

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 7, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval/Disapproval of REVISED minutes from the October 3, 2023 meeting.
- b) Approval/Disapproval of minutes from the October 17, 2023 meeting.
- c) Approval/Disapproval of minutes from the July 26, 2022 (Special Meeting).

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

- 1. Request of Kerla Gil De Ortiz, for a Conditional Use Permit, for one year, for a Daycare at Lot 12, Block 56, McAllen Additions Subdivision, Hidalgo County, Texas, 1720 Galveston Avenue. **(CUP2023-0140)**
- 2. Request of Ashwin George on Behalf of Elite Entertainment Investments LLC, for a Conditional Use Permit, For one year, and adoption of an Ordinance for a bar at Lot 7 & 8, 83 Citrus Plaza Condominium Subdivision, Hidalgo County, Texas, 4037 West Expressway 83, Suites 100, 105, 110. **(CUP2023-0143)**
- 3. Request of Emma Clarke on behalf of Interchange Park Partners Inc., for a Conditional Use Permit, for one year, for a gasoline service station (Circle K Convenience Store & Gas Station), at a 3.50-acre tract out of Lots 30 and 31, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 6321 South 23rd Street. **(CUP2023-0144)**

4. Request of Ricardo De La Garza on behalf of South Texas College for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for an Institutional Use (College Campus) at Lot 1, South Texas College Technology Campus Subdivision, Hidalgo County, Texas; 3700 Military Highway. **(CUP2023-0145)**
5. Request of the City of McAllen for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for an Institutional Use (learning center and park), at a 8.06-acre tract, more or less, out of Lot 7, Block 6, Hidalgo Canal Company Subdivision, 4.25 acres out of Lot 8, Block 6, Hidalgo Canal Company Subdivision, Lots 9 through 11, Ford's Subdivision, and Lot 1, Quinta Mazatlan Subdivision, Hidalgo County, Texas; 600 Sunset Drive, 701 Sunset Drive, 2801 South 10th Street, 516 Bales Road, and 804 Bales Road. **(CUP2023-0147)**

b) REZONING:

1. Rezoning from R-1 (single-family residential) District to C-3 (general business) District: Lot 1, Block 2, Colonia Hermosa No. 2 Subdivision, Hidalgo County, Texas; 2213 El Rancho Avenue. **(REZ2023-0049)**
2. Rezoning from R-4 (mobile home) District to C-3 (general business) District: South 78.0 feet of a certain 1.27 acre tract of land out lots 2 and 3, Kings Hiway Subdivision, Hidalgo County, Texas; 3321 U.S. Highway 83 (rear). **(REZ2023-0050)**

3) CONSENT:

- a) Vida Subdivision, 5901 Mile 5 Road, Liman Ventures, LTD **(SUB2022-0057) (REVISED FINAL) STIG**
- b) Arca Subdivision, 3501 Highway 83, Jorge and Oliva Hi **(SUB2023-0111) (FINAL) SEA**
- c) Lark Apartments, 6320 North Taylor Road, Lark Heights Development LLC **(SUB2023-0113) (FINAL) M2E**
- d) McAllen Oaks North Subdivision, 2701 State Highway 107, Mark Wilkins & Noe Gonzalez **(SUB2023-0092) (FINAL) MDC**
- e) CEH Addition, 6321 South 23rd Street, Circle K **(SUB2023-0114) (FINAL) MAE**
- f) Northwest Creek Subdivision, 3420 Mile 6 ½ Road, Garman Investments, LP **(SUB2023-0072) (FINAL) M&H**

4) SUBDIVISIONS:

- a) 521 Subdivision, 3401 South 10th Street, MDM Land Company, LLC **(SUB2022-0123) (6-MONTH EXTENSION PRELIMINARY) RDE**
- b) MNR Subdivision, 7610 North Ware Road, MNR Garza Investments, LLC **(SUB2023-0112) (PRELIMINARY) DGE**
- c) Mediterranean Subdivision, 13931 North Ware Road, Ancer Properties LLC **(SUB2023-0110) (PRELIMINARY) TE**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday October 3, 2023, at 3:30p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek Gabriel Kamel Jesse Ozuna Reza Badiozzamani	Chairperson Vice Chairperson Member Member
Absent:	Marco Suarez Emilio Santos Jr. Jose Saldana	Member Member Member
Staff Present:	Austin Stevenson Michelle Rivera Edgar Garcia Luis Mora Omar Sotelo Mario Escamilla Kaveh Forghanparast Samuel Nunez Adriana Solis Samantha Trevino Porfirio Hernandez Jacob Salazar Carmen White	Assistant City Attorney III Assistant City Manager Planning Director Deputy Director Senior Planner Planner III Planner III Planner II Planner II Planner I Planner I Planner Technician II Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek
PLEDGE OF ALLEGIANCE
INVOCATION-. Mr. Jesse Ozuna

1) MINUTES:

- a) Approval/disapproval of the minutes for the September 19, 2023 meeting.

The minutes for the regular meeting held on September 19, 2023 was approved as submitted by Vice Chairperson Mr. Gabriel Kamel. Seconding the motion was Mr. Jesse Ozuna which carried unanimously with four members present and voting.

2) PUBLIC HEARING:

- a) **CONDITIONAL USE PERMITS:**

- 1) Request of Emilio D. Santos Jr., for a Conditional Use Permit, for one year, and adoption of an ordinance for a restaurant/bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas, 500 East Nolana Avenue.
(CUP2023-0129)

Planning Director, Mr. Edgar Garcia stated the applicant requested the item be tabled. Mr. Jesse Ozuna motioned to table the item. Vice Chairperson Mr. Gabriel Kamel second the motion to table with four members present and voting.

- 2) Request of Pedro A. Rodriguez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Space with mixed use - BYOB at Lot 10 and N 10' of Lot 11, Block 13, North McAllen Subdivision, Hidalgo County, Texas; 610 North Main Street, Suite B & C **(CUP2023-0107)**

Ms. Samantha Trevino stated that the property is located on the east side of North Main Street and North of Fir Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the North, West, and South and R-3A to the East. An event center is allowed in a C-3 district with a conditional use permit subject to conditions.

This is the initial conditional use permit for an event center with mixed use at this location.

The applicant is proposing to operate an event center with a mixed use and BYOB. The applicant stated that "Tropicasa is a vegan convenient store, vintage shop, gallery and DJ hub." They will be using the space for indoor/outdoor events, markets and social events. Outdoor events on the side patio will be until 11:00 P.M. only, and the indoor events in the gallery will be open until 2:00 A.M. The applicant stated that there will be no alcohol sold. The proposed hours of operation are Monday-Friday from 4:00 P.M. to 2:00 A.M and Saturday-Sunday from 12:00 P.M. to 2:00 A.M.

A police activity report is attached for service calls from September 2022 to present, as well as Code Enforcement noise complaint. Code Enforcement had received multiple calls regarding noise, byob, outdoor events, use of porta pottys and running a business without a permit. The Fire Department is still pending inspection at this time. The Planning Department has received a few complaints regarding this use with concerns of noise and a letter of opposition from neighbors. 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 businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the northeast;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Main Street;
- 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. Approximately 11 parking spaces are required and 5 are provided as per site plan.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties

including, when necessary, the installation of fences and hedges, and the reorientation of entrances.

- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process

Staff is recommending disapproval of the request based on noncompliance with requirements # 1 (distance), and #3 (parking) of the zoning ordinance.

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

Applicant, Mr. Pedro Rodriguez, 2709 North 7th Street, stated his background experience with bars and other businesses he has upheld in the past. He also explained what he plans to do with this location. Mr. Rodriguez stated he was open to suggestions on how to fix the issues of the noise that citizens have complained about in the past. Vice Chairperson Mr. Gabriel Kamel questioned Mr. Rodriguez about the parking spaces. Mr. Jesse Ozuna also had questions about the parking. Chairperson Mr. Michael Fallek stated that he can have a parking agreement with the surrounding businesses and that would have to be presented to the board.

After a short discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove. Mr. Jesse Ozuna seconded the motion, which was disapproved with four members present, three voting in favor and one voting against the motion.

- 3) Request of Maria I. Salazar, for a Conditional Use Permit, for two years, and adoption of an ordinance for a Home Occupation (beauty salon), at .55 acres out of Lot 327, John H. Shary Subdivision, Hidalgo County, Texas; 5009 Buddy Owens Boulevard. **(CUP2023-0122)**

Mr. Porfirio Hernandez stated that the property is located on the south side of Buddy Owens Boulevard, approximately 460 ft. east of North Taylor Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east, south, and west, with R-1 (single family residential) District to the north. Surrounding land uses include commercial and single-family residential. A home occupation is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

According to the Hidalgo County Appraisal District, the home was built in 1987. The City of McAllen annexed the property in 1999 with an existing residential structure. The original conditional use permit

application for a home occupation was submitted on June 10, 2022, and approved August 3, 2022.

The applicant is proposing to continue to operate a beauty salon from an approximately 528 sq. ft. area within the existing residence. The proposed hours of operation will be 9:00 A.M. to 5:00 P.M., Monday through Friday and 9:00 A.M. to 1:00 P.M. Saturdays; the beauty salon will be closed on Sundays.

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 home occupation may not be operational until the issuance of the certificate. The Fire Department has inspected the building, and approved to continue with the conditional use permit. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and the specific requirements are as follows:

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

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

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

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

- 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. **(CUP2023-0123)**

Mr. Samuel Nunez stated that the subject property is located north of US Business 83 between 10th and 11th Streets. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 in all directions. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.

The applicant is proposing to continue to operate a food truck park on the subject property with 5 food trucks. The initial food truck park Conditional Use Permit was approved by City Commission on September 12, 2022. Based on the submitted site plan, 46 parking spaces will be available on the subject property. The food truck park's proposed days and hours of operation would be 7:00 AM to 2:00 AM Monday through Sunday.

Since the initial approval of the food truck park, non-permitted structures used for seating have been built by food truck owners on the property. Staff has been in communication with the property owner working to obtain building permits for the constructions. However, the areas that the structures were built over are part of the required landscape area for the property; areas that must remain free of any structures for compliance purposes. Relocation of some of these structures has been proposed within the parking lot of the property, however due to parking requirements for the exiting uses on the property, relocation was not considered feasible. Moreover, the property owner has proposed additional parking from a nearby lot at 1110 Ash Avenue, but this parking lot has no surplus parking to offer since it is tied to an existing commercial use located south across Ash Avenue.

Under the original parking agreement, the food truck park lot was originally designated for an existing medical office building under the same address. The parking lot at 1110 Ash Avenue was made available for the medical office building to free the existing food truck park lot to be used by the existing tenants. Staff has observed that this lot is being used for storage of ambulances and medical equipment. Parking lot cannot be used for storage of this kind since it must remain available for general customer and or employee parking only.

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

- 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. Food truck owners on site have built non-permitted structures for seating over 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.

Staff recommends disapproval of the Conditional Use Permit request due to non-compliance with requirements #6 (construction over unimproved surfaces) and non-compliance with parking agreement for food truck park.

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

Applicant, Mr. Jorge L Martinez, 1505 Woods Drive, Mission, Texas, stated that he is in compliance with what the city is requesting and explained what the past issues have been and the reasons behind the concerns.

After a lengthy discussion regarding parking and other concerns, Mr. Reza Badiozzamani moved to table the item. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was tabled with four members present and voting

b) REZONING:

- 1) Rezone from to R-1 (single-family residential) District to R-3C (condominiums) District: 0.845 acre (36,821.51 sq. ft.) tract being called 0.30 acre tract of land, more or less, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 7809 North Ware Road 7801 North Ware Road.
(REZ2023-0047)

Ms. Adriana Solis stated that the property is located south of Auburn Avenue and west of North Ware Road. This particular tract is comprised of .845 acres (36,821.51 sq. ft.) with existing structures.

The applicant is proposing to rezone the property to R-3C (condominiums) District in order to develop the tract of land for an existing home and condominiums to the rear. No feasibility plan or site plan have been submitted for the proposal. The subdivision process will be required prior to building permit issuance.

The subject property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District in all directions. The subject property to the north is C-3 (general business) District.

The property currently has an existing home with existing condominiums to the rear. Surrounding land uses are mostly vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Mixed-Use Nodes. The most appropriate type of development includes townhomes, triplex/quadplex, small/large multifamily, as well as mixed-use urban on a neighborhood and community scale. Mixed-Use Nodes uses are considered most appropriate for this property.

The development trend for this area along North Ware Road is mixed with single-family, agricultural open spaces and commercial properties.

El Rancho Deluxe Condominiums Declaration was recorded in 1982, as per the Hidalgo County Clerk's Office records, and the condominium units were built in 1983, as per the Hidalgo County Appraisal District records. The property was annexed and initially zoned R-1 District in 1989, which resulted in a non-conforming use and structure.

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

Based on the submitted survey, the subject property consists of three structures. The existing structure along North Ware Road is proposed by the applicant as the main house/office. There two existing structures to the rear to be considered as the condominiums. The north building contains two floors; each floor consists of two units. The south building has one floor and consists of three units, in total making six units.

The applicant at this time has not proposed additional units; however, the following are the permitted number of dwelling units for R-3 multifamily exclusive of townhomes:

One-bedroom units allows for 37 units, two-bedroom units allows for 30 and three-bedroom units allows for 25 units.

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

Staff recommends approval of the rezoning request from R-1 (single-family residential) District to R-3C (condominiums).

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

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

3) SITE PLAN:

- a) Site plan approval for LOT 1B, La Plaza Phase 1A Subdivision, Hidalgo County, Texas; 2200 South 10th Street. **(SPR2023-0038)**

Mr. Samuel Nunez stated that the subject property is located on South 11th Street and Toronto Avenue. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 District in all directions. Surrounding land uses include commercial retail and office uses.

The applicant is proposing to construct a 49,536 square-foot building for a Primark retail store and improvements to Macy's north parking lot. The site plan requires approval by Planning and Zoning Commission prior to building permit issuance.

Access to the site is from existing curb cuts on U.S. Expressway 83, South 11th Street, South Main Street, Toronto Avenue, Wichita Avenue, and Uvalde Avenue. Based on 49,536 square feet that will be used for retail use, 127 parking spaces are required for the site. The total mall square footage is 1,316,277 square feet, which requires 3,294 parking spaces and 6,087 parking spaces are provided. 70 of the provided parking spaces must be accessible, nine of which must be van accessible with an eight-foot wide aisle. The applicant is meeting parking requirements for the new development. The applicant is meeting landscaping requirements for green area and trees. The development will have a total of 114,765 square feet of landscaping of which 23,184 square feet will be proposed improvements for the proposed project. A minimum ten feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the existing development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A six-foot buffer is required around dumpsters/compactors if visible from the street.

No structures are permitted to be built over any easements. The new development setbacks comply with plat note and zoning ordinance requirements.

The required sidewalks are already in place as well as exterior landscaping and trees.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve the site plan subject to conditions noted. Mr. Jesse Ozuna seconded which was approved with four members present and voting.

4) SUBDIVISIONS:

- a) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An. **(SUB2022-0146)**

(REVISED PRELIMINARY) (TABLED ON 09/19/2023) SEA

Mr. Mario Escamilla requested the item be removed from table. Vice Chairperson Mr. Gabriel Kamel motioned to remove. Mr. Jesse Ozuna second the motion with four members present and voting. Item was removed from table.

McColl Road (F.M. 2061): 20 ft. of additional dedication for 60 ft. from centerline for 120 ft. total ROW. Paving 65 ft.-85 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105 and/or COM thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording, if not done by the state. E. Dove Avenue: Dedication as needed for 60 ft. from centerline for 120ft. total ROW. Paving: 65 ft. to 85 ft. Curb & gutter: Both Sides Revisions needed: City of McAllen thoroughfare plan designates E. Dove Avenue, as a Principle arterial with 120 ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. Engineer submitted a variance request to allow existing 100 ft. ROW as depicted on plat with no additional dedication. If approved dedication requirements to maintain existing 100 ft. of ROW throughout the plat boundary would apply.(Ex . NE Corner of plat that was not included in conveyance to the City of McAllen.) Label ROW being dedicated by this plat along Dove Avenue please see requirements above, prior to final. Clarify NE corner of plat not included in conveyance to the City of McAllen, prior to final. Clarify area conveyed to the City Of McAllen, submit copy of referenced documents for staff review prior to final. Include any document numbers regarding existing dedication of Dove Avenue, as applicable and provide copies for staff review, prior to final. A new corner clip will be required after dedication, review and revise as applicable, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Revisions Needed: As per plat submitted on August 14th, 2023, plat proposes a 20 ft. service drive , if proposing Private Service Drive Easement, Easement must be private with 24 ft. of dedication with 24 ft. of paving in compliance with Public Works and Fire Department requirements. Alley or service drive easement cannot dead-end, provide for extension or looping of alley or service drive easement on the plat prior to recording. Finalize alley/ service drive requirements prior to recording. Subdivision Ordinance: Section 134-106. Front: McColl Road (F.M. 2061)/ E. Dove Avenue: In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356 Corner: See front setback note. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along N. McColl Road and 4 ft. wide minimum sidewalk required along E. Dove Avenue. 5 ft. Sidewalk requirements as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Revise note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Include note as shown

above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. As per McAllen's Access Management Policy, spacing requirement along both McColl Road at 55 MPH and Dove Avenue is 425 ft. between any entrances/streets. Site plan must be approved by the Planning Development prior to building permit issuance. Common Areas; any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Compliance. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Include original subdivision boundary. Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line, finalize prior to final. Zoning Ordinance: Section 138-356. Existing : A-O(Agricultural and Open-Space) District and C-4 (Commercial Industrial) District Proposed: C-4 (Commercial Industrial) District. At the City Commission meeting of December 12th, 2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. At the City Commission meeting of December 12th, 2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Subdivision boundaries may need to be adjusted as needed due to existing dedications as needed, prior to final. Including bold boundary lines as applicable.

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

After a short discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subject to conditions noted, drainage and utilities approvals and clarification of the requested variance for E. Dove Avenue. Mr. Reza Badiozzamani second the motion, which was approved with four members present and voting.

- b) Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas
(SUB2022-0034) (PRELIMINARY 6-MONTH EXTENSION) Trevino Engineering

Mr. Mario Escamilla stated the applicant is requesting a preliminary six months extension.

North Los Ebanos Road: Proposing 30ft. dedication or as needed for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both Sides Revisions Needed: Remove "Prop" from ROW labeling as applicable, prior to final. Label ROW dimension after accounting for dedication, to existing property line across North Los Ebanos Road as "total", prior to final. Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for North Los Ebanos Road, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Non-compliance N/S Collector Street (West Side): Dedication as needed for 60 ft.- 70 ft. total ROW. Paving 40 ft.-44 ft. Curb & gutter: Both Sides. Pending Items: Please provide

ownership map to verify that no landlocked properties exist or will be created, prior to final. Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7, and provide a copy of any referenced document for staff review prior to final. Street alignment, transitions and R.O.W being reviewed by staff once status of 50 ft. Dedication to H.C.W.C.I.D No.7 is clarified and plat would need to be revised accordingly as applicable prior to final. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. Subdivision is proposed to be single-family residential use in ETJ. Alley/Service street requirements subject to change, if property is annexed, clarify annexation status prior to final. Subdivision Ordinance: Section 134-106. Front: Proposing 50 ft. or in line with average setback of existing structures, or easement, whichever is greater Pending Items: Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. Subdivision Ordinance: Section 134-106. Zoning Ordinance: Section 138-356. Non-compliance. Proposing: Rear: 15 ft. or easement, whichever is greater. Pending Items: Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. N/S collector street along west side will be finalized prior to final. Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7, and provide a copy of any referenced document for staff review prior to final. Zoning Ordinance: Section 138-356 Non-compliance. Proposing: Sides: 6 ft. or easement, whichever is greater. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setbacks are required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along North Los Ebanos Road and other street as applicable, prior to final. Revisions needed: Finalize wording for note once ROW requirements have been finalized, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Landscaping Ordinance: Section 110-46 Non-compliance. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: Add note as shown above prior to final. Landscaping Ordinance: Section 110-46 Non-compliance. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: ETJ Proposed: Residential Pending items: Engineer must clarify annexation status prior to final. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Pending items: Engineer must clarify annexation status prior to final. If annexation is proposed, process must be finalized prior to final along with initial zoning process. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Engineer must clarify annexation status prior to final, park fee will be required if property is annexed. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Engineer must clarify annexation status prior to final, park fee will be

required if property is annexed. Pending review by the City Manager Office. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Engineer must clarify annexation status prior to final, park fee will be required if property is annexed. As per Traffic Department, Trip Generation waived for two single-family residences, no TIA required. As per Traffic Department, Trip Generation waived for two single-family residences, no TIA required. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must clarify annexation status prior to final. If annexation is proposed, process must be finalized prior to final along with initial zoning process. If any variance request is proposed, original application with fee must be submitted to the Planning Department. Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7, and provide a copy of any referenced document for staff review prior to final. The subdivision was approved in Preliminary form at the Planning and Zoning Commission meeting of April 5th, 2022.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve a 6-month extension subject to conditions noted, drainage, and utility approvals. Mr. Reza Badiozzamani second the motion, which was approved with four members present and voting.

c) Victoria's Oaks Subdivision, 2700 North Taylor Road, Victoria Alvarez **(SUB2023-0101) (PRELIMINARY) JHE**

Mr. Mario Escamilla stated North Taylor Road: Dedication as needed for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Plat proposes 20 ft. additional dedication by this plat. Revisions needed Include "Existing" labeling for existing ROW prior to final. Include "Total" labeling for ROW dimension from new property line to existing across North Taylor Road, prior final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. E/W collector(Southern Boundary, 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving 40 ft. Curb & gutter: Both Sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. Clarify status of remnant tract along southern plat boundary, finalize prior to final. Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final once ROW requirements have been established. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. 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. Front/North Taylor Road: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Revisions Needed: Revise note as shown above, prior to final. Proposing: 45 ft. or in line with existing

structure, whichever is greater applies. Subdivision Ordinance: Section 134-106. Zoning Ordinance: Section 138-356 Non-compliance. Rear: Proposing: In accordance with the zoning ordinance, or greater for easement. Zoning Ordinance: Section 138-356. Sides: Proposing: In accordance with the zoning ordinance, or greater for easement. Zoning Ordinance: Section 138-356. Corner: Interior Lot. Current subdivision layout does not propose any buildable lots abutting a street. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along North Taylor Road and other street as applicable, prior to final. Revisions needed: Finalize wording for note once ROW requirements have been finalized, prior to final. Proposing: A 4 foot wide sidewalk required on east side of N. Taylor Road. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120 Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable. Revisions needed: Finalize wording for note once ROW requirements have been finalized, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Revise note #14 as shown above prior to final. Landscaping Ordinance: Section 110-46 non-compliance. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Must comply with City Access Management Policy. As per Traffic Department, Only one driveway would be permitted along N. Taylor Road. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Revisions Needed: Clarify status of remnant tract along southern plat boundary and ensure compliance with minimum lot frontage requirements, finalize prior to final. Subdivision Ordinance: Section 134-1. Non-compliance. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Park Fee of \$700 (\$700 X 1 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording. As per Traffic Department, Trip Generation for one-single family lot subdivision is waived. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Notes regarding sidewalks, buffers, and lot frontage subject to change once E/W collector ROW requirements are established, finalize prior to final. Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. Clarify status of remnant tract along southern plat boundary and ensure compliance with minimum lot frontage requirements, finalize prior to final. Subdivision requirement subject to change once clarified.

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

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

d) **Harvest Cove Subdivision, 2501 North Ware Road, Erickson Construction
(SUB2023-0104) (PRELIMINARY) M&H**

Mr. Mario Escamilla stated North Ware Road: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides Revisions needed: Label centerline prior to final. Label existing ROW from both sides of centerline to determine if any ROW dedication is required prior to final. Identify existing ROW by plat or instrument and label total ROW prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Non-compliance Internal Streets for R-1 (single-family residential): 50 ft. Total ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: Clarify connection to existing recorded subdivision under Arrow Head Subdivision Phase I, prior to final. Street names will be assigned prior to final. Provide Cul-de-Sac details on plat, prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Provide distance from main interior street ROW to the back of Cul-De-Sac's to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N/S 1/4 mile collector: Dedication as needed for 60 ft. total ROW. Paving 40 ft. Curb & gutter: Both Sides Revisions Needed: Provide for N/S 1/4 mile collector dedication, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. E/W 1/4 mile collector(Northern Boundary): Dedication as needed for 60 ft. total ROW. Paving 40 ft. Curb & gutter: Both Sides Revisions Needed: Provide for E/W 1/4 mile collector dedication, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Revisions Needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions needed: Provide Cul-de-Sac details on plat, prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Provide distance from main interior street ROW to the back of Cul-De-Sac's to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final. Subdivision Ordinance: Section 134-105. Front: 25 feet or greater for easement. Revisions needed: Revise note as shown above prior to final. Proposing: 20 feet or greater for easement. Zoning Ordinance: Section 138-356 Non-compliance. Rear: Proposing: 10 feet or greater for easement. Zoning Ordinance: Section 138-356. Sides: Proposing: 6 feet or greater for easement. Zoning Ordinance: Section 138-356. Corner: Proposing: 10 feet or greater for easement. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Ware Road both sides of all interior streets and N/S Collector street as applicable. Revisions needed: Plat note will need to be revised as shown above, and once sidewalk requirements are determined and ROW requirements are finalized, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along the collector street, if applicable. Revisions Needed: Buffer requirements will be finalized prior to final based on the collector street, if applicable. finalize note wording prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or

multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required No curb cut, access, or lot frontage permitted along North Ware Road and other streets as applicable. Revisions needed: Finalize wording for note once ROW requirements have been finalized, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revision Needed: Remove plat note #19 prior to final. Proposing: Common or Detention areas, any private streets/alleys or drives, and/ or gates must be maintained by the property owners/HOA and not the City of McAllen. Revisions needed: Finalize wording for note once subdivision requirement's have been finalized prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions required: Revise note#14 to show the correct section reference, please see below, finalize prior to final. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revisions needed: Multiple lots under current subdivision layout do not comply with minimum frontage requirements review and revise lot frontages as applicable prior to final. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots. Multiple lots under current subdivision layout do not comply with minimum lot area requirements review and revise as applicable prior to final. Minimum lot area is 5,000 square feet. Common areas do not comply minimum frontage requirements of 25 ft. review and revise as applicable prior to final. Zoning Ordinance: Section 138-356 Non-compliance. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Land dedication in lieu of fee. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. Required. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. Required. Pending review by the City Manager's Office. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. Required. As per Traffic Department, please submit a Master Trip Generation required to determine if TIA is required, prior to final plat. Non-compliance Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: As per Traffic Department, please submit a Master Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Clarify dashed line running through front of lots, prior to final.-Clarify connection to existing recorded subdivision under Arrow Head Subdivision Phase I, prior to final.

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

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

e) D' Costa Subdivision, 801 North 23rd Street, D. Costa Inc. **(SUB2023-0100)**
(PRELIMINARY) SEA

Mr. Mario Escamilla stated North 23rd Street (FM 1926): Proposed 20ft. dedication for 50 ft. from centerline for 100 ft. total ROW Paving: By the state Curb & gutter: By the state. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North 24th Street: Proposed 30 ft. dedication from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: Clarify if there are any existing dedications, along plat boundary prior to final. Dedication requirements subject to change once finalized. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. Revisions Needed: -Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Provide for looping or turnaround for existing 20 ft. Alley abutting Northern property line dedicated by Falcon Addition, finalize prior to final. Turnaround and or looping(alley ,service drive easement, etc.)must be in compliance with Fire and Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front: (N.23rd Street/N.24th Street):In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Clarify lot frontage and include street reference in setback note, once clarified note subject to change. Clarify proposed setback, prior to final. Proposing:40.0 FT or greater for easements or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356,138-367 Non-compliance. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Clarify lot frontage, once clarified note subject to change. Clarify proposed setback, prior to final. Proposed: 25.0 FT or greater for easements or in line with existing structures, whichever is greater. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to final. Proposed: As per zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356 Non-compliance. Corner: Interior Lot Pending Items: Corner setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. sidewalk along North 23rd Street and 4 ft. wide minimum sidewalk required on North 24th Street. 5 ft. sidewalk requirement as per Engineering Department. Sidewalk requirement for North 24th Street subject to be increased to 5 ft. prior to final by Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 24th Street. Buffer requirement on N. 24th Street will be finalized prior to final. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Finalize plat note wording for note #8 once buffer requirements have been finalized, prior to final. Landscaping Ordinance: Section 110-46,110-49 Non-compliance. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.

Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along. Pending items: Engineer must clarify lot frontage(front and rear), subdivision/requirements subject to change once clarified finalize prior to final. Must comply with City Access Management Policy. As per Traffic Department, As per Access Management Policy, spacing requirement along S. 23rd Street is 250 ft. between access, a shared access with the norther lot would be preferred in order to avoid entrance across Hackberry Avenue. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Include note as shown above, prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Non-compliance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Pending items: Engineer must clarify lot frontage(front and rear), subdivision requirements subject to change once clarified finalize prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing :C-3 (General Business) District Proposed :C-3 (General Business) District. As per application dated September 08,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Non-compliance. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Engineer must clarify lot frontage(front and rear), subdivision requirements subject to change once clarified finalize prior to final. Provide for looping or turnaround for existing 20 ft. Alley abutting Northern property line dedicated by Falcon Addition, finalize prior to final. Turnaround and or looping(alley ,service drive easement, etc.) must be in compliance with Fire and Public Works Department requirements. Engineer must continue to finalized ownership requirements prior to final. Required

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

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

- f) **Northgate Estates Subdivision, 1900 Northgate Lane, Urban City Developers, LLC (SUB2023-0034) (REVSIED PRELIMINARY) Turbo Engineers**

Mr. Kaveh Forghanparast stated Northgate Lane: Dedication as needed for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: Reference the document number on the plat for the existing ROW, and provide a copy of the document for staff review prior to final. Remove any reference to "Centergrove Ave." from the Plat. Instead of variable ROW, please show existing ROW at multiple points to show how it varies, prior to final. Provide total ROW width and the ROW to the centerline after the dedication on the plat. All ROW requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Hobbs Drive: Dedication as needed for 40 ft. for 80 ft. total ROW. Proposed: 20 ft. ROW dedication for 60 ft. total ROW. Paving: 52 ft. Curb & gutter: Both Sides Revisions as needed: Provide a copy of the document for existing ROW for staff review prior to final. All ROW requirements must be addressed

prior to final approval. A variance request for 20 ft. dedication for total 60 ft. ROW was submitted by the project engineer. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Interior Street: 50 ft. for single-family residential development Paving: 32 ft. Curb & gutter: both sides Revisions as needed: The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, paving width of the interior street would be 40 ft. and sidewalk easement might be required on both sides. Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10ft. ROW back of curb prior to final. Remove "Proposed" label from street names prior to final. Coordinate with staff for names of the interior streets prior to final. Clarify if the subdivision is proposed to be private or public and submit gate details if it will be private prior to final. Additional ROW may be required at the gate area. Submit revised paving layout to finalized the ROW requirement prior to final. A variance to 600 ft. maximum Cul-de-Sac length was submitted, proposing a paving width of 40 ft. for the interior street. If the variance is approved, it should be subject to sidewalk easement on both sides. Subdivision Ordinance: Section 134-105 Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, paving width of the interior street would be 40 ft. A variance to 600 ft. maximum Cul-de-Sac length was submitted, proposing a paving width of 40 ft. for the interior street. If the variance is approved, it should be subject to sidewalk easement on both sides. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Northgate Lane, Hobbs Drive, and both sides of all interior and entrance streets. Revise the plat note as shown above prior to final Minimum sidewalk width is subject to increase as per the Engineering Department. Revise the proposed plat note for 4 ft. minimum sidewalk on "Frontera Lane", since the property does not front it. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Hobbs Drive. Other buffers as may be applicable prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Hobbs Drive. Others as may be applicable prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Please clarify if the subdivision is proposed to be public or private. If private, add a plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Clarify if the

subdivision is proposed to be private or public and add the plat note referencing the correct ordinance. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Clarify if the subdivision is proposed to be private or public. Submit a copy of the draft HOA covenant referencing the correct ordinance. A plat note to reference the HOA document is required prior to recording. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. a revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to final. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. a revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to final. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. Pending review by the City Management's Office. Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. a revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to final. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. As per Traffic Department, Trip Generation is waived. There seem to be some discrepancies between the property dimensions as shown on the two submitted surveys and the plat. Please submit a new survey showing the boundaries of the subdivision and clarify any discrepancies prior to final. The owner's signature block follows public street template. Clarify if the subdivision is public or private and provide a gate detail if it is private. If the subdivision is proposed to be private, label "(Private Subdivision)" in smaller font under the name of the subdivision prior to final. If the subdivision is proposed to be private, "(Private Street)" will be needed after the name of the street prior to final. If the subdivision is proposed to be private, proper wording for owner's signature block is required. Label Detention area as Common Lot A prior to final. A plat note to reference the common lot might be required as well. Clarify point on west side of Lot 11 prior to final. Use a call out for L1 between lots 1 and 14 to be legible prior to final. Show how many feet of the 20 ft. U.E. is on Lot 7 and how many feet on detention lot prior to final. Show and label the width of the U.E. on east side of Lot 8 & 12, and west side of Lot 11. Submit revised paving layout and gate details to finalized the ROW requirement prior to final. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2023-0026) including the following variances: 1. A variance to the maximum 600 ft. Cul-de-Sac Length, proposing to provide 40 ft. of paving back to back for the interior street. 2. A variance to dedicate 20 ft. ROW for total 60 ft. ROW for Hobbs Drive, instead of 40 ft. dedication for total 80 ft. ROW. If the variance is approved, it should be subject to providing sidewalk easement on both sides.

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

After a short discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utilities approval, and recommended approval for the requested variances. Mr. Reza Badiozzamani seconded the motion, which was approved with four members present and voting.

g) Quinta Luz Subdivision, 4300 Pecan Boulevard, Alvarado Iglesias **(SUB2023-0099)**
(PRELIMINARY) SEA

Mr. Kaveh Forghanparast stated Pecan Blvd: Dedication for 60 ft. from centerline for 120 ft. total ROW Paving: by the State Curb & gutter: by the State Revisions needed: Label the centerline and the ROW dedicated by this plat from centerline to establish ROW requirements prior to final. For the existing ROW, show the document number on the plat and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Street: Dedication for 60 ft. in commercial area and 50 ft. for residential area Paving: 32-40 ft. Curb & gutter: both sides Revisions needed: Clarify the commercial lot(s) and revise the ROW to comply with requirements prior to final. Clarify if the subdivision is public or private prior to final. If proposed to be private, submit gate details. Additional ROW may be required to comply with gate requirements prior to final. Submit the paving layout to show compliance with minimum 96 ft. of paving face to face in Cul-de-Sac and minimum 10 ft. ROW around it prior to final. Revise the ROW to comply prior to final. Revise the plat to comply with 600 ft. maximum Cul-de-Sac length. If a variance is requested and approved, it will be subject to minimum paving width of 40 ft. Interior Street names will be assigned by the City prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Quince Ave (northern boundary): Dedication for total 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Project Engineer/Staff will review the possible requirement of ROW dedication for Quince Ave. on the north side prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions needed: Revise the layout to comply with Cul-de-Sac maximum length requirement prior to final. If a variance is requested instead and approved, it will be subject to 40 ft. minimum of paving for interior streets. Please submit paving detail to show compliance with minimum 96 ft. of paving face to face in the Cul-de-Sac and 10 ft. ROW around it prior to final. Revise the ROW to comply prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Clarify which lot(s) is/are commercial and provide alley/service drive easement prior to final. Subdivision Ordinance: Section 134-106. Front: Lots 1-12: 25 ft. or greater for easements Lot 13: In accordance with the zoning ordinance or greater for easements, or approved site plan, or in line with existing structures, whichever is greater. Clarify if only lot 13 is commercial and lots 1-12 will be single-family residential prior to final. Revise plat notes 1 and 2 and combine them as shown above prior to final. Proposed: Minimum setback lines = Front: 25 ft. or greater for easement or in line with existing structures. Minimum setback line for Lot 13 only = Front: 75 ft. or greater for easements or in line with existing Structures. Zoning Ordinance: Sections 138-356 & 138-367. Rear: Lots 1-12: 10 ft. or greater for easements Lot 13: In accordance with the zoning ordinance or greater for easements, or approved site plan, whichever is greater. Clarify if only lot 13 is commercial and lots 1-12 will be single-family residential prior to final. Revise plat notes 1 and 2 and combine them as shown above prior to final. Clarify minimum rear setback for Lot 13 prior to final. Proposed: Minimum setback lines = Rear: 10 ft. or greater for easements Minimum setback line for Lot 13 only = Rear: 20 ft. or greater for easements or in line with existing Structures. Zoning Ordinance: Section 138-356. Interior Sides: Lots 1-12: 6 ft. or greater for easements Lot 13: In accordance with the zoning ordinance or greater for easements, or approved site plan, whichever is greater. Clarify if only lot 13 is

commercial and lots 1-12 will be single-family residential prior to final. Revise plat notes 1 and 2 and combine them as shown above prior to final. Proposed: Minimum setback lines = Interior sides: In accordance with the zoning ordinance or greater for easements Minimum setback line for Lot 13 only = East Side: as per zoning ordinance or greater for Easements. Corner Lots 1-12: 10 ft. or greater for easements Lot 13: In accordance with the zoning ordinance or greater for easement, or approved site plan, whichever is greater. Clarify if only lot 13 is commercial and lots 1-12 will be residential prior to final. Revise plat notes 1 and 2 and combine them as shown above prior to final. Proposed: Minimum setback lines Lot 13 only = West Side: zero feet or as per zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage (Lots 1-12): 18 ft. except where greater setback is required, greater setback applies. Clarify if Lot 13 is the only commercial lot prior to final. Revise setback note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Pecan Boulevard and both sides of the interior street. Engineering Department may require 5 ft. sidewalk prior to final. Finalize the sidewalk note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments for commercial lots prior to building permit issuance. Required Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is public or private, gated or not, to finalize the plat note requirement 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. Clarify if the subdivision is public or private to finalize the note requirement prior to final. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Submit the draft HOA for staff review prior to recording. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Required. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Provide the curve table to check compliance prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 & C-3. The rezoning must be finalized prior to final. Zoning Ordinance: Article V Non-compliance. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per the application submitted on September 9, 2023, there are 13 lots in this subdivision which will be single-family and commercial. A clarification is needed on the number of single family lots. As per Park Department, a park fee of \$700 per dwelling unit is required prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the application submitted on September 9, 2023, there are 13 lots in this subdivision which will be single-family and commercial. A clarification is needed on the number of single family lots. As per Park Department, a park fee of \$700 per dwelling unit is required prior to recording, As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.. Traffic Impact Analysis (TIA) required

prior to final plat. Ownership must be verified and all required signatures must be submitted prior to final. Use a solid line for lot lines including south side of Lot 13 and north side of Detention Pond Area. Show the legal description of all adjacent lots on all sides, including south side of Pecan Blvd. It seems that 16 ft. on the west side of the subdivision is part of the existing 200 ft. HCWD No.1 Canal ROW. Provide the document number on the plat and a copy for staff review prior to final. Use a solid line if that is the not part of the common lot. Dimension of the lots or curves must exclude the portion if it's not part of the lot. Clarify, review, and revise as applicable. If the 16 ft. on the west side is part of the HCWD No.1 Canal ROW, remove the extension of curve line on the north side of Lot 1 into the area prior to final. Review and revise as applicable. Signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance. Provide the curve table prior to final. Use a letter or number for common lot and revise the name, e.g. Common Lot A, prior to final. Use a solid line to show lot lines on the north side of Common Lot. Must comply with City's Access Management Policy.

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

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

h) Huerta Subdivision, 11501 North Bryan Road, Luis Roberto Huerta **(SUB2023-0103)**
(PRELIMINARY) SEA

Mr. Kaveh Forghanparast stated N. Bryan Rd: ROW dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: 65-85 ft. Curb & gutter: both sides Revisions needed: Revise the layout to show compliance with ROW dedication requirement prior to final. Show the total existing ROW and ROW on both sides of the centerline prior to final. Reference the document number on the plat for the existing ROW, and provide a copy for staff review prior to final. Show the total ROW after the ROW dedication and label as "total ROW" prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. If rear garbage pickup and/or rear access are not available, a service street shall be required, in addition to the planting area, 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. Subdivision Ordinance: Section 134-106. Front: 45 ft. or greater for easements or in line with existing structures, whichever is greater. Revise plat note #2 as shown above prior to final. Proposed: 40 ft. Zoning Ordinance: Section 138-356 & 138-367. Subdivision Ordinance: Section 134-106. Rear: 10 ft. or greater for easements. Clarify 15 ft. or revise plat note #2 as shown above prior to final. Proposed: 15 ft. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Revise plat note #2 as shown above prior to final. Proposed: 6 ft. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Bryan Road. Revise plat note #15 as shown above prior to final. Engineering Department may require 5 ft. sidewalk prior to final. Revise the plat note as applicable. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 6 ft. opaque buffer required from adjacent/between multi-family

residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1 Compliance. Minimum lot width and lot area. Show the remaining frontage of the property to determine compliance with minimum frontage requirement prior to final. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation for one lot single-family is waived. Use a solid line for the lot line after the ROW dedication prior to final. Show the legal description of all adjacent lots on all sides, including the east side on N. Bryan Road, prior to final. Show the remaining frontage of the property to determine compliance with minimum frontage requirement prior to final. Correct the location map to match the subdivision boundary prior to final. Adjust the location map to show State Highway 107 (on the south side) prior to final. Signature blocks must comply with Sec. 134-61 of the Ordinance prior to recording. Must comply with City's Access Management Policy.

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

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

i) **Santoy Subdivision, 3321 Highway 83, Juan F. Santoy (SUB2023-0105)**
(PRELIMINARY) SEC

Mr. Kaveh Forghanparast stated U.S. Highway 83: Dedication required for 50 ft. from centerline for total 100 ft. ROW Paving: By the State Curb & gutter: By the State Proposing: 7.5 ft. additional ROW for 52 ft. from "PVMT U.S. HWAY 83" centerline for total 92.5 ft. ROW Revisions needed: Clarify "PVMT" centerline to finalize the ROW dedication requirement prior to final. Show the ROW from centerline after ROW dedication, and total ROW along the property after ROW dedication and label as "Total ROW" prior to final. Any additional ROW dedication requirement must be shown on the plat, if applicable, or a variance request must be submitted and approved prior to final. Submit a copy of the referenced documents shown on the plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Plat shows 15 ft. alley on the rear side of the property. Revise the plat prior to final as needed to comply with requirements for City services. Alley/service drive easement may not dead-end. Revise as applicable prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements, or in line with existing structures, whichever is greater. Clarify/revise the plat note as shown above prior to final. Proposing: 50 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356 & 138-367. Rear: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Highway

83. Clarify/revise plat note as shown above prior to final. Engineering Department may require 5 ft. wide sidewalk prior to final. Subdivision Ordinance: Section 134-120 Non-compliance. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 & R-4 Proposed: C-3. The rear portion of the property is zoned is R-4. Engineer to verify and submit the rezoning request. Rezoning must be approved prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rear portion of the property is zoned is R-4. Engineer to verify and submit the rezoning request. Rezoning must be approved prior to final. Zoning Ordinance: Article V. As per Traffic Department, confirm Land use to determine if Previous Trip Gen could be honored, if different use is proposed a revised Trip Gen would be needed. Traffic Impact Analysis (TIA) required prior to final plat. The bearing of the south subdivision boundary on the plat does not match the survey. Clarify, review and revise as applicable prior to final. Show the legal description of all adjacent properties on all sides, including the triangular shaped lot on the southwest corner of the lot, and the properties located on the north side of Highway 83. Must comply with City's Access Management Policy. All signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance. An older subdivision for the same property (SUB2020-0041 & SUB2021-0053) with the same name "Santoy Subdivision" was expired. The engineer submitted the new subdivision application on September 19, 2023. Some variances for the expired submittal were approved. A new variance application and approval is required for the new application.

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

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:26p.m. with Vice Chairperson Mr. Gabriel Kamel seconding the motion with four members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday October 17, 2023, at 3:31p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek Gabriel Kamel Marco Suarez Emilio Santos Jr. Reza Badiozzamani	Chairperson Vice Chairperson Member Member Member
Absent:	Jose Saldana Jesse Ozuna	Member Member
Staff Present:	Austin Stevenson Michelle Rivera Edgar Garcia Luis Mora Jose Humberto De la Garza Omar Sotelo Rodrigo Sanchez Mario Escamilla Kaveh Forghanparast Samuel Nunez Eduardo Garza Samantha Trevino Natalie Moreno Jacob Salazar Bilkis Martinez Florencio De la Cruz Magda Ramirez	Assistant City Attorney III Assistant City Manager Planning Director Deputy Director Development Coordinator Senior Planner Senior Planner Planner III Planner III Planner II Planner II Planner I Planner I Planner Technician II Capital Project Engineer Designer/Subdivision Coordinator Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Marco Suarez

1) MINUTES:

- a) Approval/disapproval of the minutes for the October 3, 2023 meeting.

The minutes for the regular meeting held on October 3, 2023 was approved as submitted by Vice Chairperson Mr. Gabriel Kamel. Seconding the motion was Mr. Reza Badiozzamani which carried unanimously with five members present and voting.

2) PUBLIC HEARING:

a) **CONDITIONAL USE PERMITS:**

- 1) Request of Laura L. Garza, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 13 through 19, Block 1,

Las Cañadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road.
(CUP2023-0130)(Event Center)

Mr. Eduardo Garza stated that the property is located at the southwest corner of East Olympia Avenue and South Jackson Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north and south, and R-2 (duplex-fourplex residential) District to the west. The area to the east is outside city limits. Surrounding land uses include fourplex units, offices, and vacant land. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was approved by the City Commission on March 8, 2010. It was renewed annually until 2014, then in both 2016 and 2017. The last approval was on March 25, 2019 by the City Commission with a variance to the distance requirement.

The applicant is proposing to continue to operate a 17,000 sq. ft. event center which consists of 15,760 sq. ft. of floor area. The proposed days and hours of operation are Monday – Sunday from 8:00 AM – 2:00 AM.

The Fire & Health Departments' approved and have allowed the CUP process to continue. 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 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property;
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 direct access to East Olympia Avenue which connects to South Jackson 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 footages and uses, 27 parking spaces are required for the spa and office areas. The event center would require 158 parking spaces. For the uses of the overall development to operate at the same time, 185 parking spaces are required; 191 parking spaces are provided on site. The parking lot has to be free of potholes and clearly striped;
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 Planning Director.

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

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

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

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

- 2) Request of Laura L. Garza for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lots 13 through 19, Block 1, Las Cañadas Subdivision, Hidalgo County, Texas; 3012 South Jackson Road. **(CUP2023-0132)(Portable Building)**

Mr. Eduardo Garza stated that the property is located at the southwest corner of East Olympia Avenue and South Jackson Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north and south, and R-2 (duplex-fourplex residential) District to the west. The area to the east is outside city limits. Surrounding land uses include fourplex units, offices, and vacant land. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

A Conditional Use Permit for one year for a portable building greater than 10 feet by 12 feet was approved on February 22, 2016 with a variance to the building separation. The Conditional Use Permit was renewed for one year, and it was approved on March 21, 2017. The last approval for the request was on March 19, 2019. The current separation of the portable building to the main building is in compliance with the current Zoning Ordinance.

The applicant is proposing to utilize an 8 feet by 40 feet portable building on the subject property for storage for the event center. There is approximately 9 feet of separation between the building and the portable building.

The Fire Department has conducted their necessary inspection and no violations were found. 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 portable building must also meet the

requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The home or building must be located in such a manner as to have access to a public right-of way within 200 feet;
- 2) Portable buildings, if approved for occupancy, must have an approved water distribution and sewage disposal system available for its use;
- 3) There must be a provision for garbage and trash collection and disposal.

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

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

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

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

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

- 3) Request of Julian R. Aguilar, for a Conditional Use Permit, for One Year, and adoption of an ordinance, for a bar and vape/retail shop (The HotBOX) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite D. **(CUP2023-0135)**

Ms. Natalie Moreno stated that the property is located along the North side of Nolana Avenue between North 4th and North 6th Streets, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the North, C-3 District to the East, South and West. There is also R-1 (single family residential) District to the East and A-O (agricultural and open space) District to the West. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial CUP for a bar and vape/ retail shop at this location was submitted on August 15, 2022.

The applicant is proposing to operate a bar and vape/ retail shop (The Hotbox) from the existing 2,398.5 sq. ft. lease space within the retail center. The proposed hours of operation are from 12:00 p.m. to 12:00 am (midnight), Monday through Sunday.

The Fire Department conducted an inspection of the establishment and items are pending for compliance. The Health Department conducted an inspection. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower;

- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
- c) 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. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 2,398.5 sq. ft. bar/vape shop hall requires 24 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 1 accessible parking space is required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;
- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspection Department as part of the building permit review process.

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

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with favorable recommendation with five members present and voting.

- 4) Request of Rosa E. Estrada for a Conditional Use Permit, for 3 years, and adoption of an ordinance, for a home occupation (office), at Lot 6, J.W Martin Subdivision, Hidalgo County, Texas; 817 Kerria Avenue. **(CUP2023-0128)**

Ms. Natalie Moreno stated that the property is located on the Southeast corner of Kerria Avenue and North 9th Street and it is zoned R-1 (single family residential) District. The adjacent zoning is R-1 to the North, South, East & C-3 (general business) districts to the west. Surrounding land uses include single-family residences, townhouse, IBC bank and offices. A home occupation is permitted in an R-1 with a conditional use permit.

The initial Conditional Use Permit for this property was approved in May 17, 2005. The applicant was inconsistent in renewing the application annually. The last Conditional Use Permit was approved by the Planning and Zoning Commission meeting on June 16, 2020. The applicant stated she was not operational last year therefore she did not renew.

The applicant proposes to continue to operate an office for cleaning services from the existing residence. The hours of operation are from 9:00 AM to 4:00 PM. Monday thru Friday. The office will be used for placing orders and payroll. The applicant stated that the only time employees will report to the office is when they pick up their paycheck on the first and sixteenth day of each month. Paychecks will be picked up by each employee at different times of the day to provide accommodations with parking.

The Fire Department has inspected the location and has allowed to continue the CUP process. Should the conditional use permit be approved, the applicant would require to sign the certificate acknowledging and agreeing to the conditions of the permit. The establishment must also comply with requirements set forth in Section 138-118 (1) of the Zoning Ordinance and other specific requirements as follows:

- a) The home occupation shall be clearly secondary to the residential use. The applicant lives in a residence.
- b) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district. No signs are proposed.
- c) No exterior display or alterations indication that the building is being used for any purpose other than residential shall be permitted.
- d) No more than one additional unrelated employee other than immediate family members residing on the premises shall be permitted.
- e) No outside storage of materials or products shall be permitted. The applicant proposed no storage of chemicals or equipment's will be at the residence.
- f) Traffic generated by the proposed use shall not exceed 10 % of the average load per hour per street.
- g) No retail sales shall be permitted. (items may be delivered)
- h) No additions to the residence or accessory building specifically to accommodate the use shall be permitted.
- j) The propose use shall take place in the primary residential structure rather than a

detached garage or accessory building.

- k) The proposed use shall take place at the location specified on the permit.

We did receive one phone call in opposition to this request with concerns about traffic.

Staff is recommending disapproval of the request for three years due to inconsistency with renewals. Alternatively, staff recommends approval for one year.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit request. There was one citizen present and three letters of opposition presented to staff.

Citizen Mr. Dennis Dobbs (800 Kerria Avenue, McAllen Texas) stated his concern was excess trash, parking in the alley way and along the curbs which block the traffic coming through, heavy traffic and safety.

After a short discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve for one year and not the 3 year request. Mr. Marco Suarez seconded the motion, which was approved for one year with five members present and voting.

- 5) Request of CP5 Ronda Holdings, LLC. for a Conditional Use Permit, for one year, and adoption of an ordinance for a restaurant/bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas, 500 East Nolana Avenue.
(CUP2023-0129)TABLED ON 10/3/2023

Chairperson Mr. Michael Fallek requested to be removed from table. Vice Chairperson Mr. Gabriel Kamel moved to untangle with Mr. Marco Suarez seconding the motion and five members present, four voting and one abstaining.

Mr. Emilio Santos Jr. abstained from voting on this item.

Ms. Samantha Trevino stated that the property is located on the south side of Nolana Avenue, approximately 635 ft. west of North McColl Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east and west, and R-3T to the south. Surrounding land uses include retail, offices, multi-family apartments and vacant land. A bar is allowed in a C-3 district with a conditional use permit.

The initial conditional use permit for a bar was approved by the City Commission on May 29, 2007 with a variance to the distance requirement. The permit was renewed annually by the same applicant until 2018. A new applicant applied the following year and the last permit was approved by City Commission on August 13, 2019.

The applicant is proposing to operate a bar and grill, 5A Ronda Cantina, from the approximately 8,900 sq. ft. building. The hours of operation are from Tuesday-Sunday from 5:00 P.M. to 2:00 A.M.

The Fire Department inspection is still pending. The Health Department inspected the establishment, and has approved for the CUP process to be continued. The establishment must

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

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residence and residentially zoned property;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on a major arterial, East Nolana Avenue, and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the building, 89 parking spaces are required and 126 are provided. Parking lot has to be clear of potholes and well striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties. An 8 ft. wall is provided;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

At the Planning and Zoning Commission meeting of October 3, 2023, The Board unanimously voted to table the request. There were four Board members present and voting.

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was disapproved with favorable recommendation with five members present and voting with one member abstaining.

- 6) 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. **(CUP2023-0123) TABLED ON 10/3/2023**

Chairperson Mr. Michael Fallek requested to remove from table. Mr. Reza Badiozzamani moved to untable with Vice Chairperson Mr. Gabriel Kamel seconding the motion and five members present and voting.

Mr. Samuel Nunez stated that the subject property is located north of US Business 83 between 10th and 11th Streets. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 in all directions. A food truck park is permitted in a C-3 District, subject to compliance with Conditional Use Permit requirements.

The applicant is proposing to continue to operate a food truck park on the subject property with 5 food trucks. The initial food truck park Conditional Use Permit was approved by City Commission on September 12, 2022. Based on the submitted site plan, 46 parking spaces will be available on the subject property. The food truck park's proposed days and hours of operation would be 7:00 AM to 2:00 AM Monday through Sunday.

Since the initial approval of the food truck park, non-permitted structures used for seating have been built by food truck owners on the property. Staff has been in communication with the property owner working to obtain building permits for the constructions. However, the areas that the structures were built over are part of the required landscape area for the property; areas that must remain free of any structures for compliance purposes. Relocation of some of these structures has been proposed within the parking lot of the property, however due to parking requirements for the exiting uses on the property, relocation was not considered feasible. Moreover, the property owner has proposed additional parking from a nearby lot at 1110 Ash Avenue, but this parking lot has no surplus parking to offer since it is tied to an existing commercial use located south across Ash Avenue.

Under the original parking agreement, the food truck park lot was originally designated for an existing medical office building under the same address. The parking lot at 1110 Ash Avenue was made available for the medical office building to free the existing food truck park lot to be used by the existing tenants. Staff has observed that this lot is being used for storage of ambulances and medical equipment. Parking lot cannot be used for storage of this kind since it must remain available for general customer and or employee parking only.

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

- 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. Food truck owners on site have built non-permitted structures for seating over 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.

Staff recommends disapproval of the Conditional Use Permit request due to non-compliance with requirements #6 (construction over unimproved surfaces) and non-compliance with parking agreement for food truck park.

At the Planning and Zoning Commission meeting of October 3, 2023 no one appeared in opposition of the request. After staff presented their analysis and their recommendation of disapproval, the Board requested to speak to the owner. Mr. Jorge Martinez addressed the Board concerning questions about the unpermitted structures built over the landscape area and parking issues brought up by staff. After some discussion, the Board requested staff look into any permits issued for the structures and the parking issue to get a more accurate parking requirement for both the food truck park and the medical office building to the west. The item was tabled by the Board to give staff time to discuss these matters with the owner.

Staff has since discussed both the unpermitted structures and the parking requirements with the owner. No permits were found for the structures over the landscape area. The owner has agreed to remove these structures. Moreover, regarding the parking requirements, the owner has agreed to restripe the existing parking lot for the food truck park and make the parking lot at 1110 Ash Avenue available. Based on these agreements, staff is now recommending approval of the food truck park, for one year, subject to the conditions noted.

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

Chairperson Mr. Michael Fallek asked staff if the parking requirements and the unpermitted structure issues were addressed. Mr. Samuel Nunez stated yes.

Mr. Marco Suarez asked if the restrooms were required to be in the food park. Assistant City Attorney, Austin Stevenson stated there is not a requirement for the food park to have a restroom but they are to have an agreement with an establishment at least 600ft away from the food truck

for public to have access to a restroom.

After a short discussion, Mr. Reza Badiozzamani moved to approve request. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

3) CONSENT:

- a) Melissa Palma Estate Subdivision, 400 Northgate Lane, Cesar Palma and Melissa Ann Tijerina **(SUB2023-0108) (FINAL) RDE**
- b) RMZ Development Subdivision, 2900 Colbath Road, RMZ Investments, LLC **(SUB2022-0129) (REVISED FINAL) RDE**
- c) Grace Haven Subdivision, 7100 7 Mile Line, Isidro Quintero **(SUB2023-0068) (FINAL) SEA**

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve consent items 3a-3c together. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting

4) SUBDIVISIONS:

- a) North Ridge Estates Subdivision, 9501 North 23rd Street, Domain Development Corp. **(SUB2023-0067) (FINAL) M&H**

Mr. Mario Escamilla stated N. 23rd Street (F.M. 1926) : Dedication required for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Rice Avenue: Proposing 70 ft. total ROW. Paving 32 ft. min Curb and gutter: Both Sides. Boulevard islands are proposed 20ft. of paving from face to face is required. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N. 23rd Lane: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Revisions Needed: The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Engineer submitted a Variance request on October 9th, 2023 to the 600 ft. maximum cul-de sac length, should the variance be approved it should be subject to 60 ft. of ROW with 40 ft. of paving. Street name under review, finalize prior to recording/ Mylar printing. Plat proposes 60ft. total ROW, if boulevard islands are proposed 20ft. of paving from face to face is required. As per paving layout submitted October 6th, 2023 no boulevards proposed. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. E/W Quarter Mile Collector (Northern boundary): dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides. Engineer submitted variance request on August 10, 2023 regarding E/W Quarter mile requirement, request is under review, and plat will have to be adjusted as applicable prior to final once Board action or review is finalized. After review of the surrounding area due to the existing irrigation canal to the west and collector alignment, the E/W collector street along the western boundary is not feasible. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions Needed: Engineer submitted a variance request on October 9th,

in reference to the the 10 ft. of ROW back of curb requirements around Cul-de Sac's proposing a 10 ft. U.E, E.E, and S.W Easement, in lieu of the required 10ft. ROW back of Curb. Should the Variance be approved, it is recommended to require a minimum of 7feet additional ROW for the diamond turn arounds, which would be used for sidewalk and placement of water meters and sewer service clean-outs. As per Fire Department requirements, 96 ft. of paving face-to-face required for Cul-De-Sac turnaround area, minimum 10 ft. of ROW back of curb around Cul-De-Sac area. Subdivision Ordinance: Section 134-105. Front: 25 feet or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 feet or greater for easements. Zoning Ordinance: Section 138-356. Sides:6 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner :10 feet or greater for easements. Zoning Ordinance: Section 138-356. Garage:18 ft. except where greater setback is required, great setback will applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along North 23rd Street (F.M.1926), and a 4 ft. wide minimum sidewalk required along both sides of all internal streets. Revisions needed: Revise note as shown above prior to recording. 5 ft. sidewalk requirement as per engineering department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 23rd Street (F.M. 1926). Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 23rd Street (F.M. 1926). Must comply with City Access Management Policy. As per Traffic Department, access management policy along N. 23rd Street at 55 MPH is 425 ft. between access. Proposing: Common or Detention Areas, any private streets/alleys, and or gates areas must be maintained by the property owners/HOA and not the City of McAllen. Finalize wording for note prior to final. Please review note wording above. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision is being processed as a private. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Outparcel A, must meet minimum lot frontages requirements of 25 ft. for Common Areas. As per plat submitted on October 6th,2023, outparcel A now exhibits 25 ft. of frontage. As per plat submitted on July 28th,2023, plat provides requested lot tables. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per R-1 plat submitted on July28th,2023 there are 13 total lots proposed, with out parcel A to be used for landscaping. In accordance with McAllen's Park Land Dedication and Parks Development Fees Ordinance, Park fees apply at rate of \$700 per lot/dwelling unit and payable prior to plat recording. In this case fees amount to \$8,400. (12X \$700). Fees are dependent on the number of lots/dwelling units, so fees can go up or down. As per Traffic Department, Trip Generation is waived for a 13-lot single-family and 1 outparcel subdivision. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is waived for a 13-lot single-family and 1outparcel subdivision. Must comply with

City's Access Management Policy. HOA's need to be reviewed prior to recording. Any abandonments must be done by separate process, not by plat.

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

After a lengthy discussion regarding the variance of the ROW and easement, Mr. Gabriel Kamel moved to approve subject to conditions noted, drainage and utilities approvals and with the variance of the 10ft utility easement. Mr. Emilio Santos Jr. second the motion, which was approved with five members present and voting.

- b) McAllen Palms Business Park Subdivision, 4900 South Old 10th Street, Megaware Corp., A Texas Corporation **(SUB2020-0089) (REVISED PRELIMINARY) JHE**

Mr. Mario Escamilla stated S. Old 10th Street: Proposing 20 ft. of additional ROW for 108.96' to 109.60' total ROW. Paving: 65 ft. Curb & gutter: Both sides Revisions needed: Label existing ROW and on both sides of centerline prior final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan, Monies must be escrowed if improvements are not built prior to recording. Non-compliance Interior Streets : 70 ft. total ROW Paving: 44 ft. Curb & gutter: Both sides Pending items needed: Unlabeled stub out street cannot dead end, plat needs to be revised accordingly or provide for approved turnaround, prior to final. Future streets/ stub outs must provide temporary turnaround within this subdivision boundary, finalize prior to final. Street names to be established prior final, finalize prior to final. Proposed S. Main Street stub out street shown cannot dead end, revise accordingly prior to final approval. Future streets/ stub outs must provide temporary turnaround within this subdivision boundary, finalize prior to final. Proposed Paula Avenue exceeds the 1200 ft. in length. Plat needs to be revised or engineer needs to submit a variance letter. Engineer submitted a variance application on August 24th, 2023, requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Proposed South 17th Street was proposed to extend south into Lots 14 & 15; revise plat accordingly or submit variance request prior to final. Engineer submitted variance request on August 24th, 2023 regarding N/S Quarter mile requirement, After review of the surrounding area due to the existing irrigation canal to the west and collector alignment, the N/S half mile collector street along the western boundary is not feasible. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan, Monies must be escrowed if improvements are not built prior to recording. N/S Half Mile Collector (Western boundary): Dedication as needed for 70ft. total ROW Paving: 44 ft. Curb & gutter: Both sides Pending Items: Clarify if previously referenced 40 ft. Easement provides for ROW dedication, prior to final. Once clarified if dedication turns out to be ROW, additional requirements may apply to the development regarding perimeter streets, looping, etc. and the plat would have to be revised accordingly, finalize prior to final. Please submit a copy of referenced Vol. Q, Pg. 177, H.C.M. R for staff review prior to final. Please submit ownership map of surrounding properties to verify that no landlocked properties exist or will be created, prior to final. Engineer submitted variance request on August 24th, 2023 regarding N/S Quarter mile requirement, After review of the surrounding area due to the existing irrigation canal to the west and collector alignment, the N/S half mile collector street along the western boundary is not feasible. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Paving, curb and gutter. 1,200 ft. Block Length. Revision needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. Engineer

submitted a variance application on August 24th, 2023, requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revision needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. Engineer submitted a Variance request on August 24th, 2023 to the 600 ft. maximum cul-de sac length, should the variance be approved it should be subject to 60 ft. of ROW with 40 ft. of paving. In general, cul-de-sacs shall not exceed 600 feet in length, and shall have a turnaround of not less than 100 feet in diameter (right-of-way) with a pavement diameter of 80 feet in residential areas, and shall have a turnaround not less than 200 feet in diameter (right-of-way) with pavement diameter of 180 feet in commercial and industrial areas. Sec 134-105(g). Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. revisions Needed: Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. If note is proposed wording for note must be included on plat and finalized prior to final. Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Clarify proposed note or revise plat note as shown above prior to final. *Proposing: 75 feet or greater for approved site plan or easements. Zoning Ordinance: Section 138-356, 134-367. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Proposing: As per zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Proposing: As per zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Corner side: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: Revise note as shown above prior to final. Proposing: As per zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. Old 10th Street and 4 ft. sidewalk required on both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Old 10th Street and other streets as may be applicable Revisions needed: Finalize wording for note prior to final. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Old 10th Street. Must comply with City Access Management Policy. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen Pending Items: Include note, finalize wording for note prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Minimum lot width and lot area. Revisions Needed: Clarify ownership of Exclusive 26' Lateral G H.C.W.I.D No.3 R.O.W D as lot lines for lots 1-5 and

24-25 do not extend to subdivision boundary as previously shown, clarify and finalize prior to final. Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, TIA LEVEL-1 required. Complete Traffic Impact Analysis (TIA) Level 1 required prior to final plat per Traffic Department. Comments/Revisions needed: Remove note 15 as it is a requirement not a required plat note finalize prior to final. Remove note 17, finalize secondary access requirements prior to final, ROW subject to increase once proposed building heights are established, finalize prior to final. -Any abandonments must be done by separate process, not by plat. Requirements subject to change once updated plat has been submitted and reviewed by staff. Plat needs to be revised to provide for a minimum 24 ft. service drive for waste collection services. Proposed S. Main Street stub out street shown cannot dead end, revise accordingly prior to final approval. Future streets/ stub outs must provide temporary turnaround within this subdivision boundary, finalize prior to final. Subdivision approved in Preliminary form at the P&Z meeting of December 1, 2020. At the Planning & Zoning Commission meeting of February 7th, 2023, the board voted to approve the preliminary 6-month extension subject to conditions noted, drainage, and utility approvals. Must comply with City's Access Management Policy

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

Chairperson Mr. Michael Fallek asked about the ½ Mile collector on the West end of the property, staff responded.

After a short discussion, Mr. Marco Suarez moved to approve in preliminary form, subject to conditions noted, drainage, & utility approvals including variance. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- c) Anaqua at Tres Lagos Subdivision, 6600 Tres Lagos Boulevard, Rhodes Enterprises Inc. **(SUB2023-0107) (PRELIMINARY) M&H**

Mr. Mario Escamilla stated Russell Road (9 Mile Line): Dedication as needed for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: Both Sides Revisions Needed: Revise street name as shown above prior to final, notes wording as applicable must be updated once finalized. -Abandonment of original 9 mile line must be shown on plat, finalize prior to final. City of McAllen thoroughfare plan designates 9 Mile line (Russell Road), as a Minor arterial with 100 ft. of ROW, provide ROW detail along mile 9 road regarding, centerline existing dedication dimensions as applicable and Total ROW to establish compliance with required ROW dedications. Any ROW being dedicated by this plat must be included as well, finalize prior to final. Clarify status of dedication of mile 9 road by separate instrument. Any dedications by separate instrument must be finalized prior to final in this case as lot frontages are dependent on dedication. Provide Centerline of existing street across Tres Lagos Blvd, to ensure compliance with minimum requirements street jog requirements. Street jogs with centerline offsets of less than 125 feet shall be avoided. Sec.134-105(d) Clarify status of remnant tract along eastern plat boundary, finalize prior to final. Subdivision requirement subject to change once clarified. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. Interior streets: Dedication as needed for 50 ft. minimum ROW. Paving: 32 ft. Curb & gutter: both sides Revisions needed: Street names will be established prior to final. Finalize street name requirement prior to final Provide paving layout as to clarify islands, proposed paving, etc. ,finalize prior to final. Provide Cul-De-Sac details, as per Fire Department, paving must be 96 ft. in diameter face to face with 10

ft. of ROW back of curb. They recommend if proposed removal of any islands, but if it remains, island must meet 32 ft. paving all around and must be fire lane striped, finalize prior to final

****Subdivision Ordinance:** Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length: Common areas and access walks/drives provided per agreement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Revisions needed: Provide Cul-De-Sac details, as per Fire Department, paving must be 96 ft. in diameter face to face with 10 ft. of ROW back of curb. They recommend if proposed removal of any islands, but if it remains, island must meet 32 ft. paving all around and must be fire lane striped, finalize prior to final. Temporary turnaround easement required at west end of main interior street, additional notes as required may apply, finalize temporary turnaround requirements, prior to final. As per Fire Department, temporary turnaround paving must be 96 ft. in diameter face to face. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Service Street for lots 121-131: 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. Front: 20 ft. minimum or as shown in "Front Setback Table" sheet 2 of 2 (Greater applies) Revisions Needed: Clarify reference to Sheet reference as a setback table is not presented, finalize note and setback requirements prior to final. Note requirements subject to change once lot frontage requirements have been finalized. For lots 121-131; 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; finalize wording for note prior to final. Must comply with PID requirements. Zoning Ordinance: Section 138-356, 134-106. Rear: Proposing: 11 ft. or greater for easements Must comply with PID requirements. Zoning Ordinance: Section 138-356. Interior Sides: 5 ft. or greater for easements. The proposed subdivision complies with minimum setback requirements, as per agreement. comply with PID requirements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Must comply with PID requirements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Must comply with PID requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Russell Road (9 Mile Line). Interior Sidewalks: City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Revisions needed: Please provide sidewalk plan prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Russell Road (9 Mile Line) and Tres Lagos Blvd. as applicable. Revisions needed: Note requirement's subject to change once lot frontage requirements have been finalized. (I.E Lots fronting Russell Road). Finalize wording for note prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial,

industrial, or multi-family residential zones/uses. Revisions Needed: Revise note#9 as shown above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Russell Road (9 Mile Line). Lots fronting Russell road, lot frontage under review, the City of McAllen designates Russell Road as Minor Arterial with 100 ft. of ROW, finalize wording for note and lot frontage requirements prior to final. 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. As per Traffic Department, As per McAllen Access Management, spacing requirement along Mile 9 is 250 ft. between streets/accesses- please show distance from intersection to the entrance of the subdivision. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Revisions Needed: Area labeled as detention area lot 137 does not have frontage on a public street, finalize frontage requirements prior to final. Ensure that detention area meets 25' minimum frontage requirements for common/ detention areas prior to final Review and revise as applicable all detention and common areas prior to final. Clarify status of dedication of mile 9 road by separate instrument as lots 121-131 have frontage on mile 9 road (Russell Road), finalize prior to final. Any dedications by separate instrument must be finalized prior to final in this case as lot frontages are dependent on dedication. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per agreement. Zoning Ordinance: Section 138-356. Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Pending review by City Manager's Office. As per Parks Department, In this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Submit a Master Trip Gen for all phases to determine if a TIA will be required. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Clarify status of remnant tract along eastern plat boundary, finalize prior to final. Subdivision requirement subject to change once clarified. Remove island along dedication for Tres Lagos Blvd, finalize prior to final.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form, subject to conditions noted, drainage, & utility approvals. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- d) **Matias Estates Subdivision, 11600 North Rooth Road, Matias Gonzalez (SUB2022-0097) (PRELIMINARY SIX-MONTH EXTENSION) SEA**

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

Being no discussion, Mr. Marco Suarez moved to approve preliminary 6-month extension, subject to conditions noted, drainage, and utility approvals. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting.

- e) **Sustaita Logistics Subdivision, 4901 South Old 10th Street, Sustaita Properties, LLC (SUB2023-0106) (PRELIMINARY) STIG**

Mr. Kaveh Forghanparast stated South 10th Street: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: By the State Curb & gutter: By the State Revisions Needed: Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW to establish the dedication requirement prior to final. Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final. Provide for dedication as noted above on plat prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. South Old 10th Street: ROW requirements will be determined once the existing ROW is Established Paving: TBD Curb & gutter: both sides Revisions needed: Show and label the centerline, existing ROW on both sides of the centerline, and total existing ROW to establish the dedication requirement prior to final. Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Half Mile Collector (north boundary): Dedication for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: Provide an ownership map for the lots on the north side to assure that no lots are landlocked prior to final. Staff will review to finalize location and dedication requirement for collector street. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. E/W Quarter Mile Collector (middle section): Dedication for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: Staff will review to finalize location and dedication requirement for collector street. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior street: dedication as needed for minimum 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Proposed: 80 ft. ROW Revisions needed: Show the ROW for Cul-de-Sac prior to final. Minimum ROW for Cul-de-Sac for industrial use is 200 ft. with 180 ft. paving. Provide the alignment of the proposed street with Paula Avenue proposed by McAllen Palms Business Park Subdivision prior to final to assure it complies with ordinance requirements. Staff will review if the interior street will be required to connect to S. 10th Street as a quarter mile collector prior to final. Clarify if the subdivision is proposed to be public or private prior to final. If private, clarify if it will be gated. Submit gate details prior to final, if applicable. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision layout does not comply with block length requirement, please revise accordingly prior

to final. If no changes, a variance application must be submitted and approved prior to final. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Show the Cul-de-Sac length from the street to the end of Cul-de-Sac prior to final. Subdivision layout does not comply with maximum Cul-de-Sac requirements, please revise accordingly prior to final. If no changes, a variance application must be submitted and approved prior to final. If a variance is approved, it might be subject to additional ROW and paving requirement. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Show alley/private service drive easement prior to final. Subdivision Ordinance: Section 134-106. Front / South 10th Street / South Old 10th Street: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356 and 138-367. Rear: In accordance with zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. Revisions Needed: Add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with zoning ordinance, or greater for easements, or approved site plan, whichever is greater applies. Revisions Needed: Add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required South 10th Street and 4 ft. sidewalk required S. Old 10th Street and both sides of all interior streets and other street as applicable, prior to final. Revisions needed: Finalize wording for note once ROW requirements have been finalized, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Old 10th Street and South 10th Street and other streets as may be applicable. Revisions needed: Clarify the lot frontages to finalize the note wording prior to final. Finalize wording for note prior to final. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Include note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Old 10th Street and 10th Street. Revisions Needed: Clarify lot frontages to finalize the note wording prior to final. Include note, after finalized, prior to final review. As per Traffic Department, No Access to 10th Street would be permitted for any lots. 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, Private Streets must be maintained by the lot owners and not the City of McAllen Pending Items: Include note, finalize wording for note prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District. Engineer must verify that proposed use is compliant within existing Zoning. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Clarify the discrepancy between the survey dimensions and bearing with the subdivision plat prior to final. Review and revise as applicable. Clarify the type of 15 ft. easement along South Old 10th Street prior to final. Provide length dimensions prior to final. Provide a copy of all referenced documents for staff review prior to final. Show a solid line for lot lines prior to final. Provide the legal

description of all adjacent lots on all sides including the west side of South Old 10th Street and east side of South 10th Street. Label 7.5 ft. dashed line along the west side of Lot 2 prior to final.

- It seems that the gas line is not within the boundary of the shown easement. Clarify/Revise prior to final. Remove the gas line from the plat but show a gas easement prior to final. Provide length dimensions of the existing 10 ft. Utility Easement on the east side of Lot 3. Show the distance from property lines, bearing and distance for the existing easements prior to final. Add a legend to clarify 1" IPF on the north side prior to final. Show the P.O.B on the plat prior to final. Must comply with City's Access Management Policy. Any abandonments must be done by separate instrument and referenced on plat.

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

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 4:13p.m. with Vice Chairperson Mr. Emilio Santos Jr. seconding the motion with five members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Special Meeting on Tuesday, July 26, 2022, at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3rd floor.

Present:	Michael Fallek Gabriel Kamel Erica De La Garza-Lopez Rudy Elizondo	Chairperson Vice-Chairperson Member Member
Absent:	Marco Suarez Jose Saldana Emilio Santos Jr.	Member Member Member
Staff Present:	Michelle Rivera Luis Mora Omar Sotelo Liliana Garza Mario Escamilla Katia Sanchez Magda Ramirez	Assistant City Manager Deputy Director Senior Planner Planner III Planner III Planner II Administrative Assistant

1) SITE PLAN:

- a) Site plan approval for Lot 10, Citrus Grove Plaza Phase 1-
A, Lot 10. 4129 Expressway 83. (SPR2022-0036)**

Ms. Katia Sanchez stated that the property is located on the south side of Expressway 83, approximately 880 feet east of South Bentsen Road. The property is an irregular shaped lot that has a lot size of 47.516 square feet according to the recorded subdivision plat. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District in all directions.

The applicant is proposing to construct an addition of a patio to an existing building for restaurant use on the subject property.

Based on the square footage of the proposed addition of patio area, 75 parking spaces are required, 85 parking spaces are provided on site. The accessible spaces must maintain existing to the original site plan approval. Access to the site is along the Frontage Road and Colbath Road. Required landscaping for the lot is 4,809 sq. ft., 8,608 sq. ft. is provided, with trees required as follows: 16 – 2 ½" caliper trees, or 8 – 4" caliper trees, or 4 – 6" caliper trees, or 32 palm trees. Applicant must maintain existing landscaping. Any dead grass, trees, or plants must be replaced as well as any non-working irrigation system. Minimum 10' wide landscape strip (5' wide with 3' hedge for properties less than 200' deep) required inside the property line along Expressway 83, Colbath Road, and Bentsen Road. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 4 ft. wide sidewalk along U.S. Expressway 83 is required as per the Engineering Department. No part of gates for the dumpster enclosure to swing into Right-of-Way. No structures are permitted over easements.

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

As per Utilities Engineering Dept., the applicant will need to provide a revised utility layout showing:

1. Must maintain a minimum of 6 feet separation between fixed structures and water/sewer lines.

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

After a brief discussion, Vice Chairperson moved to approve. Ms. Erica De la Garza second the motion, which was approved with four members present and voting.

2) CONSENT:

- a) ABA Estates Subdivision, 4613 Buddy Owens Boulevard, ABA Group Investments, LLC **(SUB2022-0082(FINAL)SEA**

Being no discussion and in final form, Vice Chairperson Mr. Gabriel Kamel moved to Mr. Rudy Elizondo seconded the motion, which was approved with four members present and voting.

3) SUBDIVISIONS:

- a) Vacating and Replat of Bann Subdivision Lot 2 and Bann, Lots 2A,2B,2C and 2D Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC **(SUB2022-0061) (REVISED PRELIMINARY) STIG**

Vice Chairperson Mr. Gabriel Kamel abstained from voting on this item.

Mr. Mario Escamilla stated that there were pending legalities that he was waiting on answers for and requested to move this item to the end of the agenda. Board members did not vote but did agree to not hear item.

- b) Dove Meadows Subdivision, 5517 North Bentsen Road, Riverside Development Services, LLC **(SUB2022-0079) (PRELIMINARY)JEH**

Mr. Mario Escamilla stated N. Bentsen Road: Dedication as needed for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: both sides. Label centerline along N. Bentsen Road., prior to final. Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to final. Provide Document Numbers on plat for existing ROW dedication and Documents, prior to final. Staff is reviewing street alignment with the subdivisions to the north and south, ROW requirements are subject to change to match existing ROW and paving widths, finalize prior to final. Finalize ROW requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Dove Avenue: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW. Paving; 65 ft. min. Curb & gutter. both sides Subdivision as proposed at this time shows only an additional 10 ft. ROW., finalize ROW requirements prior to final. If proposing less ROW than required a Variance Request will be required. Label centerline along Dove Avenue., prior to final. Provide Document Numbers on plat

for existing ROW dedication and Documents, prior to final. Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Non-compliance. N. 46th Street: Proposing 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides. Verify street alignment with the subdivision the south, as ROW requirements are subject to change to match existing ROW and paving widths, finalize prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Bentsen Road, Dove Avenue, N.48th Street and Both Sides of all Interior Streets. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dove Avenue and N. Bentsen Road. Landscaping Ordinance: Section 110-46. 8ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bentsen Road, Dove Avenue, and N.48th Street. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded simultaneously with plat. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-2 (Neighborhood Commercial) District / R-1 (Single-Family Residential) District Proposed: R-1 (Single-Family Residential) District. A portion of proposed subdivision currently be rezoned from C-2 (Neighborhood Commercial) District to R-1 (Single-Family Residential) District, and is scheduled for the Planning and Zoning Commission meeting of August 2, 2022 and City Commission meeting of August 22, 2022. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A portion of proposed subdivision currently be rezoned from C-2 (Neighborhood Commercial) District to R-1 (Single-Family Residential) District, and is scheduled for the Planning and Zoning Commission meeting of August 2, 2022 and City Commission meeting of August 22, 2022. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Park Department fees apply to this subdivision at a rate of \$700 per dwelling unit, this in accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance. Amount comes to \$31,500, based on \$700 for each individual home and payable prior to plat recording. Fees can go up or down, they are dependent on the number of units. Pending review by City Manager's Office. As per Traffic Department, Trip generation for 45 lot single family is approved and no TIA is required. Verify street

alignment with the subdivision the south, as ROW requirements are subject to change to match existing ROW and paving widths, finalize prior to final. Must comply with City's Access Management Policy.

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

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

- c) Bentsen Village Subdivision, 420 South Bentsen Road, Arnold R. Gonzalez Jr. **(SUB2022-0083)(PRELIMINARY)M&H**

Mario Escamilla stated S. Bentsen Road: Proposing 40 ft. dedication for 120 ft. total ROW Paving: 65 ft. Curb & gutter: both sides. Staff is reviewing ROW requirements and will be finalized prior to final. Label ROW designations Total, Existing, by this plat, finalize prior to final. Indicate on the plat the document number or how the ROW was dedicated, prior to final. Finalize ROW requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Erie Avenue (Interior Street): 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides Proposing 50ft. of ROW. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone District. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Cul-de-Sac required at the west end of interior street with 96 ft. face to face paving diameter and ROW dedication for 10 ft. ROW back of curb. Subdivision Ordinance: Section 134-105. Proposing: 20 Feet or greater for easement, except 25 ft. for lots 83-86, 91-103 & 139-149 or greater for easement. Revise note, as it appears to reference other plat, note must be clarified and setbacks will be established accordingly, finalize prior to final. Zoning Ordinance: Section 138-356. Proposing: 10 Feet or greater for easement except 25 ft. for double fronting lots. Revise note, as it appears to reference other plat, note must be clarified and setbacks will be established accordingly, finalize prior to final. Zoning Ordinance: Section 138-356. Corner : 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-35. All setbacks are subject to increase for easements or approved site plan. 4ft. wide minimum sidewalk required along S. Bentsen Road and Both sides of all interior streets. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Bentsen Road. Revise note #10 as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Bentsen Road. Revise note #8 as shown above, prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not

the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded simultaneously with plat. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R3-T (Townhouse Residential) District Proposed: R3-T (Townhouse Residential) District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Proposed zoning is compliant with current zoning. If the use changes, rezoning will be required, prior to final. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip generation for 29 lot townhomes will be waived. Must comply with City's Access Management Policy. Need to submit an ownership map to assure no landlocked property exists, or if additional streets are required to provide street frontage to adjacent properties, prior to final. If additional streets are required, additional requirements will be applied accordingly.

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

After a short discussion regarding set backs, Vice Chairperson Mr. Rudy Elizondo moved to approve in preliminary form subject to conditions noted, utilities and drainage approvals. Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

- d) Replat of Lot 1, Toys "R" Us Subdivision, 1105 Expressway 83, 1101 McAllen Retail Partners, LP(SUB2022-0078) (PRELIMINARY)M&H

Mr. Mario Escamilla stated U.S Expressway 83(Frontage Rd): Proposing 320 ft. of total ROW. Paving : By the State Curb & gutter: By the State. Thoroughfare Plan references 350 ft. of ROW, finalize prior to final. Label centerline along U.S Expressway 83(Frontage Rd), prior to final. Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to final. Provide Document Numbers on plat for existing ROW dedication and Documents, prior to final. Finalize ROW requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. South 11th Street: Dedication as needed for 30ft. from centerline for 60ft. total ROW. Paving 40 ft. Curb & gutter: Both Sides. Verify ROW dedications as they do not correspond with original plat, revise as applicable. Label centerline along South 11th Street, prior to final. Label ROW dedications from centerline to new plat boundary, total, existing, etc., prior to final. Provide Document Numbers on plat for existing ROW dedication and Documents, prior to final. Finalize ROW requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. Subdivision Ordinance: Section 134-106. Front: 75 Feet-U.S Expressway 83(Frontage Rd.) 30 Feet-S.11th Street. Revise note as shown above, prior to final. Proposing: 11th Street: 25 ft. or greater for approved site plan or easement. U.S Expressway 83

(Interstate 2): 70 ft. or greater for approved site plan or easement. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise note as shown above, prior to final. Proposing: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise note as shown above, prior to final. Proposing Side: In accordance with the Zoning Ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner setback will be addressed through front setback, please see front setback requirement. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along U.S Expressway 83(Frontage Rd.) and S.11th Street. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements finalize plat note wording prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access permitted along U.S Expressway 83 (Frontage Rd.). Clarify if cross-access agreement will be established ,prior to final as it may trigger changes on plat. Must comply with City Access Management Policy. Site Plan Approval By The Planning and Zoning Commission Required Prior to Building Permit Issuance. Note wording must be finalized prior to final and a separate note number will be required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3(General Business) District. Proposed: C-3(General Business) District. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Need to submit a vacate and replat if plat restrictions are being changed, clarify prior to final. If submitting a vacate and replat a letter of authorization will be required from adjoining property owner. Clarify status of remaining portion of Lot 1 Toys-R-Us Subdivision. Site Plan Approval By The Planning and Zoning Commission Required Prior to Building Permit Issuance. Clarify if cross-access agreement will be established ,prior to final as it may trigger changes on plat. Must comply with City's Access Management Policy.

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

After a short discussion regarding the existing property, Vice Chairperson Mr. Rudy De la Garza moved to approve in preliminary form subject to conditions noted, utilities and drainage approvals. and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

- e) Parke at Nolana Subdivision,3200 Nolana Avenue, Parke at Nolana, LLC **(SUB2022-0077) (PRELIMINARY)M&H**

Ms. Liliana Garza stated North 29th Street: Dedication as required for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides. Label centerline and existing ROW dimension

from centerline on both sides and total ROW to determine dedication required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Nolana Avenue: Dedication as required for 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: Both sides. Label centerline existing ROW dimension from centerline on both sides and total ROW to determine dedication required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan N. 34th Street: 70 ft. total ROW Paving: 40 ft. - 44 ft. Curb & gutter: Both Sides. Provide how ROW was dedicated to determine if any ROW dedication is required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front/Nolana Avenue: Proposing 60 ft. or in line with existing structures, approved site plan, or greater for easements, whichever is greater applies. Plat note #3 must be revised as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or approved site plan, or greater for easements, whichever is great applies. Please revised plat note #3 as shown above prior to final. 5 ft. setback is required from any proposed service drives. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or approved site plan, or greater for easements, whichever is great applies. Please revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance, or approved site plan, or greater for easements, whichever is great applies. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Nolana Avenue, N. 29th Street, and N. 34th Street. 5 ft. sidewalk may be required as per Engineering Department. Please revise plat note #6 as shown above and once finalized prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Site plan must be approved by city departments, but not needed as a plat note. Remove plat note "Site Plan must be approved by Planning and Zoning Commission prior to Building Permit Issuance" since requirements is not needed as a plat note. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Please clarify ownership of northeast corner of Lot 1 as there is an existing plat that is in process in that corner which appears to overlap this plat boundaries. Need to revise/correct as needed prior to final.

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

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

- f) Auburn Grove Subdivision, 7800 North 29th Street, Setting Stone 29th,
LLC(SUB2022-0080) (PRELIMINARY)NE

Ms. Liliana Garza stated Auburn Ave.(Mile 5 Road): Proposing 20 ft. dedication for 50 ft. from centerline for 90 ft.ROW Paving: 52 ft. Curb & gutter: Both sides. Thoroughfare plan provides for minimum 80 ft. ROW. Proposed ROW dedication for 50 ft. from center line reflects ROW to the east. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 29th Street (Rooth Road): 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides. Label centerline and existing ROW from both sides of centerline and total ROW. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Public works may require a service drive easement and/or plat note regarding waste collection for multifamily lots and will be finalized prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposing 50 ft. or greater for easement or approved site plan, whichever is greater applies. Please clarify the property frontage prior to final. Please clarify proposed setback as front setback for R-3A along a collector road as per zoning ordinance is 40 ft. Please revise plat note #1 as shown above and once finalized prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, or approved site plan, which ever is greater applies. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the zoning ordinance or greater for easements, or approved site plan, which ever is greater applies. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: Proposing 15 ft. or greater for easement or approved site plan, whichever is greater applies. Once property frontage is established, corner setback will need to be finalized prior to final. Please clarify proposed setback as corner setback for R-3A along a collector road as per ordinance is 30 ft. Please revise plat note #1 as shown above and once finalized prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Auburn Avenue (Mile 5 Road) and N. 29th Street (Rooth Road). Proposing: 5 ft. wide minimum sidewalk required on Auburn Ave. 5 ft. sidewalk may be required for Auburn Avenue (Mile 5 Road) and N. 29th Street (Rooth Road) by Engineering Department, will be finalized prior to final. Please revise plat note #7 as shown above and once finalized prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Please remove plat #13, site plan must be approved by city departments, but does not need to be a plat note. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the

lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by City Manager's Office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Please submit an ownership map to determine no properties are landlock.

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

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

- g) Sharybak 1 Subdivision, 5001 Expressway 83, Francisco A. and Martha Ramirez, Co-Trustees of the Ramirez Joint Revocable Trust **(SUB2022-0081)**
(PRELIMINARY)HA

Ms. Liliana Garza stated U.S. Expressway 83 (Frontage Rd.): Dedication for 175 ft. from centerline for 350 ft. ROW Paving: By the State Curb & gutter: By the State. Please label ROW from centerline for both sides to verify if any dedication is required. As per the thoroughfare map, U.S. Expressway ROW is 350 ft. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Colbath Road: Dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Please label ROW dedication by this plat to verify compliance. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front/U.S. Expressway 83 (Frontage Rd.): Proposing: 60 ft. or in line with existing structure, or approved site plan, or greater for easements, which ever is greater applies. Please revise plat note #4 as shown above prior to final. *Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies. Please revise plat note #4 as shown above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies. Please revise plat note #4 as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on U.S. Expressway 83 (Frontage Rd.) and Colbath Road. 5 ft. sidewalk may be required on U.S. Expressway 83 (Frontage Rd.) and Colbath Road as per Engineering Department prior to final. Please revise plat note #10 as shown above and once finalized prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Other buffers as needed prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements.

No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Vicinity map shown on plat is not legible, please revise accordingly prior to final. Please reference vicinity map shown on survey.

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

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

- h) Tercer Milenium Taylor, 7201 North Taylor Road, New Millennium L.
Investments, Inc. **(SUB2022-0084)(PRELIMINARY)SE**

Ms. Liliana Garza stated N. Taylor Rd. - Minimum 10 ft. dedication for 40 ft. from Centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: Both Sides. Label total ROW to new property line after accounting for the ROW dedication. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 56th St.- 35 ft. dedication from centerline for 70 ft. ROW Paving: 44 ft. Curb & gutter: Both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Thunderbird Ave.- Dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: Both sides. City's thoroughfare map calls Thunderbird Avenue for an 80 ft. ROW, therefore, additional 20 ft. dedication for 40 from centerline required. As per plat submitted 7/19/22, 10 ft. additional ROW is being dedicated instead of the 20 ft. ROW required. Staff is reviewing dedication requirement, will need to be finalized prior to final. Label ROW from centerline and total ROW to new property line after accounting for the ROW dedication once finalized. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. N. 54th St. - 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. E/W Interior Street - 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Street name will be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements, whichever is greater applies. Please revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Please revise plat note #3 as shown above prior to final. Please clarify rear for double fronting lots proposed, since double fronting lot setback is only required on one street. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Please revise plat note #3 as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Please revise plat note #3

as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Taylor Rd., N. 56th St., Thunderbird Ave., & both sides of interior streets. 5 ft. sidewalk may be required on N. Taylor Rd., N. 56th St., Thunderbird Ave., & both sides of interior streets as per Engineering Department prior to final. Please revise plat note #8 as shown above and once finalized prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Taylor Rd., N. 56th St., and Thunderbird Ave. Please add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Taylor Rd., Thunderbird Ave., and N. 56th St. Please revise plat note #9 as shown above prior to final. Must comply with City Access Management Policy. Common Areas of any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1 Compliance. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: Residential. Rezoning Needed Before Final Approval if annexed with initial zoning reflecting the proposed use. Rezoning to R-1 needed if annexed for single family use. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval if annexed with initial zoning reflecting the proposed use. Rezoning to R-1 needed if annexed for single family use. Zoning Ordinance: Article V. Land dedication in lieu of fee, to be reviewed if annexed. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if annexed. Pending review by the City Manager's Office, if annexed. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Annexation with initial zoning needed prior to final, as applicable. Clarify if subdivision is proposed to be public or private prior to final to finalize requirements. Provide gate details prior to final for staff to review, as applicable. ROW might have to be increased at gate sections.

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

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

- **Board proceeded back to Item 3a**

- a) Vacating and Replat of Bann Subdivision Lot 2 and Bann, Lots 2A,2B,2C and 2D Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC **(SUB2022-0061) (REVISED PRELIMINARY) STIG**

Mr. Mario Escamilla stated Quince Avenue: Dedication as needed for 30 ft.-32.5 ft. from centerline for 60 ft. 65 ft. total ROW as dedication varies. Paving : Approximately existing 35 ft. 45 ft. Curb & gutter, Both Sides. Include document numbers on plat and provide any documents as applicable regarding how existing ROW was dedicated. Show ROW dedication along Quince Avenue, as it varies. Label centerline. Label ROW dedications, from centerline, existing, total, etc. Finalize ROW requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. 24th 1/2 Street: Proposing to maintain existing 50 ft. total ROW. Paving Approximately existing 30 ft. Curb and gutter. Both Side. Include document numbers on plat and provide any documents as applicable regarding how existing ROW was dedicated. Label centerline and revise street name as shown; N.24th 1/2 Street. Label ROW dedications, from centerline, existing, total, etc. Finalize ROW requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Public Works service drive required to provide waste collection service for the R-3A lots. Alley/ service drive easement must comply with Fire Department requirements. Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. Finalize alley/service drive requirements prior to final. Subdivision Ordinance: Section 134-106. Front:20 ft. or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Proposing:20 ft. except 15 ft. for unenclosed carport only, or greater for easements. Engineer submitted a variance to allow a 15ft. front setback for unenclosed carports only. Note wording must be finalized prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to final. Proposing: 10 ft. or easement, whichever is greater Zoning Ordinance: Section 138-356. Non-compliance. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to final. Proposing: 6 ft. or easement, whichever is greater; Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to final. Proposing 10 ft. or easement whichever is greater; Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a greater setback is required, greater setback applies. Proposing 18ft. except where greater setback is required; Revise plat note as shown above, finalize prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Quince Avenue and N.24th 1/2 Street. Revise plat note as shown above, finalize prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, finalize prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and

Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing :R-3A (Apartment Residential) District Proposed: R-3A (Apartment Residential) District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. At the City Commission meeting of April 25th, 2022, the rezoning request was approved to R-3A District. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park fees apply at a rate of \$700 per dwelling unit. In this case Park fees amount to \$22,400 (\$700 X 32 dwelling units) and payable prior to plat recording. Park fees will be adjusted accordingly if proposed number of lots/dwelling unit changes. As per Traffic Department, Trip Generation waived for 4 multi-family lots. Must comply with City's Access Management Policy. Revise name as follows: Vacating and Replat of Bann Subdivision Lot 2 and Bann, Lots 2A, 2B, 2C and 2D Subdivision. Please update all necessary documents prior to final. Need to submit a vacate and replat as plat restrictions are being changed. Vacate and replat submitted July 07, 2022. Please verify surrounding legal descriptions to ensure description matches recorded documents.

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

Being no discussion, Ms. Erica De la Garza moved to approve in preliminary form subject to conditions noted, drainage, and utility approvals. Mr. Rudy Elizondo seconded the motion, which was approved with four members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Vice Chairperson Mr. Gabriel Kamel Saldana adjourned the meeting at 3:54p.m. and Ms. Erica De la Garza seconded the motion, which carried unanimously with four members present and voting.

Chairperson Michael Fallek

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

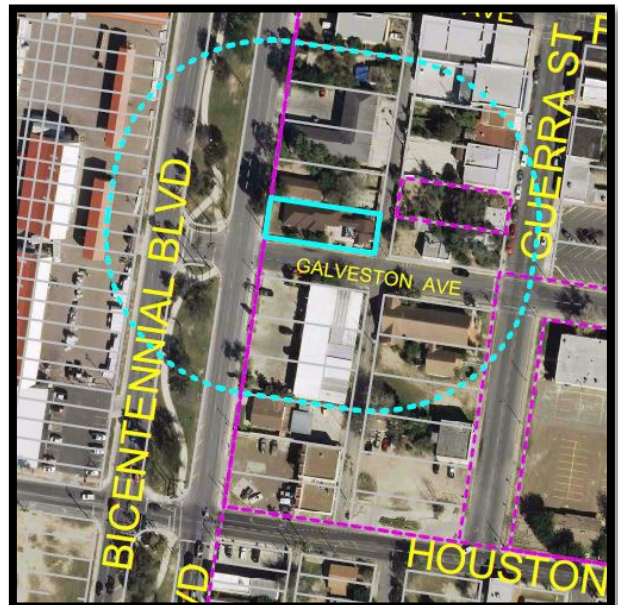
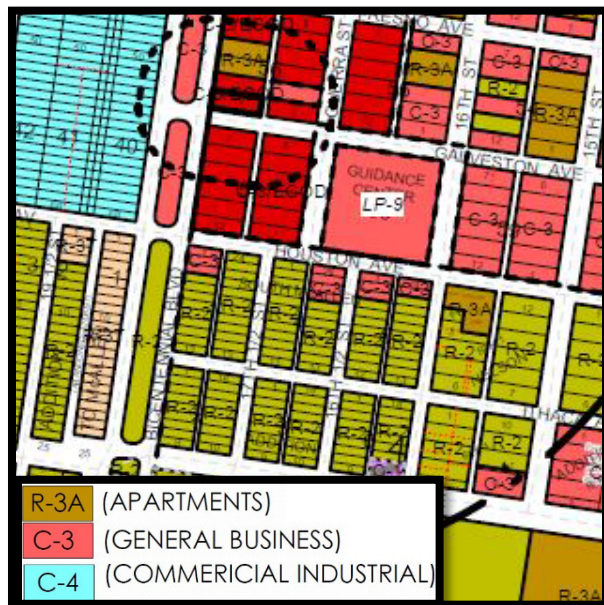
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 30, 2023

SUBJECT: REQUEST OF KERLA GIL DE ORTIZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A DAYCARE AT LOT 12, BLOCK 56, MCALLEN ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS, 1720 GALVESTON AVENUE. (CUP2023-0140)

BRIEF DESCRIPTION: The property is located at the northeast corner of Bicentennial Boulevard and Galveston Avenue and is zoned C-3 (general business) District. A Home Occupation day care is allowed in a C-3 District with a conditional use permit. The residence was established prior to rezoning of the property to C-3 District.



HISTORY: This is the initial Conditional Use Permit for a home occupation at this location.

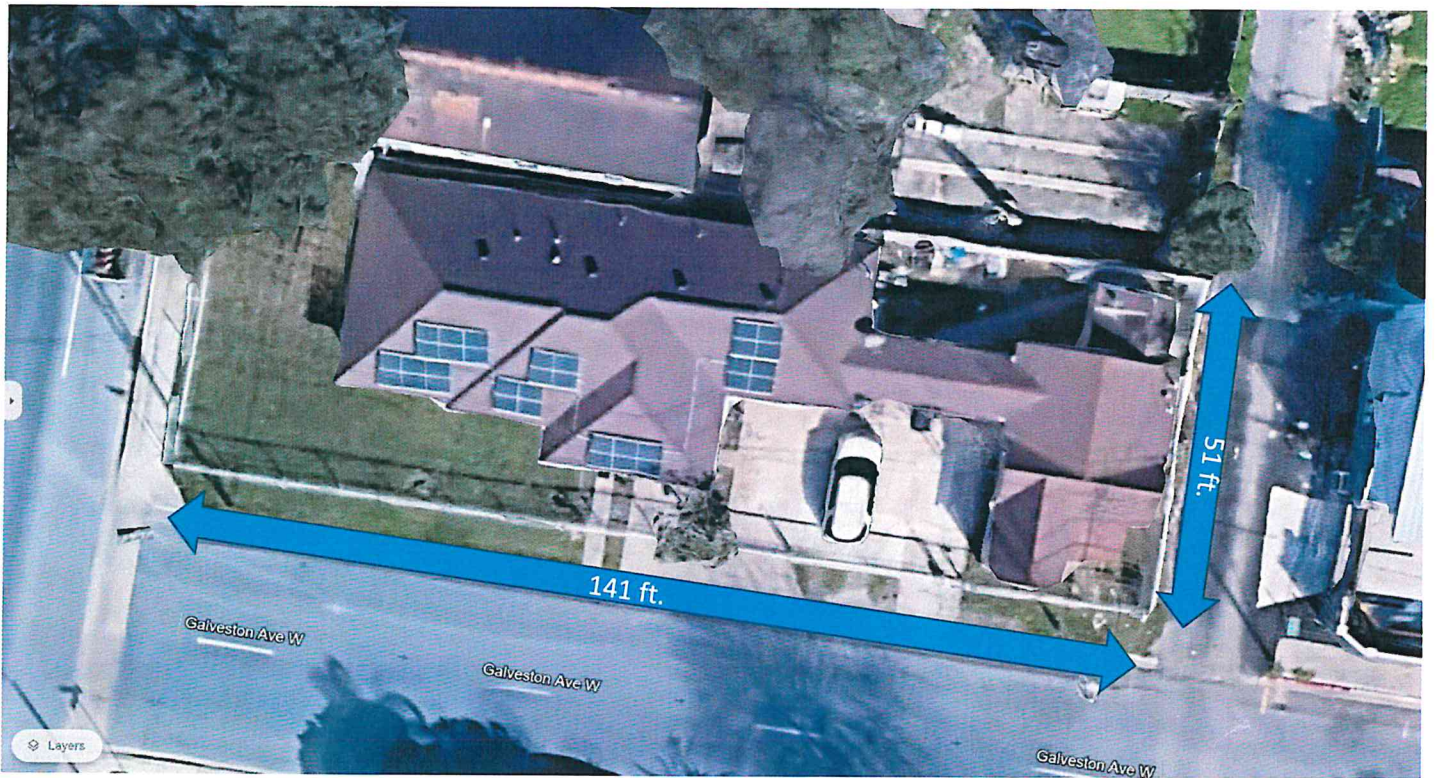
SUMMARY/ANALYSIS: The applicant is proposing to operate a daycare center from the approximate 1,578 square foot home. The proposed hours of operation are from 7:30 A.M to 5:30 P.M. Monday through Friday only. The applicant stated that they will have two employees and up to 12 children.

Fire and Health Department have inspected the location and have approved for the Conditional Use Permit process to continue. The establishment must comply with requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

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

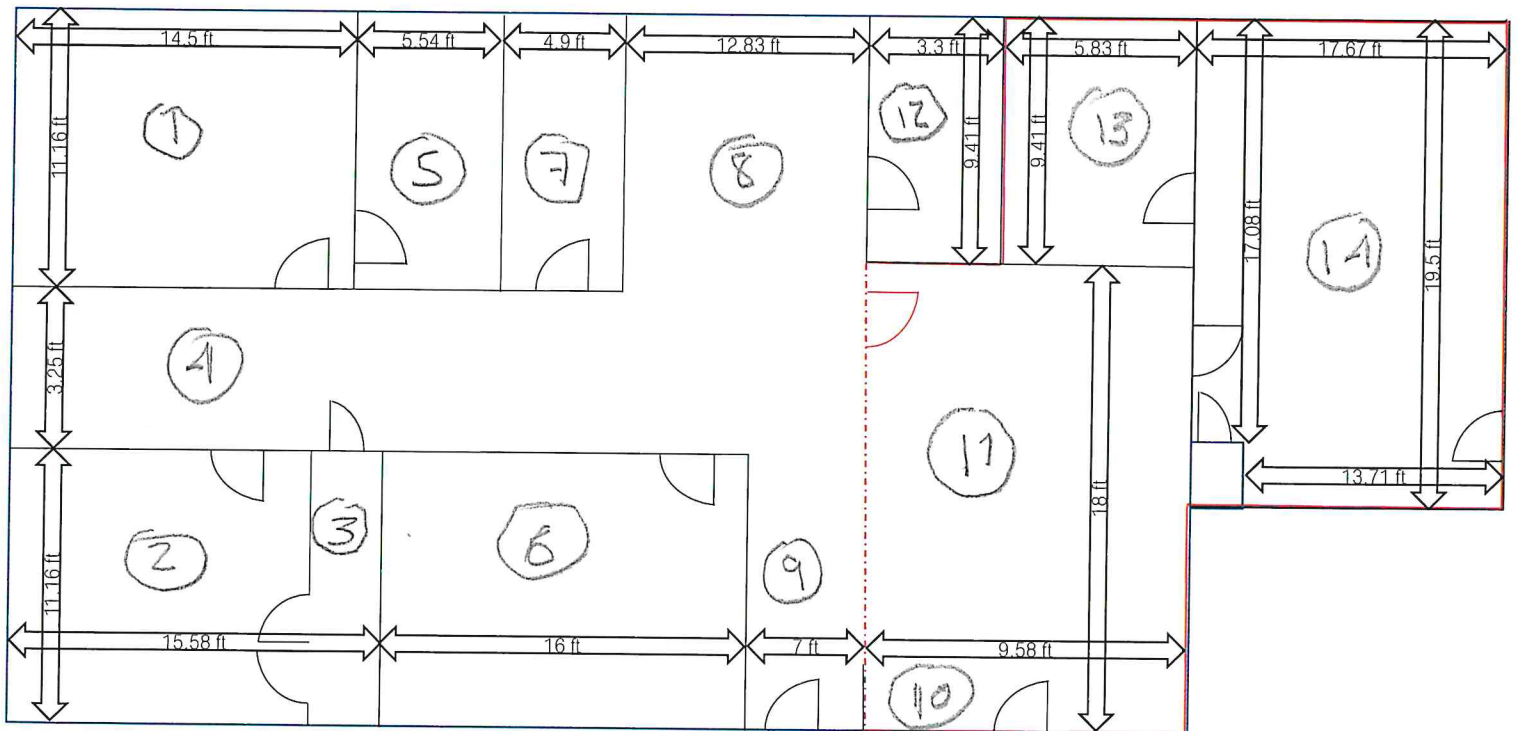
Staff has not received any letters, calls, or emails in opposition to the request.

RECOMMENDATION: Staff is recommending approval of the request subject to compliance with conditions.



- 1.- Master Bedroom
- 2.- Bedroom
- 3.- Aire Acondicionado
- 4.- Pasillo
- 5.- Baño
- 6.- Sala de Cine
- 7.- Baño
- 8.- Cocina
- 9.- Puerta de Entrada
- 10.- Puerta de Entrada Day Care

- 11.- Area de Day care
- 12.- Lavanderia
- 13.- Baño de Day Care
- 14.- Area Day Care









1720

NOTICE
DAY CARE
FOR
THIS PROPERTY
CUP2023-0140

Memo

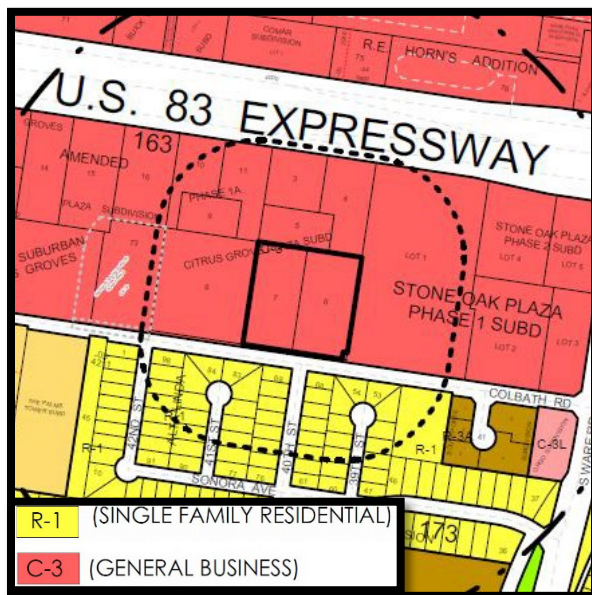
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 30, 2023

SUBJECT: REQUEST OF ASHWIN GEORGE ON BEHALF OF ELITE ENTERTAINMENT INVESTMENTS LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A SOCIAL CLUB WITH A SMOKING SECTION AT LOTS 7 & 8, 83 CITRUS PLAZA CONDOMINIUM SUBDIVISION, HIDALGO COUNTY, TEXAS, 4037 WEST EXPRESSWAY 83, SUITES 100, 105, 110. (CUP2023-0143)

BRIEF DESCRIPTION: The property is located along the north side of Colbath Road, south of U.S. Expressway 83. The subject property 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 social club is permitted in a C-3 District with a Conditional Use Permit.



HISTORY: The initial application for this location was for a social club and was approved earlier this year. The applicant is requesting to amend the original Conditional Use Permit to include a smoking section inside of the establishment.

SUMMARY/ANALYSIS: The applicant is proposing to designate an area for smoking in the cigar room only. The applicant stated the proposed area will be enclosed and will have one point of entry through a set of doors, therefore it will not be an open-concept layout within the bar.

Based on the square footage of the proposed establishment, 57 parking spaces are required. As per the submitted site plan there are 274 parking spaces provided as common parking.

A Conditional Use Permit is required for a bar/social club. The Health and Fire Departments inspected the property and allowed the CUP process to continue. 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.



EPL CASINO

CARPENTRY
CIGAR ROOM

2908 San Efrain
Mission Texas

T: 956 933 24 75

PROJECT No. F23-003

PHASE: CD

ISSUE DATE: 09/07/2023

DRAWN BY: DH

CHECKED BY: DH

PLAN NUMBER:

1.110

COPYRIGHT
PROTECTED FANTICH
DESIGN BUILD

WOOD RING 1ST LEVEL

WOOD RING SECOND LEVEL

CENTRAL CHANDELIER - ACRILIC
DIFFERENT TONES OF GREEN TO BE
SPECIFIED ACOORDING TO SUPPLIER
(2'-0" / 3'-0")

LAQUERED PANEL FOR LOUNGE
BAR AND CIGAR BAR

HIGH GLOSS LAQUERED FINISH
FOR PANELED CEILING
(3'-0" / 4'-8")



POINT OF ENTRY FOR SMOKING AREA

GREEN WALL

COVERED COLUMN SEE DETAILS

WASHED BRICK FINISHING

VINTAGE RED MARBLE OR
SIMILAR

CEILING PLANS & DETAILS - LEFT SIDE VIEW

ERL

ELITE POKER LOUNGE



POKER ROOM



COCKTAIL BAR



CIGAR LOUNGE



ERL
ELITE POKER LOUNGE
ROOM ♥ COCKTAIL BAR ♣ CIGAR LOUNGE ♦


PLAYER CHECK-IN



**NOTICE
BAR
FOR
THIS PROPERTY
CUP2023-0143**



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



Planning Department

Memo

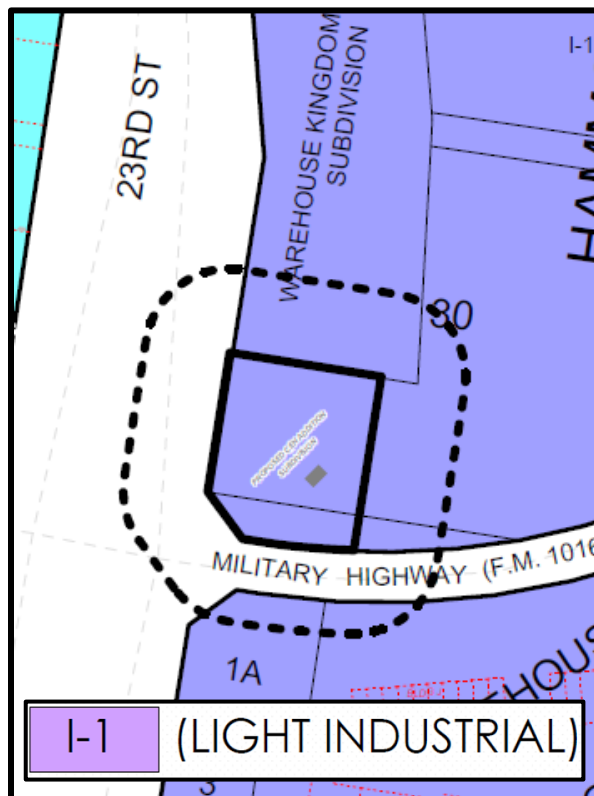
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 11, 2009

SUBJECT: Request of Emma Clarke on behalf of Interchange Park Partners Inc., for a Conditional Use Permit, for one year, for a gasoline service station (Circle K Convenience Store & Gas Station), at a 3.50-acre tract out of Lots 30 and 31, Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 6321 South 23rd Street. (CUP2023-0144)

BRIEF DESCRIPTION: The subject property is located on the northeast corner of South 23rd Street and Military Highway. The property is zoned I-1 (light-industrial) District. The adjacent zoning is I-1 District in all directions. A gasoline service station is permitted in an I-1 District, subject to compliance with Conditional Use Permit requirements.



REQUEST/ANALYSIS: The applicant is proposing to build and operate a Circle K convenience store and gas station from the subject property. The location will offer a 5,200 square-foot convenience store and two canopies for gasoline and diesel fuel pumps. Based on the square footage of the convenience store, 16 parking spaces are required for the location. The latest site plan information for the use proposes 37 regular parking spaces and six trailer parking spaces. This is the initial Conditional Use Permit request for the proposed use. The Circle K store will operate 24 hours a day, 7 days a week.

Applications for a subdivision review and site plan review were submitted in June and August of this year, respectively. The subdivision plat received approval from the Planning and Zoning Commission in preliminary form on July 12, 2023. The site plan review is underway and its approval depends on the Planning and Zoning Commission's determination of this Conditional Use Permit request.

The Fire and Health Departments are pending their inspections. The proposed use must comply with Sections 138-257 through 138-261 of the Zoning Ordinance and the following specific requirements:

- 1) Activities are limited to sale of gasoline, oil, and minor accessories and incidental services;
- 2) Ingress or egress shall not be permitted at locations where it will tend to create traffic hazards. Curb cuts are proposed from Military Highway and South 23rd Street;
- 3) Front yard building setbacks, not including gas pumps or driveway covers (canopy), shall be 60 feet. Convenience store building is proposed to comply with required setbacks.
- 4) All lighting shall be shielded from adjacent residential districts;
- 5) A 6 ft. opaque buffer shall be provided where abutting or adjacent to residential districts;
- 6) Gasoline service stations that have facilities for the repair or servicing of automobiles shall be a minimum of 13,000 square feet. Retail outlets for gasoline, oil, and minor accessories, without repair facilities, may be permitted on lots less than 13,000 square feet. There will be no automobile servicing;
- 7) Gas pumps/islands shall be set back at least 13 ft. from the property line or 18 ft. from the curb, whichever is greater;
- 8) Gas pump canopy shall be set back at least 9 ft. from the property line or 10 ft. from the curb, whichever is greater; and
- 9) Gas pumps shall not be located within 100 ft. of a residential district. The gas pumps are not located within 100 ft. of a residential district.

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

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit request for one year, subject to compliance with Sections 138-257 through 138-261 and the specific conditions noted, Building Code requirements, Fire Department requirements, and all other relevant Zoning and Subdivision ordinances. This permit must be renewed yearly.



CONTRACT NO. 2020-0145
PROJECT: CIRCLE K STORE #2709047
SHEET NO. 1 OF 1

REVISIONS	DATE

PROJECT: CIRCLE K STORE #2709047
SHEET TITLE: SITE PLAN
6321 S. 23RD STREET
MCALLEN, TX 78503

PROJECT: CIRCLE K STORE #2709047
SHEET NO. 1 OF 1

KEY SCHEDULE: 0

- CIRCLE STORE
- FUEL DISPENSER REF. FUEL
- 20,000 GALLON DIESEL DOUBLE WALL UNDERGROUND STORAGE TANK (REF. TANK)
- 8,000 GAL. DIESEL DOUBLE WALL UNDERGROUND STORAGE TANK
- 20,000 GAL. UPPER LEVEL DOUBLE WALL COMPARTMENT DOUBLE WALL UNDERGROUND STORAGE TANK (REF. TANK)
- 20,000 GAL. REGULAR IL DOUBLE WALL UNDERGROUND STORAGE TANK (REF. TANK)
- OBSERVATION WELL REF. FUEL DRAWINGS
- CANOPY REF. CANOPY PLANS
- CANOPY COLUMN REF. CANOPY PLANS
- VERT. PIER REF. FUEL DRAWINGS
- REINFORCED CONCRETE PAVEMENT REF. C&G
- ASPH. AND WATER
- 6" DIA. ROLLER REF. FUEL PLANS
- PYRAMID ROLLER REF. FUEL PLANS
- CONCRETE CURB REF. C&G
- TANKULAR REF. C&G/FUEL PLANS
- 45 DEGREE ANGLE PAVEMENT STRIPING
- AREA LIGHTS REF. C&G FOR FOOTING
- DIMPLED ENCLOSURE
- 4" PAVEMENT STRIPING
- PROP. DETENTION POND REF. C&G
- 4" TIE FOR BERGANDON WATER LINE
- HD CANOPY REF. CANOPY PLANS
- CAT SCALE
- HD REE SIGN
- DIRECTIONAL SIGN
- TRUCK LINDER REF. SIGN
- 4" ROLLER REF. ARCH
- 5" SIDEWALK
- TRUCK LANDING SPACE
- DRIVE APPROACH
- STREET LIGHT
- VEHICLE LIGHTS ATTACHED TO EXISTING WOODEN ELECTRIC POST

SYMBOLS LEGEND

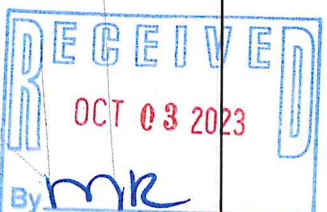
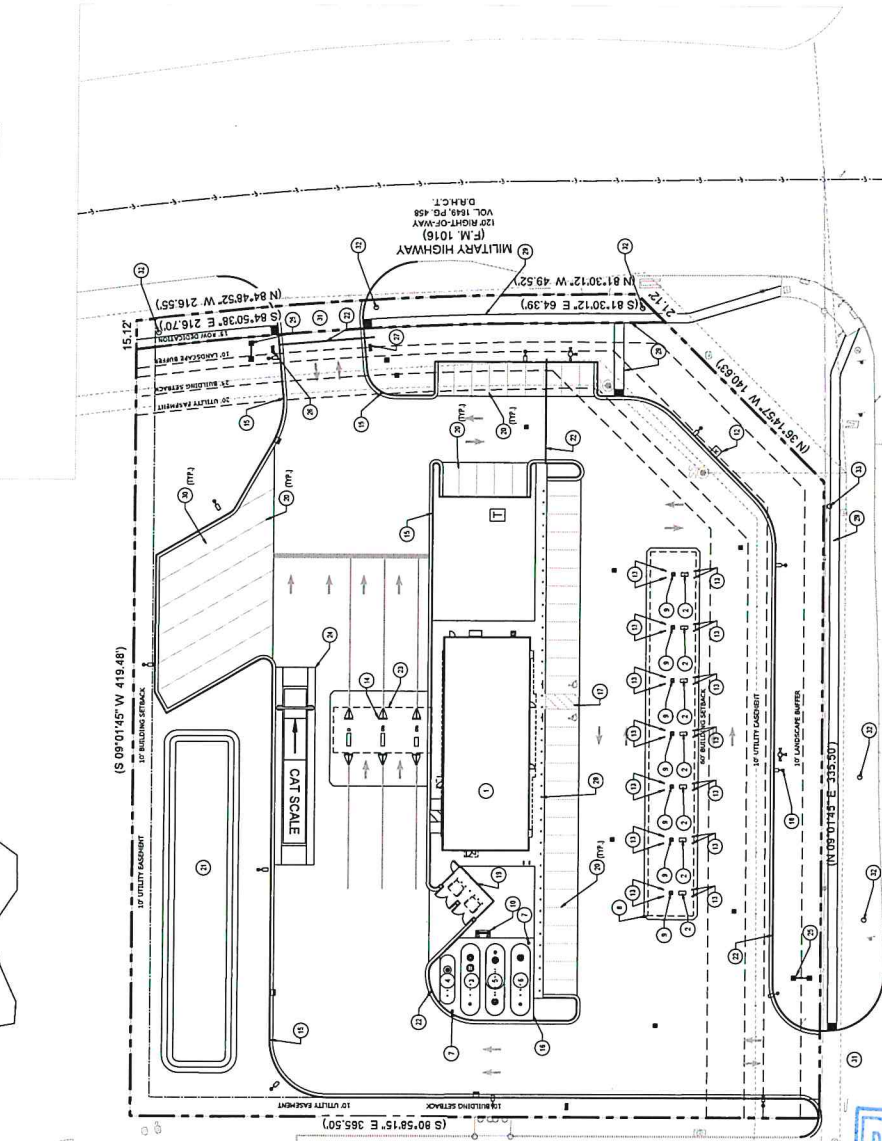
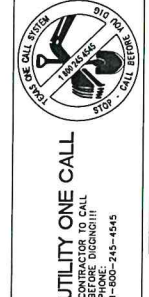
- PAVEMENT LINE
- PROPERTY LINE
- EXISTING PAVEMENT/CURB
- PROPOSED PAVEMENT/CURB
- CENTRELINE
- PROPOSED SANITARY MH
- PROPOSED STORM MH
- PROPOSED STORM GRATE NLET
- PROPOSED CURB NLET
- EXIST. FIRE HYDRANT
- EXIST. SANITARY MH
- PROPOSED FIRE HYDRANT

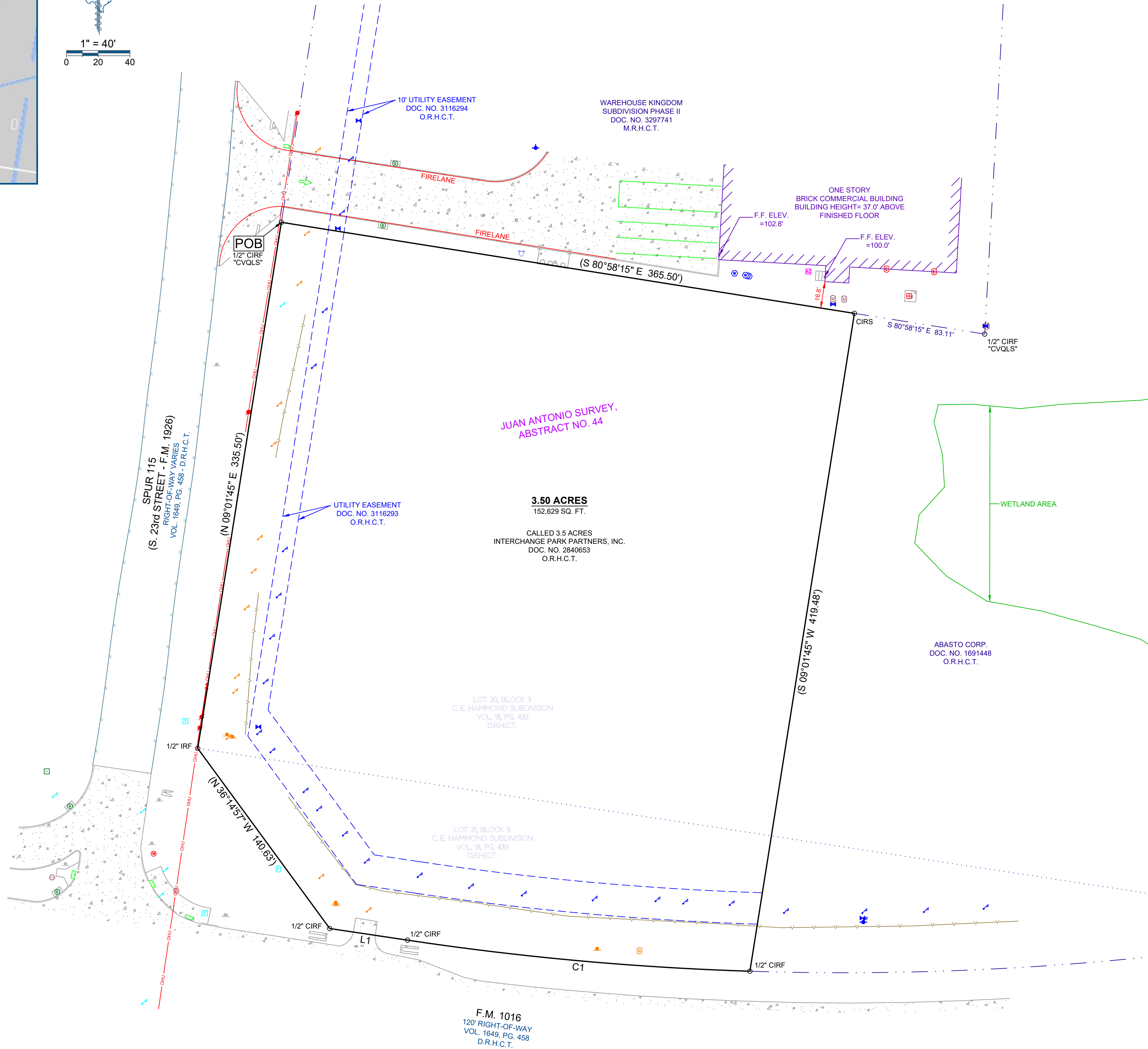
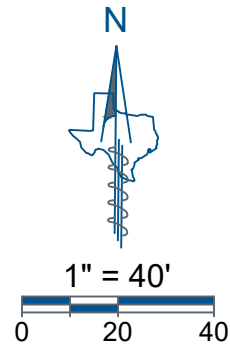
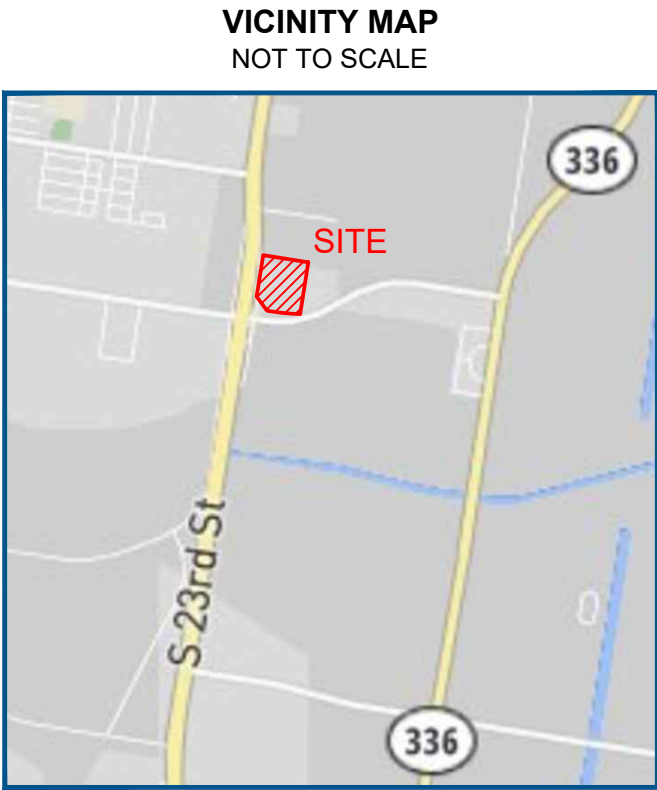
GENERAL INFO

- THE EXISTING SITE PLAN AS SHOWN ON THESE DRAWINGS HAS BEEN DERIVED FROM EXISTING DRAWINGS WHICH MAY NOT REFLECT ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH ACTUAL FIELD CONDITIONS AND REPORT THE ACCURACY OF ANY CONSTRUCTION. BETWEEN THESE DRAWINGS AND ACTUAL CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INITIAL ADJUSTMENT UNLESS PRIOR TO INSTALLATION OF NEW PAVEMENT.
- ALL NEW CONCRETE WALLS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE A MINIMUM 4" THICK WITH A MINIMUM 4000 PSI STRENGTH. ALL CONCRETE SHALL BE A MINIMUM 4" THICK WITH A MINIMUM 4000 PSI STRENGTH.
- ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE. EXCESS MATERIAL SHALL BE DEPOSITED OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST.
- PAVING STRIPES SHALL BE A MINIMUM WHITE PAVEMENT PAINT UNLESS NOTED OTHERWISE.

SITE PLAN

SCALE: 1" = 30'-0"





ALTA / NSPS LAND TITLE SURVEY

Being 3.50 Acres of Land
Juan Antonio Survey, Abstract Number 44
Hidalgo County, Texas

LEGEND

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 81°30'12" W	49.52'	

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	216.67'	1849.86'	6°42'40"	N 84°48'52" W

LEGAL DESCRIPTION

Being a 3.50 acre tract or parcel of land situated in the Juan Antonio Survey, Abstract Number 44 in Hidalgo County, Texas and being all of a called 3.5 acre tract of land described in the deed to Interchange Park Partners, Inc., recorded in Document Number 2017-2840653 of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "CVQLS" found at the Northwest corner of said 3.5 acre tract and the common Southwest corner of Warehouse Kingdom Subdivision, Phase II, recorded in Document Number 3297741 of the Map Records of Hidalgo County, Texas and being in the East right-of-way line of Farm to Market Road 1926 (S. 23rd Street);

THENCE South 80°58'15" East, with the North line of said 3.5 acre tract and the common South line of said Warehouse Kingdom Subdivision, Phase II, a distance of 365.50 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 3.5 acre tract;

THENCE South 09°01'45" West, with the East line of said 3.5 acre tract, a distance of 419.48 feet to 1/2" iron rod with an illegible cap found at the Southeast corner of said 3.5 acre tract and being in the North right-of-way line of Farm to Market Road 1016;

THENCE with the South line of said 3.5 acre tract and the common North right-of-way line of said Farm to Market Road 1016 the following courses and distances:

With a curve to the right, having a radius of 1849.86 feet, a delta angle of 06°42'40", a chord bearing and distance of North 84°48'52" West, 216.55 feet and an arc length of 216.67 feet to a 1/2" iron rod with an illegible cap found;

North 81°30'12" West, a distance of 49.52 feet to a 1/2" iron rod with an illegible cap found at the Southerly Southwest corner of said 3.5 acre tract;

North 36°14'57" West, a distance of 140.63 feet to a 1/2" iron rod found at the Westerly Southwest corner of said 3.5 acre tract and being in the East right-of-way line of said Farm to Market Road 1926;

THENCE North 09°01'45" East, with the West line of said 3.5 acre tract and the common East right-of-way line of said Farm to Market Road 1926 a distance of 335.50 feet to the **POINT OF BEGINNING** and containing 3.50 acres of land more or less.

FLOOD NOTE

This property is located in **Zone "AH" (EL 99)** as scaled from the F.E.M.A. Flood Insurance Rate Map dated November 16, 1982 and is located in Community Number 480334 as shown on Map Number 4803340400C. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Chicago Title Insurance Company with G.F. No. ctdal36-8000362200488K as listed below:

- 10(t).** Intentionally Deleted.
- 10(u).** Intentionally Deleted.
- 10(v).** Intentionally Deleted.
- 10(w).** Intentionally Deleted.
- 10(x).** Intentionally Deleted.
- 10(y).** Intentionally Deleted.
- 10(z).** Utility Easement Dedication dated March 30, 2020, recorded under Clerk's File No. 3116294, Official Records, Hidalgo County, Texas. **DOES NOT AFFECT**

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by Chicago Title Insurance Company with G.F. No. ctdal36-8000362200488K, an effective date of September 9th, 2022 at 8:00 a.m. and issued on March 21st, 2023 at 8:00 a.m. This survey is only valid for G.F. No. ctdal36-8000362200488K. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the fieldwork.
- There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There are no visible encroachments or overlapping of improvements except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
- The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
- Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
- The Wetland Area shown hereon was located by observation of third-party wetland markers observed in the process of conducting field work.
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".

SURVEYORS CERTIFICATION

This survey is certified to Chicago Title Insurance Company, Chicago Title of Texas, LLC, Circle K Stores Inc., a Texas corporation, INTERCHANGE PARK PARTNERS, INC and is only valid for G.F. No. ctdal36-8000362200488K with an effective date of September 9th, 2022 at 8:00 a.m. and issued on March 21st, 2023 at 8:00 a.m.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on September 13, 2022.

This map or plat was prepared on 03-28-23.

Matthew Raabe
Matthew Raabe
RPLS # 6402



JOB NUMBER
2207.053-02
DATE
09/21/2022
REVISION
03/28/2023
DRAWN BY
HSB/CMW



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY ADDRESS

6201 SOUTH 23RD STREET
MCALLEN, TX

**NOTICE
SERVICE STATION
FOR
THIS PROPERTY
CUP2023-0144**



CITY OF MCALLEN PLANNING DEPT.
956.681-1250
WWW.MCALLEN.NET



Planning Department

Memo

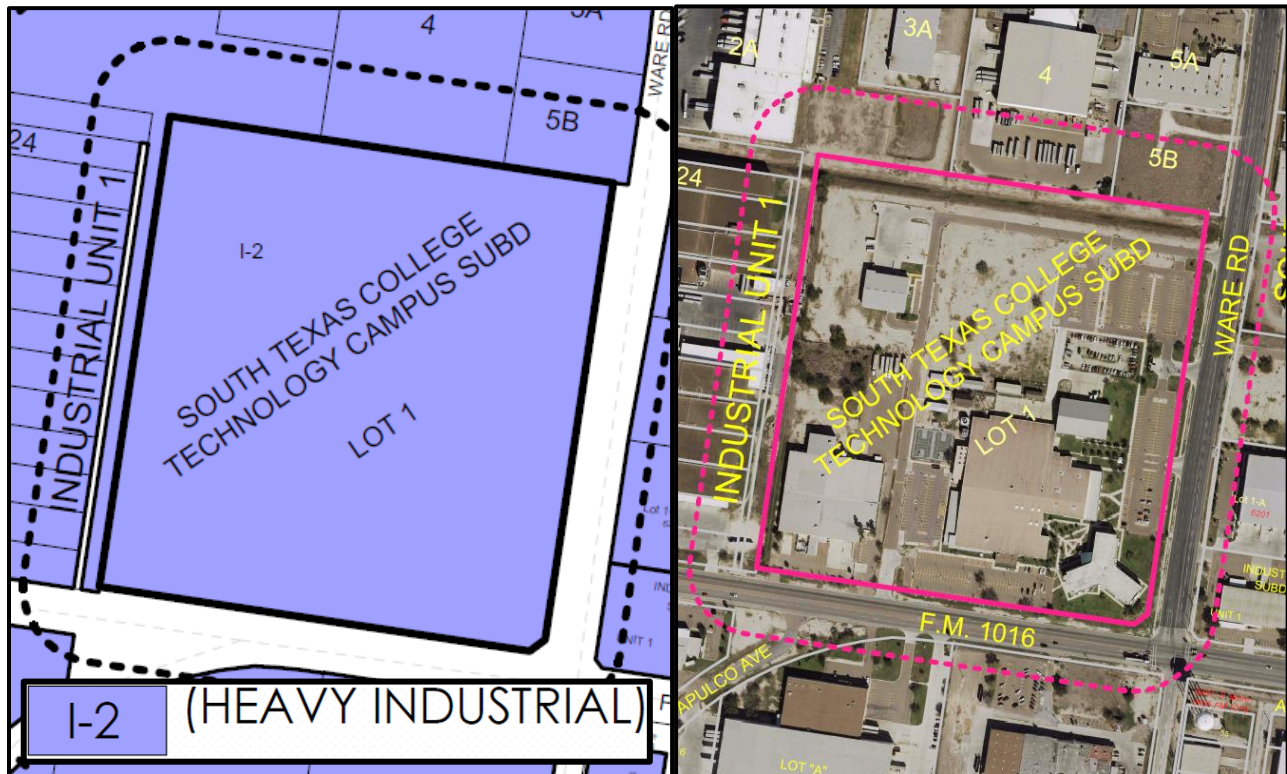
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 11, 2009

SUBJECT: Request of Ricardo De La Garza on behalf of South Texas College for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for an Institutional Use (College Campus) at Lot 1, South Texas College Technology Campus Subdivision, Hidalgo County, Texas; 3700 Military Highway. (CUP2023-0145)

BRIEF DESCRIPTION: The subject property is located on the northwest corner of Military Highway and South Ware Road. The subject property is zoned I-2 (heavy industrial) District. The adjacent zoning is I-2 District in all directions, except for the east across South Ware Road where there is I-1 (light industrial) District. An Institutional Use is permitted within an I-1 District, subject to compliance with Conditional Use Permit requirements.



REQUEST/ANALYSIS: The applicant is proposing to build a 6,413 square-foot building for a welding lab. This will serve as an addition to the existing South Texas College Technology Campus. As per the submitted master plan for future development, the location will also be adding three two-floor additions totaling, more or less, 151,000 square feet. Existing buildings B and D will also be expanded by 6,000 square feet and 10,000 square feet, respectively.

The initial Conditional Use Permit for the existing Institutional Use was approved by City Commission on April 22, 1996, and was later amended in 2011 to include more property and additional buildings for existing and future development. The site provides 473 parking spaces to comply with requirements for the existing buildings and future developments. Landscape requirements are currently met by the exiting trees and green area on site.

The Fire and Health Departments are pending their inspections. The proposed use must comply the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. There is access through South Ware Road and Military Highway.
- 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. Currently there are 474 parking spaces provided on site, however additional parking requirements will be determined at the time of any building permits. At a minimum the school must provide five spaces for each classroom and 1.5 spaces for each office;
- 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 activates;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

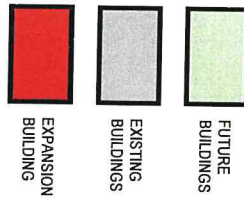
Staff did not receive any phone calls, emails, or letters in opposition to this request.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit request, for the life of the use, subject to compliance with the conditions noted, Building Code requirements, Fire Department, and all other relevant Zoning and Subdivision ordinances.



① TECHNOLOGY CAMPUS - MASTER PLAN
SCALE: NTS

F.M. ROAD 1016 (W. MILITARY HIGHWAY)



SHEET:
A-1
DATE: 09/28/23

LOCATION: Technology Campus
PROJECT: Technology Campus Master Plan
DRAWING: Site Plan



SOUTH TEXAS
COLLEGE

FACILITIES, PLANNING
&
CONSTRUCTION DEPARTMENT

PHONE: (850) 872-3737 FAX: (850) 872-3747



SOUTH TEXAS
COLLEGE

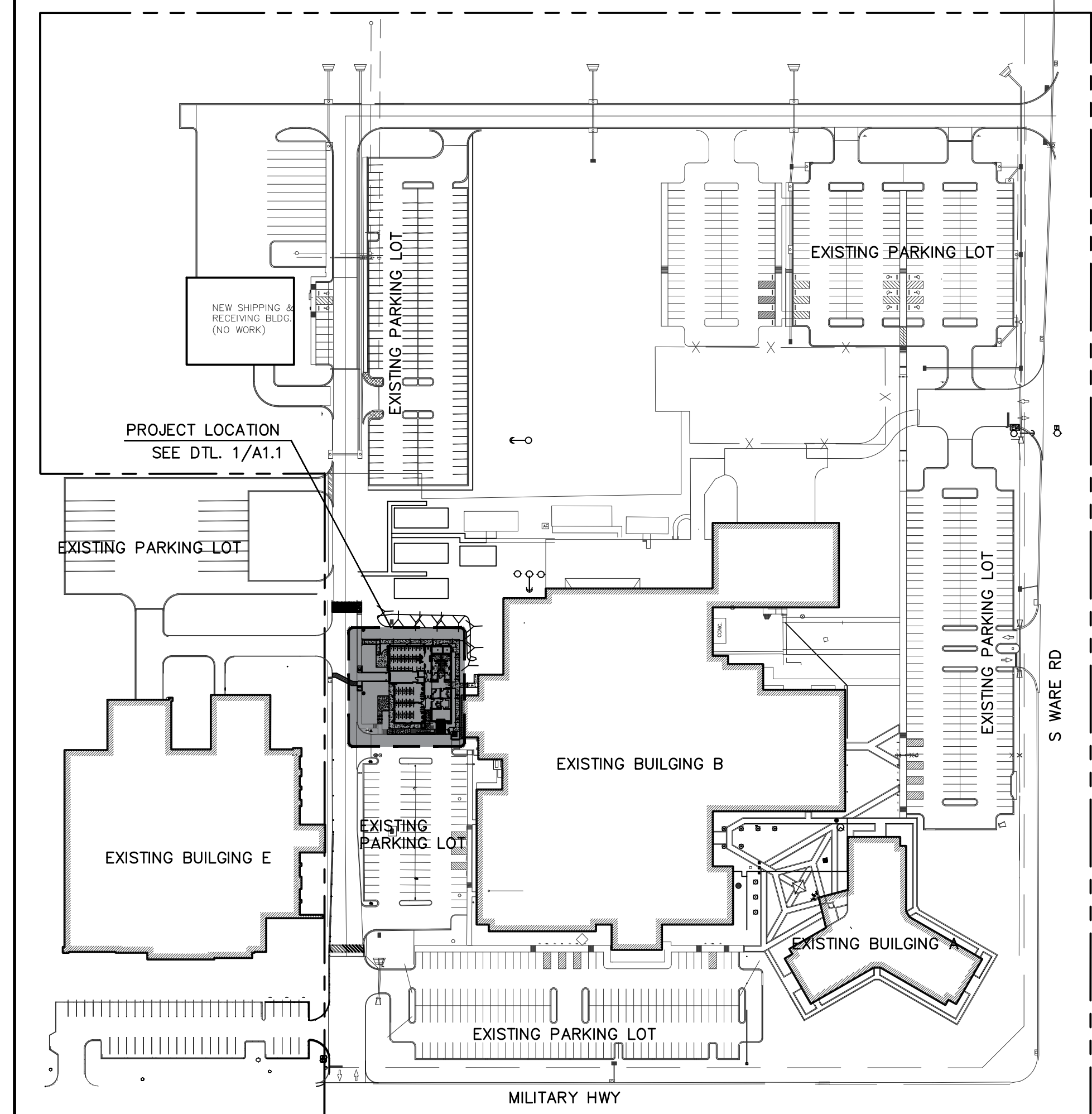
1 SITE PLAN
SCALE: 1/16"=1'-0"



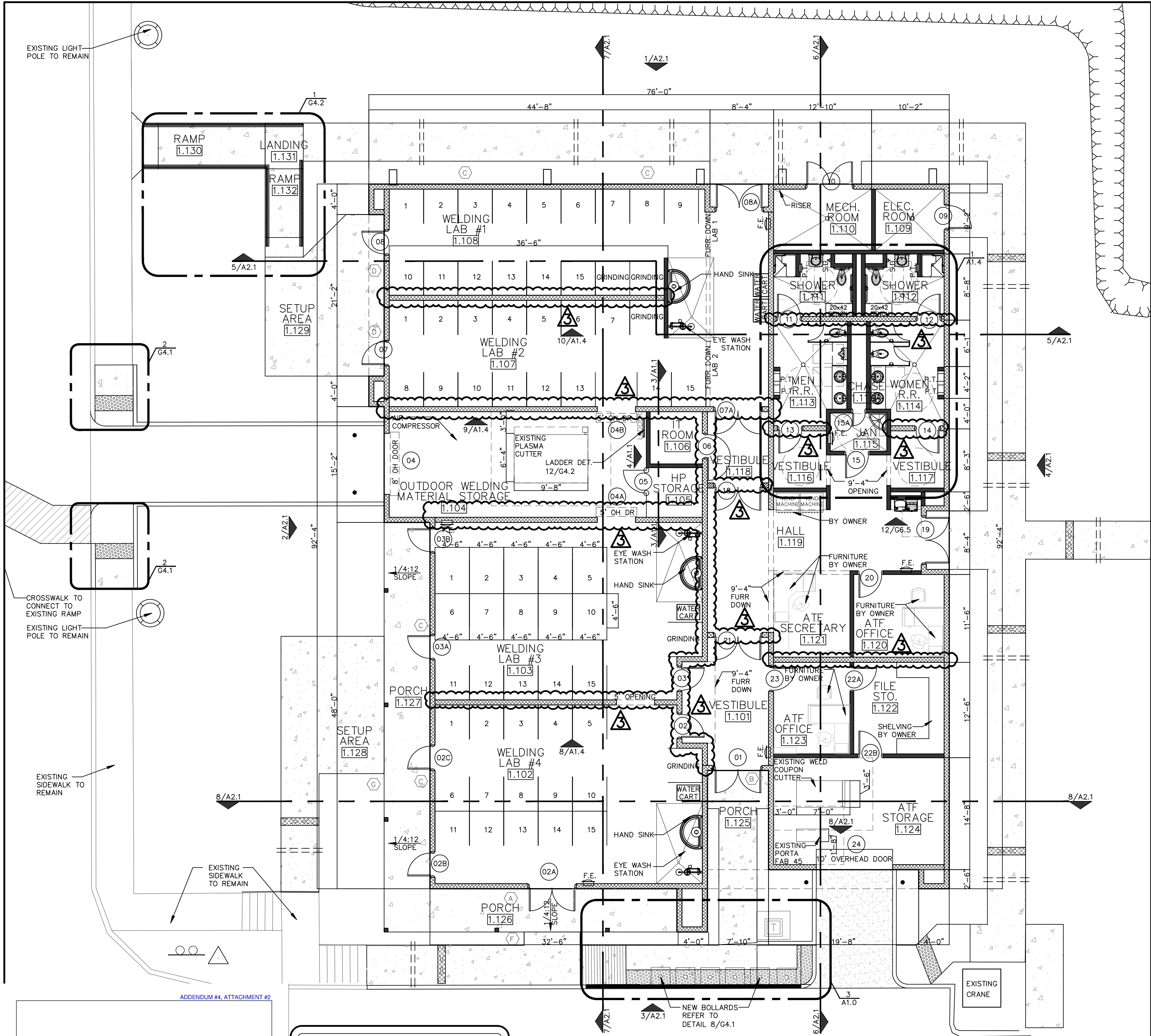
ENLARGED SITE DETAIL
SCALE: 1/4" = 1'-0"

1. CONTRACTOR SHALL IDENTIFY THE FOLLOWING, PRIOR TO PERFORMING ANY WORK
 - a. CHILLED WATER LINES, BOTH SUPPLY AND RETURN
 - i. RABA-KISTNER (R-K) IS AWARE OF THE PROXIMITY OF THE CHILLED WATER LINES
 - ii. R-K WILL BE AVAILABLE FOR INSTRUCTIONS DURING THE CONSTRUCTION PHASE.
 - iii. CONTRACTOR WILL BE RESPONSIBLE FOR SCHEDULING WITH R-K.
 - b. EXISTING COMMUNICATION LINES THAT ARE CURRENTLY UNDER THE PROPOSED FOUNDATION.
 - c. EXISTING WATER LINES, SANITARY SEWER, STORM SEWER, GAS, IRRIGATION, AND PRIMARY AND SECONDARY ELECTRICAL
 - d. CORNERS OF THE BUILDING.
2. CONTRACTOR SHALL REROUTE THE COMMUNICATION LINE PRIOR TO ANY EXCAVATION OR FOUNDATION WORK BEING PERFORMED. COMMUNICATION TO THE EXISTING BUILDINGS SHALL NOT BE INTERRUPTED. (SEE MEP PLANS).
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEERS OF ANY POSSIBLE CONFLICTS WITH THESE EXISTING UTILITIES AND THE WORK INCLUDED AND PROPOSED IN THIS CONTRACT. ALL THE FOLLOWING INFORMATION SHALL BE SUBMITTED IN ELECTRONIC DRAWING FORMAT FOR REVIEW.
 - a. ALIGNMENT, INVERT ELEVATIONS, ELEVATION OF THE FOLLOWING UNDERGROUND WORK
 - i. SEWER LINE
 - ii. STORM SEWER LINE
 - iii. PROPOSED DRAIN LINE FROM THE DOWNSPOUTS TO THE DRAINAGE SYSTEM
 - iv. ELECTRICAL, PRIMARY AND SECONDARY
 - v. FIRE DEPARTMENT CONNECTION (FDP)
 - vi. FIRE HYDRANT
 - vii. DOMESTIC WATER LINE
 - b. ITEM, "A" ABOVE SHALL BE SUBMITTED IN A DRAWING FORMAT.
4. REFER TO CIVIL, STRUCTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- 5.

4 INSTRUCTIONS TO G.C.



2 OVERALL SITE PLAN
SCALE: 1"=100'



LEGEND

- NEW DOOR NUMBER
- NEW WINDOW NUMBER
- ROOM NAME & NUMBER
- HAND CAPTID
- DIPOSTIC HAND
- EXT. EXPANDER
- PAPER TOWEL DISPENSER
- ELEVATION MARKER

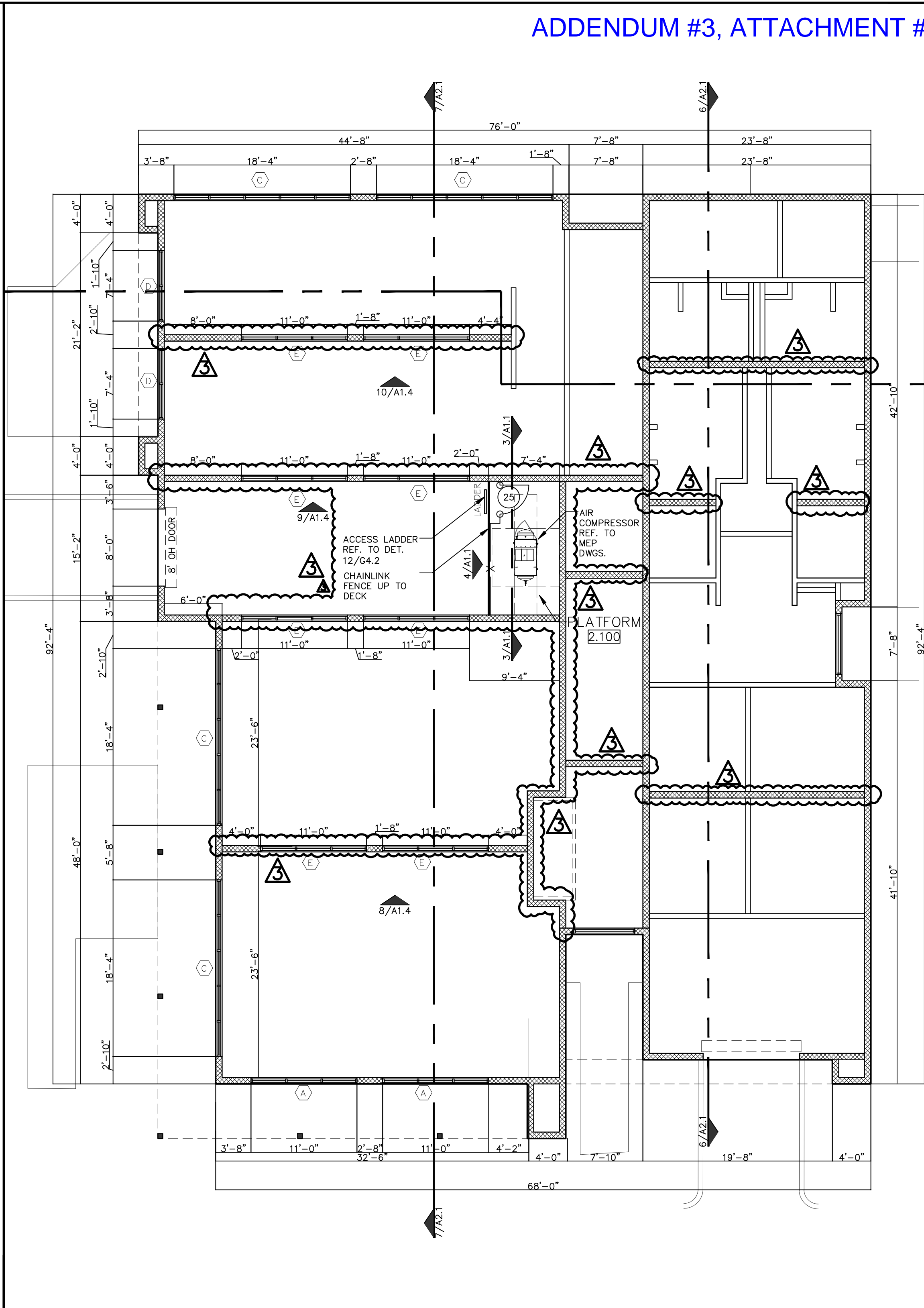
SHEET A1.1 LEGEND

SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS WELDING LAB F
ADDENDUM #4

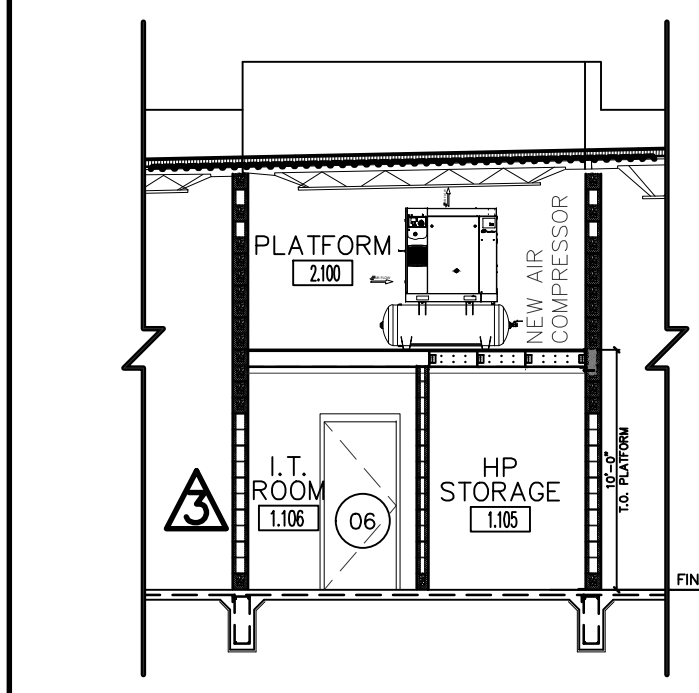
EGV ARCHITECTS, INC.
220 S. BRIDGE ST. PO BOX 8627
MCALLEN, TX 78501
PHONE 956-843-2987 P - egv@egvarch.com

REGISTERED ARCHITECT
STATE OF TEXAS
14407
JUNE 15 2023

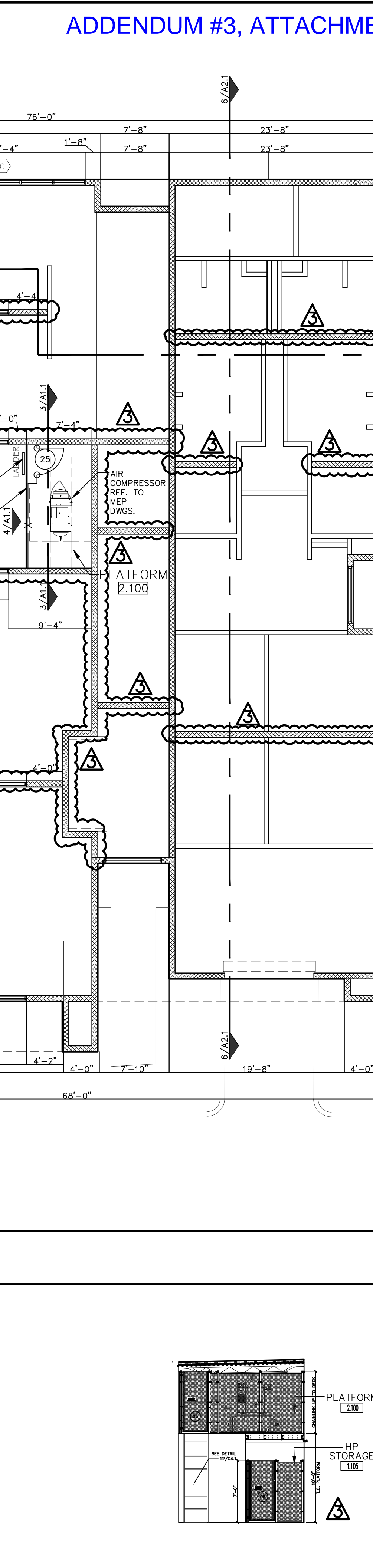
1 FLOOR PLAN
SCALE: 1/8"=1'-0"



2 CLERESTORY PLAN
SCALE: 1/8"=1'-0"



3 BUILDING SECTION
SCALE: 1/8"=1'-0"



4 INTERIOR ELEVATION
SCALE: 1/8"=1'-0"

EGV ARCHITECTS, INC.
220 S. BRIDGE ST. PO BOX 8627
MCALLEN, TX 78501
PHONE 956-843-2987 P - egv@egvarch.com

CIVIL:
808 W DALLAS AVE.
MCALLEN, TEXAS 78501
956-831-4482 P

STRUCTURAL:
400 NOLANA, SUITE H2
MCALLEN, TX 78504
956-864-2382 F

MEP:
5000 W MILITARY, STE 100
MCALLEN, TX 78503
956-864-2382 F

LANDSCAPE:
4814 N 11TH ST, STE E
MCALLEN, TX 78504
956-540-7850 P

REGISTERED ARCHITECT
STATE OF TEXAS
14407
JUNE 15 2023

SOUTH TEXAS COLLEGE

PROJECT:
SOUTH TEXAS COLLEGE
TECHNOLOGY CAMPUS WELDING LAB F
MCALLEN TEXAS

JOB NO.

DATE.

DRAWN BY.

CHECKED BY.

REVISION:

SHEET NAME:
FLOOR PLAN

DRAWING NO.

A1.1 12



NOTICE
INSTITUTIONAL
USE
THIS PROPERTY
CANNOT BE
RENTED

Planning Department

Memo

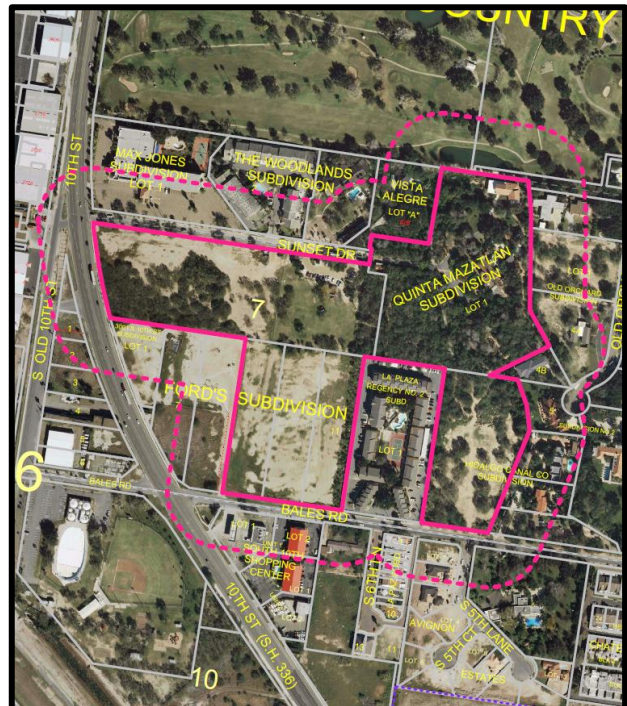
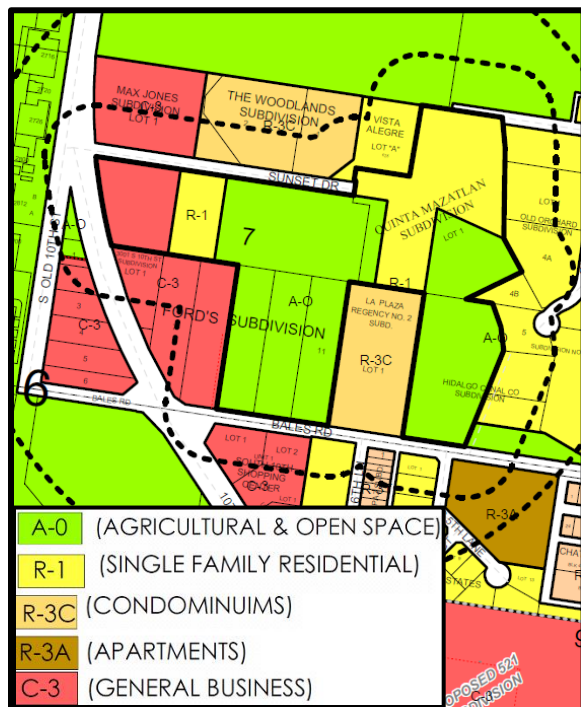
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 11, 2009

SUBJECT: Request of the City of McAllen for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for an Institutional Use (learning center and park), at a 8.06-acre tract, more or less, out of Lot 7, Block 6, Hidalgo Canal Company Subdivision, 4.25 acres out of Lot 8, Block 6, Hidalgo Canal Company Subdivision, Lots 9 through 11, Ford's Subdivision, and Lot 1, Quinta Mazatlan Subdivision, Hidalgo County, Texas; 600 Sunset Drive, 701 Sunset Drive, 2801 South 10th Street, 516 Bales Road, and 804 Bales Road. (CUP2023-0147)

BRIEF DESCRIPTION: The subject property is located on the southeast corner of Sunset Drive and South 10th Street, with frontage also on Bales Road (proposed parking lot). The property has multiple zoning districts which include: A-O (agricultural and open space), R-1 (single-family residential) District, and C-3 (general business) District. An Institutional Use is permitted within all of the mentioned zoning districts, subject to compliance with Conditional Use Permit requirements.



REQUEST/ANALYSIS: The applicant is proposing to expand the existing Quinta Mazatlan use to include a Palm Room with administrative offices, a learning center, a park/open space, and a new parking lot. The expansion will add 327 parking spaces to accommodate the new buildings and uses that will be associated with the Quinta Mazatlan site. 42 parking spaces would be required for the proposed additions and the existing parking spaces complies with the Quinta Mazatlan use on 600 Sunset Drive. 59,938.35 square feet of green area would be the minimum requirement for the proposed sites. Existing trees and green area exceed the minimum requirement.

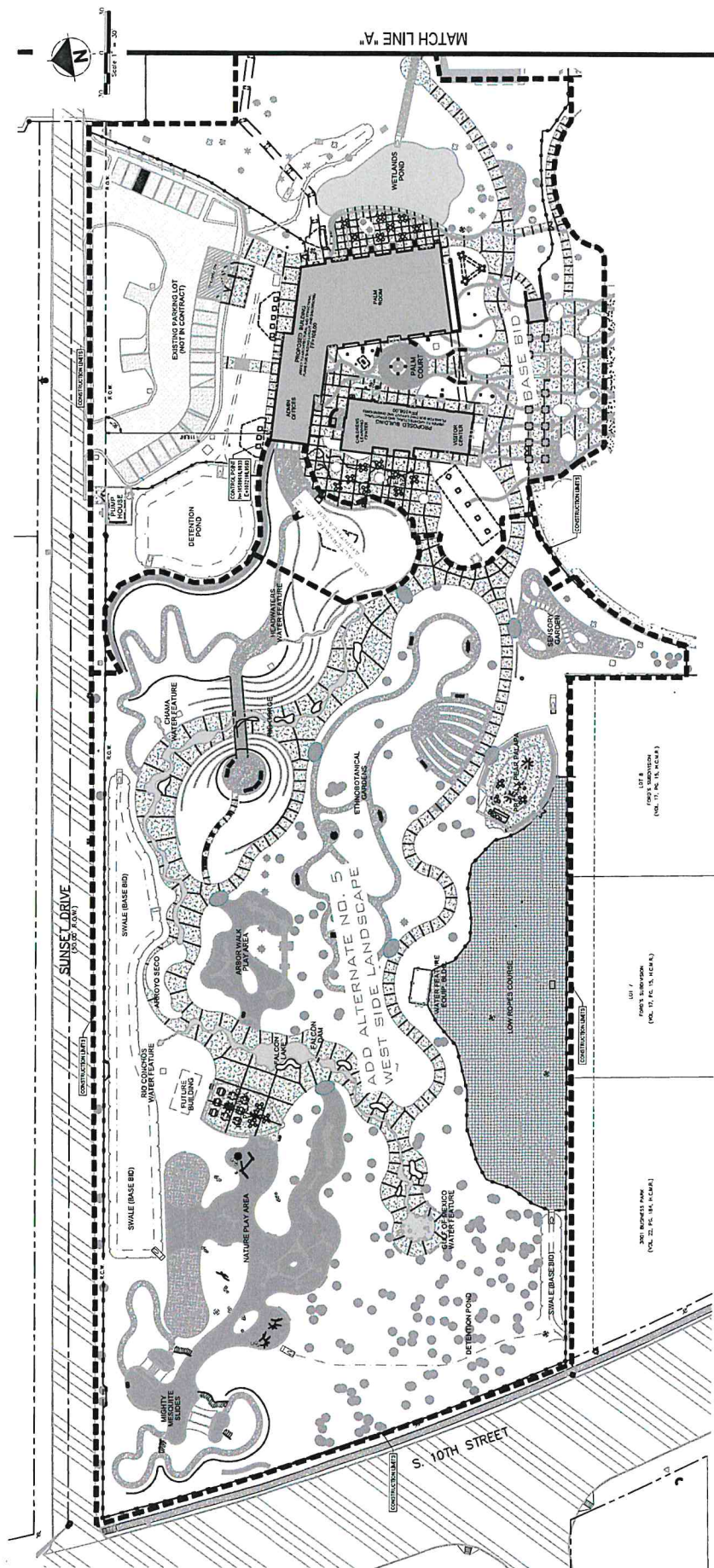
A site plan review was submitted for the project on July 17, 2023 and has been approved by all of the Development Team departments.

The Fire and Health Departments are pending their inspections. The proposed use must comply the Zoning Ordinance and the following specific requirements:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial.
- 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.
- 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 activates;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence;

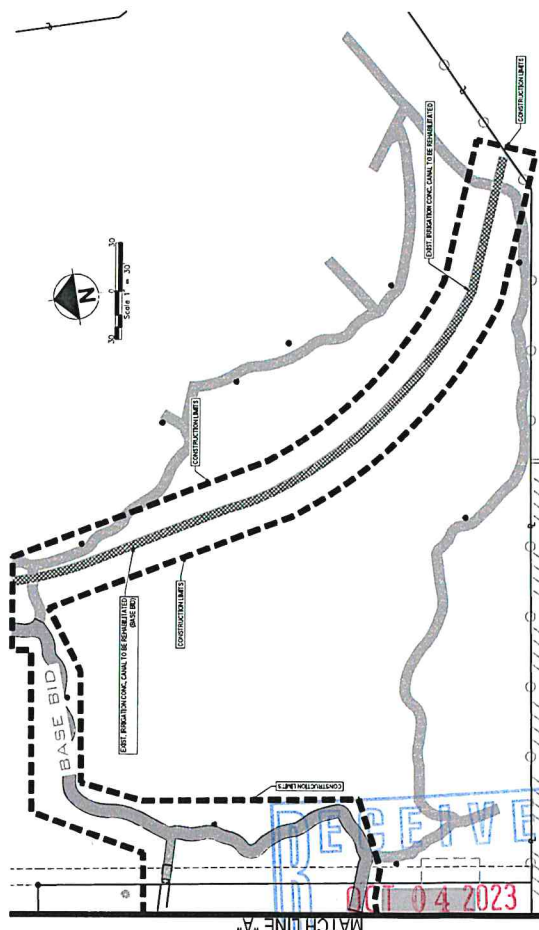
Staff did not receive any phone calls, emails, or letters in opposition to this request.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit request, for the life of the use, subject to compliance with the conditions noted, Building Code requirements, Fire Department, and all other relevant Zoning and Subdivision ordinances.



GENERAL NOTES

- [illegible]



OCT 04 2023

By



100% CDS

OVERLAND

QUINTA
 MAZATAN
 WORLD
 WING
 CENTER
 500 SUMMIT DRIVE
 MCALLEN, TX 78550

GENERAL NOTES

1. ENGINEERING WORK ON THIS SITE SHALL BE IN ACCORDANCE WITH THE PROJECT MANUAL FOR CODE ANALYSIS AND THE PROJECT MANUAL FOR CODE ANALYSIS.
2. REFER TO SHEETS 101-102 FOR CODE SUMMARY AND THE PROJECT MANUAL FOR CODE ANALYSIS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT MANUAL FOR CODE ANALYSIS AND THE PROJECT MANUAL FOR CODE ANALYSIS.
4. ENLARGED PLANS MAY BE SHOWN ROTATED. COORDINATE WITH THE OVERALL REFERENCE FLOOR PLAN FOR ORIENTATION.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT MANUAL FOR CODE ANALYSIS AND THE PROJECT MANUAL FOR CODE ANALYSIS.
6. REFER TO FLOOR PLANS FOR FINISHES. FOR INFORMATION ON THE EXTENT AND MATERIALS FOR THE VARIOUS FLOOR FINISHES.
7. REFER TO REFLECTED CEILING PLANS FOR FINISHES. FOR INFORMATION ON THE EXTENT AND MATERIALS FOR THE VARIOUS CEILING FINISHES.
8. COORDINATE EXACT LOCATION OF FLOOR OUTLET BOXES WITH ARCHITECT/OWNER IN FIELD PRIOR TO CONSTRUCTION.
9. REFER TO OVERALL GUARDS AS SPECT. UP TO 48" WHERE INDICATED.

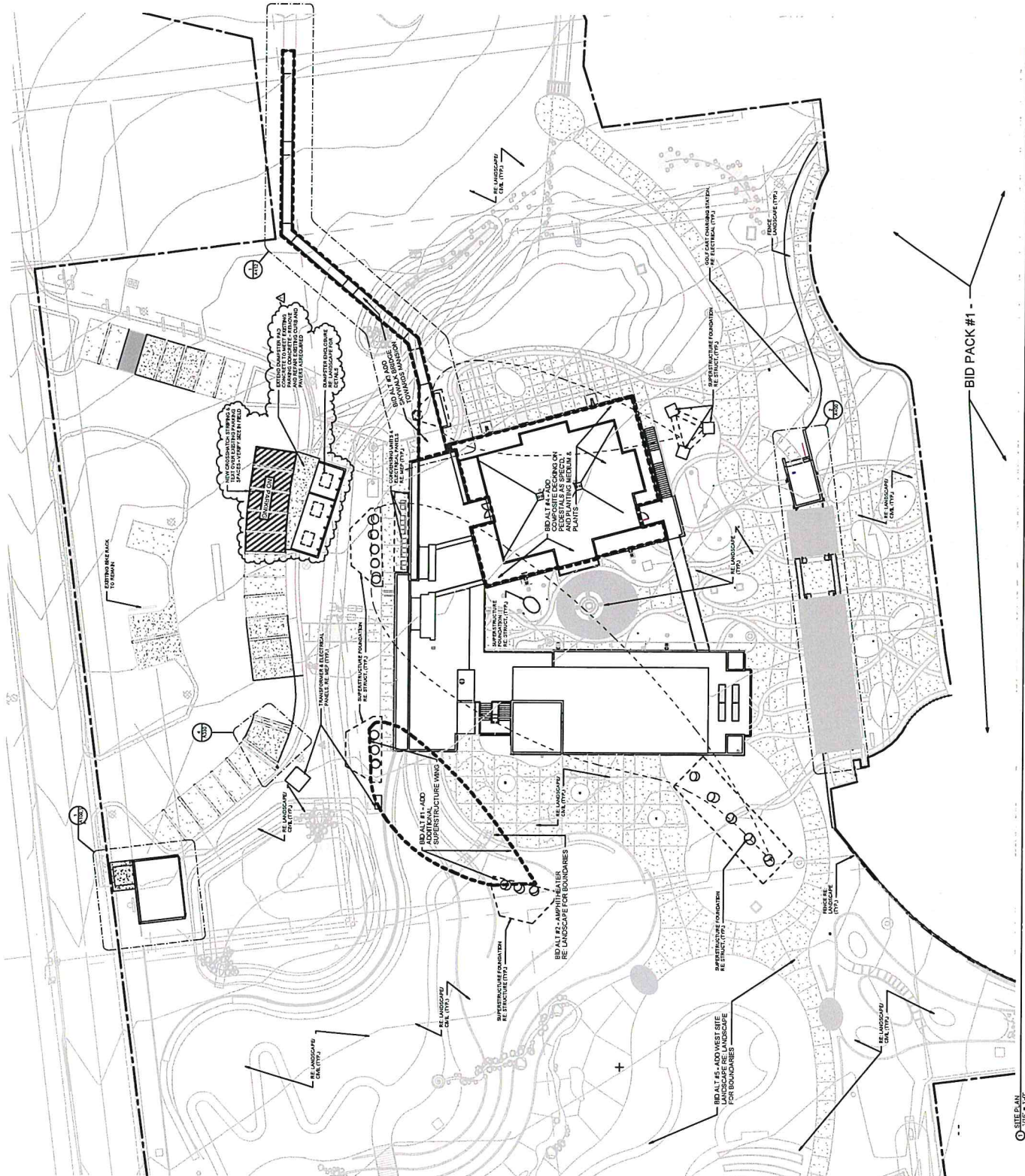
ADD ALTERNATE LIST	
NO.	SUMMARY
ALT #1	ADD ADDITIONAL WING FOR SUPERSTRUCTURE. Include added pens, pet pens, foundation walls, and core steel structure. RE: Structural Drawings.
ALT #2	ADD AMPHITHEATER TO WESTSIDE LANDSCAPE. CIP concrete retaining walls (4) set, decomposed granite, and all associated lighting. RE: Landscape plans for ALT #2. AMPHITHEATER TO BE DESIGNED AND SPECIFIED BY ARCHITECT/OWNER IN FIELD PRIOR TO CONSTRUCTION.
ALT #3	ADD ADDITIONAL WING FOR SUPERSTRUCTURE. Include added pens, pet pens, foundation walls, and core steel structure. RE: Structural Drawings.
ALT #4	ADD CONCRETE FOUNDATION FOR SUPERSTRUCTURE. Include added pens, pet pens, foundation walls, and core steel structure. RE: Structural Drawings.
ALT #5	ADD WEST SIDE LANDSCAPE (RE LANDSCAPE). 64' wide asphalt parking with 4' wide concrete water feature. Box design with bridge, concrete retaining walls, decomposed granite, and all associated lighting. RE: Landscape plans for ALT #5. WEST SIDE LANDSCAPE TO BE DESIGNED AND SPECIFIED BY ARCHITECT/OWNER IN FIELD PRIOR TO CONSTRUCTION.



REVISIONS
 DATE 01/15/20
 DESCRIPTION
 1. 01/15/20
 1. 01/15/20

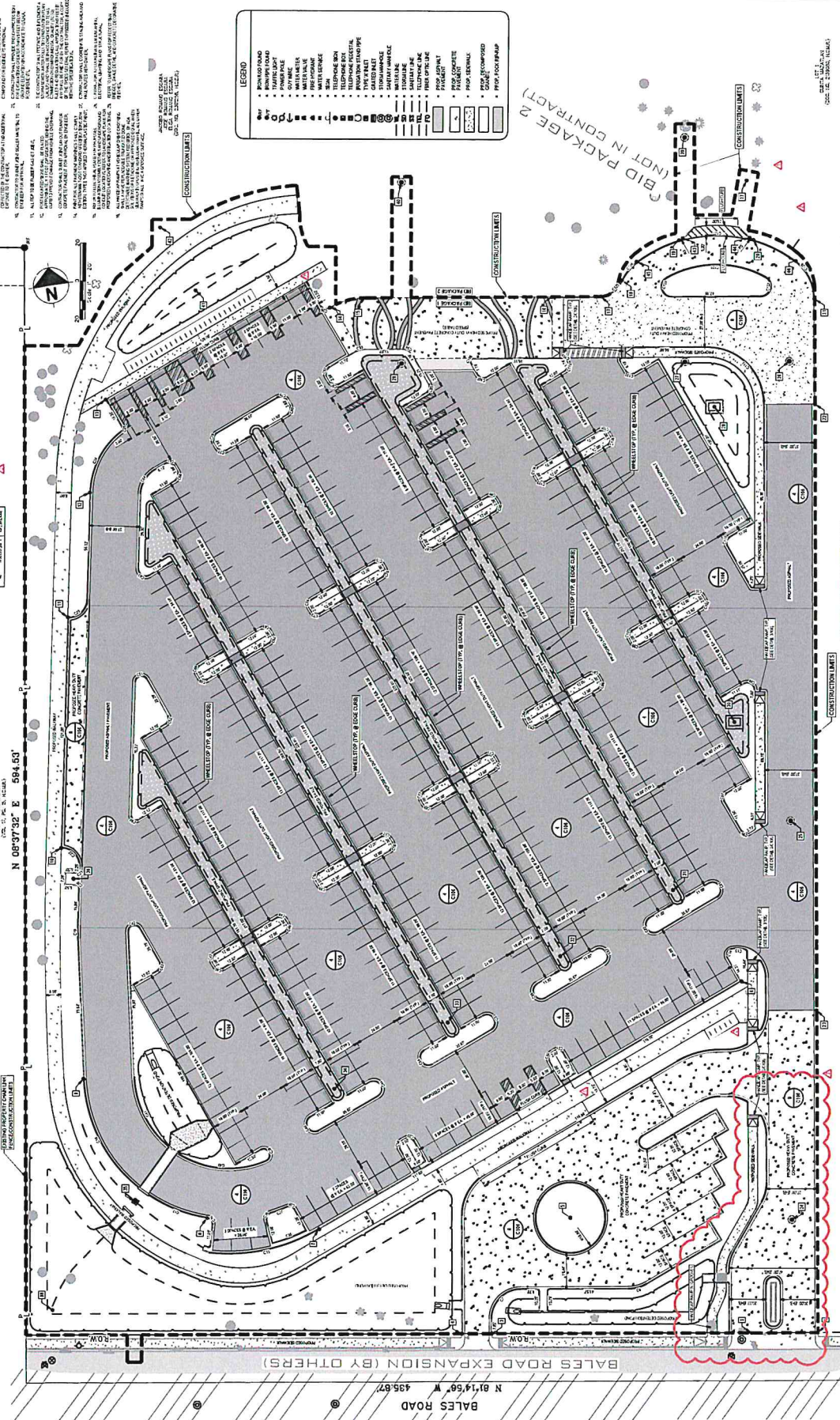
PROJECT NO.
 10000
 DATE
 01/15/20

SHEET TITLE AND NO.
 SITE PLAN
 A100



BID PACK #1

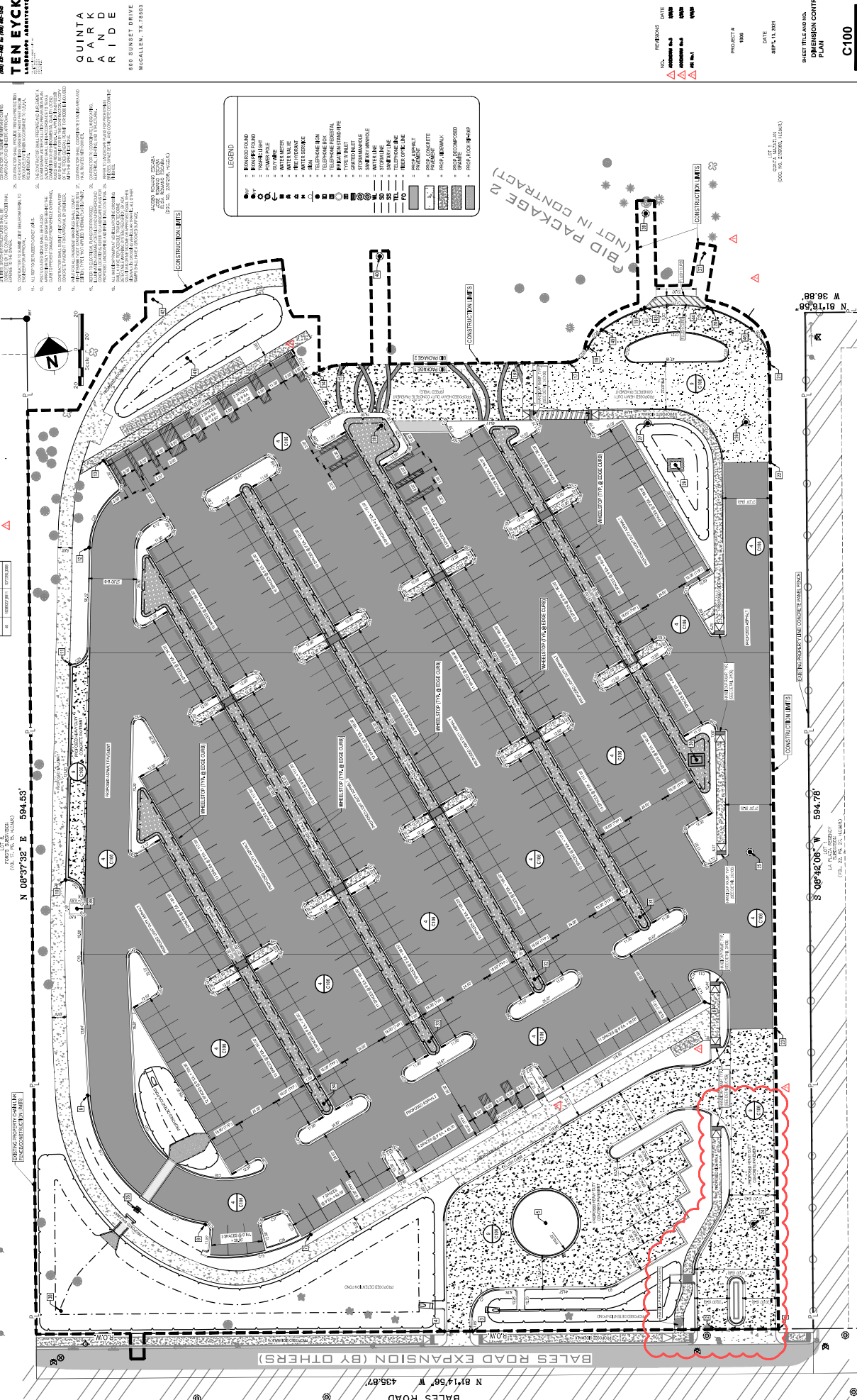
SITE PLAN
 1/8" = 1'-0"

[illegible]

EXISTING PROPERTIES OF CONCRETE PAVEMENTS

100

CIVILIAN TABLE				
SEX	LEADERS	FOLOWERS	DETA	DETA
1	10,17	20,00	039,40	
2	19,47	20,00	039,20	
3	10,51	20,00	030,11	
4	23,20	11,20	050,11	
5	7,44	11,20	020,41	
6	5,73	9,00	010,47	
7	10,24	9,00	031,23	
8	4,64	2,50	019,20	
9	23,64	7,20	039,23	
10	17,20	7,20	041,20	
11	7,20	10,20	050,41	
12	0	1,18	0,70	039,20
13	1,18	0,70	039,20	
14	14,62	9,50	039,20	



Quinta Mazatlan World Birding Center

City of McAllen

600 Sunset Dr, McAllen, TX 78503

VOLUME 01

100% CD'S

9/13/2021 BID PACK 2

Architect of Record
Megamorphosis
324 W Van Buren
McAllen, TX 78501
TEL (956) 428-1779

Design Architect
Architectural Architects
203 East Jones Ave, Suite 104
San Antonio, Texas 78215
TEL (210) 926-1003 FAX (210) 926-0944

Structural Engineer
Inhabitant Engineering Services
1600 N. Loop West, Suite 200
San Antonio, TX 78216
TEL (210) 346-5068

Mechanical, Electrical, Plumbing Engineer
MEP Consultants
1917 N. New Braunfels Ave., Suite 201
San Antonio, TX 78209
TEL (210) 124-6941 FAX (210) 124-9824

Landscape Architect
Ten Eyck Landscape Architects, Inc.
1010 West 20th Street, Suite 100
Austin, TX 78703
TEL (512) 813-9699 FAX (512) 813-0968

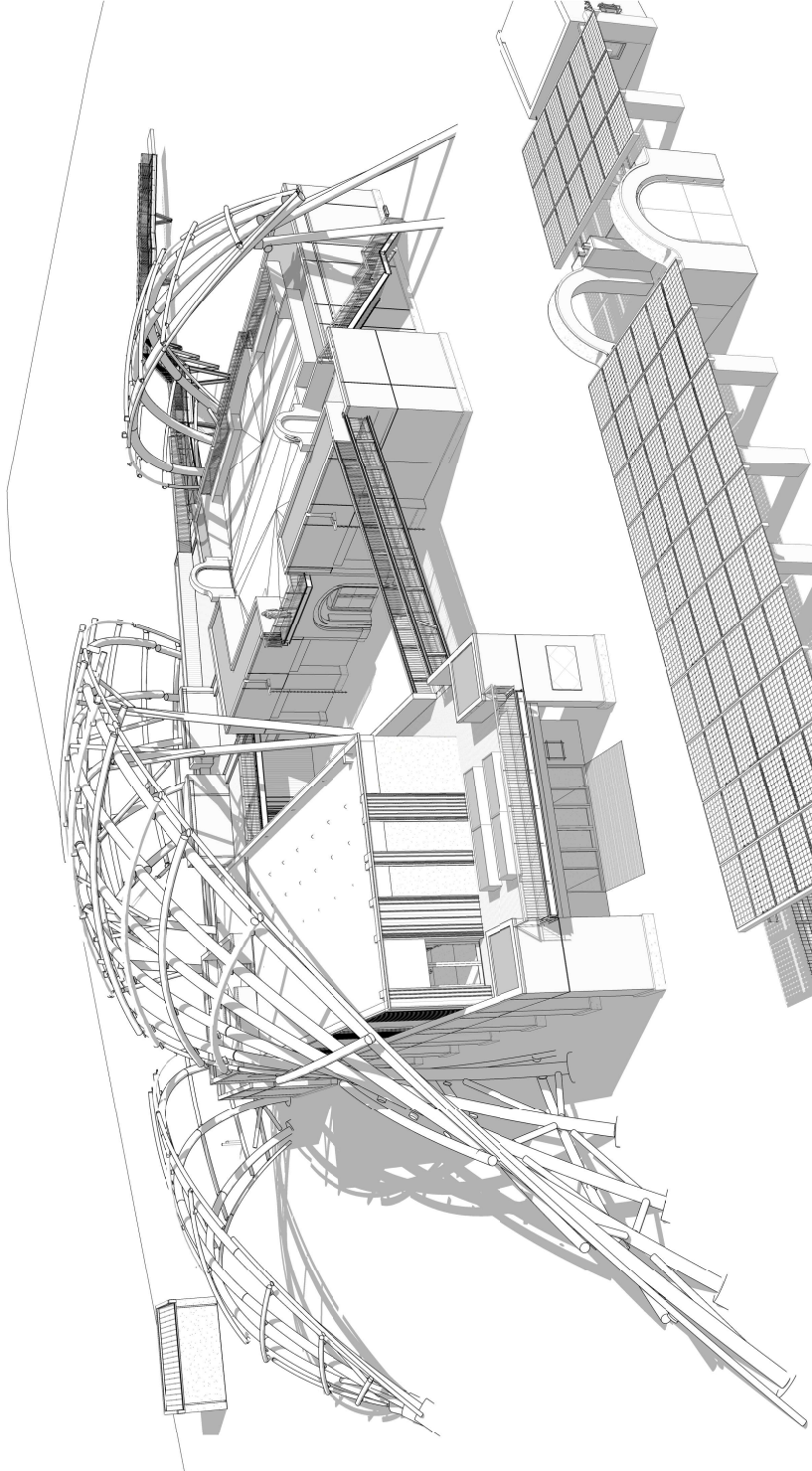
Civil Engineer
McAllen Engineering
608 Dallas Ave.
McAllen, TX 78501
TEL (956) 524-4602 FAX (956) 582-1545

AV
Wrightson, Johnson, Haddon & Williams, Inc.
2000 Joe Dilligatti Boulevard
Corpus Christi, Texas 78405
TEL (361) 894-3700

Lighting Designer
Lighting Design Group
8411 Chapel Drive Street
Austin, TX 78726
TEL (512) 582-1069

Water Feature Designer
Waterline Studios
2038 C Hwy 258
Dyess, Texas 79729
TEL (817) 892-1069

Irrigation Designer
McAllen Irrigation, Inc.
3000 Joe Dilligatti Boulevard
Bullock 7800, Suite 61
Roundrock, TX 78665



megamorphosis
324 W VAN BUREN
MCALLEN, TEXAS
TX 78501
956.428.1779

OVERLAND

EDA Grant No. 08-79-05511
EDA Grant No. 117912

**NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2023-0147**

CITY OF MCALLEN PLANNING DEPT.
956-681-1256
WWW.MCALLENNET



Planning Department

Memo

TO: Planning and Zoning Commission

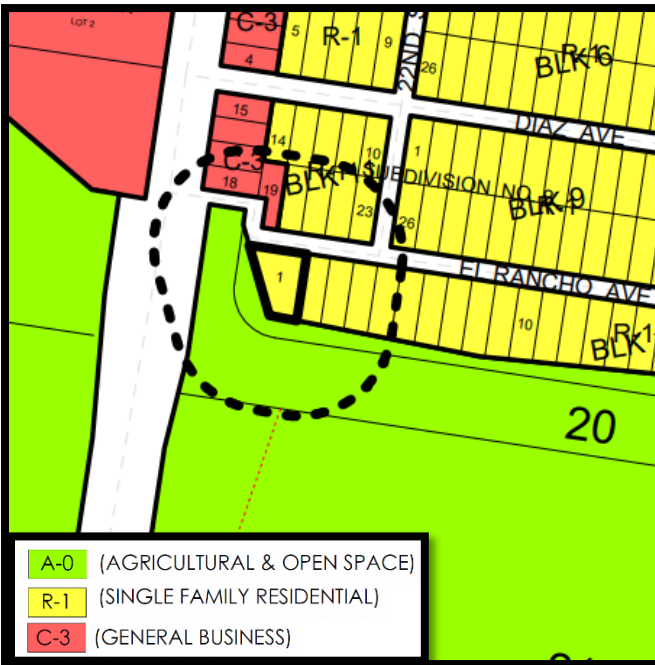
FROM: Planning Staff

DATE: October 10, 2023

SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT 1, BLOCK 2, COLONIA HERMOSA NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2213 EL RANCHO AVENUE. (RE2023-0049)

LOCATION: The property is located southeast of El Rancho Avenue and South 23rd Street. The lot is approximately 12,759.09 sq. ft. The subject property is zoned R-1 (single family) District.

PROPOSAL: The applicant is proposing to rezone the property to C-3 (general business) District in order to develop the tract of land for a proposed auto shop. A feasibility or site plan has not been submitted for the proposal.



ADJACENT ZONING: The adjacent zoning is R-1 District to the east. The adjacent zoning is R-1 District and C-3 District to the north of the subject property. The adjacent zoning is A-O (agricultural and open space) District to the south.

LAND USE: The subject property is currently vacant. Surrounding land uses includes single family residences to the north and east. There are existing auto shops fronting South 23rd Street.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Single family detached and mixed-use urban are considered most appropriate for this area. Mixed urban uses include retail, office and diverse housing options.

DEVELOPMENT TRENDS: The development trend for this area is commercial along South 23rd Street with other existing auto shops. The development trend along El Rancho Avenue is single family homes.

An attempt was made on November 13, 2017 to rezone the subject property from R-1 to C-3 and was disapproved by the City Commission. In 2005, a rezoning request was made regarding lots 19 and 20 north of the subject property from R-1 to C-3. The City Commission approved the rezoning to C-3 for lot 19 and disapproved the request for lot 20. A canopy does extend from lot 19 to lot 20, however building inspection records do not show a submitted building permit.

ANALYSIS: The requested zoning conforms to the Future Land Use Plan designation. However, the proposed zoning does not conform to the existing character of the vicinity.

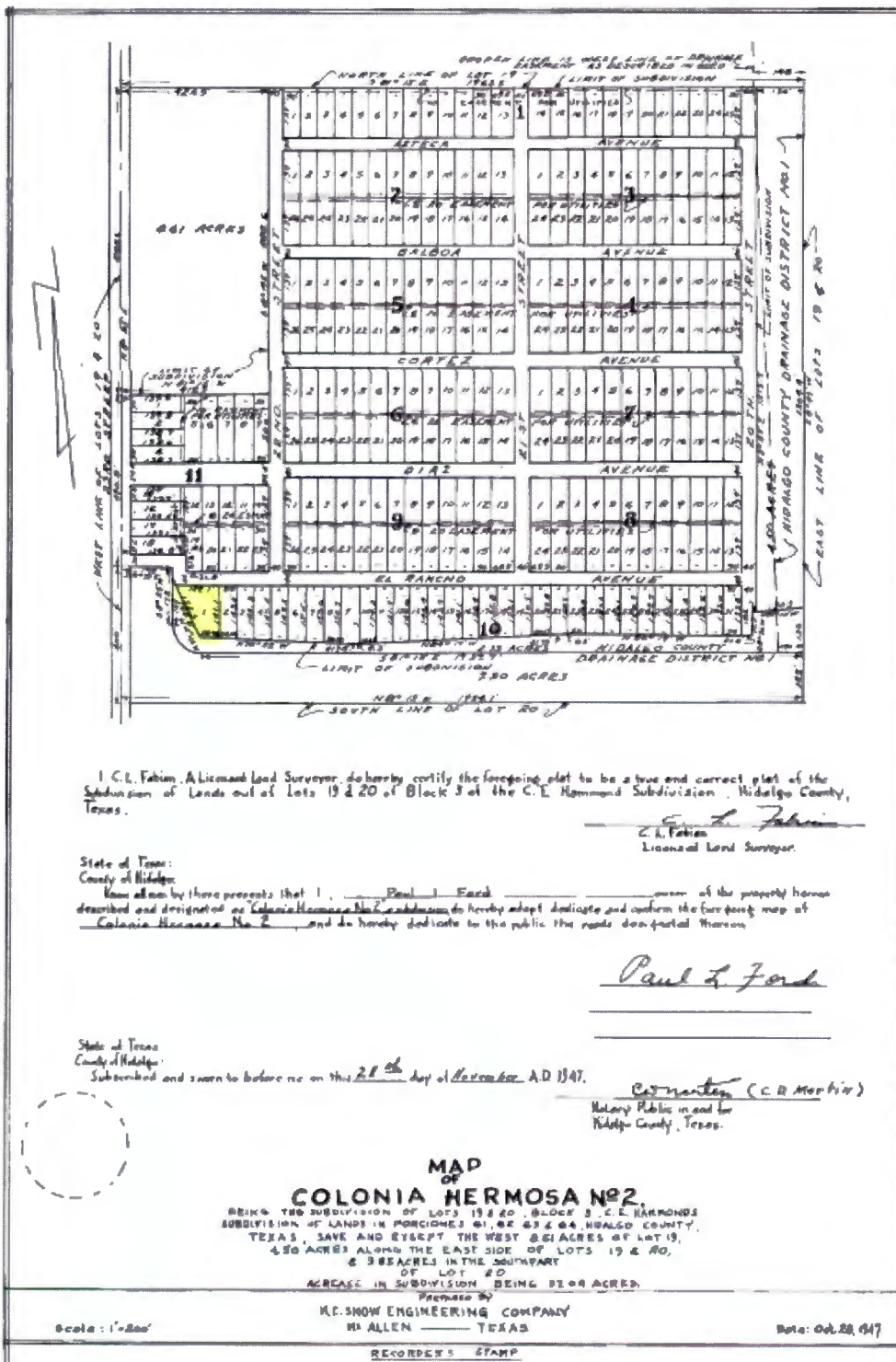
The subject property does not have direct access to South 23rd Street. The applicant is proposing to construct an auto shop and must comply with the zoning ordinance, landscaping requirements, buffer requirements, parking requirements and all other conditions should the rezoning to C-3 be approved.

Permitted uses within a C-3 District include an auto shop, as well as the following: Restaurants, uses within a C-1 (office building) District and a C-2 (neighborhood commercial) District. As well as any retail excluding lumberyard, farm equipment, general warehousing etc.

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-3 (general business) District as it does not conform to the existing character of the vicinity, the subject property lacks direct access to South 23rd Street.





RECEIVED
SEP 22 2023
By GMM

Planning Department

Memo

TO: Planning and Zoning Commission

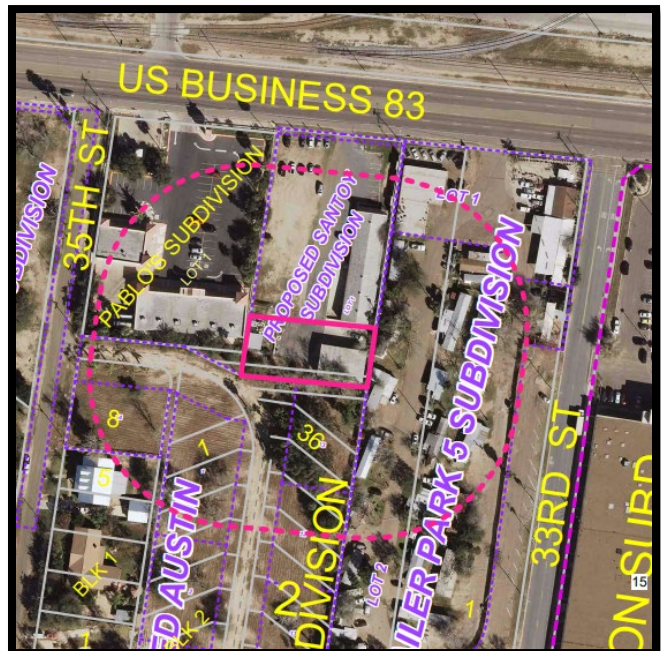
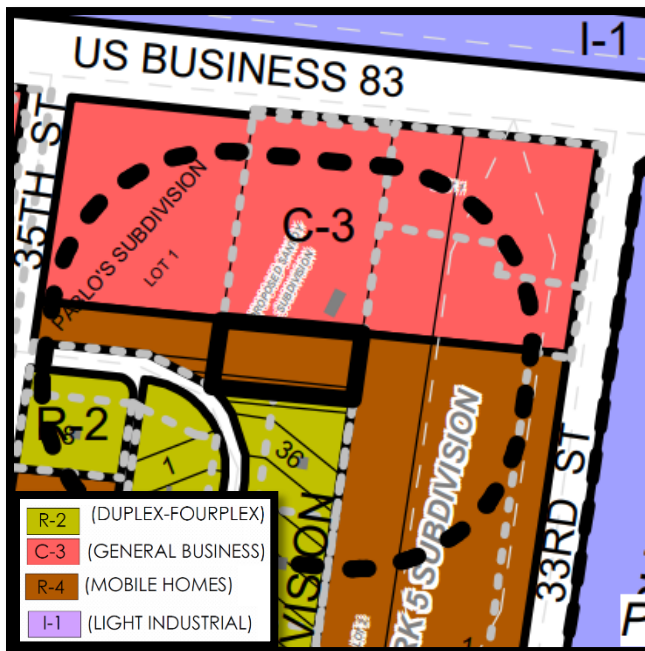
FROM: Planning Staff

DATE: October 12, 2023

SUBJECT: REZONING FROM R-4 (MOBILE HOME) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: SOUTH 78.0 FEET OF A CERTAIN 1.27 ACRE TRACT OF LAND OUT LOTS 2 AND 3, KINGS HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS; 3321 U.S. HIGHWAY 83 (REAR). (REZ2023-0050)

LOCATION: The property is located south U.S. Business 83 and east of South Ware Road. The lot is approximately 55,321.20 sq. ft. The rear of the subject property is zoned R-4 (mobile home) District.

PROPOSAL: The applicant is proposing to rezone the property to C-3 (general business) District and coincide with the north portion of the property as it is currently zoned C-3 District. The subject property does have an existing structure, where a meat market has been established and operating from.



ADJACENT ZONING: The adjacent zoning is I-1 (light industrial) District to the north. The adjacent zoning is C-3 District to the west and east of the subject property. The adjacent zoning is R-2 (duplex-fourplex) District and R-4 District to the south.

LAND USE: The subject property is does have an existing structure. Surrounding land uses include an auto shop, commercial plaza, mobile home park and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Public/Semi-Public. Generally all land use categories are considered appropriate for this area.

DEVELOPMENT TRENDS: The development trend for this area is commercial along Business 83 as well as light industrial.

ANALYSIS: The requested zoning conforms to the Future Land Use Plan designation. The proposed zoning also conforms to the existing character of the vicinity.

The subject property is undergoing subdivision review, any future additions or exterior changes will require site plan review and that the plat be recorded.

The applicant is requesting to zone the property to C-3 to align with the current zoning fronting Business 83.

Permitted uses within a C-3 District include an auto shop, as well as the following: Restaurants, uses within a C-1 (office building) District and a C-2 (neighborhood commercial) District. As well as any retail excluding lumberyard, farm equipment, general warehousing etc.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District as it does conform to the existing character of the vicinity.

ART SALINAS

ENGINEERING & SURVEYING

1624 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 818-5565 FAX: (956) 818-5540

W. US HIGHWAY 83
(aka LOOP 374 & a.k.a. BUSINESS HIGHWAY 83)

S84°10'30"E 167.43'

N84°10'30"W
81.87'

330.42'

SEC. OF PABLO'S SUBD.

LOW BLOCK WALL
W/CHAIN LINK FENCE

85.20'

MAILBOX

LOT 3

82.23'

POB

N LINE OF LOT 2

NEC LOT 2

LOT 2

LOT 1

SCALE

1"=40'

LOT 1
PABLO'S SUBDIVISION
(VOL. 36, PG. 59A, H.C.M.R.)

LOW BLOCK WALL
W/CHAIN LINK FENCE

N LINE OF PABLO'S SUBDIVISION

N8°42'30"E

252.42'

LOT 3

1.27 AC.

LOT 2

LOT 1

LOT 2

LOT 1

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KEYES SUBDIVISION
(VOL. 19, PG. 44, H.C.M.R.)

FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone C. Zone C areas are areas of "minimal flooding" and are not designated flood prone areas as per F.E.M.A. Flood Insurance Rate Map Panel Number 480343-0005-C dated 11-02-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements, except as shown on this plat.
2. This survey plat is prepared in connection with Title Policy G.F. # 0003167148 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 581.46 and Section 663.19 of the "Texas Professional Land Surveying Practices Act".
4. This is a standard survey and does not include a subsurface utility line location or topographic investigation.
5. Easements, rights, rules and regulations in favor of Hidalgo County Irrigation District No. 1, (Blanked)
6. Subject to any oil, gas and mineral lease of record.
7. Bearing Basis: "N Line of A 1.27 ac. tr. recorded in Doc. #2583127 O&R"

THIS IS TO CERTIFY TO: JUAN F. SANTOY (BORROWER) AND CAPITAL ONE, N.A. (LENDER) THAT I HAVE, THIS DATE, PREPARED A CATEGORY 1A, CONDITION II SURVEY ON THE GROUND WHICH IS LOCATED AT 3321 W. US HIGHWAY 83, In McALLEN, TEXAS, DESCRIBED AS FOLLOWS:

A 1.27 ACRE TRACT OF LAND BEING A PORTION OF LOTS 2 AND 3, KING'S HIGHWAY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SUBSTITUTE TRUSTEE'S DEED AND BILL OF SALE RECORDED IN DOCUMENT #2583127, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

16-49902
Job No.

08-23-16
Date

© COPYRIGHT 2016 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

RECEIVED
OCT 04 2023
By *[Signature]*

STATE OF TEXAS
COUNTY OF HIDALGO
ART SALINAS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4802

Registered Professional Land Surveyor No. 4802

October 3, 2023

THE SOUTH 78.0 FEET OF A CERTAIN 1.27 ACRE TRACT OF LAND OUT OF LOTS 2 AND 3, KINGS HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 1.27 ACRE TRACT AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LINE RECORDED IN INSTRUMENT NO. 2747089, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING at the northeast corner of Lot 3; said point being on the South line of Business Highway 83; said point being on the North line of said 1.27 acre tract ; Thence with the North line of Lot 3, and the South line of Business Highway 83, and the North line of said 1.27 acre tract, North 84 Deg. 10 Min. 30 Sec. West, 85.2 feet to the northwest corner of said 1.27 acre tract; Thence with the West line of said 1.27 acre tract, South 08 Deg. 42 Min. 30 Sec. West, 252.42 feet to the northwest corner and PLACE OF BEGINNING of the following described tract of land;

THENCE, parallel to the North line of said 1.27 acre tract, South 84 Deg. 10 Min. 30 Sec. East, 167.43 feet to a point on the East line of said 1.27 acre tract for the northeast corner hereof;

THENCE, with the East line of said 1.27 acre tract, South 08 Deg. 42 Min. 30 Sec. West, 78.0 feet to the southeast corner of said 1.27 acre tract for the southeast corner hereof;

THENCE, with the South line of said 1.27 acre tract, North 84 Deg. 10 Min. 30 Sec. West, 167.43 feet to the southwest corner of said 1.27 acre tract for the southwest corner hereof;

THENCE, with the West line of said 1.27 acre tract, North 08 Deg. 42 Min. 30 Sec. East, 78.0 feet to the POINT OF BEGINNING; containing 0.30 acre of land, more or less.



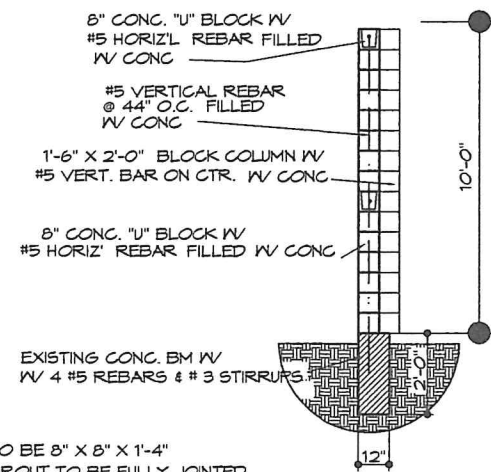
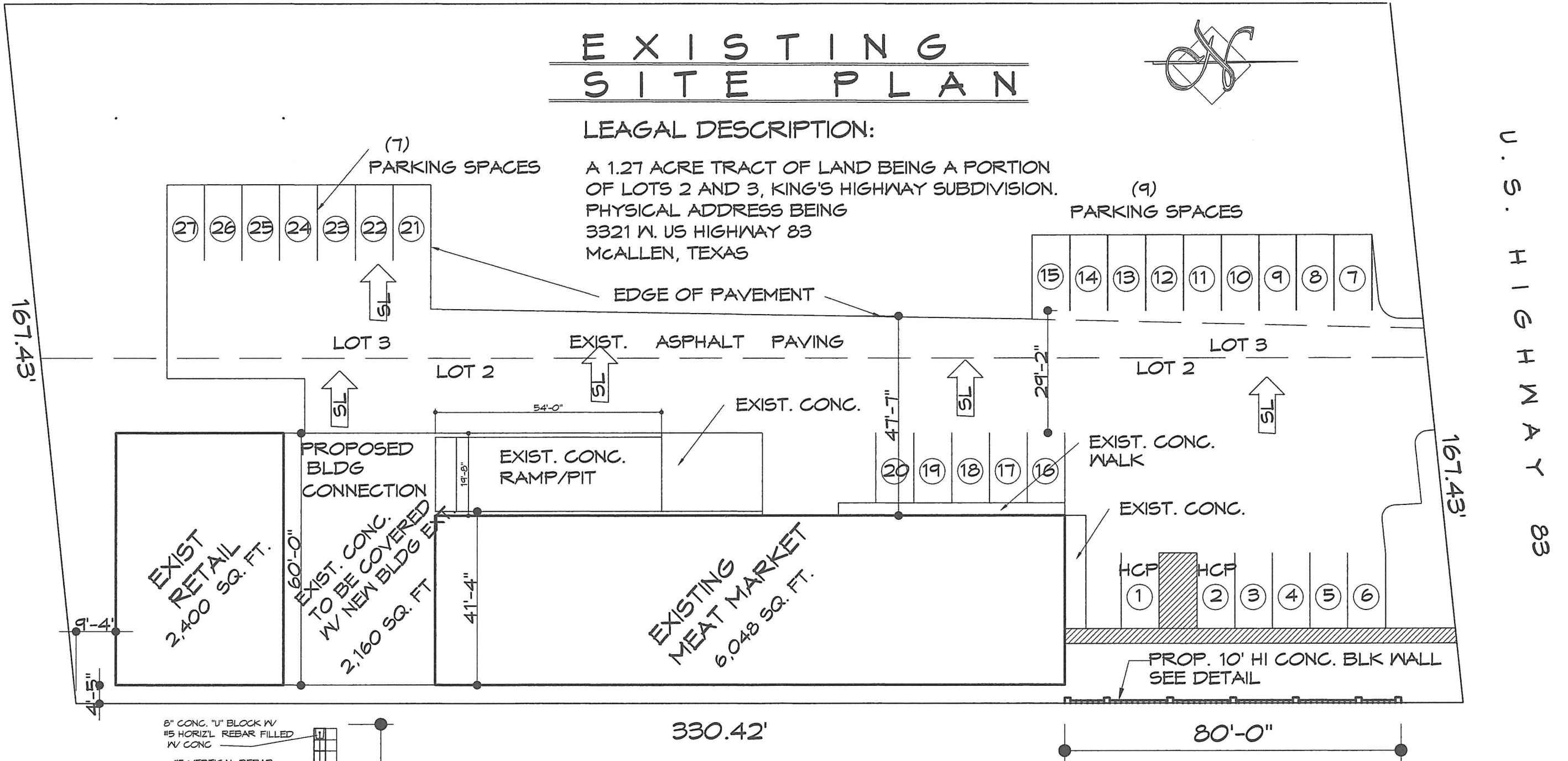
EXISTING PABLO PLAZA

330.42'

EXISTING SITE PLAN

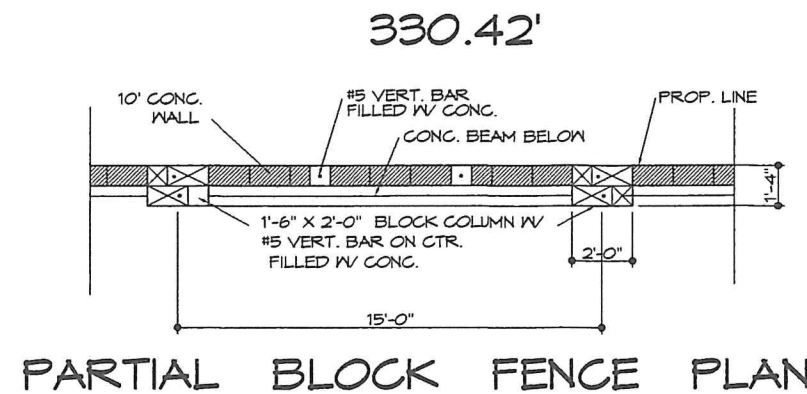
LEGAL DESCRIPTION:

A 1.27 ACRE TRACT OF LAND BEING A PORTION
OF LOTS 2 AND 3, KING'S HIGHWAY SUBDIVISION.
PHYSICAL ADDRESS BEING
3321 W. US HIGHWAY 83
MCALLEN, TEXAS



NOTES:
BLOCK TO BE 8" X 8" X 1'-4"
BLOCK GROUT TO BE FULLY JOINTED

BLOCK WALL SECTION



PARTIAL BLOCK FENCE PLAN

EXISTING
CAR SALES

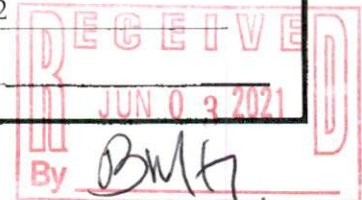




City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

SUB2021-0063
1300 Houston Avenue
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	Subdivision Name	Vida Subdivison						
	Location	5901 MILE 5 RD						
	City Address or Block Number	N Shary Rd, Mission, TX 78573						
	Number of lots	14	Gross acres	8.26	Net acres	7.2		
	Existing Zoning	R3A - C3	Proposed		Rezoning Applied For	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date	
	Existing Land Use	Undeveloped	Proposed Land Use		Irrigation District #	United		
	Residential Replat	Yes <input type="checkbox"/> No <input type="checkbox"/>	Commercial Replat	Yes <input type="checkbox"/> No <input type="checkbox"/>	ETJ	Yes <input type="checkbox"/> No <input type="checkbox"/>		
	Agricultural Tax Exemption	Yes <input type="checkbox"/> No <input type="checkbox"/>	Estimated Rollback tax due					
	Legal Description	8.26 acre tract out of the West 10 acres of the North 20 acres of Lot 405, John H. Shary Subdivision						
	Owner	Name	LIMAN VENTURES, LTD		Phone			
Address		7216 W. Expressway 83						
City		Mission	State	TX	Zip	78572		
E-mail		mchapa@ggdstx.com						
Developer	Name	LIMAN VENTURES, LTD		Phone				
	Address	7216 W. Expressway 83						
	City	Mission	State	TX	Zip	78572		
	Contact Person	Manuel Chapa						
	E-mail	mchapa@ggdstx.com						
Engineer	Name	Victor Trevino		Phone	956-424-3335			
	Address	900 S. Stewart Rd Ste 13						
	City	Mission	State	TX	Zip	78572		
	Contact Person	Victore Trevino						
	E-mail	victor@southtexasig.com						
Surveyor	Name	Juan E. Galvan		Phone	956-424-3335			
	Address	900 S. Stewart Rd Ste 13						
	City	Mission	State	TX	Zip	78572		
	E-mail	jgalvan@rowsurveying.com						



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- _____ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- _____ Title Report
- _____ 8 1/2" by 11" Sealed Survey showing existing structures/easements
or 3 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 DWG file of plat
- _____ Letter of Authorization from the owner, if applicable
- _____ Proof of authority of person signing application on behalf of
partnership/corporation, if applicable

PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blue-line copies prints and 8 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 05-17-2021

Print Name Victor Treviño

Owner ☐

Authorized Agent ☒

Rev 03/11

SHARY ROAD

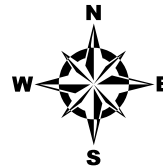
415

LOCATION

AZIZ
SHARYLAND
SUBDIVISION
5925

PROPOSED WDA
SUBDIVISION

405



AUBURN AVE.

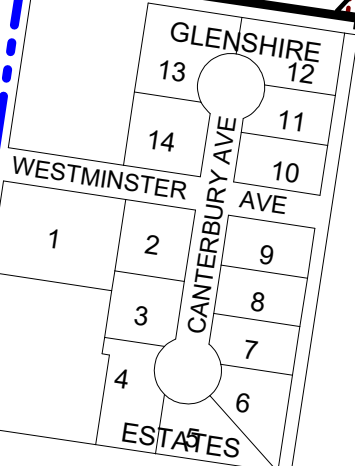
SHARY GROVE ESTATES

RATTLER LN

SUBDIVISION

SILVERADO TRAIL ON

5 MIL



STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VIDA SUBDIVISION OF 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.

MANUEL CHAPA
7216 W. EXPRESSWAY 83
MISSION, TX 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

JUAN E. GALVAN, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #4011

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 46.211(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.

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.

ATTEST: _____
PRESIDENT

SECRETARY

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

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE:

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE VIDA SUBDIVISION LOCATED AT INTERSECTION OF 5 MILE LINE ROAD AND NORTH SHARY ROAD IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

CERTIFICATION OF THE MAYOR OF THE CITY OF McALLEN

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

MAYOR CITY OF McALLEN

DATE

5 MILE LINE RD.
(F.M. 676)

NORTH SHARY RD.
(F.M. 494)

7-ELEVEN, INC.
DOC#2859526, O.R.H.C.T.
AZIZ SHARYLAND SUBDIVISION
VOL. 51, PG. 47, M.R.H.C.

LOT 13

LOT 12

LOT 11

LOT 14

ROGER WAYNE RICH
DOC #3036434, O.R.H.C.T.

GILBERT VILLALON AND YOLANDA
VILLALON
DOC# 513853, O.R.H.C.T.

VANESSA LEAL GUZMAN AND
JUAN CARLOS GUZMAN
DOC# 2705957, O.R.H.C.T.

JOHN H. SHARY SUBDIVISION
VOL. 1, PG. 17, M.R.H.C.

MICHAEL SCHROCK AND WIFE, DEBBIE SCHROCK
DOC#1560552, O.R.H.C.T.

JOHN H. SHARY SUBDIVISION
VOL. 1, PG. 17, M.R.H.C.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.06'	60.00'	29°39'47"	S 54°00'08" W	30.58'
C2	63.83'	60.00'	60°57'21"	S 08°25'32" W	60.86'
C3	62.18'	60.00'	59°22'52"	S 51°44'35" E	59.44'
C4	62.39'	60.00'	59°34'36"	N 68°46'41" E	59.62'
C5	63.63'	60.00'	60°45'37"	N 08°36'35" E	60.69'
C6	31.06'	60.00'	29°39'47"	N 36°36'07" W	30.72'

PRINCIPAL CONTACTS:

NAME

ADDRESS

CITY & ZIP

PHONE

FAX

OWNER:

UMAM VENTURES, LTD.

P.O. BOX 1958

MISSION, TEXAS 78572

(956) 581-3918

ENGINEER:

VICTOR H. TREVINO, P.E.

900 S. STEWART RD., STE. 13

MISSION, TEXAS 78572

(956) 424-3335

(956) 424-3132

SURVEYOR:

JUAN E. GALVAN, R.P.L.S.

900 S. STEWART RD., STE. 13

MISSION, TEXAS 78572

(956) 424-3335

(956) 424-3132

LEGEND:

SET # 5/8" IRON ROD
WITH PLASTIC CAP STAMPED
"ROWSS PROP. COR."

FOUND IRON ROD
WITH PLASTIC CAP STAMPED
"ROWSS PROP. COR." UNLESS
OTHERWISE NOTED

OFFICIAL RECORDS

HIDALGO COUNTY TEXAS

MAP RECORDS

HIDALGO COUNTY TEXAS

DEED RECORDS

HIDALGO COUNTY TEXAS

RIGHT-OF-WAY

HIDALGO COUNTY
DRAINAGE DISTRICT

O.R.H.C.T.

M.R.H.C.T.

D.R.H.C.T.

R.O.W.

H.C.D.D.

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
ZONE "F"
AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 600-YEAR FLOOD;
COMMUNITY PANEL NO. 4803-03-005 C, REVISED NOVEMBER 1, 1982
- SETBACK LINES TO BE AS PER CITY OF McALLEN ZONING ORDINANCE:

FRONT:
COMMERCIAL LOT 15: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
LOTS 1-14: 20 FT. OR GREATER FOR EASEMENTS. IF SITE PLAN IS REQUIRED FOR LOTS 1-14, SETBACKS WILL BE SUBJECT TO APPROVED SITE PLAN, (ZONING ORDINANCE: 138-356).

REAR:
COMMERCIAL LOT 15: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
LOTS 1-14: 10 FT. OR GREATER FOR EASEMENTS. IF SITE PLAN IS REQUIRED FOR LOTS 1-14, SETBACKS WILL BE SUBJECT TO APPROVED SITE PLAN, (ZONING ORDINANCE: 138-356).

INTERIOR SIDES:
COMMERCIAL LOT 15: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
LOTS 1-14: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS. IF SITE PLAN IS REQUIRED FOR LOTS 1-14, SETBACKS WILL BE SUBJECT TO APPROVED SITE PLAN, (ZONING ORDINANCE: 138-356).

CORNER:
COMMERCIAL LOT 15: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
LOTS 1-14: 10 FT. OR GREATER FOR EASEMENTS. IF SITE PLAN IS REQUIRED FOR LOTS 1-14, SETBACKS WILL BE SUBJECT TO APPROVED SITE PLAN, (ZONING ORDINANCE: 138-356).

GARAGE:
COMMERCIAL LOT 15: N/A
LOTS 1-14: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES. IF SITE PLAN IS REQUIRED FOR LOTS 1-14, SETBACKS WILL BE SUBJECT TO APPROVED SITE PLAN, (ZONING ORDINANCE: 138-356).

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

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

4. CITY OF McALLEN BENCHMARK: "MC 54" FROM THE CITY OF McALLEN G.P.A. REFERENCE MARKS LIST PREPARED BY GLENN LIND OFFICE, PIEDRO ON OCTOBER 21, 1999, BEING LOCATED AT THE GARZA PARK ON MILE 4 ROAD, 37" ALUMINUM PIPE WITH A 5/4"x4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 117.01 FEET (NAVD83).

BM-1 (SPRKE ON POWER POLE)
ELEV=192.27

5. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

7. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

8. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.

9. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.

10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 104,393 CFT OR 2.40 ACRES OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).

11. 6 FT. CT. GRAVITY BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONEUSES AND ALONG AUBURN AVENUE (5 MILE LINE-FM 676).

12. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH SHARY ROAD (FM 494) AND AUBURN AVENUE (5 MILE LINE - FM 676) AND 4 FT. MINIMUM WIDE SIDEWALK ALONG BOTH SIDES OF ALL INTERIOR STREETS.

13. 8 FT. MASONRY WALL, REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONEUSES.

14. DETENTION: SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, VIDA HOMEOWNERS ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME. THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN DETENTION BASINS, WHICH SHALL BE USED EXCLUSIVELY AS A RETENTION AREA. AFTER TRANSFER OF TITLE TO THE VIDA HOMEOWNERS ASSOCIATION THE SUBDIVISION LOT OWNER PRO DASH SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE REASSASSANCE HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS COST. WHEN COST MAY BECOME A LIEN AGAINST THE PROPERTY, PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS, AS THE SAME MAY BE AMENDED, THE SPECIFIC AND EXCLUSIVE USE OF RETENTION BASINS, BLOCK 1, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION.

15. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVENUE (5 MILE LINE-FM 676).

16. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

17. SERVICE DRIVE EASEMENT WILL BE REQUIRED AT THE SITE PLAN REVIEW STAGE.

18. LOT 7 & 8 WATER METER TO BE UPGRADE IN CASE OF INCREASE THE NUMBER OF UNITS (FROM FOUR-PLEX TO SIX-PLEX)

19. LOT 15 (COMMERCIAL LOT) WATER SERVICE TO BE REQUESTED AT BUILDING PERMIT STAGE.

METERS AND BOUNDS

AN 8.26 (DEED 8.24) ACRE TRACT OF LAND OUT OF THE WEST 10.0 ACRES OF THE NORTH 20.0 ACRES OF LOT 405, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 42A, 43 AND 43A, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDORS' LIES RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 128641, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 405 AND IN THE CENTERLINE MILE 5 NORTH ROAD (F.M. 676) FOR THE NORTHEAST CORNER OF AZIZ SHARYLAND SUBDIVISION RECORDED IN VOLUME 51, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS; FOR THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEARS SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, 260.00 FEET FROM THE NORTHWEST CORNER OF LOT 405.

TENENCE: SOUTH 81 DEGREES 26 MINUTES 01 SECONDS EAST, ALONG THE NORTH LINE OF LOT 405 AND THE CENTERLINE OF MILE 5 NORTH ROAD (F.M. 676), A DISTANCE OF 400.00 FEET TO A POINT IN THE NORTHWEST CORNER OF THE SABA SANDOVAL, JR. TRACT, (THE EAST 10.0 ACRES OF THE NORTH 20.0 ACRES OF LOT 405, JOHN H. SHARY SUBDIVISION, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 377225, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

TENENCE: SOUTH 08 DEGREES 33 MINUTES 59 SECONDS WEST, ALONG THE WEST LINE OF THE SABA SANDOVAL, JR. TRACT, PASSING A 1/2 INCH IRON PIPE FOUND AT 60.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD (F.M. 676) A TOTAL DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE NORTH LINE OF THE BOBBY R. GLENN TRACT (THE WEST 12.82 ACRES OF THE SOUTH HALF OF LOT 405, JOHN H. SHARY SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1009, PAGE 214, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

TENENCE: NORTH 81 DEGREES 38 MINUTES 38 SECONDS WEST, ALONG THE NORTH LINE OF THE BOBBY R. GLENN TRACT, THE NORTH LINE OF THE GLENDAINE ESTATES (RECORDED IN VOLUME 24, PAGE 111A, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTH LINE OF THE ROBERTO B. RODRIGUEZ TRACT (THE WEST 20.0 FEET OF THE SOUTH 134.0 FEET OF LOT 405, JOHN H. SHARY SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDORS' LIES RECORDED IN VOLUME 1621, PAGE 1, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING AT 630.00 FEET FOR THE EAST RIGHT OF WAY LINE OF SHARY ROAD (F.M. 494), A TOTAL DISTANCE OF 660.00 FEET TO A POINT ON THE WEST LINE OF LOT 405 AND IN THE CENTERLINE OF SHARY ROAD (F.M. 494) FOR THE NORTHWEST CORNER OF THE ROBERTO B. RODRIGUEZ TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

TENENCE: NORTH 08 DEGREES 34 MINUTES 18 SECONDS EAST, ALONG THE WEST LINE OF LOT 405 AND THE CENTERLINE OF SHARY ROAD (F.M. 494), A DISTANCE OF 367.40 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE AZIZ SHARYLAND SUBDIVISION AND AN EXTERIOR CORNER OF THIS TRACT.

TENENCE: SOUTH 81 DEGREES 26 MINUTES 01 SECONDS EAST, ALONG THE SOUTH LINE OF AZIZ SHARYLAND SUBDIVISION PASSING A 1/2 INCH IRON ROD FOUND AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF SHARY ROAD (F.M. 494), A TOTAL DISTANCE OF 260.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SABA TRACT AND AN INTERIOR CORNER OF THIS TRACT.

TENENCE: NORTH 08 DEGREES 33 MINUTES 59 SECONDS EAST, ALONG THE EAST LINE OF THE AZIZ SHARYLAND SUBDIVISION, PASSING A 1/2 INCH IRON ROD FOUND AT 155.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 5 NORTH ROAD (F.M. 676), A TOTAL DISTANCE OF 385.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.26 ACRES OF LAND MORE OR LESS, (DEED 8.24 ACRES).

SAVE AND EXCEPT A 0.18 ACRE TRACT AS CONVEYED BY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 307763, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND A 0.25 ACRE TRACT AS CONVEYED BY DEED RECORDED UNDER DOCUMENT NUMBER 2817292, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

VIDA SUBDIVISION LOT LAYOUT

BEING A 8.26 (DEED 8.24) ACRE TRACT OF LAND OUT OF THE WEST 10.0 ACRES OF THE NORTH 20.0 ACRES OF LOT 405, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 42A, 43 AND 43A, MAP RECORDS, HIDALGO COUNTY, TEXAS



**SOUTH
TEXAS
INFRASTRUCTURE
GROUP**

SHEET

1



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/3/2023

SUBDIVISION NAME: VIDA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Shary Road (FM 494): 30 ft. ROW dedication for 60 ft. ROW from centerline for 120 ft. of total ROW

Paving: By the state Curb & gutter: By the state

Revisions Needed:

-Please show ROW on both sides of centerline to verify if any additional dedication will be required prior to recording.

-Clarify existing 60 ft. ROW labeling as it appears to incorporate an area being dedicated by this plat prior to recording.

***Plat shows document number referencing State of Texas as it relates to a 30 ft. section.

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

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

Auburn Avenue (5 Mile Line-FM 676): 20 ft. dedication for 60 ft. from centerline for 120 ft. ROW

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

Revisions Needed:

-Provide Total ROW labeling in multiple locations as ROW varies with dimension after accounting for ROW dedication, from centerline and existing North ROW line of Auburn Avenue, prior to recording.

-Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to recording.

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

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

Internal N/S Street (Vida Street): 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

Revisions Needed:

-Street name will be revised prior to recording to comply with City's policy. Discuss with staff before Mylar/tracing review.

-Please show cul-de-sac ROW to verify compliance with minimum requirements prior to recording. As per Fire Department, minimum 96 ft. paving face-to-face with 10 ft. ROW back-of-curb around cul-de-sac.

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

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

Paving _____ Curb & gutter _____

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

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

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

**Subdivision Ordinance: Section 134-118

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

Required

Required

Required

NA

Compliance

Compliance

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

<p>* 600 ft. Maximum Cul-de-Sac</p> <p>Revisions:</p> <p>-Provide Cul-de-Sac details on plat prior to recording.(Ex. Radius)</p> <p>**As per Fire Department 96 ft. of paving face to face in the Cul-de-Sac. Minimum 10 ft. ROW is required from back of the curb around the Cul-de-Sac. Ensure that paving layout complies with requirements as noted.</p> <p>***As per dimensions on plat submitted on 6/22/22, 489.72 ft. cul-de-sac length is in compliance.</p> <p>***Subdivision Ordinance: Section 134-105</p>	Required
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>*Alley/service drive easement required for commercial properties</p> <p>Revisions Needed:</p> <p>-Please revise plat note #17 as follows: "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen."</p> <p>-As per Public Works Department, plat note regarding waste collection for multifamily lots will be required, as well as dumpster easement need to be shown on plat and will need to be finalized prior to recording.</p> <p>***Minimum 24 ft. service drive as needed will be reviewed at time of site plan for the commercial lots.</p> <p>**Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>Front:</p> <p>Lots 1-14: 20 ft. or greater for easements</p> <p>Lot 15-16: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>-Please revise plat note #2 as shown above prior to recording. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. (Remove wording prior to recording as it is not needed on plat.)</p> <p>**Zoning Ordinance: Section 138-356,138-367 (Remove wording prior to recording as it is not needed on plat.)</p>	Required
<p>* Rear:</p> <p>Lots 1-14: 10 ft. or greater for easements</p> <p>Lot 15-16: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>Revisions needed:</p> <p>-Please revise plat note #2 as shown above prior to recording.If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. (Remove wording prior to recording as it is not needed on plat.)</p> <p>**Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.)</p>	Required
<p>* Interior Sides:</p> <p>Lots 1-14: In Accordance with Zoning Ordinance or greater for easements.</p> <p>Lots 15-16: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.</p> <p>Revisions needed:</p> <p>-Please revise plat note #2 as shown above prior to recording. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. (Remove wording prior to recording as it is not needed on plat.)</p> <p>**Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.)</p>	Required

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

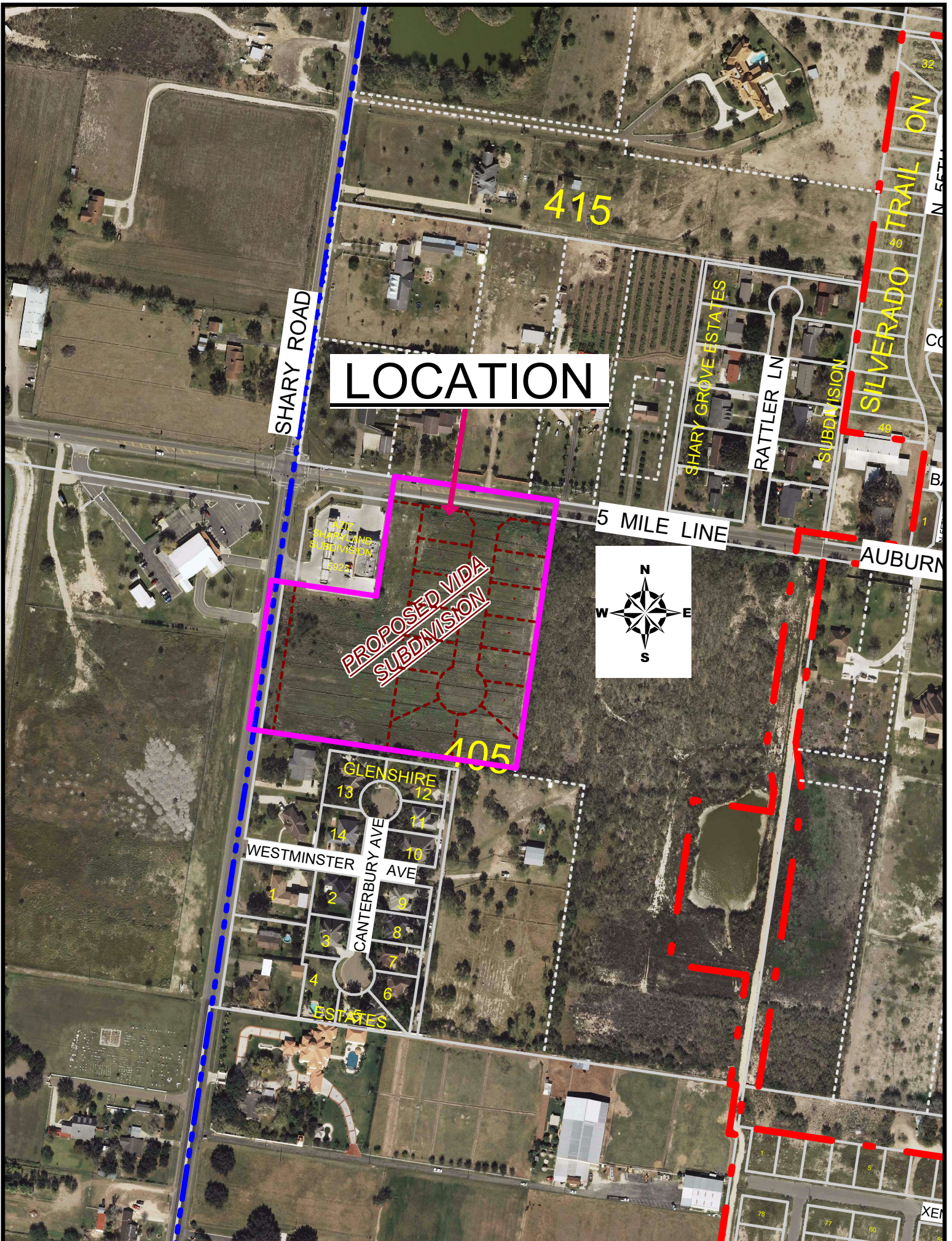
<p>* Corner: Lots 1-14: 10 ft. or greater for easements. Lot 15-16: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Please revise plat note #2 as shown above prior to recording. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. (Remove wording prior to recording as it is not needed on plat.) **Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.)</p>	Required
<p>* Garage: Lots 1-14: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Please revise plat note #2 as shown above prior to recording. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. (Remove wording prior to recording as it is not needed on plat.) **Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.)</p>	Required
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>5 ft. wide minimum sidewalk required on North Shary Road (FM 494) and Auburn Avenue (5 Mile Line-FM 676) and 4 ft. minimum wide sidewalk required along both sides of all interior streets. Revisions needed: -Revise note#12 as shown above prior to recording. ***5 ft. sidewalk requirement as per Engineering Dept. ***Sidewalk requirement may be increased to 5 ft. for both sides of all interior street by Engineering Department. Plat note will need to be finalized prior to recording. **Subdivision Ordinance: Section 134-120</p>	Required
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line-FM 676) **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

NOTES	
<p>* No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line-FM 676). **Must comply with City Access Management Policy Pending Items: -As per Traffic Department, please note, access spacing requirements for Shary Rd and Auburn is 360 ft between curb cuts. If access is non compliant, please submit a variance to access management policy- Variance required for proposed street along Auburn Avenue, Variance required for access along Shary Road for Commercial lots, a share access will be required for Lots 15 and 16 - VARIANCE APPROVED Must comply with Traffic Department requirements and conditions as applicable prior to final. -Finalize shared common access easement requirements prior to recording, additional notes regarding common access easement may be required, finalize any notes as applicable prior to recording.</p>	Required
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for commercial lots. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.</p>	Required
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<p>* Common Areas, detention areas, any private service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Include note as shown above prior to recording.</p>	Required
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	Compliance
ZONING/CUP	
<p>* Existing: ETJ Proposed: C-3 and R-3A **Annexation and initial zoning approved by City Commission on June 28, 2021. ***Zoning Ordinance: Article V</p>	Compliance

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

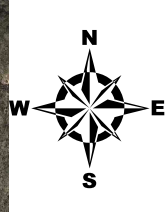
* Rezoning Needed Before Final Approval. **Annexation and initial zoning approved by City Commission on June 28, 2021. ***Zoning Ordinance: Article V	Complete
PARKS	
As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fee of \$39,200 (56 X \$700) required prior to recording.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fee of \$39,200 (56 X \$700) required prior to recording.	Required
* As per Parks Department, subdivision was annexed June 2021 therefore now subject to City of McAllen Park Land Dedication and Park Development Fees Ordinance. Park fee of \$39,200 (56 X \$700) required prior to recording.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation approved, TIA waiver request approved with conditions. If uses changes an updated Trip Generation would be required at site plan process	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
** As per Traffic Department, Trip Generation approved, TIA waiver request approved with conditions. If uses changes an updated Trip Generation would be required at site plan process	
COMMENTS	
Comments: -Must comply with City's Access Management Policy. -Please clarify number of units proposed per lot for Lots 1-14 prior to recording to assure compliance with requirements, including park fees. -Provide a plat note to reference the park fees and the number of units as needed which must be finalized prior to recording. If building permits are submitted with number of units more than initially paid, additional park fee must be paid prior to building permit issuance. -Please show cul-de-sac ROW to verify compliance with minimum requirements prior to recording. As per Fire Department, minimum 96 ft. paving face-to-face with 10 ft. ROW back-of-curb around cul-de-sac. -As per Fire Department, number of accesses required will be determined based on number of units proposed prior to recording. -Please clarify if subdivision is proposed to be public or private prior to recording. Private subdivision might trigger a second access depending on the amount of dwelling units. -Provide dimension for corner property line for lots 1 and 14 and everywhere applicable prior to recording. -As per Public Works Department, plat note regarding waste collection for multifamily lots will be required, as well as dumpster easement need to be shown on plat and will need to be finalized prior to recording. -Additional notes as may be required by Fire and Utilities Departments regarding additional fire hydrants must be finalized prior to recording. -Clarify bearing and distance along lots 15-16 as it does not appear to match lot widths. -Clarify plat note# 18 and 19 prior to recording.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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



LOCATION

PROPOSED VIDA
SUBDIVISION





City of McAllen

Planning Department

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

Project Information	Subdivision Name <u>ARCA SUBD.</u>	
	Location <u>SWC S. 35TH ST. : OLD U.S. HWY 83</u>	
	City Address or Block Number <u>3501 HWY 83</u>	
	Number of Lots <u>1</u> Gross Acres <u>2.25</u> Net Acres <u>1.99</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>OPEN</u> Proposed Land Use <u>DETAIL</u> Irrigation District # <u>1</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>1500⁰⁰</u>	
	Parcel # <u>204816</u> Tax Dept. Review <u>K7200-00-000-0005-01</u>	
	Water CCN <input checked="" type="checkbox"/> MPMU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>2.25 AC. O/O A PART OF LOTS 5 & 6, KING'S HIGHWAY SUBD., 12.C.T.</u>		
Owner	Name <u>JORGE & OLIVA HI</u>	Phone <u>655-0904</u>
	Address <u>2805 S. 23RD ST.</u>	E-mail <u>JORGEHI18@yahoo.com</u>
	City <u>MCALLEN</u>	State <u>TX</u> Zip <u>78503</u>
Developer	Name <u>SAME AS OWNER</u>	Phone _____
	Address _____	E-mail _____
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>DAVID SALINAS</u>	Phone <u>682-9081</u>
	Address <u>2221 DAFRODIL AVE.</u>	E-mail <u>dsalinas@salinasengineering.com</u>
	City <u>MCALLEN</u>	State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>DAVID</u>	
Surveyor	Name <u>SAME AS ENGINEER</u>	Phone _____
	Address _____	E-mail _____
	City _____ State _____ Zip _____	

COMPLETED

APR 03 2023

Name: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 3/31/23

Print Name Drew D O'Connell Salinas

Owner ☐

Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

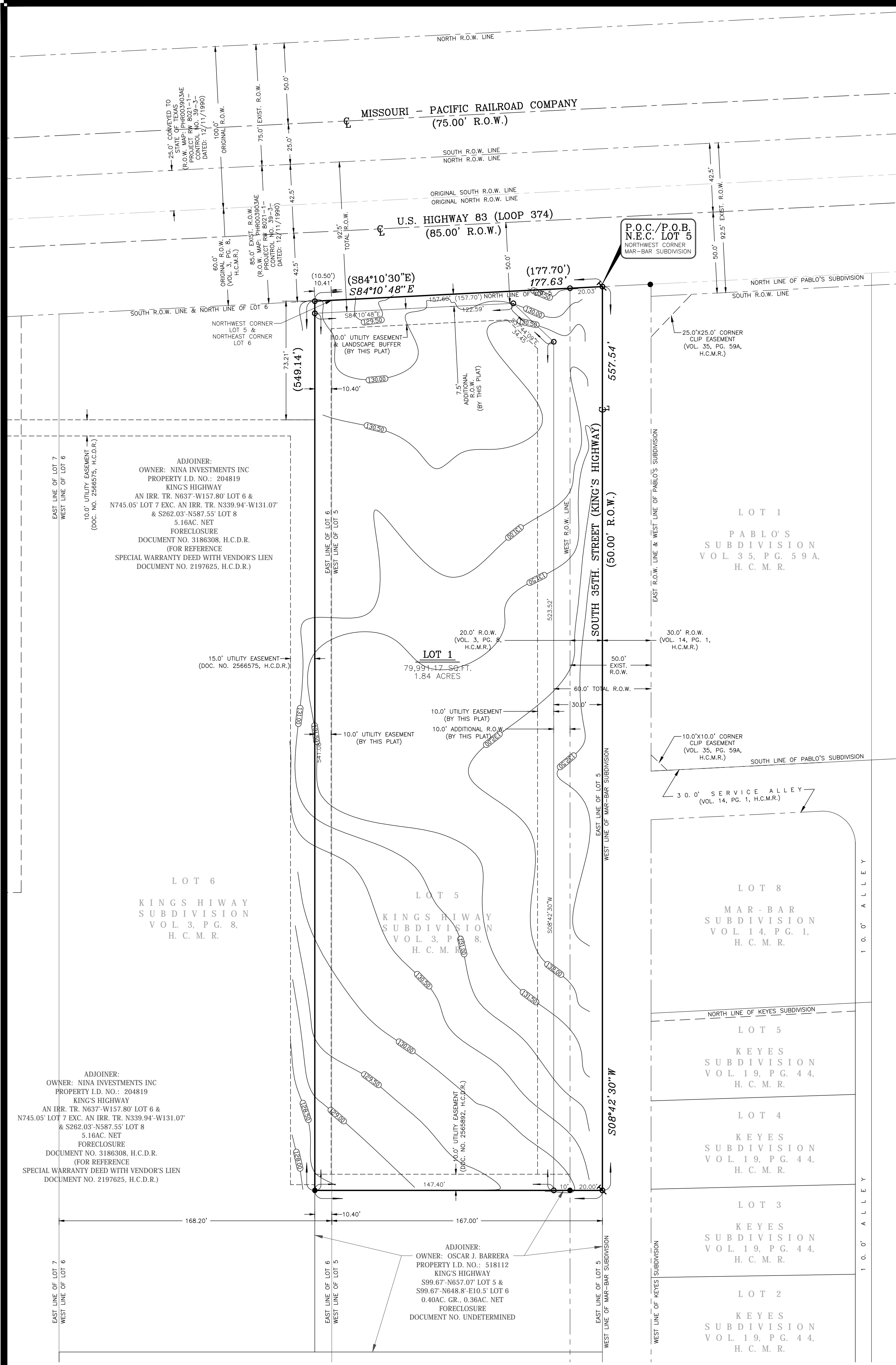
COMPLETED

APR 03 2023

Name: NM

LOCATION AVE





LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- SET NAIL
- N.E.C. NORTHEAST CORNER
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- () BEARING OR DISTANCE AS SHOWN ON RECORDED DEED
- (GENERAL WARRANTY DEED: DOC. NO. 2972412, H.C.D.R.)

SCALE: 1" = 40'

ARCA SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEING A 2.25 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF A PART OF LOTS 5 AND 6, KING'S HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 08, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.

SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.

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

CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 2, 1982, COMMUNITY PANEL NO. 480343 0005 C. FLOOD ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING)
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG OLD U.S. HWY. 83, OR, 131.50.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON U.S. BUSINESS 83 AND SOUTH 35TH. STREET.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 12,242.90 CUBIC FEET, OR, 0.28 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
- 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: MC76 IS LOCATED AT THE NORTH BUND OF BUS. 83. 110 FEET EAST FROM THE BC OF WARE RD. AND 5 FEET NORTH FROM THE BC OF BUS. 83. THE MONUMENT IS 22 FEET SOUTH FROM THE R.R. TRACK RUNNING EAST-WEST. ELEV.=131.44
COORDINATES: N: 16601127.00275, E: 10626624.19162.
VERTICAL DATUM: NAVD 88
HORIZONTAL DATUM: NAD 83
- 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.
- ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: JORGE HI
3501 HWY 83
McALLEN, TEXAS, 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JORGE HI, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2023.

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

STATE OF TEXAS
CITY OF McALLEN

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

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

DATE

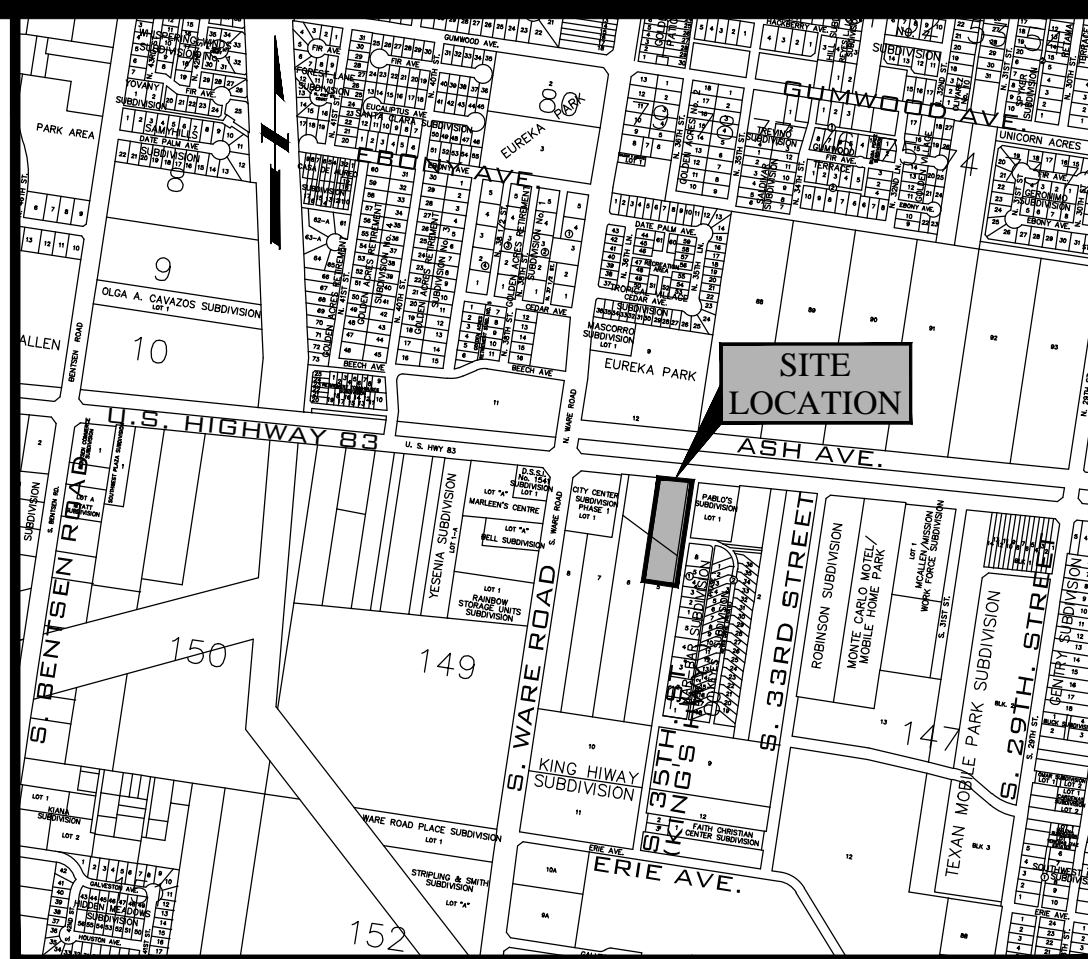
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



LOCATION MAP SCALE : 1" = 1,000'

METES AND BOUNDS DESCRIPTION

BEING A 2.25 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF A PART OF LOTS 5 AND 6, KING'S HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 08, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.25 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 5 WITHIN THE PAVED SECTION OF S. 35TH. STREET (AKA KING'S HIGHWAY) FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 5 LOCATED INSIDE SAID S. 35TH. STREET, A DISTANCE OF 557.54 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 17 MINUTES 30 SECONDS WEST, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID S. 35TH. STREET, AT A DISTANCE OF 167.0 FEET PASS THE WEST LINE OF SAID LOT 5 AND THE EAST LINE OF SAID LOT 6, AT A DISTANCE OF 177.40 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 6, A DISTANCE OF 548.59 FEET (549.14 FEET - DEED) TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 6 AND THE WEST LINE OF SAID LOT 5, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID LOT 5 AND THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 83, AT A DISTANCE OF 157.60 FEET (157.70 FEET - DEED) PASS A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID S. 35TH. STREET, AT A DISTANCE OF 177.63 FEET (177.70 FEET - DEED) IN ALL TO THE **POINT OF BEGINNING**, CONTAINING 2.25 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: GENERAL WARRANTY DEED DOCUMENT NO. 2972412 N\SUBDIVISION\PLATS\ARCA.SUBD\2.25.050923

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

ARCA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: OCTOBER 26, 2023
JOB NUMBER: SP-23-25964

OWNER: JORGE HI
3501 HWY 83
McALLEN, TEXAS, 78501

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVENUE, McALLEN, TEXAS 78501
(956) 682-9081 (956) 688-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/2/2023

SUBDIVISION NAME: ARCA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

U.S. Business 83: Dedication as required for 50 ft. from centerline for 100 ft. total ROW
Paving: By State Curb & gutter: By State
Proposed 7.5 ft. additional ROW dedication for 49.61 ft. from centerline for 100 ft. total ROW
Revisions needed:

- Revise street name as shown above on plat were applicable, prior to recording.
- Please provide a copy of referenced document number for existing ROW of the plat for staff review prior to recording.

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

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

South 35th Street: Dedication as required for 30 ft. from centerline for 60 ft. total ROW
Paving: 40 ft. Curb & gutter: Both Sides

*Proposed: 10ft. additional ROW dedication for 30ft. from centerline

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

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

Paving _____ Curb & gutter _____

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

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

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3T & R-3C Zone Districts

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Required

Applied

NA

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties. If a service drive easement is proposed, it must be at least 24 ft. wide.

**As per plat submitted October 26th, 2023 plat provides for note as follows : "A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen."

***Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.

**Zoning Ordinance: Section 138-356, 134-367

* 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

Applied

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

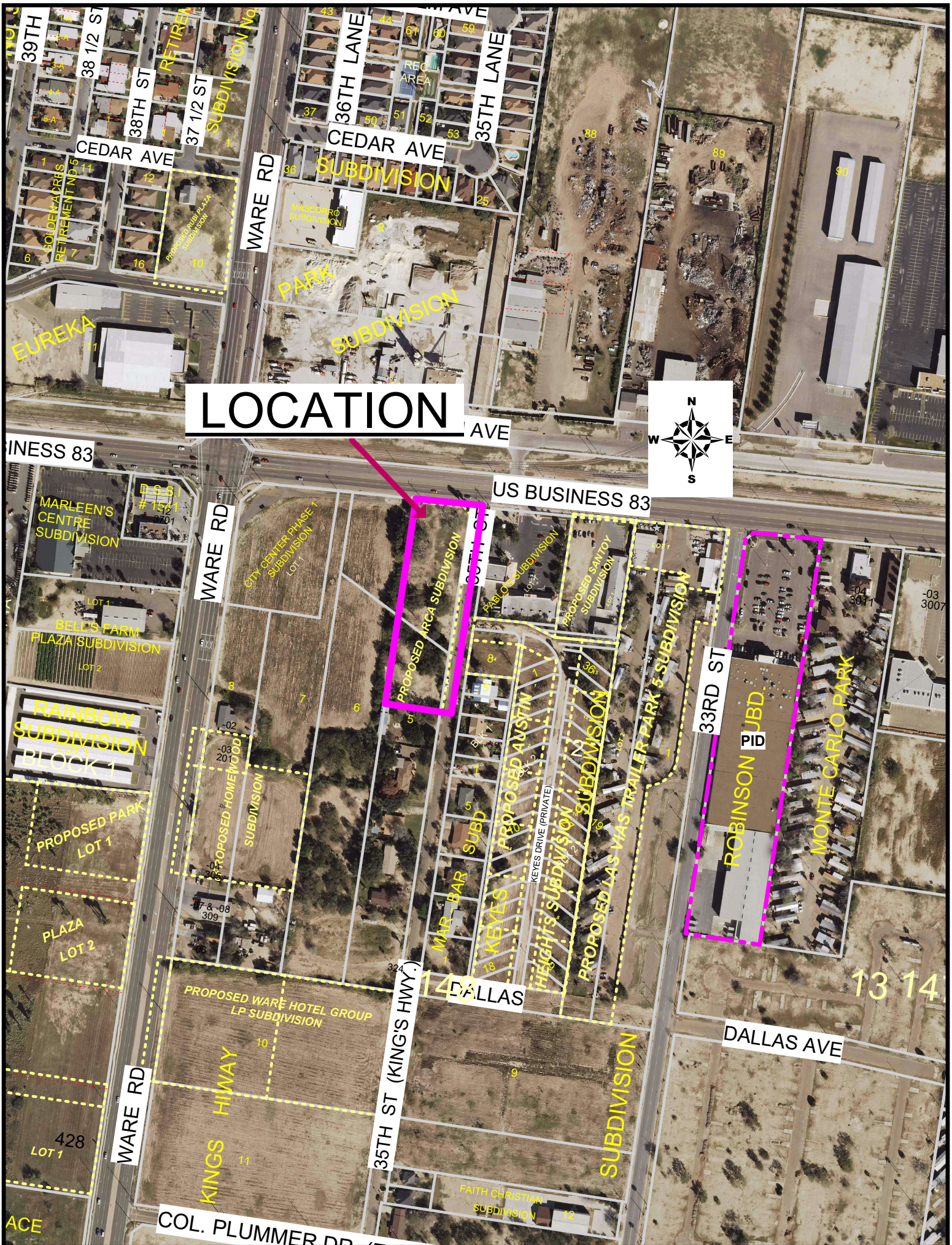
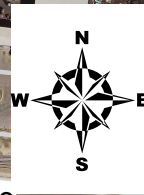
<p>* Interior sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p> <p>* Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p> <p>* Garage: Commercial Development **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on U.S. Business 83 and South 35th Street. Pending Items: - Sidewalk requirement may increase to 5 ft. per Engineering Department prior to recording. Finalize wording for note prior to recording. - Please use consistent name referencing U.S. Business 83 on the plat and plat notes. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along U.S Business 83. Revisions Needed: -Finalize note requirements prior to recording. -Finalize shared common access easement requirements as applicable prior to recording, additional notes regarding common access easement may be required, finalize any notes as applicable prior to recording. -Finalize any Traffic Department requirements as may be applicable regarding notes, common access easements, curb cut locations, etc. prior to recording. **Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>*Proposing: Any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: -Finalize wording for note prior to recording.</p>	Required
	Required
	Applied
	Required

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing :C-3 (General Business) District Proposed:C-3 (General Business) District ***Zoning Ordinance: Article V 	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Based on the application submitted on April 3, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the application submitted on April 3, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential. 	NA
<ul style="list-style-type: none"> * Pending review by City Manager's Office. Based on the application submitted on April 3, 2023, the proposed subdivision is for commercial development. Park fees do not apply to commercial development, unless changed to residential. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation approved no TIA required. 	Completed
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation approved no TIA required. 	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process not by plat. *Please provide the legal description of adjacent properties on all sides, including the properties on the north side of U.S. Business 83. 	Applied

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

LOCATION





City of McAllen

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Sub2023-0015

Project Information	Subdivision Name <u>McAllen Oaks North Subdivision</u> Location _____ City Address or Block Number <u>2701 SH 107</u> Number of Lots <u>51</u> Gross Acres <u>19.587</u> Net Acres <u>17.03</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No Existing Zoning _____ Proposed Zoning _____ Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Residential</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>1</u> Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>8108.02</u> Parcel # <u>2100-00-280-0012-00</u> Tax Dept. Review <u>19</u> Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____ Legal Description <u>A 19.587 acre tract of Land, being the West 1/2 of Lot twelve (12), Section 280 Texas-Mexican Railway Company's Survey</u>
Owner	Name <u>Noe & Melba Gonzalez</u> Phone <u>(956) 457-9643</u> Address _____ E-mail <u>GNZ3@hotmail.com</u> City _____ State _____ Zip _____
Developer	Name <u>Mark Wilkins / NOE Gonzalez</u> Phone <u>(956) 682-4551</u> Address <u>P.O. Box 3609</u> E-mail <u>WILKINS law@ww@law.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u> Contact Person <u>Mark Wilkins</u>
Engineer	Name <u>MDC Engineering, PLLC</u> Phone <u>(956) 650-6034</u> Address <u>3400 N. McCall Rd, Suite 26</u> E-mail <u>MCorbitt@mdcengineeringtx.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Mark Corbitt</u>
Surveyor	Name <u>Carrizales Land Surveying</u> Phone <u>(956) 567-2167</u> Address <u>4807 Gondola Ave</u> E-mail <u>KCarrizales@CLS.Land</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>

FEB 09 2023

BY: _____

CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 1/23/23

Print Name Noel Gonzalez Mark Williams

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

LOCATION

TEX-MEX SURVEY

12
ITRUS VALLEY
R.V. PARK

S.H. 107

PROPOSED MCALLEN OAKS

NORTH
SUBDIVISION

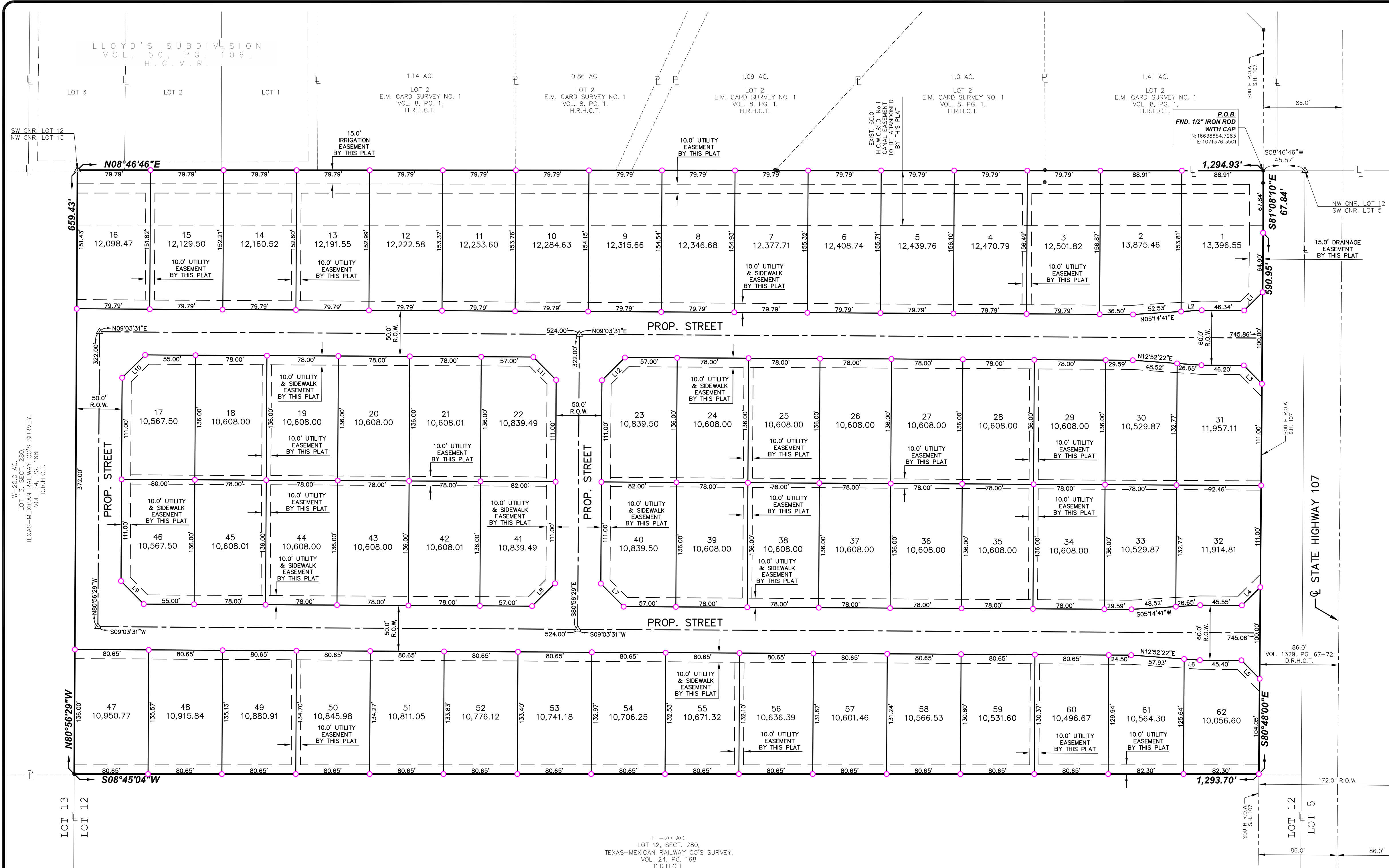
PROPOSED NORTH PARK
ON LOT
SUBDIVISION

14

QUAIL CROSSING

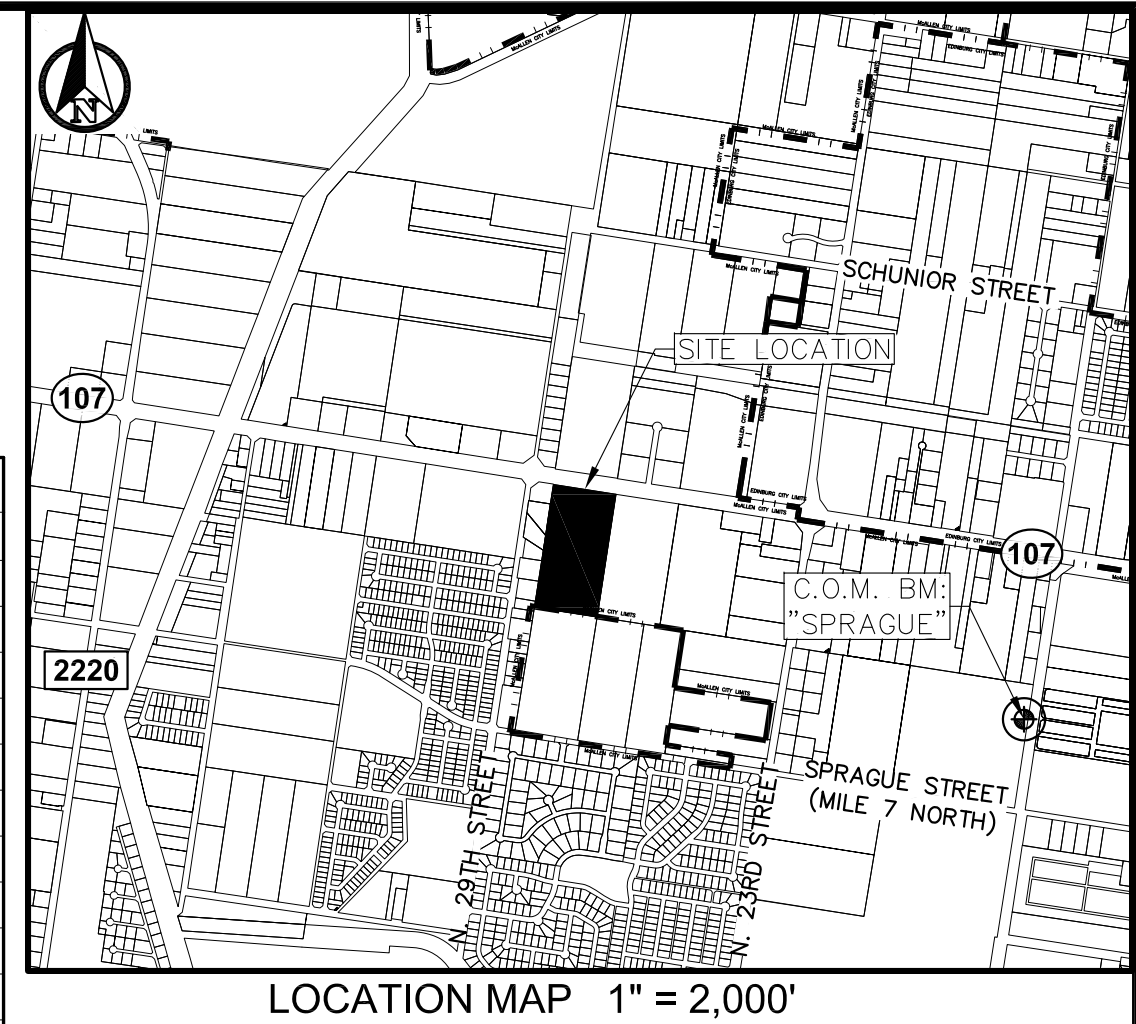
FALCON'S
TON CREEK





LINE TABLE

LINE #	LENGTH	DIRECTION
L1	28.32	N35°52'14"W
L2	22.64	N05°14'41"E
L3	28.25	N54°07'46"E
L4	28.32	S35°52'14"E
L5	28.25	N54°07'46"E
L6	17.24	N12°52'22"E
L7	35.36	S54°03'31"W
L8	35.36	N35°56'29"W
L9	35.36	N54°03'31"E
L10	35.36	N35°56'29"W
L11	35.36	N54°03'31"E
L12	35.36	N35°56'29"W



MAP OF MCALLEN OAKS NORTH SUBDIVISION

BEING A 19.587 ACRE [853,200.23 SQ.FT.] TRACT
BEING THE WEST ONE HALF (W 1/2) OF LOT TWELVE (12), SECTION TWO
HUNDRED EIGHTY (280), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN
VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

LEGEND

---	BOUNDARY LINE
- - - -	RIGHT OF WAY LINE
- - - -	EASEMENT LINE
- - - -	LOT LINE
- - - -	PROPERTY LINE
- - - -	ROADWAY CENTERLINE
- - - -	CONTOUR LINE WITH ELEVATION
●	FOUND 1/2" IRON ROD OR AS NOTED
○	FOUND 1/2" IRON PIPE
○	SET 1/2" IRON ROD W/PINK CAP
○	STAMPED "CLS RPLS #6388"
△	CALCULATED POINT
- - - -	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
ESMT.	EASEMENT
UTIL.	UTILITY
POB	POINT OF BEGINNING
NW	NORTHWEST
SW	SOUTHWEST
CNR.	CORNER
OWD:	GENERAL WARRANTY DEED
WD:	WARRANTY DEED
SWD:	SPECIAL WARRANTY DEED
WOL:	WARRANTY DEED W/VENDOR'S LIEN
GD:	GIFT DEED
WDFCL:	WARRANTY DEED IN LIEU OF FORECLOSURE
SWDL:	SPECIAL WARRANTY DEED W/VENDOR'S LIEN
O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS
D.R.H.C.T.	DEED RECORDS HIDALGO COUNTY TEXAS
H.C.I.D.	HIDALGO COUNTY IRRIGATION DISTRICT
S.W.S.C.	SHARYLAND WATER SUPPLY CO.

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING) DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN". COMMUNITY-PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000
- MINIMUM BUILDING SETBACK LINES AS PER CITY OF McALLEN ORDINANCE.
FRONT: 25.00' OR GREATER FOR EASEMENTS OR SITE PLAN
REAR: 10.00' OR GREATER FOR EASEMENTS OR SITE PLAN
INTERIOR SIDES: 6.00' OR GREATER FOR EASEMENTS OR SITE PLAN
SIDE CORNER: 10.00' OR GREATER FOR EASEMENTS OR SITE PLAN
SIDE (HWY 107): 30.00' OR GREATER FOR EASEMENTS OR SITE PLAN
GARAGE: 18.00' EXCEPT WHEREVER GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 90,000 C.F. (2.02 AC.FT.)
- BENCHMARK IS CITY OF McALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOGO CAP. LOCATED INSIDE THE WATER TREATMENT PLANT [SEE LOCATION MAP FOR APPROXIMATE LOCATION]
PUBLISHED DATA: CITY OF McALLEN BENCHMARK "SPRAGUE" ELEVATION = 102.61
COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88
US SURVEY FEET
GRID: N=16636202.03496 E=1076277.68322
- 5 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG STATE HIGHWAY 107 AT TIME OF SUBDIVISION CONSTRUCTION.
- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT STAGE.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG STATE HIGHWAY 107.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG STATE HIGHWAY 107.

CERTIFICATE OF APPROVAL PLANNING & ZONING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

CITY OF McALLEN MAYOR CERTIFICATION

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

MAYOR, CITY OF MCALLEN DATE

CITY SECRETARY DATE



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

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MCALLEN OAKS NORTH 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.

McAllen Oaks North, LLC
BY: MARK WILKINS
P.O. BOX 3609
MCALLEN, TEXAS 78502
HIDALGO COUNTY

STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MCALLEN OAKS NORTH, LLC: MARK WILKINS	P.O. BOX 3609	MCALLEN, TEXAS 78502	956-
ENGINEER: CMD ENGINEERING, LLC: MARK D. CORBITT, PE	3149A CENTER POINT DR	EDINBURG, TX 78539	956-650.6034
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956-567.2167

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

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

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

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER

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

MARK D. CORBITT, PE
TEXAS LICENSED PROFESSIONAL ENGINEER No. 101980

METES AND BOUNDS DESCRIPTION:

A 19.587 ACRE [853,200.23 SQ.FT.] TRACT OF LAND, MORE OR LESS, BEING THE WEST ONE HALF (W 1/2) OF LOT TWELVE (12), SECTION TWO HUNDRED EIGHTY (280), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT PART LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF TEXAS STATE HIGHWAY 107, AS CONVEYED TO MCALLEN OAKS NORTH, LLC, BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT 3435885, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.587 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF (1/2)-INCH IRON ROD WITH A CAP [N-16638654.7283, E:1071376.3501] FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, BEING SOUTH 08 DEGREES 46 MINUTES 46 SECONDS WEST, A DISTANCE OF 45.57 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 08 MINUTES 10 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 67.84 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS#6388" SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80 DEGREES 48 MINUTES 00 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 590.95 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS#6388" SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,293.70 FEET TO A HALF (1/2)-INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID LOT 12, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 56 MINUTES 29 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 559.43 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID LOT 12, FOR SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 46 MINUTES 46 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 12, A DISTANCE OF 1,294.93 FEET TO THE POINT OF BEGINNING CONTAINING 19.587 ACRES [853,200.23 SQ. FT.] OF LAND, MORE OR LESS.

CERTIFICATE OF APPROVAL HIDALGO COUNTY IRRIGATION DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 48.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY: _____ DATE _____

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

CERTIFICATE OF APPROVAL HIDALGO COUNTY IRRIGATION DISTRICT No. 1

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

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOI#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOI#1.

PRESIDENT SECRETARY

CERTIFICATE OF APPROVAL SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE MCALLEN OAKS NORTH SUBDIVISION LOCATED AT CITY OF MCALLEN, IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BE FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

BY: _____ DATE _____

GENERAL MANAGER



ENGINEERING, PLLC
TBPELS FIRM NO. 21922

SHEET 01 OF 02
DATE OF PREPARATION: 9-6-2023
PROJECT NO: 22291

NO.	DATE	DESCRIPTION	BY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/2/2023

SUBDIVISION NAME: MCALLEN OAKS NORTH

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

State Highway 107: 150 ft. ROW

Paving: By the state Curb & gutter: By the state

Revisions needed:

- If 172 ft. is the existing ROW, label it as "existing ROW" prior to recording.

- Please provide copy of the document where ROW was dedicated for staff review prior to recording.

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

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

Interior Streets: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

* A variance request (VAR2023-0018) to provide 50 ft. ROW for interior streets instead of 60 ft. was requested by the engineer. The Planning and Zoning Commission at the meeting of August 8, 2023, unanimously approved the variance for interior streets ROW to be 50 ft. instead of required 60 ft. subject to providing 10 ft. sidewalk easement on both sides of the interior streets, as required by staff.

Revisions Required:

-Interior dedications range from 50-60 ft. of ROW, please see ROW requirements above, revise as applicable prior to final.

-Knuckles are required at the interior street intersection. Please revise the ROW to show knuckles for the south east/west street (if it's not a quarter mile collector) prior to final.

-Street names will be established prior to final and plat will need to be revised accordingly.

-ROW is subject to increase for gate areas after the required revision is submitted, finalize prior to final.

-Gate details are required prior to final to determine if ROW width meets the paving, sidewalk, curb and gutter, island, etc.

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

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

E/W Quarter Mile Collector (south boundary): Dedication as needed 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both sides

* A variance request (VAR2023-0018) to not dedicate ROW for E/W Quarter Mile Collector (south boundary) was requested by the engineer. The Planning and Zoning Commission at the meeting of August 8, 2023, recommended approval of the variance request. On August 28, 2023, the City Commission approved the variance request to not dedicate any ROW to an E/W quarter mile collector on the south boundary.

**Since the variance request was approved by the City Commission for this property, the ROW dedication for an E/W Quarter Mile Collector should be required from other adjacent properties.

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

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

* 1,200 ft. Block Length.

* A variance request (VAR2023-0018) for the block length requirement was requested by the engineer. The interior blocks comply with the requirement. The East and west block lengths are proposed as 1,293.70 ft. and 1,294.93 ft. Since the subdivision is proposed as private subdivision, the project engineer requested not to provide stub outs for future connectivity to the east and west side. The Planning and Zoning Commission at the meeting of August 8, 2023, unanimously approved the variance to block length requirement

**Subdivision Ordinance: Section 134-118

Required

Applied

Applied

Applied

* 900 ft. Block Length for R-3T & R-3C Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. * A variance request (VAR2023-0018) to not provide alley/service drive easement was submitted by the engineer. The Planning and Zoning Commission at the meeting of August 8, 2023, unanimously disapproved the variance to not provide alley. The engineer/developer and Public Works Department reached an agreement for central dumpster locations. Dumpster locations and details must be approved by Public Works Department. **Alley/service drive easement required for commercial and multi-family properties. ***Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
Front: 20 ft. or greater for approved site plan or easements - Clarify the proposed setback/revise setback note as shown above prior to recording. *Proposing: 25 ft. or greater for easements or site plan Pending Items: - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final/recording. **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356	Required
Rear: 10 ft. or greater for easements or approved site plan. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final/recording. **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356	Required
Interior Sides: 6 ft. or greater for easements or approved site plan - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final/recording. **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356	Required
Side Corner: 10 ft. or greater for easements or site plan. Side (Hwy 107): Proposing: 30 ft. or greater for easement or site plan. Pending Items: - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final/recording. - Please clarify proposing corner setback for Hwy 107 prior to final/recording **Note wording subject to change once zoning requirements have been finalized. ***Zoning Ordinance: Section 138-356	Required
* Garage: 18 ft. except wherever greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along State Highway 107, and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Revisions Needed: - If 5 ft. sidewalk along State Highway 107 is required by the Engineering Department, combine sidewalk notes #7 & #8 as shown above prior to final/recording.	Required

<p>Proposing Note #7: 5 ft. wide minimum sidewalk required along State Highway 107 at time of subdivision construction.</p> <p>Proposing Note #8: 4 ft. wide minimum sidewalk required on both sides of all interior streets at time of building permit stage.</p> <p>***Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along State Highway 107.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>- Add a plat note as shown above prior to final/recording.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Required
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along State Highway 107</p> <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 for 5 or more dwelling units on each lot if applicable.</p> <p>- Submit a site plan to clarify the number of units per lot prior to final/recording.</p> <p>- The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final/recording.</p>	Required
<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>- Add a plat note as shown above prior to final/recording.</p>	Required
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>- Add a plat note as shown above prior to final/recording.</p>	Required
<p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>* A plat note to cross reference the HOA document number after recording is required on the plat prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public/private streets.</p> <p>**Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area.</p>	Compliance

**Zoning Ordinance: Section 138-356	
ZONING/CUP	
<p>* Existing: R-1(single-family Residential) District & C-3 (general business) District Proposed: R-3A (apartment residential) District/C-3 (commercial) General Business District - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. * REZ2023-0032 & REZ2023-0033 to rezone the property to R-3A was approved by the City Commission on August 8, 2023. ***Zoning Ordinance: Article V</p>	Required
<p>* Rezoning Needed Before Final Approval - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application prior to final. * REZ2023-0032 & REZ2023-0033 to rezone the property to R-3A was approved by the City Commission on August 8, 2023. ***Zoning Ordinance: Article V</p>	Required
PARKS	
<p>* Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of dwelling units prior to final/recording. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application and submit a site plan to clarify the total number of units prior to final/recording.</p>	Required
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application and submit a site plan to clarify the total number of units prior to final/recording.</p>	Required
<p>* Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. - The application submitted on February 9, 2023, proposed 51 commercial and multi-family lots; however, the latest plat seems to be 62 multifamily lots. Please revise the application and submit a site plan to clarify the total number of units prior to final/recording.</p>	Required
TRAFFIC	
* As per Traffic Department, Trip Generation is approved and TIA is waived.	Applied
* Traffic Impact Analysis (TIA) was waived as per Traffic Department.	NA
COMMENTS	
<p>Comments: - Must comply with City's Access Management Policy. - Any abandonments must be done by separate instrument and referenced on the plat, and may not be done by plat. - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final/recording. - Clarify the proposed access and driveway for Lots 1, 31, 32, and 62 since the gate opens in front of those lots prior to final/recording. - If the subdivision is proposed to be private, add "(Private Subdivision)" under the name of the subdivision in smaller font and not bold prior to recording - The name of the interior streets will be finalized prior to recording. If the subdivision is proposed to be private, add "(private street)" after the name of the streets prior to recording. - Submit a revised gate detail, showing paving width, sidewalk, lot lines, pedestrian gates,</p>	Required

<p>perimeter fence, etc. Additional ROW at the gate might be required based on the gate detail prior to recording.</p> <ul style="list-style-type: none"> - Show lot lines and the legal description of the properties on the north side of State Highway 107 prior to recording. - Owner's signature block references public subdivisions which must be revised prior to recording. - Signature blocks must follow Sec.134-61 of the subdivision ordinance prior to recording <p>** At the Planning and Zoning Commission meeting of February 21, 2022, the board voted to approve the subdivision in preliminary form subject to conditions noted, drainage and utility approvals.</p> <p>** At the Planning and Zoning Commission meeting of June 20, 2023, the board voted to approve the subdivision in revised preliminary form subject to conditions noted, drainage and utilities approvals.</p> <p>** The project engineer submitted VAR2023-0018 including the following variances on June 30, 2023: 1.Variance to the block length requirement. 2.Variance to the E/W quarter mile collector requirement (southern boundary) 3.Variance to request 50 ft. ROW for interior streets for multifamily development instead of 60 ft. required ROW 4.Variance to not provide alley/service drive easement for multifamily development.</p> <p>** Planning and Zoning Commission at the meeting of August 8, 2023, unanimously approved the subdivision in revised preliminary form and approved the variance to block length requirement and ROW for interior streets to be 50 ft. instead of required 60 ft. ROW subject to providing 10 ft. sidewalk easement on both sides of the streets, as required by staff. The Board also recommended approval of the variance request to not dedicate ROW for a E/W quarter mile collector (south boundary) and recommended disapproval of the variance request to not dedicate alley for solid waste and provide roll-out residential bins for the proposed multifamily development. On August 28, 2023, the City Commission approved the following the variance request to not dedicate any ROW to an E/W quarter mile collector on the south boundary. The applicant reached an agreement with Public Works Department for the other request, to not provide alley for solid waste collection, and withdrew the request prior to the meeting.</p>	
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



Planning Department

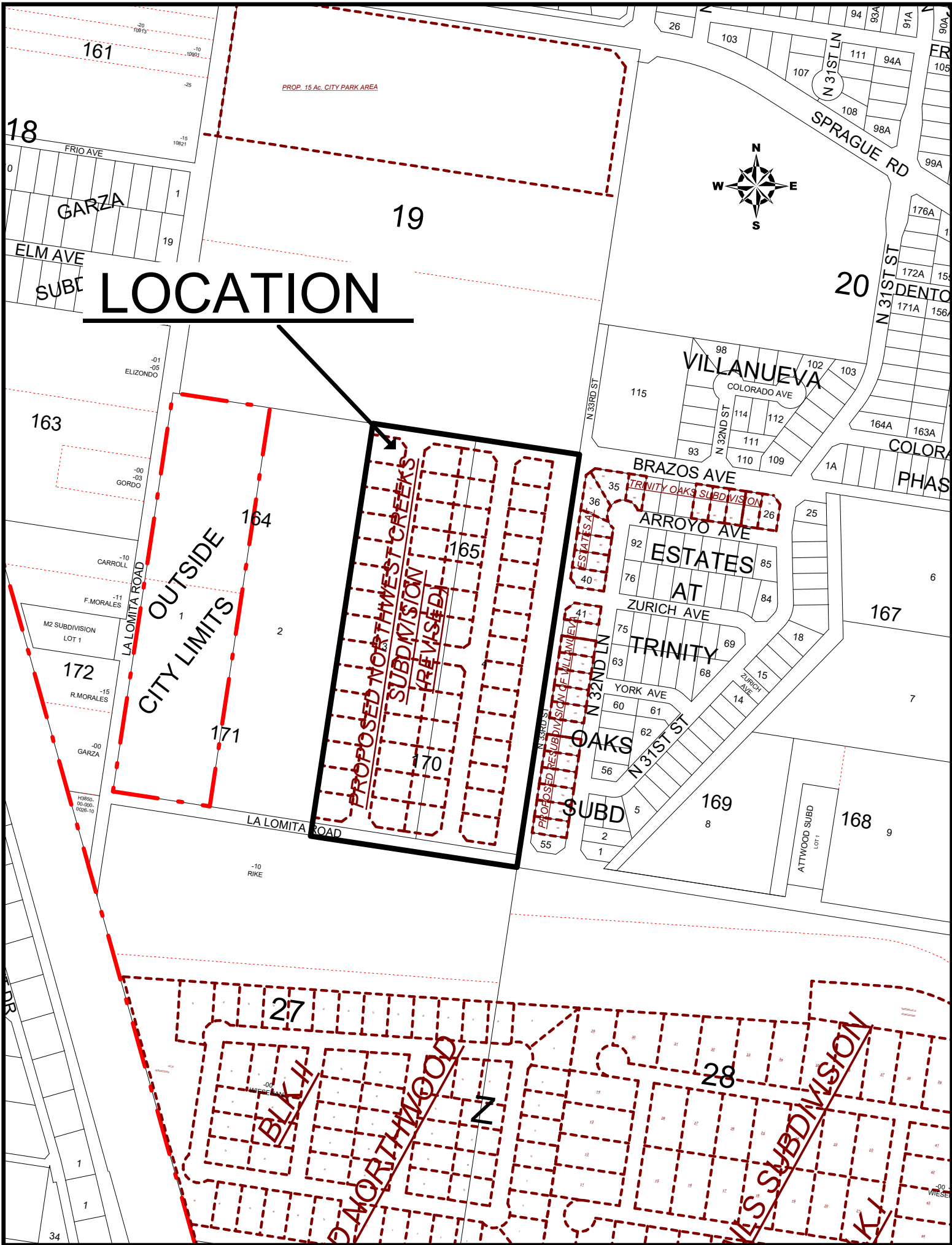
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	RESUBDIVISION OF LOTS 164-171 INC OF PRIDE O' TEXAS		
	Subdivision Name <u>(PROPOSED NORTHWEST CREEK SUBDIVISION)</u>		
	Location <u>Approximately 500 feet west of N 32nd Lane, on the north side of Mile 6 1/2 Road.</u>		
	City Address or Block Number <u>3420 MILE 6 1/2 RD</u>		
	Number of Lots <u>28</u> Gross Acres <u>10.00</u> Net Acres _____ ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	Existing Zoning <u>N/A</u> Proposed Zoning <u>R-2</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>04.07.2022</u>		
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u>		
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>		
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>NA EV</u>		
	Parcel # <u>262592</u> Tax Dept. Review _____		
Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____			
Legal Description <u>10.00 acres being all of Lot 3, Resubdivision of Lots 164-171 Inc. Pride O'Texas, Volu</u>			
<u>Hidalgo County, Texas</u>			
Owner	Name	1. Andres Leonel Kalifa Jr 2. Andres Leonel Kalifa Sr	Phone <u>(956) 655-3768</u>
	Address	1. 2720 Grambling Avenue 2. 2720 Grambling Avenue	E-mail <u>akalifa@msn.com</u>
	City	1. McAllen 2. McAllen	State <u>1. Texas 2. Texas</u> Zip <u>1. 78504 2. 78504</u>
Developer	Name	<u>Garman Investments, LP</u>	
	Address	<u>1804 N. 23rd Street</u>	
	City	<u>McAllen</u>	State <u>Texas</u> Zip <u>78501</u>
	Contact Person	<u>Irene Uribe & Roberto Garza</u>	
Engineer	Name	<u>Melden & Hunt, Inc.</u>	
	Address	<u>115 West McIntyre Street</u>	
	City	<u>Edinburg</u>	State <u>Texas</u> Zip <u>78541</u>
	Contact Person	<u>Ruben James De Jesus, P.E., R.P.L.S.</u> cc: <u>drobles@meldenandhunt.com</u>	
Surveyor	Name	<u>Melden & Hunt, Inc.</u>	
	Address	<u>115 West McIntyre Street</u>	
	City	<u>Edinburg</u>	State <u>Texas</u> Zip <u>78541</u>

ENTERED

APR 07 2022

Initial: NM



LOCATION

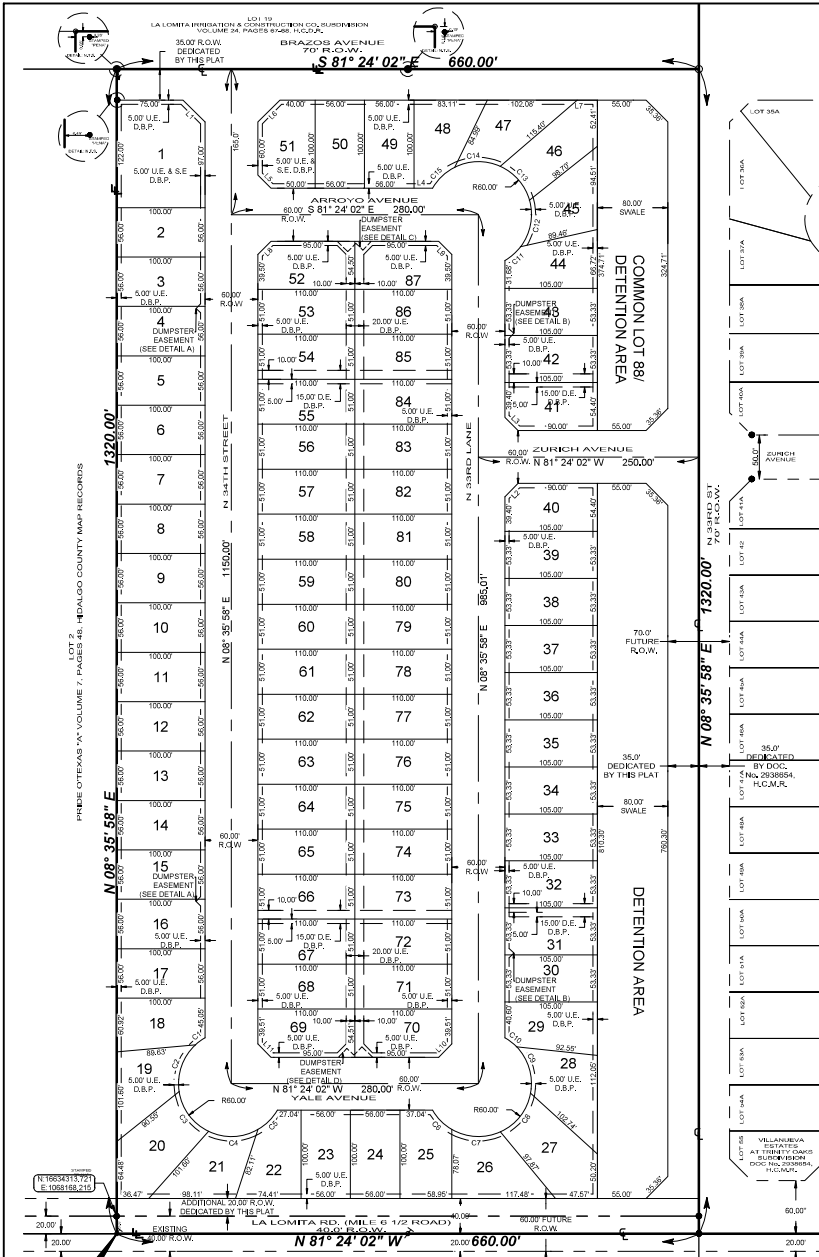
PROPOSED NORTHWEST CREEKS
SUBDIVISION
(REVISED)

OUTSIDE
CITY LIMITS

TRINITY OAKS SUBDIVISION
VILLANUEVA
ESTATES
AT
TRINITY
OAKS
SUBD

NORTHWOOD
SUBDIVISION

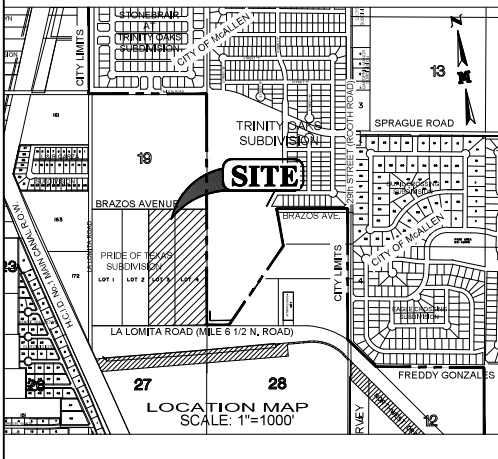
BLK H



P.O.B.
S.W. COR.
LOT 3

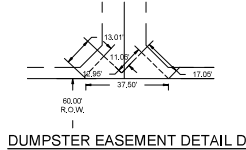
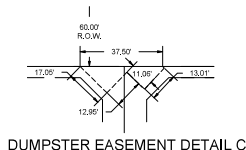
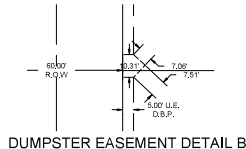
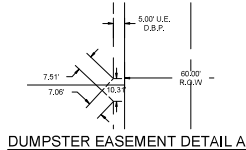
**SUBDIVISION MAP OF
NORTHWEST CREEK
(PRIVATE SUBDIVISION)**

BEING A SUBDIVISION OF A 20.00 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 3 AND 4, RESUBDIVISION OF LOTS 164-171 INC. PRIDE O' TEXAS VOLUME 7, PAGES 48, HIDALGO COUNTY MAP RECORDS.



GENERAL NOTES:

- THE SITE LIES IN ZONE "X" (UNSHADED). ZONE "X" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN. ZONE "X" UNSHADED SHOWN ON COMMUNITY-PANEL NUMBER: 480334 0295 D MAP REVISED JUNE 6, 2000.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE.
FRONT: 20 FEET OR GREATER FOR EASEMENT
REAR: 10 FEET
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 200,242 CUBIC FEET (4,601 AC.-FT.). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAILED ON-SITE VIA A DETENTION POND.
- CITY OF MCALLEN BENCHMARK: (MC 38) FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GUCK, LBN ON NOVEMBER 08, 1999, BEING LOCATED INSIDE THE MCALLEN PUBLIC WORKS WHICH IS WESTBOUND OF WARE RD. AT A DRAIN DITCH BY 7 MILE LINE RD. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP.
CAP ON TOP AT ELEVATION = 118.16, NORTHING: 16636859.37695, EASTING: 1056482.31938 (NAD83),
LATITUDE = 26° 18' 21.75402" N LONGITUDE = 098° 14' 56.35643" W.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE NORTH SIDE OF LA LOMITA RD. (MILE 6 1/2 ROAD). THE SOUTH SIDE OF BRAZOS AVENUE. THE WEST SIDE OF N 33RD A 4 FOOT MINIMUM SIDEWALK REQUIRED ON AND BOTH SIDES OF ALL INTERIOR STREETS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONUSES ALONG LA LOMITA RD. (MILE 6 1/2 ROAD), BRAZOS AVENUE AND N. 33RD STREET.
- AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONUSES.
- SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
- DETENTION AREAS IN WHICH NO BUILDING WILL BE BUILT, ANY PRIVATE STREET/ALLEYS, AND/OR GATES MUST MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG LA LOMITA RD. (MILE 6 1/2 ROAD), BRAZOS AVENUE, OR N. 33RD STREET.
- COMMON AND DETENTION AREAS, ANY PRIVATE STREETS AND/OR DRIVES, GATE AREAS, MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF MCALLEN.
- 25 FT X 25 FT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 FT X 10 FT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE NORTHWEST CREEK SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 16634315, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS, AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-148 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS, ANY AMENDMENT TO THE DECLARATION THAT CONFLICTS WITH THE REQUIREMENTS OF SECTION 134-148, SHALL BE NULL, AND VOID.
- COMMON LOT 88, IDENTIFIED AS DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATIONS TO THE SUBDIVISION HOMEOWNERS' ASSOCIATION, NORTHWEST CREEK SUBDIVISION HOMEOWNERS' ASSOCIATION, UPON CONVEYANCE OF TITLE, TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN THE COMMON LOT 88 DETENTION AREA WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA. AFTER COMMON LOT 88 TRANSFER OF TITLE TO THE NORTHWEST CREEK SUBDIVISION, HOMEOWNERS ASSOCIATION THE SUBDIVISION LOT OWNERS PRO RATA SHARES OF THE COST OF MAINTENANCE, SHALL BE DETERMINED BY THE NORTHWEST CREEK SUBDIVISION HOMEOWNERS' ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST ME BECOME A LIEN AGAINST THEIR PROPERTIES, PRIOR TO IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-160(b), AS THE SAME MAY BE AMENDED, THE SPECIFICS AND EXCLUSIVE USE OF COMMON LOT 88 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN, SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NUMBER 16634315, HIDALGO COUNTY, TEXAS.



- LEGEND**
- FOUND NO.4 REBAR
 - FOUND NO.4 REBAR WITH CAP STAMPED PENNA
 - SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - N.T.S. - NOT TO SCALE
 - S.W. COR. - SOUTHWEST CORNER
 - S.E. COR. - SOUTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - D.B.P. - DEDICATED BY PLAT

Lot Area Table			
Lot #	SQ. FT.	ACREAGE	
1	11887.50	0.27	
2	5600.00	0.13	
3	5600.00	0.13	
4	5600.00	0.13	
5	5600.00	0.13	
6	5600.00	0.13	
7	5600.00	0.13	
8	5600.00	0.13	
9	5600.00	0.13	
10	5600.00	0.13	
11	5600.00	0.13	
12	5600.00	0.13	
13	5600.00	0.13	
14	5600.00	0.13	
15	5600.00	0.13	
16	5600.00	0.13	
17	5600.00	0.13	
18	5605.11	0.13	
19	5615.00	0.13	
20	7012.06	0.16	
21	5623.58	0.13	
22	5606.48	0.13	

Lot Area Table			
Lot #	SQ. FT.	ACREAGE	
23	5600.00	0.13	
24	5600.00	0.13	
25	5612.63	0.13	
26	6343.20	0.15	
27	7134.41	0.16	
28	6347.51	0.15	
29	5692.30	0.13	
30	5680.00	0.13	
31	5600.00	0.13	
32	5600.00	0.13	
33	5600.00	0.13	
34	5600.00	0.13	
35	5600.00	0.13	
36	5600.00	0.13	
37	5600.00	0.13	
38	5600.00	0.13	
39	5600.00	0.13	
40	5600.00	0.13	
41	5600.00	0.13	
42	5600.00	0.13	
43	5600.00	0.13	
44	5654.14	0.13	

Lot Area Table			
Lot #	SQ. FT.	ACREAGE	
45	5613.80	0.13	
46	6057.35	0.14	
47	5603.50	0.13	
48	5664.68	0.13	
49	5600.00	0.13	
50	5600.00	0.13	
51	6075.00	0.14	
52	5682.50	0.14	
53	5610.00	0.13	
54	5610.15	0.13	
55	5609.85	0.13	
56	5610.00	0.13	
57	5610.00	0.13	
58	5610.00	0.13	
59	5610.00	0.13	
60	5610.00	0.13	
61	5610.00	0.13	
62	5610.00	0.13	
63	5610.00	0.13	
64	5610.00	0.13	
65	5610.00	0.13	
66	5610.00	0.13	

Lot Area Table			
Lot #	SQ. FT.	ACREAGE	
67	5610.00	0.13	
68	5610.00	0.13	
69	5683.29	0.14	
70	5683.29	0.14	
71	5610.00	0.13	
72	5610.00	0.13	
73	5610.00	0.13	
74	5610.00	0.13	
75	5610.00	0.13	
76	5610.00	0.13	
77	5610.00	0.13	
78	5610.00	0.13	
79	5610.00	0.13	
80	5610.00	0.13	
81	5610.00	0.13	
82	5610.00	0.13	
83	5610.00	0.13	
84	5609.25	0.13	
85	5610.15	0.13	
86	5610.00	0.13	
87	5682.50	0.14	

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	13.35'	60.00'	012° 45' 05"	S62° 13' 25"W	13.33'	6.70'
C2	58.40'	60.00'	055° 46' 01"	S27° 57' 52"W	56.12'	31.75'
C3	58.40'	60.00'	055° 46' 01"	S27° 48' 10"E	56.12'	31.75'
C4	58.40'	60.00'	055° 46' 01"	S83° 34' 11"E	56.12'	31.75'
C5	31.36'	60.00'	029° 56' 50"	N53° 34' 23"E	31.00'	16.05'
C6	31.36'	60.00'	029° 56' 50"	S36° 22' 27"E	31.00'	16.05'
C7	57.50'	60.00'	054° 54' 31"	S78° 48' 08"E	55.32'	31.17'
C8	57.55'	60.00'	054° 57' 17"	N46° 19' 58"E	55.37'	31.20'
C9	57.05'	60.00'	054° 28' 40"	N8° 27' 01"W	54.92'	30.89'
C10	16.45'	60.00'	015° 42' 41"	N43° 32' 41"W	16.40'	8.28'
C11	23.71'	60.00'	022° 36' 36"	N57° 16' 40"E	23.56'	12.01'
C12	53.38'	60.00'	052° 53' 38"	N19° 30' 32"E	53.44'	28.85'
C13	52.39'	60.00'	050° 01' 46"	N31° 57' 10"W	50.74'	28.00'
C14	53.64'	60.00'	051° 13' 19"	N82° 34' 42"W	51.87'	28.76'
C15	34.78'	60.00'	033° 12' 40"	S55° 12' 18"W	34.29'	17.89'

Lot Line Table		
Line #	Length	Direction
L1	35.36'	S36° 24' 02"E
L2	21.21'	N53° 35' 58"E
L3	21.21'	N36° 24' 02"W
L4	21.04'	N81° 24' 02"W
L5	21.21'	N36° 24' 02"W
L6	35.36'	N53° 35' 58"E
L7	22.80'	S81° 24' 02"E
L8	21.21'	N53° 35' 58"E
L9	21.21'	S36° 24' 02"E
L10	21.21'	S53° 35' 58"W
L11	21.21'	N36° 24' 02"W

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 20.00 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 3 AND 4, RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O' TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, PAGE 48, HIDALGO COUNTY MAP RECORDS, WHICH SAID LOT 3 WAS CONVEYED TO GARMAN REAL ESTATE DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3428448 AND BY WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 3428449, HIDALGO COUNTY OFFICIAL RECORDS AND SAID LOT 4 WAS CONVEYED TO EVENS FERNANDO VALLE, BY VIRTUE OF CORRECTION WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1900529, HIDALGO COUNTY OFFICIAL RECORDS; SAID 20.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 2 OF SAID RESUBDIVISION OF LOTS 164-171 INC. OF PRIDE O' TEXAS, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, N 08° 35' 58" E ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 2, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND WITH CAP STAMPED "PENNA" (NORTHING: 16634315.721, EASTING: 1068168.215) ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 AND BEING ON THE SOUTH LINE OF LOT 19, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT, FROM WHICH A NO. 4 REBAR FOUND WITH CAP STAMPED "PENNA" BEARS S 84° 47' 00" E WITH A DISTANCE OF 0.23 FEET.
2. THENCE, S 81° 24' 02" E (N 81° 18' W MAP CALL) ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 19, AT A DISTANCE OF 380.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 4, FROM WHICH A NO. 4 REBAR FOUND WITH CAP STAMPED "PENNA" BEARS S 44° 42' 49" E WITH A DISTANCE OF 0.24 FEET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 4 AND BEING ON THE WEST LINE OF VILLANUEVA ESTATES AT TRINITY OAKS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 2838654, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT.
3. THENCE, S 08° 35' 58" W (N 08° 42' E MAP CALL) ALONG THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF SAID VILLANUEVA ESTATES AT TRINITY OAKS, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR FOUND WITH CAP STAMPED "MELDEN AND HUNT, INC." ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, AT A DISTANCE OF 1,319.70 FEET PASS NO. 4 REBAR FOUND WITH CAP STAMPED "CVS LS" IN LINE CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND WITH CAP STAMPED "PENNA" BEARS S 38° 42' 48" W WITH A DISTANCE OF 0.25 FEET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND, OF WHICH 0.304 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, LEAVING AN EXISTING NET OF 15.696 ACRES OF LAND, MORE OR LESS.
4. THENCE, N 81° 24' 02" W (S 81° 18' E MAP CALL) ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, HIDALGO COUNTY DEED RECORDS AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, AT A DISTANCE OF 330.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF SAID LOT 3, FROM WHICH A NO. 4 REBAR FOUND WITH CAP STAMPED "MELDEN AND HUNT, INC." AT THE SOUTHWEST CORNER OF SAID LOT 4 AND BEING ON THE WEST LINE OF VILLANUEVA ESTATES AT TRINITY OAKS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 2838654, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A NO. 4 REBAR FOUND BEARS S 37° 34' 46" W WITH A DISTANCE OF 0.67 FEET.

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

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 §48211 (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 PRACTICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENT OF ANY KIND SHALL BE PLACED UPON THE HOCD#1 RIGHT OF WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOCD#1.

PRESIDENT

SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:

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

RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER # 126282
DATE PREPARED: 04-07-2022 DATE REVISED: 08-04-2023
ENGINEERING JOB NO. 22061.00

DATE:



TBPE FIRM # F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MONTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
WWW.MELDENANDHUNT.COM

DRAWN BY: EVZ, DATE: 08-15-22
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NORTHWEST CREEK SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN, TEXAS, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF (STREET(S), ALLEYS, AND EASEMENTS, THEREON, SHOWN, SURFACE USE OF THE (STREET(S) AND ALLEYS) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OF 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 PROTION OF BRAZOS AVENUE, NORTH 33RD STREET, AND LA LOMITA ROAD (MILE 6 1/2 ROAD) FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.
GARMAN REAL ESTATE DEVELOPMENT, LLC.
A TEXAS LIMITED LIABILITY COMPANY

IERENE URIBE, MANAGER
1804 N. 23RD STREET
MCALLEN, TX 78501

DATE

HERIBERTO MANRIQUE DE LARA, MANAGER
1804 N. 23RD STREET
MCALLEN, TX 78501

DATE

CARLOS GARZA, MANAGER
1804 N. 23RD STREET
MCALLEN, TX 78501

DATE

ROBERTO GARZA, MANAGER
1804 N. 23RD STREET
MCALLEN, TX 78501

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

SEAL OF OFFICE, THIS THE _____



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/3/2023

SUBDIVISION NAME: NORTHWEST CREEK SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

La Lomita Rd.(Mile 6 1/2 Road): 40 ft. ROW dedication for 80 ft. total ROW
Paving: 52 ft. - 65 ft. Curb & gutter: both sides

Revisions needed:

- Include document numbers on plat and provide any documents as applicable regarding any existing ROW prior to final/recording.

- Remove any reference to "future" from the ROW prior to final/recording.

** A variance request to not dedicate 60 ft. from centerline and not align with the existing ROW on the east side (VAR2023-0006) and dedicate 40 ft. from centerline has been submitted by the engineer. The variance request was reviewed and approved administratively since the Engineering department did not require additional ROW dedication as long as 25 ft. by 25 ft. corner clip is provided on the perimeter streets (including but not limited to the intersection of N. 33rd Street and La Lomita Road (Mile 6 1/2 Road).

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication for 70 ft. total ROW

Paving: 44 ft. Curb & gutter: both sides

Revisions required:

- 70 ft. ROW does not exist. Remove the note for 70 ft. ROW.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Interior Street: 60 ft. total ROW.

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

- Submitted gate details does not show some details, including the perimeter fence. Review and submit the revised gate detail prior to final/recording. If additional ROW is required at the entrance, must be finalized prior to recording.

- Add "(private street)" after the name of the interior streets.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

N. 33rd Street (N/S 1/4 mile Collector on Eastern Boundary): 35 ft. ROW dedication for 70 ft. ROW

Paving: 44 ft. Curb & gutter: both sides

Revisions needed:

- Remove any note referencing "future" from the plat.

**Villanueva Estates at Trinity Oaks provided 35ft. of ROW dedication along Western Boundary for N. 33rd Street.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Required

Required

Required

Required

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

<p>* 1,200 ft. Block Length - The submitted variance application (VAR2023-0006) did not include a variance to the block length requirement. Based on the revised layout, an approved variance for the block length requirement is needed prior to final or the plat layout must be revised to comply with block length requirement. The engineer submitted an email to clarify the interpretation of the block length on November 2, 2023. The block length was approved administratively. **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts **A rezoning request from R-3A District to R-2 District was approved for the subdivision by the City Commission on January 23, 2023. ***Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	Applied
	NA
	NA
ALLEYS	
<p>ROW:20 ft. Paving: 16 ft. *There has been an agreement between Public Works Department and the project engineer to provide dumpster locations on front side of some lots for City services in this subdivisions. Development departments had not objection to the agreement. A revised plat, showing dumpster easements for the dumpster areas has been submitted. Dumpsters must be screened if visible from the street and their gates may not open to the street ROW. Public Utilities Department required minimum of 5 ft. separation between the dumpster enclosure and the edge of the U.E. prior to NTP. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* Front: 20 ft. or greater for easements ** Based on the revised application, only one duplex is proposed on each lot and the zoning is R-2 District. Duplexes do not require site plan review. **Zoning Ordinance: Section 138-356</p> <p>* Rear: 10 ft. or greater for easements - Revise the plat note as shown above prior to final/recording. Proposing:10 ft. ** Based on the revised application, only one duplex is proposed on each lot and the zoning is R-2 District. Duplexes do not require site plan review. **Zoning Ordinance: Section 138-356</p> <p>* Sides: 6 ft. or greater for easements ** Based on the revised application, only one duplex is proposed on each lot and the zoning is R-2 District. Duplexes do not require site plan review. **Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements ** Based on the revised application, only one duplex is proposed on each lot and the zoning is R-2 District. Duplexes do not require site plan review. *****Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Required
	Applied
	Applied
	Applied
	Applied

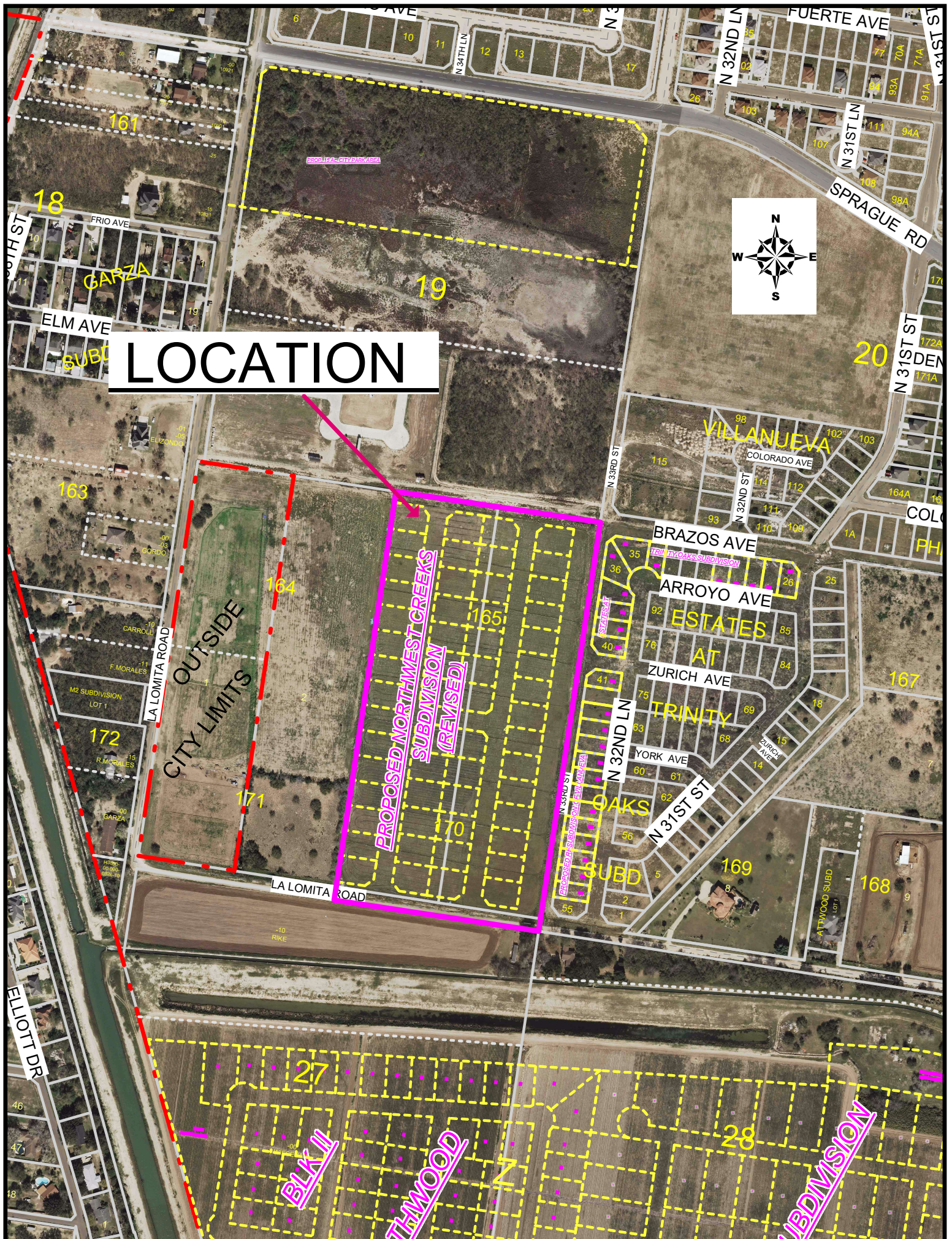
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along La Lomita Rd.(Mile 6 1/2 Road), Brazos Avenue, N.33rd Street, and both sides of all interior streets.</p> <p>- Clarify if the proposed plat note is based on the Engineering Department requirement or revise it as shown above prior to final/recording.</p> <p>Proposing: 5 ft. wide minimum sidewalk required along the north side of La Lomita Rd.(Mile 6 1/2 Road), the south side of Brazos Avenue, the west side of N.33rd Street a 4 ft. wide minimum sidewalk required on and both sides of all interior streets.</p> <p>- If 5 ft. sidewalk is based on the Engineering Department requirement, move the word "and" from after "4 ft. wide minimum sidewalk required on" and add it to before "4 ft. wide" to read as follows:</p> <p>"...and a 4 ft. wide minimum sidewalk required on both sides of all interior streets."</p> <p>***Sidewalk requirement may increase to 5ft. prior to final per Engineering Department requirements.</p> <p>*****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p> <p>Applied</p>
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along La Lomita Rd.(Mile 6 1/2 Road) ,Brazos Avenue, N.33rd Street</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along La Lomita Rd.(Mile 6 1/2 Road), Brazos Avenue, and N.33rd Street.</p> <p>***Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>** Based on the revised application, only one duplex is proposed on each lot and the zoning is R-2 District. Duplexes do not require site plan review.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen, shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>- Add a plat note as shown above prior to final/recording.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-16</p>	Applied
	NA
	Applied
	NA
	Applied

<ul style="list-style-type: none"> * 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. - A plat note to cross reference the HOA document on the plat must be finalized prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-2 Proposed: R-2 **Annexation and initial zoning to R-3A approved by City commission on May 23, 2022 for the West 330 ft. and on August 8, 2022 a rezoning request from R-1 District to R-3A District for the east 330 ft. was approved by the City Commission. Two rezoning requests for the west half and east half of the subdivision from R-3A District to R-2 District were approved by the City Commission on January 23, 2023. ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Completed
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. ** Based on 70 residential lots and a duplex on each lot (140 total units) a park land dedication of 2.226 acres will be required prior to recording as per Parks Department. If park fee (\$700 per dwelling unit) in lieu of land dedication is proposed, it must be reviewed and approved by the City Manager's Office, and paid prior to recording. 	Required
<ul style="list-style-type: none"> * Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. ** Based on 70 residential lots and a duplex on each lot (140 total units) a park land dedication of 2.226 acres will be required prior to recording as per Parks Department. If park fee in lieu of land dedication is proposed, it must be reviewed and approved by the City Manager's Office, and paid prior to recording. 	Required
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. ** Based on 70 residential lots and a duplex on each lot (140 total units) a park land dedication of 2.226 acres will be required prior to recording as per Parks Department. If park fee in lieu of land dedication is proposed, it must be reviewed and approved by the City Manager's Office, and paid prior to recording. 	Applied
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation was approved. TIA approved with conditions: <ul style="list-style-type: none"> a. construction of 33rd Street. Proper signage, pavement marking and street light will be installed based on standard requirements by the City of McAllen which will be reviewed at time of review for construction plans 	Applied

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

<p>* Traffic Impact Analysis (TIA) approved with conditions: a. construction of 33rd Street. Proper signage, pavement marking and street light will be installed based on standard requirements by the City of McAllen which will be reviewed at time of review for construction plans</p>	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Subdivision presented as private subdivision please provide revised gate detail showing the perimeter fence for staff review, prior to final/recording. - Use smaller font for "Private Subdivision" under the name of the subdivision prior to final/recording. - Add "(Private Street)" after the name of interior streets prior to final/recording. - Provide distance and bearing of the original property boundary on the plat prior to final/recording. - Show the layout of the Villanueva Estates at Trinity Oaks subdivision on the vicinity map prior to final/recording. - Revise the city of McAllen limits on the vicinity map prior to final/recording. - Signature blocks wording must comply with Sec. 134-61 of the subdivision ordinance prior to final/recording. - Verify the name of the owner(s) and wording prior to final/recording. - Revise plat note 14 references from "sight obstruction clip" to "sight obstruction easement" prior to final/recording. - There are two lots shown as common lots, each require a lot number, e.g. "Common Lot 89/ detention area". Review and revise any plat note referencing both common lots prior to final/recording. - It is not clear where the 5 ft. S.E. and U.E. changes to 5 ft. U.E. Review and revise as applicable prior to final/recording.. - Remove/clarify the two points labeled as "Found No.4 rebar" on Zurich Avenue outside this subdivision boundary and in Villanueva Estates ay Trinity Oaks Subdivision prior to final/recording. - Revise the dumpster easements as requested by Utilities and Public Works Departments prior to final/recording. - Add dimensions on dumpster details to clarify how much they overlap on each lot prior to final/recording. - Please review any overlap of information on the plat and revise as applicable prior to final/recording. - Finalize the dumpster layout and easement prior to NTP. - Submit sidewalk plan with the dumpsters layout prior to NTP. <p>*Must comply with City's Access Management Policy. **At the Special Planning and Zoning Commission meeting of October 13, 2022, the Board approved the subdivision in revised preliminary form subject to conditions noted, drainage, and utility approval.</p>	Non-compliance
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	Applied

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





City of McAllen

SUB 2023-0059

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>CEH ADDITION</u>	
	Location <u>North East Corner of South 23rd Street and F.M 1016</u>	
	City Address or Block Number <u>6321 S. 23RD ST</u>	
	Number of Lots <u>1</u> Net Acres <u>3.5</u> Gross Acres <u>3.5</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>I-1</u> Proposed Zoning <u>I-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u> </u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial</u> Irrigation District # <u>HCDD 1</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <u>Yes</u> Residential <u> </u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>1125956</u> Tax Dept. Review <u>NPG 6-19-23</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other <u> </u>	
Legal Description <u>C.E. HAMMOND AN IRR TR S335'-W365.50'-LOT 30 & N84.48'-W365.50'</u> <u>LOT 31- BLK 3 3.50 AC NET</u>		
Owner	Name <u>Interchange Park Partners, INC</u>	Phone <u>210 495 6776</u>
	Address <u>1900 NW Loop 410</u>	E-mail <u>jimgt@gnpsga.com.mx</u>
	City <u>San Antonio</u> State <u>Tx</u> Zip <u>78213</u>	
Developer	Name <u>Circle K</u>	Phone <u>281-855-6433</u>
	Address <u>19500 Bulverde Rd, Suite 100</u>	E-mail <u>matt@morrisassoc.com</u>
	City <u>San Antonio</u> State <u>TX</u> Zip <u>78259</u>	
	Contact Person <u>Matt Marek</u>	
Engineer	Name <u>Morris + Associates, Engineers LLC</u>	Phone <u>832.653.3373. ext 116</u>
	Address <u>14139 Huffmeister Road</u>	E-mail <u>e.clarke@morrisassoc.com</u>
	City <u>Cypress</u> State <u>TX</u> Zip <u>77429</u>	
	Contact Person <u>Emma Clarke</u>	
Surveyor	Name <u>Eagle Surveying</u>	Phone <u>940.222.3009</u>
	Address <u>222 South Elm Street, Suite 200</u>	E-mail <u>brad@eaglesurveying.com</u>
	City <u>Denton</u> State <u>TX</u> Zip <u>76201</u>	

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 6/19/2023

Print Name Jose Maria Garza Trevion

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

LOT 1
SUBD.

12

9

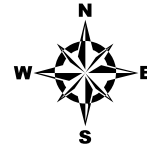
SUBDIVISION

29

23RD ST

WAREHOUSE KINGDOM PHASE 2
SUBDIVISION

30



AMMOND'S

LOCATION

BDIVISION

J.G.
ORTEGON
SUBDIVISION
LOT "A"

PROPOSED CEH ADDITION
SUBDIVISION

MILITARY HIGHWAY (F.M. 1016)

1A

3

WAREHOUSE
KINGDOM

HCWID #3 MAIN CANAL

4

SUBD

HIGHWAY

6450
5-A 5-B
6400
5-C
6420
7
6500
18
6798

BLK A

18

6798



BLDG I
UT 1 UT 10 UT 11 UT 20
BLDG H
UT 1 UT 10 UT 11 UT 20

BLDG O BLDG P

UT 1 UT 2

BLDG Q

BLDG J

BLDG K

BLDG N

BLDG M

BLDG M

UT 9

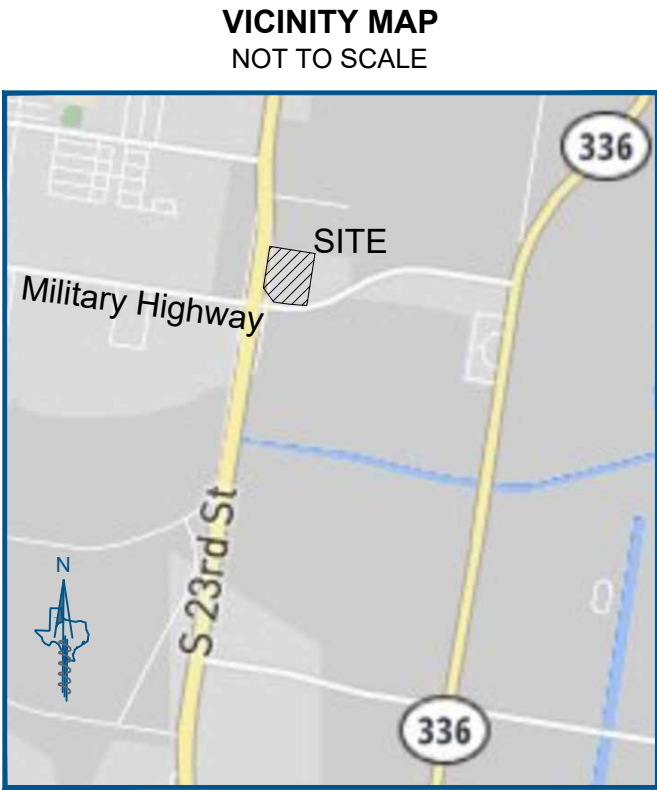
UT 13

UT 8

UT 1

UT 10

UT 1



LEGEND			
●	Boundary Monumentation	VOL.	Volume
()	Record Call	PG.	Page
CIRS	Capped Iron Rod Set	DOC. NO.	Document Number
CIRF	Capped Iron Rod Found	O.R.H.C.T.	Deed Record, Hidalgo County, Texas
IRF	Iron Rod Found	O.R.H.C.T.	Official Record, Hidalgo County, Texas
POB	Point of Beginning	M.R.H.C.T.	Map Record, Hidalgo County, Texas

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81°30'12" W	49.52'
L2	S 81°30'12" E	64.39'

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	216.67'	1849.86'	6°42'40"	N 84°48'52" W
C2	216.82'	1834.96'	6°46'13"	S 84°50'38" E

GENERAL NOTES

- This property is located in "Zone AH" and "Zone B" as scaled from the F.E.M.A. Flood Insurance Rate Map dated November 16, 1982 as shown on Map Number 4803340400C. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- Minimum finished floor elevations shall be elevation 99 feet.
- No Structures permitted over any easements.
- Set 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" on all lot corners otherwise noted. Residential and commercial or Industrial zones/uses.
- TxDot permit is required for access along TxDot right-of-ways.
- All driveway requirements included location and dimensions along the east side of South 23rd Street shall be constructed as per approved TxDot permitting requirements and the City of McAllen.
- The detention areas for this subdivision will be located within the private drainage easements. Maintenance of the private drainage easements shall be the responsibility of the owner of C.E. Hammond Subdivision and not the City of McAllen. The detention areas are part of the overall detention required for this subdivision.
- Minimum 24 foot private service drive to provide City Services at time of site plan. It will be maintained by the property owners and not the City of McAllen.
- Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever applies.
- Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.
- Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.
- Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.
- 4 ft. wide minimum sidewalk required on S. 23rd Street and Military Highway.
- 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zone/uses.
- 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.
- Common Areas, any private streets/drive, etc. must be maintained by the lot owners and not the City of McAllen.
- In accordance with the Hidalgo County Drainage District No. 1 and City of McAllen Requirements, this development will be required to detain a total of 18,202 cubic-feet (0.418 acre-feet) of storm water runoff.
- The Developer shall be responsible for detaining and accommodating more than detained volume shown on this plat if it is determined, at the development state, that the detention requirement 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.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2023.

Notary Public in and for the State of Texas

My commission expires on _____.

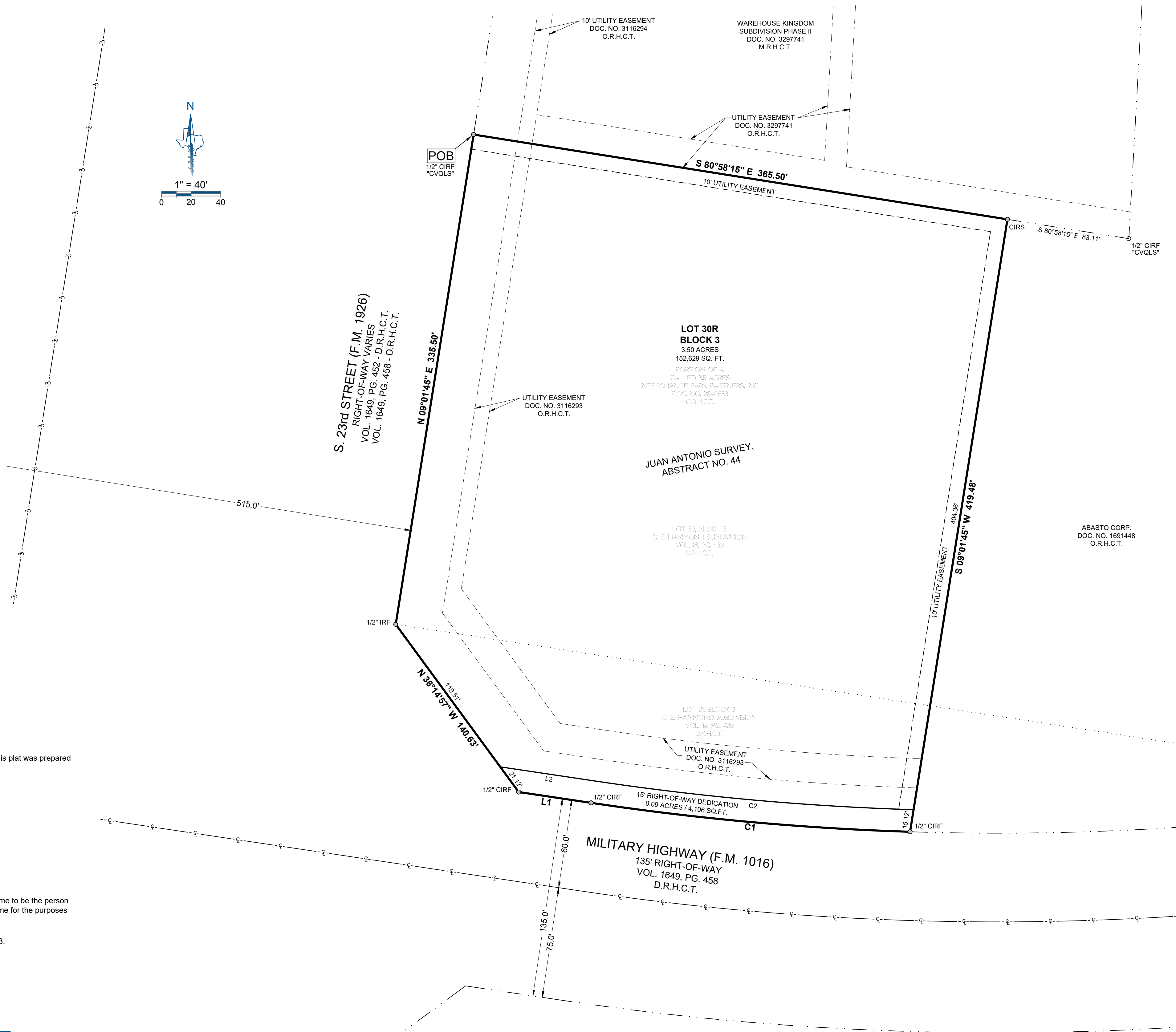
JOB NUMBER
2207.053-03
DATE
10/12/2023
REVISION
-
DRAWN BY
BE/EN



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
Interchange Park Partners, Inc.
3030 N.E. Loop 410
San Antonio, TX 78218



OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, INTERCHANGE PARK PARTNERS, INC. is the owner of a 3.50 acre tract or parcel of land situated in the Juan Antonio Survey, Abstract Number 44 in Hidalgo County, Texas and being all of a called 3.5 acre tract of land described in the deed to Interchange Park Partners, Inc., recorded in Document Number 2017-2840653 of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "CVQLS" found at the Northwest corner of said 3.5 acre tract and the common Southwest corner of Warehouse Kingdom Subdivision, Phase II, recorded in Document Number 3297741 of the Map Records of Hidalgo County, Texas and being in the East right-of-way line of Farm to Market Road 1926 (S. 23rd Street);

THENCE South 80°58'15" East, with the North line of said 3.5 acre tract and the common South line of said Warehouse Kingdom Subdivision, Phase II, a distance of 365.50 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 3.5 acre tract;

THENCE South 09°01'45" West, with the East line of said 3.5 acre tract, a distance of 419.48 feet to 1/2" iron rod with an illegible cap found at the Southeast corner of said 3.5 acre tract and being in the North right-of-way line of Farm to Market Road 1016;

THENCE with the South line of said 3.5 acre tract and the common North right-of-way line of said Farm to Market Road 1016 the following courses and distances:

With a curve to the right, having a radius of 1849.86 feet, a delta angle of 06°42'40", a chord bearing and distance of North 84°48'52" West, 216.55 feet and an arc length of 216.67 feet to a 1/2" iron rod with an illegible cap found;

North 81°30'12" West, a distance of 49.52 feet to a 1/2" iron rod with an illegible cap found at the Southerly Southwest corner of said 3.5 acre tract;

North 36°14'57" West, a distance of 140.63 feet to a 1/2" iron rod found at the Westerly Southwest corner of said 3.5 acre tract and being in the East right-of-way line of said Farm to Market Road 1926;

THENCE North 09°01'45" East, with the West line of said 3.5 acre tract and the common East right-of-way line of said Farm to Market Road 1926 a distance of 335.50 feet to the **POINT OF BEGINNING** and containing 3.50 acres of land more or less.

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, The undersigned owner of the land shown on this plat and designated herein as **CEH ADDITION, LOT 30R, BLOCK 3**, an addition to the City of McAllen, Texas, and whose name is subscribed herein, hereby dedicated to the use of the public all streets, alleys, parks, sewer lines, water courses, storm sewers, fire hydrants and public places which are installed or which we will cause to be installed or dedicated under the subdivision approval process of the City of McAllen, all the same for the purposes therein expressed, either on the plat or on the Official Minutes of the applicable authorities of the City of McAllen.

Interchange Park Partners, Inc.
3030 N.E. Loop 410, San Antonio TX 78218
By: _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

Before me, the undersigned notary public, on this day the owner personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same purposes and considerations therein expressed and in the capacity therein stated. All given under my hand and seal of office.

This the _____ day of _____, 2023.

Notary Public for the State of Texas

My commission expires on: _____

I, the undersigned Mayor of the City of McAllen hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of 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 the City wherein my approval is required.

Chairman, Planning Commission

Date

FINAL PLAT CEH ADDITION LOT 30R, BLOCK 3

A TRACT OF LAND CONTAINING 3.50 ACRE OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OF OR PORTION OF LOTS 30 AND 31, BLOCK 3, C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 18, PAGE 438-439, DEED RECORDS, HIDALGO COUNTY, TEXAS, AN ALSO BEING ALL OF A TRACT OF LAND DEEDED TO INTERCHANGE PARK PARTNERS, INC., RECORDED IN DOCUMENT NUMBER 2017-2840653, DEED RECORDS, HIDALGO COUNTY, TEXAS



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/2/2023

SUBDIVISION NAME: CEH ADDITION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S 23rd St: dedication as required for 75 ft. from the centerline, for 150 ft. total ROW
Paving: By State Curb & gutter: By State
Revisions needed:
- Show and label S. 23rd Street Centerline to establish ROW dedication requirement prior to final.
- Show the west ROW line, existing ROW on both sides of the centerline, and total existing ROW prior to final.
- Provide a copy of the document for the existing ROW for staff review prior to final.
- Show the existing ROW on multiple points to show how it varies in this area prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Non-compliance

Military Highway: Dedication as required for 75 ft. from centerline for 150 ft. total ROW
Paving: 65 ft. to 105 ft. Curb & gutter: both sides
Revisions needed:
- If 135 ft. is the existing ROW, please add "existing ROW" label prior to final.
- If 15 ft. is dedicated by this plat label it as "15 ft. additional ROW dedicated by this plat" and show the ROW from centerline and total ROW including the ROW dedicated by this plat and label is as "Total ROW" prior to final.
- Add the existing and total ROW on the southeast side of the subdivision, in addition to the one already shown on the southwest side, to verify compliance prior to final.
- Show the ROW dedicated by this plat, ROW from centerline after the dedication, and total ROW after the dedication, prior to final.
- Provide a copy of the document for the existing ROW for staff review prior to final/recording.
- Based on TxDOT's online GIS Map, it seems that this area of Military Highway is not a State Road. Clarify and provide documents if it is a State Road, prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Non-compliance

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

Applied

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

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
*Plat note #9 proposes minimum 24 ft. private service drive to provide City Services at times of site plan.
**Subdivision Ordinance: Section 134-106

Applied

SETBACKS	
<p>*Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. - Revise the plat note from “whichever applies” to “whichever is greater applies” prior to final. - Combine all setbacks in one plat note with the following title prior to final: “Setbacks” **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Combine all setbacks in one plat note with the following title prior to final: “Setbacks” **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Combine all setbacks in one plat note with the following title prior to final: “Setbacks” **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Combine all setbacks in one plat note with the following title prior to final: “Setbacks” **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on S. 23rd Street and Military Highway. ** Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. **Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>**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>	Required
<p>* Common Areas, any private streets/drives, 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>	Applied
<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</p>	NA

<p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing: I-1 Proposed: I-1</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Applied
	NA
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>As per the subdivision application submitted on June 19, 2023, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p> <p>As per the subdivision application submitted on June 19, 2023, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.</p> <p>* Pending review by the City Manager's Office.</p> <p>As per the subdivision application submitted on June 19, 2023, a commercial development is proposed. Park fees do not apply to commercial properties, unless the proposed use changes.</p>	NA
	NA
	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation was approved, and TIA Waived</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Applied
	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Submitted application proposed the name of the subdivision as "CEH Addition" while the plat shows "CEH Addition Lot 30R, Block 3." Clarify if "Lot 30R, Block 3" is part of the subdivision name prior to final. The originally signed application must be revised prior to final if the name of the subdivision has changed. If not, please remove "Lot 30R, Block 3" from the name of the subdivision prior to final. - Remove "Lot 30R, Block 3" label from the Lot and add Lot 1 instead prior to final. - If the U.E. on the north and east are by this plat, please add "by this plat" label. If not, provide the document number and a copy for staff review prior to final. - Provide the lot lines and legal description of the adjacent properties on all sides, including the west side of S. 23rd Street and south side of Military Highway prior to final. - Any overlap of ROW dedication with the existing easements must be clarified prior to prior to final/recording. Staff will review to verify if the dedication may include an existing easement prior to prior to final. - All signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance

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

23RD ST

LOCATION

WAREHOUSE KINGDOM PHASE 2
SUBDIVISION

SUBDIVISION

29

30



16
ORTEGO
SUBDIVISION

LOT 42

PROPOSED CEH ADDITION
SUBDIVISION

MILITARY HIGHWAY (F.M. 1016)

Y HIGHWAY

1A

WAREHOUSE
KINGDOM

HCWID #3 MAIN CANAL

3

BLDG I

BLDG H

SUBD

BLDG J

BLDG K

BLDG L

BLDG M

BLDG N

BLDG O

BLDG P

BLDG Q

BLDG R

BLDG S

BLDG T

BLDG U

BLDG V

BLDG W

BLDG X

BLDG Y

BLDG Z

BLKA

6500

6798

6400

6420

6450

6500

6550

6600

6650

6700

SUB 2022-0123



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

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

Project Description	Subdivision Name <u>521 Subdivision</u> Location _____ City Address or Block Number <u>3401 S. 10th ST</u> Number of lots <u>2</u> Gross acres <u>13.863</u> Net acres <u>N/A</u> Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>GENERAL BUSINESS</u> Proposed Land Use <u>GENERAL BUSINESS</u> Irrigation District # <u>3</u> Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>SEE ATTACHED</u> Parcel No. <u>42550-00-0060-00915</u> Tax Dept. Review <u>01/08</u> Legal Description <u>Being 13.863 Acres out of lot 9, Block 6 Hidalgo Canal Company Subdivision, Hidalgo County, Texas, recorded in Volume 2, page 17, May records of Hidalgo County.</u>
	Owner
Developer	Name <u>MDM LAND COMPANY, LLC</u> Phone <u>(956) 445-7631</u> Address <u>2515 COLORADO ST., SUITE 6</u> City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78572</u> Contact Person <u>TOMAS GUTIERREZ III</u> E-mail <u>TGTZ@MDMCO.NET</u>
Engineer	Name <u>RIO DELTA ENGINEERING</u> Phone <u>(956) 380-5152</u> Address <u>921 S. 10TH AVE.</u> City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u> Contact Person <u>IVAN GARCIA P.E., R.P.L.S.</u> E-mail <u>RIODELTA2004@YAHOO.COM</u>
Surveyor	Name <u>RIO DELTA ENGINEERING</u> Phone <u>(956) 380-5152</u> Address <u>921 S. 10TH AVE.</u> City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78573</u> Initial: <u>OK</u>

SCANNED

OCT 19 2022

Initial:

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

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.

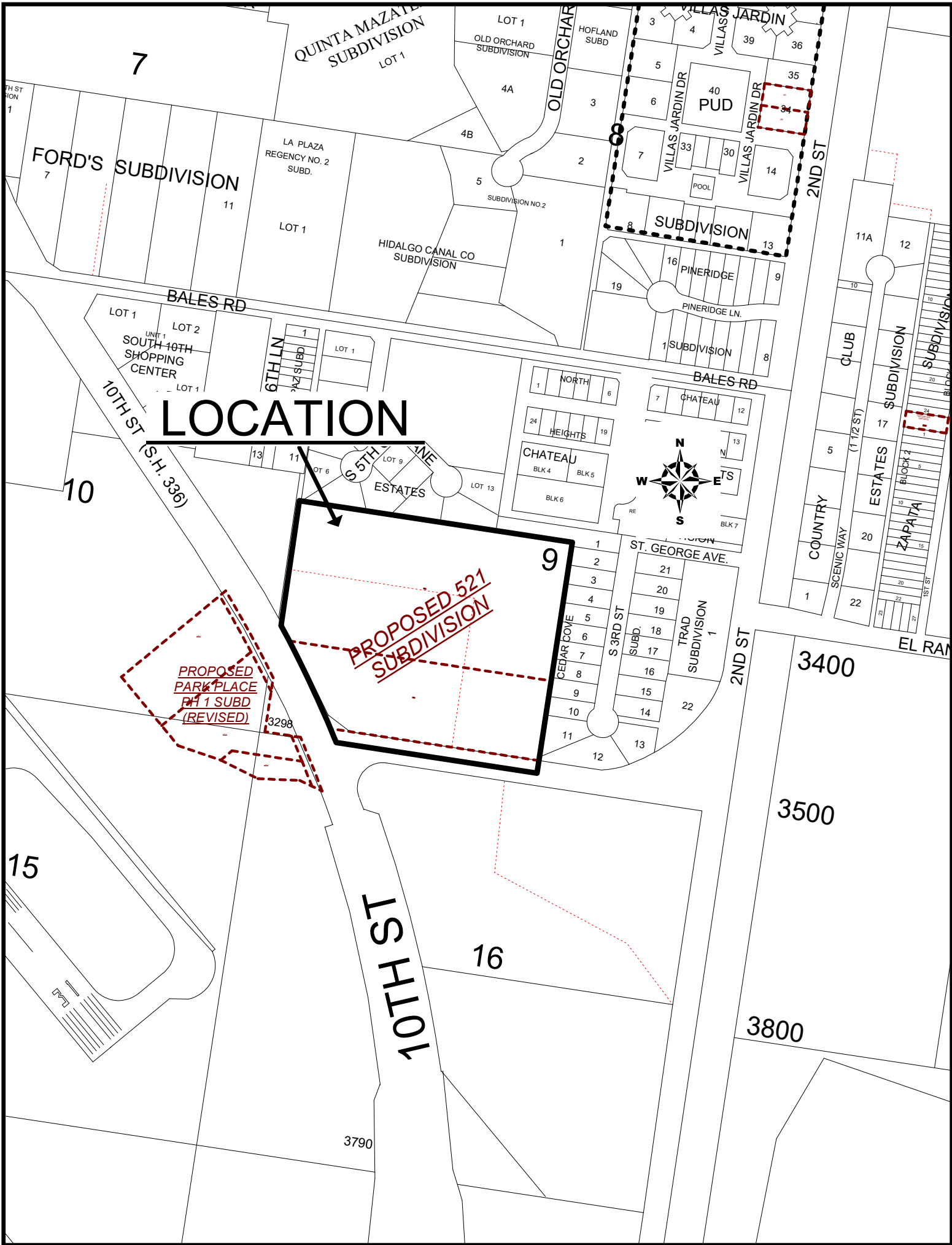
Signature _____ Date 9/9/22

Print Name Thomas Gibson III

DG
10-10-22

Owner ☐

Authorized Agent ☐



LOCATION

PROPOSED 521
SUBDIVISION

PROPOSED
PARK PLACE
PH 1 SUBD
(REVISED)

10TH ST

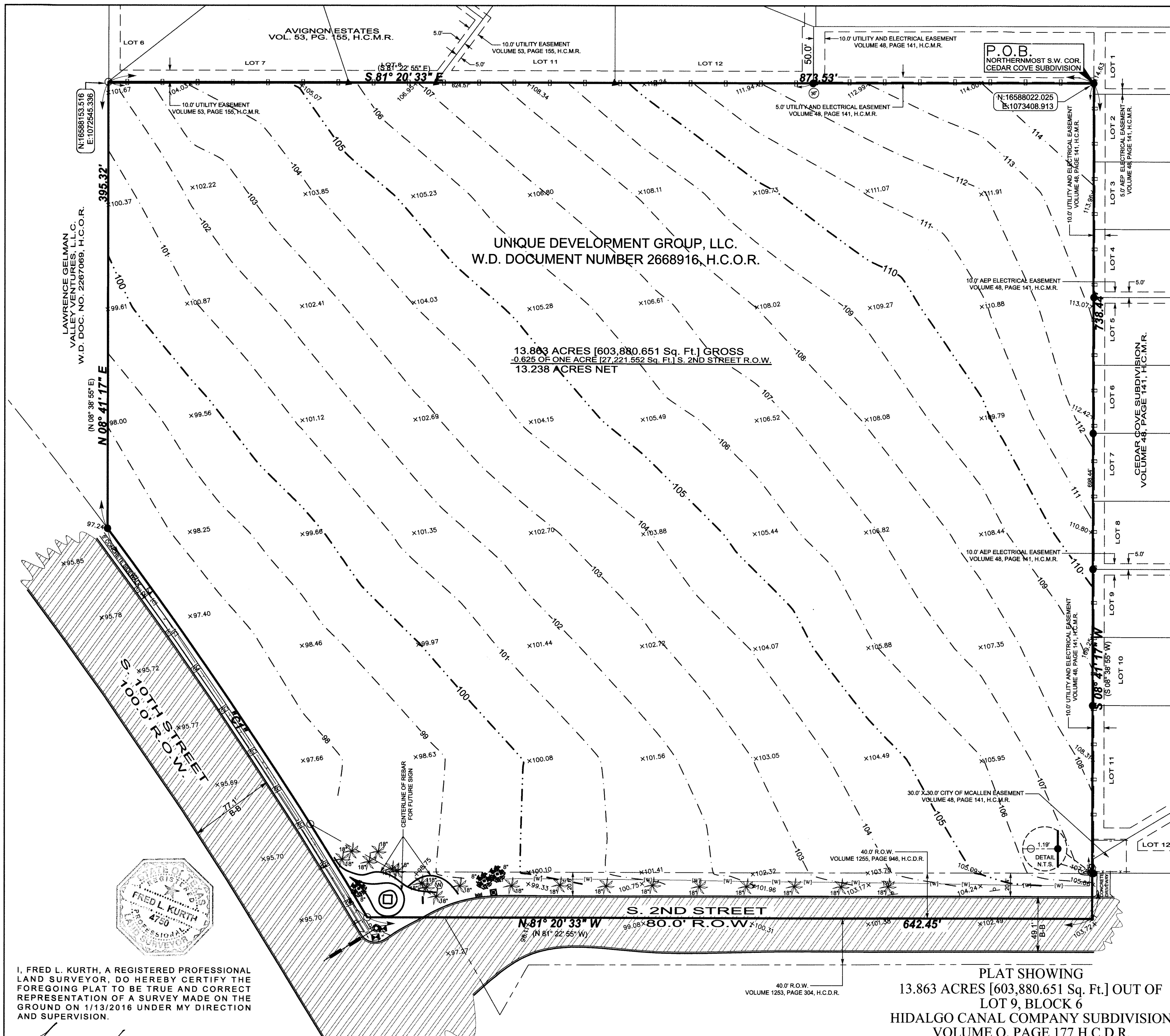
3400

3500

3800

3790





CURVE DATA "C1"
Δ=006°07'35"
R=3869.72'
L=413.77'
T=207.08'
CH=413.58'
N 25° 16' 49" W

- LEGEND**
- FOUND No. 4 REBAR
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - WATER METER
 - IRRIGATION CONTROL BOX
 - IRRIGATION VALVE
 - 36" IRRIGATION STAND PIPE
 - TRAFFIC SIGNAL BOX
 - ELECTRIC BOX
 - TRAFFIC LIGHT POLE
 - BLOCK FENCE
 - CHAIN LINK FENCE
 - ASPHALT AREA
 - CONCRETE AREA
 - SPOTTED CABLE LINE [APPROXIMATE LOCATION]
 - SPOTTED WATER LINE [APPROXIMATE LOCATION]
 - B-B - BACK OF CURB TO BACK OF CURB
 - 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
 - S.W. COR. - SOUTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - W.D. - WARRANTY DEED
 - N.T.S. - NOT TO SCALE
 - () - RECORDED DEED CALLS
 - LOT LINE
 - OAK TREE (SIZE AS NOTED)
 - PALM TREE (SIZE AS NOTED)

FLOOD ZONE
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.

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

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR
 - SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
 - ELEVATION DATUM PER NAVD 88 (GEOID 2003)
 - SOUTH 10TH STREET TO BE EXPANDED TO A TOTAL OF 150.0 FEET RIGHT-OF-WAY AND SOUTH 2ND STREET TO BE EXPANDED TO A TOTAL OF 120.0 FEET RIGHT-OF-WAY AS PER 2014 HIDALGO COUNTY THOROUGHFARE PLAN.
 - STANDPIPE ON THE NORTH AREA OF SUBJECT TRACT DOES NOT BELONG TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 NOR TO HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3. DIRECTION OF IRRIGATION LINE IS UNKNOWN. EXISTING STANDPIPE AND IRRIGATION LINE, IF ANY, ARE PRIVATE.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 1/13/2016 UNDER MY DIRECTION AND SUPERVISION.

Fred L. Kurth 1-27-16
FRED L. KURTH, RPLS No. 4750 DATE:

PLAT SHOWING
13.863 ACRES [603,880.651 Sq. Ft.] OUT OF
LOT 9, BLOCK 6
HIDALGO CANAL COMPANY SUBDIVISION
VOLUME Q, PAGE 177 H.C.D.R.
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

227 N. F.M. 3167
RIO GRANDE CITY, TX 78882
PH: (956) 487-8256
FAX: (956) 488-8591

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

BOOK T-999, PG. 59-60
DATE: 1/27/2016
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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/2/2023

SUBDIVISION NAME: 521 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S.10th Street: Dedication as needed for 150 ft. total ROW.

Paving :65 -105ft. Curb & gutter Both Sides.

Revisions Needed:

-Review and revise ROW dedications, please see requirements above.

-Label existing ROW dedications, from centerline, total, etc., on both sides.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

S.2nd Loop: Dedication as needed for 60 ft. from centerline for 120 ft. total ROW.

Paving :65 -85 ft. Curb & gutter Both Sides.

Revisions Needed:

-Revise ROW dedication, please see requirements above.

-Label existing ROW dedications, from centerline, total, etc., on both sides.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final.

**Subdivision Ordinance: Section 134-106

Non-compliance

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

SETBACKS	
<p>* Front: Proposing 10TH STREET: 40 ft. or greater for easements for approved site plan. Revisions needed: -Clarify proposed setback note, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above, prior to final. *Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides :In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above, prior to final. *Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: Proposing 2nd Street Loop: 50 ft. or greater for easements for approved site plan. Revisions needed: -Clarify proposed setback, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: Proposed Commercial Development. ***Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along S. 10th Street and S.2nd Loop Revisions needed: -Add note as shown above, prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **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. Revisions Needed: -Revise note as shown above, prior to final. **Proposing: 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along west property line. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

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

NOTES	
<p>* No curb cut, access, or lot frontage permitted along _____.</p> <p>**Must comply with City Access Management Policy.</p> <p>***As per Traffic Department, Please show access locations, spacing requirement are as follows: for 2nd Loop- 360 ft., for 10th Street @ 45MPH- 360 ft. if the spacing is not met a variance will be required.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if subdivision is proposed to be public.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	TBD
	Required
	Applied
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p>	Compliance
	Compliance
<p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	
ZONING/CUP	
<p>* Existing: C-3 (General Business) District Proposed: C-3 (General Business) District</p> <p>**Zoning Ordinance: Article V</p>	Applied
	NA
<p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	
PARKS	
<p>* Land dedication in lieu of fee. As per application dated October 19,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated October 19,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.</p> <p>* Pending review by the City Manager's Office. As per application dated October 19,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.</p>	NA
	NA
	NA

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

TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat.	Non-compliance
	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Subdivision was approved in Preliminary form at Planning and Zoning Commission meeting of November 1st, 2022. ***On October 27, 2023, the engineer submitted a letter and requested 6 month extension for 521 Subdivision.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION FOR PRELIMINARY SIX-MONTH EXTENSION, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

SUNSET DR

QUINTA MAZATLAN
SUBDIVISION

OLD ORCHARD RD

PUD

2ND ST

FORD'S SUBDIVISION

BALES RD

10TH ST (S.H. 336)

LOCATION



PROPOSED 521
SUBDIVISION

PROPOSED
PARKPLACE
PH 1 SUBD
(REVISED)

10TH ST

ST. GEORGE AVE.

2ND ST

3800

3500

3400

16

15

10

9

8

7

SUB 2023-0112

City of McAllen

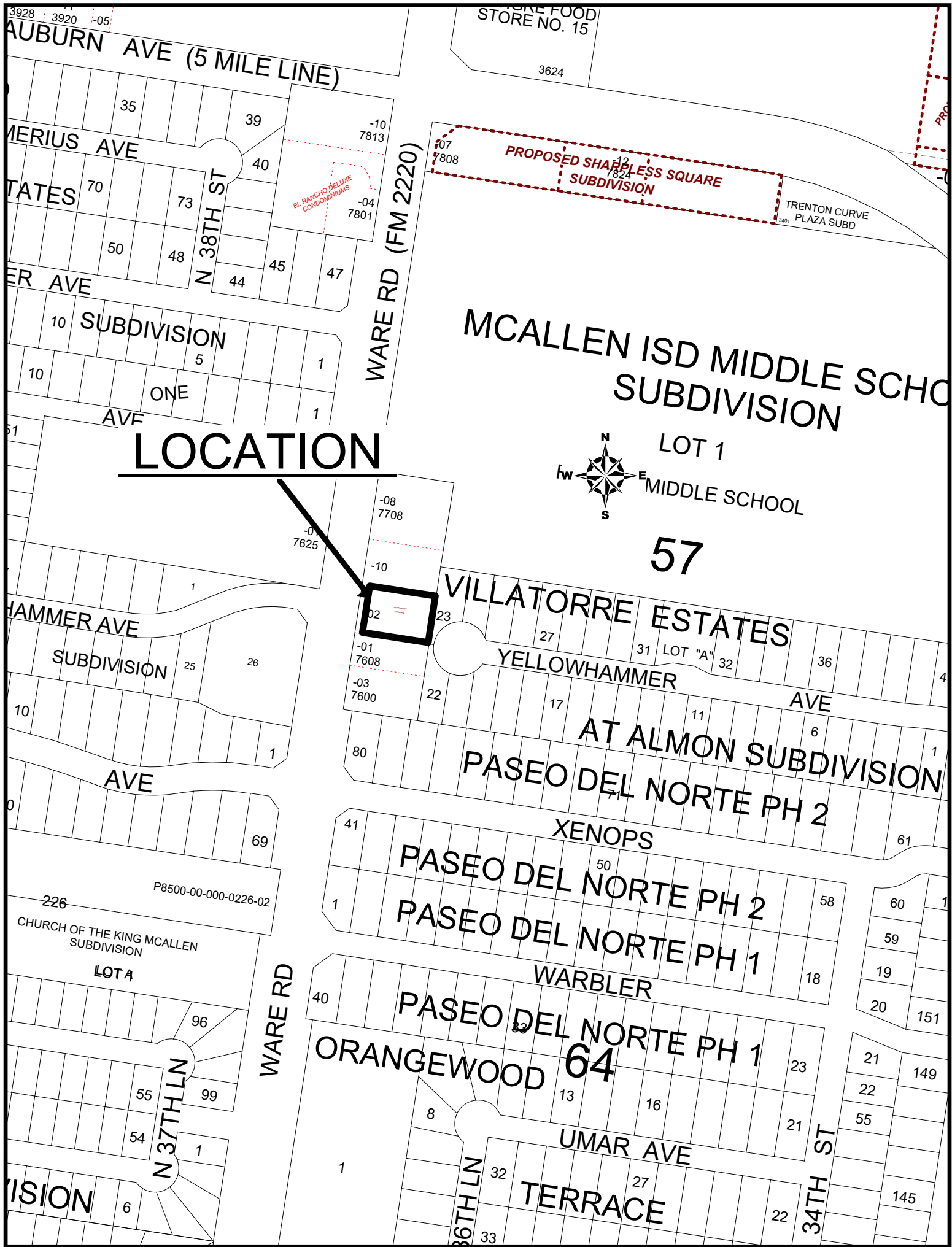
Planning Department

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

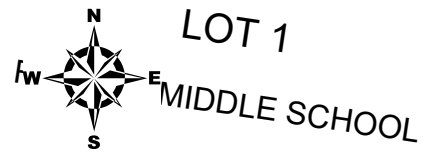
Project Information	Subdivision Name <u>MNR Subdivision</u>	
	Legal Description <u>Being a 0.323 acre tract out of lot 57. La Comita irrigation canal company subdivision recorded in Vol 24 Pages 67-69</u>	
	Location <u>1,050 LF South of intersection of Wye Rd and Auburn Rd.</u>	
	City Address or Block Number <u>7610 N. WARE RD</u>	
	Total No. of Lots <u>1</u> Total Dwelling Units <u>N/A</u> Gross Acres <u>0.323</u> Net Acres <u>0.323</u>	
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated <input checked="" 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>0.323</u> Acres)/ <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C1</u> Proposed Zoning <u>C1</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>Office Building</u>	
	Irrigation District # <u> </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>210579</u>		
Estimated Rollback Tax Due <u>\$0</u> Tax Dept. Review <u> </u>		
Owner	Name <u>MNR Garza Investments, LLC</u> Phone <u>956-624-1969</u>	
	Address <u>7610 N. Wye Rd</u> E-mail <u> </u>	
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>	
Developer	Name <u>Rene and Melanie Garza</u> Phone <u>956-624-1969</u>	
	Address <u>4001 EIK Run</u> E-mail <u> </u>	
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u>	
	Contact Person <u>Rene Garza</u>	
Engineer	Name <u>Diego Gonzalez</u> Phone <u>956-735-4634</u>	
	Address <u>4816 Daffodil Ave.</u> E-mail <u>dsengineering@gmail.com</u>	
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>	
	Contact Person <u>Diego Gonzalez</u>	
Surveyor	Name <u>María Gonzalez</u> Phone <u>956-262-0222</u>	
	Address <u>24593 FM 88</u> E-mail <u>jmgonzalezrpls@msn.com</u>	
	City <u>Marathon</u> State <u>Tx</u> Zip <u>78538</u>	

ICF





LOCATION



57

PASEO DEL NORTE PH 2

PASEO DEL NORTE PH 2
PASEO DEL NORTE PH 1

PASEO DEL NORTE PH 1
ORANGEWOOD

UMAR AVE

TERRACE

N 36TH LN

34TH ST

N 37TH LN

WARE RD (FM 2220)

MCALLEN ISD MIDDLE SCHOOL SUBDIVISION

VILLATORRE ESTATES

YELLOWHAMMER

AUBURN AVE (5 MILE LINE)

MERITUS AVE

STATES

ER AVE

SUBDIVISION

ONE

HAMMER AVE

SUBDIVISION

AVE

CHURCH OF THE KING MCALLEN SUBDIVISION

LOT A

VISION

STORE NO. 15

PROPOSED SHARPLESS SQUARE SUBDIVISION

TRENTON CURVE PLAZA SUBD

EL RANCHO DELUXE CONDOMINIUMS

METES AND BOUNDS

BEING A 0.323 ACRE TRACT OUT OF LOT 57, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 24, PAGES 67-69, DEED RECORDS HIDALGO COUNTY, TEXAS, SAME BE DESCRIBED IN WARRANTY DEED, DATED DECEMBER 15, 2022, CONVEYED TO MNR GARZA INVESTMENTS, LLC, RECORDED IN DOCUMENT NO. 3406844, OFFICIAL PUBLIC DEED RECORDS HIDALGO COUNTY, TEXAS, 0.323 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A CALCULATED POINT THE SOUTHWEST CORNER OF LOT 57, OF THE SAID LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION;

THENCE, N08°36'52"E, ALONG THE WEST LINE OF THE SAID LOT 57, SAME BEING ALONG THE CENTER LINE OF N. WARE ROAD, A DISTANCE OF 165.00 FEET TO A CALCULATED POINT ON THE WEST LINE OF THE SAID LOT 57, SAME BEING A POINT ON THE CENTER LINE OF N. WARE ROAD;

THENCE, S81°23'08"E, ACROSS THE SAID LOT 57, A DISTANCE OF 60.00 FEET 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.32 ACRE TRACT CONVEYED TO ELVA MAR GALVAN, RECORDED IN DOCUMENT NO. 2929415, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N08°36'52"E, ACROSS THE SAID LOT 57, SAME BEING ALONG THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 99.99 FEET TO A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT-OF-WAY LINE OF N. WARE ROAD, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.92 ACRE TRACT, CONVEYED TO NEW LIFE CHURCH RGV, INC, RECORDED IN DOCUMENT NO. 3232426, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

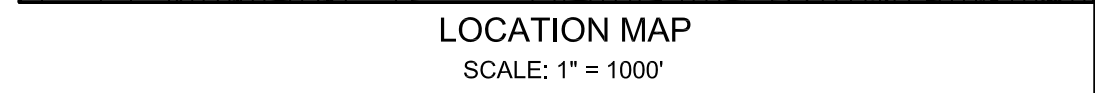
THENCE, S81°23'08"E, ACROSS THE SAID LOT 57, SAME BEING ALONG THE SOUTH LINE OF THE SAID 0.92 ACRE TRACT, A DISTANCE OF 140.87 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, THE SOUTHEAST CORNER OF THE SAID 0.92 ACRE TRACT, SAME BEING A POINT ON THE WEST LINE OF VILLATORRE ESTATES AT ALMON SUBDIVISION, RECORD IN INSTRUMENT NO. 3223407, MAP RECORD HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°36'52"W, ACROSS THE SAID LOT 57, SAME BEING ALONG THE WEST LINE OF THE SAID VILLATORRE ESTATES, A DISTANCE OF 99.99 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE WEST LINE OF VILLATORRE ESTATES, SAME BEING THE NORTHWEST CORNER OF THE SAID 0.32 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°23'08"W, ACROSS THE SAID LOT 57, SAME BEING THE NORTH LINE OF THE SAID 0.32 ACRE TRACT, A DISTANCE OF 140.87 FEET TO THE POINT OF BEGINNING, AND CONTAINING A 0.323 ACRE TRACT OF LAND MORE OR LESS.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
2. SETBACKS:
FRONT: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. PROPOSED LOT TO BE USED FOR C1 OFFICE BUILDING ONLY.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 16" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
ON-SITE B.M. NO. 1-.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 000 CUBIC- FEET OR 000 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.
7. 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.
8. A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. 8 FT. WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.




MNR

SUBDIVISION

BEING 0.323 ACRES OUT OF LOT 57, LA LOMITA
IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION,
RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF
HIDALGO COUNTY, TEXAS

STATE OF TEXAS	
COUNTY OF HIDALGO	
I, THE UNDERSIGNED, DIEGO GONZALEZ, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 109920. DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.	
DIEGO GONZALEZ, P.E.	DATE
LICENSED PROFESSIONAL ENGINEER No. 109920	
FIRM REGISTERED No. F-20669	
STATE OF TEXAS	
COUNTY OF HIDALGO	
I, THE UNDERSIGNED, MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.	
FOR PRELIMINARY REVIEW ONLY	
MARIO GONZALEZ, R.P.L.S.	DATE
TEXAS R.P.L.S. No. 5571	
TEXAS REG. SURVEYING FIRM No. 10013900	
<div style="text-align: right;">OWNER: _____ OWNER: _____ ENGINEER: _____ SURVEYOR: _____</div>	

NAME	ADDRESS	CITY & ZIP	PHONE
LANIE MARIE GARZA	—	—	(361) 343-1209
LANDO GARZA Jr.	4001 ELK RUN	EDINBURG, TEXAS 78541	(956) 624-1969
GO GONZALEZ, PE	4816 DAFFODIL AVENUE	McALLEN, TEXAS 78501	(956) 735-4634
NUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489

	FILED FOR RECORD IN
	HIDALGO COUNTY
	ARTURO GUJARDO, JR.
	HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM	
INSTRUMENT NUMBER _____	
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS	
BY: _____ DEPUTY	



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/2/2023

SUBDIVISION NAME: MNR SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW
Paving: By the States Curb & gutter: By the State
Revisions needed:
-Label centerline on plat prior to final. Once labeled provide Total ROW labeling with dimension after accounting for ROW dedication, from centerline and existing West ROW line of North Ware Road, prior to final.
- Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to final.
-Please review dedication requirements as noted above, label dedications by this plat, prior to final.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are required prior to recording.

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are required prior to recording.

NA

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are required prior to recording.

NA

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

Compliance

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

**Proposed Commercial Development

***Subdivision Ordinance: Section 134-118

NA

* 600 ft. Maximum Cul-de-Sac.

**Subdivision layout does not propose any Cul-de-Sac's.

**Subdivision Ordinance: Section 134-105

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

Revisions Needed:

- Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

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

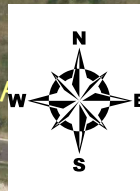
SETBACKS	
<p>* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposed: 15 feet or easement whichever is greater **Zoning Ordinance: Section 138-356,134-367</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposed: 10 feet or easement whichever is greater **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Interior sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. **Proposed: 5 feet or easement whichever is greater **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: Interior Lot, Subdivision layout does not propose lot abutting a street. **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: Commercial Development. **Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on N. Ware Road (F.M.2222). Revisions Needed: -Include note as shown above prior to final. **5 ft. Sidewalk as per Engineering Department requirements. ***Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise note#8 as shown above prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revision needed: -Revise note#10 as shown above prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

NOTES	
<p>* No curb cut, access, or lot frontage permitted along Yellowhammer Avenue. Revisions Needed: -Include note as shown above, prior to final. **Must comply with City Access Management Policy ***As per Traffic Department, As per Access Management Policy, spacing requirement along Ware Road @ 50 MPH is 425 ft., show distance from proposed driveway to existing driveways. No Access would be permitted through Yellowhammer Ave</p>	Non-compliance
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Required
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Once subdivision requirements have been finalized, finalize wording for note prior to final.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<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</p>	NA
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	Compliance
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
ZONING/CUP	
<p>* Existing :C-1 (Office Building) District Proposed:C-1 (Office Building) District **Engineer must continue to verify proposed use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning requirements must be finalized prior to final. ***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval **Engineer must continue to verify proposed use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V</p>	TBD

PARKS	
* Land dedication in lieu of fee. As per application dated October 11th,2023 proposed land use is commercial, commercial developments do not apply to Parks	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated October 11th,2023 proposed land use is commercial, commercial developments do not apply to Parks	NA
* Pending review by the City Manager's Office. As per application dated October 11th,2023 proposed land use is commercial, commercial developments do not apply to Parks	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *Engineer must continue to verify proposed use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. *Clarify if dashed line running along subdivision boundary, easements being dedicated by plat must be labeled as such with dimensions and corresponding labeling. Any existing easements must be shown on plat with document numbers. Finalize prior to final.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



LOCATION



City of McAllen

Planning Department


SUB2023-0110

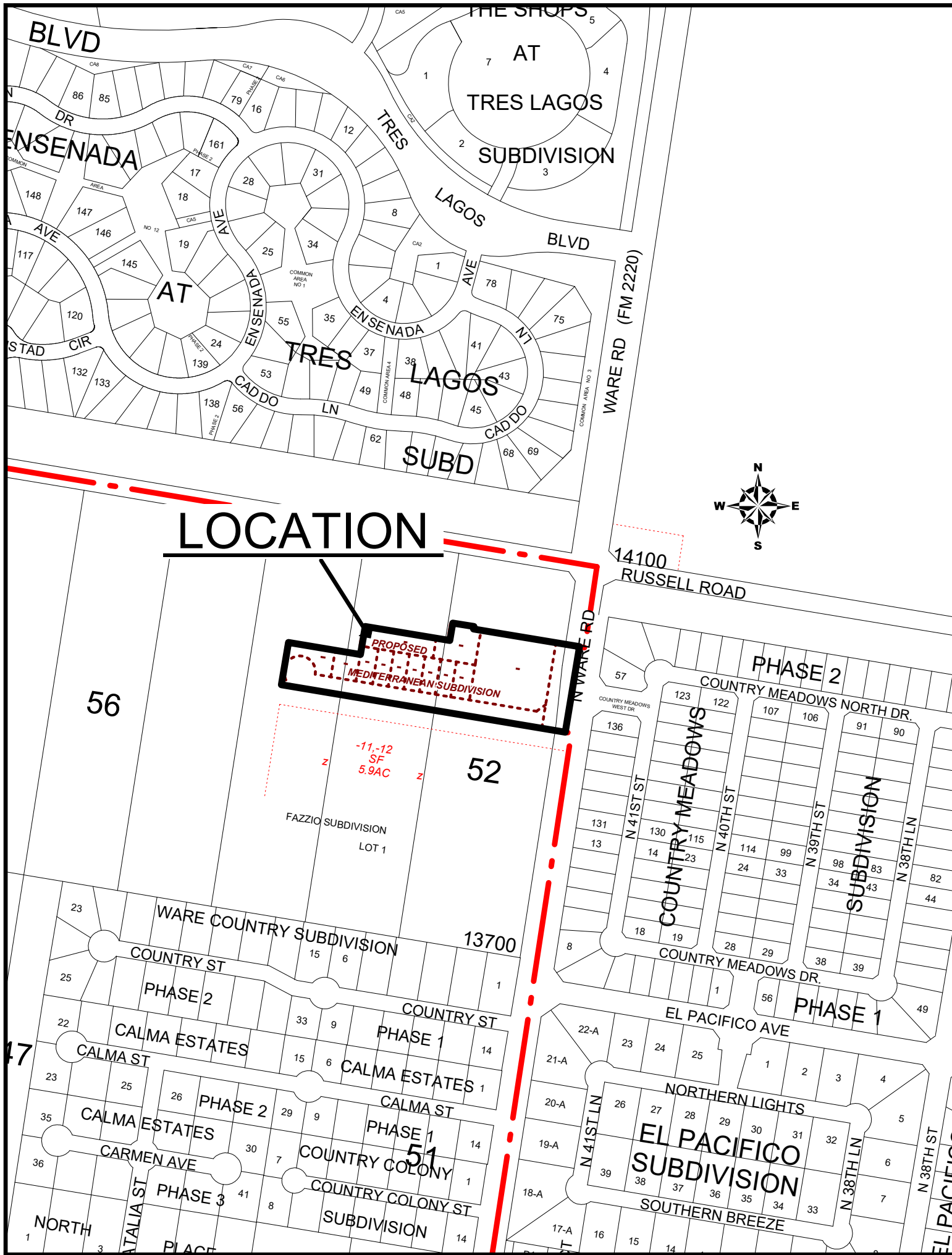
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

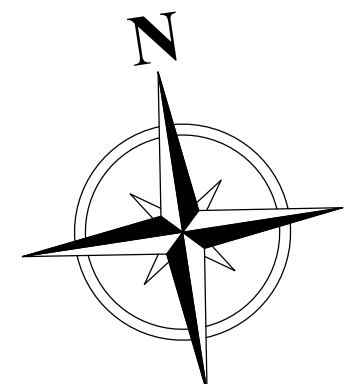
Project Information	Subdivision Name <u>Mediterranean Subdivision</u>	
	Legal Description <u>Survey plat showing a 4.687-acre tract of land, more or less, out of lots 52 thru 54, out of lots 35-68, inclusive, section 22A, Tex-Mex Subdivision, Hidalgo County, Texas, Volume 12, Page 55, H.C.M.R.</u>	
	Location <u>West side of Ware Rd, Approx. 258 feet south of Mile 9 North Rd.</u>	
	City Address or Block Number <u>13931 N WARE RD</u>	
	Total No. of Lots <u>10</u> Total Dwelling Units <u>18</u> Gross Acres <u>4.687</u> Net Acres <u>3.602</u>	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <u>(es) No</u>	
	For Fee Purposes: <input type="checkbox"/> Commercial (<u>1.454</u> Acres) / <input type="checkbox"/> Residential (<u>9</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>General business / duplex</u> Proposed Land Use <u>General business / duplex - fourplex residential</u>	
	Irrigation District # <u>United Irrigation</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>294163</u>		
Estimated Rollback Tax Due <u>not on tax roll</u> Tax Dept. Review <u>UPG</u>		
Owner	Name <u>Ancer Properties LLC</u> Phone <u>(956) 522-3299</u>	
	Address <u>P.O. BOX 1198</u> E-mail <u>jorge@ancerpools.com</u>	
	City <u>MISSION</u> State <u>TX</u> Zip <u>78512</u>	
Developer	Name <u>Ancer Properties LLC</u> Phone <u>(956) 522-3299</u>	
	Address <u>P.O. BOX 1198</u> E-mail <u>jorge@ancerpools.com</u>	
	City <u>MISSION</u> State <u>TX</u> Zip <u>78512</u>	
	Contact Person <u>Jorge Ancer</u>	
Engineer	Name <u>Iden Treviño - Treviño Engineering</u> Phone <u>(956) 283-8847</u>	
	Address <u>2211 E. Griffin Pkwy Ste 160</u> E-mail <u>ident@trevinoengineering.com</u>	
	City <u>MISSION</u> State <u>TX</u> Zip <u>78512</u>	
	Contact Person <u>Karime Farachala</u> - <u>karime@trevinoengineering.com</u>	
Surveyor	Name <u>Homero Luis Gutierrez</u> Phone <u>(956) 369-0988</u>	
	Address <u>P.O. BOX 548</u> E-mail <u>homero.gutierrez@stcglobal.net</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u>	

KF

RECEIVED
OCT 09 2023
BY: [Signature]

Proposed Plat Submittal	
Minimum Developer's Requirements Submitted with Application	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p style="text-align: center; margin-top: 0;"><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 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) </div> <div style="width: 48%;"> <p style="text-align: center; margin-top: 0;"><u>Email Submittal Requirements</u></p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - Sealed Survey - Location Map - Plat & Reduced Plat - Warranty Deed - DWG File - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation, if applicable <p style="font-size: small;">*Documents must be submitted in separate PDF files. <u>Each file must be less than 20 MB.</u> No scanned documents*</p> <p style="font-size: small;">*Submit documents to subdivisions@mcallen.net</p> <p style="text-align: center; font-weight: bold;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</p> </div> </div>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - Metes and bounds - Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts - Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines - North arrow, scale and vicinity map - Name & dimension of adjoining street ROWs (total width & width from centerline) <p style="font-size: small;">Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net</p>
Owner(s) Signature(s)	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>10/09/2023</u></p> <p>Print Name <u>IDEN I. TREVINO, PE</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> <p style="font-size: small; text-align: center;">The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>

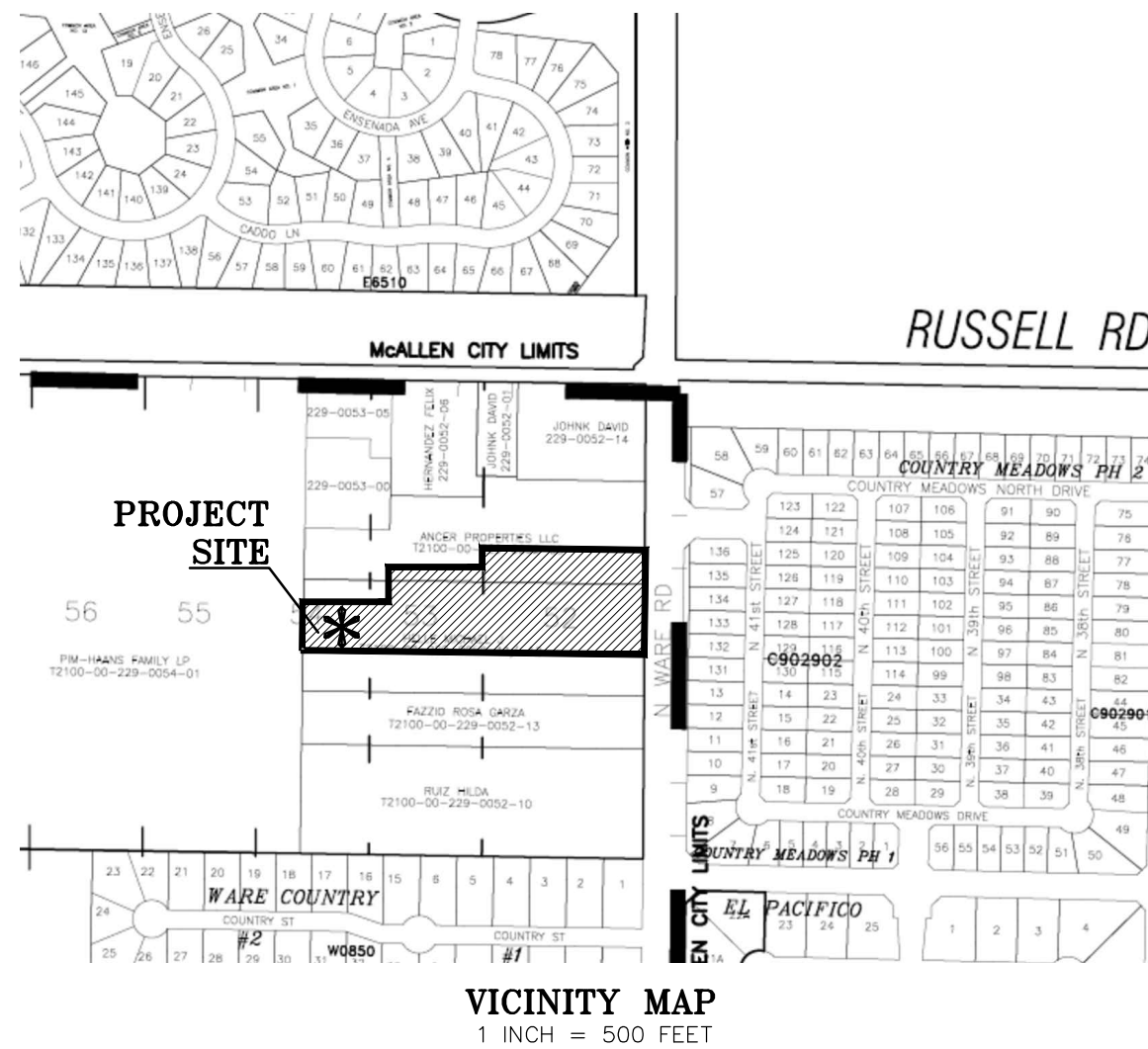
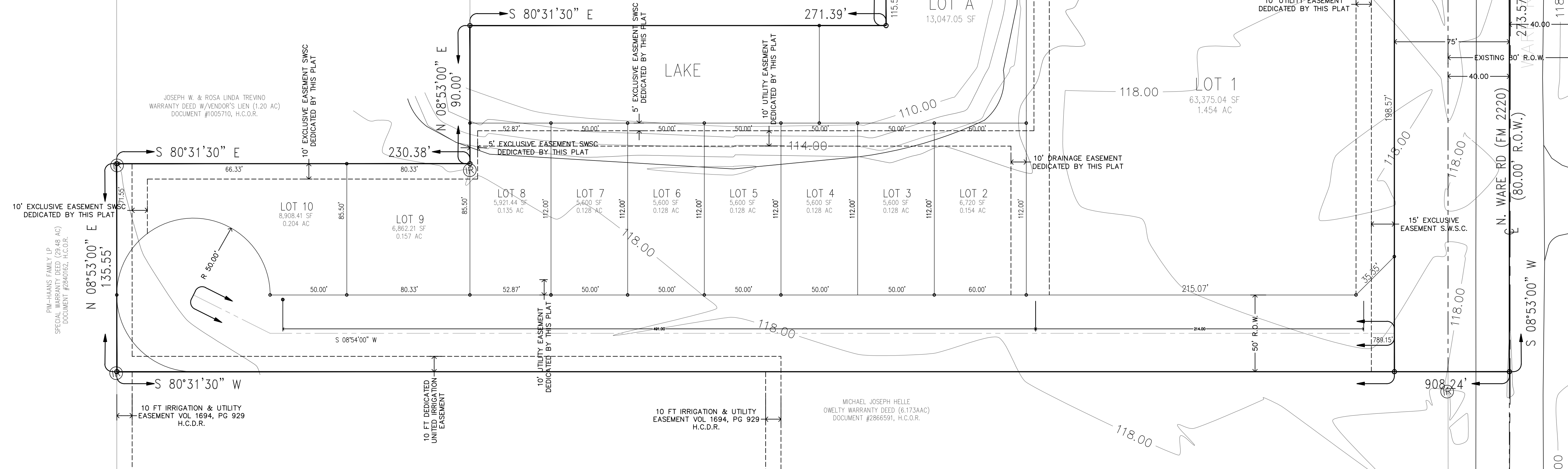




SCALE: 1"=40'
BEARING BASIS AS PER NAD 1983
STATE PLANE TEXAS
SOUTH FIPS 4205 FEET

LEGEND

- SET IRON ROD WITH PLASTIC CAP STAMPED 2791
- Ⓡ FOUND IRON ROD
- Ⓢ FOUND PIPE



VICINITY MAP

1 INCH = 500 FEET

METES AND BOUNDS

A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF WARE ROAD (HIGHWAY FM 2220), APPROXIMATELY 258 FEET SOUTH OF MILE 9 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A COTTON PICKER SPINDLE (N: 16647373.30, E: 1067388.46) FOUND AT THE INTERSECTION OF THE APPARENT EXISTING USUAL 80-FOOT RIGHT-OF-WAY CENTERLINE OF SAID WARE ROAD (FM 2220) AND THE APPARENT EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 9 NORTH ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 52; **THENCE**, S 81°54'00" W, WITH THE SAID WARE ROAD EXISTING RIGHT-OF-WAY CENTERLINE AND THE APPARENT EAST LOT LINE OF SAID LOT 52, A DISTANCE OF 258.00 FEET TO A POINT FOR THE APPARENT SOUTHEAST CORNER OF A 2.62-ACRE TRACT OF LAND VESTED IN DAVID JOHNN, (DOCUMENT No. 261928, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE EASTERNMOST NORTHEAST CORNER OF SAID 4.687-ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING** OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°54'00" W, WITH THE SAID WARE ROAD EXISTING RIGHT-OF-WAY CENTERLINE, THE EAST LOT LINE OF LOT 52 AND THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 273.57 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF A 6.173-ACRE TRACT OF LAND VESTED IN MICHAEL JOSEPH HELLE (DOCUMENT No. 2866591, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 80°31'30" W, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID 6.173-ACRE TRACT VESTED IN MICHAEL JOSEPH HELLE AND THE SOUTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 40.00 FEET PAST A No. 4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD, **THENCE** ANOTHER DISTANCE OF 388.36 FEET PAST THE APPARENT COMMON LOT LINE OF SAID LOT 52 AND LOT 53, **THENCE** ANOTHER DISTANCE OF 300.01 FEET PAST THE APPARENT COMMON LOT LINE OF SAID LOT 53 AND LOT 54, CONTINUING FOR A TOTAL DISTANCE OF 908.24 FEET TO A No. 4 REBAR FOUND ON THE APPARENT EAST LOT LINE OF A 29.48-ACRE TRACT OF LAND VESTED IN PHILIP HANSEN LP (DOCUMENT No. 2840162, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°53'00" E, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 54, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 1.20-ACRE TRACT VESTED IN JOSEPH W. & ROSA LINDA TREVINO, AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 179.87 FEET PAST THE SAID COMMON LOT LINE OF SAID LOT 54 AND LOT 53, CONTINUING FOR A TOTAL DISTANCE OF 230.38 FEET TO A No. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF A 1.20-ACRE TRACT OF LAND VESTED IN JOSEPH W. & ROSA LINDA TREVINO (DOCUMENT No. 1005710, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHERNMOST NORTHWEST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 54, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 1.20-ACRE TRACT VESTED IN JOSEPH W. & ROSA LINDA TREVINO, AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 179.87 FEET PAST THE SAID COMMON LOT LINE OF SAID LOT 54 AND LOT 53, CONTINUING FOR A TOTAL DISTANCE OF 230.38 FEET TO A No. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF A 1.20-ACRE TRACT OF LAND VESTED IN JOSEPH W. & ROSA LINDA TREVINO (DOCUMENT No. 1005710, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHERNMOST NORTHWEST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 53, AND WITH THE APPARENT EAST LOT LINE OF SAID 1.20-ACRE TRACT VESTED IN JOSEPH W. & ROSA LINDA TREVINO, AND A WESTERN LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 90.00 FEET TO A POINT (NOT SET IN POND) FOR THE APPARENT SOUTHWEST CORNER OF A 1.684-ACRE TRACT OF LAND VESTED IN ELEFTHERIOS GKIOULEKAS (DOCUMENT No. 2619282, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERNAL CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 53, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 1.684-ACRE TRACT VESTED IN ELEFTHERIOS GKIOULEKAS, AND THE NORTHERN LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 249.51 FEET PAST THE COMMON LINE OF SAID LOT 53 AND LOT 54, CONTINUING FOR A TOTAL DISTANCE OF 271.39 FEET TO POINT (NOT SET IN POND) FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.684-ACRE TRACT AND AN INTERNAL CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°53'00" E, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 52, AND WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 1.684-ACRE TRACT VESTED IN ELEFTHERIOS GKIOULEKAS, AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 56.02 FEET TO POINT (NOT SET IN POND) ON AN APPARENT NORTHERNMOST SOUTH LOT LINE OF SAID 2.62-ACRE TRACT OF LAND VESTED IN DAVID JOHNN, FOR THE APPARENT NORTHERNMOST NORTHWEST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°31'30" E, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 52, AND WITH THE SAID NORTHERNMOST SOUTH LOT LINE OF SAID 2.62-ACRE TRACT VESTED IN DAVID JOHNN, AND THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 67.56 FEET TO POINT (NOT SET IN POND) FOR AN APPARENT INTERNAL CORNER OF SAID 2.62-ACRE TRACT OF LAND VESTED IN DAVID JOHNN, AND THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°53'00" W, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 52 AND WITH THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 8.00 FEET TO POINT (NOT SET IN POND) ON THE APPARENT SOUTHERNMOST SOUTH LOT LINE OF SAID 2.62-ACRE TRACT VESTED IN DAVID JOHNN, FOR THE APPARENT SOUTHERNMOST SOUTHWEST CORNER OF SAID 2.62-ACRE TRACT AND AN INTERNAL CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 52, AND WITH THE SAID SOUTHERNMOST SOUTH LOT LINE OF SAID 2.62-ACRE TRACT VESTED IN DAVID JOHNN, AND THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 288.99 FEET PAST A No. 4 REBAR FOUND ON THE SAID WARE ROAD EXISTING WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 338.99 FEET TO THE SAID POINT OF BEGINNING OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 4.687 ACRES OF LAND, OF WHICH 0.289 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, 0.019 OF AN ACRE LIES IN RIGHT-OF-WAY EASEMENT, 0.018 OF AN ACRE LIES IN PIPELINE EASEMENT, 0.047 OF AN ACRE LIES IN SHARYLAND WATER SUPPLY CORPORATION EASEMENT, AND 0.116 OF AN ACRE LIES IN IRRIGATION & UTILITY EASEMENT, FOR A NET OF 3.598 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

- THE SUBDIVISION IS ON FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN COMMUNITY PANEL No. 480334 0295 D MAP REVISED: JUNE 6, 2000
- BENCHMARK =
- MINIMUM BUILDING SETBACKS:
COMMERCIAL:
FRONT: 15 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
REAR: 5 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
SIDE: 10 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
MULTIFAMILY:
FRONT: 20 FEET EXCEPT 15 FEET FOR ENCLOSED CARPORT OR GREATER FOR EASEMENT
REAR: 10 FEET OR GREATER FOR EASEMENT
SIDE: 6 FEET OR GREATER FOR EASEMENT
CORNER: 10 FEET OR GREATER FOR EASEMENT
GARAGE: 18 FEET EXCEPT WHERE A GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- A TOTAL OF 0.350 ACRE FEET (15,282 CUBIC FEET) OF STORM WATER RETENTION IS REQUIRED FOR THIS SUBDIVISION, FOR COMMERCIAL 0.129 ACRE FEET (5,640 CUBIC FEET) AND FOR MULTIFAMILY 0.221 ACRE FEET (9,642 CUBIC FEET).
- A 5 FT WIDE SIDEWALK IS REQUIRED ALONG N. WARE ROAD (FM 2220)
- ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD
- ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND
- OWNERS/DEVELOPERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF RETENTION PONDS
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES
- COMMON AREAS PRIVATE SERVICES DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.
- SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE FIRST RIGHT TO THE EASEMENT WHICH WAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS, OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
- ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.

PRINCIPAL CONTACTS:

	ADDRESS	CITY & ZIP	PHONE
OWNER:	ANCER PROPERTIES, LLC	P.O. BOX 1198	MISSION, TEXAS 78572
ENGINEER:	IDEN I. TREVIÑO, P.E.	2211 E. GRIFFIN PKWY, SUITE 160	MISSION, TEXAS 78572
SURVEYOR:	HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505

STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **MEDITERRANEAN 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.

ANCER PROPERTIES, LLC.

ANCER PROPERTIES, LLC
MARIA DALIA ANCER, ITS PRESIDENT

ANCER PROPERTIES, LLC

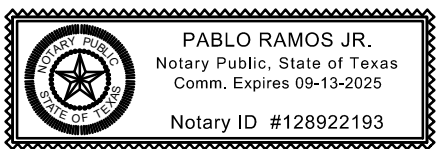
ANCER PROPERTIES, LLC
JORGE ABRAHAM ANCER, ITS VICE PRESIDENT

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARIA DALIA ANCER AND JORGE ABRAHAM ANCER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES ON : _____



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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 42.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT No.1

HIDALGO COUNTY 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 WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WEATHER SHOWN OR NOT.

CITY OF McALLEN PLANNING & ZONING

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY OF McALLEN MAYOR

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

MEDITERRANEAN SUBDIVISION

A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK HIDALGO COUNTY, TEXAS,

STATE OF TEXAS COUNTY OF HIDALGO

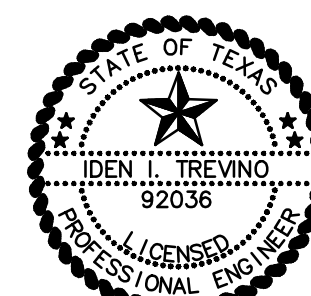
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND,



HOMERO LUIS GUTIERREZ RPLS No. 2791

STATE OF TEXAS COUNTY OF HIDALGO

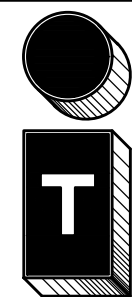
I, THE UNDERSIGNED, **IDEN I. TREVIÑO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



IDEN I. TREVIÑO, PE

No. 92036

DATE OF PREPARATION: SEPTEMBER 28, 2023



TREVIÑO ENGINEERING

FIRM No. F-7906

TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160

Mission, Texas 78572

ident@trevinoengineering.com



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/2/2023

SUBDIVISION NAME: MEDITERRANEAN SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW
Paving: By the States Curb & gutter: By the State
Revisions needed:
-Clarify what appears to be a unlabeled 35' area along the Eastern plat boundary to establish dedication requirements, prior final.
-Ensure that ROW complies with State plans for North Ware Road, any acquisitions should be include with document number, dimensions, and labeling, finalize prior to final.
-Reference the document number on the plat for any existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to final.
-Please review dedication requirements as noted above, label dedications by this plat, prior to final.
-Revise reference from "Future" to "Total", prior to final.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are required prior to recording.

Non-compliance

Interior Street: Dedication as needed for 60 ft. total ROW.
Paving: 40 ft. Curb & gutter: Both Sides
Revisions Needed:
-Proposed Interior dedications present 50 ft. ROW, Subdivision layout does not comply with ROW requirements, please revise accordingly prior to final.
-Street names will be established prior to final and plat will need to revised accordingly.
-Clarify 10 ft. Easement dedicated to United Irrigation within ROW, need to resolve any issues with overlap, finalize prior to final.
-Identify centerline for proposed interior street and existing Country Meadows West Drive and provided distance from centerline to centerline to verify compliance with 125 ft. from centerline to centerline for street jogs.(134-105(d)) finalize prior to final.
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are not constructed prior to recording

Non-compliance

N/S collector(Western Boundary): Dedication as needed for 60 ft. total R.O.W.
Paving _40 ft._ Curb & gutter: Both Sides.
Pending Items:
-Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final.
-Clarify status of remnant tract along northern plat boundary, finalize prior to final.
-Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final once ROW requirements have been established.
***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
***Monies must be escrowed if improvements are not constructed prior to recording.

Non-compliance

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

Compliance

NA

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

<p>* 600 ft. Maximum Cul-de-Sac. Revision needed: -Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 600 ft. maximum block length requirement. Finalize prior to final. Should a variance be approved it would be subject to 60 ft. of ROW with 40 ft. of paving. -Cul-De-Sac does not comply with minimum requirements, as per Fire Department requirements, 96 ft. of paving face-to-face required for Cul-De-Sac turnaround area, minimum 10 ft. of ROW back of curb around Cul-De-Sac area, finalize prior to final. **Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. Revisions Needed: Lot 1: - Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. - If a service drive easement is proposed, it must be at least 24 ft. wide. If proposing note, finalize wording for note regarding Private Service Drive Easement prior to final. If applicable note should read as follows :“A minimum 24 ft. private service drive easement will be established as part of the site plan for lot 1 and will be maintained by the lot owners and not the city of McAllen.” *Alley/service drive easement required for commercial and multi-family properties Lots 2-10 - Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. *Alley/service drive easement required for commercial and multi-family properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>Lot1 Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. Revisions Needed: -Revise the front setback for the commercial lot as noted above, prior to final. **Zoning Ordinance: Section 138-356,134-367 Lots 2-10 Front:20 feet except 15 feet for unenclosed carport or greater for easement. Revisions needed: -Clarify reference to carport as it will require a variance submittal, prior to final. Finalize wording for note prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>Lot1 Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise the rear setback for the commercial lot as noted above, prior to final. Lots 2-10 Rear: 10 feet or greater for easements. **Zoning Ordinance: Section 138-356</p>	Non-compliance

<p>Lot1 Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise the sides setback for the commercial lot as noted above, prior to final.</p>	Non-compliance
<p>Lots 2-10 Sides: 6 feet or greater for easements **Zoning Ordinance: Section 138-356</p> <p>Lot1 Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Include the corner setback for the commercial lot as noted above, prior to final</p>	Non-compliance
<p>Lots 2-10 Corner: 10 feet or greater for easements. Revision Needed: -Clarify proposed setback as lots 2-10 do not have lots abutting a street, revise as applicable prior to final. **Zoning Ordinance: Section 138-356</p>	Applied
<p>Lot1 : * Garage: N/A Commercial Development. Lots 2-10 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>	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on North Ware Road (FM 220) and 4 ft. wide minimum sidewalk required on both sides of all interior streets and other street as applicable, prior to final. Revisions Needed: -Finalize wording for note once ROW requirements have been established. Revisions Needed: -Revise note #5 as shown above prior to final. **5 ft. sidewalk along N. Ware Road as per Engineering Department, 4ft. Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording for note prior to final. **Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable, prior to final. Revisions Needed: -Finalize wording for note once ROW requirements have been established. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required

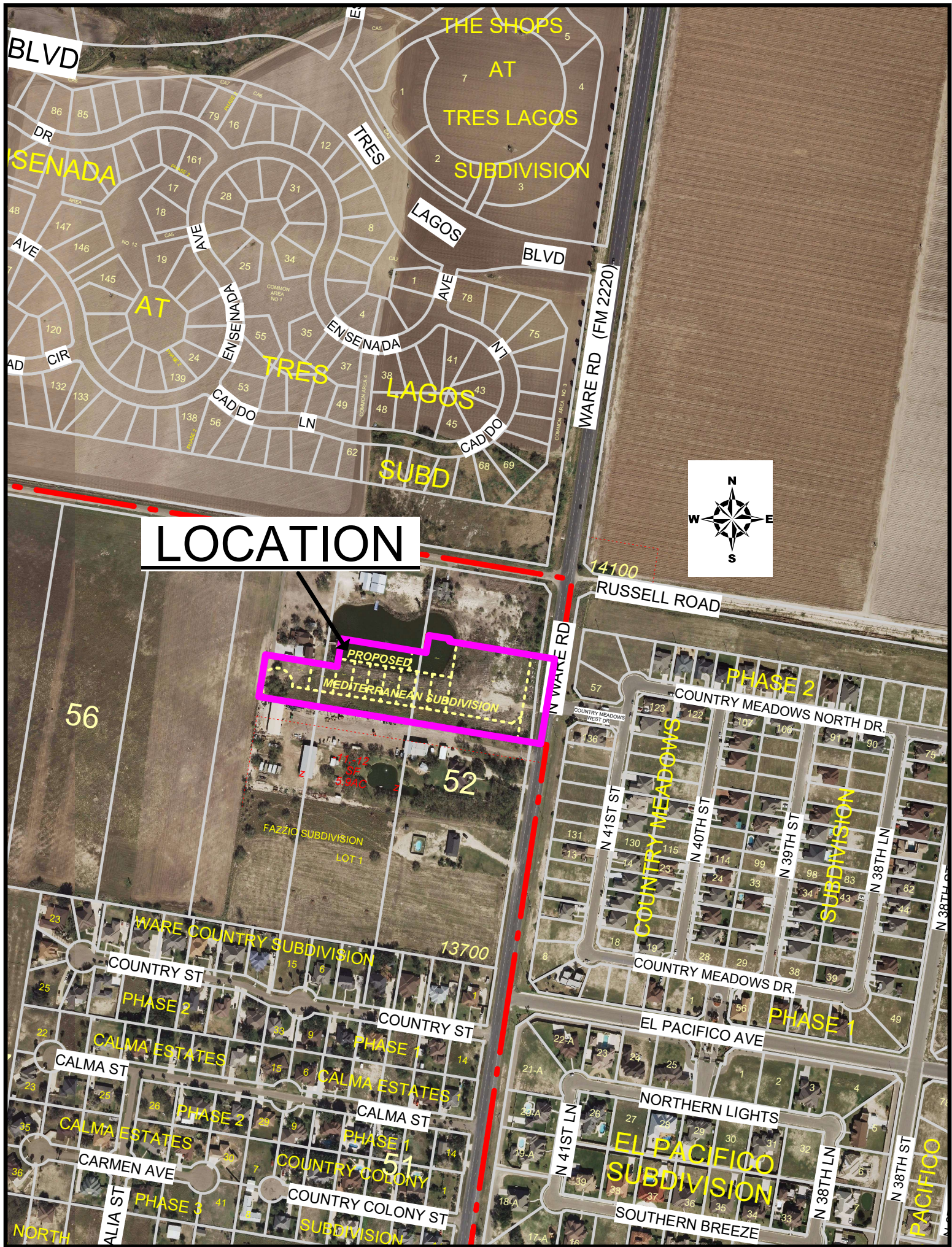
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Ware Road and other street as applicable, prior to final.</p> <p>Revisions Needed:</p> <p>-Finalize wording for note once ROW requirements have been established.</p> <p>**Must comply with City Access Management Policy</p> <p>***As per Traffic Department, as per Access Management Policy, spacing requirement along Ware Road @ 55MPH is 425 ft. show distance from proposed street to any exiting driveways/streets. Lot 1 will not be granted access off Ware Road</p>	Non-compliance
<p>Commercial Lot:</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>Multi-family Lot:</p> <p>*Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final.</p>	Required
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<p>* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Required
<p>Pending Items:</p> <p>-Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final.</p>	Required
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>Revisions Needed:</p> <p>-Lot referenced as "Lot A"/ Lake does not exhibit any frontage on a public street, revise prior to final. Please keep lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots. Common areas and detention areas must meet a minimum of 25 ft. of frontage, and be labeled accordingly. Finalize lot frontage requirements prior to final.</p> <p>**Subdivision Ordinance: Section 134-1</p>	Non-compliance
<p>* Minimum lot width and lot area.</p> <p>**Current subdivision layout exhibits various lot square footages, ensure that proposed square footages comply with proposed use as there may be limitation to the amount of units per lot. Finalize prior final.</p> <p>***Zoning Ordinance: Section 138-356</p>	Applied

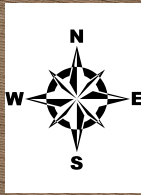
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
* Existing:R-2(Duplex-Fourplex) District and C-3 (General Business) District Proposed:R-2(Duplex-Fourplex) District and C-3 (General Business) District **Annexation and initial zoning approved by City Commission on August 28th, 2023. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ****Annexation and initial zoning approved by City Commission on August 28th, 2023. ***Zoning Ordinance: Article V	Compliance
	Applied
PARKS	
* Land dedication in lieu of fee.Lot 1 :Commercial , as per parks department park fees do not apply to commercial developments. For Lot 2-10 (Multi-family), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording .Lot 1 :Commercial , as per parks department park fees do not apply to commercial developments. For Lot 2-10 (Multi-family), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. * Pending review by the City Manager's Office.Lot 1 :Commercial , as per parks department park fees do not apply to commercial developments. For Lot 2-10 (Multi-family), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
	TBD
	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat.	Non-compliance
	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. *Please review vicinity map, project site appears to be offset, review and revise accordingly.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

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



LOCATION



SUB 2023-0004



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>Lark Apartments Subdivision</u></p> <p>Location <u>Southeast Corner of Taylor Road and Mile 4 Road (Lark Road)</u></p> <p>City Address or Block Number <u>6320 N TAYLOR RD</u></p> <p>Number of lots <u>1</u> Gross acres <u>4.294</u> Net acres <u>5.49</u></p> <p>Existing Zoning <u>R-3A</u> Proposed <u>R-3A</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Ag</u> Proposed Land Use <u>R-3A</u> Irrigation District # <u>2</u> (United)</p> <p>Residential Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>\$</u></p> <p>Parcel No. <u>281987</u> Tax Dept. Review <u>E.V.</u></p> <p>Legal Description <u>John H Shary N279' W856.80' Lot 367 5.49 Ac. Gro. 4.30 Ac. Net</u></p>
Owner	<p>Name <u>Lark Heights Development LLC</u> Phone _____</p> <p>Address <u>5433 Westheimer Rd; Ste. 1100</u></p> <p>City <u>Houston</u> State <u>Tx</u> Zip <u>77056</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Lark Heights Development LLC</u> Phone _____</p> <p>Address <u>5433 Westheimer Rd; Ste. 1100</u></p> <p>City <u>Houston</u> State <u>Tx</u> Zip <u>77056</u></p> <p>Contact Person <u>Fernando Estevan</u></p> <p>E-mail <u>fernando@m2-engineers.com</u></p>
Engineer	<p>Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u></p> <p>Address <u>1810 E Griffin Parkway</u></p> <p>City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u></p> <p>Contact Person <u>Fernando Estevan</u></p> <p>E-mail <u>fernando@m2-engineers.com</u></p>
Surveyor	<p>Name <u>Manuel Carrizales, RPLS</u> Phone <u>512-470-1489</u></p> <p>Address <u>4807 Gondola Ave</u></p> <p>City <u>Edinburg</u> State <u>Tx</u> Zip <u>78542</u></p>

JAN 18 2023

Initial: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature _____ Date 1-13-2023

Print Name Fernando L. Estevan

Owner ☐

Authorized Agent ☒

6

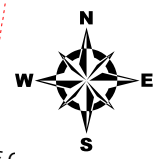
TAYLOR ROAD

SELINDA DR

377

VITO SUBDIVISION
LOT 1

LOCATION



LARK AVE

**PROPOSED LARK APARTMENTS
SUBDIVISION**

TAYLOR CROSSING

KIWI AVE

JAY AVE

367

TAYLOR ROAD

N 51ST ST

N 50TH ST

IBIS AVE

N 48TH LN

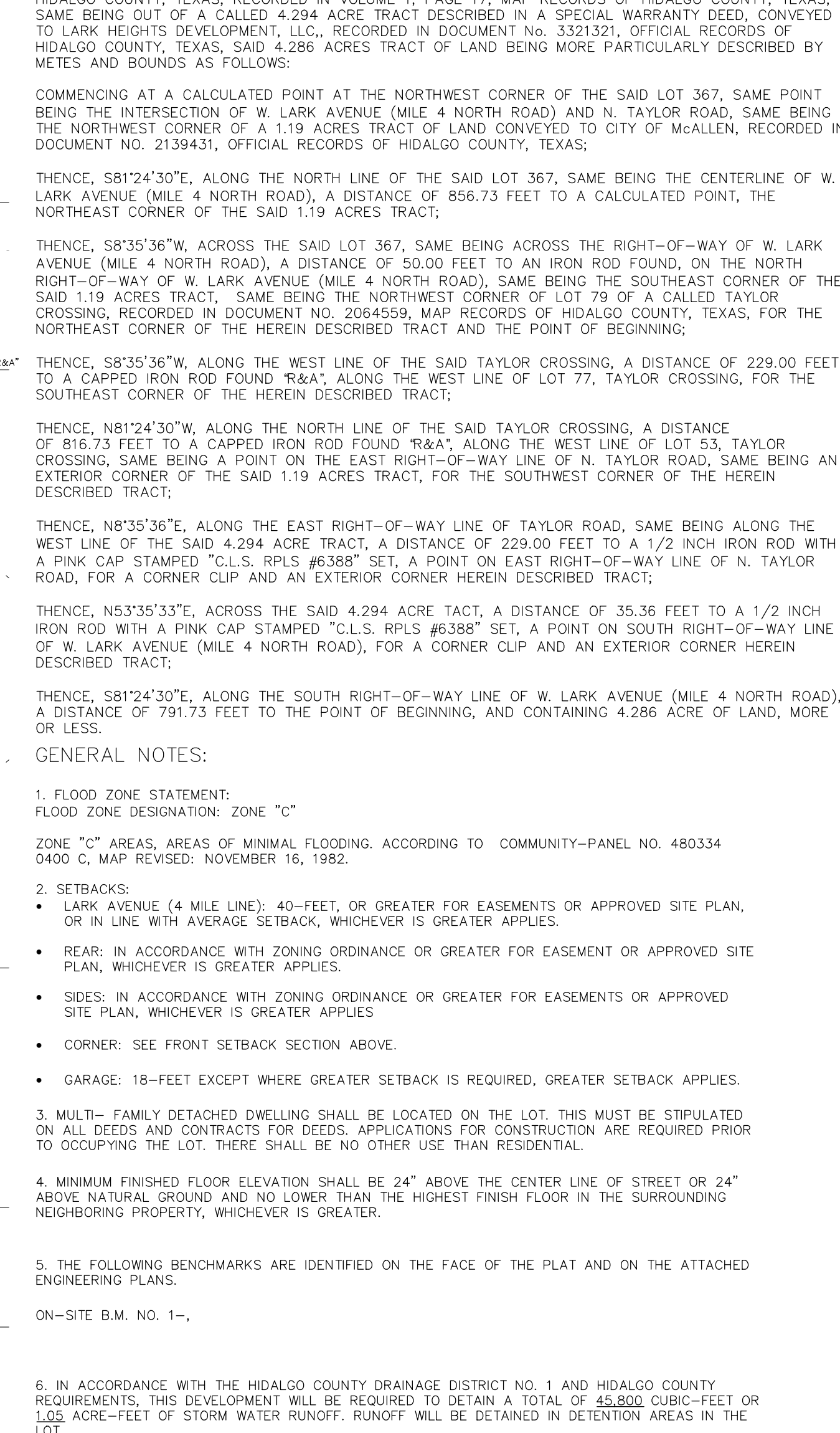
HERON AVE

SUBDIVISION

DRAINAGE
DETENTION
FACILITY

-10 6004 -10 6004 Z -11 6008

30' canal row



DATE MY COMMISSION EXPIRES _____

ATTESTED BY

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

F THE MAP RECORDS OF HIDALGO COUNTY, "



NAME		ADDRESS	CITY & ZIP	PHONE
N: _____ AT _____ AM/PM	OWNER: JAMES CASANOVAS	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	() -
STRUMENT NUMBER _____	OWNER: RODNEY MARTINEZ	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	() -
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS	OWNER: JOSE TAMEZ	5433 WESTHEIMER RD STE 1100	HOUSTON, TEXAS 77056	() -
Y: _____ DEPUTY	ENGINEER: EMIGLIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
	SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/2/2023

SUBDIVISION NAME: LARK APARTMENTS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Taylor Road: 40 ft. of dedication from centerline for 80 ft. total ROW.

Paving: 52 ft. - 65 ft. Curb & gutter: both side

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

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

Lark Avenue (4 Mile Line): Dedication as needed for 50 ft. dedication from centerline for 100 ft. ROW

Paving: 65 ft. Curb & gutter: both sides

Revisions Needed:

-Revise street names as shown above were applicable, prior to recording.

-Clarify reference UID Blanket Easement along ROW any issues, finalize prior to recording.

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

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

Paving _____ Curb & gutter _____

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

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

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Applied

Required

NA

NA

Compliance

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

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

**As per plat submitted October 17th, 2023 plat exhibits proposed 24-48' Service Drive and Utility Easement.

Revisions Needed:

-Provide additional dimensions and labeling for area running E/W along the northern boundary prior to recording.

**Subdivision Ordinance: Section 134-106

Required

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

SETBACKS	
<p>N. Taylor Road /Lark Avenue (4 Mile Line): 40 feet, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Revise note as shown above, prior to recording. *Proposing: Lark Avenue (4 Mile Line): 40 feet, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. **As per conversation with Engineer on November 2nd,2023, building and any proposed carports would comply with setbacks. **Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: See front setback section above. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along N. Taylor Road and Lark Avenue (4 Mile Line). ***Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements. ****Please finalize plat note prior to recording. ****Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise note#9 as shown above prior to recording. **Landscaping Ordinance: Section 110-46</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>**Must comply with City Access Management Policy ***As per Traffic Department, As per McAllen's Access Policy, Spacing requirement and corner clearance along Taylor Road (collector) is 200 ft. and for Mile 4(Lark, minor arterial) is 250 ft. from any entrance, exit or street- Access along Taylor approved through Variance, finalize and comply with any conditions as applicable prior to recording.</p>	Applied

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

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.</p> <p>* Common Areas, any private service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Applied
	Applied
	NA
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing :R-3A (Apartment Residential) District Proposed: R-3A (Apartment Residential) District ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	Compliance
	NA
PARKS	
<p>* Land dedication in lieu of fee. As per Engineer 102 units proposed, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Should land dedication be required, the plat must be revised to accommodate the dedication and would require revised final approval by the Planning and Zoning Commission prior to recording. Parkland dedication requirements must be finalized prior to recording.</p>	Required

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

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Engineer 102 units proposed, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Should land dedication be required, the plat must be revised to accommodate the dedication and would require revised final approval by the Planning and Zoning Commission prior to recording. Parkland dedication requirements must be finalized prior to recording.</p> <p>* Pending review by the City Manager's Office. As per Engineer 102 units proposed, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Should land dedication be required, the plat must be revised to accommodate the dedication and would require revised final approval by the Planning and Zoning Commission prior to recording. Parkland dedication requirements must be finalized prior to recording.</p>	Required
	Required
TRAFFIC	
<p>* As per Traffic Department, Trip Generation approved, no TIA required.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>** As per Traffic Department, Trip Generation approved, no TIA required.</p>	Completed
	NA
COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>*Clarify if 15' Sharyland Water Supply Easement is being dedicated by this plat, any existing easements must include document number on plat finalize prior to recording..</p> <p>*Review signature blocks and ensure they are in accordance with Sec.134-61 of the City of McAllen Ordinance.</p> <p>*Remove reference to 10 ft. Landscape Buffer.</p>	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

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



LOCATION

SELINDA DR

TAYLOR ROAD

VITO SUBDIVISION
LOT 1

LARK AVE

PROPOSED LARK APARTMENTS
SUBDIVISION

TAYLOR CROSSING

JAY AVE

N 51ST ST

N 50TH ST

IBIS AVE

N 48TH LN

HERON AVE

KIWI AVE

TAYLOR ROAD

DRAINAGE
DETENTION
FACILITY









PLANNING DEPARTMENT

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



2023 CALENDAR

Meetings:

-  City Commission
-  Planning & Zoning Board
-  Public Utility Board
-  Zoning Board of Adjustment





HPC - Historic Preservation Council

Deadlines:





D- Zoning/CUP Application N - Public Notification

* Holiday - Office is closed





JANUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 HOLIDAY	3	4	5 N-1/17& 1/18 D-2/7 & 2/8	6	7
8	9 	10 	11	12	13	14
15	16 A-2/7 & 2/8	17	18 N-2/7 & 2/8 D-2/21 & 2/22	19	20	21
22	23 	24 	25	26 HPC	27	28
29	30	31				





FEBRUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 A-2/21 & 2/22	7	8 N- 2/21& 2/22 D- 3/7 & 3/8	9	10	11
12	13 	14 			17	18
19	20 A-3/2 & 3/3	21	22 N-3/7 & 3/8 D-3/21 & 3/22	23 HPC	24	25
26	27 	28 				





MARCH 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 A-3/15 & 3/16	7	8 N-3/15 & 3/16 D-4/4 & 4/5	9	10	11
12	13 	14 			17	18
19	20 A-4/4 & 4/5	21	22 N-4/4 & 4/5 D-4/18 & 4/19	23	24	25
26	27 	28 	29 HPC	30	31	





APRIL 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 A-4/18 & 4/19	4	5 N-4/18 & 4/19 D-5/2 & 5/3	6	7 HOLIDAY	8
9	10 	11 	12	13	14	15
16	17 A- 5/2 & 5/3	18	19 N- 5/2 & 5/3 D-5/16 & 5/17	20	21	22
23	24 	25 	26	27 HPC	28	29
30						

MAY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 A- 5/16 & 5/17	2	3 D: 6/6 & 6/7 N-5/16 & 5/17	4	5	6
1	8 	9 	10	11	12	13
8	15	16	17 D-6/20 & 6/21		19	20
15	22 	23 	24 N-6/6 & 6/7	25 HPC	26	27
28	29 HOLIDAY	30	31			



JUNE 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 A-6/20 & 6/21	6	7 D-7/12 & 7/13 N-6/20 & 6/21	8	9	10
11	12 	13 	14	15	16	17
18	19	20	21 D-7/26 & 7/27	22	23	24
25	26 	27 	28 N-7/12 & 7/13	29 HPC	30	

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2023 CALENDAR

Meetings:






-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council

Deadlines:







D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed







JULY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 HOLIDAY	5	6	7	8
9	10  A-7/26 & 7/27	11 	12 N-7/26 & 7/27 D-8/8 & 8/9	13 	14	15
16	17	18	19	20	21	22
23	24  A-8/8 & 8/9	25 	26 N-8/8 & 8/9 D-8/22 & 8/23	27 HPC	28	29
30	31					







AUGUST 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 A- 8/22 & 8/23	8 	9 N- 8/22 & 8/23 D-9/6 & 9/7	10	11	12
13	14 	15 	16	17	18	19
20	21 A- 9/6 & 9/7	22 	23 N- 9/6 & 9/7 D-9/19 & 9/20	24 HPC	25	26
27	28 	29 	30	31		








SEPTEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 HOLIDAY	5	6 N-9/19 & 9/20 D-10/3 & 10/4	7 	8 A-9/19 & 9/20	9
10	11 	12 	13	14	15	16
17	18 A-10/3 & 10/4	19 	20 D-10/18 & 10/19 N-10/3 & 10/4	21	22	23
24	25 	26 	27	28 HPC	29	30





OCTOBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 	4 N-10/17 & 10/18 D-11/1 - 11/7	5	6	7
8	9 	10 	11	12	13	14
15	16 A-11/1 ZBA	17 	18 N- 11/1 ZBA D-11/15 & 11/21	19	20	21
22	23 	24 	25	26 HPC	27	28
29	30 A- 11/15 ZBA	31				

NOVEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 N- 11/15 ZBA D-12/5 & 12/6	2	3	4
5	6 A-11/21 PZ	7 	8 N- 11/21 PZ	9	10	11
12	13 	14 	15  D-12/19 & 12/20	16	17	18
19	20 A-12/5&12/6	21 	22 N-12/5 & 12/6	23 HOLIDAY	24	25
26	27 	28 	29	30		

DECEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 	6 HPC D-TBA N-12/19 & 12/20	7	8	9
10	11 	12 	13	14	15	16
17	18 A- TBA	19 	20 D- TBA N- TBA	21	22	23
24	25 HOLIDAY	26 HOLIDAY	27	28	29	30