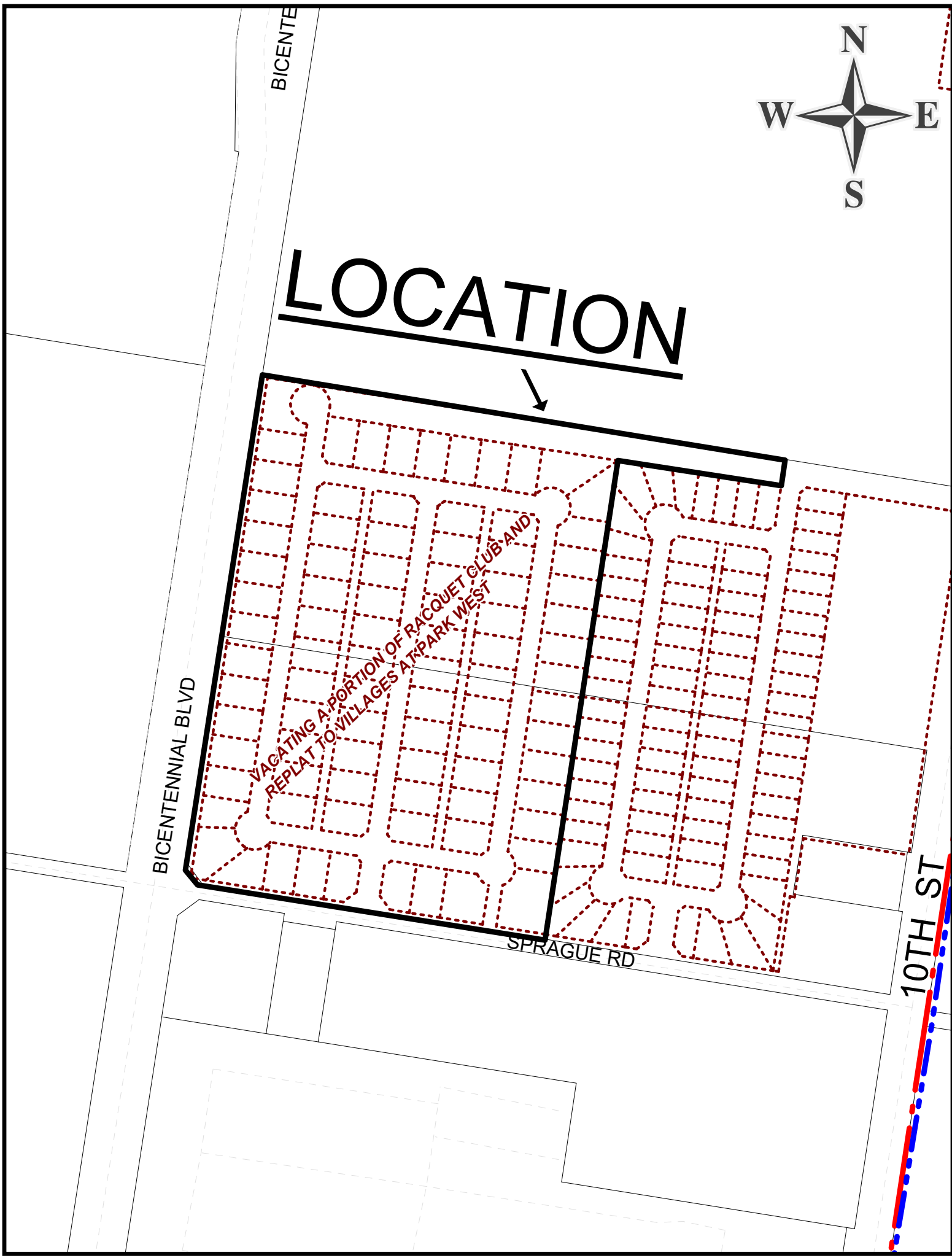


BICENTENNIAL BLVD

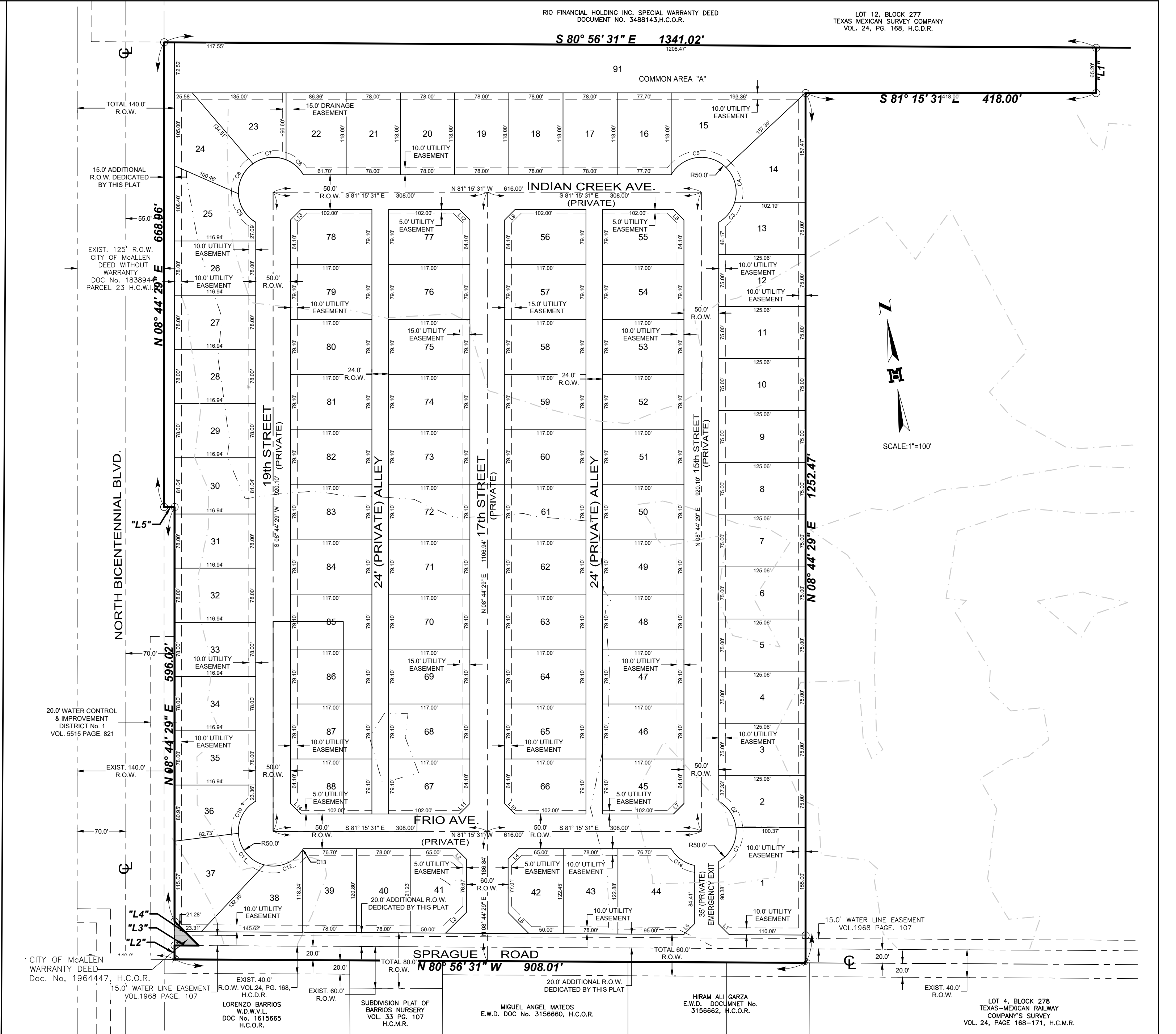
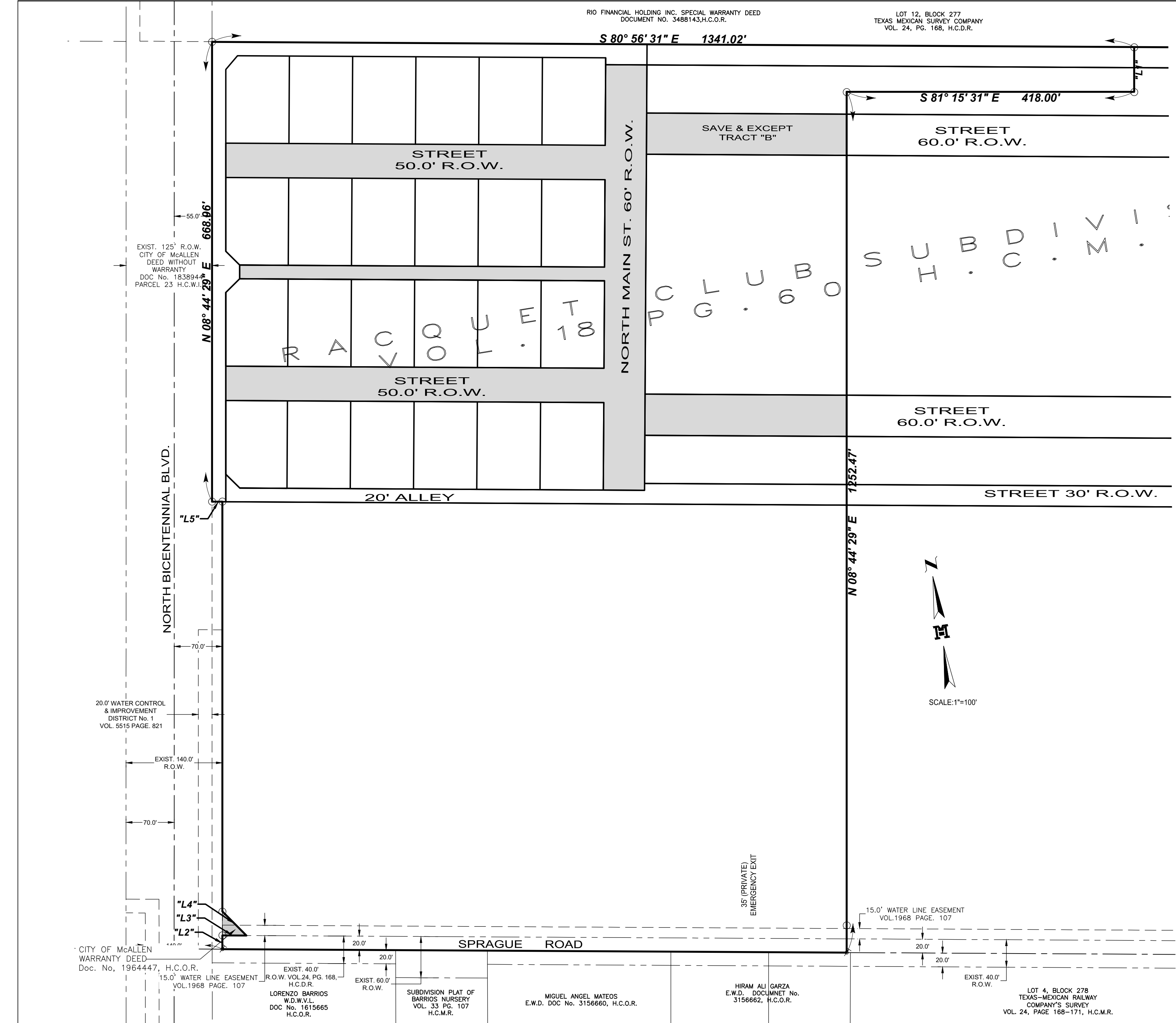
VACATING A PORTION OF RACQUET CLUB AND  
REPLAT TO VILLAGES AT PARK WEST

SPRAGUE RD

10TH ST







**LOCATION MAP**



**VACATING PORTION OF RACQUET CLUB SUBDIVISION**  
 BEING A SUBDIVISION OF 4.765 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS

**LEGEND**

- FOUND NO. 4 REBAR
- FOUND PIPE
- SET NO. 4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT, INC
- ▬ SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
- G.W.D. - GENERAL WARRANTY DEED
- E.W.D. - EXCHANGE WARRANTY DEED
- G.G.W.D. - GENERAL GIFT WARRANTY DEED

**M** MELDEN & HUNT, INC.  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. MCINTYRE - EDINBURG, TX 78841  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CESARILH DATE 10-11-2024  
 SURVEYED, CHECKED DATE  
 FINAL CHECK DATE

Lot Area Table				Lot Area Table				Lot Area Table			
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	263883.11	6.057	31	6270.65	0.144	62	6148.00	0.141	63	6148.00	0.141
2	6522.27	0.150	32	9076.59	0.208	63	6148.00	0.141	64	6148.00	0.141
3	8445.51	0.194	33	7353.92	0.169	64	6148.00	0.141	65	6148.00	0.141
4	9283.37	0.213	35	6032.00	0.138	65	6148.00	0.141	66	6148.00	0.141
5	8956.42	0.206	36	6032.00	0.138	66	6148.00	0.141	67	6148.00	0.141
6	8252.85	0.189	37	6032.00	0.138	67	6148.00	0.141	68	6148.00	0.141
7	6032.00	0.138	38	6032.00	0.138	68	6148.00	0.141	69	6148.00	0.141
8	6032.00	0.138	39	6032.00	0.138	69	6148.00	0.141	70	7427.50	0.171
9	6032.00	0.138	40	6032.00	0.138	70	7427.50	0.171	71	7427.50	0.171
10	6032.00	0.138	41	6032.00	0.138	71	7427.50	0.171	72	6148.00	0.141
11	6032.00	0.138	42	6032.00	0.138	72	6148.00	0.141	73	6148.00	0.141
12	6032.00	0.138	43	6032.00	0.138	73	6148.00	0.141	74	6148.00	0.141
13	6032.00	0.138	44	6032.00	0.138	74	6148.00	0.141	75	6148.00	0.141
14	6032.00	0.138	45	6032.00	0.138	75	6148.00	0.141	76	6148.00	0.141
15	6032.00	0.138	46	6032.00	0.138	76	6148.00	0.141	77	6148.00	0.141
16	6032.00	0.138	47	6032.00	0.138	77	6148.00	0.141	78	6148.00	0.141
17	6032.00	0.138	48	6032.00	0.138	78	6148.00	0.141	79	6148.00	0.141
18	6032.00	0.138	49	7211.10	0.166	79	6148.00	0.141	80	6148.00	0.141
19	6032.00	0.138	50	6637.20	0.152	80	6148.00	0.141	81	6148.00	0.141
20	6032.00	0.138	51	8161.83	0.187	81	6148.00	0.141	82	6148.00	0.141
21	6032.00	0.138	52	7205.45	0.165	82	6148.00	0.141	83	6148.00	0.141
22	6032.00	0.138	53	7414.19	0.170	83	6148.00	0.141	84	6148.00	0.141
23	6032.00	0.138	54	6485.81	0.149	84	6148.00	0.141	85	6148.00	0.141
24	6032.00	0.138	55	7427.50	0.171	85	6148.00	0.141	86	7427.50	0.171
25	6230.34	0.143	56	6148.00	0.141	86	7427.50	0.171	87	9254.70	0.212
26	6273.00	0.144	57	6148.00	0.141	87	9254.70	0.212	88	9142.20	0.210
27	6037.20	0.139	58	6148.00	0.141						
28	6037.20	0.139	59	6148.00	0.141						
29	6037.20	0.139	60	6148.00	0.141						
30	5962.71	0.137	61	6148.00	0.141						

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Tangent
C1	39.09	50.00	044° 47' 52"	S43° 39' 27"E	38.11'
C2	59.29	50.00	067° 56' 49"	N79° 58' 12"E	55.88'
C3	59.30	50.00	067° 56' 49"	N12° 01' 23"E	55.88'
C4	25.58	50.00	029° 18' 29"	N36° 36' 16"W	25.30'
C5	29.64	50.00	033° 57' 59"	N38° 14' 30"W	29.21'
C6	52.34	50.00	059° 58' 38"	N85° 12' 49"W	49.98'
C7	52.34	50.00	059° 58' 38"	S34° 48' 33"W	49.98'
C8	48.94	50.00	056° 04' 45"	S23° 13' 08"E	47.01'
C9	50.88	50.00	058° 17' 05"	S39° 35' 56"W	46.70'
C10	50.87	50.00	058° 17' 15"	S18° 41' 14"E	46.70'
C11	50.87	50.00	058° 17' 15"	S76° 58' 27"E	46.70'
C12	30.67	50.00	035° 08' 27"	N56° 18' 43"E	30.19'
C13	2.50	50.00	002° 51' 36"	N40° 10' 17"E	1.25'

Line Table		
Line #	Length	Direction
L1	21.21	N36° 15' 31"W
L2	21.21	N36° 15' 31"W
L3	42.31	S53° 53' 59"W
L4	21.21	S53° 44' 29"W
L5	42.54	S36° 06' 01"E
L6	21.21	S53° 44' 29"W
L7	21.21	N53° 44' 29"E
L8	21.21	N36° 15' 31"W
L9	21.21	S53° 44' 29"W
L10	21.21	S36° 15' 31"E
L11	21.21	N53° 44' 29"E
L12	21.21	N36° 15' 31"W
L13	21.21	S53° 44' 29"W
L14	21.21	S36° 15' 31"E

Common Area		
Lot #	SQ. FT.	Area
"A"	91307.67	2.098

**RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION**

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 27, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS.



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: 11/1/2024

**SUBDIVISION NAME: VACATING A PORTION OF RACQUET CLUB AND REPLAT VILLAGES AT PARK WEST**

**REQUIREMENTS**

**STREETS AND RIGHT-OF-WAYS**

<p>North Bicentennial Boulevard: Dedication as required for 75 ft. from centerline for 150 ft. total ROW                  Paving: 65 ft. - 105 ft. Curb &amp; gutter: both sides                  - Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final.                  - Clarify the dashed lines shown on the North and South sections of N. Bicentennial Blvd.                  - Clarify Document labeled as "Deed Without Warranty."                  ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to dedicate 15 ft. of additional R.O.W. for 70 ft. from centerline for 140 ft. total R.O.W. instead of the required 20 ft. of R.O.W. dedication for 75 ft. from centerline for 150 ft. of R.O.W. Variance to be presented at the P&amp;Z meeting of November 5, 2024.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW                  Paving: 52 ft. Curb &amp; gutter: both sides                  - Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final.                  - Clarify southwest corner of subdivision as it appears that a portion of Sprague won't be dedicated.                  - Label the distance from centerline to the dedicated R.O.W.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Interior Streets: Dedication as required for 60 ft. total R.O.W.                  Paving: 40 ft. Curb &amp; gutter: both sides                  - Street names to be finalized, prior to final.                  - Additional ROW may be required at the gate area.                  - Provide gate details for staff review                  - ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for 50 ft. of R.O.W. with 40 ft. of paving with a 10 ft. utility and sidewalk easement on both sides of streets, instead of the required 60 ft. of R.O.W. with 40 ft. of paving for multi-family properties. Variance to be presented at the P&amp;Z meeting of November 5, 2024.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Non-compliance</p>

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



<p>E/W 1/4 Mile Collector (northern boundary): dedication required for 60 ft. total ROW                  Paving: 40 ft. Curb &amp; gutter: both sides                  - Show R.O.W. dedication for an E/W 1/4 mile collector on the north side, prior to final.                  ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to not dedicate R.O.W. nor escrow for this road, instead of dedicating for the required for 60 ft. of total R.O.W. dedication. Variance to be presented at the P&amp;Z meeting of November 5, 2024.                  **Subdivision Ordinance: Section 134-105                  **Monies must be escrowed if improvements are required prior to final                  **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<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>	<p>NA</p>
<p>* 1,200 ft. Block Length                  ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for the maximum allowable 1,200 ft. block length, of which the subdivision block length is currently 1,317 ft. Variance to be presented at the P&amp;Z meeting of November 5, 2024.                  **Subdivision Ordinance: Section 134-118</p>	<p>Non-compliance</p>
<p>* 900 ft. Block Length for R-3C or R-3T Zone Districts                  **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial/multi-family properties                  - Subdivision layout is proposing a 24 ft. alley for interior lots only.                  ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for a 24 ft private alley for internal blocks ONLY. Variance to be presented at the P&amp;Z meeting of November 5, 2024.                  **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p><b>SETBACKS</b></p>	
<p>* Front: 20 ft. or greater for easements or approved site plan                  - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Rear: 10 ft. or greater for easements or approved site plan.                  - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: 6 ft. or greater for easements or approved site plan.                  - Once zoning is finalized, final setbacks will be established but not less than ordinance requirements.                  Revisions Needed                  Proposing: "5 ft. or greater for easements or approved site plan."                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: 10 ft. or greater for easements or approved site plan.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>

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

<p>* Garage: 18 ft. except where greater setback is required; greater setback applies.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on North Bicentennial Boulevard, Sprague Road, and on both sides of all interior streets.                  **Subdivision Ordinance: Section 134-120</p>	<p>Applied</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard and Sprague Road.                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</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>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard and Sprague Road.                  **Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.                  - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.                  - Submit a site plan or clarify to determine requirement, prior to final.                  ***Zoning Ordinance: Section 138-210.</p>	<p>Required</p>
<p>* Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.                  - Revise plat note #14 as shown above, prior to final.                  - If Lot 91 is a common lot, please label it according (e.g. Common Lot A), add as a plat note to clarify it.                  - Lot 91/Common Area "A" needs to front onto the interior streets. 25 ft. of frontage is allowed for detention lots. The initial plat submitted had frontage onto the interior street.                  - No Curb Cuts are allowed onto Bicentennial.                  - Please clearly label detention areas and label them accordingly.                  - A lot may only have one letter / number. Revise the the lot name prior to final.</p>	<p>Non-compliance</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>

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

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  - Revise Plat note # 15 with the Full Subdivision Plat Name.                  **Section 110-72 applies if public subdivision is proposed.                  **Section 134-168 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>Required</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.                  - Revise Plat note # 15 with the Full Subdivision Plat Name.                  **Section 110-72 applies if public subdivision is proposed.                  **Section 134-168 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public/private streets                  - Lot 91/Common Area "A" needs to front onto the interior streets. 25 ft. of frontage is allowed for detention lots. The initial plat submitted had frontage onto the interior street.                  - No Curb Cuts are allowed onto Bicentennial.                  **Subdivision Ordinance: Section 134-1</p>	<p>Non-compliance</p>
<p>* Minimum lot width and lot area                  - Please verify lot widths for lots: 14,15,24 and 38 so that they meet minimum 50 ft. width requirement. Verify all lots meet minimum 50 ft. frontage requirements, update curve table accordingly.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: R-2, R-3T, C-3 Proposed: R-3A                  - Applications for zoning change received, to be presented at the P&amp;Z meeting of 11/19/24.                  ***Zoning Ordinance: Article V</p>	<p>TBD</p>
<p>* Rezoning Needed Before Final Approval                  - Applications for zoning change received, to be presented at the P&amp;Z meeting of 11/19/24.                  ***Zoning Ordinance: Article V</p>	<p>TBD</p>
<p><b>PARKS</b></p>	
<p>*As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording.                  -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19</p>	<p>Applied</p>

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



<p>*As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording.                  -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19</p>	<p>Applied</p>
<p>*As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees (\$30,800) based on \$350 per 88 proposed dwelling units is needed prior to recording, and \$350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording.                  -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19</p>	<p>Applied</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.                  - TG approved, TIA Level 1 triggered.                  - Please contact traffic department to resolve pending items prior to final.                  * Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Required</p>
<p><b>COMMENTS</b></p>	<p>TBD</p>
<p>Comments:                  - Any abandonments must be done by separate document, not by plat, must be finalized prior to recording.                  - Location will require a secondary access that must meet Fire Department requirements.                  - Clarify if 15.3 ft. Waterline Easement is still currently existing as it isn't shown on the plat.                  - Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc and any additional requirements that may be needed.                  - Subdivision name will need to be changed/finalized, prior to final.                  - Vacating portion must be redone as it includes a portion that is outside of the original subdivision boundary.                  - Application would need to be corrected to reflect the finalized name of the subdivision.                  - Verify the Lot Area tables match the acreage shown for the lots on this plat.                  - Lot 91 needs to be clarified of its status as either common lot A or lot 91.                  - Lot 91/Common Area "A" must front and have areas for maintenance onto their interior streets. Access cannot be by curb cut on Bicentennial. Minimum 25 ft frontage allowed for detention lots. Initial plat submitted had lot 91 fronting an interior street.                  *Must comply with City's Access Management Policy.</p>	<p>Required</p>
<p><b>RECOMMENDATION</b></p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL, AND BOARD'S DECISION ON THE VARIANCES.</p>	<p>Applied</p>

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





# LOCATION

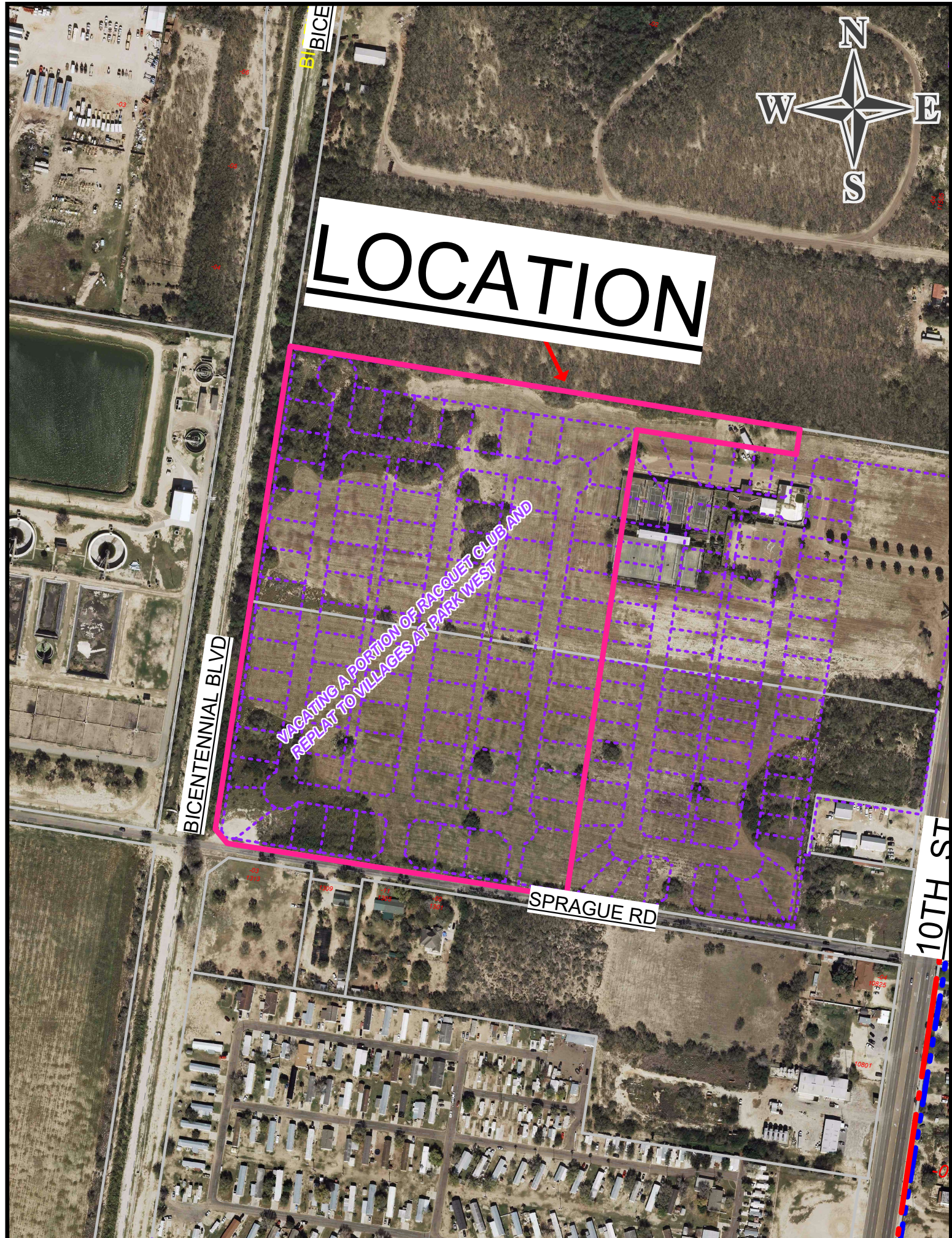
BICENTENNIAL BLVD

ST BICE

SPRAGUE RD

10TH ST

VACATING A PORTION OF RACQUET CLUB AND  
REPLAT TO VILLAGES AT PARK WEST







City of McAllen

SUB2023-0133

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>Lumen Palace</u>
	Legal Description <u>5.411 Acres out of Lot 27, La Lomita Irrigation and Construction Co. Subdivision</u>
	Location <u>The Southeast corner of La Lomita Road and Mile 6 1/2 North Road</u>
	City Address or Block Number <u>3401 La Lomita Rd.</u>
	Total No. of Lots <u>14</u> Total Dwelling Units <u>44</u> Gross Acres <u>5.411</u> Net Acres <u>4.5</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( <u>    </u> Acres) / <input type="checkbox"/> Residential ( <u>14</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>          </u>
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Apartments</u>
	Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u>          </u>
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>623946</u>	
Estimated Rollback Tax Due <u>N/A 3,129.67</u> Tax Dept. Review <u>Guerra</u>	
Owner	Name <u>Ahmad Gorabi</u> Phone <u>801-243-8486</u>
	Address <u>2704 Maria Luisa Drive</u> E-mail <u>gorabi@gmail.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78579</u>
Developer	Name <u>Same as Owner</u> Phone <u>          </u>
	Address <u>          </u> E-mail <u>          </u>
	City <u>          </u> State <u>          </u> Zip <u>          </u>
	Contact Person <u>          </u>
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u>
	Address <u>202 S. 4th Street</u> E-mail <u>sec@spooreng.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person <u>Steve Spoor, P.E.</u>
Surveyor	Name <u>Robles &amp; Associates - Reynaldo Robles</u> Phone <u>956-          </u>
	Address <u>107 W. Huisache Street</u> E-mail <u>roblesandassoc@gmail.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>

RECEIVED  
 NOV 21 2023  
 By



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

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

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\*

### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date Nov. 21, 2023

Print Name Steve Spoor, P.E.

Owner  Authorized Agent

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

Van2024-0004



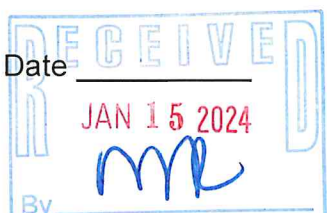
# City of McAllen

## Planning Department

### VARIANCE TO SUBDIVISION PROCESS APPLICATION

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>	Legal Description <u>5.411 Acres out of Lot 27, La Lomita Irrigation &amp; Construction Co.</u> <u>Subdivision, Hidalgo County, Texas</u> Proposed Subdivision (if applicable) <u>Lumen Palace</u> Street Address <u>3401 La Lomita road</u> Number of lots <u>14</u> Gross acres <u>5.411</u> Existing Zoning <u>R-3A</u> Existing Land Use <u>Vacant</u> <input checked="" type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)
<b>Applicant</b>	Name <u>Ahmad Gorabi, Talash LLC</u> Phone <u>801-243-8486</u> Address <u>2704 Maria Luisa Drive</u> E-mail <u>gorabi@gmail.com</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78539</u>
<b>Owner</b>	Name <u>Same as Applicant</u> Phone _____ Address _____ E-mail _____ City _____ State _____ Zip _____
<b>Authorization</b>	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 <u><i>Ahmad Gorabi</i></u> Date <u>January 15, 2024</u> Print Name <u>Ahmad Gorabi</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent
<b>Office</b>	*FOR OFFICE USE ONLY* APPLICATION FILING FEE: <input checked="" type="checkbox"/> \$250.00 Accepted by <u>KF</u> Payment received by _____ Date _____ Rev 06/21 <div style="text-align: right;">  </div>



**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.

<b>Reason for Appeal</b>	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.
	Please see attachments
	2. Describe how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.
	Please see attachments
	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.
	Please see attachments
	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.
Please see attachments	





**Lumen Palace**

January 15, 2024

*Variance to Subdivision Process Application*

***Variations Requested:***

- A. Variance to not require dedication for N. 33<sup>rd</sup> Street (1/4 Mile Collector)
  - B. Variance to allow a block length of 1320 feet instead of 900 feet
  - C. Variance to not require additional ROW for N. La Lomita Road ( N. La Lomita Road is proposed to be abandoned across this property)
  - D. Variance to allow dedication of 30 feet of Street Dedication for La Lomita (Mile 6 1/2) Road.
- 

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

---

A. A raised concrete canal and drain ditch exist adjacent to the south line of this property. It is unreasonable to Dedicate N. 33<sup>rd</sup> Street to dead end into the canal and ditch and provide turn arounds.

B. A raised concrete canal and drain ditch exist adjacent to the south line of this property. It is unreasonable to create additional street to dead end into the canal and ditch and provide turn arounds.

C. A raised concrete canal and drain ditch exist adjacent to the south line of this property. It is unreasonable for N. La Lomita to exist across this property to dead end into the canal and ditch with turn arounds.

D. La Lomita (Mile 6 1/2) Road dead ends (turn north) at the west line of this property. Because of the concrete lined canal and drain ditch to the west and south, and the configuration of La Lomita near this site, it is unreasonable for it to be classified as an 80 foot collector and the configuration is more suitable as a 60 foot 1/4 mile collector.

---

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

---

All: Due to the existing canal, drain ditch, and configuration of La Lomita Road, requiring any of the above listed items would be a detriment to the Owner and adjacent properties and create multiple, permanent dead end streets, unnecessary intersections, and roadways not suitable for this area.



*Spoor Engineering Consultants, Inc.*

Consulting Engineers - Civil Land Planning  
202 S. 4th Street McAllen, Texas  
956-683-1000  
SEC@spooreng.com

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- 
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.
- 

All: Granting of these variances will create more favorable conditions for motorists, the public, and adjacent property Owners for the same reasons described in (2.) above.

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

All: Future Subdivision to the south and east may benefit from similar variances because of the configuration of the above ground canal and drain ditch and La Lomita Road. Future development to the north would not benefit from these variances, except for a reduction in street dedication for La Lomita (Mile 6 1/2) Road. Property to the west is already subdivided.

M2 SUBDIVISION  
LOT 1

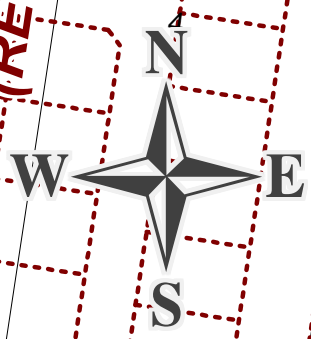
LA LOMITA ROAD

1

**LOCATION**

**PROPOSED LA LOMITA PARK  
SUBDIVISION**

**PROPOSED NORTHWEST CREEK  
SUBDIVISION  
(REVISED)**



LA LOMITA ROAD

N 33RD ST  
N 33RD ST  
PROPOSED RESUBDIVISION OF VIL  
55

27

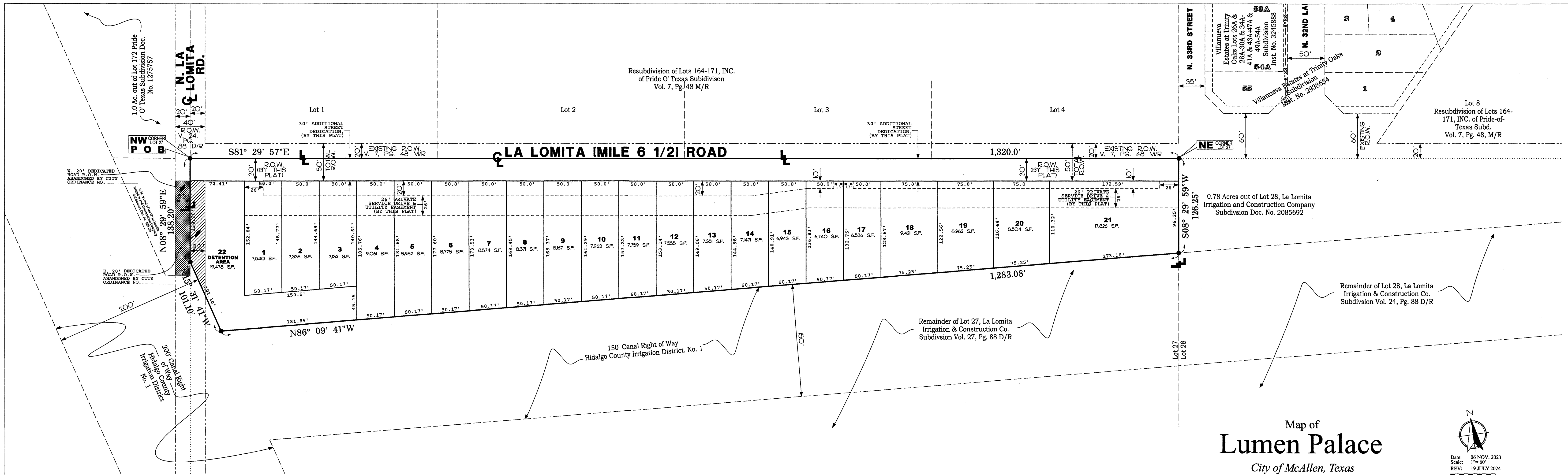
**NORTHWOOD  
BLK II**

**(REVISED)**

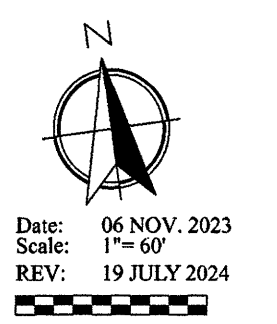
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Map of  
**Lumen Palace**  
City of McAllen, Texas



STATE OF TEXAS  
COUNTY OF HIDALGO  
I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS LUMEN PALACE SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE, TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF, OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

TALASH, LLC,  
A LIMITED LIABILITY COMPANY  
  
AHMAD B. GORABI, SINGLE MEMBER, REGISTERED AGENT  
2704 MARIA LUISA DR.  
EDINBURG, TEXAS 78539

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, AHMAD B. GORABI, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PROPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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

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

LIENHOLDER \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 THEY EXECUTED THE SAME FOR THE PROPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

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

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

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ 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 4921(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  
I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, R.P.L.S. #4032  
ROBLES AND ASSOCIATES, PLLC - TPELS FIRM 10096700  
107 W. HUISACHE STREET 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.

10-04-24  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 56752

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

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

1) MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

2) THIS PROPERTY FALLS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480 334 0295D REVISED JUNE 6, 2000. ZONE 'X' IS DESCRIBED AS, 'AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE TO 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.'

3) MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:  
FRONT: 40 FEET OR GREATER FOR EASEMENTS OR IN LINE WITH THE AVERAGE OF EXISTING STRUCTURES, WHICHEVER IS GREATER  
REAR: 10 FEET OR GREATER FOR EASEMENTS  
SIDE: 5 FEET - SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS  
CORNER: 10 FEET OR GREATER FOR EASEMENTS  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

4) A 4.0' WIDE, MINIMUM SIDEWALK IS REQUIRED ON LA LOMITA (MILE 6 1/2) ROAD

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

6) DRAINAGE DETENTION OF 0.98 AC-FT (42,690 CF) IS REQUIRED FOR THIS PROPERTY.

7) AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.

8) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

9) BENCHMARK \*MC 38 LOCATED AT WESTBOUND WARE ROAD, AT A DRAIN DITCH BY 7 MILE LINE ROAD - ELEV:18.16

10) COMMON AREAS, AND PRIVATE DETENTION AREAS (LOT 14 DETENTION AREA) MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

BEING A SUBDIVISION OF A 5.411 ACRE TRACT OF LAND OUT OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 88, DEED RECORDS, HIDALGO COUNTY, TEXAS.

COUNTY CLERK'S RECORDING CERTIFICATE

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

DOCUMENT NUMBER: \_\_\_\_\_

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



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

METES & BOUNDS

A 5.411 ACRE TRACT OF LAND OUT OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 88, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Northwest corner of Lot 27, for the Northwest corner of the following described tract of land, said point being in the intersection of N. La Lomita Road and Mile 6 1/2 North Road.

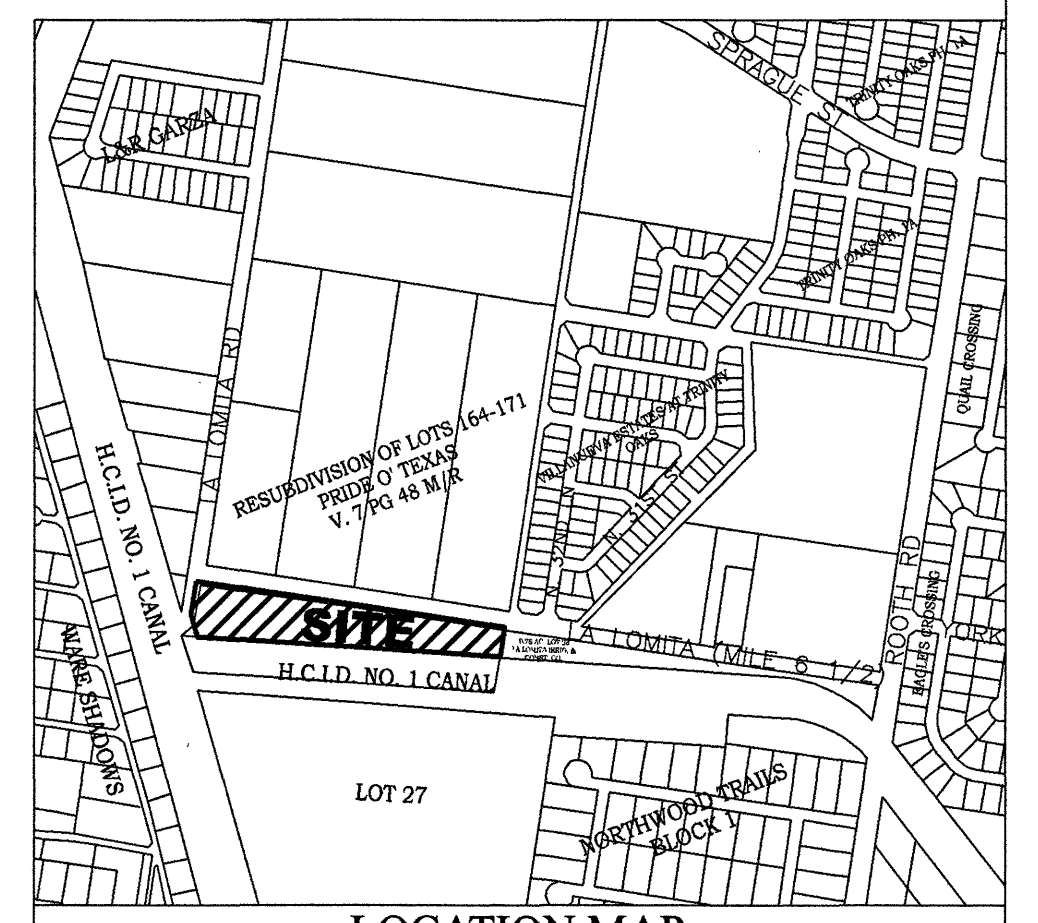
THENCE, with the North line of Lot 27, in Mile 6 1/2 North Road, South 81 Deg. 29 Min. 57 Sec. East, 1320.0 feet to the Northeast corner of Lot 27, for the Northeast corner hereof.

THENCE, with the East line of Lot 27, South 08 Deg. 29 Min. 59 Sec. West, 126.25 feet to a point on the Southeast corner hereof, said point being on the North line of Hidalgo County Irrigation District No. 1 Main Canal Right of Way.

THENCE, with the North line of said Canal Right of Way, North 86 Deg. 09 Min. 41 Sec. West, 1283.08 feet to a point on the East line of Hidalgo County Irrigation District Main Canal Right of Way, for the Southwest corner hereof.

THENCE, with the East line of said Canal Right of Way, North 15 Deg. 31 Min. 41 Sec. West, 1010 feet to a point on the West line of Lot 27, for an angle point on the West line hereof, said point being in La Lomita Road (not open).

THENCE, with the West line of Lot 27, in La Lomita Road, North 08 Deg. 29 Min. 59 Sec. East, 132.2 feet to the POINT OF BEGINNING, containing 5.411 acres of land, more or less, of which the West 20.0 feet, comprising 0.06 Acres, lies in La Lomita Road (not open).



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



Reviewed On: 11/1/2024

<b>SUBDIVISION NAME: LUMEN PALACE</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>La Lomita (Mile 6 1/2) Road: 40 ft. R.O.W. dedication required from centerline for 80 ft. total ROW                      Paving: 52 ft. Curb &amp; gutter: both sides                      Proposed: 30 ft. additional street R.O.W. dedication for 30 ft. R.O.W. from centerline                      *Engineer submitted a variance request on January 15, 2024 to reduce the R.O.W. dedication for 30 ft. from centerline instead of the required 40 ft. for future 70 ft. R.O.W. instead of 80 ft.                      - Provide clarification on existing ROW as previous plats have stated there was an existing 20 ft. R.O.W. south from centerline to determine R.O.W. dedication that would be required, review and revise as applicable.                      **Subdivision Ordinance: Section 134-105                      **Monies must be escrowed if improvements are required prior to recording.                      **COM Thoroughfare Plan</p>	Non-compliance
<p>N. La Lomita Road (N/S Quarter Mile Collector) (west boundary): 40 ft. ROW dedication required from centerline for 80 ft. total ROW                      Paving: 52 ft. Curb &amp; gutter: Both Sides                      - Clarify the label shown as "20 ft. dedicated ROW abandoned by City ordinance No. _____" prior to final. Any abandonment must be done by a separate process, not by plat and must be finalized prior to final. An abandonment application was submitted on February 28, 2024 for the east 20 ft. of North La Lomita Road. Engineer submitted a variance request on January 15, 2024 to not dedicate additional ROW for N. La Lomita Road as the engineer is proposing to abandon existing 20 ft. ROW. Staff had no objections to the abandonment, therefore if the abandonment is approved a variance request for the ROW dedication will not be needed.                      **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                      **Monies must be escrowed if improvements are not constructed prior to recording.</p>	Non-compliance
<p>N. 33rd Street (N/S Quarter Mile Collector) (east boundary): 30-35 ft. ROW dedication required from centerline for 60-70 ft. total ROW                      Paving: 40-44 ft. Curb &amp; gutter: both sides                      - Submit an ownership map to finalize ROW dedication requirement prior to final. After the ownership map is reviewed by staff and ROW dedication is required, the layout must be revised or a variance request must be submitted and approved prior to final. *Engineer submitted a variance request on January 15, 2024 requesting to not dedicate for this future N/S collector. The engineer has indicated that the street would not be able to extend south as there is an existing canal. After review of the area, due to the canal the N/S collector street along the east boundary is not feasible. As per the Planning Director this variance was approved administratively.                      **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan                      **Monies must be escrowed if improvements are not constructed prior to recording.</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

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

<p>* 1,200 ft. Block Length                  - Proposed block length: 1,320 ft.                  - Revise the layout to comply with the requirement or submit a variance request for staff review and possible commission action.                  - Engineer submitted a variance request on January 15, 2024, requesting a variance to the 1200 ft. block length requirement.                  * As per the Planning Director this variance was approved administratively.                  **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3T &amp; R-3C Zone Districts                  **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac                  **Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p>
	<p>NA</p>
	<p>NA</p>
<p><b>ALLEYS</b></p>	
<p>ROW: 20 ft. Paving: 16 ft.                  *Alley/service drive easement required for commercial &amp; multifamily properties.                  - Plat currently shows a 26 ft. private service drive &amp; utility easement.                  - If a private service drive easement is proposed, it must be at least 24 ft. wide, may not dead-end, and must show the proposed access easements for curb cut locations.                  - Clarify use of the access easement, if it is only to provide access across all the lots or also to be used as service drive for city services.                  **Service Street: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to final.                  **Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>
<p><b>SETBACKS</b></p>	
<p>* Front: 40 ft. or greater for easements or in line with average existing structures, whichever is greater.                  - Engineer must verify if the 20 ft. planting area will be provided.                  ** Based on Sec. 134-106: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector;                  **Zoning Ordinance: Sections 138-356 &amp; 138-367</p>	<p>Non-compliance</p>
<p>* Rear: 10 ft. or greater for easements.                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: In accordance with the zoning ordinance or greater for easements.                  - Proposing 5 ft. subject to compliance with the building code requirements.                  - Engineer must clarify side setback as it currently is non-compliant and will require a variance request.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: 10 ft. or greater for easements.                  - Finalize the ROW dedication requirements for N/S collector streets to finalize the corner setback requirement prior to final.                  - Abandonment must be finalized to establish corner setback requirements.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>

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



<p>* 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</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road, and N/S Collector streets if applicable.                  - Finalize the ROW dedication for collector streets to finalize the plat note requirement prior to final.                  - Abandonment must be finalized to establish sidewalk requirements.                  * Engineering Department may require 5 ft. wide minimum sidewalk prior to final.                  **Subdivision Ordinance: Section 134-120                  * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p> <p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along collector streets if applicable.                  - Finalize the ROW dedication requirements to finalize the note prior to final.                  - Abandonment must be finalized to establish 6 ft. opaque buffer requirements.                  **Landscaping Ordinance: Section 110-46                  * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  **Landscaping Ordinance: Section 110-46                  *Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Non-compliance</p> <p>Applied</p> <p>Required</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along.                  * Finalize location and number of access drives as per Traffic department prior to final.                  - Finalize the R.O.W. dedication for N/S collector streets to finalize the note prior to final.                  - Abandonment must be finalized to establish curb cut requirements.                  **Must comply with City Access Management Policy                  * Site plan must be approved by the Planning and Development Departments for any lots with more than 4 dwelling units prior to building permit issuance.                  - Submit a site plan to clarify the number of units for each lot prior to final.                  * Common Areas, detention area, private service drives, etc. must be maintained by the lot owners and not the City of McAllen.                  - Revise plat note as shown above, prior to final.                  * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.                  * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  **Section 110-72 applies if public subdivision is proposed.                  - Add a plat note as shown above prior to final referencing the correct section based on being public or private prior to final.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>Non-compliance</p> <p>Non-compliance</p> <p>Non-compliance</p> <p>NA</p> <p>Non-compliance</p>

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

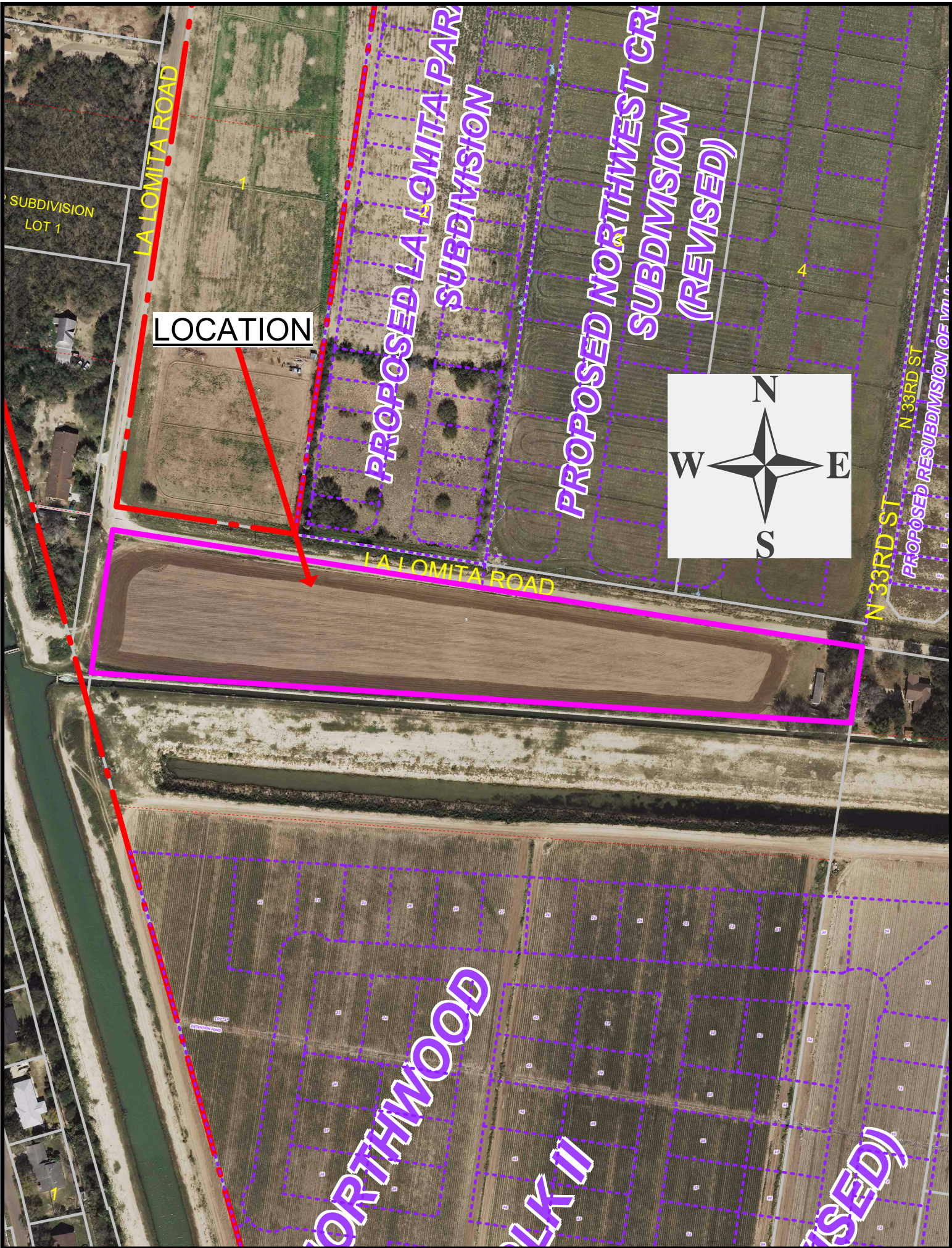
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.                  **Section 110-72 applies if public subdivision is proposed.                  - Submit a draft HOA document for staff review prior to getting signatures prior to final. Signed HOA is required after being reviewed by staff before recording.                  - Add a plat note prior to final to cross reference the HOA document at time of recording and leave the document number blank.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>Non-compliance</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets                  **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: R-3A Proposed: R-3A                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval                  * A rezoning request (REZ2023-0044) to for the property from R-1 to R-3A District was approved by the City Commission on September 25, 2023.                  ***Zoning Ordinance: Article V</p>	<p>Completed</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee.                  - Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units.</p>	<p>Required</p>
<p>* Park Fee of \$700 per dwelling unit to be paid prior to recording.                  - Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office.                  - Based on the submitted application on November 21, 2023, 44 dwelling units are proposed which requires \$30,800 park fees to be paid prior to recording. The park fee is subject to change if the number of dwelling units changes prior to recording. Contact staff and revise the application for any change in dwelling units. Any variance request must be submitted to the Planning Director and requires approval by the City Manager's Office.</p>	<p>Applied</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.                  - Submit a revised Trip Generation if amount of dwelling units changed.</p>	<p>Required</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>

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

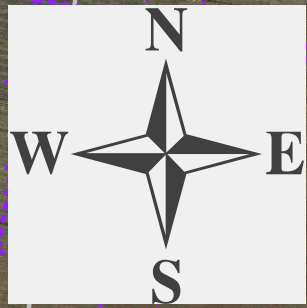
<b>COMMENTS</b>	
Comments: - Submit the site plan to determine access to lots and any alley/service drive easement requirements prior to final. - Any abandonment must be done by a separate instrument, not by the plat. - Application must be revised to show correct amount of dwelling units, use, and any other changes as applicable. * Must comply with City's Access Management Policy.	Required
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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





LOCATION



PROPOSED LA LOMITA PARK  
SUBDIVISION

PROPOSED NORTHWEST CREEK  
SUBDIVISION  
(REVISED)

NORTHWOOD  
BLK II  
(REVISED)

LA LOMITA ROAD

SUBDIVISION  
LOT 1

LA LOMITA ROAD

N 33RD ST  
PROPOSED RESUBDIVISION OF 17th



Sub 2024-0116

# 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>Pecan Luxury Living Subdivision</u>
	Legal Description <u>Being 7.799 +/- acres out of Lot 5 Block 2, C.E. Hammond, as recorded in Volume 1, Page 8, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.</u>
	Location <u>North side of 495 approximately 800 feet west of North Ware Road behind the Sonic Drive Inn</u>
	City Address or Block Number <u>4000 Pecan Blvd</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>7.799</u> Net Acres _____
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial ( _____ Acres) / <input checked="" type="checkbox"/> Residential ( <u>1</u> Lots) Replat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R3A</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>residential Apartments</u>
	Irrigation District # <u>HCID#1</u> Water CCN: <input checked="" type="checkbox"/> MGPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Parcel # <u>185354</u>	
Estimated Rollback Tax Due <u>0</u> Tax Dept. Review <u>af</u>	
Owner	Name <u>Jucar Apartments LLC</u> Phone <u>(956) 655-2393</u>
	Address <u>301 Nyssa Avenue</u> E-mail <u>robertog20@yahoo.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>
Developer	Name <u>Adryca Investments and Consulting Corp</u> Phone <u>(956) 655-2393</u>
	Address <u>1804 North 23rd Street</u> E-mail <u>robertog20@yahoo.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>Roberto Garza, Developer</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, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>
	Contact Person <u>Mario A Reyna, P.E., Beto De La Garza, and 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 16 2024

BY: CW



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

### Email Submittal Requirements

- Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

\*Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents\*

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

\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL\*

### PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

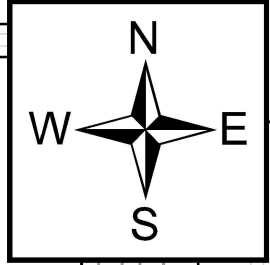
Signature  Date 10.02.2024

Print Name Mario A Reyna, P.E.

Owner  Authorized Agent

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion





**LOCATION**

**STC WEST 15 ACRE  
SUBDIVISION**

**PROPOSED PECAN LUXURY  
LIVING SUBDIVISION**

**5**

WARE  
COMMERCIAL  
SUBDIVISION

1

WILKINS  
SUBDIVISION No. 2

LOT 2A

LOT 1A

FERN VALLEY No. 2

LOT 1

LOT 3

LOT 4

WILKINS  
SUBDIVISION No. 3

WALDO  
SUBDIVISION

N. 42ND ST.

LOT 1

18

A

PECAN BLVD.

**PECAN BLVD**

N WARE RD

CASS  
SUBD

D

LOT 1  
70  
2  
71  
39

N. 42ND ST.

68 66 64  
69 67 65

1 2 3

4

5

JUREL AVE.

LOT 1 LOT 2  
WILSON  
SUBDIVISION No. 4

SALINAS WHEEL  
ESTATES No. 2  
SUBDIVISION  
"A"

4

TERRELL

# SUBDIVISION MAP OF PECAN LUXURY LIVING

**7.799 ACRES OUT OF LOT 5, BLOCK 2,  
C.E. HAMMOND SUBDIVISION  
CITY OF McALLEN  
HIDALGO COUNTY, TEXAS**

THE STATE OF TEXAS  
COUNTY OF HIDALGO

II, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PECAN LUXURY LIVING SUBDIVISION, DO HEREBY GRANT, AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE, UNDER SAID CITY, THE USE OF THE STREETS(S), ALLEY(S) AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET(S), AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF UVALDE AVENUE FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

Jucar Apartments, LLC.  
c/o Severino Sala Gallegos, Managing Member  
By: Centro De Negocios Navarres SA DE CV  
Member  
800 West Dallas  
McAllen, Texas 78501

DATE \_\_\_\_\_

Jucar Apartments, LLC.  
c/o Julieta Maria Ines Rafaela Sala Gallegos, Managing Member  
By: Centro De Negocios Navarres SA DE CV Member  
800 West Dallas  
McAllen, Texas 78501

DATE \_\_\_\_\_

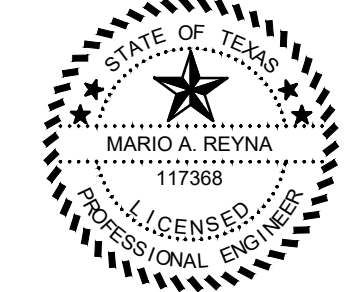
Jucar Apartments, LLC.  
c/o Ana Maria Sala Gallegos, Managing Member  
By: Centro De Negocios Navarres SA DE CV Member  
800 West Dallas  
McAllen, Texas 78501

DATE \_\_\_\_\_

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.

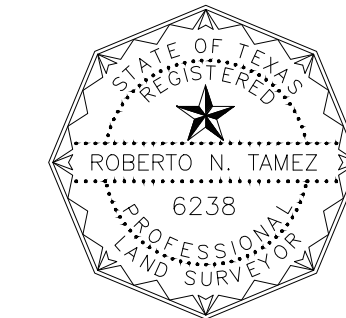
MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117368  
STATE OF TEXAS  
DATE PREPARED: \_\_\_\_\_  
ENGINEERING JOB No. 24124.00  
DATE REVISED: \_\_\_\_\_

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 PECAN LUXURY LIVING 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: 09-14-2024  
SURVEY JOB No. 24750.08

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 THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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

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. 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 \_\_\_\_\_

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

## METES AND BOUNDS DESCRIPTION:

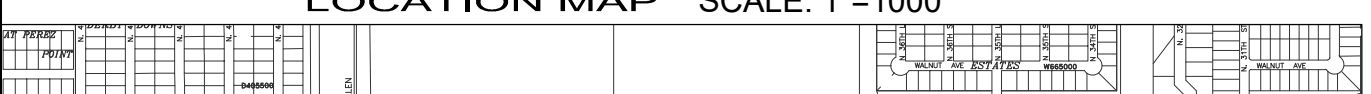
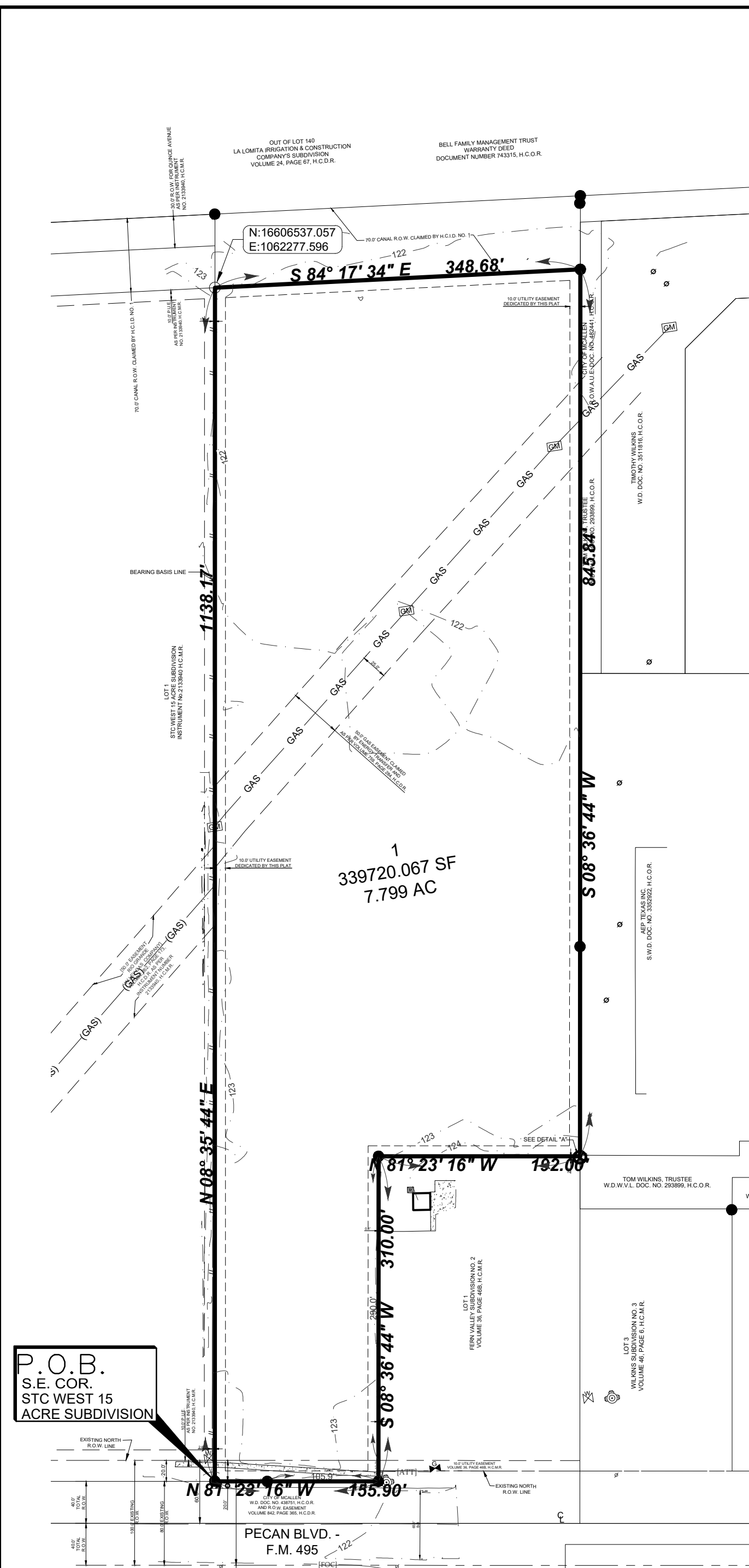
A tract of land containing 7.799 acres situated in the City of McAllen, Hidalgo County, Texas being a part or portion of Lot 5, Block 2, C.E. Hammond Subdivision, according to the plat thereof recorded in Volume 1, Page 8, Hidalgo County Map Records, which said 7.799 acres were conveyed to Jucar Apartments, L.L.C. by virtue of a Warranty Deed recorded under Document Number 1614848, Hidalgo County Official Records, said 7.799 acres also being more particularly described as follows:

BEGINNING AT A NO. 4 REBAR FOUND ON THE WEST LINE OF SAID LOT 5, BLOCK 2 AND AT THE SOUTHEAST CORNER OF STC WEST 15 ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2133940, HIDALGO COUNTY MAP RECORDS AND BEING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF PECAN AVENUE, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 44" E ALONG THE WEST LINE OF SAID LOT 5, BLOCK 2 AND THE EAST LINE OF SAID STC WEST 15 ACRES SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS THE FUTURE NORTH RIGHT-OF-WAY LINE ACCORDING TO HIDALGO COUNTY THOROUGHFARE PLAN, CONTINUING A TOTAL DISTANCE OF 1,381.17 FEET TO A NO. 4 REBAR SET [NORTHING: 16606537.057, EASTING: 1062277.596] ON THE SOUTH LINE OF A CERTAIN 70.00 FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 84° 17' 34" E ALONG THE SOUTH LINE OF SAID 70.00 FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, A DISTANCE OF 348.68 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 36' 44" W A DISTANCE OF 845.84 FEET TO A NO. 4 REBAR SET [FROM WHICH A NO. 5 REBAR FOUND BEARS S 18° 12' 54" W A DISTANCE OF 0.94 FEET] AT THE NORTHEAST CORNER OF LOT 1, FERN VALLEY SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 36, PAGE 488, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 23' 16" W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 192.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 36' 44" W ALONG THE WEST LINE OF SAID LOT 1, AT A DISTANCE OF 290.00 FEET PASS THE FUTURE NORTH RIGHT-OF-WAY LINE ACCORDING TO HIDALGO COUNTY THOROUGHFARE PLAN, AT A DISTANCE OF 300.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 310.00 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF PECAN AVENUE, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 23' 16" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF PECAN AVENUE, A DISTANCE OF 155.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.799 ACRES OF LAND, MORE OR LESS.

## GENERAL NOTES:

1. THE SITE LIES IN ZONE "B". ZONE "B" IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "B" SHOWN ON: COMMUNITY-PANEL NUMBER: 480343 0010 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: 20 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.  
REAR: 10 FT. IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.  
INTERIOR SIDES: 6 FT. IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.  
CORNER: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 52,787.00 CUBIC FEET (1.212 AC FT.). AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. CITY OF McALLEN BENCHMARK: "MC 83" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999, BEING LOCATED AT THE EAST BOUND OF THE EXP. 83 OVERPASS ON 2ND STREET. 30" ALUM. PIPE WITH A 3" BRASS MONUMENT CAP ON TOP AT ELEVATION = 134.54, NORTHING: 16593902.3424, EASTING: 1074754.7042 (NAVD88).
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 4 FT. WIDE MINIMUM SIDEWALK ALONG.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONUSES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONUSES.
10. SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
11. COMMON DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
12. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
13. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITIONS WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UP FRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR PECAN LUXURY SUBDIVISION ARE \_\_\_\_\_ BASED ON \$700.00 PER LOT/DWELLING UNIT. FOR EACH OF THE PROPOSED \_\_\_\_\_ LOTS/DWELLING UNITS, \$35,700.00 IS TO BE PAID BEFORE PLAT RECORDING. THEREAFTER THE PARK FEE AT A RATE OF \$350.00 PER LOT/DWELLING UNIT WILL BE PAID AT TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON \_\_\_\_\_ WITH THE CONDITIONS LISTED.



## LEGEND

- FOUND NO. 4 REBAR
- FOUND PK NAIL
- FOUND 2" STEEL POST
- FOUND "X" MARK IN STUMP
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- SET "X" MARK ON CONCRETE
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- VOL. - VOLUME
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- S.E. COR. - SOUTHEAST CORNER

TEXAS REGIST. F-1435

**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: _____	DATE _____
SURVEYED, CHECKED _____	DATE _____
FINAL CHECK _____	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: 10/31/2024

<b>SUBDIVISION NAME: PECAN LUXURY LIVING</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Pecan Boulevard: Dedication for 60 ft. from centerline for 120 ft. ROW                      Paving: by the state Curb &amp; gutter: by the state                      - Show and label the ROW from centerline and total ROW after dedication, prior to final.                      - There appears to be an annotation of 20 ft. clarify if that will be ROW dedicated by this plat and label appropriately as applicable.                      **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>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>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts                      **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac                      **Subdivision Ordinance: Section 134-105</p>	Applied
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.                      *Alley/service drive easement required for commercial/multi-family properties                      - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end.                      - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and no the City of McAllen", prior to final.                      **Subdivision Ordinance: Section 134-106</p>	Non-compliance
<b>SETBACKS</b>	
<p>* Front: 40 ft. or greater for easements or approved site plan or inline with existing structures, whichever is greater applies                      - Revise front setback as shown above, prior to final.                      Proposing: 20 ft. or greater for easements or approved site plan or inline with existing structures, whichever is greater applies                      **Zoning Ordinance: Section 138-356</p>	Non-compliance

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



<p>* Rear: Proposing: 10 ft. In accordance with the zoning ordinance or greater for easements or approved site plan                  - Engineer must clarify setback as plat shows reference to both 10 feet and In accordance with the Zoning Ordinance, prior to final.                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides: In accordance with the zoning ordinance or greater for easements or approved site plan                  - Revise side setback as shown above, prior to final.                  Proposing: 6 ft. In accordance with the zoning ordinance or greater for easements or approved site plan                  **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner                  **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p><b>SIDEWALKS</b></p>	
<p>* 4 ft. wide minimum sidewalk required on Pecan Boulevard and other streets as applicable                  - Sidewalk may increase to 5 ft. as per Engineering Department, prior to final.                  - Plat note wording to be finalized, prior to final.                  **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p><b>BUFFERS</b></p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other streets as applicable.                  - Plat note wording to be finalized, prior to final.                  **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses                  **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p><b>NOTES</b></p>	
<p>* No curb cut, access, or lot frontage permitted along                  **Must comply with City Access Management Policy</p>	<p>TBD</p>
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.                  - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.                  **Zoning Ordinance: Section 138-210</p>	<p>Applied</p>
<p>* Common/Detention Areas, any private service drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>

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

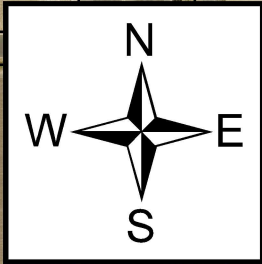
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.                  **Section 110-72 applies if public subdivision is proposed.                  **Section 134-168 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>* 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.                  **Section 134-168 applies if private subdivision is proposed.                  **Landscaping Ordinance: Section 110-72                  **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p><b>LOT REQUIREMENTS</b></p>	
<p>* Lots fronting public streets                  **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area                  **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p><b>ZONING/CUP</b></p>	
<p>* Existing: R-3A Proposed: R-3A                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval                  ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p><b>PARKS</b></p>	
<p>* Land dedication in lieu of fee. Engineer must clarify number of dwelling units. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to recording.</p>	<p>TBD</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Engineer must clarify number of dwelling units. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to recording.</p>	<p>TBD</p>
<p>* Pending review by the City Manager's Office. Engineer must clarify number of dwelling units. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to recording.</p>	<p>TBD</p>
<p><b>TRAFFIC</b></p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Non-compliance</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>

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

<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>- Any abandonments must be done by separate process, not by plat, prior to final.</li> <li>- Engineer must provide agreement from the respective Gas Company to place improvements over the gas easement.</li> <li>- Engineer must clarify gas line alignment as it appears to be misaligned to the property to the west</li> <li>- Clarify 70 ft. canal ROW for HCID No.1 and ownership as that may establish additional requirements as applicable.</li> <li>- Clarify number of dwelling units to determine if a secondary access will be required and must comply with all Fire Department requirements.</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 THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.</p>	Applied

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





**LOCATION**



**6**

PEACH AVE  
WALDO SUBDIVISION  
LOT 1

**STC WEST 15 ACRE  
SUBDIVISION**

**PROPOSED PECAN LUXURY  
LIVING SUBDIVISION**

**5**

WARE COMMERCIAL SUBDIVISION  
WILKINS SUBDIVISION No. 2  
LOT 2A LOT 1A  
WILKINS SUBDIVISION No. 3  
LOT 1 LOT 2

**N WARE RD**

**N WARE RD**

PECAN BLVD

PECAN **PECAN BLVD** PECAN BLVD

PECAN BLVD

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LOT 100

**N 42ND ST**

LOT 1 LOT 2  
WILSON SUBDIVISION No. 4  
SALINAS WHEEL ESTATES No. 2 SUBDIVISION

**N WARE RD**

**TERRELL**



