

AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 22, 2024 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of Minutes for the July 29, 2024 SPECIAL MEETING.

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

1. Request of Kelley A. Heller-Vela on behalf of The Family Church, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for an institutional use (church), at 15.00 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, Hidalgo County, Texas; 14500 North Shary Road. **(CUP2024-0050)**
2. Request of George A. Garza for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center (Windsor Event Center) at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83. **(CUP2024-0105)**
3. Request of Robert Wilson for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar/ Billiards at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G. **(CUP2024-0106)**
4. Request of Sanjuanita Cantu On behalf of Ofelia Garcia, for a Conditional Use Permit, for one year, for a Home Occupation (daycare facility), at Lot 35, McAllen Builders Subdivision, Hidalgo County, Texas; 2128 South 34th Street. **(CUP2024-0109)**
5. Request of Mayda Fuentes on behalf of Aleyda Enterprises LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lot 1, Angela Subdivision, Hidalgo County, Texas; 2313 Harvey Drive. **(CUP2024-0116)**

b) **REZONING:**

1. Rezone from C-3L (light commercial) District to C-4 (commercial industrial) District: 1.03 acres, more or less, out of Lot 89, La Lomita and Construction Company Subdivision, Hidalgo County, Texas; 5721 North Ware Road. **(REZ2024-0051)**

3) SITE PLAN:

- a) Site plan approval for Lot 2, Copperfield Estates Phase IA Subdivision, Hidalgo County, Texas; 4217 Pecan Boulevard. **(SPR2024-0037)**

4) SUBDIVISIONS:

- a) Pecan Bentsen Retail Subdivision, 4401 Pecan Boulevard, Pecan Bentsen Retail Partners **(SUB2024-0106) (FINAL) BOW**
- b) 6400 Industrial Center Subdivision, 5800 South 10th Street, Mario E. Gonzalez **(SUB2024-0032) (FINAL) NE**
- c) Norlola Subdivision, 700 South 8th Street, John Paul & Nora Sandoval & Lola Properties, LLC **(SUB2024-0002) (FINAL) MAS**
- d) Ware Hotel Group LP Subdivision, 401 South Ware Road, Ware Hotel Group LP **(SUB2024-0019) (FINAL) M&H**
- e) The Villages at Dallas Subdivision, 601 Dallas Avenue, The Villages at Dallas, LLC **(SUB2023-0126) (FINAL) AE**
- f) Aqualina at Tres Lagos Phase IV Subdivision, 6500 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2024-0113) (PRELIMINARY) M&H**
- g) Ware Village Subdivision, 4100 State Highway 107, Adolfo Gutierrez **(SUB2024-0114) (PRELIMINARY) SEA**
- h) La Lomita Paradise Subdivision, 3500 La Lomita Road, La Lomita Paradise, LLC **(SUB2024-0073) (REVISED FINAL) RDE**
- i) Austin 495 Subdivision, 4101 Pecan Boulevard, Jinguo Liu **(SUB2023-0120) (REVISED FINAL) TRE**
- j) Villas at Tres Lagos B Phase I Subdivision, 15200 North Shary Road, Rhodes Development, Inc. **(SUB2024-0112) (PRELIMINARY) M&H**
- k) Mayberry Hills Subdivision, 10400 North Mayberry Road, 22 Real Estate, LLC **(SUB2024-0003) (REVISED FINAL) MAS**
- l) The District Phase IA Subdivision, 7901 North 10th Street, Domain Development, Corp **(SUB2024-0035) (REVISED FINAL) M&H**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Special Meeting on Monday, July 29, 2024 at 10:00a.m. at the McAllen Development Center, Executive Conference Room #3, 311 North 15th Street McAllen, Texas.

Present:	Michael Fallek Emilio Santos Jr. Jesse Ozuna Reza Badiozzamani	Chairperson Member Member Member
Absent:	Gabriel Kamel Jose Saldana Marco Suarez	Vice Chairperson Member Member
Staff Present:	Edgar Garcia Kaveh Forghanparast Eduardo Garza Julio Constantino Even Gonzalez Magda Ramirez	Planning Director Planner III Planner III Planner III Development Engineer Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

1) MINUTES:

- a) Approval of Minutes for May 21, 2024 and June 4, 2024 meeting.

After no discussion, Mr. Reza Badiozzamani approved both sets of minutes. Mr. Jesse Ozuna second the motion with four members present and voting.

2) SUBDIVISIONS:

- a) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082)**
(REVISED PRELIMINARY) TUE

Mr. Kaveh Forghanparast stated that the property located on N. Bicentennial Blvd: Dedication required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft.-105 ft. Curb & gutter: both sides Revisions needed: Show and label, total existing ROW, and ROW on both sides of the centerline at multiple points and show "additional ROW dedicated by this plat" as requested above prior to final. Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. All ROW requirements must be finalized prior to final. If a variance is requested, it must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following request: A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, after further discussion, the project engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on

the northwest corner of the subdivision. Planning and Zoning Commission tabled the request on May 7, 2024, for the applicant to further discuss the request with the Engineering Department. At the Planning and Zoning Commission meeting of May 21, 2024, the Board approved the subdivision in revised preliminary form and recommended approval of the requested variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Boulevard. On June 10, 2024, the City Commission unanimously approved option No. 2, and disapproved the variance request and alternatively approved 60 ft. minimum ROW dedication from centerline for N. Bicentennial Boulevard as recommended by the Engineering Department. The project engineer resubmitted a variance application (VAR2024-0028) on behalf of the developer with the following request: A variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 60 ft. ROW dedication requirement as approved by the City Commission at the meeting of June 10, 2024. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. Northgate Lane: Dedication required for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: Northgate Lane is labeled as variable ROW. Show existing at multiple points to clarify how it varies prior to final. Revise the wording from "15 ft. Prop. ROW by this plat" to "15 ft. additional ROW dedicated by this plat". Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. All ROW requirements must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Frontera Rd.: Dedication required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: Provide a copy of the referenced documents for staff review prior to final. Clarify/remove the dashed line where the existing 40 ft. ROW merges to existing 60 ft. ROW on the southwest side of the subdivision, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. Main Street: Dedication required for 30 ft. from centerline for 60 ft. ROW Paving: min. 40 ft. Curb & gutter: both sides Revisions needed: Add "N." to the label for N. Main Street on plat prior to final. Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer with the following requests: A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff. 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. Lot A as shown on plat is a corner lot on both N. Bicentennial Blvd. and N/S internal street. Clarify the use prior to final. A plat note may be needed for Lots A and B or note #16 may need to be revised to include Lot B. Zoning Ordinance: Section 138-356. 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. Bicentennial Blvd., Frontera Rd., Northgate Lane, N. Main St., and both sides of internal streets. 5 ft. sidewalk may be required by Engineering Department. Finalize prior to final. Plat note #9 will need to be revised as shown above, and once sidewalk requirements are finalized. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard and Frontera Road. Revise plat note #10 as shown above prior to final. Other buffers may be required prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of

Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd. and Frontera Rd. Revise plat note #12 as shown above prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final, since an HOA is not required for a three-lot public subdivision. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. The signature block wording references a private subdivision; however, no private street is proposed in the latest submittal. If the subdivision is to remain private, an HOA document and note will be required for staff review prior to recording. If the subdivision is going to be public, clarify if there will be an HOA prior to final, since an HOA is not required for a three-lot public subdivision. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. 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. The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the latest plat three single-family residential lots are proposed, so a Park Fee of \$2,100 based on \$700 per dwelling to be paid prior to recording. Total amount of park fees is subject to change if number of proposed lots or dwelling units change. As per Traffic Department, Trip Generation is waived. Add distances from lot corners to the HCID #2 Irrigation Easements shown on the plat and add bearing and dimensions on the plat or in a table prior to final. Clarified the claimed easements on the plat or reference the document number prior to final. Use ghosted lines of Ebony Heights Citrus Grove Subdivision and contour lines since it is being confused with the proposed subdivision lot lines. Remove contour lines from ROW to avoid overlap of information prior to final. Show the lot lines and legal description of all adjacent lots on all sides, including the west side of N. Bicentennial Blvd., south side of Frontera Rd., east side of N. Main St., and north side of Northgate Lane. The owner's signature blocks wording may need to be revised prior to recording depending on all ROW dedication. The wording reflects a private subdivision; however, the proposed private interior street has been removed from the latest submitted plat. Clarify/revise the wording prior to final. Any abandonment must be done by separate instrument and referenced on the plat. An expired subdivision application with the same name for this property was on file and was verbally requested to be withdrawn by the previous engineer. A written withdrawal request is needed prior to final. Revise the number of lots on the originally submitted application from four to three to match the latest submittal prior to final. The N/S interior street with a Cul-de-Sac has been removed from the revised plat and number of lots reduced from 4 residential and one common lot to 3 residential lots. If a new interior street is proposed in future, it must comply with all requirements including the maximum Cul-de-Sac length. The project engineer submitted a variance application (VAR2024-0017) on behalf of the developer: 1. A variance request to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 75 ft. from centerline for total 150 ft. ROW as required by the thoroughfare map. The submitted application proposed no ROW dedication; however, the project

engineer submitted an email and revised the request to minimum 50 ft. from centerline. As per the submitted plat, the existing ROW ranges from 34.5 ft. from the centerline on the west side of the subdivision to 60 ft. from centerline on the northwest corner of the subdivision. 2. A variance request to allow a block length of 1,569 ft. instead of maximum 1,200 ft. block length requirement. Based on the existing streets in the areas, it is not feasible to comply with the block length requirement; therefore, the block length variance was approved administratively by staff. At the Planning and Zoning Commission meeting of May 7, 2024, the project engineer was present. Staff recommended disapproval for variance request No.1 (50 ft. ROW dedication from centerline for Bicentennial Boulevard instead of 75 ft. as per the thoroughfare map) and recommended minimum 60 ft. ROW dedication from centerline as requested by the Engineering Department. After further discussion, the item was unanimously tabled by the Board to discuss it further with the Engineering Department. At the Planning and Zoning Commission meeting of May 21, 2024, the Board approved the subdivision in revised preliminary form and recommended approval of the requested variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Boulevard. The City Commission unanimously approved option No. 2, and disapproved the variance request and alternatively approved 60 ft. minimum ROW dedication from centerline for N. Bicentennial Boulevard as recommended by the Engineering Department. A new variance application (VAR2024-0028) has been submitted with the following request: A variance to dedicate minimum 50 ft. ROW from centerline to N. Bicentennial Blvd. in lieu of 60 ft. ROW dedication requirement as approved by the City Commission on 06/10/2024.

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

After a lengthy discussion regarding the variance of the additional 10' ROW difference request, Mr. Reza Badiozzamani moved to table the item. Mr. Jesse Ozuna seconded the motion, which was tabled with four members present and voting.

b) Taylor Valley Estates Subdivision, 1300 North Taylor Road, GOTU Development, LLC (SUB2024-0004) (REVISED PRELIMINARY) M&H

Mr. Kaveh Forghanparast stated that the property located on N. Taylor Road: Dedication required for 40 ft. from centerline for total 80 ft. ROW Paving: 52 ft. Curb & gutter: on both sides Revisions needed: Include the document number on the plat for 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 recording. COM Thoroughfare Plan. N. 49th Street: Dedication as required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: A temporary Cul-de-Sac may be required on the north side of the street and will be finalized prior to final. The engineer must verify the alignment of ROW dedication for N. 49th Street with the existing ROW on the south side 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 as required for 50 ft. ROW dedication Paving: 32 ft. Curb & gutter: both sides Revisions needed: Street jogs with centerline offsets of less than 125 feet shall be avoided. Show the distance from the centerline of the interior street to the centerline of the existing streets on the west side of N. Taylor Road to verify compliance prior to final. Street name will be assigned by staff prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. The project engineer submitted a variance application (VAR2024-0033) on behalf of the developer to waive minimum 125 ft. street jog requirement for the interior street. Based on the submitted layout, the centerline of the proposed interior street is approximately 117 ft. from the centerline of Brock Street, a private street, on the west side on N. Taylor Road and northwest side of the proposed subdivision, providing access to Sanabria Subdivision, an 18-lot residential subdivision located within the City of

Mission limits. According to the submitted layout, the proposed interior street for Taylor Valley Subdivision is in compliance with minimum street jog requirement with Summer Breeze Avenue, located on the southwest side of the proposed subdivision. 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 on N. Taylor Road and both sides of all interior streets. Clarify if 5 ft. wide sidewalk on N. Taylor Road has been requested by the Engineering Department or revise the plat note as shown above prior to final. Proposing: 4 ft. wide minimum sidewalk required on both sides of all interior streets. A 5 ft. wide minimum sidewalk required on N. Taylor Road. Engineering Department may require 5 ft. sidewalk 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 Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Taylor Road. Must comply with City Access Management Policy. Common Areas 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 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. 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. Provide a draft HOA document for staff review prior to recording. Signed HOA document will be required after being verified by staff prior to recording. 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. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Land dedication in lieu of fee. If land dedication is proposed, a request must be submitted prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application, a 40 lot subdivision with 39 single-family residential lot and one common lot is proposed. As per Parks Department, \$700 per dwelling units for a total of \$27,300 must be paid prior to recording. If the number of lots/dwelling units changes prior to recording, park fee will be adjusted accordingly. Pending review by the City Manager's Office. Based on the submitted application, a 40 lot subdivision with 39 single-family residential lot and one common lot is proposed. As per Parks Department, \$700 per dwelling units for a total of \$27,300 must be paid prior to recording. If the number of lots/dwelling units changes prior to recording, park fee will be adjusted accordingly. If a request to dedicate land in lieu of park fee is submitted, it must be reviewed by the City Manager's Office. As per Traffic Department, Trip Generation for 39- Single Family Lot is waived. Clarify the line shown on the survey labeled as IRR running E/W on the south side of the subdivision but not shown on the plat, prior to final. Clarify the overhead power line running N/S on the east side of the subdivision prior to final. For all recorded easements, add document number on plat and provide a copy for staff review prior to final. Clarify the overlap on the Irrigation easement with ROW dedication and U.E. on lots 1 & 39. Any overlap must be approved by the Irrigation District and the City Development Departments. Review and revise as applicable prior to final. Clarify the overlap of 5 ft. U.E. and 10 ft. U.E. on the west side of Lot 1. Add document number for any existing easements prior

to final. Review and revise as applicable prior to final. Revise the wording for the 15 ft. U.E. from "to be abandoned by Doc. #" to "abandoned by Doc. #" prior to final. Any abandonment must be done by separate process and referenced by document number on the plat prior to recording. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2024-0033) on behalf of the developer to waive minimum 125 ft. street jog requirement for the interior street. Based on the submitted layout, the centerline of the proposed interior street is approximately 117 ft. from the centerline of Brock Street, a private street, on the west side on N. Taylor Road and northwest side of the proposed subdivision, providing access to Sanabria Subdivision, an 18-lot residential subdivision located within the City of Mission limits. According to the submitted layout, the proposed interior street for Taylor Valley Subdivision is in compliance with minimum street jog requirement with Summer Breeze Avenue, located on the southwest side of the proposed subdivision.

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

Being no discussion, Mr. Jesse Ozuna moved to approve in in revised preliminary form, subject to the conditions noted, utilities approval and the board's clarification on the requested variance. Mr. Reza Badiozzamani seconded the motion, which was approved with four members present and voting.

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

Mr. Kaveh Forghanparast stated that the property located on Auburn Avenue: 80-87 ft. ROW Paving: 52-57 ft. Curb & gutter: Both sides Revisions needed: Any existing ROW dedication must be referenced with document number on plat. Monies must be escrowed if any improvements are required prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Plat Note #14 states "Minimum 24 ft. service drive easement for city services will be provided as part of the site plan review for this property and must be maintained by the lot owners and not the City of McAllen. "Alley/service drive easement required for commercial properties and multi-family properties. Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures. Zoning Ordinance: Section 138-356. Rear: In accordance with the 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 approved site plan or easements. Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (VAR2024-0031) on behalf of the developer and requested 2 ft. side yard setback in lieu of 6 ft. as required by Section 138-356 of the Zoning Ordinance in order to accommodate for proposed carports and car garages. If the request is approved, the side setback note will be 2 ft. or greater for easements or approved site plan and subject to compliance with building code requirements. Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions Needed: Add a setback note for the garage as noted above. Zoning Ordinance: 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide sidewalk required on Auburn Avenue. Revisions Needed: Revise plat note #7 as shown above. 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. As per Traffic Department, please ensure access easement is updated to new property line location. Must provide document establishing shared access with adjacent property to the east and must show proper plat notes as needed, prior to recording. 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. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: R-3A and C-3 Proposed: R-3A. Rezoning to R-3A for the remaining portion of the property zoned C-3 was approved by City Commission on January 10, 2022. A rezoning application to rezone a 0.784 acres of the property from C-3 to R-3A was approved by the City Commission on April 22, 2024. The project engineer must verify that all of the proposed subdivision boundary is within R-3A zone prior to recording. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to R-3A for the remaining portion of the property zoned C-3 was approved by City Commission on January 10, 2022. A rezoning application to rezone a 0.784 acres of the property from C-3 to R-3A was approved by the City Commission on April 22, 2024. The project engineer must verify that all of the proposed subdivision boundary is within R-3A zone prior to recording. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 ($\$700 \times 220 = \$154,000$). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which fifty percent of park fees (\$350 per dwelling unit) (\$77,000) be paid prior to recording and the remaining fifty percent (\$350 per dwelling unit) (\$77,000) be paid at building permit stage. The request was reviewed and approved by the City Manager on May 30, 2024. If the number of dwelling units changes prior to recording, the park fee must be adjusted accordingly. A plat note to reference the approved park fee variance must be finalized prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 ($\$700 \times 220 = \$154,000$). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which fifty percent of park fees (\$350 per dwelling unit) (\$77,000) be paid prior to recording and the remaining fifty percent (\$350 per dwelling unit) (\$77,000) be paid at building permit stage. The request was reviewed and approved by the City Manager on May 30, 2024. If the number of dwelling units changes prior to recording, the park fee must be adjusted accordingly. A plat note to reference the approved park fee variance must be finalized prior to recording. Pending review by the City Manager's Office. As per Parks Department: Application for Subdivision was submitted on November 11, 2021. Proposed use is R-3A -- multifamily/apartments. Per previous conversation with Engineer's office plan is build 210 units. Site plan submitted on December 11, 2023 proposed 220 total units, clarify total number of dwelling units for this subdivision to determine park fees or land dedication. Engineer submitted a variance on land dedication on March 27, 2024 clarifying total amount of units to be 220 ($\$700 \times 220 = \$154,000$). The request is for in lieu of park land dedication that \$700 dwelling unit fee be paid instead in which fifty percent of park fees (\$350 per dwelling unit) (\$77,000) be paid prior to recording and the remaining fifty percent (\$350 per dwelling unit) (\$77,000) be paid at building

permit stage. The request was reviewed and approved by the City Manager on May 30, 2024. If the number of dwelling units changes prior to recording, the park fee must be adjusted accordingly. A plat note to reference the approved park fee variance must be finalized prior to recording. As per Traffic Department, Master Trip Generation approved, Phase II Trip Generation not required. As per Traffic Department, Traffic Impact Analysis (TIA) has been waived. Submit paving layout to verify compliance with minimum paving widths requirements prior to final. 20 ft. face-to-face required on both sides of islands. Any abandonments must be done by separate process, not by plat. Must provide document establishing shared access with adjacent property to the east and must show proper plat notes as needed, prior to recording. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2024-0031) on behalf of the developer and requested 2 ft. side yard setback in lieu of 6 ft. as required by Section 138-356 of the Zoning Ordinance in order to accommodate for proposed carports and car garages. If the request is approved, the side setback note will be 2 ft. or greater for easements or approved site plan and subject to compliance with building code requirements.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve in revised final form subject to conditions noted, and the board's clarification on the requested variance. Mr. Reza Badiozzamani seconded the motion, which was approved with four members present and voting.

**d) Pioneer Estates Subdivision, 9400 North Shary Road, Aldape Development LLC
(SUB2023-0040) (REVISED FINAL) MAS**

Mr. Kaveh Forghanparast stated that the property located on North Shary Road: 30 ft. ROW dedication for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state Revisions needed: Clarify 30 ft. additional ROW by this plat as it appears to be outside plat boundaries, finalize ROW requirements prior to recording. Label ROW dedication, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to recording. Please show document wherein the existing 60 ft. existing ROW was dedicated prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 6 Mile Line: 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions needed: Please show document wherein the existing 40 ft. ROW was dedicated prior to recording. As per plat submitted on May 31st, 2023, plat no longer exhibits frontage along 6 mile line. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. North 56th Street (N/S Collector Road-east boundary line): 30 ft. dedication for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both sides Revision Needed: Include street name labeling, prior to recording. Revise reference from "Right of Way dedicated to McAllen Public Utility by this plat" to "R.O.W dedicated by this plat", prior to recording. Engineer submitted a variance application on October 7, 2021 requesting to dedicate 15 ft. of ROW for North 56th Street. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of April 5, 2022. Following discussion, the board unanimously voted to approve the subdivision in revised preliminary form, and recommended approval of the variance for 15 ft. ROW dedication for N. 56th Street. There were 6 members present and voting. At the City Commission meeting of April 25, 2022, the City of McAllen Board of Commissioners considered the request and was approved. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. The developer submitted a variance application (VAR2024-034) to request a contractual agreement in lieu of escrowing half of the construction cost

for N. 56th Street. The application explains that since N. 56th Street plans have not been finalized, they prefer to have a contractual agreement in lieu of escrow requirement. It is also added that they have provided a temporary emergency access easement on Lot 12 of proposed Pioneer Estates Subdivision and Lot 21 of The Hills at Sharyland Subdivision until N. 56th Street is built. Section 134-87 of the Subdivision Ordinance explains that a contractual agreement may be requested for single lot subdivisions in the extraterritorial jurisdiction and if approved and recorded, it shall run with the land. If the contractual agreement or any other agreement is approved, a plat note to reference the recorded agreement must be finalized prior to recording. Internal Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides Pending Items: Revise street names as follows: E/W street at entrance: Ozark Avenue. N/S Street west of Lot 1: North 59th Lane. E/W interior street: Princeton Avenue. N/S street at Cul-De-Sac: North 56th Lane. Finalize street names on plat prior to recording. Engineer submitted a variance application on April 21st, 2023 requesting that the ROW be reduced from 60 ft. to 50 ft., the engineer has indicated that the 40 ft. paving width will remain. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. Submit gate details, ROW and paving at gate locations may increase to accommodate proposed improvements, finalize prior to NTP/recording. As per Fire Department requirements, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around Cul-de-Sac required, finalize Cul-De-Sac paving and ROW requirements prior to NTP/ Recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. As per Fire Department requirements, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around Cul-de-Sac required, finalize Cul-De-Sac paving and ROW requirements prior to NTP/ Recording. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. Subdivision layout is being processed with public works centralized locations. As per public works, must build dumpster enclosure at the time the subdivision is built. Must comply with Chapter 90 of McAllen's Solid Waste Ordinance. Subdivision Ordinance: Section 134-106. Front: Proposing 20 ft. or greater for easement. Pending Items: Engineer submitted variance request on April 21st, 2023 to allow a 15 ft. front setback for unenclosed carports only. If variance request for the front setback for unclosed carports is approved, front setback note wording must be finalized prior to recording. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to recording. Proposing Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to recording. Proposing: 6 ft. or greater for easement. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to recording. Proposing Corner: 10 feet or greater for easement. Zoning Ordinance: Section 138-356. 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. 5 ft. wide minimum sidewalk required along North Shary Road and 4 ft. wide minimum sidewalk required on N. 56th Street and both sides of all interior streets. Revisions needed: Revise plat note #3 as shown above prior to recording. As per plat submitted on May 31st, 2023, plat no longer exhibits frontage along 6 mile line. Proposing: 5 ft. wide minimum sidewalk required along North Shary Road and 4 ft. wide minimum sidewalk required on N. 56th Street, 6 Mile Line and both sides of all interior streets. 5 ft. sidewalks required along North Shary Road as per Engineering Department. Sidewalk requirements may increase to 5 ft. per Engineering Department requirements, finalize prior to recording. Subdivision Ordinance: Section 134-120. 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 Shary Road, and North 56th Street. Revisions needed: Revise plat note #12 as shown above prior to recording. Clarify if buffer is proposed along northern plat boundaries as it may trigger changes to note requirements, finalize note wording prior to recording. Proposing: 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Shary Road, 6 Mile Line, and North 56th Street. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Shary Road and North 56th Street. Revision needed: Revise plat note #14 as shown above, prior to recording. Proposing: No curb cut, access, or lot frontage permitted along North Shary Road, 6 Mile Line and North 56th Street. As per plat submitted on May 31st, 2023, plat no longer exhibits frontage along 6 mile line. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Zoning Ordinance: Section 138-210. Common Areas, drainage detention pond, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Revise plat note #10 as shown above prior to recording. Proposing: Common areas and drainage detention pond must be maintained by the homeowner association lot owner or his assigns, not the City of McAllen or other public entity. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions needed: Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. 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. Zoning Ordinance: Section 138-356. Existing: R-3A (apartment residential) District Proposed: R-3A (apartment residential) District Rezoning from R-1 (Single Family Residential) District to R-3A (apartment residential) District approved at City Commission meeting of November 28, 2022. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning from R-1 (Single Family Residential) District to R-3A (apartment residential) District approved at City Commission meeting of November 28, 2022. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted. As part of the annexation process, Park fees were waived. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. Pending review by City Management. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. As per Traffic Department, Trip Generation approved no TIA required. Must comply with City's Access Management Policy. Must comply with Fire Department requirements. Label Drainage Area with a letter or number prior to recording. Clarify access from 6 Mile Line as plat boundary does not extend to ROW, and ownership is by United Irrigation District as per plat submitted on October 5th, 2022. As per plat submitted on May 31st, 2023, plat no longer exhibits frontage along 6 mile line. Subdivision previously approved in Revised Preliminary form at the Planning and Zoning Commission meeting of April 5th, 2022 as a single family development, as per plat submitted on October 5th, 2022

multi-family subdivision now proposed. Submit gate details, ROW and paving at gate locations may increase to accommodate proposed improvements, finalize prior to NTP/recording. As per Fire Department, there was an agreement between the Fire Department and the -developer/engineer prior to final approval on June 6, 2023, for all units to be fully sprinklered in lieu of a secondary access, since N. 56th Street (on the east side of the subdivision) was not going to be built at this time. After final approval was granted by Planning and Zoning Commission, the developer asked Fire Department for an alternative to the sprinkler system, as it may get costly. Fire Department indicated that a secondary access would be required, without a fire sprinkler system. After further discussion and proposals, on April 29, 2024, Fire Department approved a secondary access easement location proposed to connect Lot 12 on the proposed Pioneer Estates Subdivision to Lot 21 on the Hills at Sharyland recorded subdivision to the south side of the subject property, until N. 56th Street is built. The proposed temporary access easement wording must comply with the City's requirements and recorded, as a separate document, prior to recording the subdivision and referenced as a plat note. The developer submitted a variance application (VAR2024-034) to request a contractual agreement in lieu of escrowing half of the construction cost for N. 56th Street. The application explains that since N. 56th Street plans have not been finalized, they prefer to have a contractual agreement in lieu of escrow requirement. It is also added that they have provided a temporary emergency access easement on Lot 12 of proposed Pioneer Estates Subdivision and Lot 21 of The Hills at Sharyland Subdivision until N. 56th Street is built. Section 134-87 of the Subdivision Ordinance explains that a contractual agreement may be requested for single lot subdivisions in the extraterritorial jurisdiction and if approved and recorded, it shall run with the land. If the contractual agreement or any other agreement is approved, a plat note to reference the recorded agreement must be finalized prior to recording.

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

After a lengthy discussion regarding the design and contractual agreements, Mr. Reza Badiozzamani moved to approve revised final form, subject to conditions noted, and the board's clarification on the requested variance. Mr. Jesse Ozuna seconded the motion, which was approved with four members present and voting.

- e) The Heights on Wisconsin Subdivision Phase 1, 7901 North 7th Street, DK3 Investment Group, LLC **(SUB2024-0025) (REVISED PRELIMINARY) S2E**

Mr. Eduardo Garza stated that the property located on Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. North 7th Street: Dedication as needed for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. "Knuckle" design required at lots 10-12, finalize prior to final. If private and proposing gates, need to provide details for review, prior to final. - 20 ft. paving face to face on both sides of island in the gate area. Plans submitted on shows a temporary turnaround further south of the subdivision, and will be temporary turnaround easement by separate document. Engineer submitted a variance request on May 29, 2024 requesting 50 ft. ROW with 40 ft. paving back to back and a 10 ft. utility and sidewalk easement. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW:20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multifamily properties. Subdivision Ordinance:

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Section 134-106. As per Public Works, residential trash collection with a centralized recycling dumpster collection will take place. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Sides: In accordance with Zoning Ordinance or greater for easements. Revise side yard setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Corner: 10 ft. or greater for easements, whichever is greater. Revise corner setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Zoning Ordinance: Section 138-210. Garage: 18 ft. except where greater setback is required, greater setback applies Revisions Needed: Revise garage setback as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Wisconsin Road and both sides of North 7th Street. Revisions Needed: Once finalized revise plat note #7 as shown above, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Wisconsin Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Wisconsin Road **Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Zoning Ordinance: Section 138-210. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Engineer needs to clarify if this is a public or private subdivision, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Revisions Needed: Engineer needs to clarify if this is a public or private subdivision, prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 134-168 applies if private subdivision is proposed. Revisions Needed: - Engineer needs to clarify if this is a public or private subdivision, prior to final. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3T Proposed: R-3T. The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. The rezoning requests to R-3T was approved by City Commission on January 8, 2024. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$14,700 (based on 21 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording. Pending review by the City Manager's Office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Master Trip Generation approved no TIA required. Any abandonments must be done by separate process, not by plat. Darken adjacent properties legal descriptions to make them more legible. Add plat note "25 ft. x 25 ft. sight obstruction clip required at all street intersections". Engineer needs to clarify if this is public or private subdivision. - Submit a master site plan for phase I and II. Subdivision name will need to be revised on application, prior to final. Must comply with City's Access Management Policy.

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

After a brief discussion regarding traffic, Mr. Jesse Ozuna moved to approve in revised preliminary form, subject to the conditions noted, drainage, and utility approval, and the board's clarification on the requested variance. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

- f) Vacating a Portion of Racquet Club Subdivision and Replat to Villages at Park West Subdivision, 1400 Sprague Road, Domain Development, Corp. **(SUB2024-0075) (PRELIMINARY) M&H**

Mr. Eduardo Garza stated that the property located on North Bicentennial Boulevard: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft. - 105 ft. Curb & gutter: both sides. Revise street name as shown above, prior to final. Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. Clarify discrepancy of the existing 125 ft. ROW and 140 ft. ROW. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. Clarify 60.4 ft. total ROW of dedication as plat references 40 ft. of existing ROW and 20 ft. additional ROW dedication by this plat, prior to final. Clarify southwest corner of subdivision as it appears that a portion of Sprague won't be dedicated. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: Dedication as required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Street names to be finalized, prior to final. Additional ROW may be required at the gate area. Provide gate details for staff review. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Show ROW dedication for an E/W quarter mile collector on the north side, prior to final. 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 block length must be clarified and if a variance is needed, must be submitted and finalized prior to final. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial/multi-family properties. Subdivision layout is proposing a 24 ft. alley for interior lots only. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan (if R-3A zoning). Clarify front setback as it makes reference to Auburn Ave and Interior Lots 1-23. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easement or approved site plan. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements or approved site plan. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Revise corner setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater

setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Bicentennial Boulevard, Sprague Road, and on both sides of all interior streets. Revise plat note #8 as shown above, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard and Sprague Road. Revise plat note #9 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 North Bicentennial Boulevard and Sprague Road. Revise plat note #14 as shown above, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. Submit a site plan or clarify to determine requirement, prior to final. Zoning Ordinance: Section 138-210. Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #15 as shown above, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat or rezoning process, review and finalized prior to final. Zoning Ordinance: Section 138-356. Existing: R-2, R-3T, C-3 Proposed: R-3A. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per plat submitted on July 5, 2024, plat depicts 89 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. Engineer must clarify number of dwelling units. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on July 5, 2024, plat depicts 89 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. Engineer must clarify number of dwelling units. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to recording. Pending review by the City Manager's Office. As per plat submitted on July 5, 2024, plat depicts 89 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. Engineer must clarify number of dwelling units. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication.

Parkland dedication requirements must be finalized prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Pending Trip Generation submittal. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate document, not by plat, must be finalized prior to recording. Clarify if easements will be dedicated by plat by either plat note or labeled on plat. Clarify dotted line along Sprague Road within additional ROW dedication and its annotation/use, prior to final. Location will require a secondary access that must meet Fire Department requirements. Clarify if 15.3 ft. Waterline Easement is still currently existing as it isn't shown on the plat. Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc. and any additional requirements that may be needed. Subdivision name will need to be changed/finalized, prior to final. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve in preliminary form, subject to the conditions noted, drainage, and utility approval. Mr. Jesse Ozuna seconded the motion, which was approved with four members present and voting.

g) Pecan Bentsen Retail Subdivision, 4401 Pecan Boulevard, Pecan Bentsen Retail Partners (SUB2024-0074) (PRELIMINARY) BOW

Mr. Julio Constantino stated that the property located on Pecan Boulevard (S.H. 495): dedication for 60 ft. from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State Revisions Needed: R.O.W. distance shown by plat varies from 120 ft. - 124.1 ft. clarify if other plats differ in this regard prior to final. Please label the Centerline and label R.O.W. from Centerline. Need to show the R.O.W. on both sides of the Centerline to determine R.O.W. dedication, prior to final. Label Total R.O.W. after accounting for the dedication. Use applicable arrow annotation. Clearly Label Streets and street dedications. Pecan Boulevard (S.H. 495) is labeled as an Existing Minor Arterial Street. Must include Document #'s on plat and must provide any recorded documents as applicable for staff review. All R.O.W. requirements must be addressed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. North Bentsen Road: 10 ft. of dedication for 50 ft. from Centerline for total 100 ft. R.O.W. Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: Show and label "Existing R.O.W." and "Total R.O.W." after R.O.W. dedication prior to final. Please label the Centerline and label R.O.W. from Centerline. Need to show the R.O.W. on both sides of the Centerline to determine R.O.W. dedication, prior to final. Please clarify existing easements and line types as there seems to be encroaching easements inside of the road R.O.W. Abandonment of easements cannot be done by plat, must be done by a separate instrument. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Private Access Service Drive Easement must be minimum 24 ft. paved width and cannot dead-end, must be in compliance with Fire & Public Works Department Requirements. Maintenance of such drive is by the property owner and not the City of McAllen. Alley/Service drive requirement must be addressed prior to final. Subdivision Ordinance: Section 134-106. Front: (Pecan Boulevard & N. Bentsen Road) 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: Add plat note as shown above prior to final. Plat submitted on 07/01/24 does not propose any setbacks. Please

add the Setback notes. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan, whichever is greater applies. Revisions Needed: Add plat note as shown above prior to final. Plat submitted on 07/01/24 does not propose any setbacks. Please add the Setback notes. 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: Add plat note as shown above prior to final. Plat submitted on 07/01/24 does not propose any setbacks. Please add the Setback notes. 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 & N. Bentsen Road. May Increase to 5 ft. as per Engineering Department, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Please add as a Plat note. 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 service drive, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Please Add the above as a Plat note. Wording for note on plat needs to be finalized 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. Please verify Lot Width and Lot Area. Please submit the survey for staff review. Provide for all interior lot dimensions after accounting for R.O.W. dedication to assure compliance with minimum requirements prior to final. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. If planning to change Zoning, 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. Please provide documents for the recorded R.O.W.'s and Easements that are shown on the plat for staff review. No overlap of easements into the R.O.W. is allowed. Easements cannot be abandoned by this Plat, abandonment must be done by a separate instrument/document. If any easements proposed to be abandoned, requirements would need to be completed prior to final. Please provide a current Signed and Sealed Survey & Metes and Bounds description for staff review. Plat references Survey Notes 1-3 as per Survey, however this is for the subdivision. Clarify notes prior to final. Please label Centerlines for the streets, R.O.W., Total R.O.W., Existing R.O.W., etc. Please provide updated location map to show North Arrow, scale, and correct map layout (Parcel Maps). Must comply with City's Access Management Policy.

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

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

**h) D' Costa Subdivision, 801 North 23rd Street, D'Costa Inc. (SUB2023-0138)
(FINAL) SE**

Mr. Julio Constantino stated that the property located on North 23rd Street (FM 1926): 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: 10 ft. of dedication for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Revisions Needed: Label total R.O.W. after accounting dedication from center-line as "Total," prior to recording. Provide a copy of document regarding referenced existing dedications prior to recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. Revisions Needed: Provide for looping for existing 20 ft. alley abutting Northern property line dedicated by Falcon Addition, finalize prior to recording. Plat submitted on July 3, 2024 provides for a 20 ft. alley R.O.W. dedication from the existing alley to the North West to N. 24th street to eliminate dead end alley. Alley must be in compliance with Fire and Public Works Department requirements for maneuvering as applicable prior to recording. Subdivision Ordinance: Section 134-106. Front: (N.23rd 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. Zoning Ordinance: Section 138-356,138-367. Rear: (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. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Side Setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to recording. Proposed: 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. 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 recording 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. 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 recording. Landscaping Ordinance: Section 110-46,110-49. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Please provide the note for Masonry Wall as its own separate note, not to be packed together with the note for Opaque Buffer. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Pending items: Any access agreements must be shown on plat and if done by separate instrument, document numbers must be shown on plat and finalized prior to recording. 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 northern lot required. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Note requirements subject to change once subdivision requirements have been finalized. Finalize wording prior to recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing :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 is approved, TIA waived with conditions. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Generation is approved, TIA waived with conditions. 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. Provide for looping for existing 20 ft. alley abutting Northern property line dedicated by Falcon Addition, finalize prior to recording. Plat submitted on July 3, 2024 provides for a 20 ft. alley R.O.W. dedication from the existing alley to the North West to N. 24th street to eliminate deadend alley. Alley must be in compliance with Fire and Public Works Department requirements. Maneuvering as applicable prior to recording. Engineer must continue to finalize ownership requirements prior to recording. If planning to submit for final review, submittal must include plat addressing any pending comments from all departments, MPUB approval letter, Drainage Report approval letter, Trip Generation/TIA approval letter, and final fee. Once reviewed by staff, determination will be made to determine if plat is ready to be presented in final form to the Planning and Zoning Commission.

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

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

i) **Northgate Estates Subdivision, 1900 Northgate Lane, Marco Lopez (SUB2024-0049)(REVISED FINAL) TUE**

Mr. Julio Constantino stated that the property located on Northgate Lane: Dedication as needed for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions needed: Need to provide a copy of the referenced R.O.W. document shown on the plat for staff review prior to recording. Provide total R.O.W. width and the R.O.W. to the centerline after accounting for the dedication on the plat. All R.O.W. requirements must be addressed prior to recording. Label the 55.0' Total R.O.W. and the 35.0' R.O.W. from C.L. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Hobbs Drive: Dedication as needed for 40 ft. for 80 ft. total ROW. Proposed: 20 ft. ROW dedication for 60 ft. total ROW Paving: 52 ft. Curb & gutter: Both Sides Revisions as needed: Provide a copy of the document for existing ROW for staff review prior to recording. All ROW requirements must be addressed prior to recording. A variance request for 20 ft. dedication for total 60 ft. ROW was submitted by the project engineer and was approved by the City Commission on 10/23/2023. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Interior Street: 50 ft. R.O.W. (for single-family residential development) (*70ft R.O.W. will only be between Lots 11 & 12) Paving: 40 ft. Curb & gutter: both sides Revisions as needed: Additional R.O.W. may be required at the gate area. 10' U.E. + Sidewalk Easement will be required on both sides of the street prior to recording. A variance to 600 ft. maximum Cul-de-Sac length was submitted, proposing a paving width of 40 ft. for the interior street. The variance was approved by the City Commission on 10/23/2023, subject to 40 ft. paving for all interior streets. Sidewalk easement may be required on both sides and must be finalized prior to recording. 70 ft. R.O.W. between Lots 11 & 12 is for the purpose of accommodating the proposed width of the gate detail. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. A variance to 600 ft. maximum Cul-de-Sac length was submitted, proposing a paving width of 40 ft. for the interior street. The variance was approved by the City Commission on 10/23/2023, subject to 40 ft. paving for all interior streets. Sidewalk easement may be required on both sides and must be finalized prior to recording. Subdivision Ordinance: Section 134-105. 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. Minimum sidewalk width is subject to increase as per the 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 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. Add a plat note as shown above prior to recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Clarify if the subdivision is proposed to be private or public and add the plat note referencing the correct ordinance. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Clarify if the subdivision is proposed to be private or public. Submit a copy of the draft HOA covenant referencing the correct ordinance. A plat note to reference the HOA document is required prior to recording. 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 recording. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. a revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to recording.. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes. 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. As per Traffic Department: 1. TG waived for 13-single family lot subdivision and a detention lot. 2. No access requirement along Northgate Lane. 3. Ok for final with the condition to ensure gate standard requirements are being met. If the subdivision is proposed to be private, proper wording for owner's signature block is required. Label Detention area as Common Lot A prior to recording. Additional R.O.W. may be required at the gate area to ensure gate standard requirements. If subject to this change, subdivision will be required to go through a "revised final" process. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2023-0026) including the following variances: 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

Planning and Zoning Committee Special Meeting

July 29, 2024

Page 20

ft. dedication for total 80 ft. ROW. If the variance is approved, it should be subject to providing sidewalk easement on both sides. Variances were approved by the City Commission meeting on 10/23/2023.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve in revised final form, subject to the conditions noted. Mr. Jesse Ozuna 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 10:35a.m. with Mr. Emilio Santos Jr. seconding the motion with four members present and voting.

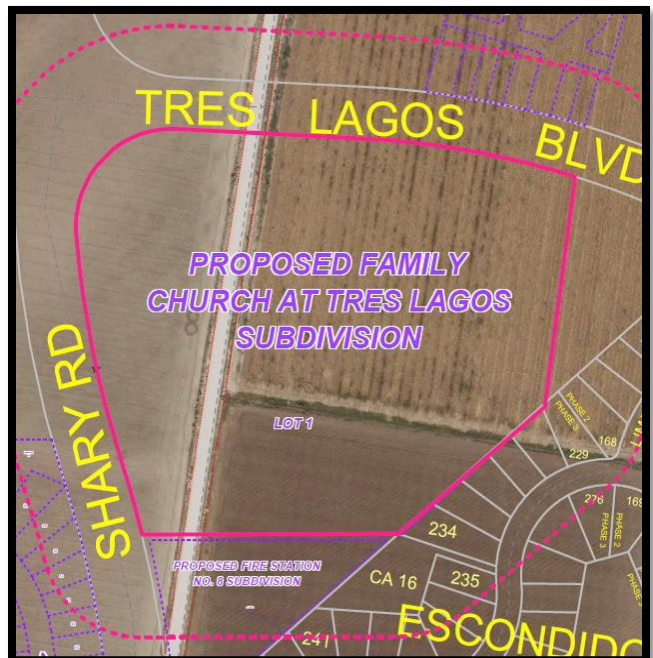
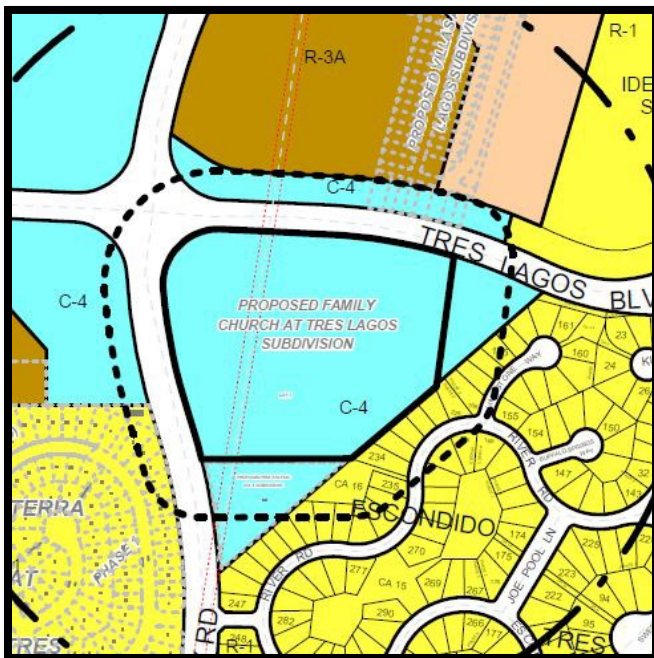
Michael Fallek, Chairperson

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: October 16, 2024
SUBJECT: REQUEST OF KELLEY A. HELLER-VELA ON BEHALF OF THE FAMILY CHURCH, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (CHURCH), AT 15.00 ACRES OUT OF SECTIONS 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO, COUNTY, TEXAS; 14500 NORTH SHARY ROAD. (CUP2024-0050)

BRIEF DESCRIPTION: The subject property is located on the southeast corner of north Shary road and Tres Lagos Boulevard. The property is zoned C-4 (Commercial Industrial) District. The adjacent zoning is R-1 (single family residential) District to the east and south, C-4 (commercial industrial) District and R-3A (apartments) to the north, and C-4 District to the west. Surrounding land uses includes Texas A&M Tres Lagos, Single-family residential homes, Idea Public Schools and McAllen’s Fire Station #8. An Institutional Use is permitted in a C-4 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: This is the initial Conditional Use Permit for an Institutional Use at this location. The application for this request was submitted on April 19, 2024.

SUMMARY/ANALYSIS: The applicant is proposing to construct and operate a 32,000 sq. ft.

church building under the name of “The Family Church”. The applicant is proposing to have a main sanctuary, lobby, café, basketball pad, nursery, youth worship and an expansion of future buildings. The days and hours of services of the church will be on Sunday from 7:30 a.m to 4:00 p.m., office will be closed on Mondays. Weekly hours are from Tuesday through Friday from 9:00 a.m. to 5:00 p.m. The church will be open during the evenings on Saturdays when they have services or events that are schedule in advance. Based on the seats proposed in the sanctuary area (700 seats), 175 parking space are required; 336 parking spaces are being proposed.

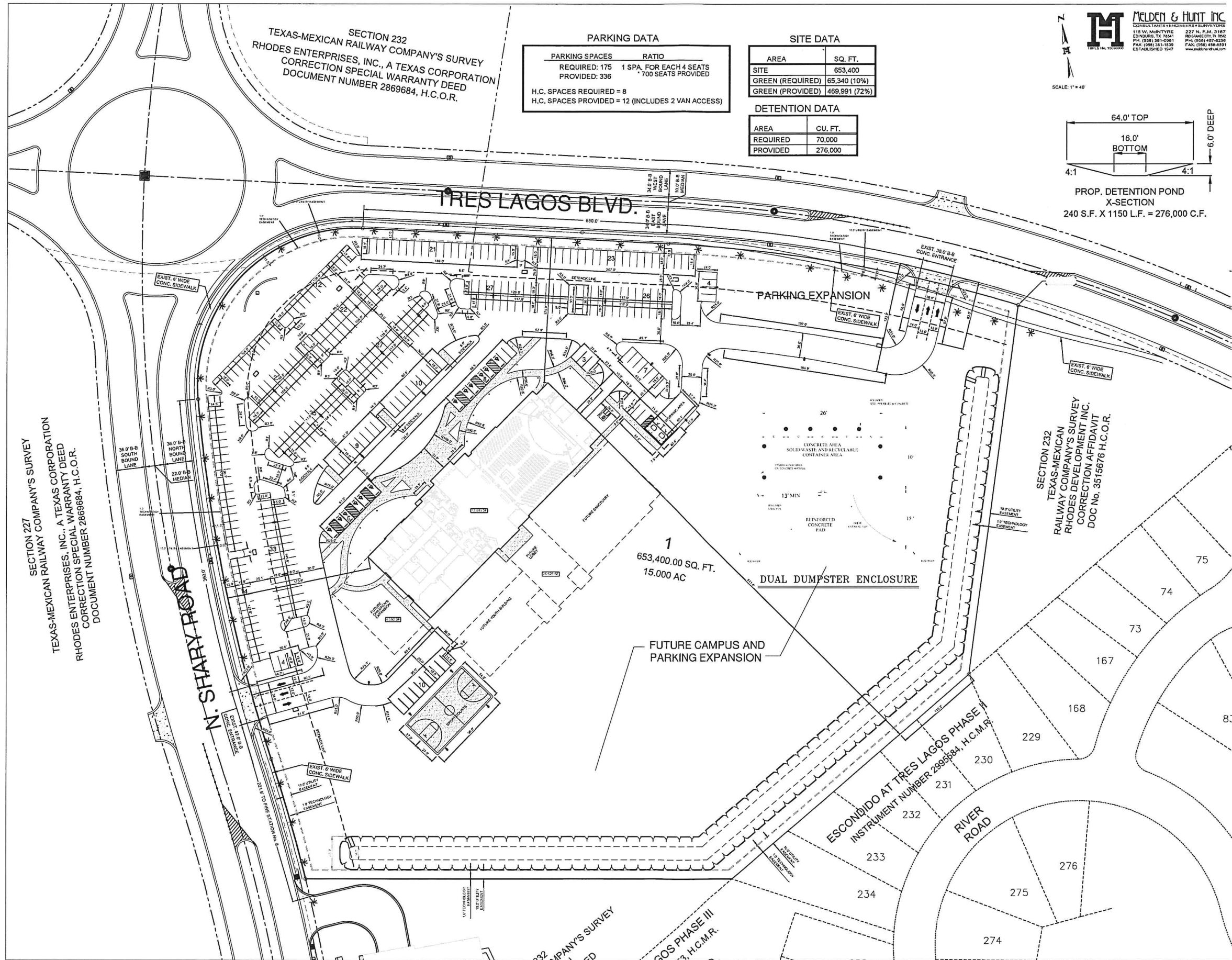
The Fire Department is pending to conduct fire inspection and approved for the CUP process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The church must comply with the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The church has access on North Shary Road and Tres Lagos Boulevard.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 700 seats in the sanctuary, 175 parking space is required; 336 parking spaces are being proposed.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

If approval is granted to this request, the applicant must comply with all other Zoning Ordinance and Building Code requirements that will be requested during the building permit process. The subdivision review process is still underway for this tract and no building permits may be issued prior to recordation.

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

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



SECTION 232
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
RHODES ENTERPRISES, INC., A TEXAS CORPORATION
CORRECTION SPECIAL WARRANTY DEED
DOCUMENT NUMBER 2869684, H.C.O.R.

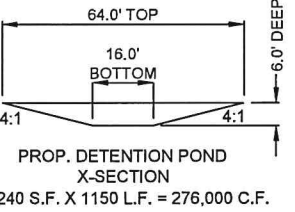
PARKING DATA	
PARKING SPACES	RATIO
REQUIRED: 175	1 SPA. FOR EACH 4 SEATS
PROVIDED: 336	700 SEATS PROVIDED
H.C. SPACES REQUIRED = 8	
H.C. SPACES PROVIDED = 12 (INCLUDES 2 VAN ACCESS)	

SITE DATA	
AREA	SQ. FT.
SITE	653,400
GREEN (REQUIRED)	65,340 (10%)
GREEN (PROVIDED)	469,991 (72%)

DETENTION DATA	
AREA	CU. FT.
REQUIRED	70,000
PROVIDED	276,000

MELDEN & HUNT INC.
CONSULTANTS & ENGINEERS & SURVEYORS
115 W. HUNTERVILLE 227 N. P.M. 3187
CONROUSE, TX 75841 ROSSDALE CITY, TX 75842
PH: (936) 381-0581 PH: (936) 487-6256
FAX: (936) 381-1839 FAX: (936) 488-8591
ESTABLISHED 1947 www.melden-hunt.com

SCALE: 1" = 40'



SECTION 227
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
TEXAS ENTERPRISES, INC., A TEXAS CORPORATION
CORRECTION SPECIAL WARRANTY DEED
DOCUMENT NUMBER 2869684, H.C.O.R.

SECTION 232
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
RHODES DEVELOPMENT INC.
CORRECTION AFFIDAVIT
DOC No. 3515676 H.C.O.R.



LUNA MIDDLEMAN ARCHITECTS

4218 McCullough Ave., San Antonio, TX 78241
Tel. 210.340.2400 Fax. 210.340.2444

LUNAMIDDLEMAN.COM

REVISED

NO.	DESCRIPTION	DATE

MELDEN & HUNT P.C.
TEXAS PROFESSIONAL ENGINEER



THIS SEAL IS THE PROPERTY OF THE OCCASION IT WAS ISSUED BY
KELLEY A. MIDDLEMAN P.E. 97421

THIS SEAL IS THE PROPERTY OF THE OCCASION IT WAS ISSUED BY
KELLEY A. MIDDLEMAN P.E. 97421

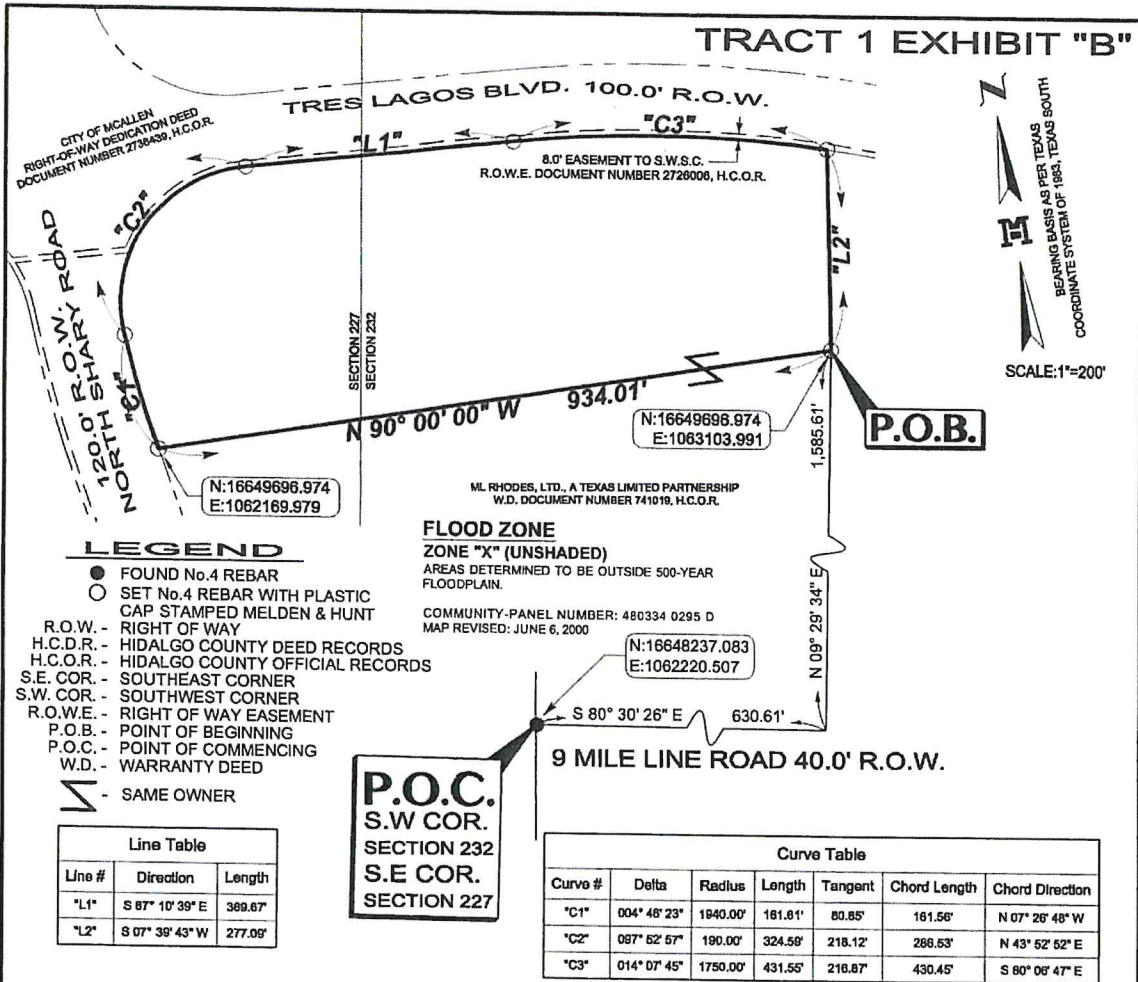
THE FAMILY CHURCH
Tres Lagos Blvd.
McAllen, TX 78504

LUNA ARCHITECTURE
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Project #:	21165.00
Date:	1/23/24
rev. by	checked by
CP	KELLEY
drawn by:	JM
drawing title:	SITE PLAN
drawing number:	C201

C201

TRACT 1 EXHIBIT "B"



**PLAT SHOWING: TRACT 1
 7.500 ACRES OUT OF SECTIONS 227 AND 232
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY
 ACCORDING TO THE PATENT ISSUED BY THE STATE OF
 TEXAS RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.**



- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.
 - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 - SURVEY WAS PREPARED WITH BENEFIT OF SAN JACINTO TITLE SERVICES OF TEXAS, LLC COMMITMENT GF. No. 172433182 EFFECTIVE DATE: DECEMBER 12, 2017

- EASEMENTS LISTED IN SCHEDULE B:**
- RIGHT OF WAY EASEMENT DATED JUNE 29, 2016 FROM ML RHODES, LTD TO SHARYLAND WATER SUPPLY CORPORATION, FILED UNDER CLERK'S FILE NUMBER 2726006, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
 - RIGHT OF WAY EASEMENT DATED DECEMBER 7, 1995 FROM MAYFAIR FARMS, INC. TO SHARYLAND WATER SUPPLY CORPORATION, FILED UNDER CLERK'S FILE NUMBER 494749, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. AFFECTS THE AREA ON SECTION 227. BLANKET IN NATURE. NOT PLOTTABLE.
 - RIGHT OF WAY EASEMENT DATED DECEMBER 9, 1949 FROM M.E. TRAPP TO CENTRAL POWER AND LIGHT COMPANY, RECORD IN VOLUME 677, PAGE 503, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND RELEASE OF EASEMENT DATED FEBRUARY 7, 1964 FROM CENTRAL POWER AND LIGHT COMPANY TO THE STATE OF TEXAS, RECORD IN VOLUME 1082, PAGE 81, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

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 9/10/2015 UNDER MY DIRECTION AND SUPERVISION.

Fred L. Kurth 12-20-17
 FRED L. KURTH, RPL'S No. 4750 DATE:

M MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

227 N. F.M. 3167
 RIO GRANDE CITY, TX 78582
 PH: (956) 487-8256
 FAX: (956) 488-8591

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

UPDATED: 12/21/2017
 UPDATED: 12/7/2017
 DATE: 9/13/2017
 JOB No. 17773.08
 FILE NAME: 17773.08 NORTH TRACT 1
 DRAWN BY: K.G.

TRACT 1 EXHIBIT "A"

Updated December 7, 2017
September 13, 2017

**METES AND BOUNDS DESCRIPTION
7.500 ACRES OUT OF SECTION 227 AND SECTION 232
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS**

A tract of land containing 7.500 acres situated in the City of McAllen, County of Hidalgo, Texas, said 7.500 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, according to the patent issued by the State of Texas recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, said 7.500 acres also being more particularly described as follows:

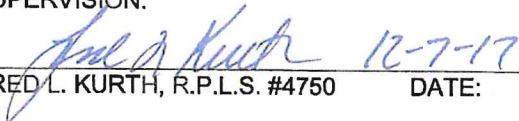
COMMENCING at a No. 4 rebar found [Northing: 16648237.083, Easting: 1062220.507] at the Southwest corner of said Section 232 and the Southeast corner of Section 227, of said Texas-Mexican Railway Company Survey and being within the existing right-of-way of 9 Mile Line Road;

THENCE, S 80° 30' 26" E along the South line of said Section 232, and within the right-of-way of 9 Mile Line Road, a distance of 630.61 feet to a point being on the South line of said Section 232;

THENCE, N 09° 29' 34" E a distance of 1,585.61 feet to a No. 4 rebar set [Northing: 16649696.974, Easting: 1063103.991] for the Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 90° 00' 00" W a distance of 934.01 feet to a No. 4 rebar set [Northing: 16649696.974, Easting: 1062169.979] for the Southwest corner of this tract;
2. THENCE, in a Northwesterly direction, along the East right-of-way line of North Shary Road, and along a curve to the right with a central angle of 04° 46' 23", a radius of 1,940.00 feet, an arc length of 161.61 feet, a tangent of 80.85 feet, and a chord that bears N 07° 26' 48" W a distance of 161.56 feet to a No. 4 rebar set for the point of tangency of said curve to the right, and the point curvature or a curve to the right;
3. THENCE, in a Northeasterly direction, along the East right-of-way line of North Shary Road, along the South right-of-way line of Tres Lagos Boulevard, and along said curve to the right with a central angle of 97° 52' 57", a radius of 190.00 feet, an arc length of 324.59 feet, a tangent of 218.12 feet, and a chord that bears N 43° 52' 52" E a distance of 286.53 feet to a No. 4 rebar set for the point of tangency for said curve to the right;
4. THENCE, S 87° 10' 39" E along the South right-of-way line of Tres Lagos Boulevard, a distance of 369.67 feet to a No. 4 rebar set for the point of curvature for a curve to the right;
5. THENCE, in a Southeasterly direction, along the South right-of-way line of Tres Lagos Boulevard, and along said curve to the right with a central angle of 14° 07' 45", a radius of 1,750.00 feet, an arc length of 431.55 feet, a tangent of 216.87 feet, and a chord that bears S 80° 06' 47" E a distance of 430.45 feet to a No. 4 rebar set for the Northeast corner of this tract;
6. THENCE, S 07° 39' 43" W a distance of 277.09 feet to the POINT OF BEGINNING and containing 7.500 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 09/10/2015 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750

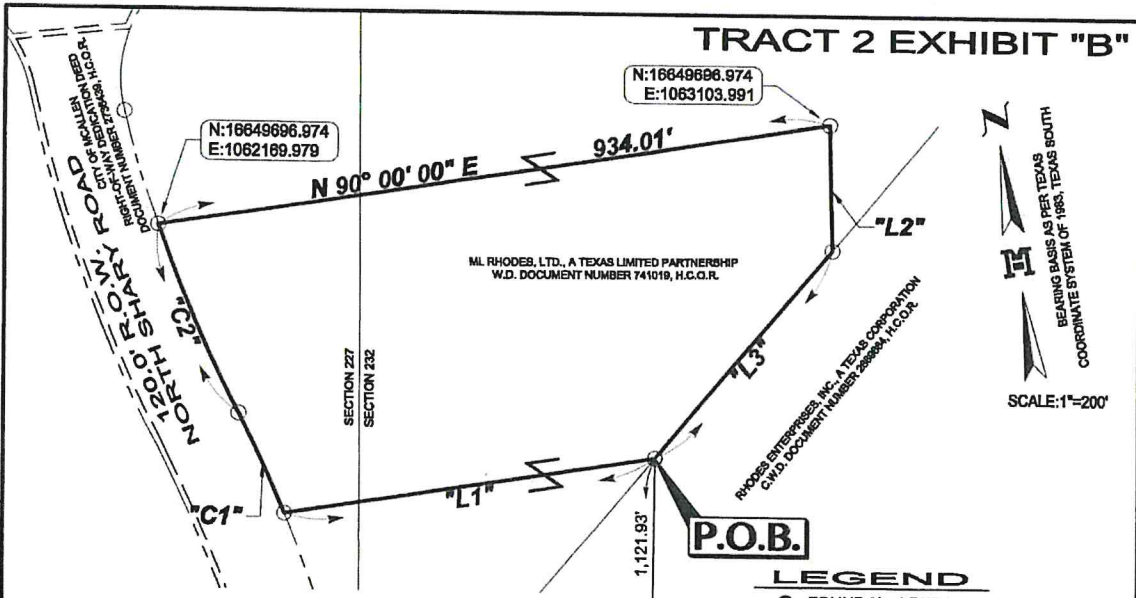
DATE: 12-7-17



APR 19 2024

BY: 

TRACT 2 EXHIBIT "B"



Line #	Direction	Length
L1	N 90° 00' 00" W	518.06'
L2	S 07° 38' 43" W	173.06'
L3	S 49° 03' 03" W	377.06'

FLOOD ZONE
 ZONE "X" (UNSHADED)
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 COMMUNITY-PANEL NUMBER: 480334 0295 D
 MAP REVISED: JUNE 6, 2000

- LEGEND**
- FOUND No.4 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - R.O.W. - RIGHT OF WAY
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - S.E. COR. - SOUTHEAST CORNER
 - S.W. COR. - SOUTHWEST CORNER
 - R.O.W.E. - RIGHT OF WAY EASEMENT
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - C.W.D. - CORRECTION WARRANTY DEED
 - W.D. - WARRANTY DEED
 - ≡ - SAME OWNER

P.O.C.
 S.W. COR.
 SECTION 232
 S.E. COR.
 SECTION 227

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	004° 10' 45"	2060.00'	150.28'	75.18'	150.22'	N 18° 08' 02" W
C2	008° 21' 28"	1940.00'	282.98'	141.73'	282.71'	N 14° 00' 42" W

**PLAT SHOWING: TRACT 2
 7.500 ACRES OUT OF SECTIONS 227 AND 232
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY
 ACCORDING TO THE PATENT ISSUED BY THE STATE OF
 TEXAS RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.**



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 9/10/2015 UNDER MY DIRECTION AND SUPERVISION.

Fred L. Kurth 12-21-17
FRED L. KURTH, RPLS No. 4750 DATE:

- NOTES:**
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 - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 - SURVEY WAS PREPARED WITH BENEFIT OF SAN JACINTO TITLE SERVICES OF TEXAS, LLC COMMITMENT GF. No. 172433021 EFFECTIVE DATE: DECEMBER 12, 2017

EASEMENTS LISTED IN SCHEDULE B:

10.aa.- RIGHT OF WAY EASEMENT DATED DECEMBER 7, 1995 FROM MAYFAIR FARMS, INC. TO SHARYLAND WATER SUPPLY CORPORATION, FILED UNDER CLERK'S FILE NUMBER 494749, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AFFECTS THE AREA ON SECTION 227. BLANKET IN NATURE. NOT PLOTTABLE.

10.ax.- RIGHT OF WAY EASEMENT DATED DECEMBER 9, 1949 FROM M.E. TRAPP TO CENTRAL POWER AND LIGHT COMPANY, RECORD IN VOLUME 677, PAGE 503, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND RELEASE OF EASEMENT DATED FEBRUARY 7, 1964 FROM CENTRAL POWER AND LIGHT COMPANY TO THE STATE OF TEXAS, RECORD IN VOLUME 1082, PAGE 81, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

M MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

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 PH: (956) 487-8256
 FAX: (956) 488-8591

UPDATED: 12/21/2017
 UPDATED: 12/7/2017
 DATE: 9/13/2017
 JOB No. 17773.08
 FILE NAME: 17773.08 SOUTH TRACT 2
 DRAWN BY: K.G.

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

TRACT 2 EXHIBIT "A"

Updated December 7, 2017
September 13, 2017

**METES AND BOUNDS DESCRIPTION
7.500 ACRES OUT OF SECTION 227 AND SECTION 232
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS**

A tract of land containing 7.500 acres situated in the City of McAllen, County of Hidalgo, Texas, said 7.500 acres out of Sections 227 and 232, Texas-Mexican Railway Company Survey, according to the patent issued by the State of Texas recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, said 7.500 acres also being more particularly described as follows:

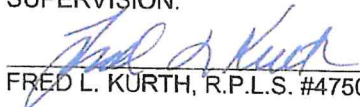
COMMENCING at a No. 4 rebar found [Northing: 16648237.083, Easting: 1062220.507] at the Southwest corner of said Section 232 and the Southeast corner of Section 227, of said Texas-Mexican Railway Company Survey and being within the existing right-of-way of 9 Mile Line Road;

THENCE, S 80° 30' 26" E along the South line of said Section 232, and within the right-of-way of 9 Mile Line Road, a distance of 396.01 feet to a point being on the South line of said Section 232;

THENCE, N 09° 29' 34" E a distance of 1,121.93 feet to a No. 4 rebar set for the Southernmost Southeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 90° 00' 00" W a distance of 516.04 feet to a No. 4 rebar for the Southwest corner of this tract;
2. THENCE, in a Northwesterly direction, along the East right-of-way line of North Shary Road, and along a curve to the left with a central angle of 04° 10' 45", a radius of 2,060.00 feet, an arc length of 150.26 feet, a tangent of 75.16 feet, and a chord that bears N 16° 06' 02" W a distance of 150.22 feet to a No. 4 rebar set for the point of tangency of said curve to the left, and the point curvature or a curve to the right;
3. THENCE, in a Northwesterly direction, along the East right-of-way line of North Shary Road, and along said curve to the right with a central angle of 08° 21' 25", a radius of 1,940.00 feet, an arc length of 282.96 feet, a tangent of 141.73 feet, and a chord that bears N 14° 00' 42" W a distance of 282.71 feet to a No. 4 rebar set [Northing: 16649696.974, Easting: 1062169.979] for the Northwest corner of this tract;
4. THENCE, N 90° 00' 00" E a distance of 934.01 feet to a No. 4 rebar set [Northing: 16649696.974, Easting: 1063103.991] for the Northeast corner of this tract;
5. THENCE, S 07° 39' 43" W a distance of 173.06 feet to a No. 4 rebar set for the Northernmost Southeast corner of this tract;
6. THENCE, S 49° 03' 03" W a distance of 377.05 feet to the POINT OF BEGINNING and containing 7.500 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 09/10/2015 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750 DATE: 12-7-17



APR 19 2024

BY: 



THEfamilyCHURCH | **PROPOSED TRES LAGOS CHURCH CAMPUS**



9639 McCullough Ave. | San Antonio, Texas 78216
T: 210.340.2400 | W: LunaMiddleman.com

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THEfamilyCHURCH | **PROPOSED TRES LAGOS CHURCH CAMPUS**



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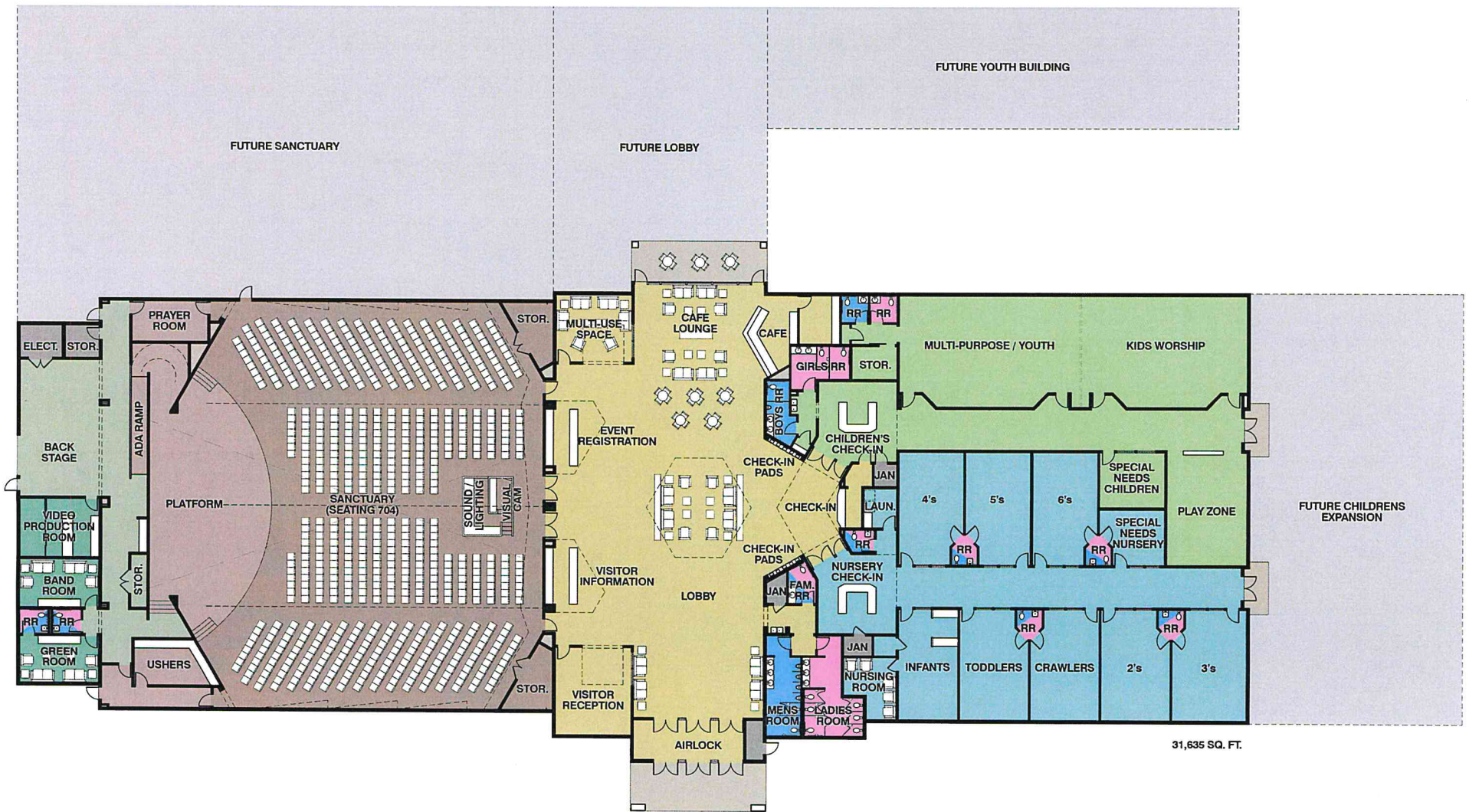
- A. Main Sanctuary Phase 1
- B. Lobby & Cafe
- C. Nursery / Childrens
- D. Future Sanctuary Expansion
- E. Future Lobby
- F. Future Youth Building
- G. Future Children's Expansion
- H. Basketball Pad
- I. Parking - 333 Spaces
- J. Main Signage

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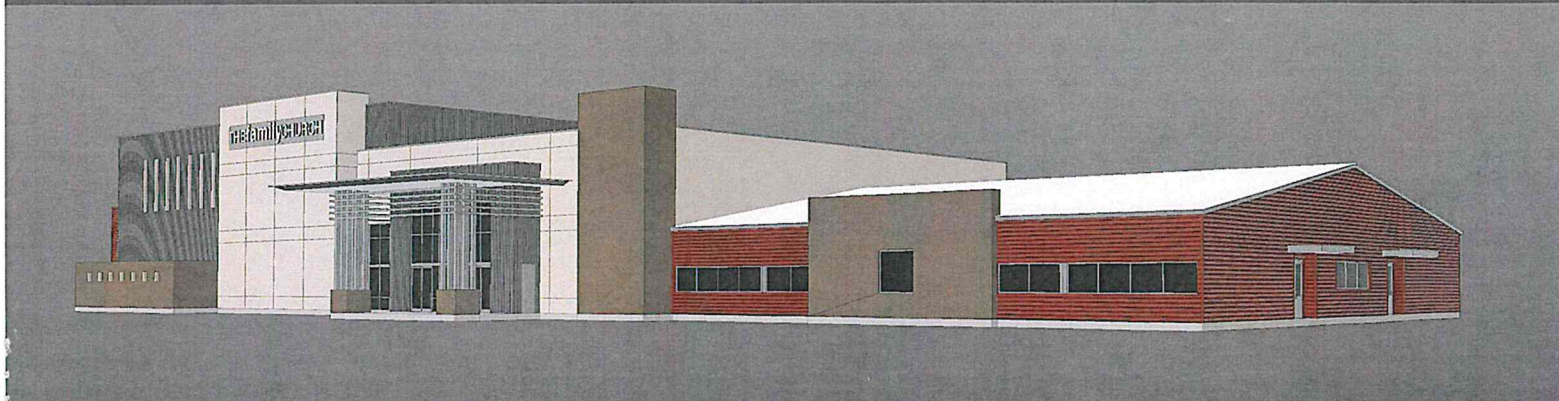
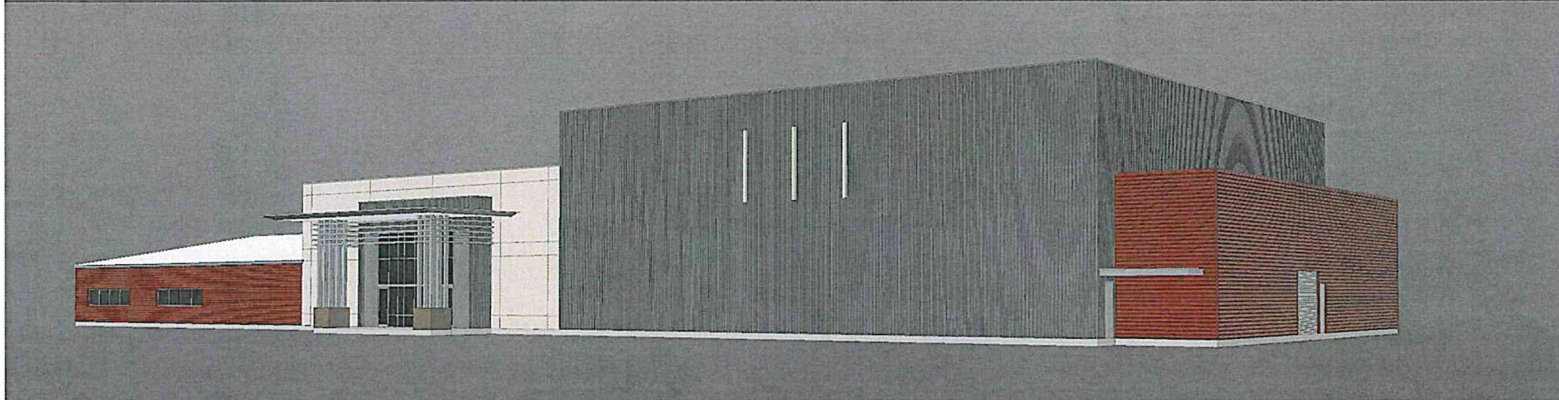
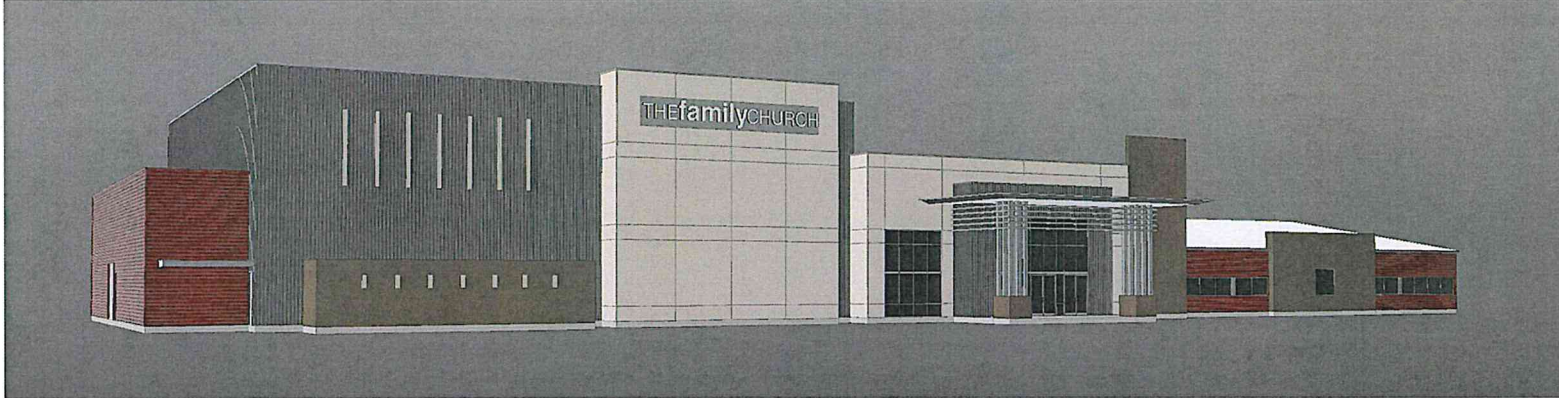
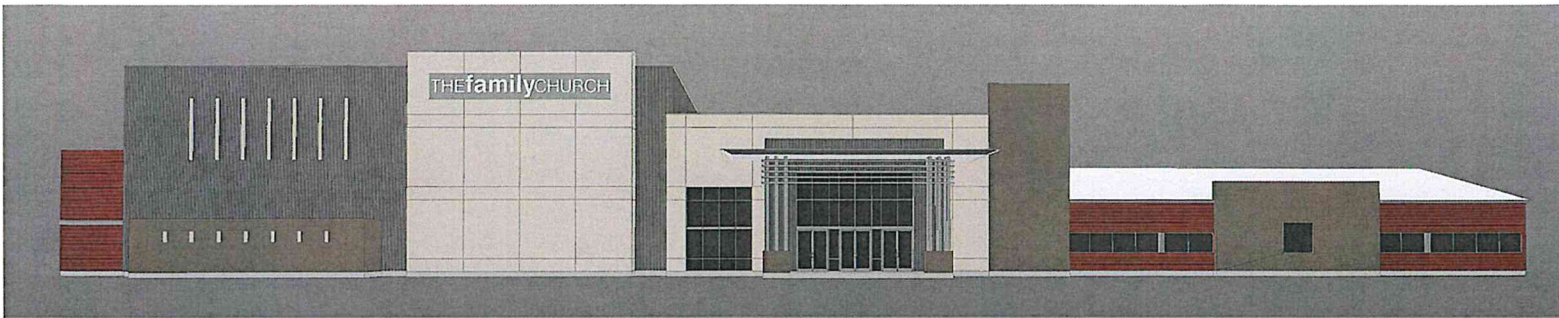
31,635 SQ. FT.

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Memo

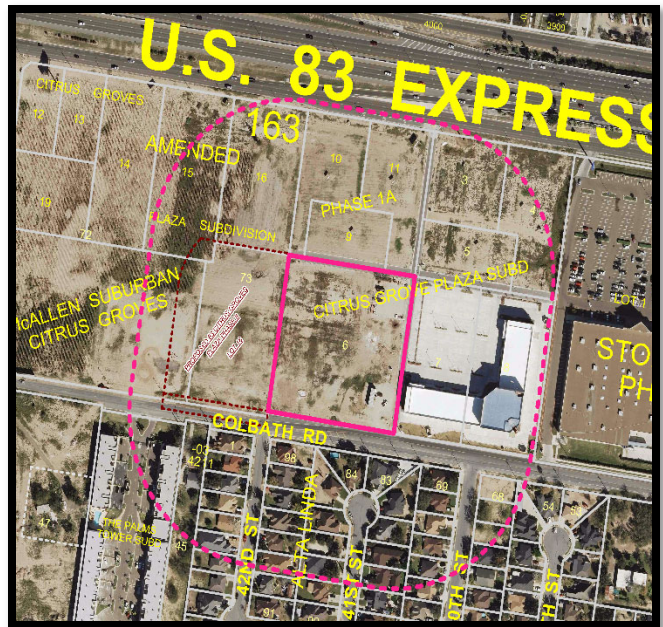
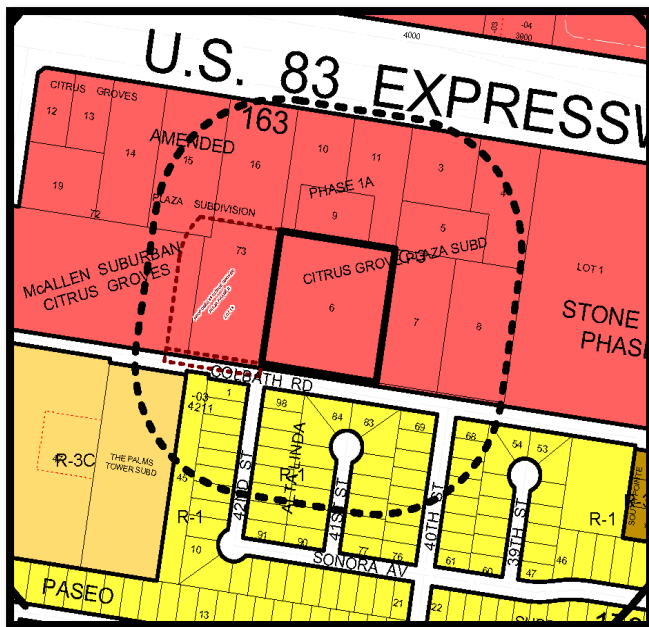
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2024

SUBJECT: Request of George A. Garza for a Conditional Use Permit, for one year, and adoption of an ordinance for an event center (Windsor Event Center), at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83. (CUP2024-0105)

BRIEF DESCRIPTION: The property is located on the North side of Colbath Road, approximately 860 ft. east of South Bentsen Road and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the south, C-3 District to the north, east and west. Surrounding land uses include La Doble M, Tru fit, Zen Asian Bistro, commercial businesses, and single family residences. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY: Citrus Grove Plaza Subdivision was recorded on February 17, 2012. The initial request for a conditional use permit for an event center at this location was approved by City Commission on July 11, 2022. The development underwent Site Plan Review Process and was approved by the Development Team in January 2023. The conditional use permit for the event center was approved as a renewal by City Commission on August 14, 2023. The conditional use permit application was submitted on September 16, 2024 for the renewal of the permit.

SUMMARY/ANALYSIS: The applicant is proposing to build and operate an event center and a terrace with open air seating. The proposed hours of operation for the event center office will be Monday to Friday from 9 AM to 6 PM. The proposed hours of operation for the event center is daily from 8 AM to 2 AM (based on events). Based on the square footage of the establishment, 183 parking spaces are

required and the development will provide 208 parking spaces.

Construction of the building is almost complete and the Fire Department will conduct inspection upon completion. 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 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 residential use or 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 has access to U.S Expressway 83.
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 of the establishment, a total of 183 parking spaces are required of which 6 would have to be accessible to persons with disabilities. The development is in compliance with parking requirement. Two hundred and eight spaces are provided as shown on the provided site plan.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

The Planning Department has not received any phone calls nor emails in opposition of the conditional use permit request.

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance to residential use or residential zoned property) of the Zoning Ordinance.

ZONE C-3

GREEN AREA REQUIRED

LAND AREA..... 149,911 S.F.
 R.O.W. (NORTH & EAST) 10,621 S.F.
 GROS AREA LAND 159,290 S.F.
 GREEN A. REQUIRED (10%) 13,929 S.F.
 GREEN A. PROPOSED (26%) 35,524 S.F.

PARKING SPACES REQUIRED

PHASE I -- CONVENTION CENTER 12,376 S.F.
 PHASE II -- OPEN TERRACE 5,936 S.F.
 PHASE III -- RETAIL SPACES 3,412 S.F.
TOTAL AREA (FOR PARKING SPACES) ... 21,724 S.F.

PHASE I & II 18,312 S.F./100 183 P.S.
 PHASE III 2,702 S.F./200 13 P.S.

PARKING SPACES REQUIRED 196 P.S.
PARKING SPACES PROPOSED 206 P.S.

PHASE I

EVENT CENTER AREAS:

CONSIDERED FOR PARKING SPACES 12,376 S.F.
 STORAGE 3,278 S.F.
 RESTROOMS 923 S.F.
 CARPORT, PORCH & BALCONY 2,925 S.F.
TOTAL AREA EVENT CENTER 19,502 S.F.

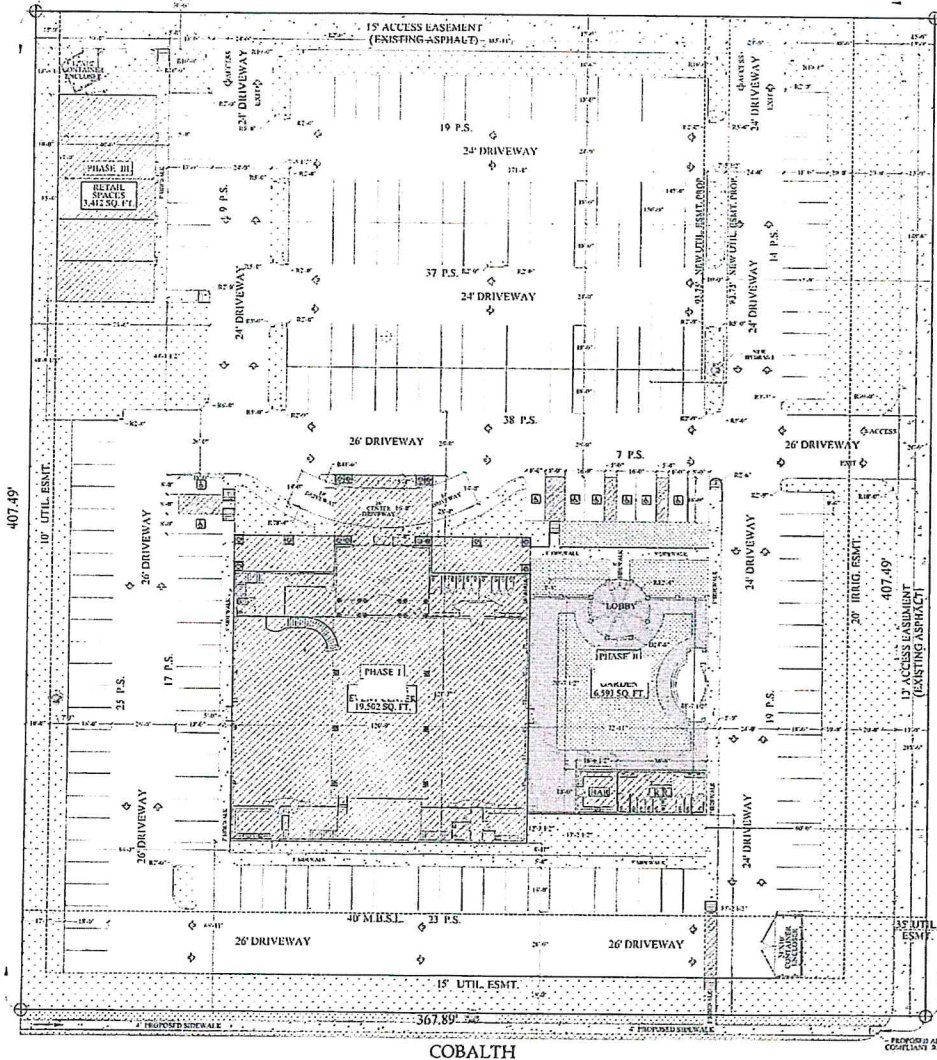
PHASE II

OPEN TERRACE AREAS:

GREEN AREA 5,936 S.F.
 RESTROOMS 657 S.F.
TOTAL AREA OPEN TERRACE 6,593 S.F.

PHASE III
RETAIL SPACES:

RETAIL AREA 2,981 S.F.
 RESTROOMS 431 S.F.
TOTAL AREA OPEN TERRACE 3,412 S.F.



PHASE I, II & III

**EVENT ENTER
 SITE PLAN**
 SCALE: N.T.S.

4101
 W. EXPRESSWAY 83
 Lot 6
 CITRUS GROVE
 PLAZA SUBD.
 McALLEN, TX

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1. Builder or contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Builder or contractor must verify compliance with all local building codes of the area where the structure fit to be constructed and located.
3. Plans indicate location only; engineer aspects should interpret actual site conditions.

DESIGNED FOR:
VERSALLES CONVENTION CENTER



Katimon Management Design
 COMMERCIAL & RESIDENTIAL DESIGN
 2508 North 30th
 Mesquite, TX 75027
 Cell: (956) 221-2293
 Fax: (956) 282-8264

CONTRACTOR:

DATE:
 01-12-23

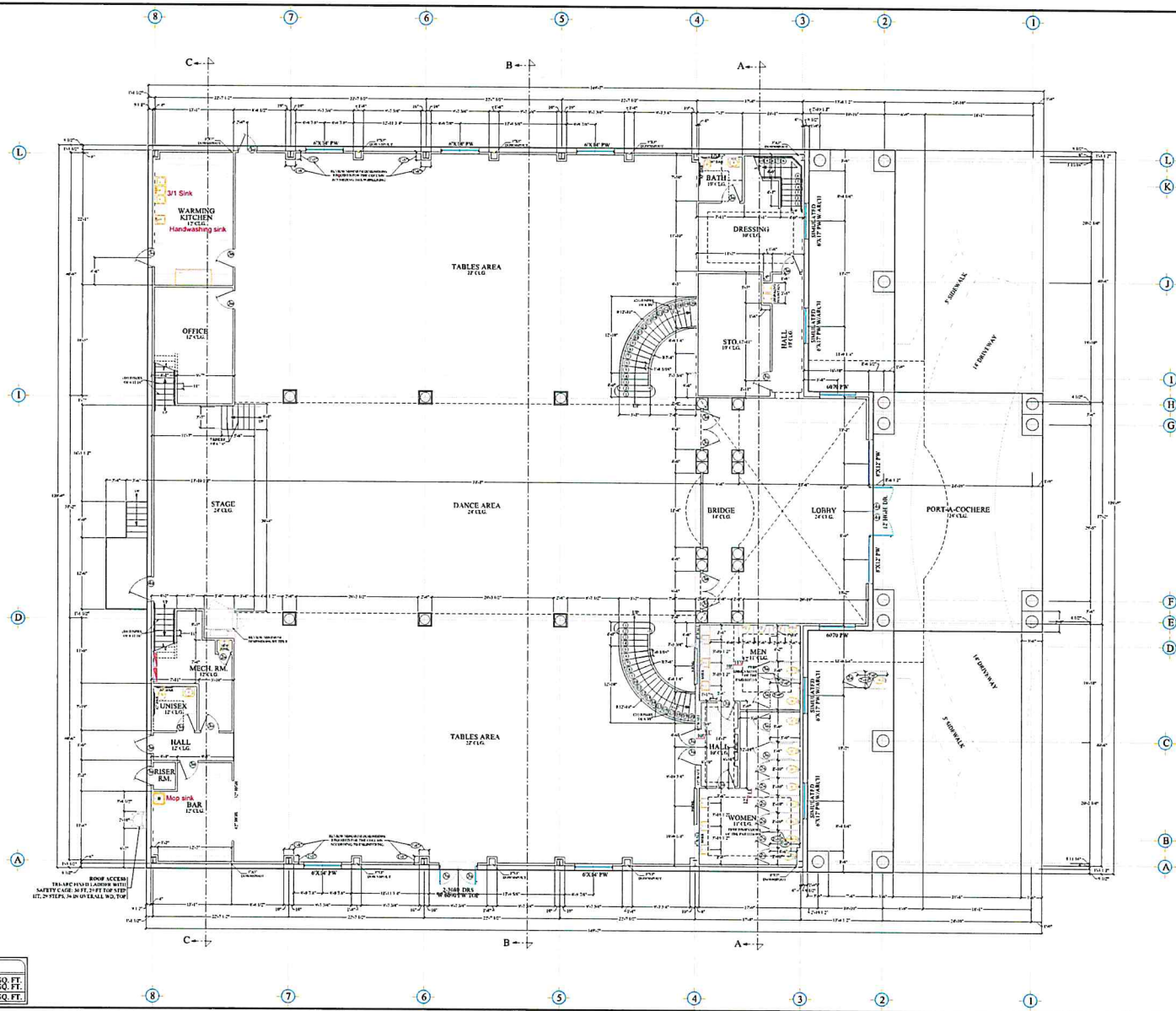
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PAGE No.
 2/16

PLAN No.
 22-017

BY: [Signature]
 RECEIVED
 SEP 27 2024

katimon@rad-design.com



AREAS:	
1st FLOOR	13,745 SQ. FT.
2nd FLOOR	2,812 SQ. FT.
TOTAL AREA	16,577 SQ. FT.

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2. Builder or contractor must verify compliance with all local building codes of the area where the structure is to be constructed and located.
3. Plans indicate locations only; engineer aspects should incorporate actual site conditions.

DESIGNED FOR:
**WINDSOR
EVENT
CENTER**

RAD
Ramon Almaguer
Designs
COMMERCIAL &
RESIDENTIAL DESIGNS
2408 Brock St., 11
Mission, TX, 78372
Cell: (956) 583-0664
Cell: (956) 583-3393
Fax: (956) 583-0664

CONTRACTOR:
G
GARZA
CONSTRUCTION
GEORGE GARZA
Cell: (956) 522-6885

DATE:
04-26-23

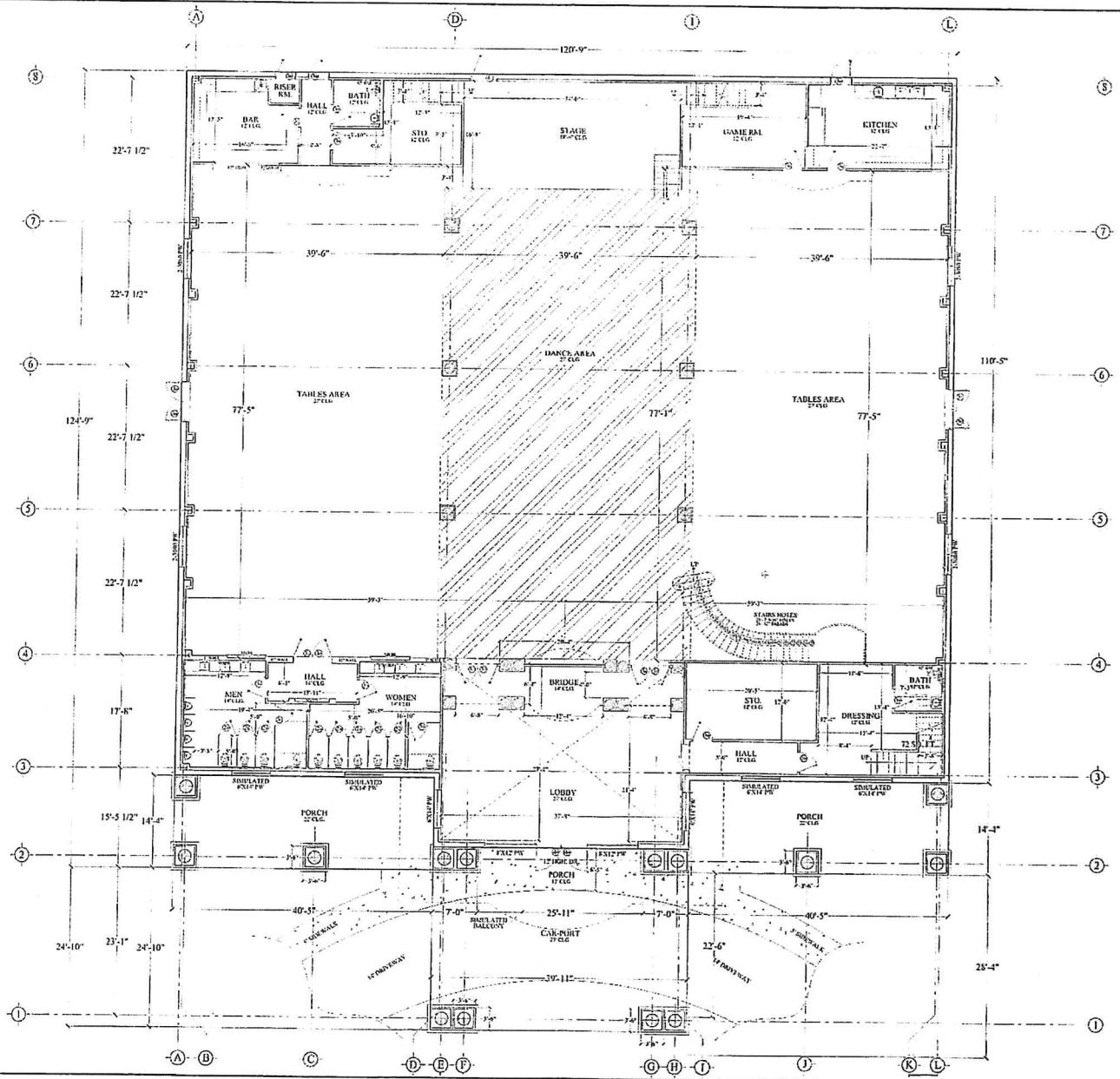
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PAGE No.
4/17

PLAN No.
22-017

PHASE I
**WINDSOR
EVENT CENTER**
1st. FLOOR PL.
SCALE: 1/8" = 1'-0"
**4101
W. EXPRESSWAY 83
Lot 6
CITRUS GROVE
PLAZA SUBD.
McALLEN, TX**

georgeandhall@yahoo.com ramon@rad-designs.com



AREAS:	
1st LIVING AREA	13,765 SQ. FT.
2nd LIVING AREA	2,812 SQ. FT.
TOTAL LIVING AREA	16,577 SQ. FT.
CARPON/PORCH/BALK.	2,593 SQ. FT.
TOTAL AREA	19,362 SQ. FT.

PHASE I
CONVENTION CENTER
1st FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 4101
 W. EXPRESSWAY 83
 Lot 6
 CITRUS GROVE
 PLAZA SUBD.
 McALLEN, TX

THIS DRAWING IS THE PROPERTY OF SAISON ALTMANQUER DESIGNS AND SHALL BE KEPT IN CONFIDENCE.

This plan is property of Saison Altmanner Designs and is not to be used in any other project. These plans are limited to a one-time construction of this project, other construction is strictly prohibited without the written permission from Saison Altmanner Designs.

PLANNING NOTE:
 Saison Altmanner Designs assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before actual construction commences:
 1. Builder or contractor must verify ALL DIMENSIONS prior to proceeding with construction.
 2. Builder or contractor must verify compliance with all local building codes of the area where the structure is to be constructed and located.
 3. Plans indicate locations only; engineer's report should incorporate actual site conditions.

DESIGNED FOR:
VERSALLES CONVENTION CENTER

RAD
 Saison Altmanner Designs
 COMMERCIAL & RESIDENTIAL DESIGNS
 2404 Brook St. 11
 Houston, TX 77072
 Cell: (956) 521-8664
 Cell: (956) 521-3293
 Fax: (956) 521-6664

CONTRACTOR:

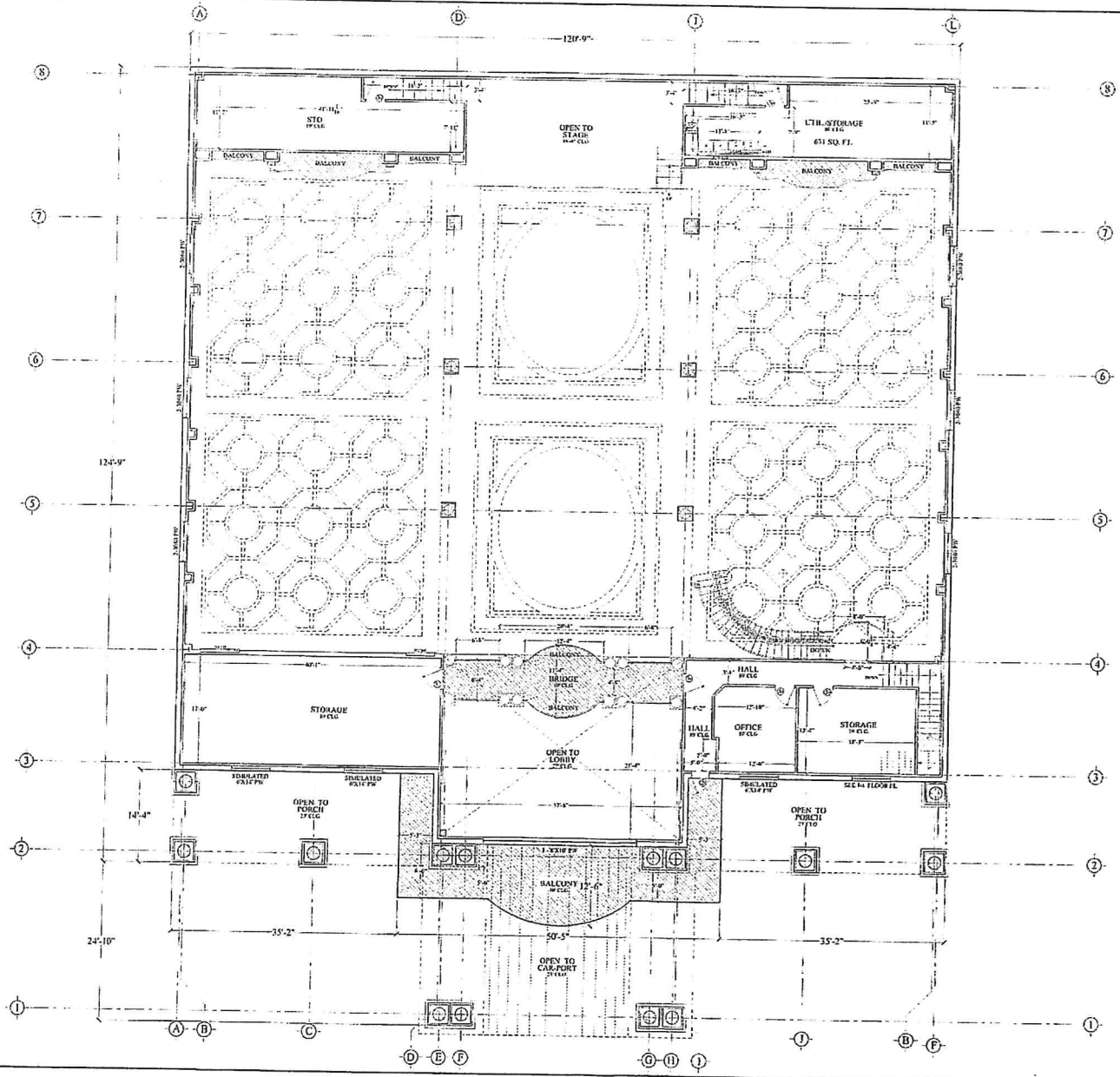
DATE:
 08-17-22

IF ANY SIGNATURE HEREIN DOES NOT APPEAR, IT IS THE USE OF REPRODUCTION OR THE USE OF ANY OTHER MEANS FOR THE REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF SAISON ALTMANNER DESIGNS. CALL (956) 521-8664.

PAGE No.
 4/14

PLAN No.
 22-017

raimon@rad-designs.com



AREAS:	
1st LIVING AREA	11,764 SQ. FT.
2nd LIVING AREA	3,812 SQ. FT.
TOTAL LIVING A.	16,577 SQ. FT.
CARPENTRY TOTALS	2,929 SQ. FT.
TOTAL AREA	19,506 SQ. FT.

PHASE I
CONVENTION CENTER
2nd. FLOOR PLAN
 SCALE: 1/8" = 1'-0"

4101
 W. EXPRESSWAY 83
 Lot 6
 CITRUS GROVE
 PLAZA SUBD.
 McALLEN, TX

THIS DRAWING MAY BE USED FOR THE DESIGN OF ANY OTHER BUILDING WITHOUT THE WRITTEN PERMISSION OF KANAM ARCHITECTURE DESIGNERS

This plan is property of Kanam Architecture Designers and every detail on plans. These plans are limited to 2 one-time reproduction of this project, when construction is strictly permitted without the written permission from Kanam Architecture Designers.

PLEASE NOTE:
 Kanam Architecture Designers assumes no liability for any structural or electrical failure in this plan. It is the responsibility of the purchaser of this plan to perform the following before actual construction commences:
 1. Builder or contractor must verify ALL DIMENSIONS prior to proceeding with construction.
 2. Builder or contractor must verify compliance with all local building codes of the area where the structure is to be constructed and located.
 3. Plans indicate Kanam's only engineer's approval should incorporate actual site conditions.

DESIGNED FOR:
VERSALLES CONVENTION CENTER



Kanam Architecture Designers
 COMMERCIAL & RESIDENTIAL DESIGNERS
 2408 River Side II
 Mission, TX, 78712
 OFF: (512) 251-0662
 Cell: (936) 221-3799
 Fax: (512) 251-0664

CONTRACTOR:

DATE:
08-17-22

IF ANY STRUCTURE DOES NOT APPEAR TO BE THE CASE OF REPRESENTATION OF THIS PLAN OR YOU MAY BE AN EMBROIDERER OF THE FIRM CONTRACTOR ACT TO AVOID COPYRIGHT VIOLATION CALL 800-221-1279

PAGE No.
5/14

PLAN No.
22-017

rannon@rad-designs.com

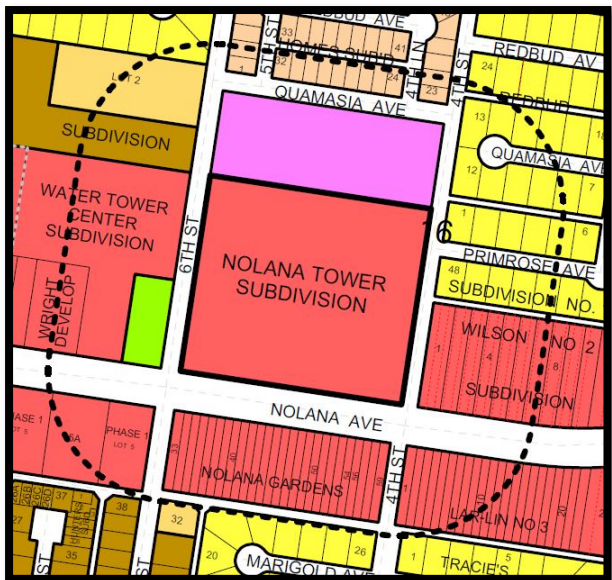




Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: October 15, 2024
SUBJECT: REQUEST OF ROBERT WILSON FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR/BILLIARDS AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITE G (CUP2024-0106)

BRIEF DESCRIPTION: The property is located at the northeast corner of Nolana Avenue and North 6th Street and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 District to the south, east 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.



HISTORY: The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on November 2, 1999 and had been periodically renewed over the years. The last permit renewal was approved for one year on October 9, 2023 by the City Commission with a variance to the distance requirement. The conditional use permit application was submitted on September 20, 2024 for the renewal of the permit.

SUMMARY/ANALYSIS: The applicant is proposing to continue to operate a bar/billiards hall from the existing 14,891 sq. ft. lease space within the shopping center. The hours of operation will continue to be from 11:00 a.m. to 2:00 a.m. Monday thru Saturday and from 12:00 p.m. to 2:00 a.m. on Sundays

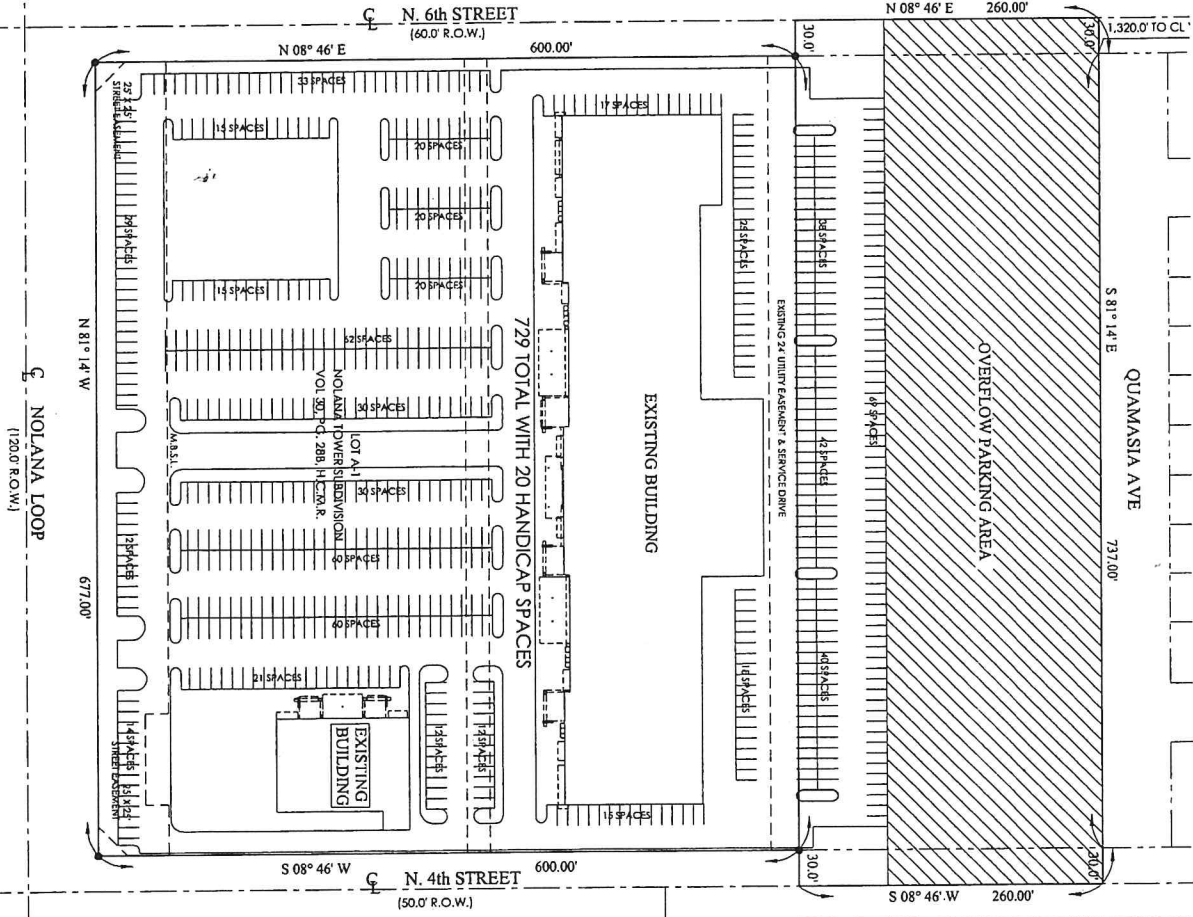
A police activity report is attached for service calls from October 2023 to present. Fire and Health Department have inspected the establishment and allowed the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 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, North 4th Street, and North 6th Street. 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 11,875 sq. ft. bar/billiards hall requires 149 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, 15 accessible parking spaces are 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 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.

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement of distance to a residence or residentially zoned property of Section 138-118(4) of the Zoning Ordinance.

LOT 16, SECTION 11,
HIDALGO CANAL CO. SUBDIVISION
VOL. Q, PG. 177, H.C.D.R.



NOLANA LOOP
(120.0' R.O.W.)

WILSON SUBDIVISION NO. 2
VOL. 19, PG. 176, H.C.M.R.

REDBUD SUBDIVISION
VOL. 19, PG. 123, H.C.M.R.

20' ALLEY

PRIMOSE AVENUE

20' ALLEY

Office

Rear Exit

Mens Rest Rooms
Womens Rest Rooms



pool

pool

pool

pool

pool

pool

pool

pool

pool

Patio

Front Exit

pool

pool

pool

pool

pool

pool

pool

pool

pool

pool

pool

pool

pool

pool

pool

pool

pool

tables

tables

tables

tables

MAIN BAR

Front Exit

Ceiling is 14 ft. High

Rear Exit

Raiser Rom

pool

pool

pool

pool

Service Bar

pool

pool

pool

pool

pool

Dance Floor

pool

pool

pool

Front Exit

Patio

Tables

Tables

Tables

Tables



McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: Oct 2023 **Incident Type:** All

To Date/Time: Oct 2024 **Location:** 400 Nolana Suite G

Call Date/Time	Location	Incident Type
1/31/2024 1:55	400 NOLANA AVE G, MCALLEN	Disturbance - Non Domestic

- Disclaimer:** The figures reflected above are 'calls for service' for the City of McAllen. They are NOT lists of Crimes or Crime Reports. Calls are titled as they are called in and dispatched.



BAKING
CONFECTIONERY RESTAURANT

TEA
BOX

KUMORI
maki & Teppanyaki

PROX

EDDY'S

EDDY'S
BOULEVARD

CIN

S





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 11, 2024

SUBJECT: REQUEST OF SANJUANITA CANTU ON BEHALF OF OFELIA GARCIA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (DAY CARE FACILITY), AT LOT 35, MCALLEN BUILDERS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2128 SOUTH 34TH STREET. (CUP2024-0109)

BRIEF DESCRIPTION: The property is located north of Jordan Road along the West side of South 34th Street, the property is zoned R-1 (Single Family Residential) District. The adjacent zoning is R-1 (Single Family Residential) District in all directions , A Home Occupation (Day Care) is allowed on an R-1 (Single Family Residential) District with a Conditional Use Permit and in compliance with requirements.



HISTORY: This is the initial Conditional Use Permit for a Home Occupation (Day Care) at this location. The application for this request was submitted on September 26, 2024.

REQUEST/ANALYSIS: The applicant is proposing to operate a day care on the subject property. The proposed hours of operation are Monday through Saturday from 7:00AM through 6:00 PM. The Fire Department and Health Department have completed their inspection and found no violations. The Home Occupation (Day care) must also meet the requirements set forth in Section 138-118(8) of the zoning Ordinance as follows:

1. Must meet requirements of department of human resources;
2. Must have fenced-in area for outside play of children;
3. Must have paved area adjacent to street for pickup and delivery of children off of street;
4. Area used for day care facilities should be clearly secondary to residential use of structure;
5. Person who applies for permit must reside at location for which permit is applied;
6. There shall be no more than two day care facilities within 600 feet of each other as measured over the shortest distance of street right-of-way between the facilities;
7. No more than one day care facility shall be permitted on a dead-end street or cul-de-sac. That day care facility shall care for no more children than are permitted in a registered family home by the state department of human resources;
8. No day care facilities shall be permitted on a half-street or on a street which has a half-street as a means of access;
9. Day care facilities which care for more than 12 children shall not be permitted in a residential zoning district;
10. No signs are permitted. A one-square-foot nameplate bearing the person's name and occupation may be displayed if attached flat against the wall of the residence;
11. No more than one additional employee that does not reside on the premises is permitted; and
12. If the person operating the day care facility is not the owner of the property, then the application must be signed by the owner or a letter of authorization from the owner must be submitted.

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

RECOMMENDATION: Staff recommended approval of the request, for one year, subject to compliance with requirements in Section 138-118(8) of the Zoning Ordinance, Building Departments, Health and Fire Department requirements.

Jordan Red

2128th St
Horse
↑

Entrance
Garage

Aben 2 Camos

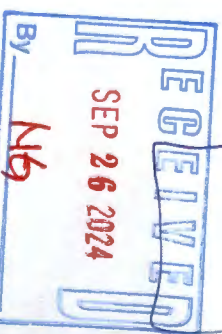


← 34th St McAllen TX 78503 →

Entrada | Entrada | Entrada

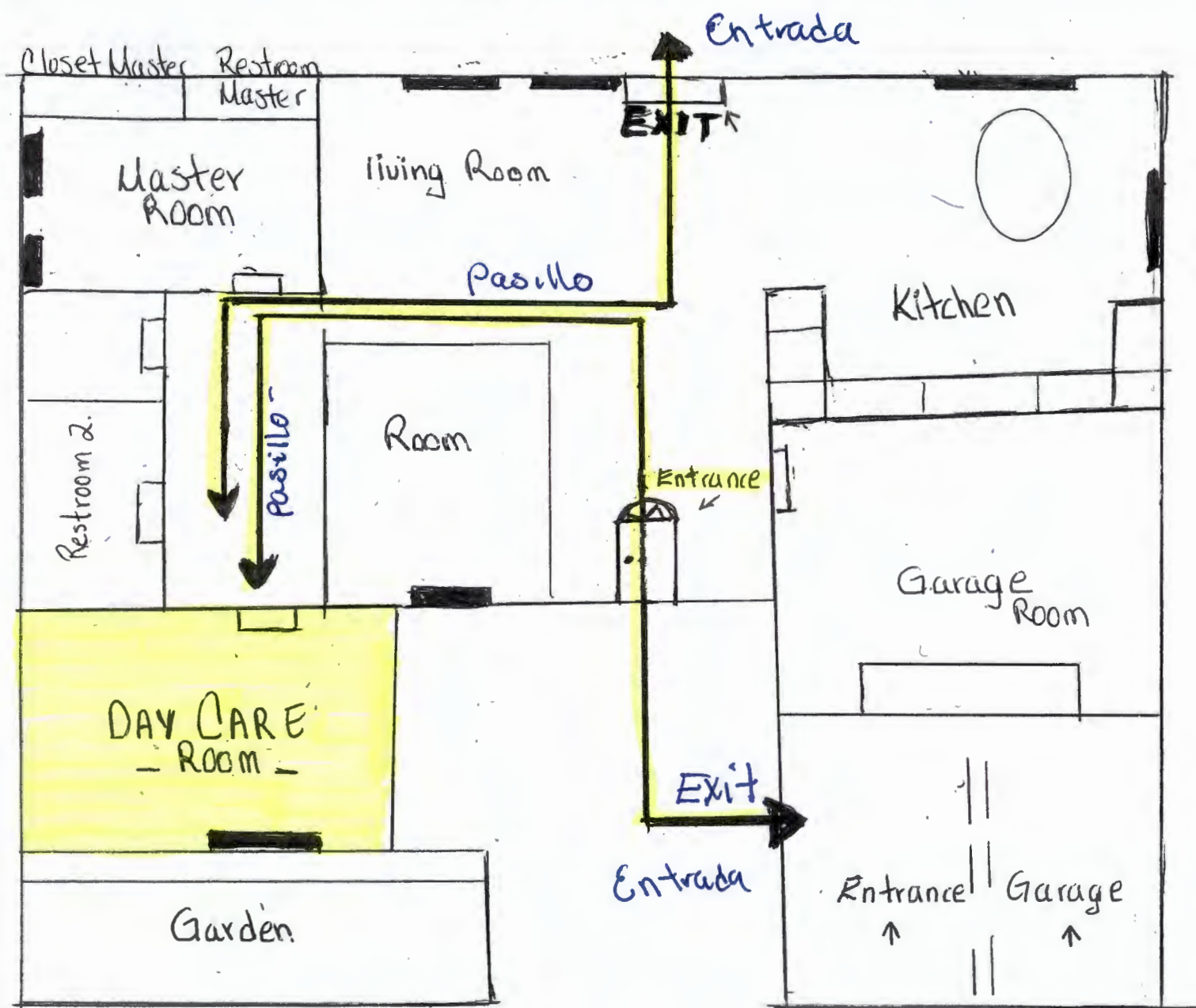
Enfrente hay 3 entradas
con estacionamiento

Eglesia



Emergency Exit Route

Ciudad de McAllen



RECEIVED
SEP 26 2024
By NG





Memo

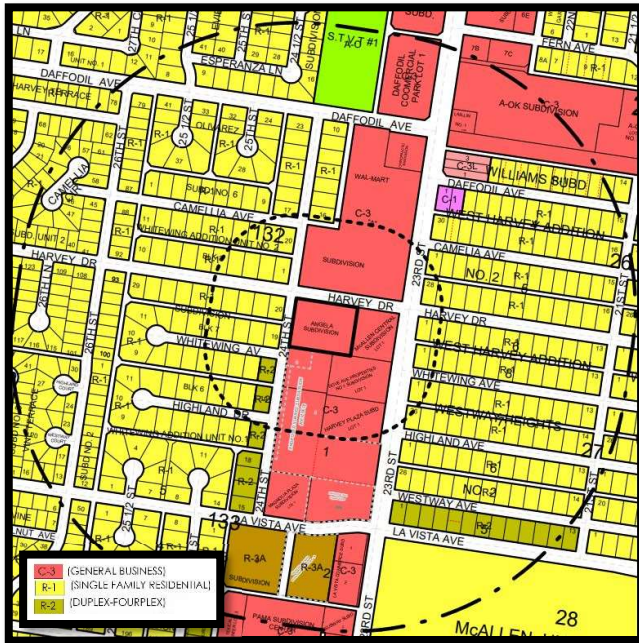
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 7, 2024

SUBJECT: REQUEST OF MAYDA FUENTES ON BEHALF OF ALEYDA ENTERPRISES LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER AT LOT 1, ANGELA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2313 HARVEY DRIVE. (CUP2024-0116)

BRIEF DESCRIPTION: The subject property is located on the southeast corner of Harvey Drive and North 24th Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, east and south, R-1 to the west across North 24th Street. Surrounding land uses include a hair salon, barbershop, gas station, a gym and single family residential. An Event Center is allowed in a C-3 District with a conditional use permit and in compliance with requirements.



HISTORY: This is the initial Conditional Use permit application for an event center at this location.

SUMMARY/ANALYSIS: The applicant is proposing to operate an event center in a multitenant commercial building of approximately 1,200 square feet. The proposed days and hours of operation are Friday, Saturday and Sunday from 5:00 PM to 12:00 AM

The Fire Department has failed their inspection but allowed the CUP process to continue. The Health Department is pending to complete their inspection. 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 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 a residential property and a school.

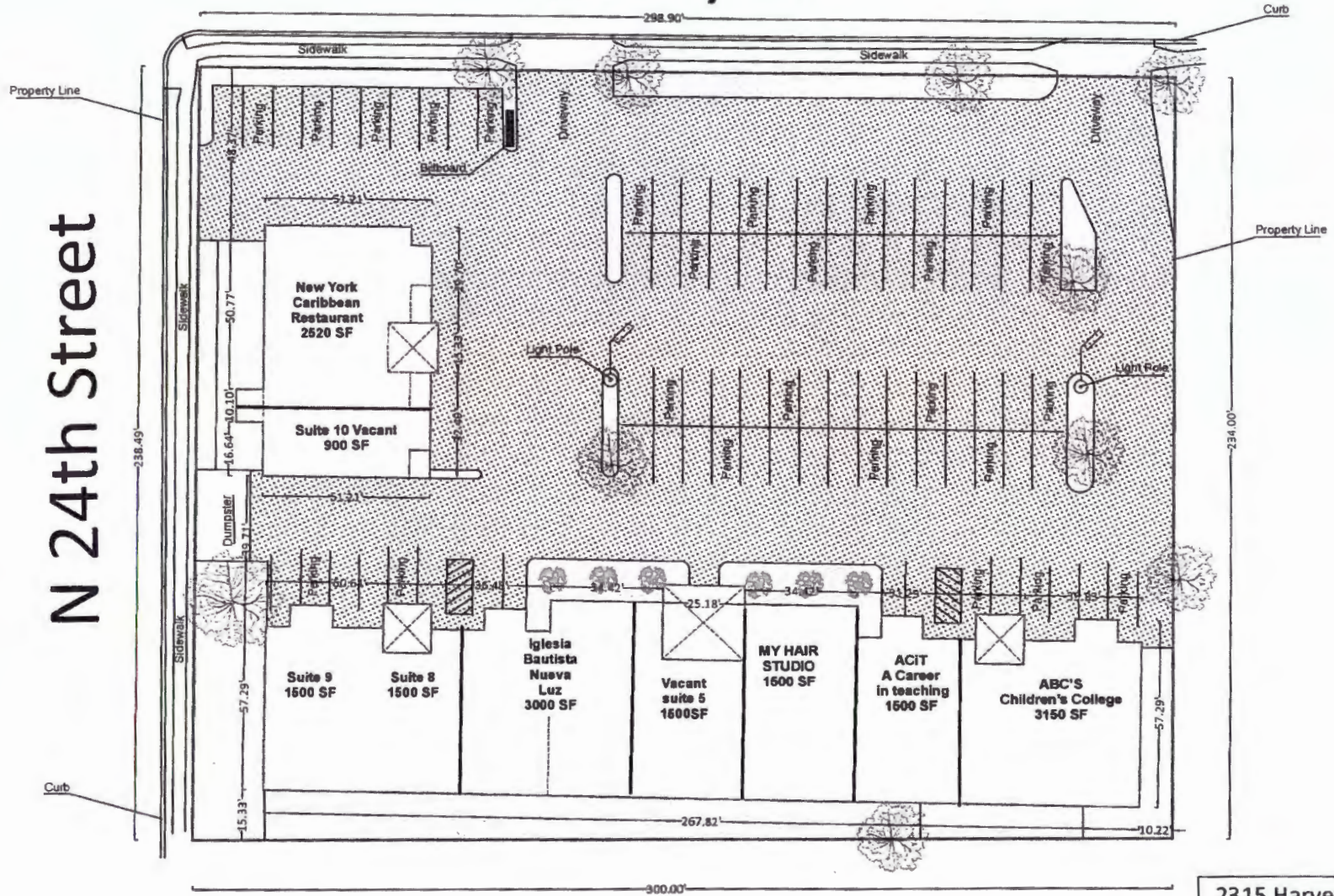
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access from Harvey Drive and North 24th Street. The establishment does not generate traffic into residential areas;
3. The business must provide 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 establishment, 12 parking spaces are required one of which should be accessible parking spaces. The parking lot is common area and should be clear of potholes and properly striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

The Planning Department has not received any phone calls nor emails in opposition of the Conditional Use Permit request.

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

Harvey Dr

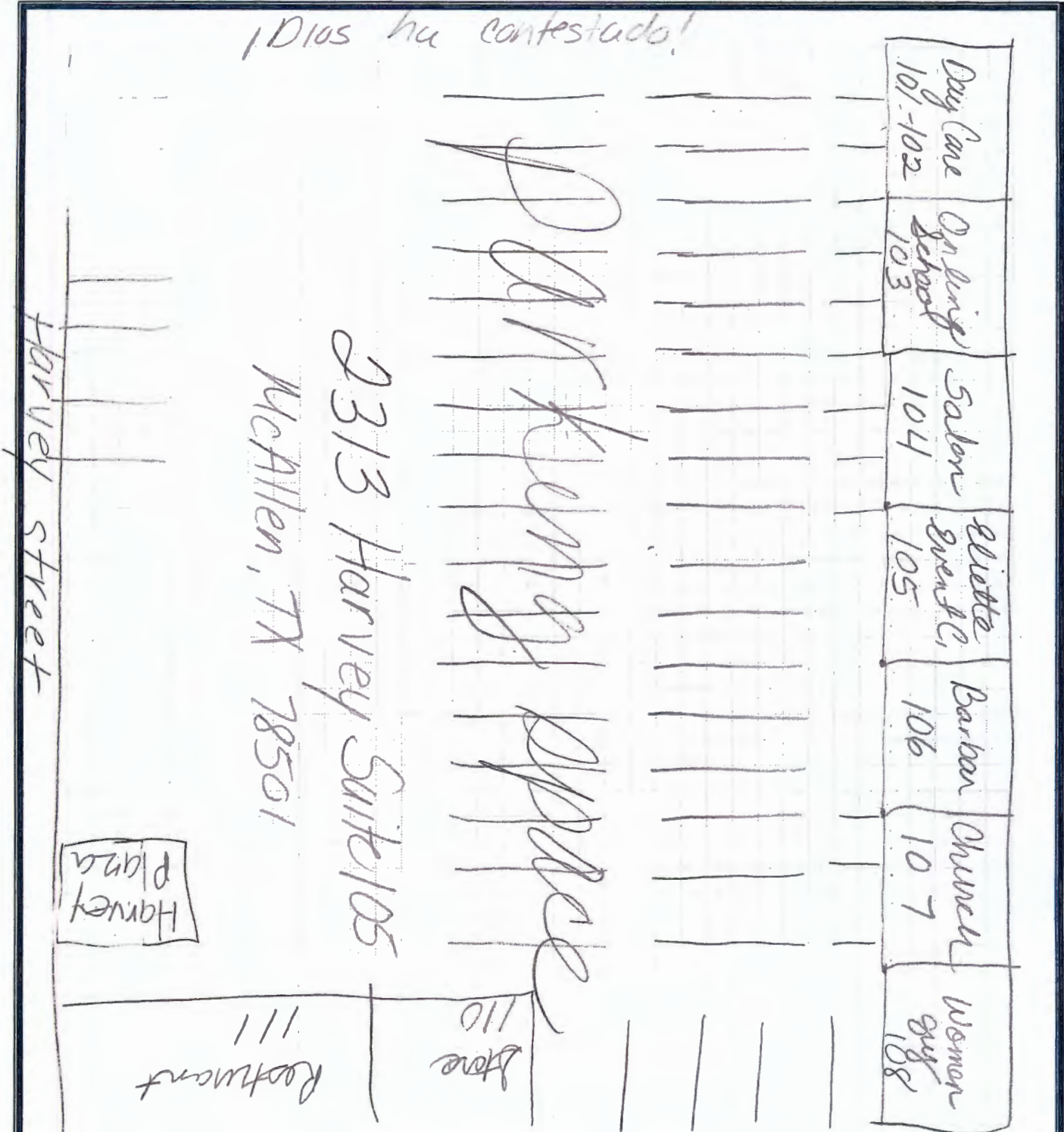
N 24th Street



2315 Harvey Dr
McAllen, TX 78501
Scale: 1"=30'

RECEIVED
OCT 03 2024
By NG

Ellette Event Center
¡Dios ha contestado!



Wall Legend:

- Existing
- Proposed
- Demolition

Symbol Legend:

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

Application and documents can be submitted electronically to
BLDGPERMITS@MCALLEN.NET

RECEIVED




OCT 03 2024

By NG

Platte = Dios ha contestado!



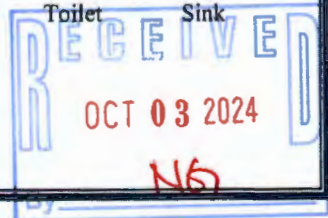
Wall Legend:

- Existing 
- Proposed 
- Demolition 

Symbol Legend:

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

Application and documents can be submitted electronically to
BLDGPERMITS@MCALEN.NET





BES
887-630-1622

ACIT

My HAIR STUDIO

LEPY FURNITURE

WALKING



NOTICE
EVENT CENTER
FOR
THIS PROPERTY
CUP 2024-0 116

CITY OF MIAMI PLANNING DEPT.
400 N. MIAMI AVE.
MIAMI, FL 33136
WWW.MIAMIGOV.COM

Memo

TO: Planning and Zoning Commission

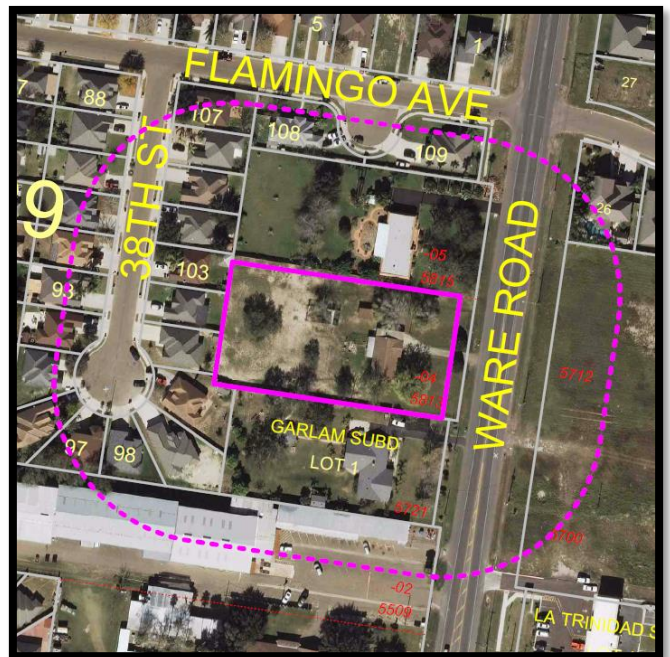
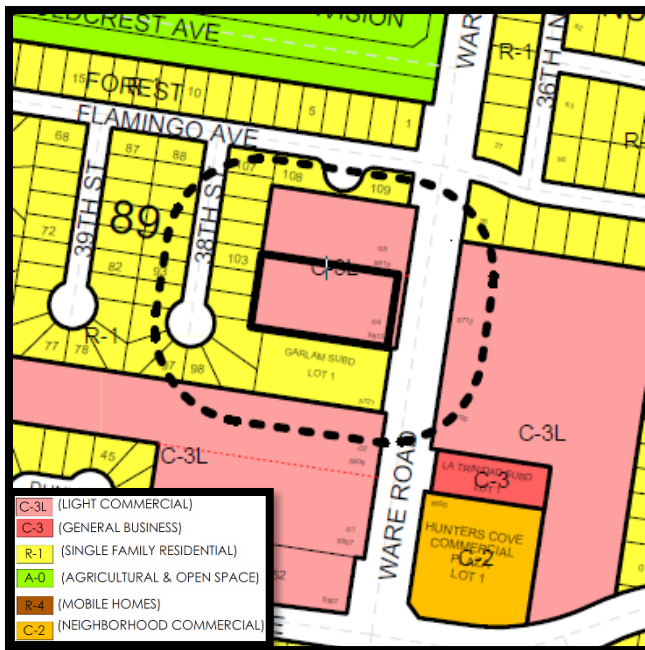
FROM: Planning Staff

DATE: October 3, 2024

SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO C-4 (COMMERCIAL INDUSTRIAL) DISTRICT: 1.03 ACRES, MORE OR LESS, OUT OF LOT 89, LA LOMITA AND CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 5721 NORTH WARE ROAD. (REZ2024-0051)

LOCATION: The subject property is located on the west of North Ware Road, approximately 250 feet South of Flamingo Avenue. The subject property is zoned C-3L (Light Commercial) District.

PROPOSAL: The applicant is proposing to rezone the property to C-4 (Commercial Industrial) District in order to develop the tract of land for a retail and warehousing use. A feasibility plan has not been submitted yet.



ADJACENT ZONING: The adjacent zoning is R-1 (single family residential) District to the North, West, and South, and C-3L District to the East across North Ware Road.

LAND USE: The subject property currently has a single-family dwelling. Surrounding land uses include a childcare facility, stripes gasoline station, retail uses, single-family residences, and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use category for this property as Mixed Use Corridor, which is a land use designation for residential and nonresidential uses. This future land use designation considers multifamily residential mixed with commercial uses from a neighborhood to a community scale most appropriate.

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is single-family residential and general business.

HISTORY: The property was initially zoned A-O (Agricultural and Open Space) District during comprehensive zoning in 1979. A rezoning request to C-3L District was approved by City Commission in September 2015. This rezoning request was submitted on September 24, 2024.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

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

A Conditional Use Permit (CUP) will be required of any uses that need such a permit to operate under a C-4 District, as per Sec. 138-293, and Sec.138-295. Due to the R-1 District zone or use to the west and south, staff may have to recommend disapproval because of the distance requirement.

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

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-4 (Commercial Industrial) District.

EXHIBIT B
BOUNDARY SURVEY
TRACT 1 - 1.03 ACRES
OUT OF LOT 89

LATOMITA IRRIGATION AND CONSTRUCTION COMPANY
VOL.24, PG.67, DEED RECORDS OF
HIDALGO COUNTY, TEXAS
TO ACCOMPANY FIELD NOTES

LEGEND

●	1/2" IRON ROD FOUND
○	CAPPED 1/2" IRON ROD SET
○	CALCULATED POINT
△	COTTON PICKER SPINDLE FOUND
XXXX	MEASURED
[XXXX]	DEED CALL (VOL.178487, 0244C)
[XXXX]	DEED CALL (DOC-4303003 0341C)
[XXXX]	DEED CALL (VOL.22, PG.41 M.R.H.C.)
[XXXX]	MAP CALL (VOL.37, PG.172 M.R.H.C.)

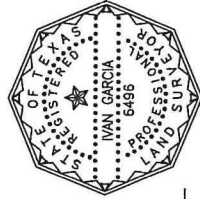
SCALE: 1" = 100'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
ZONE (4203) (NAD 83)
ALL TERRA NETWORK



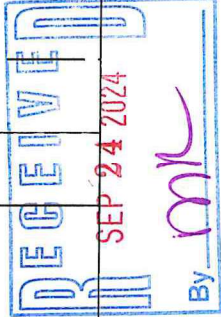
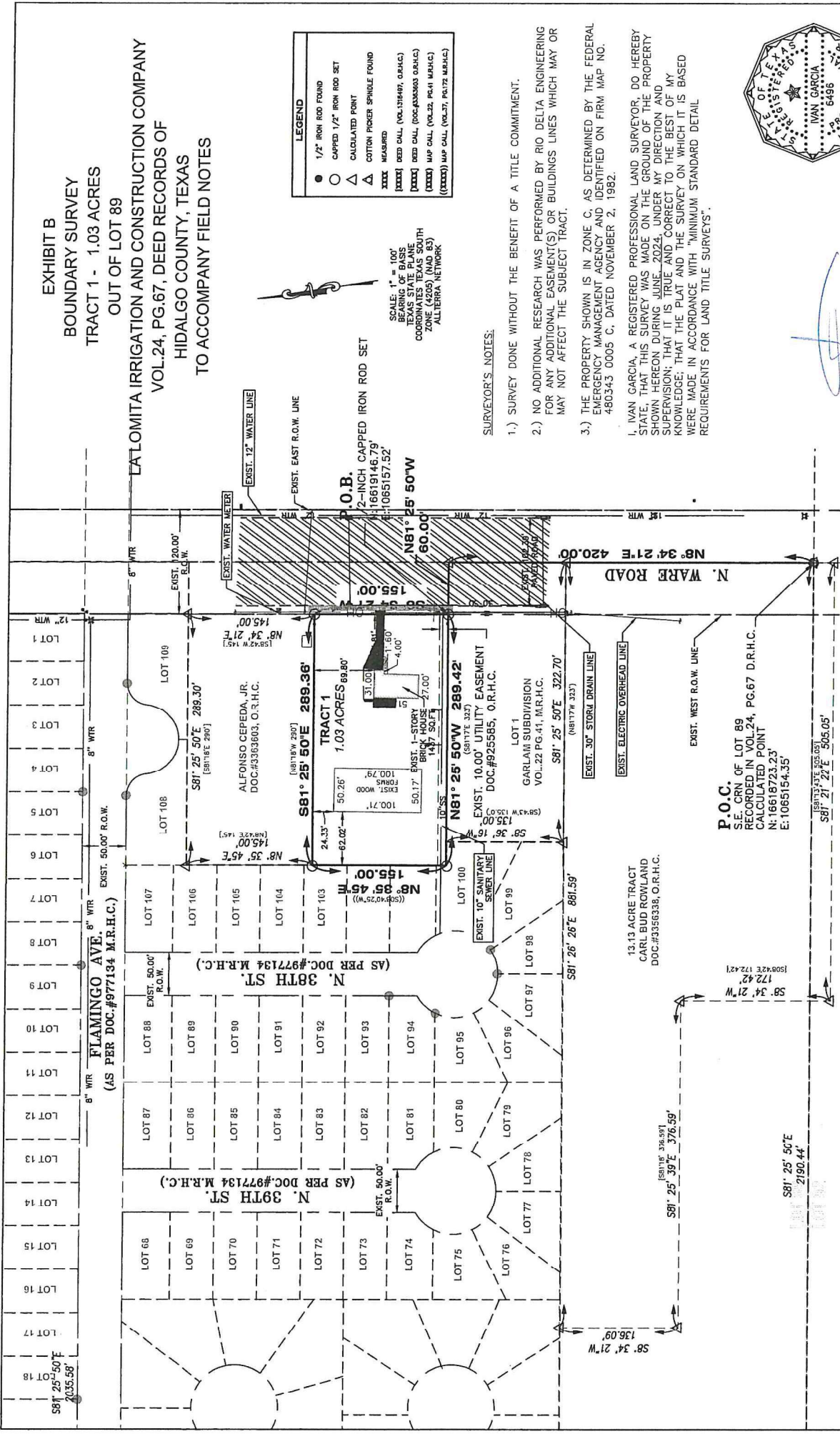
SURVEYOR'S NOTES:

- 1.) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2.) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 3.) THE PROPERTY SHOWN IS IN ZONE C, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND IDENTIFIED ON FIRM MAP NO. 480343 0005 C, DATED NOVEMBER 2, 1982.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING JUNE, 2024, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS".



7/3/2024 DATE
IVAN GARCIA REG. PROFESSIONAL LAND SURVEYOR NO. 6496



RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7629
SURVEY FIRM NO. 10164027
921 E. 10TH AVENUE, EDINBURG, TEXAS 78639
(TEL) 800-860-0102 (FAX) 800-860-0063

DATE: JUNE, 2024
PROJECT: SUB 24 023
PAGE: 2 OF 2

**EXHIBIT A
TRACT 1 – 1.03 ACRES
OUT OF LOT 89
LA LOMITA AND CONSTRUCTION COMPANY
VOL.24, PG.67, DEED RECORDS OF
HIDALGO COUNTY, TEXAS**

BEING 1.03 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, SAID 1.03 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 89, LA LOMITA AND CONSTRUCTION COMPANY, RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.03 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 89, SAME BEING A POINT ON THE CENTERLINE OF N. WARE ROAD;

THENCE, N 08° 34' 21" E ALONG THE EAST LINE OF THE SAID LOT 89, SAME BEING ACROSS N. WARE ROAD RIGHT-OF-WAY, A DISTANCE OF 420.00 FEET TO A CALCULATED POINT;

THENCE, N 81° 25' 50" W ACROSS THE SAID LOT 89, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, SAME BEING A POINT ON THE NORTH BOUNDARY LINE OF GARLAM SUBDIVISION RECORDED IN VOLUME 22, PAGE 41, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 60.00 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE **POINT OF BEGINNING**;

THENCE, N 81° 25' 50" W ACROSS THE SAID LOT 89, SAME BEING ALONG THE NORTH BOUNDARY LINE OF GARLAM SUBDIVISION, TO A CORNER POINT OF FOREST VALLEY SUBDIVISION, RECORDED IN VOLUME 37, PAGE 172, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 289.42 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 35' 45" E ACROSS THE SAID LOT 89, SAME BEING ALONG THE EAST BOUNDARY LINE OF FOREST VALLEY SUBDIVISION, TO THE SOUTHWEST CORNER OF A TRACT CONVEYED TO ALFONSO CEPEDA, JR., RECORDED IN DOCUMENT # 3363603, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 155.00 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 25' 50" E ACROSS THE SAID LOT 89, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID ALFONSO CEPEDA, JR.-TRACT, TO A POINT THE ON EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 289.36 FEET TO A ½-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 34' 21" W ACROSS THE SAID LOT 89, SAME BEING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 155.00 FEET TO THE **POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.03 ACRES OF LAND, MORE OR LESS.**

I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELD NOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.



IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM NO. 10194027
RIO DELTA ENGINEERING
921 S. 10TH AVENUE
EDINBURG, TEXAS 78539

7/3/2024

DATE







**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0051**



CITY OF McALLEN PLANNING DEPT.
806 981-1200
WWW.MCALLEN.NEJ



Memo

TO: Planning and Zoning Commission

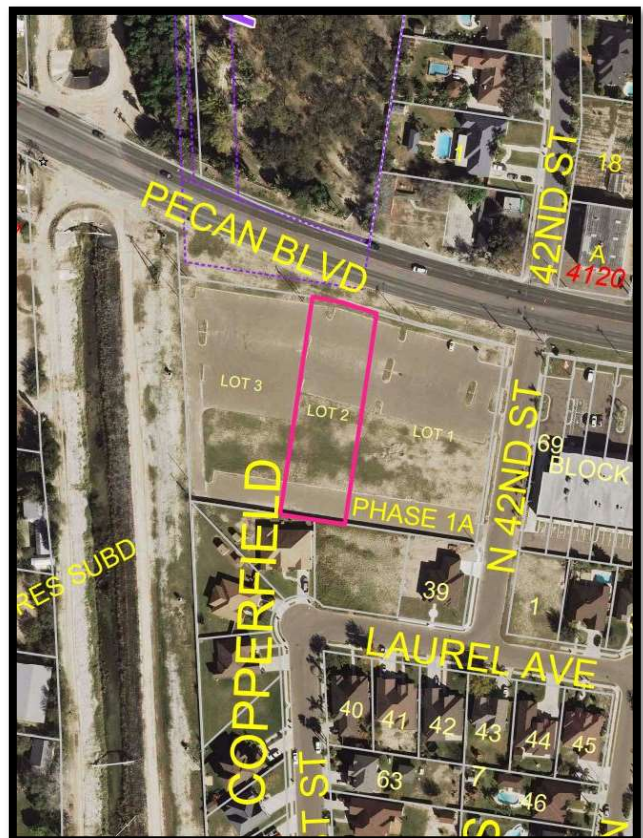
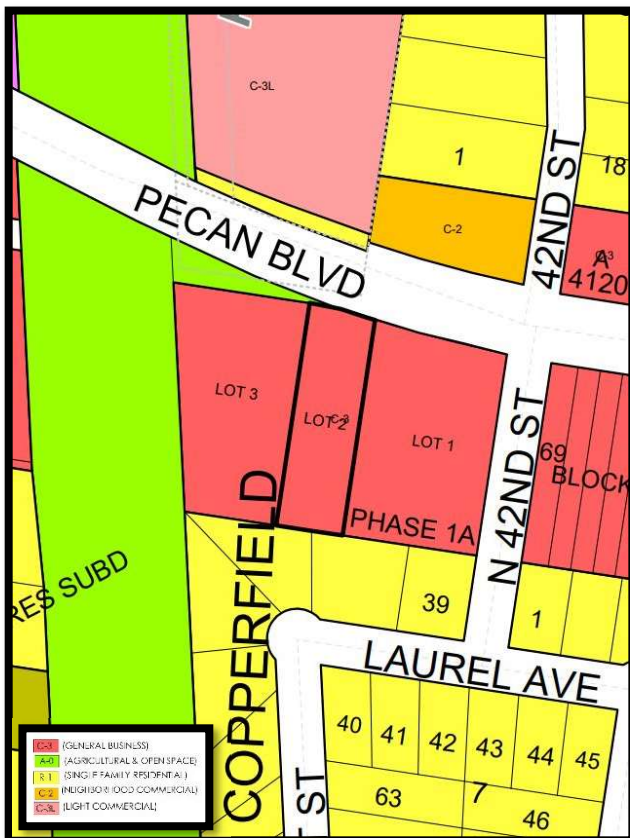
FROM: Planning Staff

DATE: October 9, 2024

SUBJECT: SITE PLAN APPROVAL FOR LOT 2, COPPERFIELD ESTATES PHASE 1A SUBDIVISION, HIDALGO COUNTY, TEXAS; 4217 PECAN BOULEVARD. (SPR2024-0037)

LOCATION: The subject property is located on the southwest corner of Pecan Boulevard and 42nd Street. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned R-1 (single family residential) District to the south, A-O (agricultural and open space) District to the west, C-3L (light commercial) and C-2 (neighborhood commercial) to the north across Pecan Boulevard and C-3 (general business) District to the east. Surrounding land uses include single family residential, commercial and office uses.

PROPOSAL: The applicant is proposing to construct an 8,653 square-foot building to operate as a multi-tenant retail and office plaza.



ANALYSIS:

Access:

Access to the site is from 42nd Street. No alley is proposed.

Parking Requirements:

Based on 8,653 square-foot that will be used for the multi-tenant retail and office plaza, 41 parking spaces are required for the site. 41 parking spaces are proposed. Moreover, 2 of the proposed regular parking spaces must be accessible for van accessibility with an 8-foot-wide aisle. The applicant is meeting parking requirements for the new development.

Landscape Requirements:

2,655 square feet of green area is required for the new development. The tree requirement is as follows: 14 two-and-a half-inch-caliper trees, 7 four-inch caliper trees, 4 six-inch caliper trees, or 4 palm trees. A minimum 10 feet wide landscaped strip is required inside the front property line. Fifty percent of the required green area for the new development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A 6-foot buffer is required around dumpsters/compactors if visible from the street. Finally, an 8-foot masonry wall is required between commercial and residential zone/use. The applicant is meeting landscaping requirements for green area and trees.

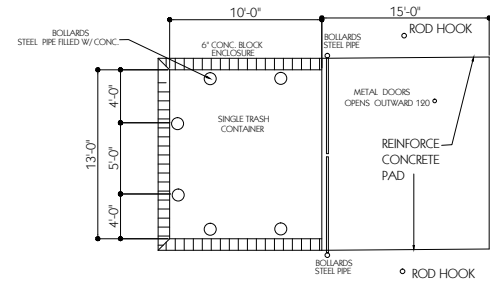
Other Planning Requirements:

There is a 140-foot front yard setback along Pecan Boulevard or greater for approved site plan or easements, a 49-foot rear yard setback or greater for approved site plan or easements, a 10-foot corner side setback along 42nd Street and other setbacks as per Zoning Ordinance or greater for easements. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

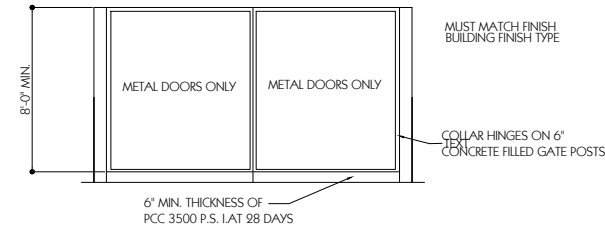
A 4-foot-wide minimum sidewalk is required along Pecan Boulevard and 42nd Street.

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

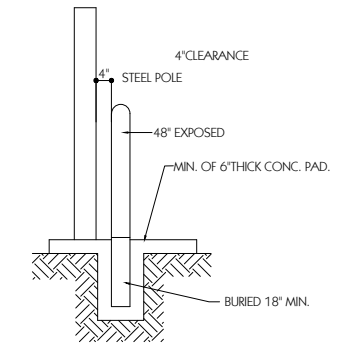
RECOMMENDATION: Staff recommends approval of the site plan subject to the conditions noted, Building Permit requirements and the subdivision and zoning ordinances.



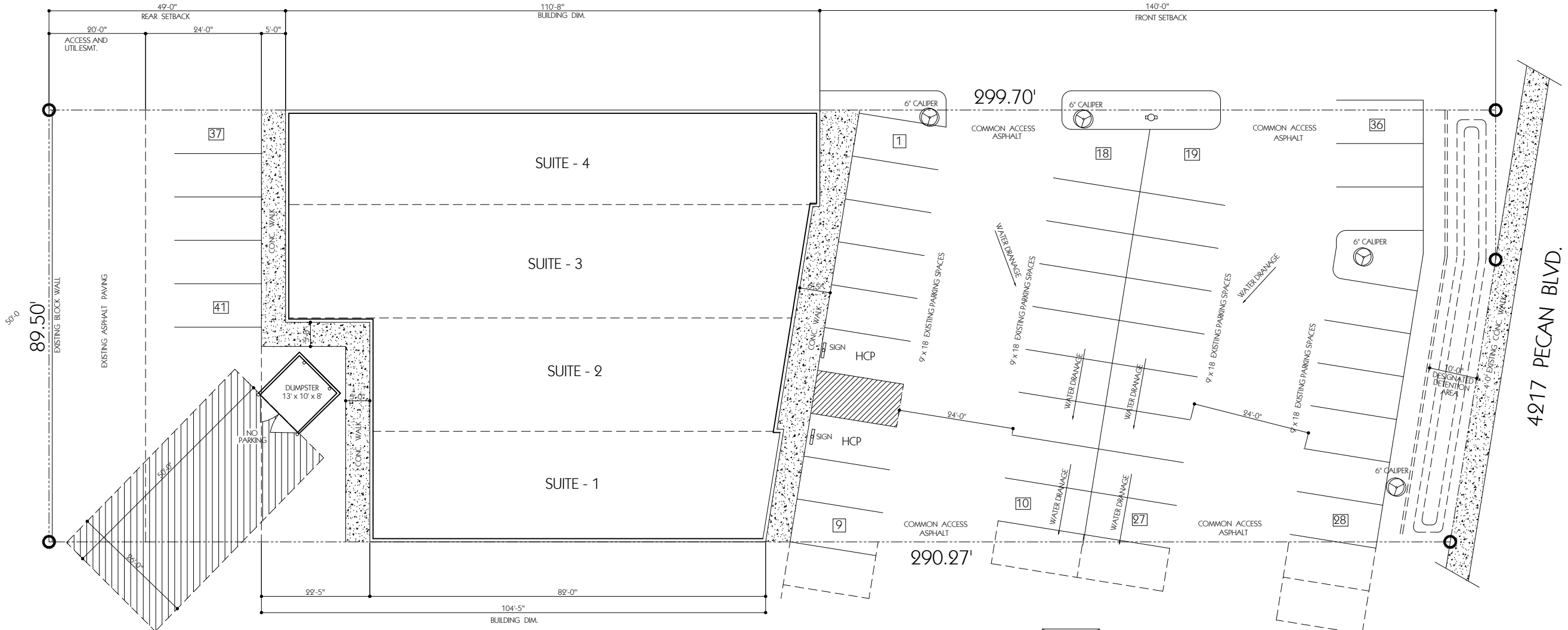
DETAIL 401 SINGLE DUMPSTER ENCLOSURE



DETAIL 401 SINGLE DUMPSTER ENCLOSURE



BOLLARD DETAIL



SITE PLAN LAYOUT

LOT - 2
COPPERFIELD ESTATES PHASE 1A
CITY OF McALLEN TEXAS



EXISTING DRAIN

41 - PARKING SPACES PROVIDED
2 - ADA PARKING SPACES PROVIDED

OFFICE AND RETAIL USE AREAS

SUITE - 1	1921.0FT
SUITE - 2	2025.0FT
SUITE - 3	2540.0FT
SUITE - 4	2167.0FT
TOTAL	8,653.0FT



EXISTING FIRE - HYDRATE

REVISIONS	BY

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

SCALE: 3/32" = 1'-0"

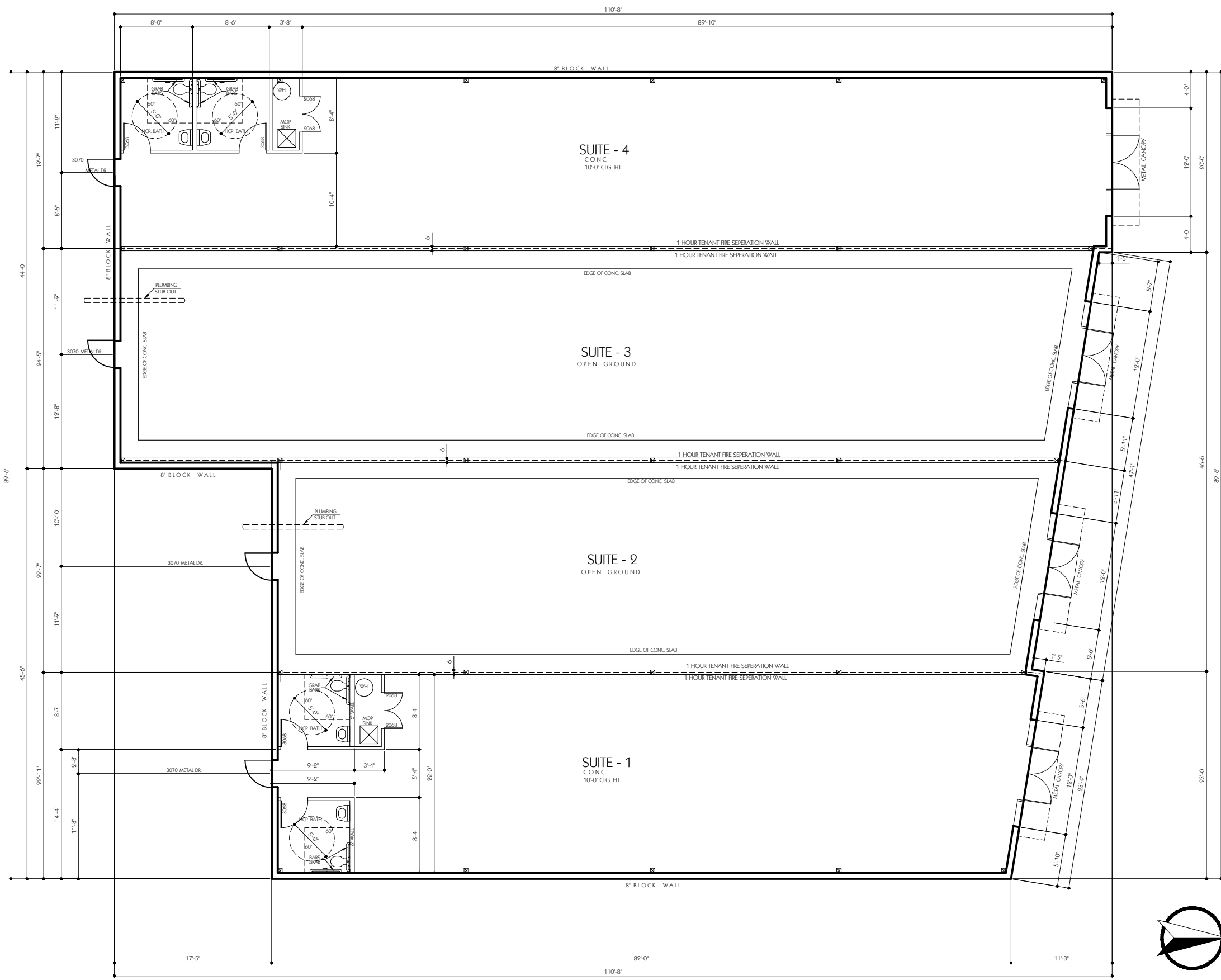
PROJECT LOT - 2 COPPERFIELD ESTATES PHASE 1A
OWNER • BUILDER

210 NOLANA SUITE "D" McALLEN, TEXAS 78501 (512) 687-1406

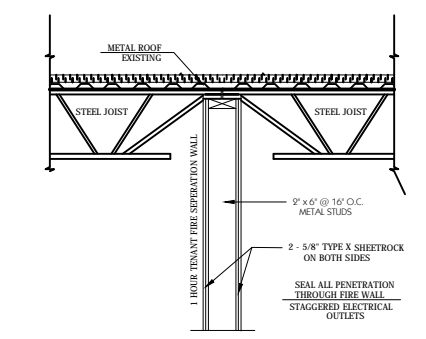
South Texas Designs



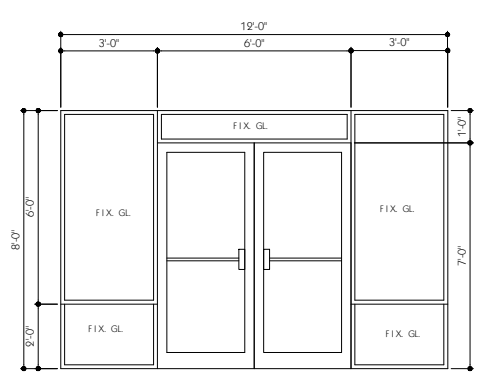
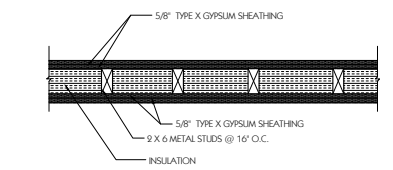
JOB No.	SHT. OF



FLOOR PLAN LAYOUT



FIRE WALL CROSS SECTION
1 - HOUR FIREWALL
DESIGN No. UL 391



STORE FRONT DOOR

AREAS	
SUITE - 1	1921.0FT
SUITE - 2	2025.0FT
SUITE - 3	2540.0FT
SUITE - 4	2167.0FT
TOTAL	8,653.0FT

REVISIONS	BY

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.

SCALE: 3/16"=1'-0"

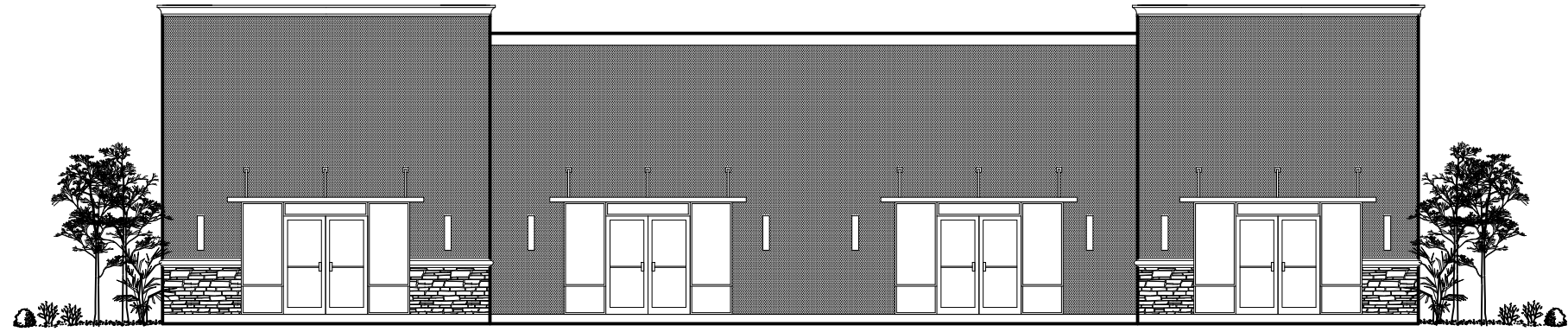
PROJECT COMMERCIAL SUITES 4217 PECAN BLVD.
OWNER • BUILDER

210 NOLANA SUITE "D" McALLEN, TEXAS 78504 (956) 687-1406

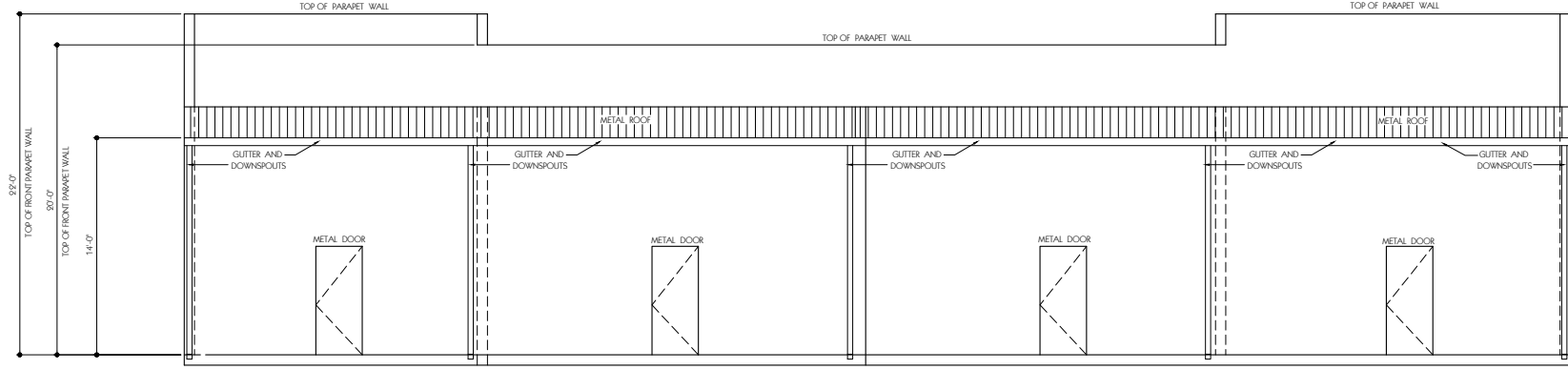
South Texas Designs



JOB No.	SHT.
	OF



FRONT ELEVATION



REAR ELEVATION



South Texas Designs

SCALE: 3/16" = 1'-0"

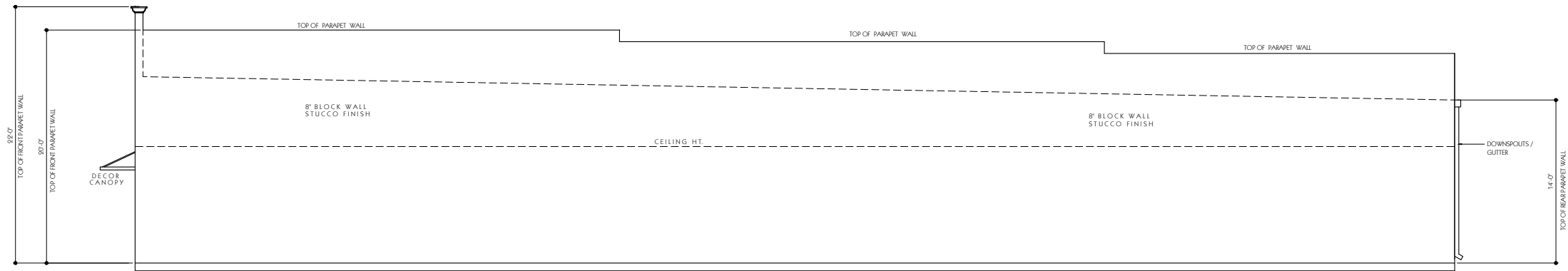
PROJECT: COMMERCIAL SUITES 4217 PECAN BLVD.

OWNER: BUILDER

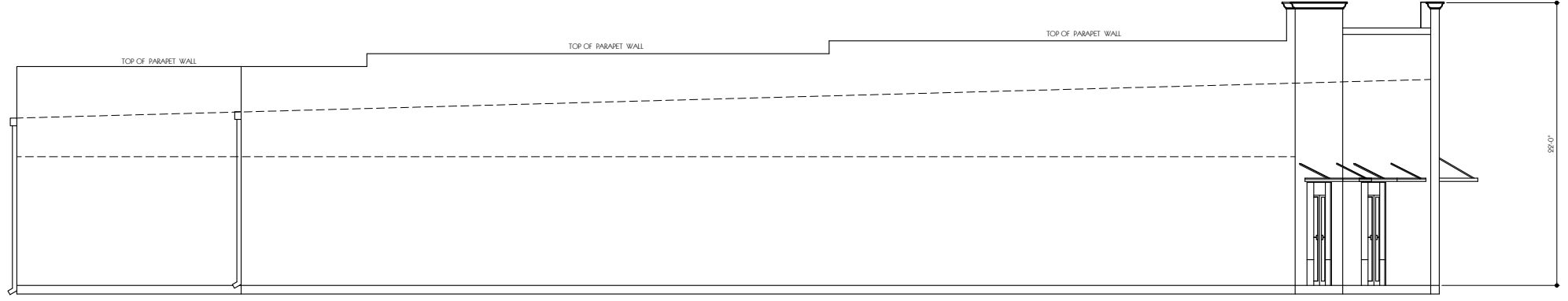
210 NOLANA SUITE 707 McALLEN, TEXAS 78504 (956) 667-1406

REVISIONS	BY

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



South Texas Designs

PROJECT COMMERCIAL SUITES 4217 PECAN BLVD.

OWNER • BUILDER

210 NOLANA SUITE 'D' McALLEN, TEXAS 78504 (856) 687-1408

SCALE: 3/16" = 1'-0"

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS.

REVISIONS	BY

PLAT OF COPPERFIELD ESTATES PHASE 1A

McAlLEN, TEXAS

A 2.827 ACRE TRACT BEING A RESUBDIVISION OF ALL OF LOTS 70-82, COPPERFIELD ESTATES, VOLUME 37, PAGE 127, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

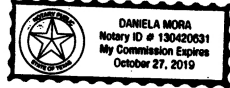
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS COPPERFIELD ESTATES PHASE 1A SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSE THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

IMMOBILIARIA DEL VALLE, LLC
706-G SAN ANGEL CIRCLE
MISSION, TEXAS 78572
BY: *Miguel Angel Lopez* MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29 DAY OF September, 2016.



NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: October 27, 2019

STATE OF TEXAS
CITY OF McALLEN

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

John A. Millin
CHAIRMAN

2/21/17
DATE

STATE OF TEXAS
CITY OF McALLEN

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

James E. Darling
MAYOR
CITY OF McALLEN

2/13/17
DATE



STATE OF TEXAS
COUNTY OF HIDALGO

I, LEO LOZANO RODRIGUEZ JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

Leo Lozano Rodriguez Jr.
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1830 EDINBURG, TEXAS 78540
FIRM NO. 101702-00

9/8/16
DATE



STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

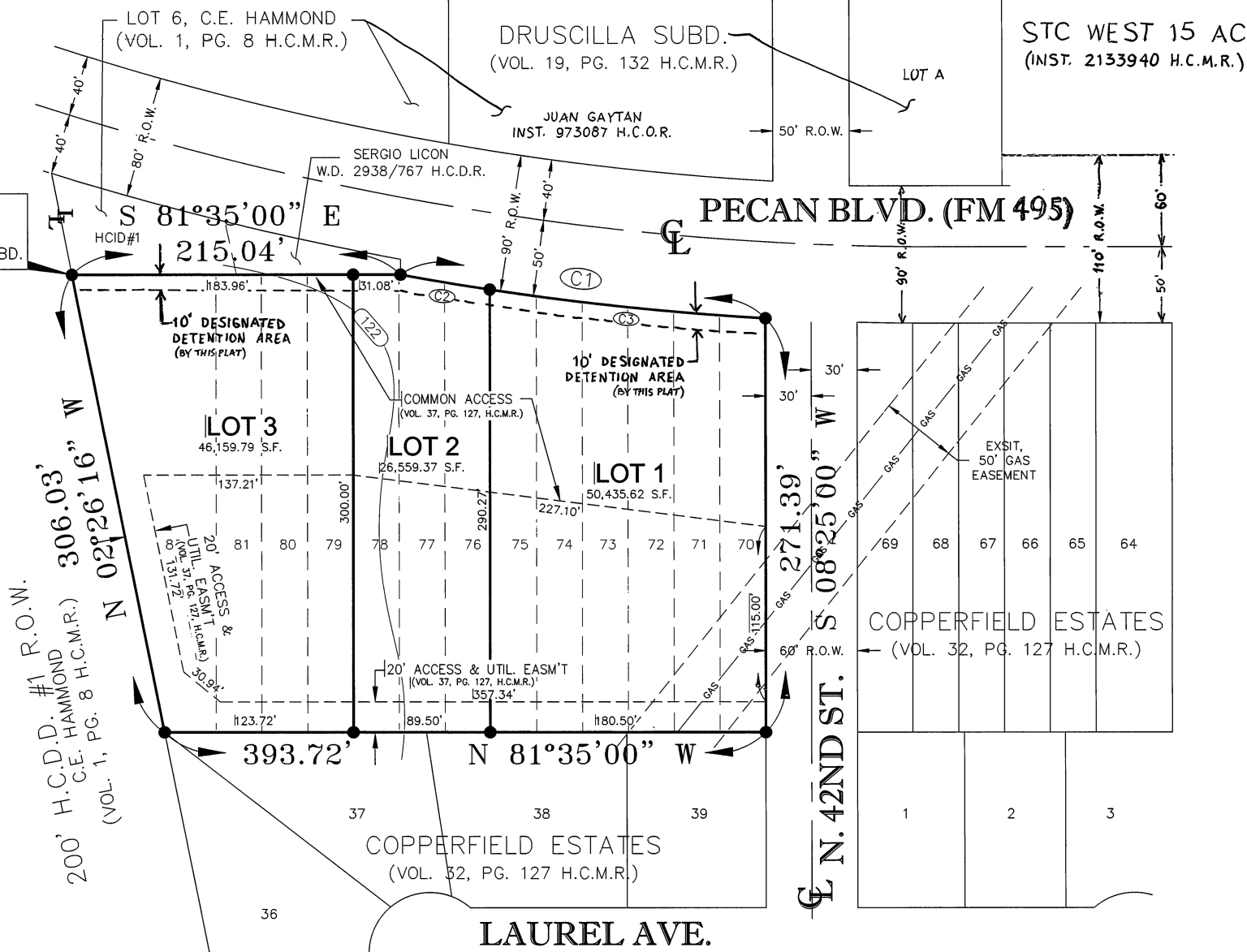
René Barrera
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862

9/8/16
DATE



PRINCIPAL CONTACTS: FIRM REG. NO. 6435

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: INMOBILIARIA DEL VALLE	706-G SAN ANGEL CIR.	MISSION, TX. 78572	
ENGINEER: RENE BARRERA, P.E.	6316 N. 10TH ST.	McALLEN, TX. 78501	956-687-3355
SURVEYOR: LEO RODRIGUEZ	P.O. BOX 1830	EDINBURG, TX. 78540	956-491-1013



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
C1	1959.88'	240.77'	7°2'22"	120.55'	240.64'	S 74°44'44" E
C2	1959.88'	59.24'	1°43'55"	29.62'	59.24'	S 80°30'31" E
C3	1959.88'	181.55'	5°18'27"	90.84'	181.48'	S 84°01'42" E

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES:
FRONT (PECAN BLVD.) 140.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
REAR 49.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
SIDE, ALONG 42ND STREET 10.0 FEET
OTHERS: IN ACCORDANCE WITH ZONING ORDINANCE OR GRATER FOR SITE PLAN OR EASEMENTS
- FLOOD ZONED DESIGNATION: ZONE "C"
COMMUNITY PANEL NO. 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT FRONT AND CENTER OF LOT.
- THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 12,541 C.F. OF STORM RUNOFF. (0.29 AC- FT)
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18" LONG IRON RODS.
- BENCHMARK: COTTON PICKER SPINDLE @ POWER POLE LOCATED APPROXIMATELY 170 FEET EAST OF THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEV.= 123.27
- SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMITS TO INCLUDE SETBACKS, PARKING, LANDSCAPING, ACCESS, ETC. AREAS PERTAINING TO SAID SITE PLAN TO BE MAINTAINED BY THE OWNERS FOR THE BENEFIT OF ALL LOTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ON N. 42ND STREET AND A 5-FOOT WIDE SIDEWALK REQUIRED ALONG PECAN BLVD. (FM 495).
- A 6-FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL, AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- AN 8-FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE.
- 25 FT. x 25 FT. CORNER CLIP EASEMENT REQUIRED AT ALL STREET INTERSECTIONS
- BENCHMARK "MC 70" (McALLEN CITY DATUM) LOCATED ON THE SOUTHWEST CORNER OF WARE RD. AND FM 495 INTERSECTION. THE MONUMENT IS 270 FT. FROM THE CENTERLINE OF WARE RD. AND 23 FT. FROM THE BACK OF CURB OF FM 495; ELEV. = 122.69 (NGVD 88)
- THE DETENTION IS TO BE PROVIDED WITHIN THE DESIGNATED DETENTION AREAS. DETENTION AREAS ARE TO BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

LEINHOLDER'S ACKNOWLEDGEMENT:

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

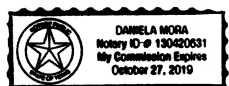
SECURITY INTEREST HOLDER:
NAME/TITLE: *Jose Arturo Diaz*
BANK: *Lone Star National Bank*
ADDRESS: *580 E. Nolana Ave McAllen, TX 78505*

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29 DAY OF September, 2016.

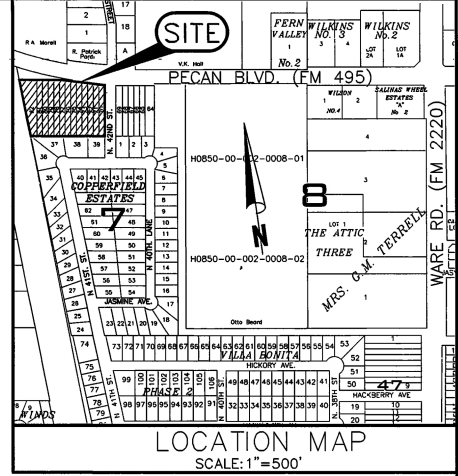
Daniela Mora
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS



SCALE: 1" = 50'
BEARING BASIS AS PER COPPERFIELD ESTATES SUBD.

LEGEND

- - FD. 1/2" IRON ROD
- - SET 1/2" IRON ROD
- ▲ - FD. CFS



METES AND BOUNDS DESCRIPTION

A 2.827 ACRE TRACT BEING ALL OF LOTS 70-82, COPPERFIELD ESTATES, VOLUME 37, PAGE 127, MAP RECORDS OF HIDALGO COUNTY, TEXAS (ORIGINALLY OUT OF LOT 7, BLOCK 2, C.E. HAMMOND'S SUBDIVISION, VOL. 1, PG. 8, MAP RECORDS OF HIDALGO COUNTY). SAID 2.827 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 2, C.E. HAMMOND'S SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF LOT 82, COPPERFIELD ESTATES SUBDIVISION, FOR THE PLACE OF BEGINNING.

THENCE, S 81°35'00" E, COINCIDENT WITH THE NORTH LINE OF SAID LOT 7, ALSO ALONG THE NORTH LINE OF LOTS 78-82, COPPERFIELD ESTATES, A DISTANCE OF 215.00 FEET TO AN OUTER CORNER AND LYING ON THE SOUTH R.O.W. LINE OF PECAN BLVD. (FM 495)

THENCE, ALONG THE SOUTH R.O.W. LINE OF SAID PECAN BLVD. (FM 495), IN A SOUTHERLY DIRECTION THROUGH THE ARC OR A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°2'22", A RADIUS OF 1959.88', AND A CHORD OF S 74°44'44" E 240.64' FEET, A DISTANCE OF 240.77' TO THE NORTHEAST CORNER OF LOT 70, COPPERFIELD ESTATES FOR THE NORTHEAST CORNER THIS TRACT OF LAND;

THENCE, S 08°25'00" W, PARALLEL TO THE EAST LINE OF SAID LOT 7 AND COINCIDENT WITH THE EAST LINE OF LOT 70, COPPERFIELD ESTATES, A DISTANCE OF 271.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 70, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, N 81°35'00" W, PARALLEL TO THE SOUTH LINE OF SAID LOT 7, ALONG THE SOUTH LINE OF LOTS 78-82, COPPERFIELD ESTATES, A DISTANCE OF 393.72 FEET TO THE SOUTHWEST CORNER OF LOT 82, COPPERFIELD ESTATES, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, N 02°26'16" W, COINCIDENT WITH THE WEST LINE OF SAID LOT 7, HAMMOND'S SUBDIVISION AND THE WEST LINE OF SAID LOT 82, COPPERFIELD ESTATES, A DISTANCE OF 306.03 FEET TO THE NORTHWEST CORNER OF THIS TRACT OF LAND ALSO BEING THE PLACE OF BEGINNING, CONTAINING 2.827 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS 29th DAY OF September, 2016

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. No. 1 RIGHT OF WAY OR EASEMENTS WITH THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. No. 1.

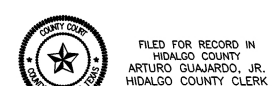
Robert L. Bell PRESIDENT
R. J. ... SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Raul E. Sesin GENERAL MANAGER

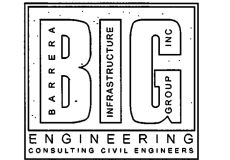


FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: 3-8-17 AT 3:43 AM (PM)
INSTRUMENT NUMBER 2794630
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: *Erica Cobell* DEPUTY

6316 N. 10TH ST.
McALLEN, TX 78504
956-687-3355, FAX: 956-992-8801



City of McAllen

Planning Department

SUB2024-0074

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

Project Information	Subdivision Name <u>Pecan Bentsen Retail</u> Legal Description <u>4.055 Acres out of Lot 248, John H. Shary Subdivision as shown by plat of record in Volume 1 at Page 17 of the Map Records of Hidalgo County Texas.</u> Location <u>Southwest corner of Pecan Blvd and Bentsen Rd intersection.</u> City Address or Block Numl <u>4401 Pecan Blvd.</u> Total No. of Lots <u>2</u> Total Dwelling Units <u>0</u> Gross Acres <u>4.055</u> Net Acres <u>4.055</u> <input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No (in City) For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>4.055 Acres</u>) / <input type="checkbox"/> Residential (<u> </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 checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u> Existing Land Use <u>Undeveloped</u> Proposed Land Use <u>C-Store & Gas Station</u> Irrigation District # <u>United Irr. District</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 Property ID: <u>281271 (HIDALGO COUNTY CAD)</u> Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u>MR 7/1/24</u>
Owner	Name <u>Pecan Bentsen Retail Partners</u> Phone <u>713-961-0280</u> Address <u>1207 Antoine Drive</u> E-mail <u>jromeo@lascoddevelopment.com</u> City <u>Houston</u> State <u>Texas</u> Zip <u>77055</u>
Developer	Name <u>Pecan Bentsen Retail Partners</u> Phone <u>713-961-0280</u> Address <u>1207 Antoine Drive</u> E-mail <u>jromeo@lascoddevelopment.com</u> City <u>Houston</u> State <u>Texas</u> Zip <u>77055</u> Contact Person <u>Jairo Romeo</u>
Engineer	Name <u>Bowman</u> Phone <u>210-298-1600</u> Address <u>8122 Datapoint Rd, Suite 202</u> E-mail <u>jhora@bowman.com</u> City <u>San Antonio</u> State <u>Texas</u> Zip <u>78229</u> Contact Person <u>Jamie Hora</u>
Surveyor	Name <u>Sinclair Land Surveying</u> Phone <u>210-341-4518</u> Address <u>3411 Magic Drive</u> E-mail <u>lsinclair@sinclairsurvey.com</u> City <u>San Antonio</u> State <u>Texas</u> Zip <u>78229</u>

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By NG

Proposed Plat Submittal

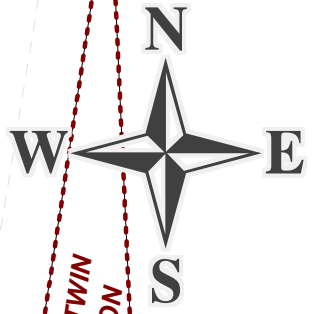
Minimum Developer's Requirements Submitted with Application	<p style="text-align: center;"><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 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) 	<p style="text-align: center;"><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><small>*Documents must be submitted in separate PDF files. <u>Each file must be less than 20 MB.</u> No scanned documents*</small></p> <p><small>*Submit documents to subdivisions@mcallen.net</small></p> <p style="text-align: center;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - Metes and bounds - Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts - Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines - North arrow, scale and vicinity map - Name & dimension of adjoining street ROWs (total width & width from centerline) <p><small>Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net</small></p>	
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>Sharon Hayden</u> Date <u>6-24-24</u></p> <p>Print Name <u>SHARON HAYDON</u></p> <p>Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/></p> <p style="text-align: center;"><small>The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</small></p>	

SUBD

PECAN SUBDIVISION

LOCATION

ORANGE



PROPOSED TWIN SUBDIVISION

-31
1432

-30
4330

-28
4321

UNOPENED ROW

-29
1320

-23
1220

HAMMONDS

ELIZONDO ACRES SUBD

BENTSEN RD

PECAN BLVD

IGLESIAS SUBDIVISION

PROPOSED PECAN BENTSEN
RETAIL SUBDIVISION

47TH ST

Y AVE

TES
AVE

SUBDIVISION

BENTSEN

MAPLE AVE

PHASE 2
PHASE 1

45TH ST

PHASE 2

LAUREL AVE

47TH ST

SUBDIVISION PLAT OF PECAN BENTSEN RETAIL

4.055 ACRES OUT OF LOT 248, JOHN H. SHARY SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 1 AT PAGE 17 OF THE MAP RECORDS OF HIDALGO COUNTY TEXAS.

STATE OF TEXAS
COUNTY OF HARRIS

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

PECAN BENTSEN RETAIL PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: PECAN BENTSEN RETAIL GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: SHARON A. HAYDON
ITS: PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

GIVEN UNDER MY HAND & SEAL OF OFFICE
THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC
HARRIS COUNTY, TEXAS

CERTIFICATION OF THE MAYOR OF THE CITY OF McALLEN

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

MAYOR, CITY OF McALLEN _____ DATE _____

CITY CLERK _____ DATE _____

CERTIFICATION BY THE CHAIRMAN OF THE PLANNING AND 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 _____

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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 WHETHER SHOWN OR NOT.

PRESIDENT _____ ATTEST: _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HARRIS

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

FIDELITY BANK NA

RICHARD L. COSTELLO
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

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

WILLIAM "BILL" SCHOCK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 88636

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SINCLAIR LAND SURVEYING, INC. UNDER MY SUPERVISION.

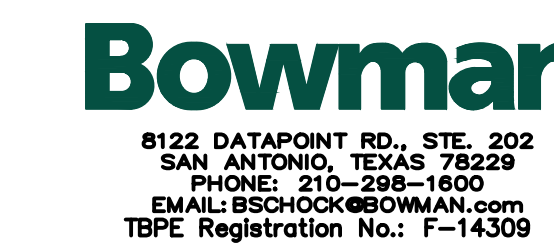
LEMUEL T. SINCLAIR, R.P.L.S. #5142
REGISTERED PROFESSIONAL LAND SURVEYOR

PROJECT SURVEYOR:



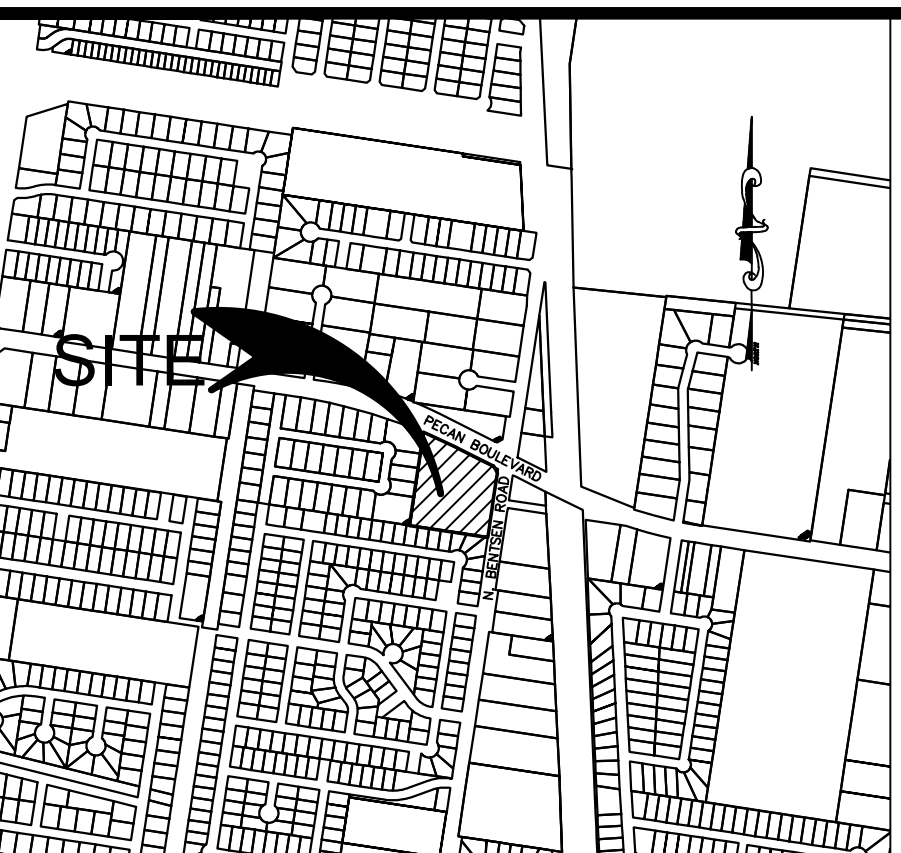
SINCLAIR LAND SURVEYING, INC.
3411 MAGIC DRIVE
SAN ANTONIO, TEXAS 78229
210-541-6518
TBPES FIRM NO. 1008000
JOB NUMBER: S-202372649

PROJECT ENGINEER:



8122 DATAPoint RD., STE. 202
SAN ANTONIO, TEXAS 78228
PHONE: 210-288-1600
EMAIL: BSCHOCK@BOWMAN.COM
TBPES Registration No.: F-14309

DATE OF PREPARATION: AUGUST 15, 2024.



LOCATION MAP
SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION OF A SURVEY OF
4.055 acres out of Lot 248, John H. Shary Subdivision, City of McAllen, Hidalgo County, Texas as shown by plot of record in Volume 1 at page 17 of the Map Records of Hidalgo County, Texas, being a portion of a 15.71-acre tract of land described in deed of record in Document Number 284915B of the Official Records of Hidalgo County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an "X" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground in the west right-of-way line of N. Bentzen Road, the southeast corner of a 15.71-acre tract of land described in deed of record in Document Number 284915B of the Official Records of Hidalgo County, Texas and the northeast corner of Lot 80, Bentzen Heights Unit Two, City of McAllen, Hidalgo County, Texas as shown by plot of record in Volume 32 of page 4 of the Map Records of Hidalgo County, Texas, at Northing 1060424.6 and Easting 1004261.1, for the southeast corner of this tract;

Thence N 81°26'26" W (called N 81°19' W) crossing Lot 248, John H. Shary Subdivision, City of McAllen, Hidalgo County, Texas as shown by plot of record in Volume 1 at page 17 of the Map Records of Hidalgo County, Texas, with the south boundary line of said 15.71-acre tract and the north boundary lines of Lots 80, 81, 82, 83, 84, 85 and 86, said Bentzen Heights Unit Two, a distance of 412.04 feet to an 1/2" iron bar with an orange cap marked "SLS RPLS 5142" found set in the ground, the southeast corner of Lot 15, Shary Estates (Private Subdivision), City of McAllen, Hidalgo County, Texas as shown by plot of record in Instrument Number 3091336 of the Map Records of Hidalgo County, for the southwest corner of this tract;

Thence N 8°55'49" E crossing said 15.71-acre tract with the east boundary lines of Lots 15, 16, 17, 18 and "A", said Shary Estates (Private Subdivision) a distance of 492.20 feet to an 1/2" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the arc of a curve having a radius of 2,809.79 feet, the southwest right-of-way line of Pecan Boulevard, a northeast boundary line of said 15.71-acre tract and a southwest boundary line of a 0.180-acre tract of land described in deed of record in Document Number 1004091 of the Official Records of Hidalgo County, Texas, for the northeast corner of this tract;

Thence curve right in an easterly direction along the arc of said curve having a radius of 2,809.79 feet with the southwest right-of-way line of Pecan Boulevard, a northeast boundary line of said 15.71-acre tract and a southwest boundary line of said 0.180-acre tract a distance of 218.03 feet (called 217.94 feet) to an 1/2" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground, a corner of said 15.71-acre tract and a northeast corner of said 0.180-acre tract;

Thence S 63°14'41" E (called S 63°05'15" E) with the southwest right-of-way line of Pecan Boulevard, a northeast boundary line of said 15.71-acre tract and a southwest boundary line of said 0.180-acre tract a distance of 218.03 feet (called 217.94 feet) to an 1/2" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground at the intersection of the southwest right-of-way line of Pecan Boulevard and the outback right-of-way line joining the southwest right-of-way of Pecan Boulevard and the west right-of-way line of N. Bentzen Road, a corner of said 15.71-acre tract and a northeast corner of said 0.180-acre tract;

Thence S 29°31'43" E (called S 29°17'09" E) with said outback right-of-way line, the northeast boundary line of said 15.71-acre tract and a southwest boundary line of said 0.180-acre tract a distance of 39.86 feet (called 39.97 feet) to an 1/8" iron bar with an orange cap marked "SLS RPLS 5142" found set in the ground at the point of intersection of the west right-of-way line of N. Bentzen Road and said outback right-of-way line, the northeast corner of said 15.71-acre tract, for the northeast corner of this tract;

Thence S 8°55'49" W (called S 8°42'34" W) with the west right-of-way line of N. Bentzen Road and an east boundary line of said 15.71-acre tract a distance of 128.32 feet (called 128.20 feet) to an 1/2" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground in the arc of a curve having a radius of 5,050.00 feet, a corner of said 15.71-acre tract, for a corner of this tract;

Thence curve left in a southerly direction along the arc of said curve having a radius of 5,050.00 feet with the west right-of-way line of N. Bentzen Road and an east boundary line of said 15.71-acre tract, through a central angle of 0°43'09", a chord bearing and distance of S 8°03'59" W - 63.38 feet, a distance of 63.38 feet to an 1/8" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground, a corner of said 15.71-acre tract, for a corner of this tract;

Thence S 7°56'49" W (called S 7°57'37" W) with the west right-of-way line of N. Bentzen Road and an east boundary line of said 15.71-acre tract a distance of 42.44 feet (called 42.49 feet) to an 1/8" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground in the arc of a curve having a radius of 4,950.00 feet, a corner of said 15.71-acre tract, for a corner of this tract;

Thence curve right in a southerly direction along the arc of said curve having a radius of 4,950.00 feet with the west right-of-way line of N. Bentzen Road and an east boundary line of said 15.71-acre tract, through a central angle of 0°43'09", a chord bearing and distance of S 8°10'56" W - 64.83 feet, a distance of 64.83 feet to an 1/8" iron bar with a yellow cap marked "MELDEN & HUNT INC" found set in the ground, a corner of said 15.71-acre tract, for a corner of this tract;

Thence S 8°45'35" W (called S 8°55'39" W) with the west right-of-way line of N. Bentzen Road and an east boundary line of said 15.71-acre tract a distance of 41.46 feet (called 41.66 feet) to the point of beginning.

Containing 4.055 acres (176,626 square feet) of land, more or less.

CITY OF McALLEN BENCHMARK:
STATION NAME: MC89
DESCRIPTION: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP
NORTHING: 1075425.18315
EASTING: 1075425.18315
ELEVATION: 112.96'

LINE #	LENGTH	BEARING
L1	12.37	N 24° 18' 30" E
L2	94.46	N 63° 14' 35" W
L3	43.23	N 28° 52' 15" W
L4	217.70	N 7° 56' 49" E
L5	15.00	S 82° 05' 48" E
L6	24.99	N 7° 56' 55" E
L7	182.02	N 82° 03' 14" W
L8	13.74	N 40° 11' 06" W
L9	7.21	N 82° 03' 11" W
L10	24.00	S 7° 56' 49" W
L11	7.21	S 82° 03' 11" E
L12	13.74	S 40° 11' 06" E
L13	128.01	S 82° 03' 14" E
L14	206.69	S 7° 56' 49" W
L15	31.26	S 28° 52' 15" E
L16	42.82	S 8° 55' 49" W

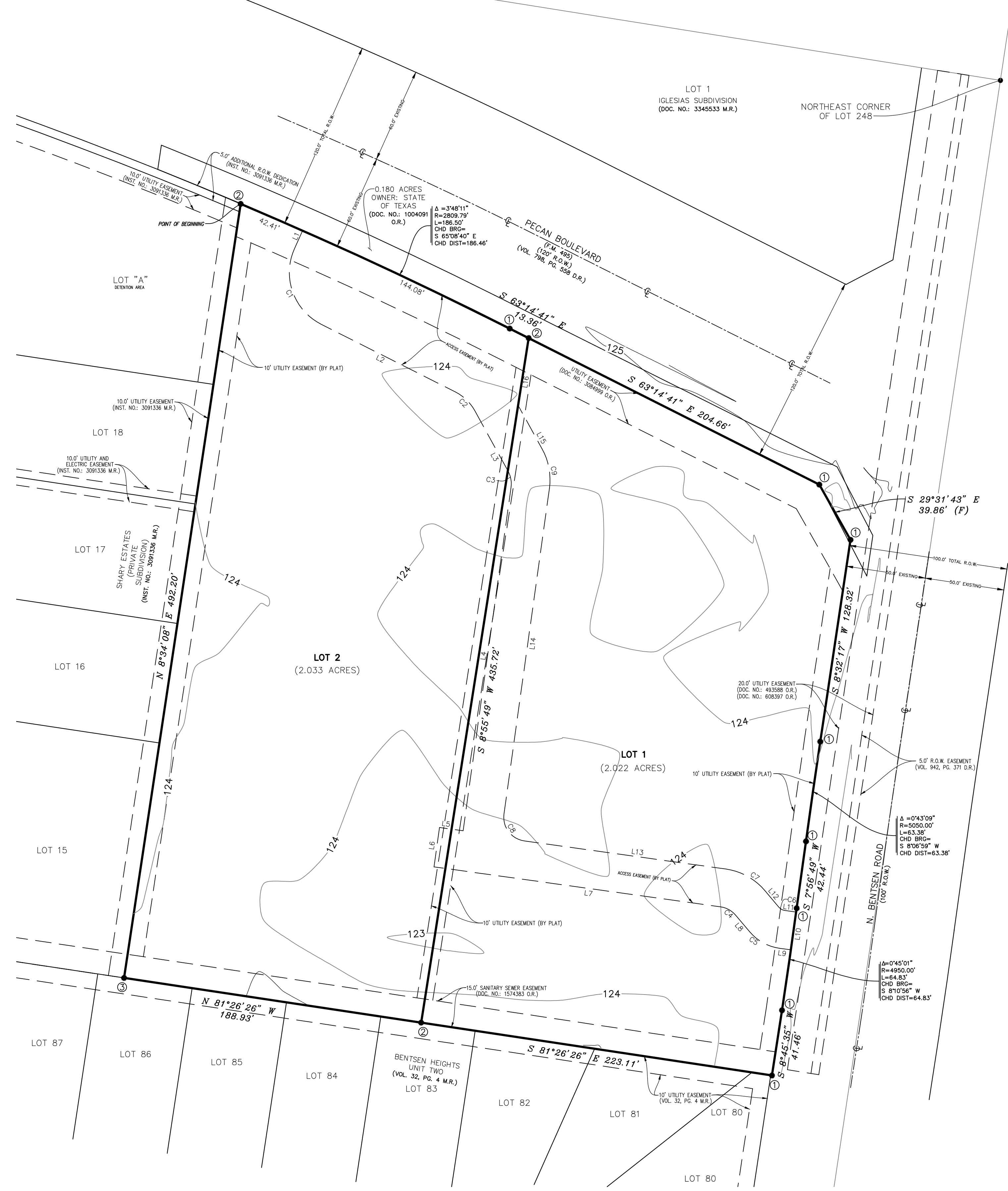
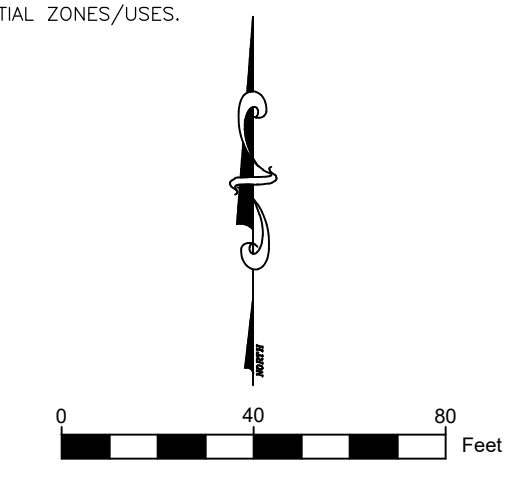
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	87°33'05"	36.50	55.77	N 19° 28' 03" W	50.50
C2	34°22'20"	28.50	17.10	N 46° 03' 25" W	16.84
C3	38°37'06"	16.55	11.16	N 10° 17' 59" W	10.95
C4	41°52'06"	15.00	10.96	N 61° 07' 09" W	10.72
C5	41°52'06"	30.00	21.92	N 61° 07' 09" W	21.44
C6	41°52'06"	6.00	4.38	S 61° 07' 09" E	4.29
C7	41°52'06"	39.00	28.50	S 61° 07' 09" E	27.87
C8	90°00'03"	15.00	23.56	S 37° 03' 13" E	21.21
C9	36°49'03"	40.00	25.70	S 10° 27' 43" E	25.26

- SURVEYORS' NOTES:
- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS RPLS 5142" UNLESS NOTED OTHERWISE.
 - ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE, 4205, NORTH AMERICAN DATUM OF 1983 (NA2011). GRID DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000040.
 - DIMENSIONS SHOWN ARE SURFACE.

- PLAT NOTES:
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE 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 VIOLATOR'S 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 VIOLATOR'S EXPENSE.
 - DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING 19,173 CUBIC FEET OF DETENTION VOLUME ON LOT 1. LOT 2 SHALL BE REQUIRED TO DETAIN 21,820 CUBIC FEET AT THE TIME OF DEVELOPMENT, BASED ON THE ESTIMATED WEIGHTED C-VALUE OF 0.83.

- COMMON AREAS, ANY PRIVATE SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- A PRIVATE ACCESS SERVICE DRIVE EASEMENT OF 24' WIDE WILL BE PART OF SITE PLAN REVIEW.
- A MINIMUM 4' WIDE SIDEWALK SHALL BE PROVIDED ALONG PECAN BOULEVARD AND N. BENTSEN.
- SETBACKS:
FRONT: (PECAN BOULEVARD & N. BENTSEN ROAD) IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR 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.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

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





Reviewed On: 10/18/2024

SUBDIVISION NAME: PECAN BENTSEN RETAIL	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Pecan Boulevard (S.H. 495) : dedication for 60 ft. from Centerline for total 120 ft. R.O.W. Paving: By the State Curb & gutter: By the State Revisions Needed: -Clearly Label Streets and street dedications. Please differentiate the Boundary line from the new lot line after accounting for R.O.W. dedication on Pecan Blvd. also lot lines between lots 1 & 2 should also be lighter/not as bold as boundary line. *Disclaimer: Change the lineweight for these boundary lines. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>North Bentsen Road: 10 ft. of dedication for 50 ft. from Centerline for total 100 ft. R.O.W. Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: -Need to show Document numbers for acquired R.O.W. on Bentsen Rd. on the plat prior to recording to assure compliance with requirements. -Abandonment of easements cannot be done by plat, it must be done by a Separate Instrument. -Prior to final/recording, need to clarify if 5 ft. and 20 ft. utility easements shown on the plat are abandoned. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p>	NA

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

ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft. -Alley/service drive easement required for commercial properties. * Revise Plat note #7 as follows: A minimum 24 ft. private service drive easement will be established as part of the site plan and will be maintained by lot owners, not the City of McAllen. -Private Access Service Drive Easement cannot dead-end, must be in compliance with Fire & Public Works Department Requirements. -Maintenance of such drive is by the property owner and not the City of McAllen. **Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* Front: (Pecan Boulevard & N. Bentsen Road) In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the Zoning Ordinance or greater for approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>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>	Applied
<p>* Corner: See reference to Front Setback above. **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>* 4 ft. wide minimum sidewalk required on Pecan Boulevard & N. Bentsen Road. - May Increase to 5 ft. as per Engineering Department, prior to final/recording. **Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along: **Must comply with City Access Management Policy and Traffic Department Conditions which requires that an access shared by both lots be shown on plat as required.</p>	Required

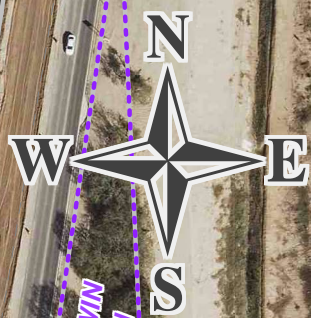
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private drives, access easements, private service 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.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	Required
	Applied
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>-Please verify Lot Width and Lot Area. Please submit the survey for staff review.</p> <p>**Surveys submitted on 09-17-24 are under review.</p> <p>-Provide for all interior lot dimensions after accounting for all R.O.W. dedication to assure compliance with minimum requirements prior to final.</p> <p>**Zoning Ordinance: Section 138-356"</p>	Compliance
	Applied
ZONING/CUP	
<p>* Existing: C-3 Proposed: C-3</p> <p>***Zoning Ordinance: Article V</p> <p>* If planning to change Zoning, Rezoning needed before final approval.</p> <p>***Zoning Ordinance: Article V</p>	Applied
	Applied
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>-Submitted application proposes commercial development. As per Parks Dept. park fees do not apply to commercial subdivisions, unless changed.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p> <p>- Submitted application proposes commercial development. As per Park's Dept. Park fees do not apply to commercial subdivisions, unless changed.</p>	NA
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p> <p>-Submitted application proposes commercial development. As per Parks Dept. Park fees do not apply to commercial subdivision, unless changed.</p>	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TG is approved, TIA Level III has been waived as per their department's conditions.</p>	Applied

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

<p>* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, TG is approved, TIA Level III has been waived as per their department's conditions.</p>	<p>Applied</p>
<p>COMMENTS</p>	
<p>Comments: -Please label document numbers for recorded R.O.W.'s and Easements on plat prior to recording. No overlap of easements into the R.O.W. is allowed. * Disclaimer: Any abandonments must be done by separate process, not by plat. * Disclaimer: Plat references Survey Notes 1-3 as per Survey. * At the special meeting of July 29, 2024, the Subdivision was approved in Preliminary Form, subject to the conditions noted, drainage & utilities approval. * Must comply with City's Access Management Policy.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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



LOCATION

ORANGE

SUBD

CAN
SION

PROPOSED TWIN
SUBDIVISION

IGLESIAS SUBDIVISION

-31
1432

-30
4330

BENTSEN RD

PECAN BLVD

-28
4321

UNOPENED ROW

-29
1320

HAMMONDS

-23
1220

ELIZONDO ACRES SUBD

PROPOSED PECAN BENTSEN
RETAIL SUBDIVISION

RY AVE

47TH ST

TES
AVE

UBDIVISION

BENTSEN

MAPLE AVE

PHASE 2

PHASE 1

PHASE 2

LAUREL AVE

45TH ST

47TH ST

SUB 2023-0070



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>6400 INDUSTRIAL CENTER SUBDIVISION</u>	
	Location <u>SOUTH SIDE OF FM 1016 (MILITARY HIGHWAY) 300' WEST OF S. 10TH ST.</u>	
	City Address or Block Number <u>5800 S. 10TH ST</u>	
	Number of Lots <u>1</u>	Gross Acres <u>5.2</u> Net Acres <u>5.2</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-4</u> Proposed Zoning <u>C-4</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>Warehouse</u> Irrigation District # <u>3</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>	
	Parcel # <u>189314</u> Tax Dept. Review <u>MR 710-23</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>A 5.20 ACRES OUT OF LOT 3, SECTION 4, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS.</u>		
Owner	Name <u>MARIO E. GONZALEZ</u>	Phone <u>956-780-3608</u>
	Address <u>3500 DURANGO AVE. BLDG</u>	E-mail <u>marioe.gonzales.com</u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78503</u>	
Developer	Name <u>SAME</u>	Phone _____
	Address _____	E-mail _____
	City _____ State _____	Zip _____
	Contact Person _____	
Engineer	Name <u>NAIN ENGINEERING</u>	Phone <u>(956) 784-0218</u>
	Address <u>526 N. 5TH ST.</u>	E-mail <u>nainengineering@yahoo.com</u>
	City <u>DONNA</u> State <u>TX</u> Zip <u>78537</u>	
	Contact Person <u>WILLIE</u>	
Surveyor	Name <u>OSCAR HERNANDEZ</u>	Phone _____
	Address <u>3007 S. TOWER RD.</u>	E-mail _____
	City <u>HARLINGEN</u> State <u>TX</u> Zip <u>78552</u>	

JUL 10 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 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

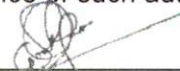
PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 7/7/13

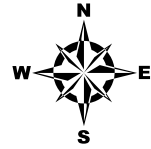
Print Name Mario E. Gonzalez

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

GO CANAL COMPANY SUBDIVISION

LOCATION



MILITARY HIGHWAY

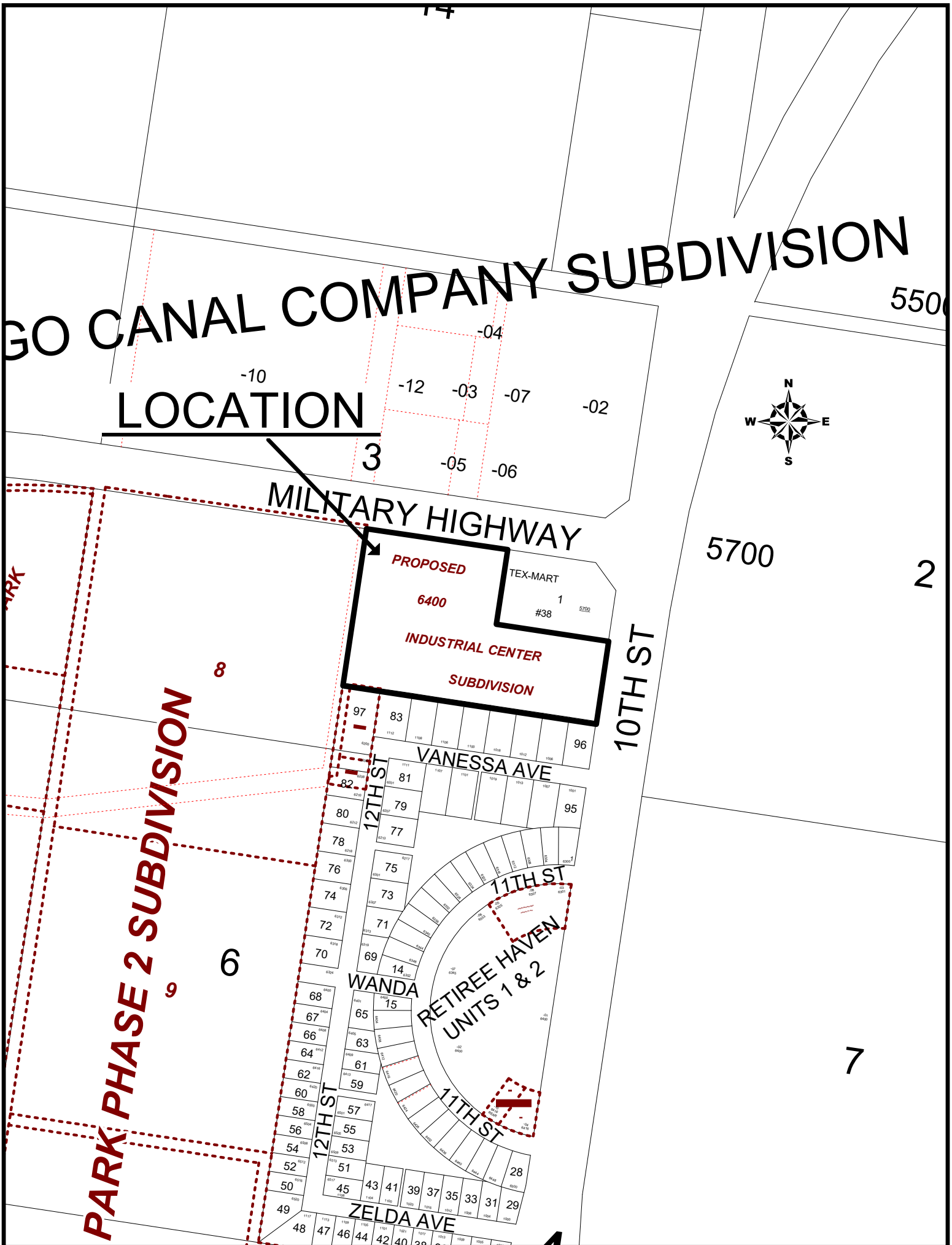
PROPOSED
6400
INDUSTRIAL CENTER
SUBDIVISION

TEX-MART
1
#38

10TH ST

PARK PHASE 2 SUBDIVISION

RETIREE HAVEN
UNITS 1 & 2



6400 INDUSTRIAL CENTER SUBDIVISION

A 5.20 ACRE TRACT OF LAND LYING IN THE NORTH 482 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 3, SECTION 4, HIDALGO CANAL COMPANY SUBDIVISION HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME "O", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND ON THIS PLAT, AND DESIGNATED AS 6400 INDUSTRIAL CENTER SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATRELINES, SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: INTER INVESTMENTS, LLC
MEMBER: MARIO E. GONZALEZ
ADDRESS: 3500 DURANGO AVE. BLDG R SUITE A
McALLEN TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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



NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12-19-2022

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3 ON THIS THE _____ DAY OF _____, 20____.

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

OTHAL BRAND JR. PRESIDENT DATE _____ SECRETARY 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 CODES 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

CHAIRMAN, PLANNING COMMISSION

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

MAYOR, CITY OF McALLEN

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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

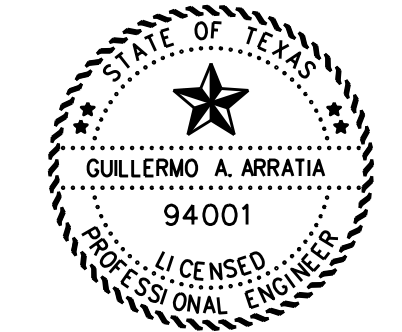


HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 SAN DIEGO
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

Guillermo Arratia P.E. 10/12/2024
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537



DATE OF PREPARATION: JUNE 11, 2023

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET FIRM No. 9050 PH. (956) 784-0218
DONNA, TEXAS, 78537 E-MAIL: NAINENGINEERING@AHO.COM

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: MARIO E. GONZALEZ 3500 DURANGO AVE. McALLEN TEXAS 78503 956-227-7646
ENGINEER: GUILLERMO A. ARRATIA 526 N. 5TH ST. DONNA, TX 78537 (956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ 2600 SAN DIEGO MISSION, TEXAS 78572 (956) 583-5479

GENERAL NOTES:

- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: IN ACCORDANCE WITH ZONING ORDINANCE OR GRATER FOR EASEMENTS OR APPROVAL SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GRATER FOR EASEMENTS LINE, OR APPROVED SITE PLAN WHICHEVER IS GREATEST.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GRATER FOR EASEMENTS LINE, OR APPROVED SITE PLAN WHICHEVER IS GREATEST.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- MINIMUM FINISH FLOOR ELEVATION TO BE 18" ABOVE TOP OF CENTERLINE OF STREET AT CENTER OF THE LOT.
- FLOOD 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; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (Medium shading)
COMMUNITY PANEL No. 480334 0400 C
MAP REVISED: NOVEMBER 16, 1982.
- ALL LOT CORNERS MARKED WITH No. 4 REBAR UNLESS OTHERWISE NOTED.
- BENCH MARK ELEV. - 110.82, MC 49
- 5 FT WIDE MINIMUM SIDEWALK IS REQUIRED ON W. MILITARY HIGHWAY (FM 1016) AND S. 10TH STREET
- DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS 64,057 C.F. - 1.47 AC-FT.
- AN ENGINEER DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- A 6.0 FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL & COMMERCIAL AND INDUSTRIAL ZONES/USES AND AS MAY BE REQUIRED BY ORDINANCE.
A 8.0 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES
- SWPPP WILL BE REQUIRED AT THE TIME OF CONSTRUCTION.
- COMMON AREAS, ANY PRIVATE STREET/DRIVES, GATES AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN

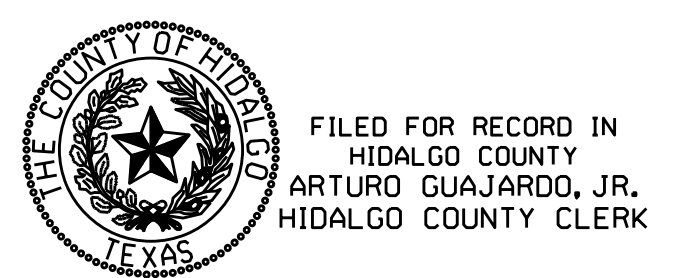
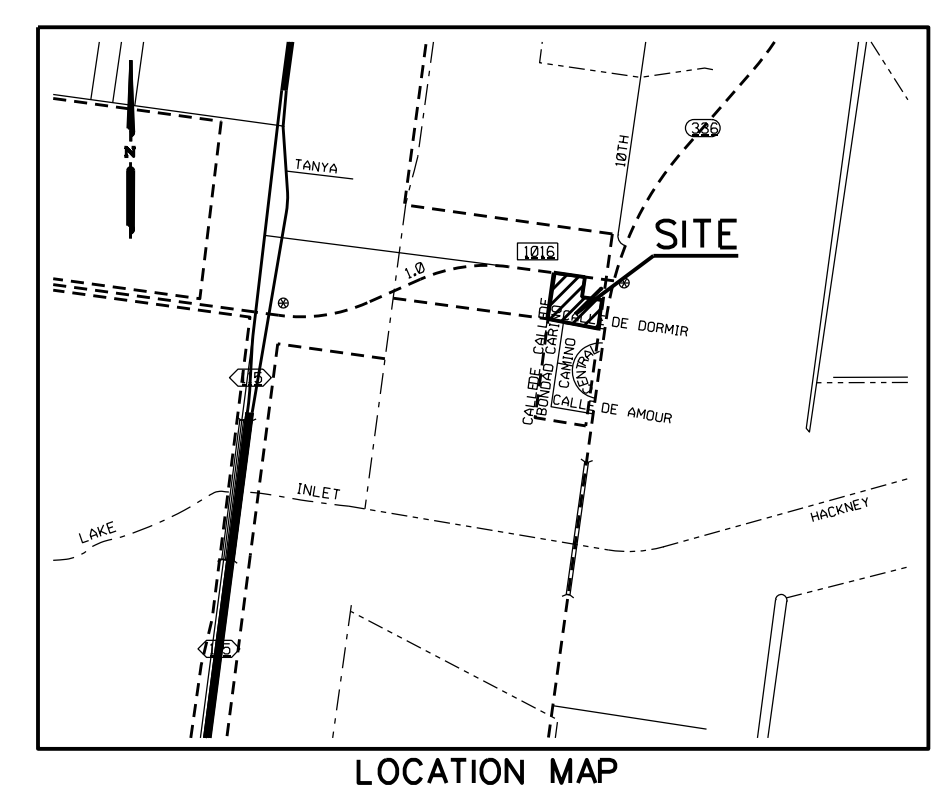
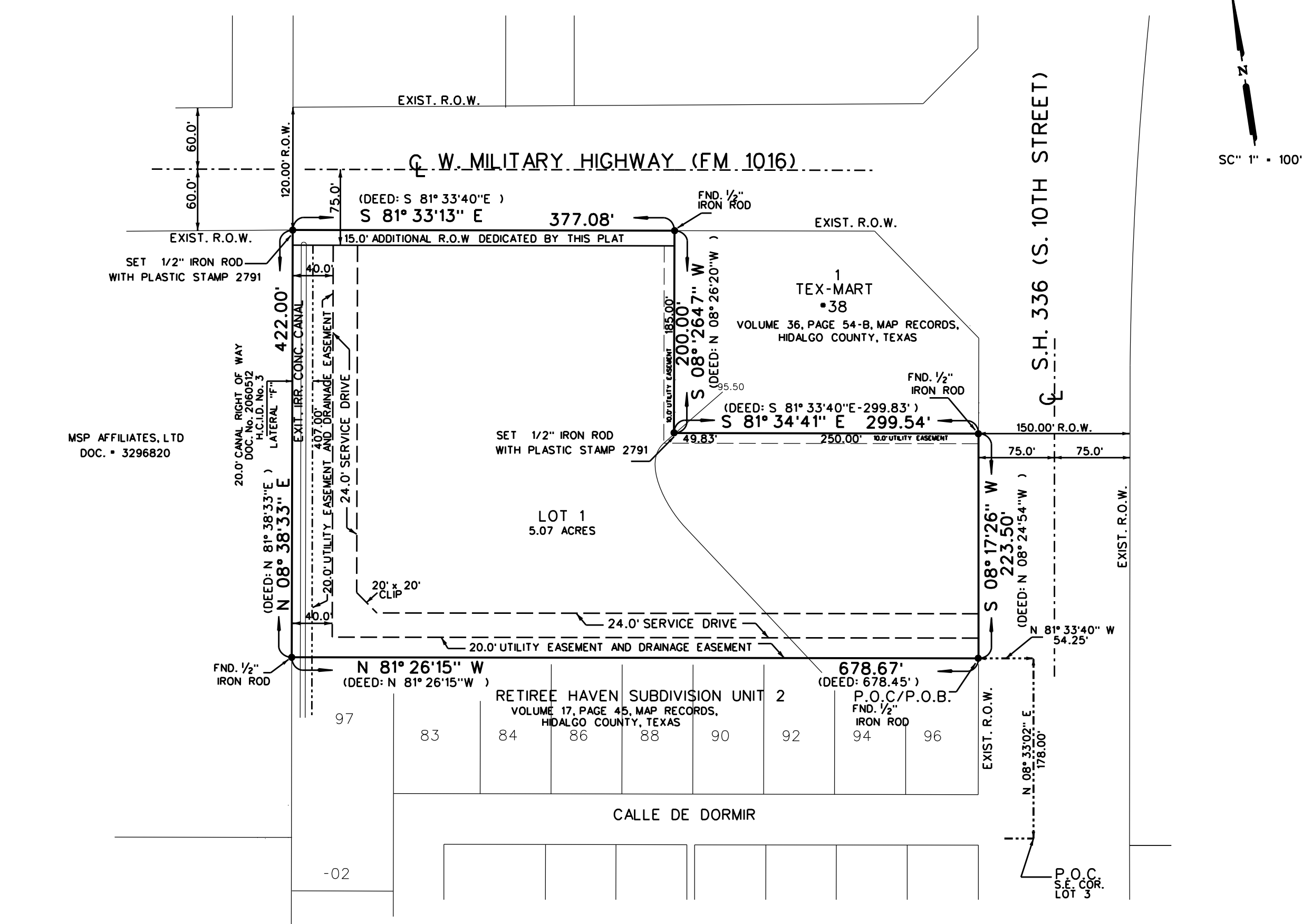
HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3

ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESSWRITTEN APPROVAL.

NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSS PERMIT FROM HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3

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 UNLESS THE STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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



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

SC" 1" = 100'



Reviewed On: 10/18/2024

SUBDIVISION NAME: 6400 INDUSTRIAL CENTER	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>W. Military Highway (F.M. 1016):Dedication as needed for 75 feet from centerline for 150 feet total R.O.W. Paving: 65-105 ft. Curb & gutter: Both sides Revisions Needed: - Total R.O.W. needs to be shown after accounting for R.O.W. dedications. *Label Total R.O.W. after accounting for the dedication. Use applicable arrow annotation (Total 135 ft. R.O.W.) -Please provide how existing R.O.W. was dedicated with a document number on plat prior to recording. *Please provide a copy of Document numbers regarding existing dedications 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.</p> <p>South 10th Street (S.H.336): Dedication as needed for 75 ft. from centerline for 150 ft. total R.O.W. Paving: By the state Curb & gutter: By the State Revisions Needed: - Revise all street name references as shown above prior to recording. * South 10th Street (S.H. 336) - Please provide how existing R.O.W. was dedicated with a document number on plat prior to recording. * Please provide a copy of Document numbers regarding existing dedications 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.</p> <p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan * 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118 * 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p>	<p>Required</p> <p>Required</p> <p>NA</p> <p>Compliance</p> <p>NA</p> <p>NA</p>

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

ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial (C-4), industrial, and multi-family properties. **24 ft. 'Private' Access Service Drive Easement with 24 ft. of paving and in compliance with Fire and Public Works Department is required/proposed. **Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* Front: South 10th Street (S.H. 336)/ W. Military Highway (F.M. 1016): In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Revise plat note as shown above prior to recording. *Proposing: "Front: South 10th street/military highway (FM 1016) : In accordance with zoning ordinance or GRATER for easements or approval site plan, or in line with average setback, whichever is greater applies." *There are misspellings on the plat note. **Zoning Ordinance: Section 138-356</p> <p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: -Revise note as shown above prior to recording. **Proposing: "Rear in accordance with the Zoning Ordinance or GRATER for easements line, or approved site plan whichever is greatest." *There are misspellings on the plat note. **Zoning Ordinance: Section 138-356</p> <p>* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: -Revise note as shown above prior to recording. **Proposing: "Interior Sides: In accordance with the Zoning Ordinance or GRATER for easements line, or approved site plan whichever is greatest." *There are misspellings on the plat note. **Zoning Ordinance: Section 138-356</p> <p>* Corner: Proposed Interior Lot **Zoning Ordinance: Section 138-356</p> <p>* Garage: Commercial/Industrial Development. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	NA
	NA
	Applied
	SIDEWALKS
<p>* 5 ft. wide minimum sidewalk required on W. Military Highway (F.M.1016) and South 10th Street. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required

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

BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and as may be required by ordinance. Revisions Needed: -Finalize note wording as may be required prior to final. **This following comment is informational only and will be reviewed at time of site plan review: A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: -In note #10 revise reference from ""walls"" to ""wall"", review note as noted above, review and revise as applicable prior to final. **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 South 10th Street. Revision Needed; -Include note as shown above, prior to final/recording. *Plat submitted on 10/14/24 has removed this plat note that was shown on the previous plat submittal. **As per Traffic Department and as per McAllen Access Management Policy, spacing requirement for Military Highway is 425 ft. between any existing and proposed access, spacing requirement for S. 10th Street is 425 ft. between driveways and entrances, no additional driveways will be allowed along S. 10th Street ***Must comply with City Access Management Policy*</p>	Required
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</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: Proposing: "Common areas, any private service drive easements, gates areas, etc. must be maintained by the lot owners and not the city of McAllen" -In Note #12, revise wording from "maintained" to maintained. **Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final.</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. **Section 110-72 applies if private 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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	NA

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

LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-4(Commercial-Industrial) District Proposed: C-4(Commercial-Industrial) District **Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per application dated July 10th,2023 proposed land use is C-4 (Commercial Industrial) District. 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 July 10th,2023 proposed land use is C-4 (Commercial Industrial) District. Commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated July 10th,2023 proposed land use is C-4 (Commercial Industrial) District. Commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: -As per Traffic Department, Trip Generation approved, no TIA required.	Applied

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Please correct application to reflect owner as the LLC and Mr. Gonzalez as the General Manager. This is to be reflected on the Plat sheet owner signature line as well, and this change would need to be reflected on the original subdivision application. *Please show the legal description of the adjacent properties on all sides, including the legal description of the property on the North side of W. Military Highway. *Survey, plat and warranty deed show some discrepancies on lot boundaries and the lot acreage, please clarify prior to recording. *Plat is missing a legend table. *Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; <p>_____</p> <p>Chairman, Planning & Zoning Commission DATE</p> <ul style="list-style-type: none"> *There are various misspellings on the Plat Notes, please make sure to use correct verbiage. *Please update the date of preparation with each plat submittal. *On the Notary Signature, the commission expiry date shown says, "My Commission Expires: 12-19-2022" *Please add the scale, City of McAllen City Limits, and the Hidalgo County Parcel maps on the Location Map. Also, please make sure that the street and road names are shown legibly on the location map, prior to recording. *At the Planning and Zoning Commission meeting of July 26th, 2023, the board approved the subdivision in preliminary form subject to the conditions noted, drainage and utilities approval. *Must comply with City's Access Management Policy. 	<p>Required</p>
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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



GO CANAL COMPANY SUBDIVISION

LOCATION

MILITARY HIGHWAY

**PROPOSED
6400
INDUSTRIAL CENTER
SUBDIVISION**

TEX-MART

10TH ST

VANESSA AVE

12TH ST

11TH ST

WANDA

**RETIREE HAVEN
UNITS 1 & 2**

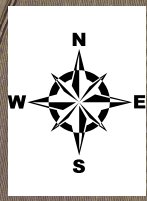
12TH ST

11TH ST

PARK PHASE 2 SUBDIVISION

14

5500



5700

2

6

7

ZELDA



City of McAllen Planning Department

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

SUB 2023-0096

Project Information	Subdivision Name <u>Norlola Subdivision</u>
	Location <u>NW CORNER OF 8TH STREET AND HOUSTON AVENUE</u>
	City Address or Block Number <u>700 S. 9TH ST.</u>
	Number of Lots <u>3</u> Gross Acres <u>1.32</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>Approved</u>
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for _____ es <input type="checkbox"/> No Date <u>05/03/23</u>
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>MIXED</u> Irrigation District # <u>HCID#3</u>
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <u>R1 Z-R3A</u>
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>
	Parcel # <u>290642</u> Tax Dept. Review <u>[Signature]</u>
	Water CCN <input checked="" type="checkbox"/> MGPU <input type="checkbox"/> Sharyland Water SC Other _____
Legal Description <u>1.32 ACRES OUT OF STEWARTS ADDITION LOT 16</u>	
Owner	Name <u>1) JOHN PAUL & NORA SANDOVAL</u> Phone <u>956-212-5565 / 956-458-0344</u>
	<u>2) LOLA PROPERTIES, LLC</u>
	Address <u>1) 408 YUCCA AVENUE</u> E-mail <u>JP@PAULSANCONSTRUCTION.COM</u>
Developer	<u>2) P.O. BOX 3239</u>
	City <u>1) MCALLEN, 2) MISSION</u> State <u>TX</u> Zip <u>1) 78504, 2) 78573</u>
	Name <u>SAME AS ABOVE</u> Phone _____
	Address _____ E-mail _____
Engineer	City _____ State _____ Zip _____
	Contact Person _____
	Name <u>MAS ENGINEERING, LLC.</u> Phone <u>956-537-1311</u>
	Address <u>3911 N. 10TH STREET, SUITE H</u> E-mail <u>MSALINAS6973@ATT.NET</u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>
Contact Person <u>MARIO A. SALINAS, P.E., S.I.T.</u>	
Surveyor	Name _____ Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____

KCF

SEP 01 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
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- DWG File
- Letter of Authorization from the owner (if applicable)
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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

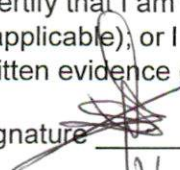
PLAT TO SHOW:

- 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  Manager Lola Properties Date 8/29/

Print Name VICTOR OGUNLANA (for Lola Properties)

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

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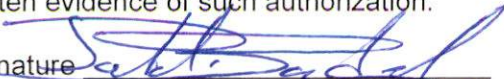
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Owners Signature

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 8/22/23

Print Name JOHN PAUL SANDOVAL

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

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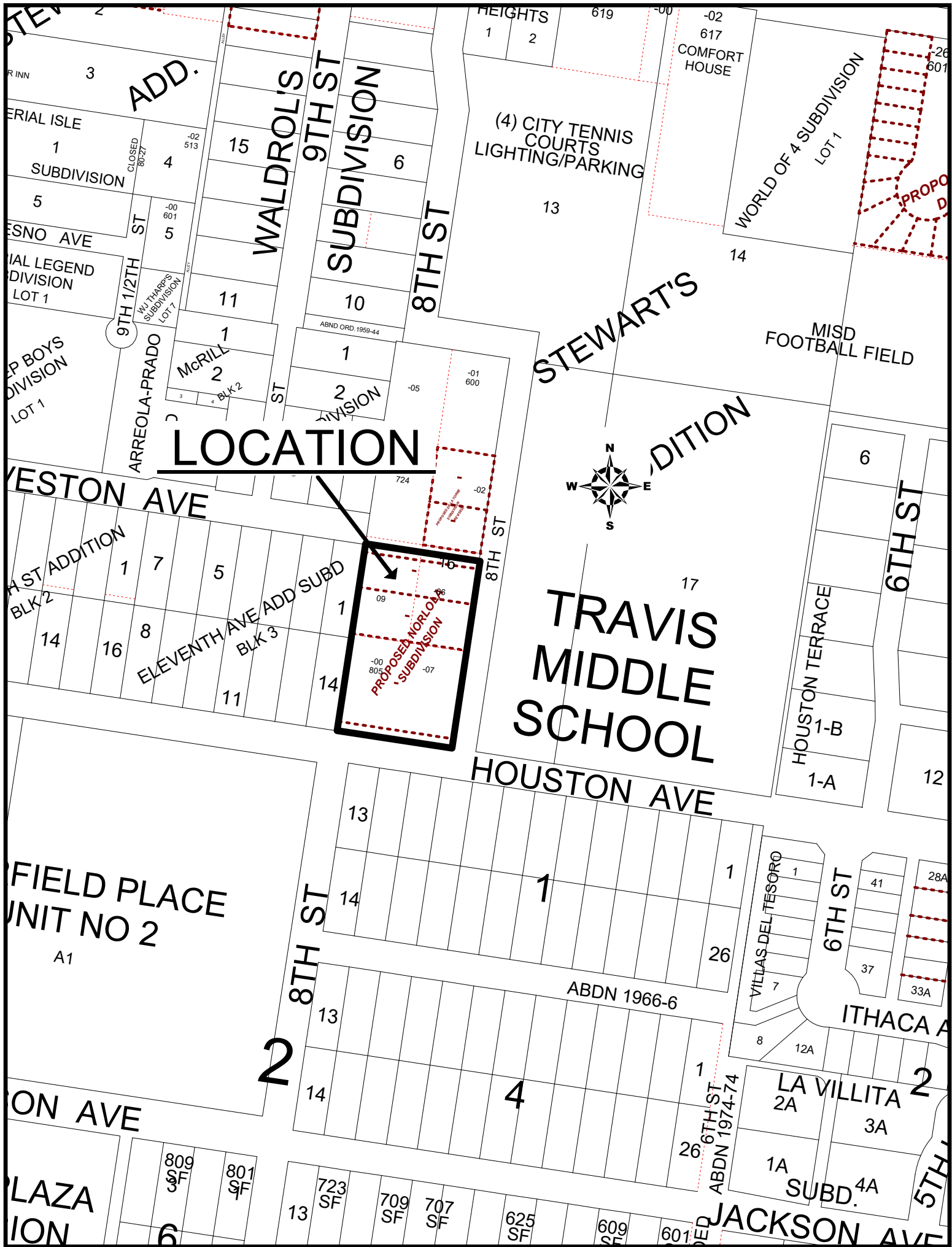
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Nora Sandoval Date 8/29/23

Print Name Nora SANDOVAL

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application



LOCATION

PROPOSED NORLO SUBDIVISION

TRAVIS MIDDLE SCHOOL

2

JACKSON AVE

ABDN 1966-6

ABDN 1974-74

CLOSED 8027

ABND ORD. 1959-44

723 SF

709 SF

707 SF

625 SF

609 SF

601 SF

809 SF

801 SF

VILLAS DEL TESORO

ITHACA A

LA VILLITA 2A

3A

1A

SUBD. 4A

FIELD PLACE UNIT NO 2 A1

ON AVE

LAZA ION

HOUSTON AVE

WESTON AVE

ST ADDITION BLK 2

ELEVENTH AVE ADD SUBD BLK 3

AL LEGEND DIVISION LOT 1

SUBDIVISION

SERIAL ISLE

ADD.

(4) CITY TENNIS COURTS LIGHTING/PARKING

COMFORT HOUSE

WORLD OF 4 SUBDIVISION LOT 1

MISD FOOTBALL FIELD

HOUSTON TERRACE 1-B 1-A

6TH ST

6TH ST

5TH



9TH 1/2TH ST

ARREOLA-PRADO

WALDROL'S

9TH ST SUBDIVISION

8TH ST

STEWART'S

DITION

3

4

5

11

1

2

1

2

6

10

13

14

6

12

13

14

13

14

1

26

8

26

601

1

7

12A

1A

41

37

33A

28A

33A

2

4A

3

4

5

11

1

2

1

2

6

10

13

14

6

12

13

14

13

14

1

26

8

26

601

1

7

12A

1A

41

37

33A

28A

33A

2

4A

3

4

5

11

1

2

1

2

6

10

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1

26

8

26

601

1

7

12A

1A

41

37

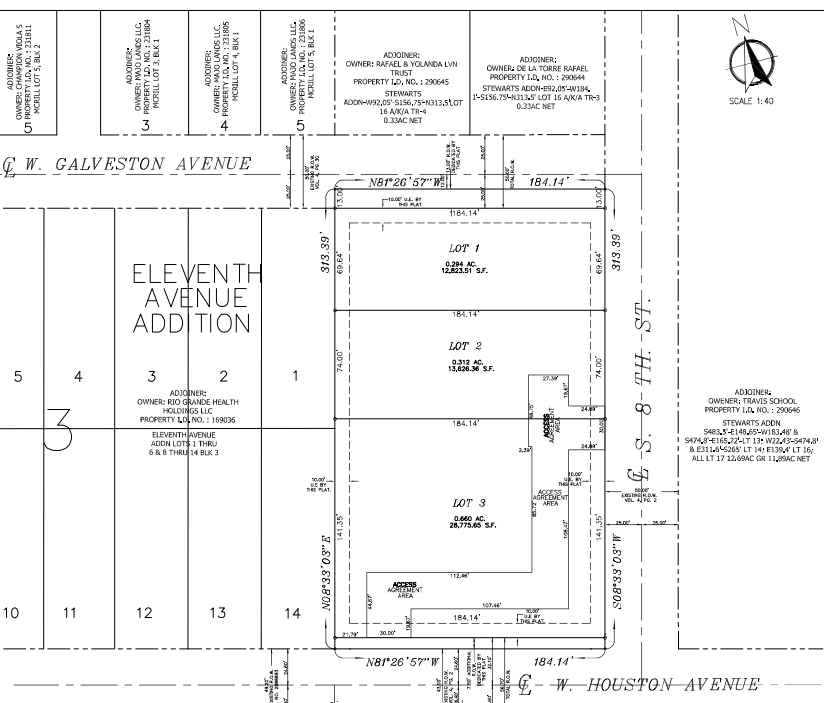
33A

28A

33A

2

4A



MAP OF NORLOLA SUBDIVISION

McALLEN, TEXAS

METS AND BOUNDS DESCRIPTION

BEING 1.325 ACRES OUT OF LOT 16, STEWART'S ADDITION TO McALLEN, TEXAS, RECORDED IN DOCUMENT NO. 1910-40642, DEED RECORDS HIDALGO COUNTY, TEXAS, SAME BEING COMPRISED OF THE FOLLOWING 2 DEEDS:

(1) A CALLED TRACT I AND TRACT II, DESCRIBED IN A GENERAL WARRANTY DEED, DATED OCTOBER 1, 2021, CONVEYED TO JOHN PAUL SANDOVAL AND NORA SANDOVAL, RECORDED ON DOCUMENT 3269862, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS,

(2) A CALLED TRACT I AND TRACT II, DESCRIBED IN A WARRANTY DEED, DATED JULY 29, 2022, CONVEYED TO LOLA PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 3366294, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 1.325 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60-D NAIL FOUND, THE SOUTHWEST CORNER OF THE SAID LOT 16, SAME BEING THE SOUTHWEST CORNER OF ELEVENTH AVENUE ADDITION, RECORDED IN VOLUME 4, PAGE 30, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HOUSTON AVENUE, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N08°33'03"E, ALONG THE WEST LINE OF THE SAID LOT 16, SAME BEING ALONG THE EAST LINE OF THE SAID ELEVENTH AVENUE ADDITION, A DISTANCE OF 313.39 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "MEDINA" FOUND, A POINT ON THE WEST LINE OF THE SAID LOT 16, SAME BEING A POINT ON THE EAST LINE OF THE SAID ELEVENTH AVENUE ADDITION, SAME BEING THE SOUTHWEST CORNER OF A CALLED TRACT II CONVEYED TO RAFAEL AND YOLANDA LIVING TRUST, RECORDED IN DOCUMENT NO. 2803880, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS; FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°26'57"E, ACROSS THE SAID LOT 16, A DISTANCE OF 184.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "MEDINA" FOUND, A POINT ON THE WEST RIGHT-OF-WAY LINE OF 8TH STREET, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.33 ACRE TRACT CONVEYED TO RAFAEL ALDEFONSO DE LA TORRE SANCHEZ, RECORDED IN DOCUMENT NO. 2917516, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS; FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°33'03"W, ACROSS THE SAID LOT 16, SAME BEING ALONG THE WEST RIGHT-OF-WAY LINE OF 8TH STREET, A DISTANCE OF 313.39 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE SOUTH LINE OF THE SAID LOT 16, SAME BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF 8TH STREET, SAME BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HOUSTON AVENUE, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°26'57"W, ALONG THE SOUTH LINE OF THE SAID LOT 16, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF HOUSTON AVENUE, A DISTANCE OF 184.14 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.325 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

LOLA PROPERTIES LLC
VICTOR COURLANA, PRINCIPAL
2604 SANTA TERESA STREET
MISSION TEXAS, 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

JOHN PAUL SANDOVAL
408 YUCCA AVENUE
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

NORA SANDOVAL
408 YUCCA AVENUE
McALLEN, TEXAS 78501

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

CHAIRMAN, PLANNING COMMISSION

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICTOR COURLANA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY _____ OF _____, 2024.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN PAUL SANDOVAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY _____ OF _____, 2024.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NORA SANDOVAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY _____ OF _____, 2024.

NOTARY PUBLIC

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

MAYOR, CITY OF McALLEN

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 2024.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT, OR THE ACCEPTANCE, OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

BY: _____ PRESIDENT SECRETARY

FILED FOR RECORD IN
HIDALGO COUNTY
RECORDS OFFICE
HIDALGO COUNTY CLERK

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



STATE OF TEXAS
COUNTY OF HIDALGO

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

MANUEL CARRIZALES RPLS #6388
STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H.
McALLEN, TEXAS 78501

DATE OF PREPARATION: AUGUST 30, 2024

MAS ENGINEERING LLC.
consulting engineering
firm no. f-15499

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

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

LEGEND

- FOUND 1/2" IRON ROD
 - SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
 - R.O.W. RIGHT-OF-WAY
 - P-B PROPERTY LINE TO BACK OF CURB
 - B-B BACK OF CURB TO BACK OF CURB
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - H.C.D.R. HIDALGO COUNTY DEED RECORDS
 - H.C.C.R. HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.M.R. HIDALGO COUNTY MAP RECORDS
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE
- 1.- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
LOT 1 -
FRONT: 25 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
LOTS 2 AND 3 -
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
 - 2.- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 010C, REVISED NOV. 2, 1982. FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING)
 - 3.- STORM WATER DETENTION OF 7,989 C.F. OR 0.18 AC-FT IS REQUIRED FOR THIS SUBDIVISION, LOT 1 WILL DETAIN 1,699 CUBIC FEET, LOT 2 WILL DETAIN 1,850 CUBIC FEET, LOT 3 WILL DETAIN 4,320 CUBIC FEET.
 - 4.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF ONE LOT.
 - 5.- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON HOUSTON AVENUE, SOUTH 8TH STREET AND GALVESTON AVENUE.
 - 6.- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
 - 7.- 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
 - 8.- CITY OF McALLEN BENCHMARK: MC 80-15 AT THE NORTHEAST CORNER OF THE INTERSECTION OF BROADWAY AVE. AND JACKSON AVE. THE MONUMENT IS 167' WEST FROM THE BS OF BROADWAY AVE AND 81' FT NORTH FROM THE BACK OF CURB OF JACKSON AVE.
 - 9.- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - 10.- AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - 11.- COMMON AREAS, ANY PRIVATE SERVICE DRIVES/ACCESS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
 - 12.- 25 FT. X 25 FT. SIGN OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

VICINITY MAP





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/17/2024

SUBDIVISION NAME: NORLOLA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>Houston Ave: Dedication for 40 ft. from centerline for total 80 ft. R.O.W. *(VAR2024-0035) R.O.W. dedication of 7.5 ft. required. Paving: maintain existing Curb & gutter: both sides - Variance (VAR2024-0035) was approved by the City Commission on August 26, 2024 as recommended by the Planning & Zoning Commission, to dedicate 7.5 ft. of R.O.W. dedication. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>S. 8th Street: Dedication for 25 ft. from centerline total 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Reference the document number for the existing R.O.W. on both sides of the centerline and provide a copy for staff review prior to final. Document number provided makes reference to Fairfield Place which dedicated S. 8th Street on the south side of the subdivision, reference appropriate document number that dedicated ROW for S. 8th Street along the east side of the subdivision, review prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	<p>Required</p>
<p>Galveston Ave: Dedication for 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multifamily properties * Proposing alley/service drive easement for the multifamily lots. - Proposing: "A minimum 24 ft. access 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</p>	<p>Applied</p>

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

SETBACKS	
<p>* Front: Lot 1: 25 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: Lot 1: 10 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: Lot 1: In accordance with the zoning ordinance or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner/Galveston Ave/ Houston Avenue: Lot 1: 10 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. **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 on Houston Avenue, S. 8th Street, and Galveston Avenue. * Engineering Department may require 5 ft. sidewalk 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 - Based on the access to perimeter streets, the plat note requirement will be finalized prior to final. **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 - As per Traffic Department, access along Houston Avenue approved through variance. - Needs to finalize location of driveway along 8th Street in order to dedicate an access easement on plat, and needs to be shown correctly on the plat. **Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments for any lots with more than 4 dwelling units prior to building permit issuance.</p>	Required
<p>* Common Areas, any private service drives/access , etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied

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

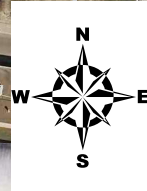
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements 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 public subdivision is proposed.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>** Subdivision is proposed as a public subdivision with 3 lots (two multi-family lots and one single-family lot). If the number of lots is increased to four or more lots, an HOA is required.</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>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>** Subdivision is proposed as public subdivision with 3 lots (two multi-family lots and one single-family lot). If the number of lots is increased to four or more lots, an HOA is required.</p> <p>**Subdivision Ordinance: Section 134-168</p>	NA
	NA
	NA
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets</p> <p>**Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>ZONING/CUP</p>	
<p>* Existing: R-1 and R-3A Proposed: R-1 and R-3A</p> <p>***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval</p> <p>- As per the applicant, the rezoning was done before the subdivision was submitted. The project engineer needs to verify if the zoning line matches the proposed lot layout. If not, new rezoning must be submitted and approved prior to final.</p> <p>***Zoning Ordinance: Article V</p>	Applied
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p> <p>- The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording.</p>	Applied
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p> <p>- The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording.</p>	Applied
<p>* Pending review by the City Manager's Office.</p> <p>- The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording.</p>	Applied

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

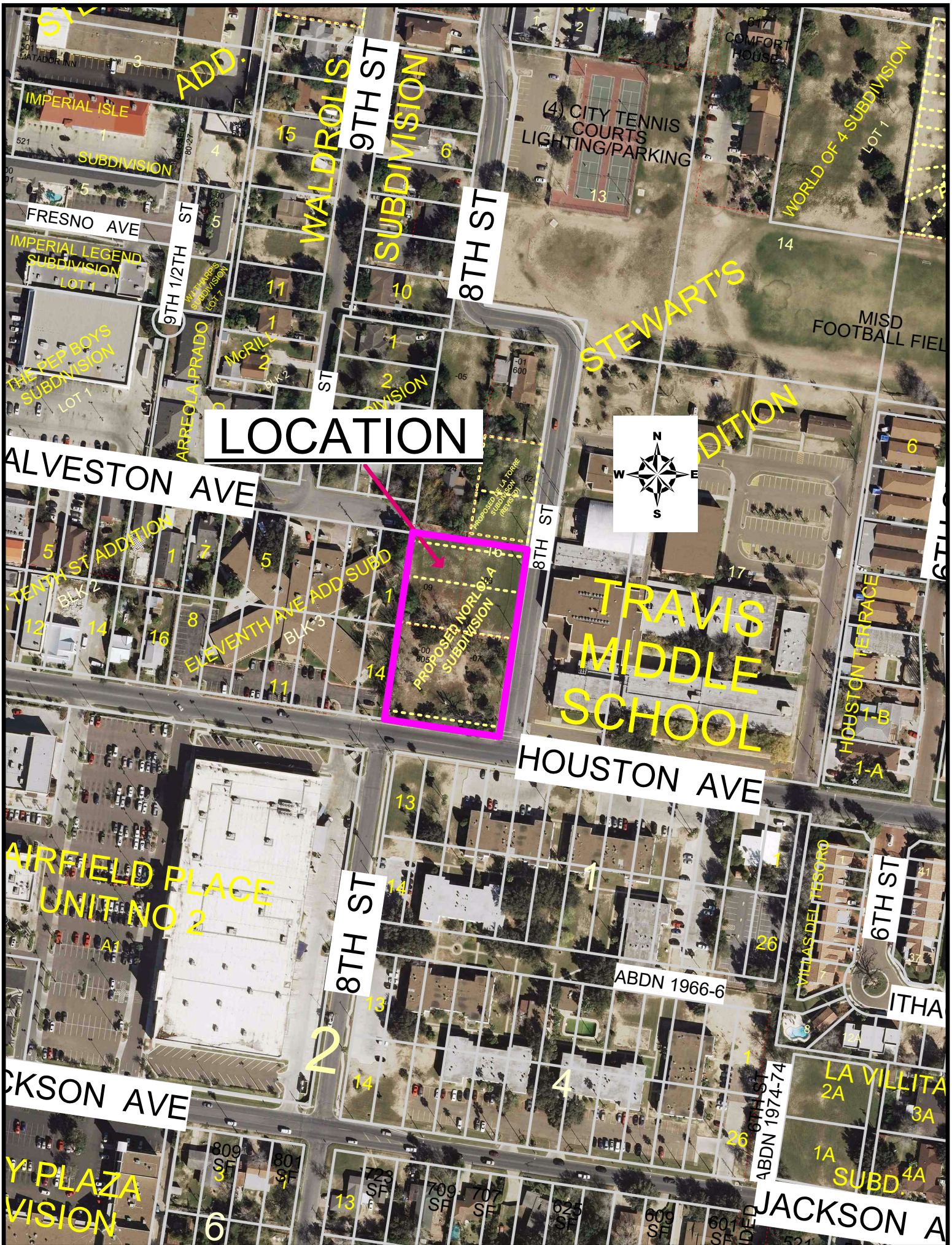
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department Trip Generation approved, no TIA required. * Traffic Impact Analysis (TIA) required prior to final plat. 	Applied
	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Use a bold line to show the original boundary of the subdivision prior to recording. *Change the lineweight on the boundary line so that it is shown thicker. - Survey and plat show discrepancies on depth of lot and acreage. - Survey and plat show discrepancies on bearings. - As per the submitted application and site plan on September 1, 2023, and conversation with the engineer, Lot 1 will be single-family and Lots 2 & 3 will be multifamily. - Subdivision received revised preliminary approval at the meeting of August 6, 2024. - Variance was approved by the City Commission as recommended by the Planning department to dedicate 7.5 ft. of R.O.W. dedication. * Signature blocks must comply with Sec. 134-61 of the subdivision ordinance. * Must comply with City's Access Management Policy. 	Required
RECOMMENDATION	
<p>***If planning to submit for final review, submittal must include plat addressing any pending comments from all departments, MPUB approval, Drainage Report approval, Trip Generation/TIA approval, and final fee. Once reviewed by staff, determination will be made to determine if plat is ready to be presented in final form to the Planning and Zoning Commission.CE.</p>	Applied

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

LOCATION



TRAVIS MIDDLE SCHOOL



517
MATADOR INN
IMPERIAL ISLE SUBDIVISION
FRESNO AVE
IMPERIAL LEGEND SUBDIVISION LOT 1
THE YEP BOYS SUBDIVISION LOT 1
9TH 1/2TH ST
ARREOLA PRADO ST
WALDROL'S SUBDIVISION
9TH ST
8TH ST

ALVESTON AVE
KENTON ST ADDITION
EVEVENTH AVE ADD SUBD
McRILL ST
PROPOSER NORLO 2A SUBDIVISION

HOUSTON AVE
AIRFIELD PLACE UNIT NO 2
8TH ST
ABDN 1966-6
JACKSON AVE
Y PLAZA VISION
6TH ST
ABDN 1974-74
JACKSON A
LA VILLITA 2A 3A 1A SUBD 4A
VILLAS DEL TIPO
ITHA
HOUSTON TERRACE 1-A 1-B 6
MISD FOOTBALL FIELD
COMFORT HOUSE
WORLD OF 4 SUBDIVISION LOT 1
(4) CITY TENNIS COURTS LIGHTING/PARKING
617

SUB 2023-0027



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>Ware Hotel Group LP</u>	
	Location <u>S. Ware Rd.</u>	
	City Address or Block Number <u>401 S. WARE RD</u>	
	Number of Lots <u>2</u> Gross Acres <u>5</u> Net Acres <u>5</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>VACANT</u> Proposed Land Use <u>HOTEL</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>23,194.76</u>	
	Parcel # <u>204836</u> Tax Dept. Review <u>AG</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>5.00 acres being all of Lot 10 King's Highway Subdivision, Volume 3, Page 8 ,H.C.M.R , City of McAllen, Hidalgo County Texas</u>		
Owner	Name <u>Ware Hotel Group LP</u> Phone <u>956-381-0981</u>	
	Address <u>5807 N. 3rd Lane</u> E-mail _____	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>SAME AS OWNER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>Melden and Hunt Inc.</u> Phone <u>956-381-0981</u>	
	Address <u>115 W. McIntyre Street</u> E-mail <u>Mario@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>MARIO REYNA</u>	
Surveyor	Name <u>SAME AS ENGINEER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	

AG

M **MAR 17 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 blue-line copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blue-line prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

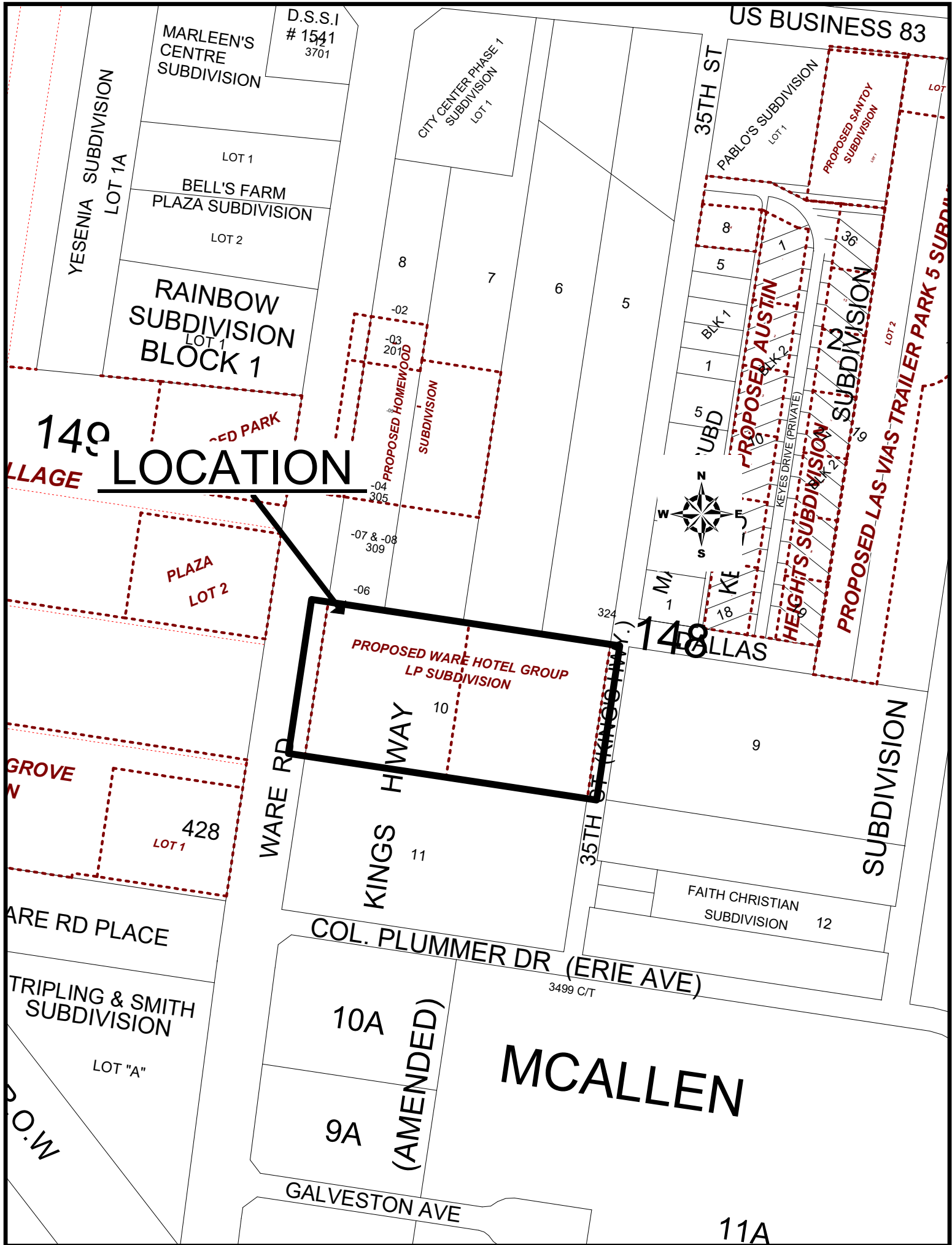
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 3-17-23

Print Name Mario Reyna

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application



D.S.S.I
1541
3701

US BUSINESS 83

YESENIA SUBDIVISION
LOT 1A

MARLEEN'S
CENTRE
SUBDIVISION

CITY CENTER PHASE 1
SUBDIVISION
LOT 1

35TH ST

PABLO'S SUBDIVISION
LOT 1

PROPOSED SANTOY
SUBDIVISION

LOT 1
BELL'S FARM
PLAZA SUBDIVISION
LOT 2

RAINBOW
SUBDIVISION
LOT 1
BLOCK 1

8

7

6

5

-02

-03
201

-04
305

-07 & -08
309

-06



PROPOSED AUSTIN
SUBDIVISION

HEIGHTS SUBDIVISION

PROPOSED LAS VIAS TRAILER PARK 5 SUBDIVISION

149

LOCATION

RED PARK

PLAZA
LOT 2

148

PROPOSED WARE HOTEL GROUP
LP SUBDIVISION

KINGS HWY

10

11

WARE RD

35TH ST (KINGS HWY)

SUBDIVISION

GROVE

428
LOT 1

FAITH CHRISTIAN
SUBDIVISION 12

COL. PLUMMER DR (ERIE AVE)
3499 C/T

WARE RD PLACE

TRIPLING & SMITH
SUBDIVISION

LOT "A"

10A

9A

(AMENDED)

MCALLEN

GALVESTON AVE

11A

SUBDIVISION MAP OF WARE HOTEL GROUP LP SUBDIVISION

BEING A SUBDIVISION OF 5.000 ACRES
BEING ALL OF LOT 10
KING'S HIGHWAY SUBDIVISION
VOLUME 3, PAGE 8, H.C.M.R.
CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE WARE HOTEL GROUP LP 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.

WARE HOTEL GROUP LP, A TEXAS LIMITED PARTNERSHIP
BY: WARE INVESTMENT GROUP, LLC

HARJINDER SINGH (MEMBER)
5807 NORTH 3RD LANE
MCALLEN, TEXAS 78504

DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

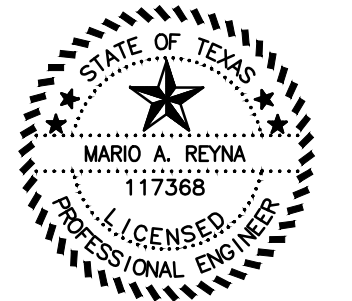
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

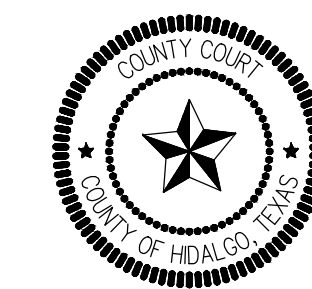
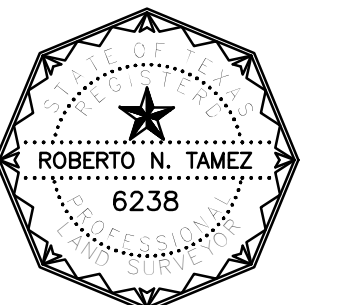
DATE PREPARED: 03/10/2023
DATE REVISED: 02/02/2024
ENGINEERING JOB # 23048.00



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF WARE HOTEL GROUP LP SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-18-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 07-18-2022
SURVEY JOB NO. 22645.08

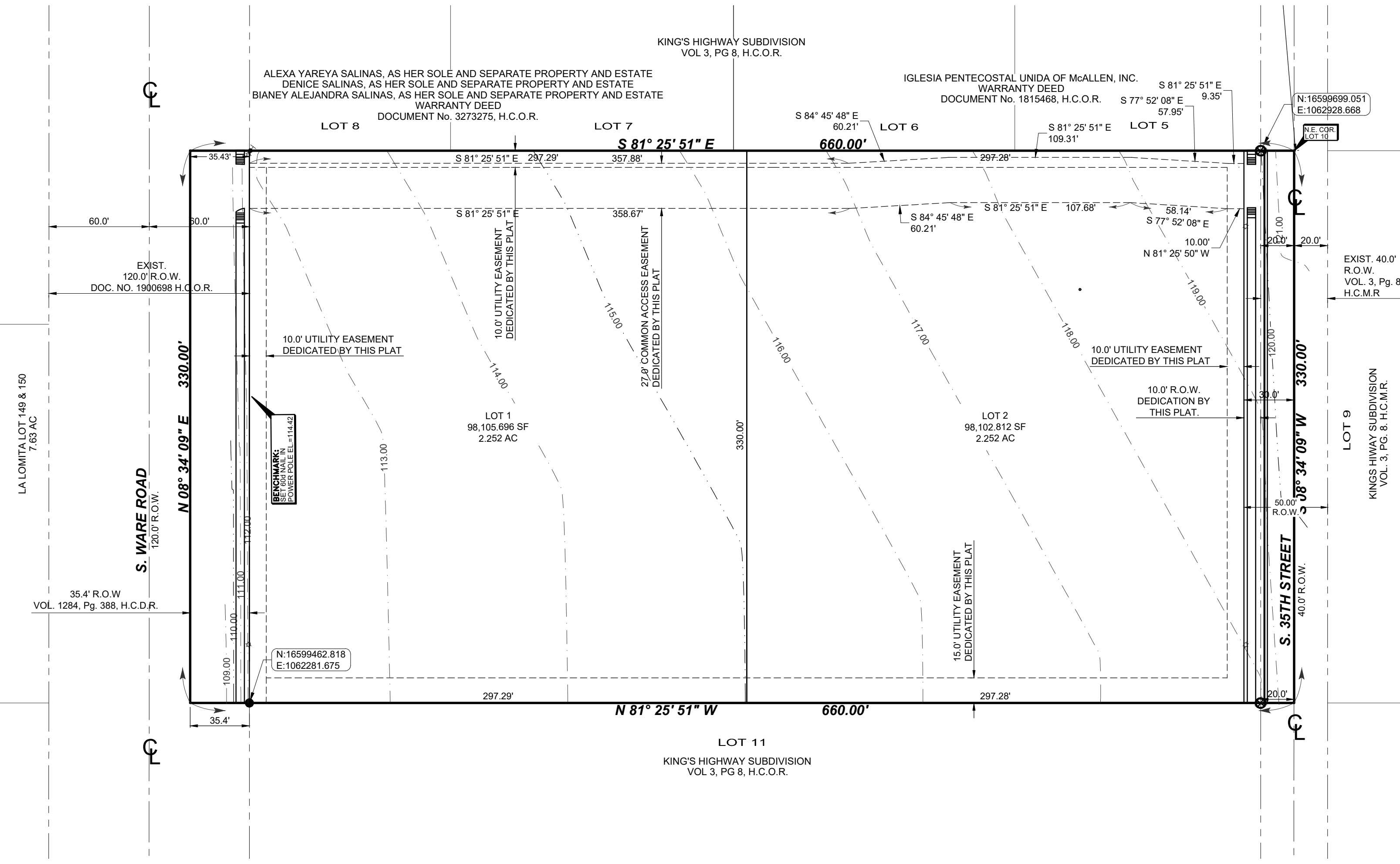
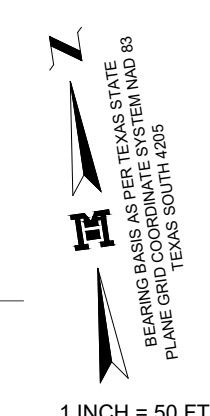


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.000 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 10, KING'S HIGHWAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 8, HIDALGO COUNTY MAP RECORDS, SAID 5.000 ACRES OUT OF A CERTAIN TRACT CONVEYED TO WARE HOTEL GROUP LP, A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3408305, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 10, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 34' 09" W ALONG THE EAST LOT LINE OF LOT 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. 35TH STREET, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 51" W ALONG THE SOUTH LINE OF SAID LOT 10, AT A DISTANCE OF 20.00 FEET PASS A NO. 5 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF S. 35TH STREET, AT A DISTANCE OF 624.14 FEET PASS A NO. 4 SET AT THE EAST RIGHT-OF-WAY LINE OF S. WARE ROAD, CONTINUING A TOTAL DISTANCE OF 860.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 09" E ALONG THE WEST LOT LINE OF SAID LOT 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. WARE ROAD, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 25' 51" E ALONG THE NORTH LINE OF SAID LOT 10, AT A DISTANCE OF 35.86 FEET PASS A NAIL FOUND ON THE EAST LINE OF SAID S. WARE ROAD, AT A DISTANCE OF 640.00 FEET PASS A NO. 5 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF S. 35TH STREET, CONTINUING A TOTAL DISTANCE OF 860.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES GROSS, OF WHICH 0.272 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF S. WARE ROAD AND 0.152 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF S. 35TH STREET, LEAVING A NET OF 4.576 ACRES OF LAND, MORE OR LESS

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

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

MAYOR, CITY OF MCALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ 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 IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE: FRONT (S. WARE ROAD/ S.35TH STREET): IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES. REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES. SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
- CITY OF MCALLEN BENCHMARK #1: NUMBER MC 76, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BUS 83 & WARE RD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16601127.0028, E=1062624.19162, ELEV.=131.44
BENCHMARK #2: SET 60D NAIL IN POWER POLE LOCATED ON THE EAST SIDE OF S. WARE ROAD R.O.W. N=16599644.6010, E=1062309.3150, ELEV.= 142.42
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 57,648 C.F. (1,323 AC.FI) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S. WARE ROAD AND ALONG S. 35TH STREET.
- 8 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 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 IMPROVISED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- COMMON AREAS, PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- MIN. 24 FT. WIDE PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROCESS, AND IT WILL BE EXTENDED NORTH AND SOUTH WHEN ADJACENT PROPERTIES DEVELOP.

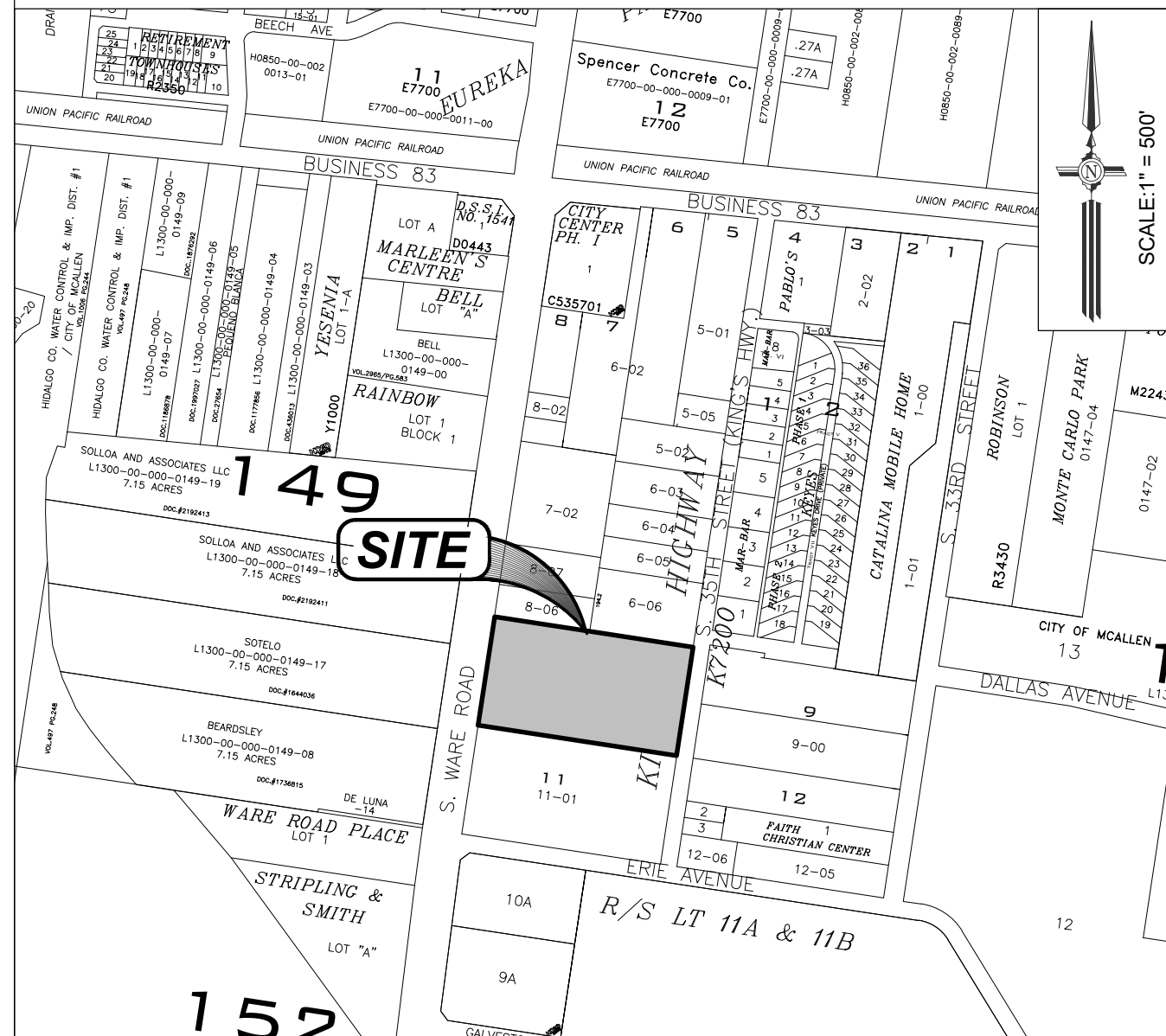
DRAWN BY: EM _____ DATE 02-01-24
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND PK NAIL
- ⊕ SET 60D NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- Ac. - OF ONE ACRE
- SF. - SQUARE FEET

LOCATION MAP





Reviewed On: 10/18/2024

SUBDIVISION NAME: WARE HOTEL GROUP, LP	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>S. Ware Road: 60 ft. from centerline for 120 ft. Total ROW. Paving: by the state Curb & gutter: by the state Revisions Needed: -Please provide copies of R.O.W. documents referenced on plat for staff review, prior to final/recording. -There are sidewalks being shown on the plat, public improvements do not need to be shown visually on the plat. **Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are not constructed prior to recording. ****COM Thoroughfare Plan</p>	Required
<p>S.35th Street: Dedication as needed for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both Sides Revision needed: -Please provide copies of R.O.W. documents referenced on plat for staff review, prior to final/recording. -There are sidewalks being shown on the plat, public improvements do not need to be shown visually on the plat. **Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are not constructed prior to recording. ***COM Thoroughfare Plan</p>	Required
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p>	NA

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

ALLEYS	
<p>R.O.W.: 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. **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. Proposing: ***Plat Note #13 Min. 24 ft. wide private service drive easement for city services will be provided as part of the site plan review for this process, and it will be extended north and south when adjacent properties develop. ***Plat Note #14 Shared access easement to be extended north when property develops. ***Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>*Front(S. Ware Road/ S.35th Street) : 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</p>	Applied
<p>*Rear: In accordance with the 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 the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: Interior Lot **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 along S. Ware Road and 4 ft. wide minimum sidewalk required along S. 35th Street. Revisions needed: -Revise note #7 as shown above, prior to final/recording. **5 ft. Sidewalk requirements as per Engineering Department requirements. **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. **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

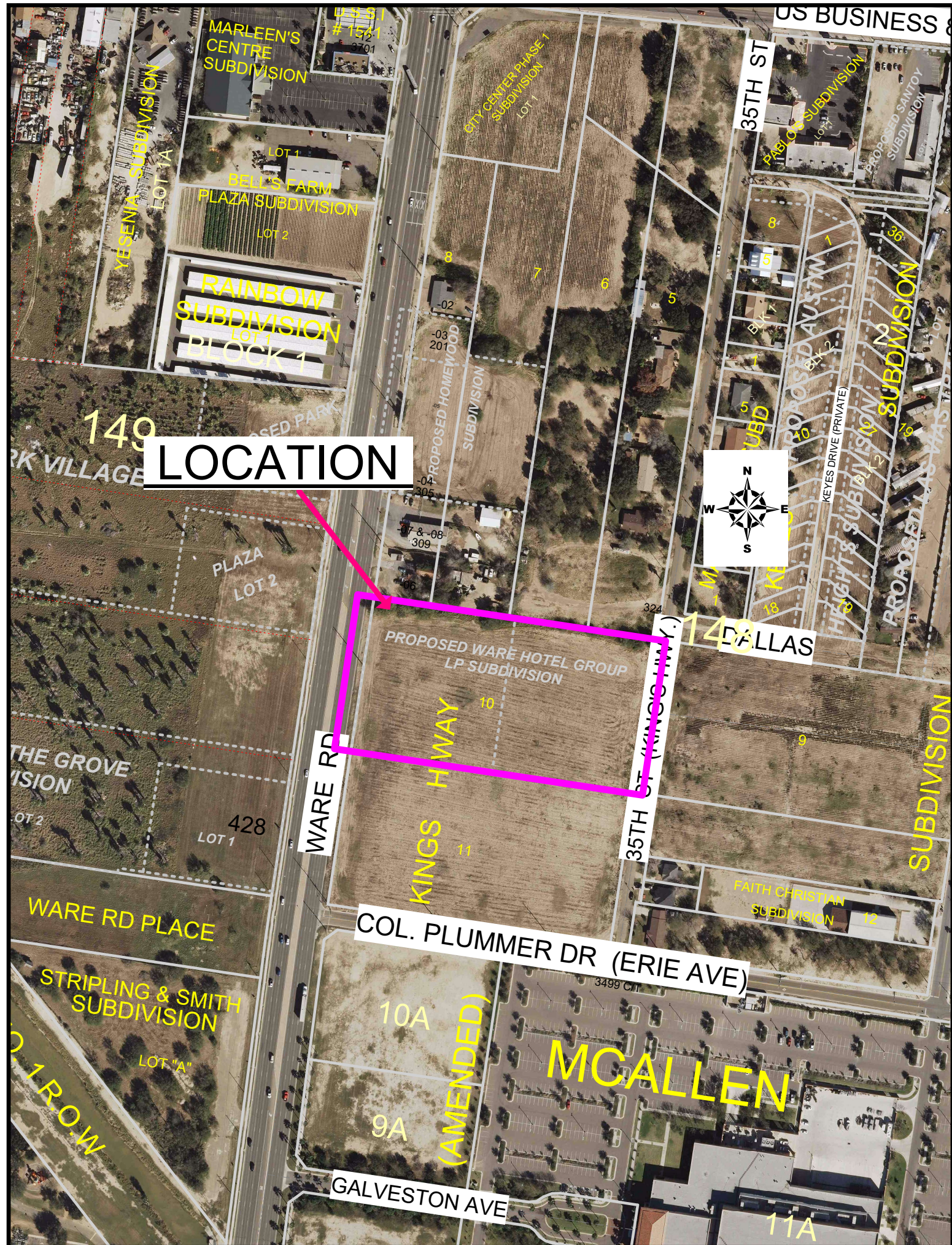
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
<p>**Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private drives, 27.0 ft. common access easements, and 24 ft. shared access easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>**Note subject to change once subdivision requirements have been finalized. Finalize wording on plat prior to final/recording.</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>	Applied
	Required
	Required
	Required
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
	Applied
ZONING/CUP	
<p>* Existing:C-3 (General Business) District Proposed:C-3 (General Business) District</p> <p>**Engineer must verify if proposed subdivision and use is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final.</p> <p>***As per application dated March 17,2023 proposed land use is commercial, please review intended use as it may require a conditional use permit.</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. As per application dated March 17,2023 proposed land use is commercial, 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 March 17,2023 proposed land use is commercial, commercial developments do not apply to Parks.</p> <p>* Pending review by the City Manager's Office. As per application dated March 17,2023 proposed land use is commercial, 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 is approved, no TIA is required. **As per Traffic Department and as per Access management Policy, there is spacing requirement along S. Ware Road, please contact the Traffic Department.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. *As per Traffic Department, Trip Generation is approved, no TIA is required.	Applied
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 remove the sidewalks that are being shown on the plat, as these public improvements do not need to be shown visually on the plat. **Freeze the sidewalk layer on the plat, and clean up any of the extra lines along these streets. - Note as may be required on plat regarding public use of 27.0 ft. Common Access Easement and 24 ft. shared access easement must be included, prior to recording. - Vacating plat applicable if any restrictions, etc. are proposed to be removed or changed from existing recorded plat , finalize prior to recording. - P.O.B. is missing from the Plat. - Please add the scale on the location map. - Verify that the signature lines match the number of owner's of this property. - Finalize wording for Note #13 once Shared Access Easement requirements as required by Traffic Department are established prior to final/recording. * At the Planning and Zoning Commission meeting of April 4th,2023, the subdivision was approved in preliminary form subject to the conditions noted, drainage, and utility approvals. * Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it currently says "Registered" 	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

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



149
LOCATION



WARE RD

KINGS HWY

35TH ST (KINGSTHWY)

COL. PLUMMER DR (ERIE AVE)

MCALLEN

GALVESTON AVE

11A

428
LOT 1

10A

9A

FAITH CHRISTIAN
SUBDIVISION 12

PLAZA
LOT 2

PROPOSED WARE HOTEL GROUP
LP SUBDIVISION

PROPOSED HOMEWOOD
SUBDIVISION

CITY CENTER PHASE 1
SUBDIVISION
LOT 1

MARLEEN'S
CENTRE
SUBDIVISION

BELL'S FARM
PLAZA SUBDIVISION
LOT 2

RAINBOW
SUBDIVISION
LOT 1
BLOCK 1

US BUSINESS

35TH ST

PUBLIC'S SUBDIVISION

PROPOSED SANITARY
SUBDIVISION

PROPOSED AUSTIN
SUBDIVISION

KEYES DRIVE (PRIVATE)

HEIGHTS SUBDIVISION

PROPOSED LAS VEGAS
SUBDIVISION

SUBDIVISION

149
PARK VILLAGE

THE GROVE
VISION

WARE RD PLACE

STRIPLING & SMITH
SUBDIVISION

ROW

LOT 'A'

149 DALLAS

GALVESTON AVE



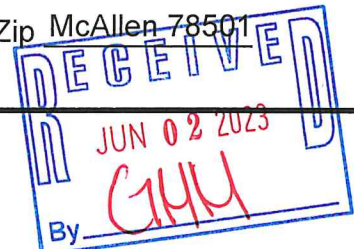
SUB2023-0054

Planning Department

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

Project Information	Subdivision Name <u>THE VILLAGES AT DALLAS</u>	
	Location <u>601 Dallas Ave</u>	
	City Address or Block Number <u>601 DALLAS AVE</u>	
	Number of Lots <u>43</u> Gross Acres <u>3.59</u> Net Acres <u>3.23</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R3T</u> Proposed Zoning <u>R3T</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>vacant</u> Proposed Land Use <u>Townhomes</u> Irrigation District # <u>HC10 1 No 2</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>E.H. 6/21/2023</u>	
Owner	Name <u>SMART PECUNIA LLC</u> Phone <u>956 529 69991</u>	
	Address <u>808 Shary Rd Ste #5 # 330</u> E-mail <u>info@smartpecunia.me</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Name <u>THE VILLAGES AT DALLAS LLC</u> Phone <u>956.530.1368</u>	
	Address <u>601 Dallas Ave</u> E-mail <u>eh@smartpecunia.me</u>	
Developer	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Emanuel Hernandez</u>	
	Name <u>ALPHA ENGINEERING</u> Phone <u>956 363 0768</u>	
	Address <u>130 W Magnolia</u> E-mail <u>info@alpha-eng.us</u>	
Engineer	City <u>La Feria</u> State <u>TX</u> Zip <u>78559</u>	
	Contact Person <u>Juan Gamez</u>	
	Name <u>SAM Engineering & Surveying INC</u> Phone <u>956 702 8880</u>	
Surveyor	Address <u>200 S 10 TH St STE 1500</u> E-mail <u>info@samengineering-surveying.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>McAllen 78501</u>	

ke F



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature _____ Date _____

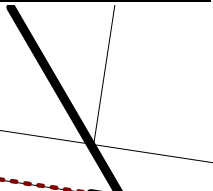
Print Name Emanuel Hernandez X

Owner Authorized Agent X

The Planning Department is now accepting DocuSign signatures on application

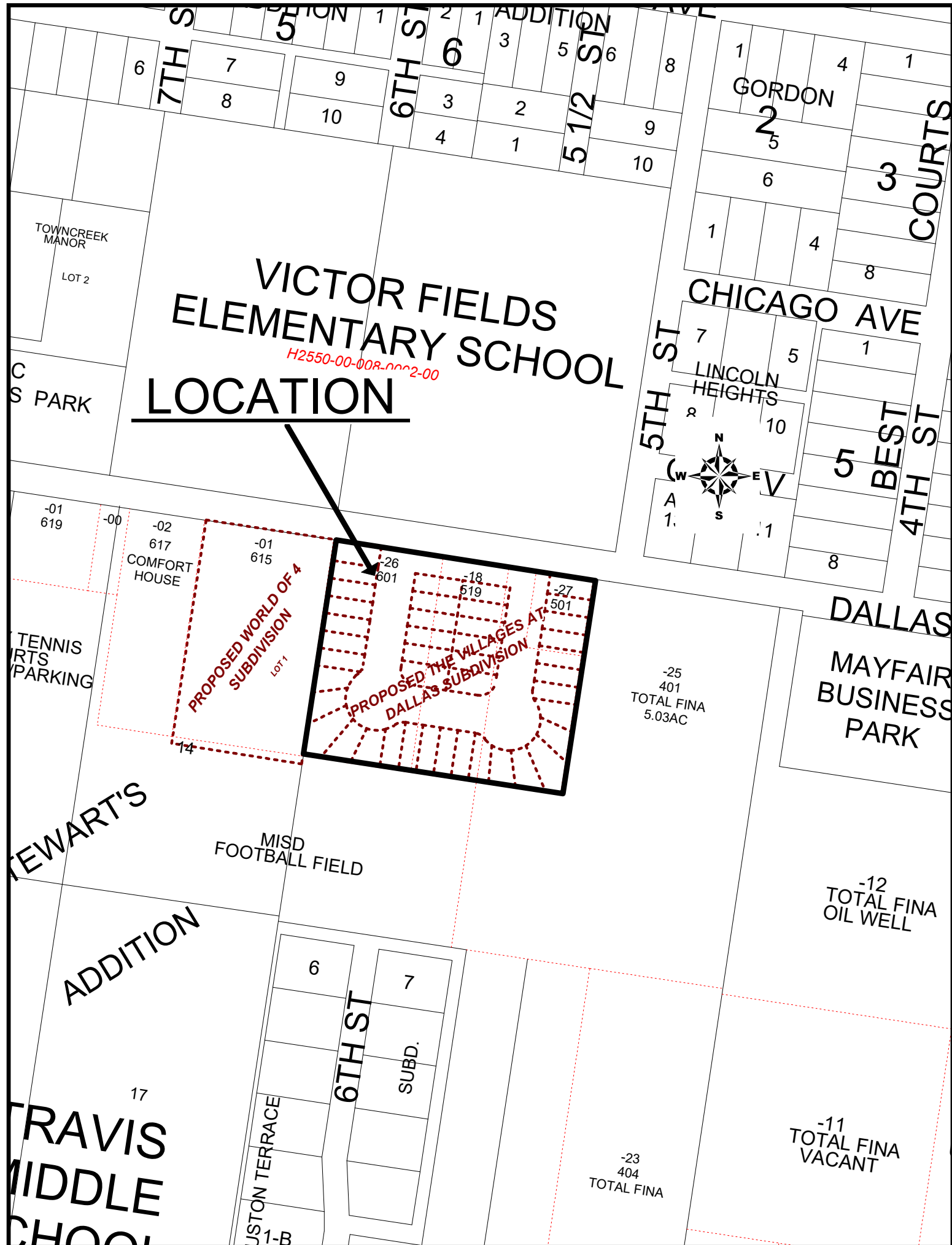
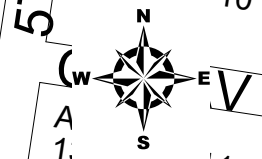
VICTOR FIELDS ELEMENTARY SCHOOL LOCATION

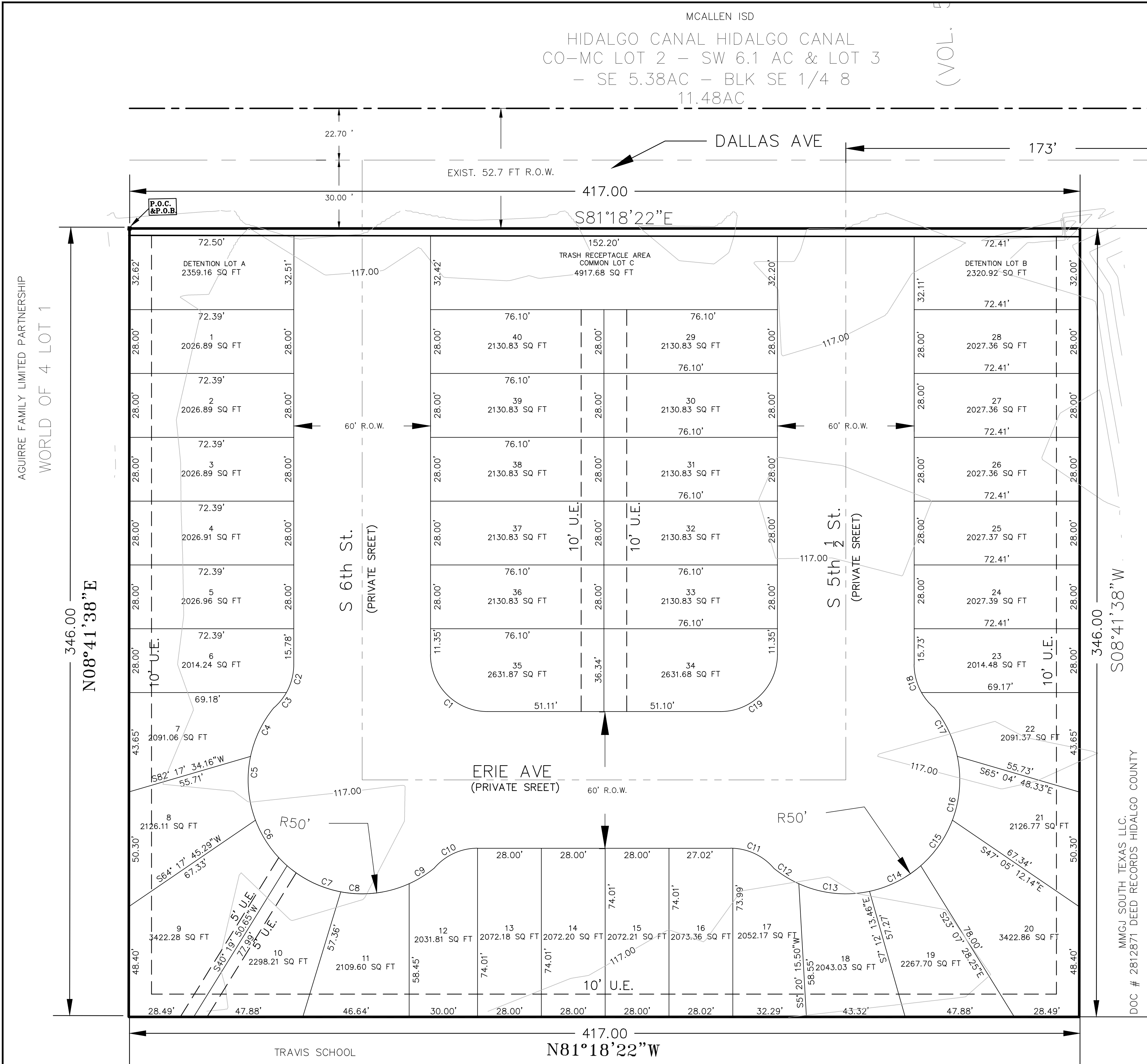
H2550-00-008-nnc2-00



PROPOSED WORLD OF 4
SUBDIVISION
LOT 1

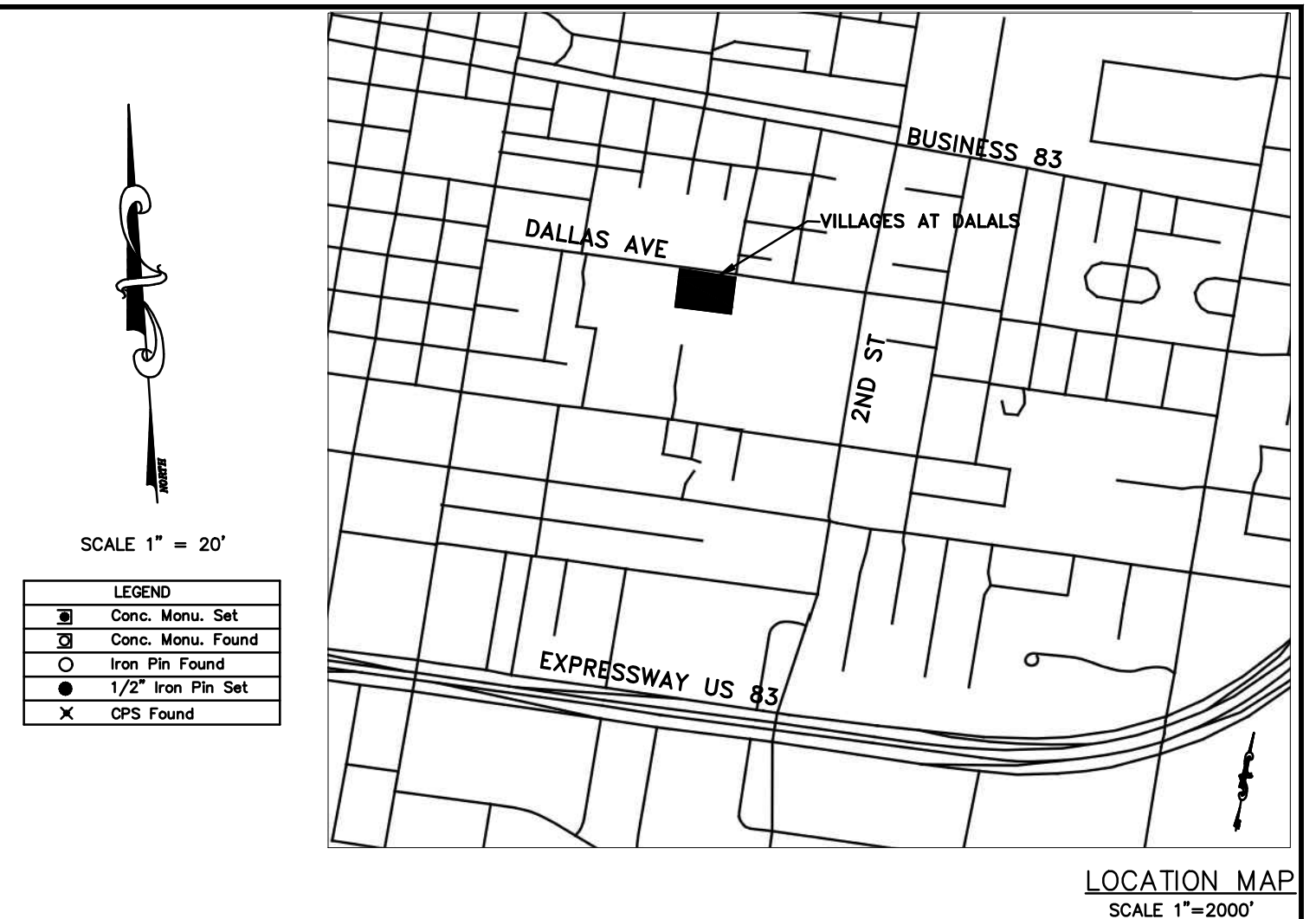
PROPOSED THE VILLAGES AT
DALLAS SUBDIVISION





Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	12.78	25.00	29.28	S23° 20' 00"W	12.64
C3	8.76	25.00	20.07	S48° 00' 30"W	8.71
C4	23.80	50.00	27.28	S34° 11' 17"W	23.58
C5	28.46	50.00	32.62	S4° 14' 24"W	28.08
C6	24.60	50.00	28.19	S26° 09' 56"E	24.36
C7	26.46	50.00	30.32	S55° 25' 12"E	26.15
C8	30.69	50.00	35.17	S88° 09' 44"E	30.21
C9	13.20	50.00	15.13	N66° 41' 20"E	13.16
C10	21.34	25.00	48.90	N74° 04' 39"E	20.69
C11	20.53	25.00	47.06	S55° 29' 13"E	19.96
C12	12.97	50.00	14.86	S49° 36' 16"E	12.93
C13	31.76	50.00	36.40	S75° 14' 04"E	31.23
C14	25.38	50.00	29.09	N72° 01' 24"E	25.11
C15	24.60	50.00	28.19	N43° 22' 56"E	24.36
C16	28.46	50.00	32.62	N12° 58' 34"E	28.08
C17	24.04	50.00	27.54	N17° 06' 15"W	23.81
C18	12.84	25.00	29.42	N6° 10' 57"W	12.70
C19	39.27	25.00	90.00	S53° 36' 30"W	35.36
C1	39.27	25.00	90.00	N36° 23' 29"W	35.36



LOCATION MAP
SCALE 1"=200'

METES AND BOUNDS

BEING 3.31 ACRES OF LAND, MORE OR LESS, OUT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS

COMMENCING AT THE NORTH WEST CORNER OF VILLAGES AT DALLAS SUBDIVISION BEING ALSO THE NORTH WEST CORNER OF A 1.40 Acre Tract of land CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING.

Thence 417.00 FT SOUTH 81 DEGREES 18 MINUTES 22 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF DALLAS AVENUE PAST 177.00 FT ALONG SAID BEARING ACROSS, PAST 105.60 FT ACROSS A 0.84 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, PAST 134.40 FT ACROSS A 1.07 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TO A POINT BEING THE NORTH EAST CORNER OF VILLAGES AT DALLAS SUBDIVISION.

THENCE 346.00 FT SOUTH 8 DEGREES 47 MINUTES 49.60 SECONDS WEST TO A POINT BEING THE SOUTH EAST CORNER OF VILLAGES AT DALLAS SUBDIVISION.

THENCE 417.00 FT SOUTH 81 DEGREES 18 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE VILLAGE AT DALLAS SUBDIVISION PAST 134.40 FT ACROSS A 1.07 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, PAST 105.60 FT ACROSS A 0.84 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, PAST 177.00 FT ACROSS A 1.41 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HIDALGO COUNTY, TEXAS, TO A POINT BEING THE SOUTH WEST CORNER OF VILLAGES AT DALLAS SUBDIVISION.

THENCE 346.00 FT SOUTH 8 DEGREES 47 MINUTES 49.60 SECONDS WEST TO A POINT BEING THE POINT OF BEGINNING OF VILLAGES AT DALLAS SUBDIVISION.

SURVEYOR'S CERTIFICATE:

I, ROBERT L. CLOSNER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE BEST OF MY KNOWLEDGE. ALL DISTANCES ARE IN FEET.

ROBERT L. CLOSNER, JR., R.P.L.S. _____ DATE _____
REG. NO. 5983

MAY 2023
DATE OF SURVEY

ENGINEER'S CERTIFICATE:

I, JUAN M. GAMEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

JUAN M. GAMEZ, P.E. _____ DATE _____
REG. NO. 109884

PLAT
THE VILLAGES AT DALLAS SUBDIVISION
(PRIVATE SUBDIVISION)
PAGE 2

BEING 3.31 ACRES OF LAND, MORE OR LESS, OUT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS

ALPHA
INFRASTRUCTURE
Engineering PLLC
130 W MAGNOLIA
LA FERIA, TX
Phone: (956) 363-0768
Fax: 1-888-747-3965
Email: info@alpha-eng.us
TEXAS ENGINEERING FIRM NO. F-15540

JCS ENGINEERING AND SURVEYING
PO BOX 170 PHONE (956) 565-2688
MERCEDES, TX. 78570 FAX (956) 565-0347
TEXAS ENGINEERING FIRM REGISTRATION NO. F-9911
TBPFS FIRM REGISTRATION NO. 10084200

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SMART PECUNIA LLC	717 BRAZOS APT NO 5	MISSION, TX 78572		
ENGINEER: JUAN M. GAMEZ, P.E.	130 W MAGNOLIA	LA FERIA, TX 78599	(956) 363-0768	
SURVEYOR: ROBERT CLOSNER, JR.	PO BOX 170	MERCEDES, TX 78570	(956) 565-2688	(956) 565-0347



Reviewed On: 10/17/2024

SUBDIVISION NAME: THE VILLAGES AT DALLAS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Dallas Avenue: *Original Comment: Dedication as needed for 30 ft. for 60 ft. total R.O.W. (dedication needed ~7.3 ft.) -Dedication to remain for existing 52.7 ft. R.O.W. Dedication Paving: 40 ft. Curb & gutter: Both sides Revisions needed: -Please show the label for the Centerline (C.L.) on Dallas Ave. -There is a bolded boundary line that is still being shown where the original 3.65 ft. R.O.W. dedication was labeled. Please clarify this line's purpose on the plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan *An application for a variance to maintain the existing 52.7 ft. R.O.W. was submitted on August 21, 2024. (This Variance was nullified) *As per the P&Z meeting of October 8, 2024, the subdivision was approved with the existing R.O.W. being shown as 52.7 ft. with the condition that the sidewalk is to be re-adjusted to be on the R.O.W.</p>	Required
<p>Interior Streets: Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3T and R-3C Zone Districts **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. - A 32 ft. alley is proposed on the north side of Lots 29 & 40, is labeled as Trash Receptacle Area Common Lot C on the most recent submittal. *Alley/service drive easement required for commercial and multifamily properties **Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the zoning ordinance or greater for easements. **Zoning Ordinance: Section 138-356</p>	Applied

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. **Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements - Add a plat note as shown above prior to final. - Clarify/revise the plat note shown above prior to recording. Proposing: "10 ft. or GREATER for easements" **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
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Dallas Ave. and both sides on all interior streets. - Minimum sidewalk width is subject to increase as per the Engineering Department. * On Dallas Ave. the subdivision was approved in revised preliminary form, with the condition that the sidewalk is to be re-adjusted to be on the R.O.W. **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 and along Dallas Avenue. **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. **Section 138-210 requires that 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.</p>	Applied
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied

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

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - A plat note to cross reference the HOA document number is needed prior to final. - Submit the HOA document for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	<p>Required</p>
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets **Subdivision Ordinance: Section 134-1 	<p>Applied</p>
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	<p>Applied</p>
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3T Proposed: R-3T ***Zoning Ordinance: Article V 	<p>Applied</p>
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	<p>NA</p>
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. 	<p>NA</p>
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - The latest submitted plat seems to have 43 lots, with 40 townhomes and three common lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. *A plat note to reflect the approved variance must be finalized prior to recording. 	<p>Required</p>
<ul style="list-style-type: none"> * Approved by the City Manager's Office. - The latest submitted plat seems to have 43 lots, with 40 townhomes and three common lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. *A plat note to reflect the approved variance must be finalized prior to recording. 	<p>Required</p>
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is approved. 	<p>Applied</p>
<ul style="list-style-type: none"> * As per Traffic Department, Traffic Impact Analysis (TIA) is not required. 	<p>Applied</p>

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - The name of the subdivision on the application is proposed as "THE Villages at Dallas" and plat shows "Villages at Dallas Subdivision". Please clarify/revise the application/plats prior to recording. - Revise the plat title from "FINAL PLAT" to "PLAT OF", with smaller font, prior to recording. - Label all easements, add dimensions and clarify if they are existing or dedicated by this plat. A plat note to reference that may be used and must be finalized prior to final. -Signature block complying with Sec. 134-61 of the subdivision ordinance is required prior to recording, there are some revisions needed for some of the spelling of the owner's signature block. -Missing plat note for the section regarding Doc. No that cross-references HOA recording document. - Page 1 & Page 2 have differing titles of the subdivision. - Missing the Plat note for the approved Variance to the park fees for 50% upfront payment. - Verify all utility easements shown on the plat. - Missing information on the Location map from Hidalgo County parcel maps. - As per the P&Z meeting of October 8, 2024, the subdivision was approved in revised preliminary form, with the existing R.O.W. being shown as 52.7 ft. with the condition that the sidewalk is to be re-adjusted to be on the R.O.W. <p>** Variance application for (VAR2024-0039) was rendered null and void.</p>	<p>Required</p>
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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

VICTOR FIELDS ELEMENTARY SCHOOL

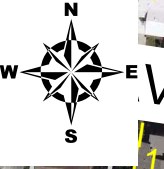
LOCATION

H2550-00-008-0002-00

CHICAGO AVE

LINCOLN HEIGHTS

DALLAS
MAYFAIR
BUSINESS
PARK



PROPOSED WORLD OF 4
SUBDIVISION
LOT 1

PROPOSED THE VILLAGES AT
DALLAS SUBDIVISION

MISD FOOTBALL FIELD

-12
TOTAL FINA
OIL WELL

-11
TOTAL FINA
VACANT

-23
404
TOTAL FINA

-25
401
TOTAL FINA
5.03AC



JUL 2024-0113

City of McAllen Planning Department

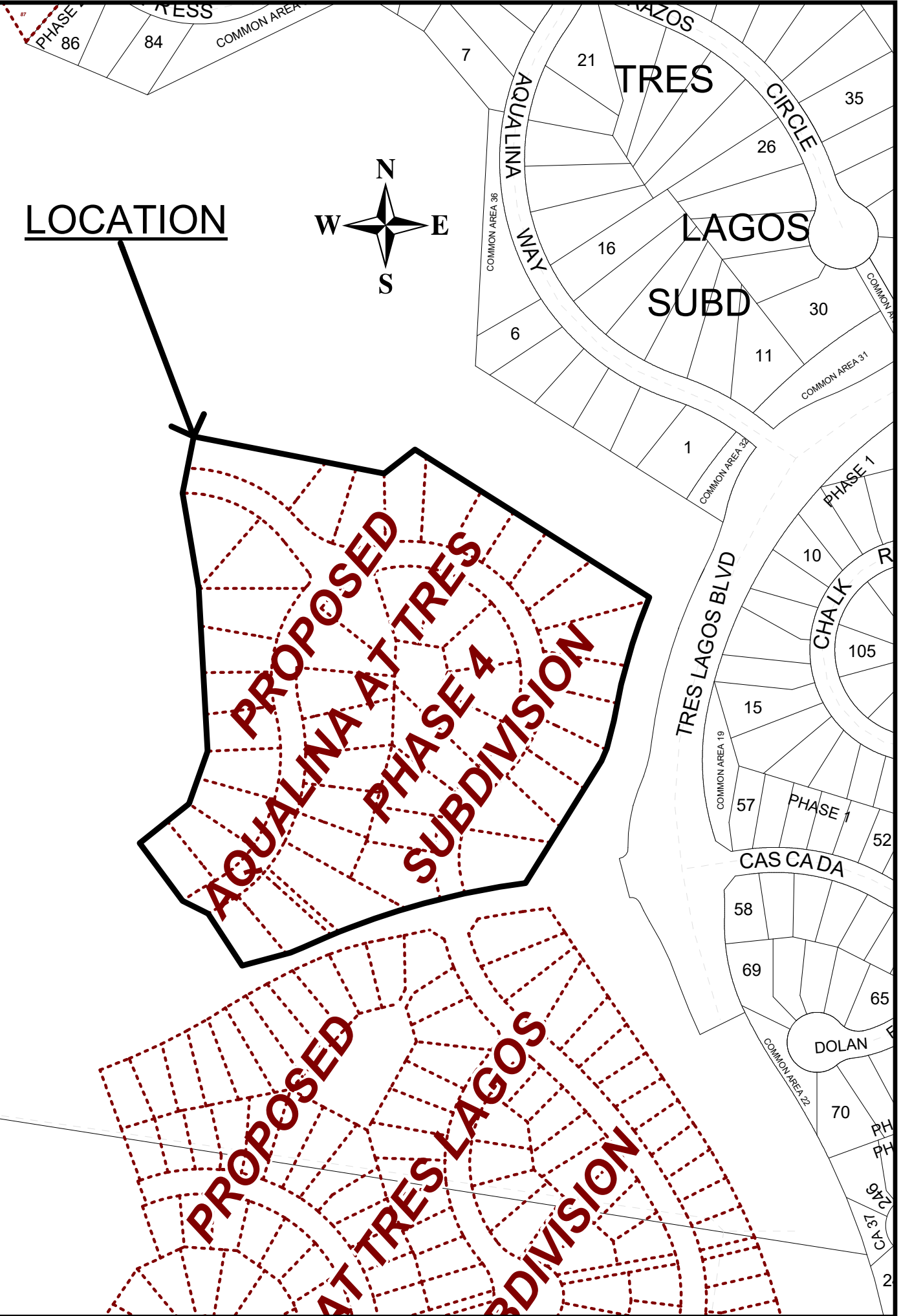
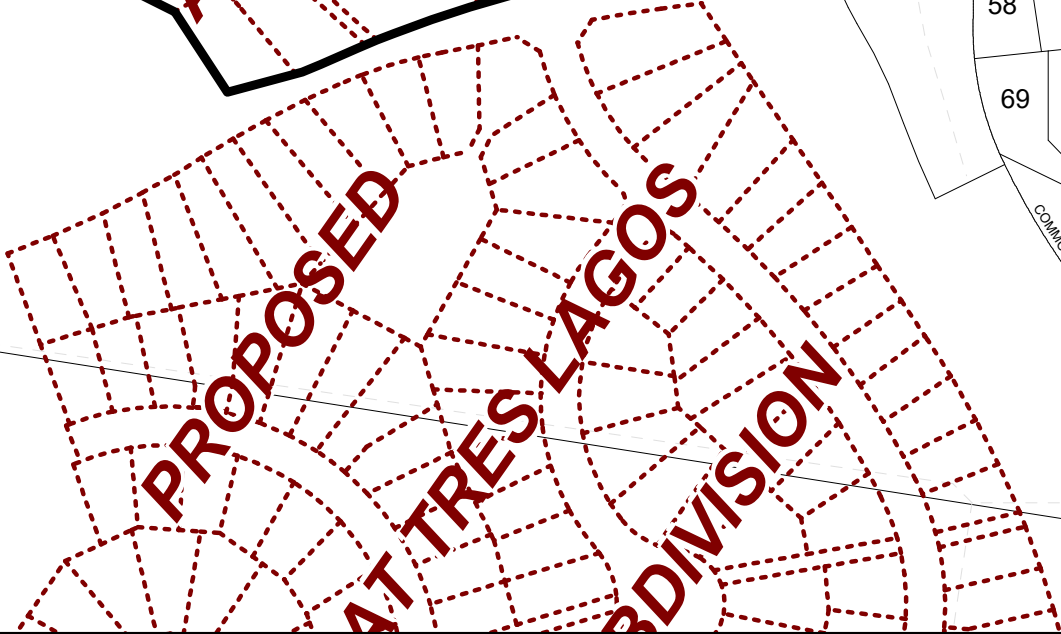
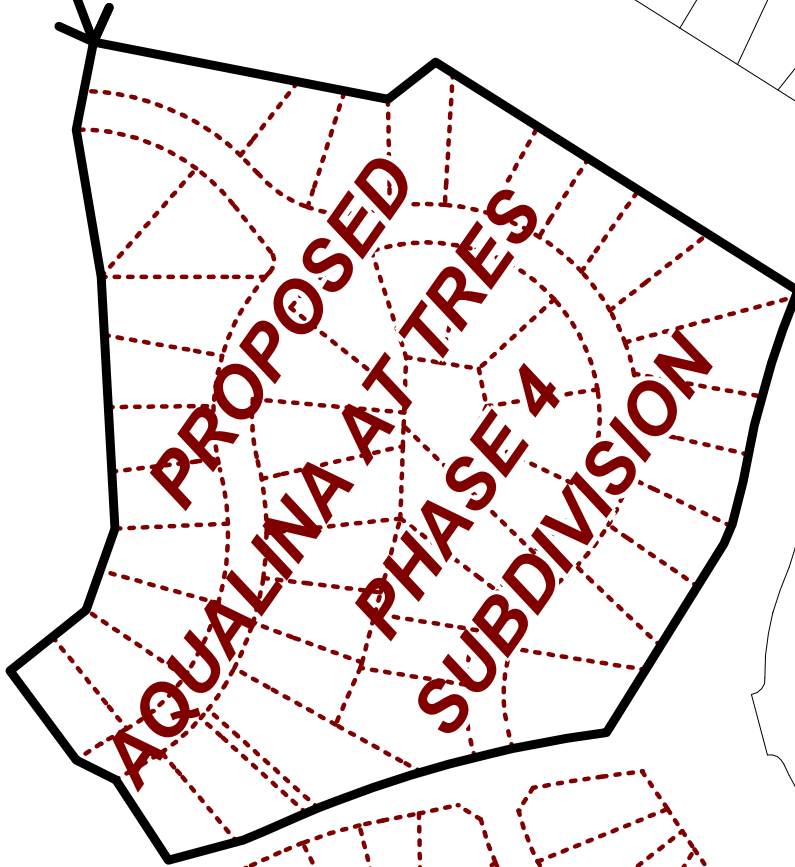
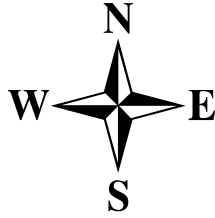
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Aqualina at Tres Lagos Phase IV Subdivision</u>	
	Legal Description <u>Being 16.429 +/- acres out of Section 227, Texas-Mexican Railway Company Survey, according to the patent issued by the State of Texas, Recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.</u>	
	Location <u>South of Aqualina at Tres Lagos Phase I and west of Cascada at Tres Lagos Phase I</u>	
	City Address or Block Number <u>6500 Tres Lagos Blvd</u>	
	Total No. of Lots <u>45</u> Total Dwelling Units <u>44</u> Gross Acres <u>16.39</u> Net Acres _____	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) <input checked="" type="checkbox"/> Residential (<u>44</u> Lots) Replat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Single Family Residential</u>	
	Irrigation District # <u>UID</u> Water CCN: <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>1075073</u>		
Estimated Rollback Tax Due <u>2,500.27</u> Tax Dept. Review <u>NPG</u>		
Owner	Name <u>Rhodes Development, Inc.</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th St, Suite 1700</u> E-mail <u>brfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rhodes Development, Inc.</u> Phone <u>(956) 287-2800</u>	
	Address <u>200 S 10th St, Suite 1700</u> E-mail <u>brfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Brad Frisby, Vice President Land Development</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person <u>Mario A Reyna, P.E., Beto De La Garza, and Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	

OCT 10 2024

BY: CW

LOCATION



SECTION 227,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.
CITY OF McALLEN
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 3183837, H.C.O.R.

RHODES DEVELOPMENT INC.
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 3207085, H.C.O.R.
SECTION 227,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.

RHODES DEVELOPMENT INC.
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SECTION 227,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.

SUBDIVISION MAP OF AQUALINA AT TRES LAGOS SUBDIVISION PHASE IV

BEING A SUBDIVISION OF 16.429 ACRES SITUATED IN THE CITY
OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF
SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 16.429 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, WHICH SAID 16.429 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO RHODES DEVELOPMENT INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3207085, HIDALGO COUNTY OFFICIAL RECORDS, SAID 16.429 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

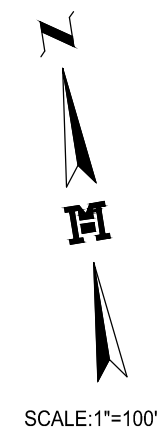
- COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 227;
- THENCE, N 81° 01' 46" W ALONG THE SOUTH LINE OF SAID SECTION 227, A DISTANCE OF 3,303.65 FEET;
- THENCE, N 08° 58' 14" E A DISTANCE OF 649.50 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
1. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 17° 20' 58", A RADIUS OF 1,540.00 FEET, AN ARC LENGTH OF 466.32 FEET, A TANGENT OF 234.96 FEET AND A CHORD THAT BEARS S 73° 49' 25" W A DISTANCE OF 464.54 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
 2. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 14° 37' 36", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 76.59 FEET, A TANGENT OF 38.50 FEET AND A CHORD THAT BEARS S 72° 27' 44" W A DISTANCE OF 49.71 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
 3. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 09° 30' 19", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 49.77 FEET, A TANGENT OF 24.94 FEET AND A CHORD THAT BEARS S 75° 01' 23" W A DISTANCE OF 49.71 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 4. THENCE, N 33° 00' 00" W A DISTANCE OF 124.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 5. THENCE, N 63° 51' 41" W A DISTANCE OF 57.46 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 6. THENCE, N 36° 30' 00" W A DISTANCE OF 143.84 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 7. THENCE, N 51° 24' 11" E A DISTANCE OF 126.17 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 8. THENCE, N 19° 30' 00" E A DISTANCE OF 111.67 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 9. THENCE, N 03° 09' 53" W A DISTANCE OF 326.15 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
 10. THENCE, N 09° 30' 00" W A DISTANCE OF 193.58 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 11. THENCE, N 11° 00' 00" E A DISTANCE OF 115.38 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
 12. THENCE, S 79° 00' 00" E A DISTANCE OF 388.43 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 13. THENCE, N 52° 00' 00" E A DISTANCE OF 78.15 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
 14. THENCE, S 57° 44' 27" E A DISTANCE OF 554.39 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF A CERTAIN TRACT CONVEYED TO THE CITY OF McALLEN, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3183832, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
 15. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO THE CITY OF McALLEN, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 12° 49' 54", A RADIUS OF 1,150.00 FEET, AN ARC LENGTH OF 257.55 FEET, A TANGENT OF 129.31 FEET AND A CHORD THAT BEARS S 16° 03' 07" W A DISTANCE OF 257.01 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
 16. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO THE CITY OF McALLEN, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 22° 27' 19", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 117.58 FEET, A TANGENT OF 59.55 FEET AND A CHORD THAT BEARS S 20° 51' 49" W A DISTANCE OF 116.83 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
 17. THENCE, S 32° 05' 29" W ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO THE CITY OF McALLEN, A DISTANCE OF 254.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.429 ACRES OF LAND, MORE OR LESS.

LEGEND & ABBREVIATIONS

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- CURVE PC AND PT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- SQ.FT. - SQUARE FEET
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- H.C.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- U.E. - UTILITY EASEMENT
- T.E. - TECHNOLOGY EASEMENT

DRAWN BY: J.L.G. DATE: 10-03-2024
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
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ESTABLISHED 1947 - www.meldenandhunt.com

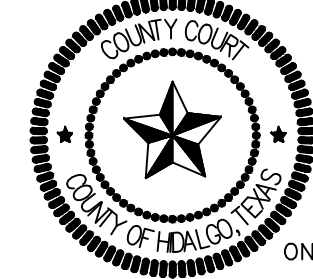
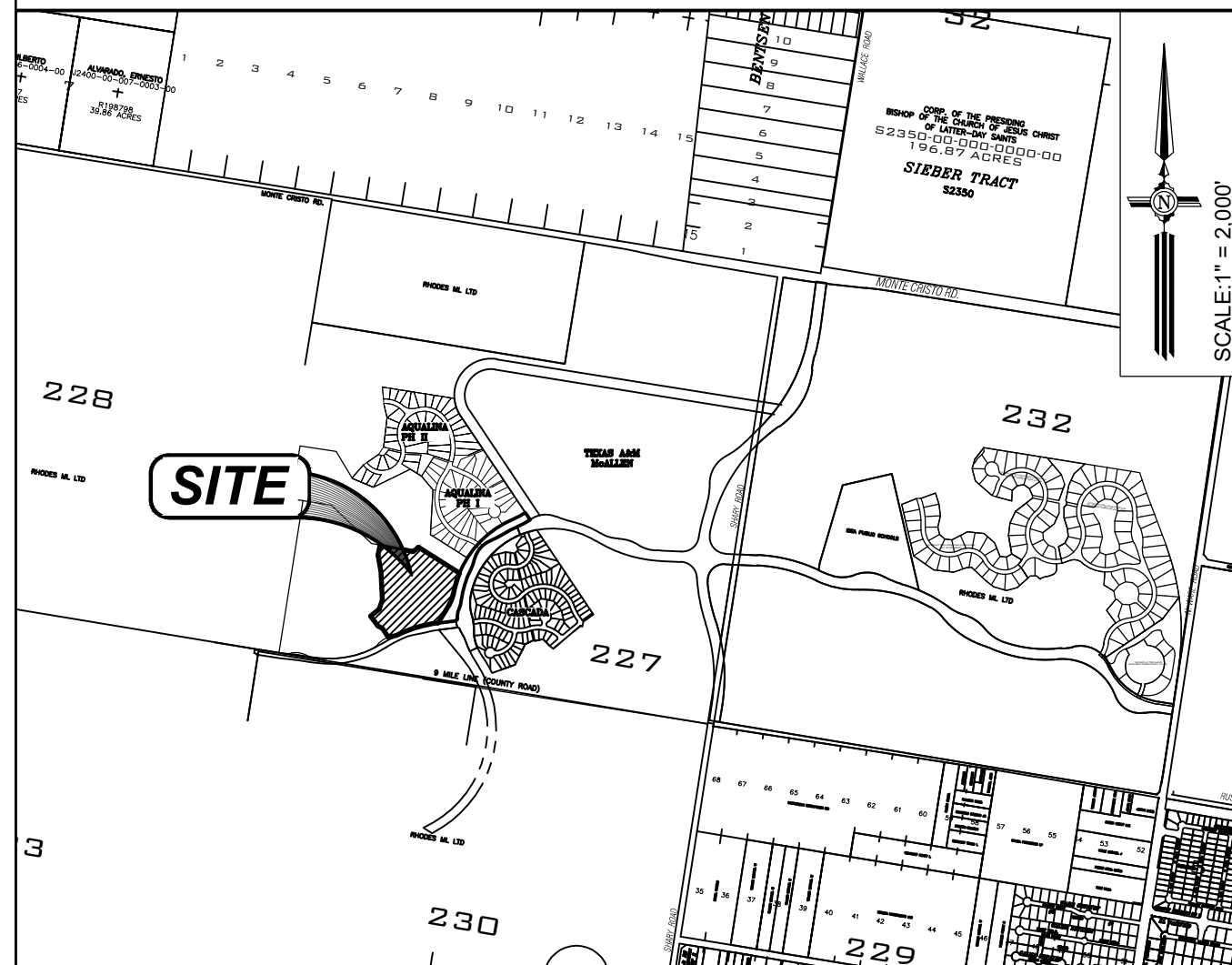


SCALE: 1"=100'

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER: 480334 0300 D MAP REVISED, JUNE 6, 2000. REVISED TO REFLECT LOMR: MAY 1, 2023
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL BE:
FRONT: 20 FEET OR GREATER FOR EASEMENTS
REAR: 11 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENTS
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET, EXCEPT WHERE GRATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 94.999 C.F. (2.172 AC-FI). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK, NUMBER MC 22, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF WALLACE ROAD AND FM 1925, GEODEIC C.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2005) N=1665075.4252, E=1065331.98725, ELEV.=135.74.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONUSES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONUSES.
10. PRIVATE TECHNOLOGY EASEMENT, OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
11. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER(S) AND THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
12. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
13. A 25 FOOT X 25 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS.
14. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
15. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.
16. UNITED IRRIGATION DISTRICT NOTES:
• ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
• NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE 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 VIOLATOR'S EXPENSE.
• NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
17. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF McALLEN CODE OF ORDINANCES:
THE CITY OF McALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT, PURSUANT TO SECTION 110-72 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS THE "UNDEDICATED COMMON AREAS" SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNERS' ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR AQUALINA AT TRES LAGOS SUBDIVISION PHASE IV, RECORDED AS DOCUMENT NUMBER _____ AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2823289, HIDALGO COUNTY DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"), PURSUANT TO SECTION 134-168 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNERS' ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF McALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.
18. ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
19. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
20. COMMON/DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.

LOCATION MAP



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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERE IN AS AQUALINA AT TRES LAGOS SUBDIVISION PHASE IV, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREET(S), ALLEYS(S), AND EASEMENT(S) THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR THE UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC A PORTION OF TRES LAGOS BOULEVARD FOR THE USE STREET RIGHT AWAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

RHODES DEVELOPMENT, INC. DATE: _____
FORMELY: RHODES ENTERPRISES
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

NICK RHODES DATE: _____
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

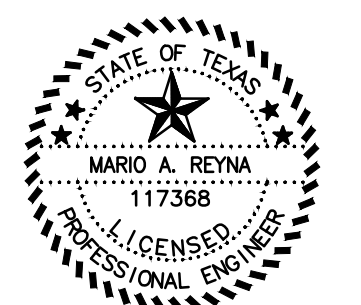
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ____ DAY OF _____, 20__.

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

DATE PREPARED: 10/01/2024
ENGINEERING JOB # 24139.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



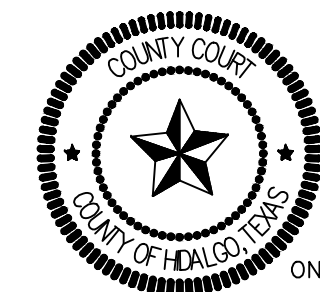
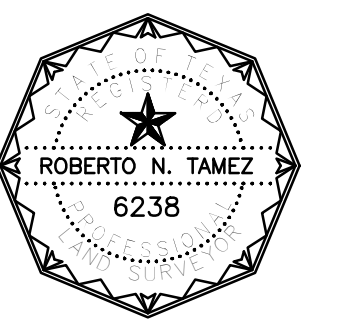
THE STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE ____ DAY OF _____, 20__.

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

DATE SURVEYED: 04/08/2020
T., PG.
SURVEYING JOB No. 24692.08



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

SUBDIVISION MAP OF AQUALINA AT TRES LAGOS SUBDIVISION PHASE IV

BEING A SUBDIVISION OF 16.429 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

Table with 6 columns: Curve #, Delta, Radius, Length, Tangent, Chord Direction, Chord Length. Contains 55 rows of curve data.

Table with 6 columns: Curve #, Delta, Radius, Length, Tangent, Chord Direction, Chord Length. Contains 28 rows of curve data.

Table with 6 columns: Curve #, Delta, Radius, Length, Tangent, Chord Direction, Chord Length. Contains 5 rows of boundary curve data.

Table with 6 columns: Curve #, Length, Radius, Delta, Tangent, Chord Direction, Chord Length. Contains 10 rows of centerline curve data.

Table with 3 columns: Line #, Length, Direction. Contains 7 rows of boundary line data.

Table with 3 columns: Line #, Length, Direction. Contains 3 rows of centerline line data.

Table with 3 columns: Line #, Length, Direction. Contains 12 rows of general line data.

Table with 3 columns: Lot #, SQ. FT., Area. Contains 44 rows of lot area data.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS PLAT IS HEREBY APPROVED BY 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 RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

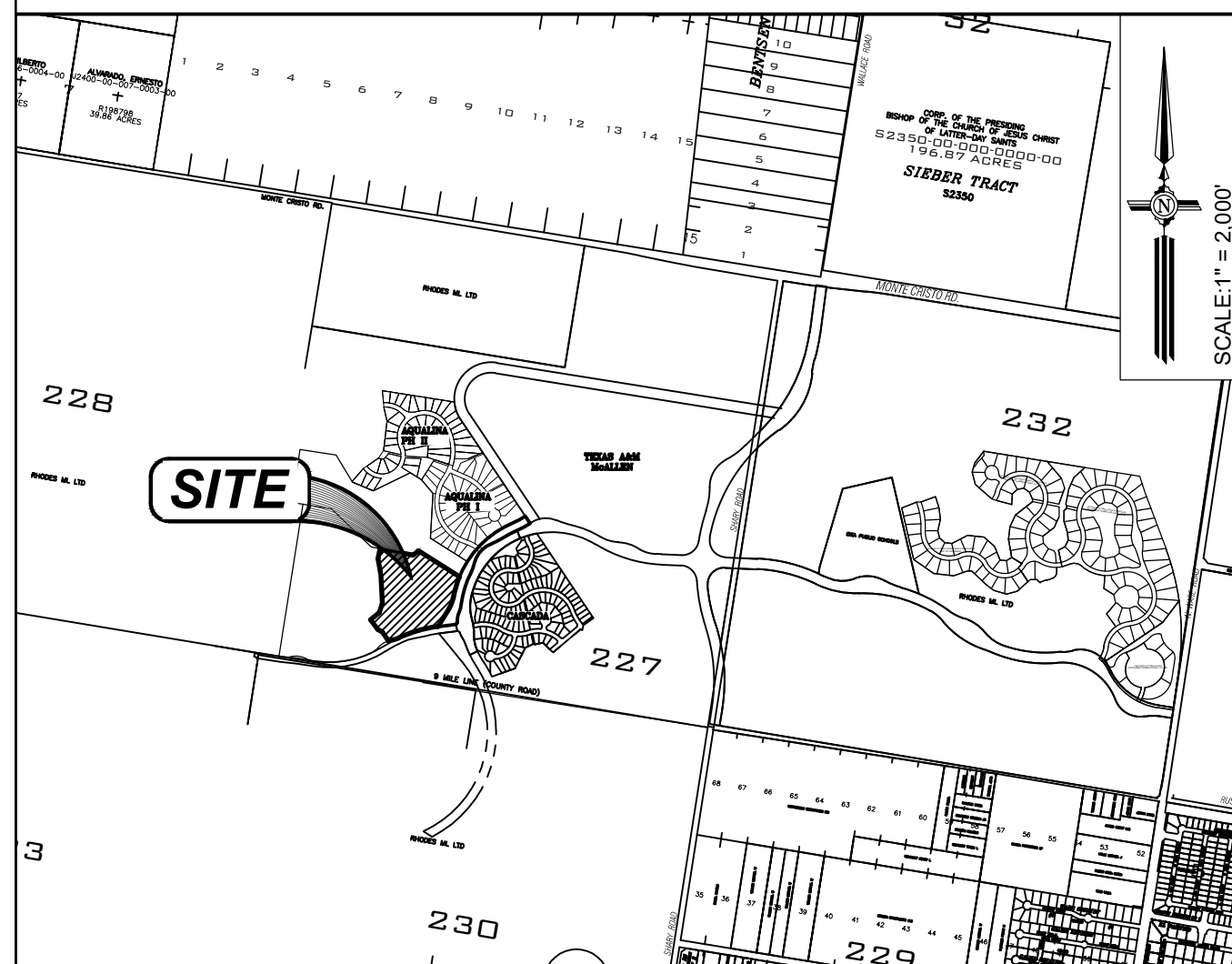
ATTEST: PRESIDENT SECRETARY

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE AQUALINA AT TRES LAGOS SUBDIVISION PHASE IV LOCATED AT CITY OF McALLEN 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.

CARLOS LIMA DATE: _____
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

LOCATION MAP



DRAWN BY: J.L.G. DATE 10-03-2024
SURVEYED, CHECKED DATE _____
FINAL CHECK DATE _____

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



Reviewed On: 10/18/2024

SUBDIVISION NAME: AQUALINA AT TRES LAGOS PHASE IV	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Russell Road (9 Mile Line): Dedication as needed for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: Both Sides - Show street name as shown above prior to final, notes wording as applicable must be updated once finalized. - Show ROW and range of ROW to determine dedication requirements. - 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. - Provide Centerline of existing street across Russell Road, 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) - Temporary turnaround will be needed at end of Russel Road as it is proposed to be improved as subdivisions are developed. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior streets: Dedication as needed for 50 ft. minimum ROW. Paving: 32 ft. Curb & gutter: both sides - Street names will be established prior to final. Finalize street name requirement prior to final - Temporary turnaround easement required at end of the interior streets, 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 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length - Need to clarify use of Lot 100 and Lot 101 in order to establish additional requirements. **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	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: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. - Temporary turnaround easement required at end of the interior streets, 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</p>	<p>Non-compliance</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p>SETBACKS</p>	
<p>* Front: 20 ft. or greater for easements, as per agreement - Setbacks to be established once zoning requirements have been finalized. **Must comply with PID requirements. ***Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: 11 ft. or greater for easements - Setbacks to be established once zoning requirements have been finalized. **Must comply with PID requirements. ***Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Interior Sides: 5 ft. or greater for easements - Setbacks to be established once zoning requirements have been finalized. **The proposed subdivision complies with minimum setback requirements, as per agreement. ***Must comply with PID requirements. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: 10 ft. or greater for easements - Setbacks to be established once zoning requirements have been finalized. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Must comply with PID requirements. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 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. - Provide sidewalk plan prior to final. **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p>BUFFERS</p>	
<p>* 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 Boulevard. - Revise plat note #8 as shown above, prior to final. **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>

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

<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	Required
<p>* No curb cut, access, or lot frontage permitted along Russell Road (9 Mile Line) - Provide a plat note as shown above, prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, detention areas, any service 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. * 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</p>	Non-compliance
	Applied
	Applied
	NA
	Applied
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - Need to clarify use of Lot 100 and Lot 101 in order to establish additional requirements. **Zoning Ordinance: Section 138-356</p>	Applied
	Non-compliance
ZONING/CUP	
<p>* Existing: R-3A & R-1 Proposed: R-3A & R-1 - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat/setbacks/requirements and or rezoning. - Rezoning to R-1 must be finalized, prior to final. ***Zoning Ordinance: Article V</p>	Non-compliance
<p>* Rezoning Needed Before Final Approval - Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat/setbacks/requirements and or rezoning. - Rezoning to R-1 must be finalized, prior to final. ***Zoning Ordinance: Article V</p>	Non-compliance

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

PARKS		
* Land dedication in lieu of fee. 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.		Applied
* 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.		Applied
* Pending review by the 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.		Applied
TRAFFIC		
* As per Traffic Department, Trip Generation is approved, no TIA required.		Applied
* Traffic Impact Analysis (TIA) as per Traffic Department is not required.		NA
COMMENTS		
<p>Comments:</p> <ul style="list-style-type: none"> - Must comply with City's Access Management Policy. - Must comply with the Agreement and Public Improvement District (PID) conditions. - Provide a master plan for all phases of the development. - Any abandonments must be done by separate process, not by plat. 	Applied	
RECOMMENDATION		
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.		Applied

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

LOCATION



**PROPOSED
AQUALINA AT TRES
PHASE 4
SUBDIVISION**

**PROPOSED
AQUALINA AT TRES LAGOS
SUBDIVISION**



Sub 2024-0114

City of McAllen Planning Department

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

Project Information	Subdivision Name	WAKE VILLAGE		
	Legal Description	5.70 AC. 0/0 LOTS 107 & 108, PRIDE O' TEXAS H.C.T.		
	Location	NWC S.H. 107 & N. WAKE ROAD		
	City Address or Block Number	4100 S.H. 107		
	Total No. of Lots	4	Total Dwelling Units	4
	Gross Acres	5.70	Net Acres	5.33
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (5.70 Acres) / <input type="checkbox"/> Residential (0 Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No			
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____			
	Existing Land Use <u>OPEN</u> Proposed Land Use <u>COMMERCIAL RETAIL</u>			
Owner	Irrigation District #	1	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 #	P8400-00-000-0105-00 <i>Not Found</i>	
	Estimated Rollback Tax Due		P8400-00-000-0107-04 Tax Dept. Review 1015042, 1237266	
			P8400-00-000-0108-01	
	Name	ADOLFO GUTIERREZ Phone 956-794-9781		
Address	5219 ME PIERSON E-mail ADOLFO@FALCONBANK.com			
City	LAREDO	State	TX	Zip 78041
Developer	Name	SAME AS OWNER		
	Address	_____		
	City	_____	State	_____
	Contact Person	_____		
Engineer	Name	DAVID SALINAS Phone 682-9081		
	Address	2221 DAFFODIL AVE. E-mail dsalinas@salinaseng.com		
	City	MEADE	State	TX Zip 78501
	Contact Person	DAVID/MICK		
Surveyor	Name	SAME AS ENGR.		
	Address	_____		
	City	_____	State	_____

OCT 14 2024

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

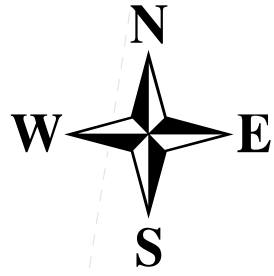
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 10/9/24

Print Name David D. Oubre Sellers

Owner Authorized Agent

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



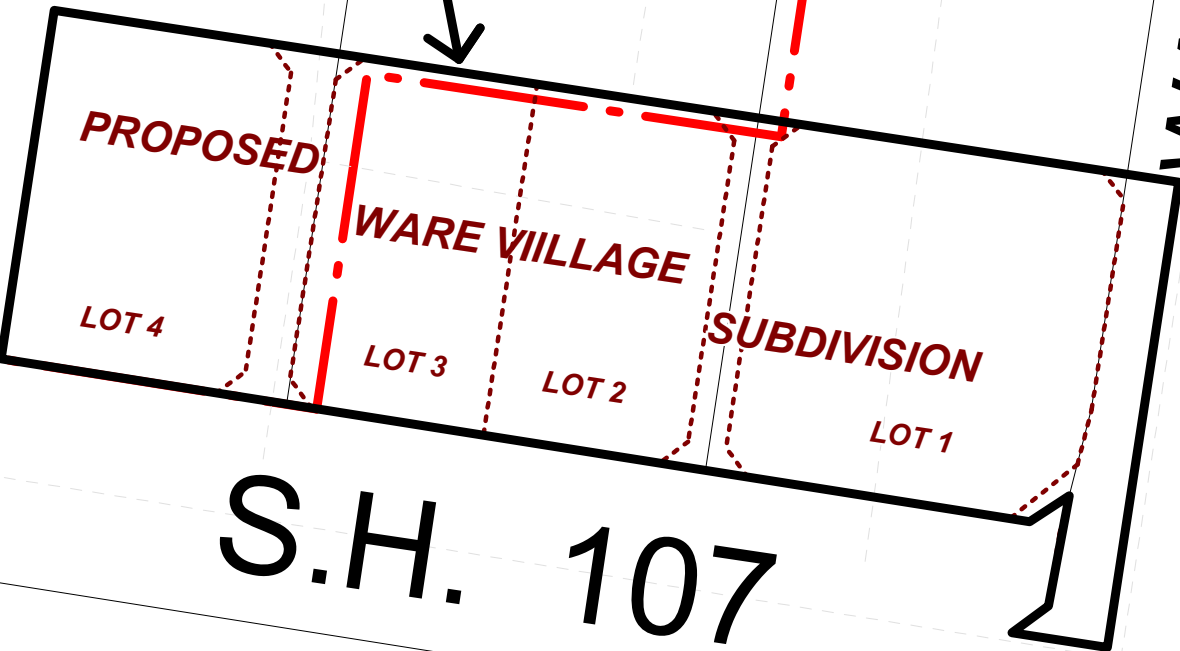
LOCATION



106

107

108

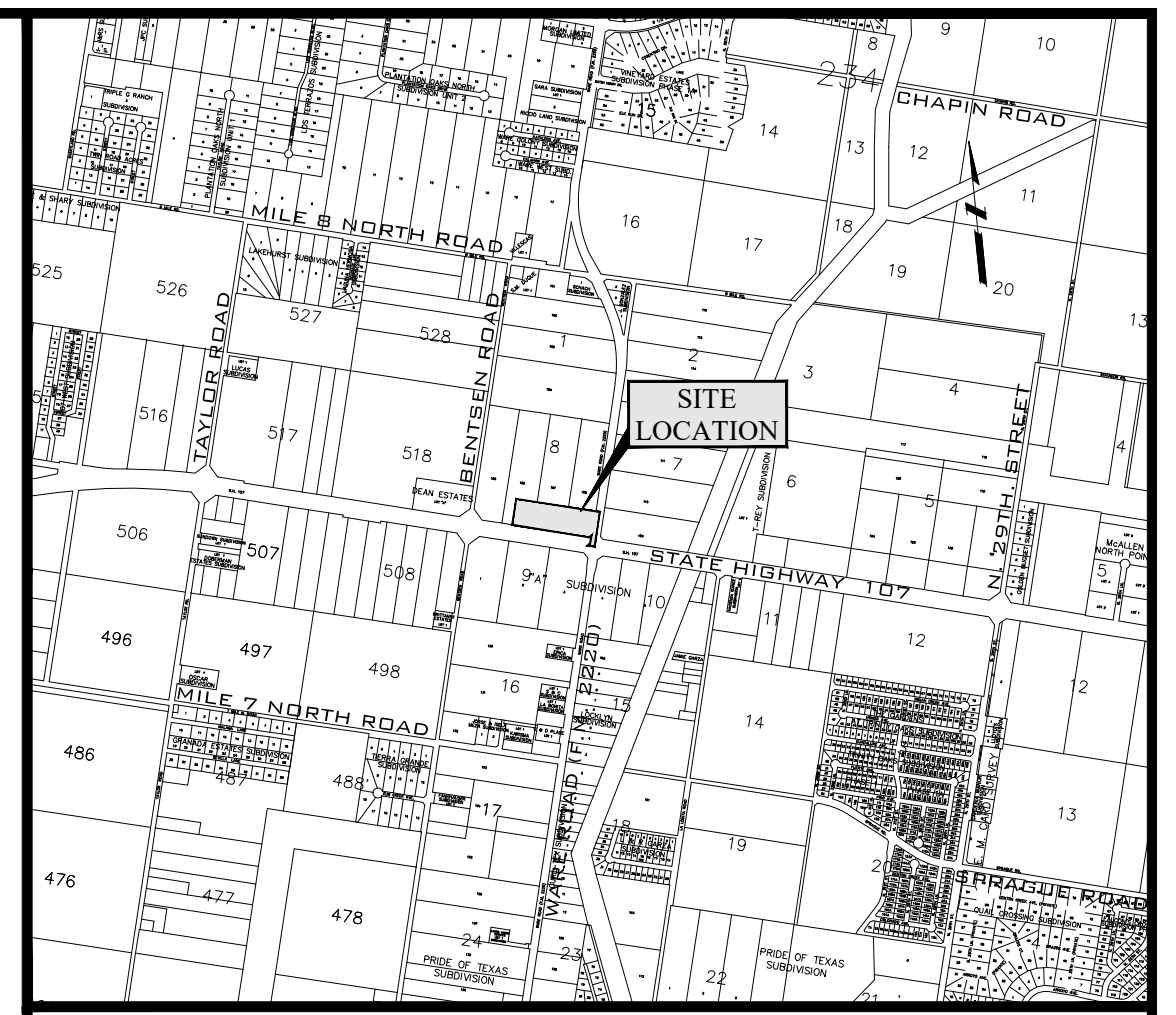
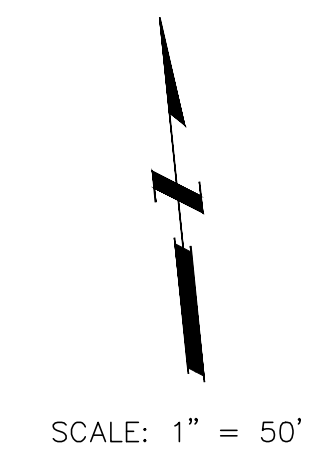
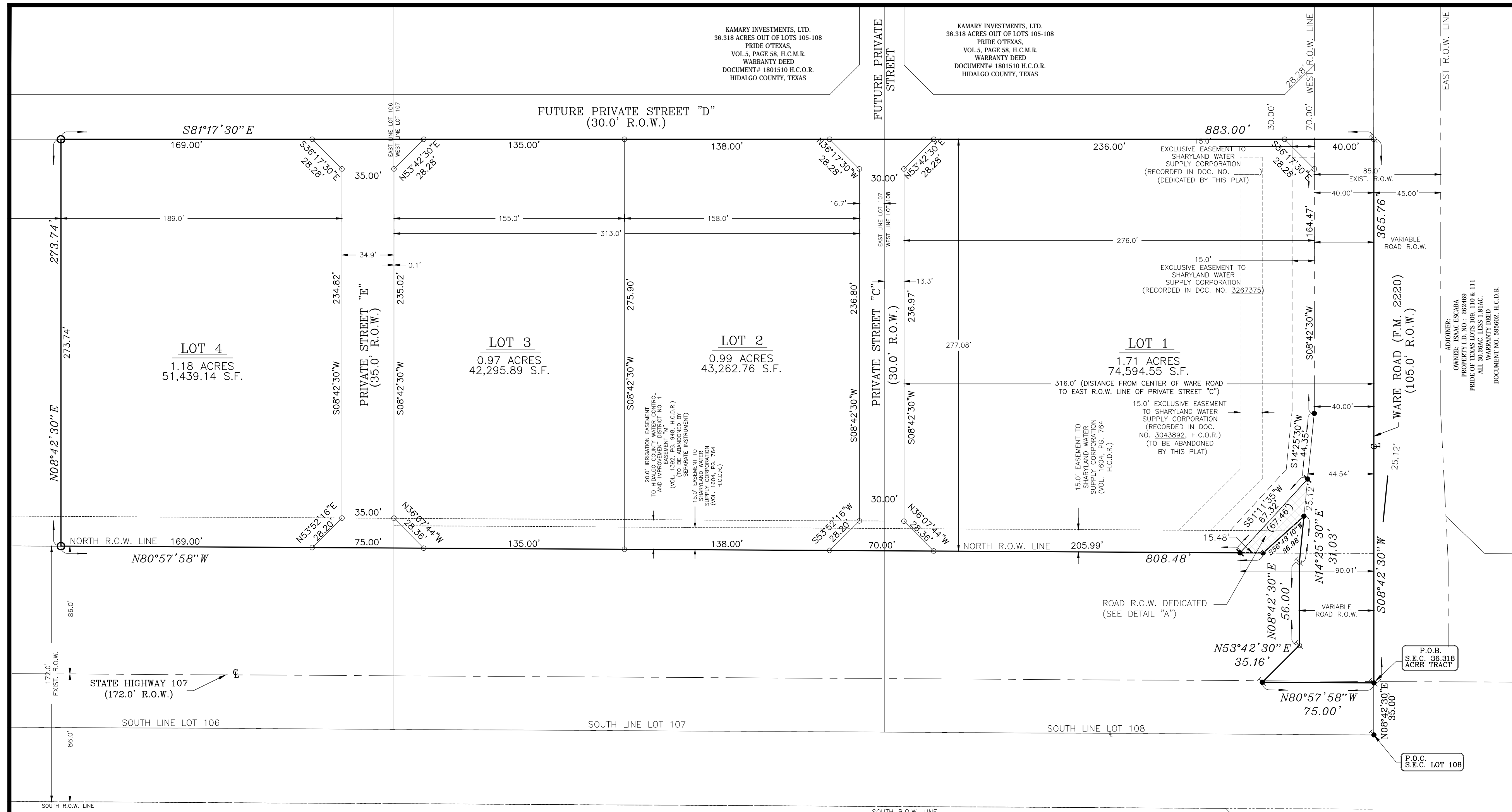


WARE RD

S.H. 107

TEXAS

SUBDIVISION



ARE VILLAGE

AN ADDITION TO THE CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS.

BEING A 5.70 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 36.318 GROSS ACRE TRACT OUT OF A PORTION OF LOTS 105, 106, 107 AND 108, PRIDE O TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINE ON STATE HIGHWAY 107- 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. MINIMUM SETBACK LINE ON WARE ROAD (F.M. 2220) = 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. OTHER SETBACK IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "X" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 06/06/2000, COMMUNITY PANEL NO. 480334 0295 D
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE 20.0 INCHES ABOVE THE TOP OF THE CENTER OF THE WEST BOUND LANE OF S.H. 107.
- A 5.0' WIDE MINIMUM SIDEWALK IS REQUIRED ON N. WARE ROAD AND STATE HIGHWAY 107.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 22,856.00 CUBIC- FEET, OR, 0.52 ACRE- FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- NO POTABLE DRINKING WATER WELL IS LOCATED WITHIN 150.0 FEET FROM THIS SUBDIVISION.
- 6' BUFFER IS REQUIRED ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/ USES. AN 8' MASONRY BUFFER IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
- SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.

- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- MCALLEN SURVEY CONTROL POINT NO. 33, LOCATED ON THE EAST BOUND LANE OF WARE ROAD, 54 FT EAST OF THE EDGE OF PAVEMENT OF WARE ROAD AND 196 FT NORTH FROM THE CENTER LINE OF THE WATER TREATMENT PLANT DRIVEWAY MC 33 ELEVATION 118.60 FT. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- ALL SERVICE DRIVE/ACCESS EASEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF MCALLEN. SERVICE DRIVE/ACCESS EASEMENTS ARE TO BE UTILIZED BY ALL SERVICE AND UTILITY PROVIDERS, INCLUDING CITY SERVICES.
- A TEMPORARY TURN-A-ROUND FOR THE PRIVATE SERVICE DRIVE EASEMENT ALONG THE NORTH SIDE OF THIS LOT IS BEING PROVIDED AT THE WEST END OF KAMARY II SUBDIVISION (TURN-A-ROUND EASEMENT RECORDED IN DOCUMENT NO. 3093373, H.C.D.R.). SAID TURN-A-ROUND IS SUBJECT TO THE TERMS OF THE RECORDED EASEMENT (DOCUMENT NO. 3093373, H.C.D.R.).
- 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- THE SUBDIVIDER SHALL INSTALL THE PROPOSED WASTEWATER PUBLIC IMPROVEMENTS FOR THE SUBDIVISION WITHIN SIX (6) MONTHS FROM THE DATE OF RECORDATION OF THIS PLAT, AS PER MPJ BOARD APPROVAL.

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. DATE
GENERAL MANAGER

SHARYLAND CONDITIONAL APPROVAL:
I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE WARE VILLAGE SUBDIVISION LOCATED AT MCALLEN 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.

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS DAY OF A.D. 2024. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICTS EXPENSE.

SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

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

KAMARY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
BY: AEG-MAG MANAGEMENT, L.C. A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: ADOLFO E. GUTIERREZ, MANAGER
AEG-MAG MANAGEMENT, L.C.

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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.

MAYOR DATE

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN
PLANNING AND ZONING COMMISSION
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

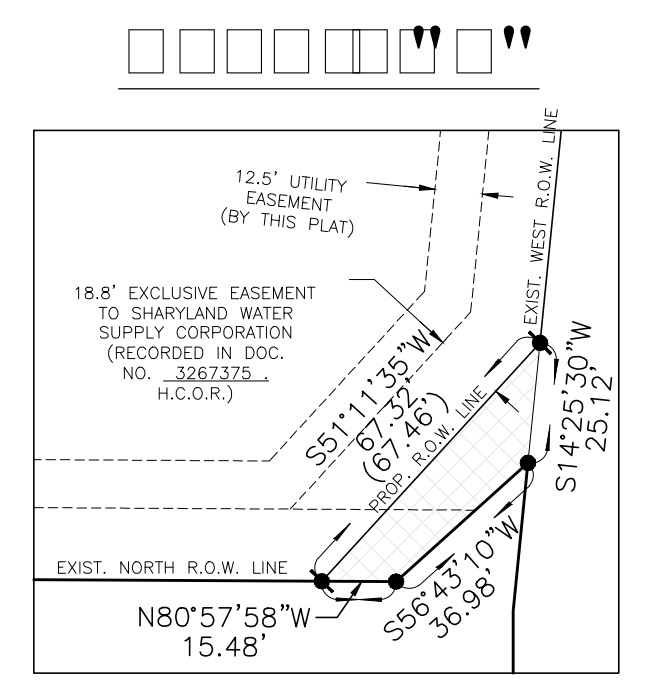
DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

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

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: KAMARY INVESTMENTS, LTD.	7718 McPHERSON RD. BLDG. F	LAREDO, TEXAS 78045	(956) 723-2265	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489



DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON OCTOBER 10, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BEING A 5.70 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 36.318 GROSS ACRE TRACT OUT OF A PORTION OF LOTS 105, 106, 107 AND 108, PRIDE O TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.70 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID LOT 108 LOCATED WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY 107; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF 35.0 FEET TO A NAIL FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT

- THENCE, COINCIDENT WITH A SOUTHERN LINE OF SAID 36.318 ACRE TRACT AND BEING ALONG A LINE PARALLEL TO THE NORTH RIGHT-OF-WAY OF SAID S.H. 107, A DISTANCE OF TO A NAIL FOUND WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT
- THENCE, A DISTANCE OF TO A NAIL SET FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT
- THENCE, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF TO A NAIL SET FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT
- THENCE, A DISTANCE OF TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF A 25.0 FOOT BY 25.0 FOOT CORNER CLIP LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WARE ROAD FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT
- THENCE, COINCIDENT WITH SAID CORNER CLIP BEING WITH THE SOUTH RIGHT-OF-WAY OF SAID S.H. 107, A DISTANCE OF TO A 1/2 INCH DIAMETER IRON ROD FOUND AT THE END OF SAID CORNER CLIP FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT
- THENCE, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 808.48 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT
- THENCE, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT
- THENCE, ALONG A LINE LOCATED AT A RIGHT ANGLE TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF PASSING THE SOUTH RIGHT-OF-WAY LINE OF SAID WARE ROAD, AT A DISTANCE OF IN ALL TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 108 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID WARE ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT
- THENCE, COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF TO THE CONTAINING 5.70 GROSS ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF PRIDE O TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS. N/SUBDIVISION PLATS: ARVILLAGE.SUB.5.70.100924

ARE VILLAGE

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF REVISION: OCTOBER 10, 2024
JOB NUMBER: SP-24-26230
OWNER: KAMARY INVESTMENTS, LTD.
7718 McPHERSON RD. BLDG. F
LAREDO, TEXAS 78045

SALINAS ENGINEERING & ASSOCIATES
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 ORACLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 10/18/2024

SUBDIVISION NAME: WARE VILLAGE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>S.H. 107: 86 ft. from centerline for 172 ft. ROW existing Paving: by the state Curb & gutter: by the state **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state - Revise ROW dedication, please see requirements above. Please clarity and provide documentation. - Please indicate how existing ROW has been dedicated on plat. - Verify with TxDot for ROW acquisition and if any dedication will be needed on the west side of Ware Road, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides - Streets don't comply with minimum requirements for a commercial development, revise as applicable or submit a variance request. - Streets cannot dead-end, plat needs to revised accordingly for approved turnaround, prior to final. Future streets/stub outs must provide temporary turnaround within this subdivision boundary, finalize prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA

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

ALLEYS	
<p>ROW: 20 ft. Paving; 16 ft. - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end. - If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen"., prior to recording. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front:* S.H. 107 Proposing - 75 ft. or greater for approved site plan or easements * N. Ware Road (FM 2220) Proposing - 75 ft. or greater for approved site plan or easements - Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. - Finalize setbacks as needed, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. - Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. - Finalize setbacks as needed, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: Proposing - In accordance with the Zoning Ordinance, or greater for approved site plan or easements. - Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. - Finalize setbacks as needed, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: Proposing - See front setback - Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. - Finalize setbacks as needed, prior to final. **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>* 5 ft. wide minimum sidewalk required on State Highway 107 and North Ware Road - 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as per Engineering Department. **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

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

<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	Required
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions needed: - Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments. * Common Areas, any private streets/drives, access or service drive easements, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Include a plat note as shown above, wording to be finalized, 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. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	TBD
	Non-compliance
	Non-compliance
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	Applied
ZONING/CUP	
<p>* Existing: C-3 & ETJ Proposed: C-3 - Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. ***Zoning Ordinance: Article V</p>	Non-compliance
<p>* Rezoning Needed Before Final Approval - Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. ***Zoning Ordinance: Article V</p>	Non-compliance
PARKS	
<p>* Land dedication in lieu of fee. Park fees do not apply to commercial developments.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fees do not apply to commercial developments</p>	NA

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

<p>* Pending review by the City Manager's Office. Park fees do not apply to commercial developments.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Non-compliance</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>
<p>COMMENTS</p>	
<p>Comments: - Engineer must clarify if portion of the subdivision (Lot 4) will be annexed into the city limits to establish requirements. - Any abandonments must be done by separate process, not by plat. - Provide clarification on turn-a-round/service drive easements as they are referenced on plat notes, but not shown on the plat. *Must comply with City's Access Management Policy.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.</p>	<p>Applied</p>

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

LOCATION



106

107

108

PROPOSED

WARE VILLAGE

SUBDIVISION

LOT 4

LOT 3

LOT 2

LOT 1

S.H. 107

WARE RD

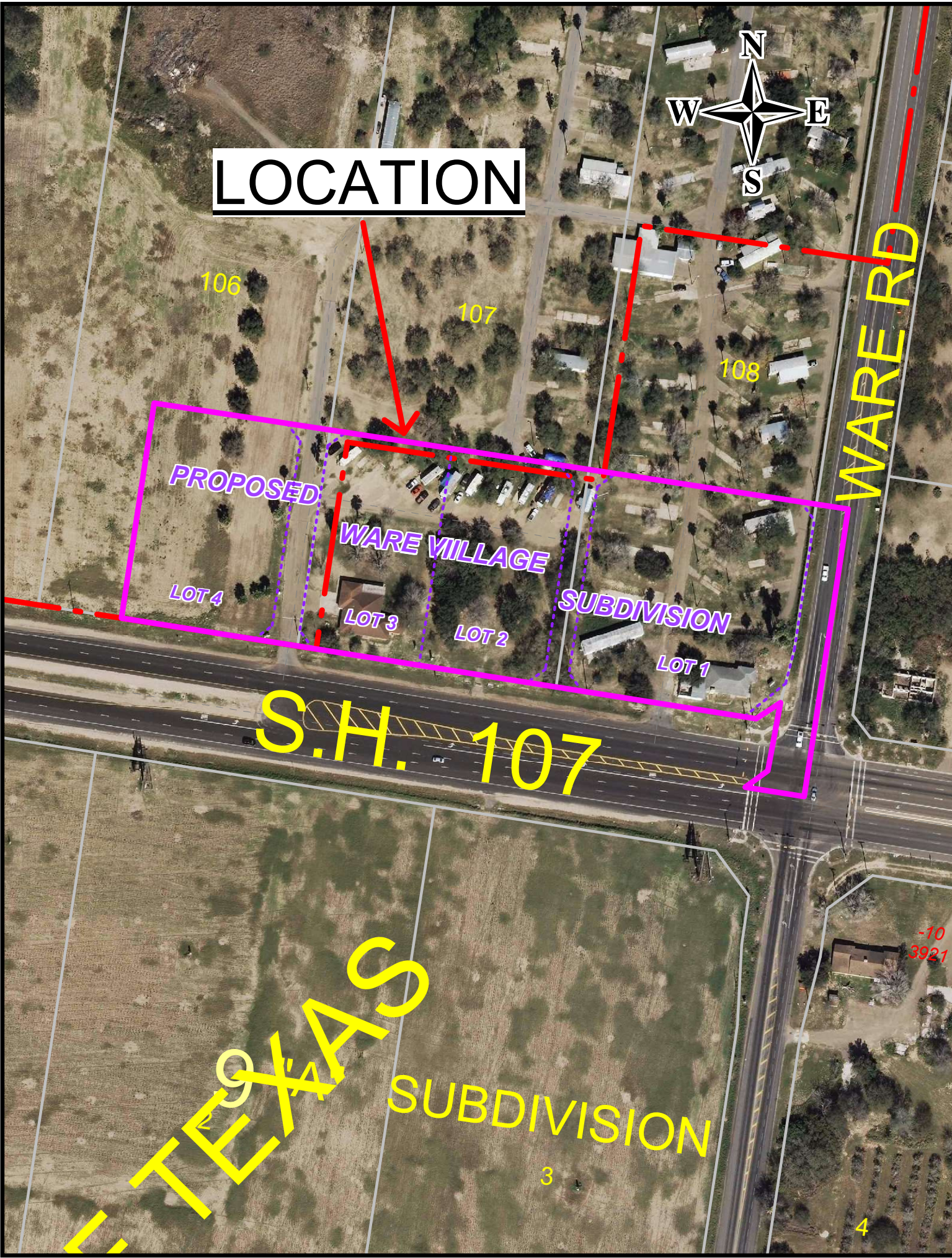
TEXAS

SUBDIVISION

3

4

-10
3921





City of McAllen

SUB 2024-0034

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	<u>La Comita Paradise</u>		
	Legal Description	<u>Phase 0' Texas "A" Lot 2</u>		
	Location	<u>3500 La Comita Rd</u>		
	City Address or Block Number	<u>3500 Mile 6 1/2 Rd.</u>		
	Total No. of Lots	<u>44</u>	Total Dwelling Units	<u>88</u>
	Gross Acres	<u>10</u>	Net Acres	_____
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated		within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input checked="" type="checkbox"/> Residential (<u>44</u> Lots)		Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning	<u>R2</u>	Proposed Zoning	<u>R2</u>
	Applied for Rezoning		<input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
Existing Land Use	<u>Vacant</u>			
Proposed Land Use	<u>Duplex</u>			
Irrigation District #	<u>HCLD#1</u>			
Water CCN:	<input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC / Other _____			
Agricultural Exemption:	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
Parcel #	<u>262591</u>			
Estimated Rollback Tax Due	<u>\$4,948.64</u>			
Tax Dept. Review	<u>NPG</u>			
Owner	Name	<u>Sergio H. Morales</u>		
	Address	<u>509 W. Woburn Ave</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
Phone	<u>(956) 638-0741</u>			
E-mail	_____			
Zip	<u>78504</u>			
Developer	Name	<u>La Comita Paradise LLC</u>		
	Address	<u>808 S. Shary Co. Ste 5 #330</u>		
	City	<u>Mission</u>	State	<u>TX</u>
	Phone	<u>(956) 638-6548</u>		
E-mail	<u>sp. rgu@pm.me</u>			
Zip	<u>78572</u>			
Contact Person	<u>Mariel Gerosio</u>			
agentmarielgrosio@gmail.com				
Engineer	Name	<u>Van Haeck / Rodetta Engineers</u>		
	Address	<u>921 S. 10th Ave</u>		
	City	<u>Edinburg</u>	State	<u>TX</u>
	Phone	<u>(956) 380-5152</u>		
E-mail	<u>van@rodetta-engineering.com</u>			
Zip	<u>78539</u>			
Contact Person	<u>Van Haeck</u>			
Surveyor	Name	<u>Rena Engineering</u>		
	Address	<u>PO Box 43200</u>		
	City	<u>McAllen</u>	State	<u>TX</u>
Phone	<u>(956) 682-8812</u>			
E-mail	_____			
Zip	<u>78502</u>			

KF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 3/27/24

Print Name Valence Isabel Gonzalez

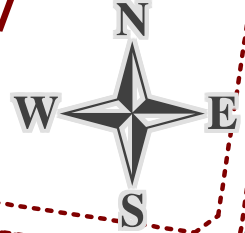
Owner Authorized Agent

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

ELM AVE

LOCATION

PROPOSED FIRE FIGHTER TRAINING FACILITY SUBDIVISION



LA LOMITA ROAD

PROPOSED LA LOMITA PARADISE SUBDIVISION

PROPOSED NORTHWEST CREEKS SUBDIVISION (REVISED)

LA LOMITA ROAD

PROPOSED RESUBDIVISION OF VILLANUEVA

ESTATES AT 40

41

55

N 33RD ST

N 32ND ST

27

LA LOMITA PARADISE SUBDIVISION

A 10.00 ACRES TRACT OF LAND, MORE OR LESS, OF LOT 2, RESUBDIVISION OF LOTS 164-171 INCLUSIVE OF PRIDE O' TEXAS, RECORDED IN VOLUME 7, PAGE 48, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Line #	Length	Direction
L1	35.36	N53° 35' 40.24"E
L2	21.21	N53° 35' 40.26"E
L3	21.21	S30° 24' 18.74"E
L4	21.21	S53° 35' 40.24"W
L5	21.21	N36° 24' 18.76"W
L6	21.21	N53° 35' 40.24"E
L7	35.36	N36° 24' 18.76"W
L8	35.36	S53° 35' 40.24"W
L9	21.21	S30° 24' 18.76"E
L10	21.21	S53° 35' 40.24"W
L11	21.21	N36° 24' 18.76"W
L12	21.21	N53° 35' 40.22"E
L13	21.21	S30° 24' 18.76"E
L14	35.36	S30° 24' 18.76"E

LEGEND

- FOUND 1/2 INCH IRON ROD
- FOUND 5/8 INCH IRON ROD
- FOUND COTTON PICKER SPINDLE
- SET COTTON PICKER SPINDLE
- NATURAL GROUND
- CALCULATED POINT
- CAPPED IRON ROD SET

ABBREVIATION LEGEND

- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- S.W.C. SOUTHWEST CORNER
- F.A.S. FARM TRACT
- F.M. FARM-TO-MARKET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- C.E. CENTER LINE
- L.T. LOT LINE

LOCATION MAP SCALE: 1" = 200'

REMAINDER OF LOT 1
RESUBDIVISION OF LOTS 164-171
INCLUSIVE OF PRIDE O' TEXAS
VOLUME 7, PAGE 48, D.R.H.C.
MARIA TERESA SANTOS
DOC.# 1162944, O.R.H.C.

4.500-ACRE TRACT OUT OF LOT 1
RESUBDIVISION OF LOTS 164-171
INCLUSIVE OF PRIDE O' TEXAS
VOLUME 7, PAGE 48, D.R.H.C.
CARLOS ALBERTA GARCIA
and wife, LEONILA GARCIA
DOC.# 2753493, O.R.H.C.

METES AND BOUNDS DESCRIPTION

A 10.00 ACRES TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 2, RESUBDIVISION OF LOTS 164-171 INCLUSIVE OF PRIDE O' TEXAS, RECORDED IN VOLUME 7, PAGE 48, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A NAIL SET AT THE SOUTHWEST CORNER OF THE SAID LOT 2, SAME BEING A POINT WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 08° 35' 40" E ALONG THE WEST LINE OF THE SAID LOT 2, TO THE NORTHWEST CORNER OF THE SAID LOT 2, SAME BEING A POINT ON THE SOUTH BOUNDARY LINE OF A 150.00-ACRES TRACT RECORDED IN DOCUMENT NUMBER 194993, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS TO KYONG T. CHONG'S, PASSING AT A DISTANCE OF 20.00 FEET THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 24' 20" E ALONG THE NORTH LINE OF THE SAID LOT 2, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 150.00-ACRES TRACT, TO THE NORTHEAST CORNER OF THE SAID LOT 2, PASSING AT A DISTANCE OF 0.54 FEET A 1/2-INCH IRON ROD FOUND IN LINE, AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS S 81° 24' 20" E A DISTANCE OF 0.50 FEET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 35' 40" W ALONG THE EAST LINE OF THE SAID LOT 2, TO THE SOUTHEAST CORNER OF THE SAID LOT 2, AT A DISTANCE OF 1300.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 6 1/2 ROAD, AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 24' 20" W ALONG THE SOUTH LINE OF THE SAID LOT 2, SAME BEING ACROSS THE SAID MILE 6 1/2 ROAD, A DISTANCE OF 330.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES:

- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 10 FT. OR GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENT.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
- DRAINAGE DETENTION OF **85.341 CF** OR **1.959 ACRE FEET** IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAILED IN THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 MISSION-McALLEN LATERAN DRAIN DITCH.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LAW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE CITY OF McALLEN TO HAVE A 10'X10' SIGHT OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON LA LOMITA (MILE 6 1/2) ROAD, BRAZOS AVENUE, AND BOTH SIDES OF ALL INTERIOR STREETS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG LA LOMITA (MILE 6 1/2) ROAD AND BRAZOS AVENUE.
- CITY OF McALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3/4" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE S. NORTHING: 1091100.60350. EASTING: 1662900.94221. ELEV: +140.02
- 6 FT. BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG LA LOMITA (MILE 6 1/2) ROAD AND BRAZOS AVENUE.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING ACCESS, SETBACKS, LANDSCAPING, ETC.
- 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 USE 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 VIOLATOR'S 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 VIOLATOR'S EXPENSE.
- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA LOMITA PARADISE SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-188 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-188 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.
- COMMON LOT A AND B, DETENTION AREAS (COMMON LOT C AND D), ALLEYS, AND PRIVATE STREET SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT A AND B, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA, AFTER COMMON LOT A AND B'S TRANSFER OF TITLE TO THE LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION. FALLING IN SUCH OBLIGATION, THE CITY OF McALLEN SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-188(G), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A AND B, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

20.00' ADDITIONAL RIGHT-OF-WAY (DEDICATED BY THIS PLAT)

EXIST. 21.00' R.O.W. VOL. 7, PG. 48, M.R.H.C.

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 LA LOMITA PARADISE SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR MILE 6 1/2 ROAD IS BEING DEDICATED BY THIS PLAT.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2024 SUBJECT TO THE FOLLOWING:

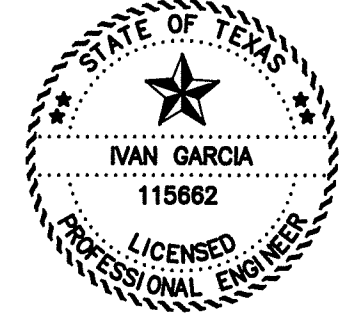
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

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

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

STATE OF TEXAS - COUNTY OF HIDALGO

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



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

PLANNING AND ZONING CHAIR DATE _____

PRESIDENT SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

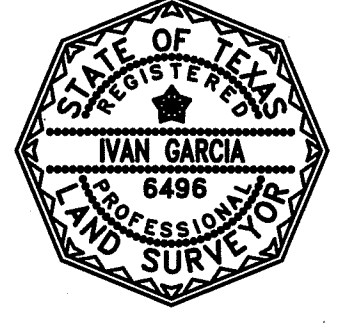
STATE OF TEXAS - COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

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

CITY MAYOR DATE _____

STATE OF TEXAS - COUNTY OF HIDALGO

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



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

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

NAME	ADDRESS	PHONE & FAX
OWNER(S): SMART PECUNIA LLC	P.O. BOX 6011 McALLEN, TX. 78502	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

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

ISSUED FOR:
FINAL

PLAT SHEET
LA LOMITA PARADISE SUBDIVISION
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E., R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E., R.P.L.S.
CHECKED:	IVAN GARCIA P.E., R.P.L.S.
DRAWN:	H.G./G.F.
SCALE:	1" = 60'
DATE:	OCTOBER 10, 2024
PROJECT:	SUB 24 014
REVISIONS:	
PAGE NO.:	1-OF-1

LA LOMITA PARADISE SUBDIVISION SUB 24.014 - SFT 2 PLAT SHEET 2.dwg RIO DELTA 10/11/2024 3:13 PM



Reviewed On: 10/16/2024

SUBDIVISION NAME: LA LOMITA PARADISE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>La Lomita Rd.(Mile 6 1/2 Road): 20 ft. dedication required from centerline for 80 ft. total ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Applied
<p>Brazos Avenue (E/W 1/4 mile Collector on Northern Boundary): 35 ft. ROW dedication required from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Applied
<p>Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides - The name of the interior streets will be finalized by staff prior to recording. - Gates on private streets shall be setback with a turnaround as specified by the city engineer. - Gate clearance and mechanisms shall comply with the requirements of the fire marshal for emergency access. - If boulevard/ island proposed, 20 ft. face to face of paving on both sides required. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts. - Previous submitted plat was for a proposed duplex subdivision in which the variance to the block length was approved by City Commission on July 22, 2024. Revised plat submitted is for a proposed R-3T subdivision in which a variance to the 900 ft. block length will be required. Variance request for the 900 ft. block length was approved administratively as City Commission had approved a variance to the 1200 ft. block length previously. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	Applied

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

SETBACKS	
* Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the zoning ordinance or greater for easement **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for easement **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on La Lomita (Mile 6 1/2) Road, Brazos Avenue, and both sides of all interior streets. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along La Lomita (Mile 6 1/2) Road and Brazos Avenue. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along La Lomita (Mile 6 1/2) Road and Brazos Avenue. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. **Zoning Ordinance: Section 138-210	Required
* Common Areas, detention lots, alleys must be maintained by the lot owners/HOA and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

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

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. - Submit a draft HOA document for staff review prior to recording. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-2 Proposed: R-3T - Rezoning to R-3T was approved by City Commission on October 14, 2024. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval - Rezoning to R-3T was approved by City Commission on October 14, 2024. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. - Based on the plat submitted on March 27, 2024 there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Revised plat submitted on August 30, 2024, 78 lots/dwelling units are proposed. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording.</p>	<p>Required</p>
<p>* Park Fee of \$700 per dwelling unit to be paid prior to recording. - Based on the plat submitted on March 27, 2024 there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Revised plat submitted on August 30, 2024, 78 lots/dwelling units are proposed. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording.</p>	<p>Required</p>
<p>* Pending review by City Manager's Office. - Based on the plat submitted on March 27, 2024 there are 42 lots proposed and based on the application, a duplex is proposed on each lot. Revised plat submitted on August 30, 2024, 78 lots/dwelling units are proposed. If a park fee in lieu of land dedication is proposed, a letter must be submitted to the Planning Director prior to final. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording.</p>	<p>Required</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation approved, no TIA required.</p>	<p>Applied</p>

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

* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Label for Mile 6 1/2 Road on Location map is obscured. Revise prior to final. - Show the layout of the recorded subdivisions and correct the City limits line on the Location map prior to final. - Any existing easements must be shown on the plat prior to final and any abandonment must be done by separate process, not by plat. - All signature blocks must comply with Section 138-61 of the subdivision ordinance prior to recording. <p>*Must comply with City's Access Management Policy. **A subdivision application under the same name, La Lomita Paradise Subdivision (SUB2023-0069) for the subject property was in process by the same developer but with a different engineer and was approved in preliminary form subject to the conditions noted, drainage, and Utilities approval on July 26, 2023. The previous application was withdrawn by the developer with a termination agreement with the previous engineer and resubmitted by Rio Delta Engineering on March 27, 2024.</p>	Applied
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

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

ELM AVE

SUBD

19

20

PROPOSED FIRE FIGHTER TRAINING FACILITY SUBDIVISION



-01
-05
ELIZONDO

163

-00
-02
GORDO

164

165

LA LOMITA ROAD

-12
GARROLO
-11
F. MORALES

M2 SUBDIVISION
LOT 1

172

-15
F. MORALES

PROPOSED LA LOMITA PARADISE
SUBDIVISION

PROPOSED NORTHWEST CREEKS
SUBDIVISION
(REVISED)

171

170

N 33RD ST

PROPOSED RESUBDIVISION OF VILLANUEVA

-00
GARZA

LA LOMITA ROAD

-10
RIKE

55

Sub2022-0126



City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	<p>Subdivision Name <u>AUSTIN 495 PLAZA SUBDIVISION</u></p> <p>Location <u>SOUTH SIDE OF PECAN AVE. (FM 495) APPROXIMATELY 1,180 FT EAST OF BENTSEN RD.</u></p> <p>City Address or Block Number <u>4101 PECAN BLVD</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.995</u> Net acres <u>0.940</u></p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>GENERAL BUSINESS</u> Proposed Land Use <u>GENERAL BUSINESS</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>A 0.995 OF AN ACRE TRACT BEING OUT OF LOT 7, BLOCK 2, C.E. HAMMOND SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, AMP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.</u></p>
Owner	<p>Name <u>JINGUO LIU</u> Phone <u>(646) 289-1560</u></p> <p>Address <u>3308 SANTA OLIVIA</u></p> <p>City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u></p> <p>E-mail <u>hellosamliu@gmail.com</u></p>
Developer	<p>Name <u>JINGUO LIU</u> Phone <u>(646) 289-1560</u></p> <p>Address <u>3308 SANTA OLIVIA</u></p> <p>City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u></p> <p>Contact Person <u>JINGUO LIU</u></p> <p>E-mail <u>hellosamliu@gmail.com</u></p>
Engineer	<p>Name <u>IDEN I. TREVINO</u> Phone <u>956-283-8847</u></p> <p>Address <u>200 S. 10 ST. SUITE 1303</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>IDEN TREVINO</u></p> <p>E-mail <u>ident@trevenoengineering.com, karime@trevenoengineering.com</u></p>
Surveyor	<p>Name <u>HOMERO LUIS GUTIERREZ</u> Phone <u>956-369-0988</u></p> <p>Address <u>P.O. BOX 548</u></p> <p>City <u>McALLEN</u> State <u>TX</u> Zip <u>78505</u></p>

ENTERED

OCT 26 2022

Initial: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

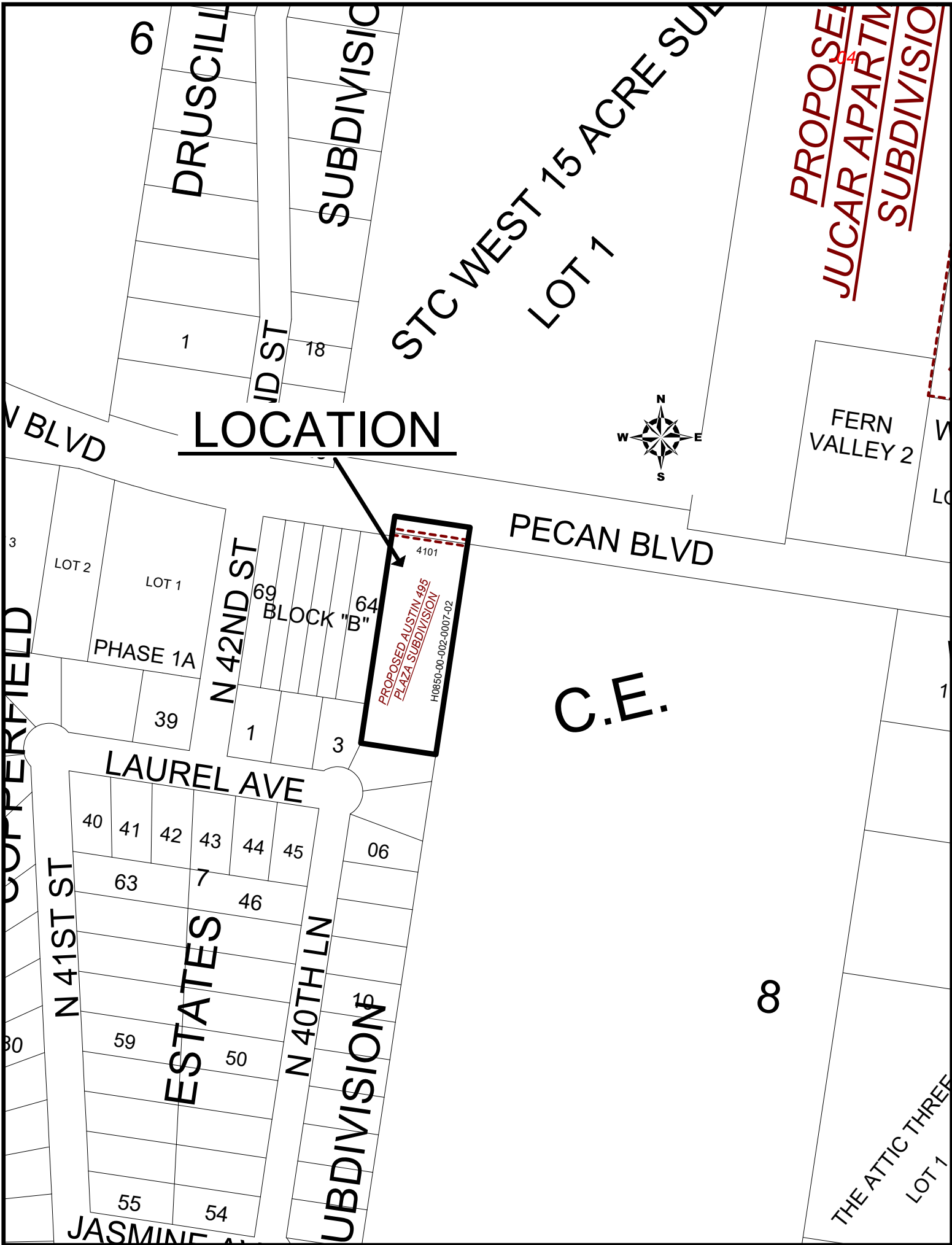
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 10/24/2022

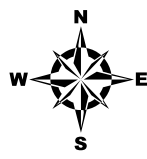
Print Name IDEN I. TREVINO

Owner

Authorized Agent



LOCATION



4101
**PROPOSED AUSTIN 495
PLAZA SUBDIVISION**
H0850-00-002-0007-02

C.E.

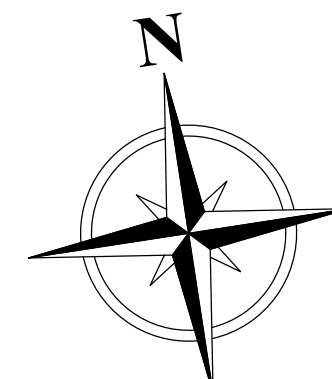
**PROPOSED
JUCAR APARTMENT
SUBDIVISION**

FERN VALLEY 2

ESTATES

UBDIVISION

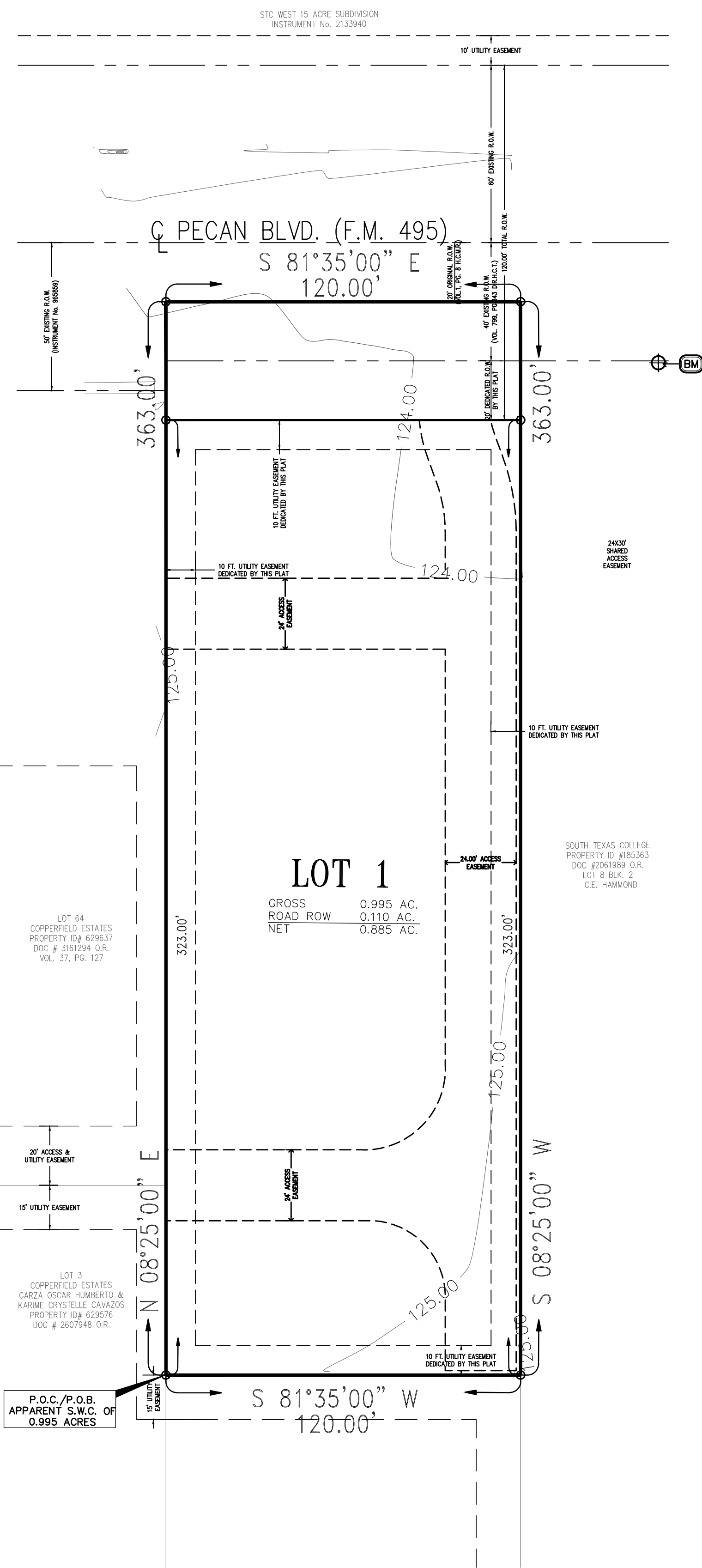
THE ATTIC THREE
LOT 1



SCALE: 1"=30'

LEGEND

- ⊕ FOUND IRON ROD
- 1/2" IRON ROD



LOT 1
 GROSS 0.995 AC.
 ROAD ROW 0.110 AC.
 NET 0.885 AC.

LOT 64
 COPPERFIELD ESTATES
 PROPERTY ID #103637
 DOC # 3161294 O.R.
 VOL. 37, PG. 127

LOT 3
 COPPERFIELD ESTATES
 GARZA OSCAR HUMBERTO &
 KARINE CRISTELLE CAVAZOS
 PROPERTY ID #26216
 DOC # 2607948 O.R.

SOUTH TEXAS COLLEGE
 PROPERTY ID #103663
 DOC #2081989 O.R.
 LOT 8 BLK. 2
 C.E. HAMMOND

AUSTIN 495 PLAZA SUBDIVISION

A 0.995 OF AN ACRE TRACT BEING OUT OF LOT 7, CLOCK 2, C.E. HAMMOND SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:	ADDRESS	CITY & ZIP	PHONE
OWNER: JINGUO LIU	3308 SANTA OLIVIA	MISSION, TEXAS 78572	(646) 289-1560
ENGINEER: IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, STE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McAlLEN, TEXAS 78505	(956) 369-0988

GENERAL NOTES

- THE SUBDIVISION IS IN FLOOD ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480343 0005 C MAP REVISED NOVEMBER 2, 1982.
- BENCHMARK = COTTON PICKER SPINDLE @ POWER POLE LOCATED APPROXIMATELY 46.67 FEET EAST OF THE NORTHWEST CORNER OF THIS SUBDIVISION. ELEV. 125.72
- MINIMUM BUILDING SETBACKS
 FRONT: 92 FEET OR GREATER FOR EASEMENT OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
 SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FORE 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.
- A TOTAL OF 0.092 ACRE FEET (4,032 CUBIC FEET) OF STORM WATER RETENTION IS REQUIRED FOR THIS SUBDIVISION.
- ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD
- ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND
- A 5 FT WIDE SIDEWALK IS REQUIRED ALONG PECAN BLVD. (F.M. 495) (PERIMETER SIDEWALK MUST BE BUILT OR MONEY ESCROWED IF NOT BUILT AT THIS TIME.)
- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS
- SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION, ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
- ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO.1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE. USE WITHOUT IT EXPRESS WRITTEN APPROVAL.
- UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO.1.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO.1. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
- 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USES
- 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE/USES
- COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.
- A MINIMUM 24 FOOT WIDE SERVICE DRIVE EASEMENT WITH ACCESS FROM PECAN BLVD. AS LOCATED ON THE APPROVED SITE PLAN, IS SUBJECT TO BEING EXTENDED WESTWARD IF PROPERTY TO THE WEST REDEVELOPS.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
- PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.

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

RAUL SESIN, P.E., CFM
 GENERAL MANAGER
 HIDALGO COUNTY DRAINAGE DISTRICT No.1

**HIDALGO COUNTY
 IRRIGATION DISTRICT #1**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #1 ON THIS DAY OF _____, 20____. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____



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

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

**STATE OF TEXAS
 COUNTY OF HIDALGO**

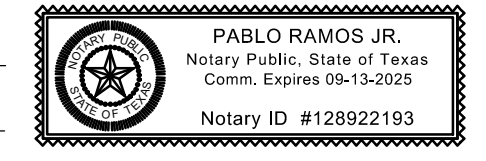
(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE AUSTIN 495 PLAZA SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, 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.

JINGUO LIU OWNER/REPRESENTATIVE _____ DATE _____

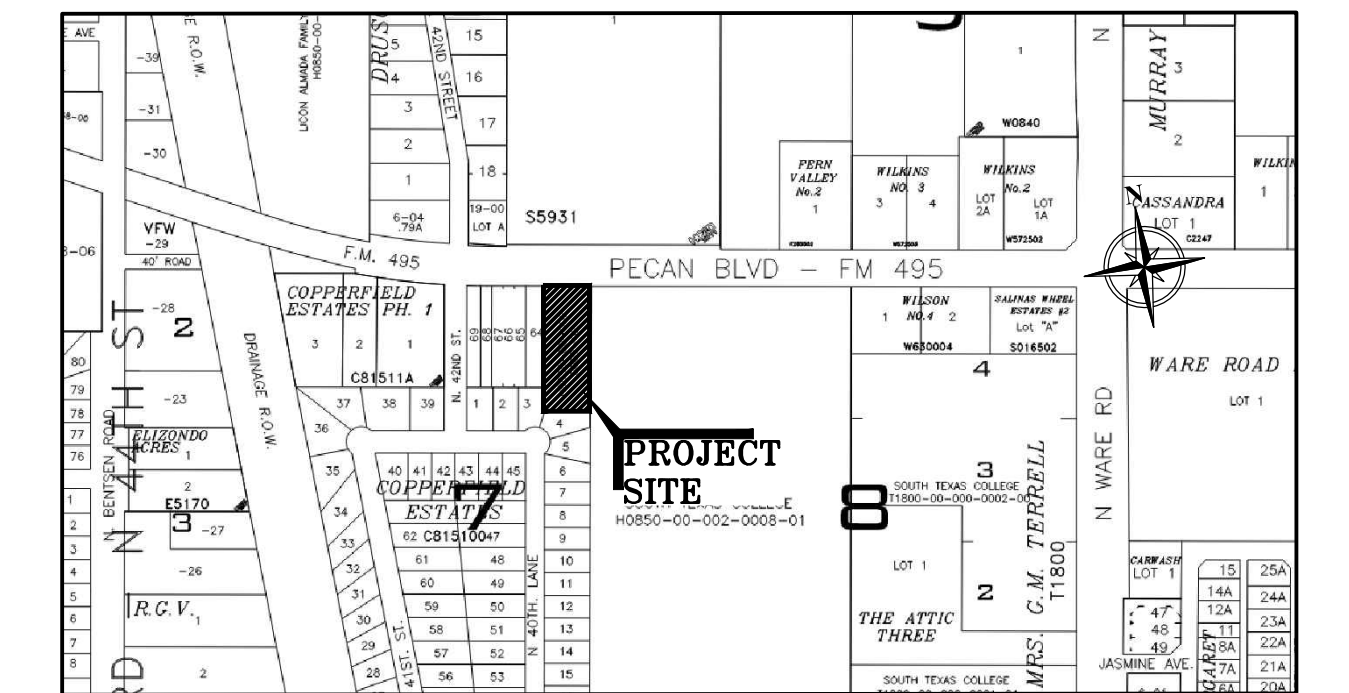
**STATE OF TEXAS
 COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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



NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
 MY COMMISSION EXPIRES ON _____



VICINITY MAP
 1 INCH = 500 FEET

METES AND BOUNDS

AN 0.995-OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 7, BLOCK 2, C.E. HAMMOND SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, HIDALGO MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS; AND AS FURTHER DESCRIBED IN SPECIAL WARRANTY DEED RECORDED VIA DOCUMENT NO. 2008-1951767. OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED IN THE CITY OF McALLEN ON THE SOUTH SIDE OF PECAN AVENUE (FM 495) APPROXIMATELY 1,180 FEET EAST OF BENTSEN ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A No.4 REBAR FOUND AT AN EXISTING CONCRETE BLOCK WALL CORNER FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.995-OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, N 08 DEGREES 25 MINUTES 00 SECOND E, ALONG AN EXISTING CONCRETE BLOCK WALL TO THE LEFT, AND WITH THE APPARENT WEST LOT LINE OF SAID 0.995-OF AN ACRE TRACT PASSING THE END OF THE BLOCK WALL, THENCE WITH AN EXISTING CEDAR FENCE TO THE LEFT VARYING FROM 4.6 FEET TO ZERO FEET, A DISTANCE OF 341.12 FEET PASSED A FOUND No.4 REBAR ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID PECAN AVENUE, CONTINUING FOR A TOTAL A DISTANCE OF 361.12 FEET (363.00 FEET RECORDED) TO A POINT BEING 20.00 FEET SOUTH OF THE ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE OF SAID PECAN AVENUE FOR THE APPARENT NORTHWEST CORNER OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81 DEGREES 35 MINUTES 00 SECONDS E, WITH A LINE 20.00 FEET SOUTH OF AND PARALLEL TO THE SAID PECAN AVENUE ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE, AND WITH THE APPARENT NORTH LOT LINE OF SAID LOT 7 AND OF SAID 0.995-OF AN ACRE TRACT, A DISTANCE OF 120.00 FEET TO A POINT WITHIN EXISTING RIGHT-OF-WAY OF SAID PECAN AVENUE AND BEING 20.00 FEET SOUTH OF THE SAID PECAN AVENUE ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE FOR THE APPARENT NORTHEAST CORNER OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08 DEGREES 25 MINUTES 00 SECOND W, WITH THE APPARENT EAST LOT LINE OF SAID 0.995-OF AN ACRE TRACT, A DISTANCE OF 20.00 FEET TO A FOUND No. 4 REBAR FOUND ON THE SAID PECAN AVENUE SOUTH RIGHT-OF-WAY LINE CONTINUING FOR A TOTAL DISTANCE OF 361.12 FEET (363.00 FEET RECORDED) TO A FOUND No.4 REBAR FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81 DEGREES 35 MINUTES 00 SECONDS W, WITH THE APPARENT SOUTH LOT LINE OF SAID 0.995-OF AN ACRE TRACT, A DISTANCE OF 120.00 FEET TO THE SAID FOUND No.4 REBAR FOR THE SOUTHWEST CORNER OF 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND FOR THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.995-OF AN ACRE OF LAND, OF WHICH 0.055 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 0.940 OF AN ACRE, MORE OR LESS.

BEARING BASIS AS PER THE NORTHERMOST EAST LOT LINE OF COPPERFIELD ESTATES, RECORDED IN VOLUME 37, PAGE 127, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

CITY OF McALLEN MAYOR

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

MAYOR, CITY OF McALLEN _____ DATE _____ CITY SECRETARY _____ DATE _____

CITY OF McALLEN PLANNING & ZONING

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

**STATE OF TEXAS
 COUNTY OF HIDALGO**

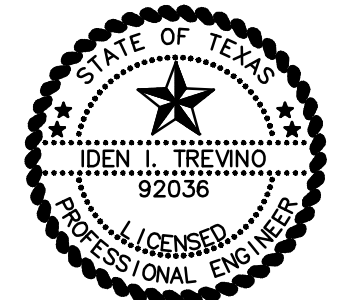
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



HOMERO LUIS GUTIERREZ RPLS NO. 2791 _____ DATE _____

**STATE OF TEXAS
 COUNTY OF HIDALGO**

I, THE UNDERSIGNED, IDEN I. TREVINO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT 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. TREVINO, PE _____ NO. 92036 _____ DATE _____

DATE REVISED: OCTOBER 16, 2024
 DATE REVISED: OCTOBER 09, 2024
 DATE OF PREPARATION: MARCH 13, 2024

TREVINO ENGINEERING
 FIRM No. F-7906
 TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160
 iden@trevinoengineering.com Mission, Texas 78572



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 10/18/2024

SUBDIVISION NAME: AUSTIN 495 PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>Pecan Boulevard: Minimum 20 ft. of dedication for 60 ft. from centerline for 120 ft. total ROW. Paving :65 -85 ft. Curb & gutter Both Sides. Revisions Needed: -Provide a copy of document regarding referenced existing dedications prior to recording. -Clarify 20' ROW reference across Pecan Blvd, if existing include as part of existing ROW labeling, any dedications that have not been done by plat or separate instrument should not be included on plat, finalize prior to recording. Any dedication done by separate instrument must include instrument number finalize all ROW labeling and dedications prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>Required</p>
<p>Paving _____ Curb & gutter _____ ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>NA</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>

ALLEYS

<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial, industrial, and multi-family properties. - Provide for alley or service drive easement on the plat, prior to final. Alley or service drive easement cannot dead-end. - Access/Service Drive must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. - If a service drive is proposed a plat note stating must be provided on plat, prior to recording " A minimum 24 ft. private service drive will be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen", prior to recording. **Subdivision Ordinance: Section 134-106</p>	<p>Required</p>
--	-----------------

SETBACKS

<p>* Front: 92 feet or greater for easement or approved site plan, whichever is greater applies ***Zoning Ordinance: Section 138-356, 138-367</p>	<p>Applied</p>
<p>* Rear: 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>Applied</p>
<p>* 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>Applied</p>

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

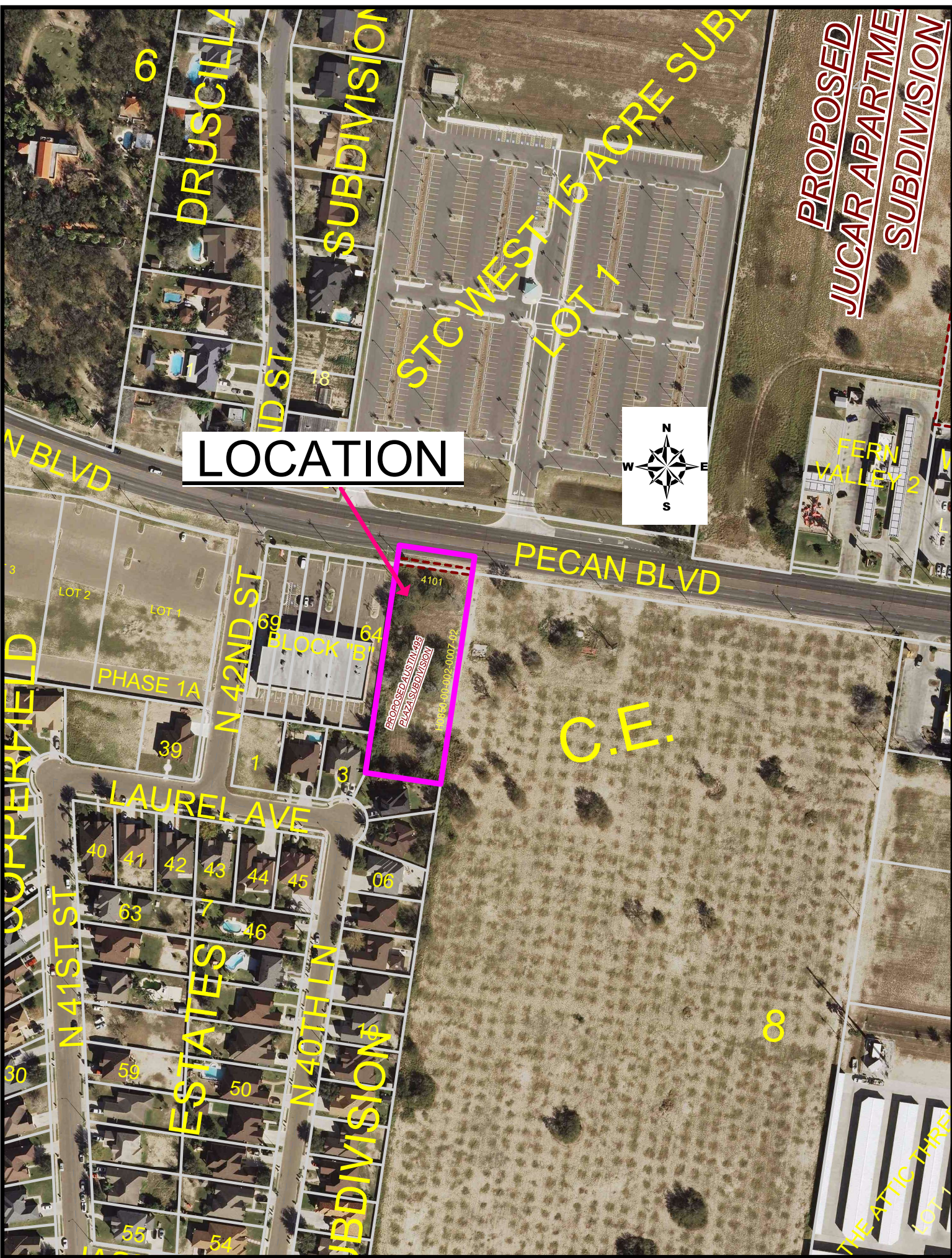
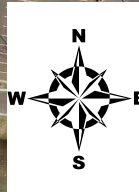
<p>* Corner: Interior Lot **Zoning Ordinance: Section 138-356</p> <p>* Garage: Commercial Development. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	NA
	NA
	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required along Pecan Boulevard (F.M. 495). **5 ft. sidewalk as per Engineering Department. **Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time. - Remove portion of plat note #7 that states this as it is a requirement and not a plat note.</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. - Remove plat note #18 as it is a requirement and not a plat note.</p>	Required
NOTES	
<p>No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy ***As per Traffic Department, McAllen Access Spacing requirement for Pecan Blvd at 45 MPH is 360 ft. from any driveway/entrances/streets, Variance Approved with conditions</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove plat note #17 as it is a requirement and not a plat note.</p>	Required
<p>* Common Areas, Private Service Drives, access easements etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #15 as shown above, prior to 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. **Section 110-72 applies if private 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

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

LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3 (General Business) District Proposed: C-3 (General Business) District **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per application dated October 26,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated October 26,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated October 26,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, TIA waived.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation approved, TIA waived.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat, prior to recording. - Interior lot dimensions are not shown on plat. - Subdivision boundary line doesn't appear to match up with property line as it appears that the additional 20 ft. was already dedicated ROW. Subdivision boundary line may need to be adjusted. - Must comply with Traffic conditions for access easement and must show as dedicated by this plat. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

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

LOCATION



6

DRUSCILLA
SUBDIVISION

STC WEST 15 ACRE SUBDIVISION
LOT 7

PROPOSED
JUCAR APARTMENT
SUBDIVISION

FERN
VALLEY 2

PECAN BLVD

PROPOSED AUSTIN-095
PLAZA SUBDIVISION
4101
APR 09-002-0007-02

C.F.

LAUREL AVE

N 42ND ST

N 41ST ST

ESTATES
SUBDIVISION

N 40TH LN

08

THE ATTIC THREE
LOT 1

City of McAllen Planning Department

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

Project Information

Subdivision Name AT Villas Tres Lagos B Phase I Subdivision FT 10/10/24

Legal Description Being 6.526 +/- acres out of Section 232, Texas-Mexican Railway Company Survey, according to the patent issued by the State of Texas, Recorded in Volume 4, Pages 142-143, Hidalgo County Deed Records, City of McAllen, Hidalgo County, Texas.

Location _____

City Address or Block Number 15200 N. Shary Road

Total No. of Lots 60 Total Dwelling Units 58 Gross Acres 6.526 Net Acres _____

Public Subdivision / Private and Gated / Private but Not Gated within ETJ: Yes No

For Fee Purposes: Commercial (_____ Acres) Residential (58 Lots) Replat: Yes No

Existing Zoning R-3A Proposed Zoning R-1 Applied for Rezoning No / Yes: Date _____

Existing Land Use Vacant Proposed Land Use Single Family Residential

Irrigation District # UID Water CCN: MPU Sharyland Water SC Other _____

Agricultural Exemption: Yes / No Parcel # 294692

Estimated Rollback Tax Due 1,049.56 Tax Dept. Review NPG

Owner

Name ML Rhodes LTD Phone (956) 287-2800

Address 200 S 10th St, Suite 1700 E-mail brfrisby@rhodes.com

City McAllen State TX Zip 78501

Developer

Name Rhodes Development, Inc. Phone (956) 287-2800

Address 200 S 10th St, Suite 1700 E-mail brfrisby@rhodes.com

City McAllen State TX Zip 78501

Contact Person Brad Frisby, Vice President Land Development

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City Edinburg State TX Zip 78541

Contact Person Mario A Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State TX Zip 78541

KP

RECEIVED
OCT 10 2024
By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 10.02.2024

Print Name Mario A Reyna, P.E.

Owner Authorized Agent

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



MONTE CRISTO RD

PROPOSED
STOLPA
STATION
SUBDIVISION

LOT 1

LOCATION

SHARY ROAD (ABND ORD NO.)

TEX-BEST AT TRES LAGOS
SUBDIVISION

PROPOSED

VILLAS

AT

TRES

LAGOS

PHASE I

SHARY RD

PH

SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.
M.L. RHODES, LTD.
W.D. DOCUMENT NUMBER 741019, H.C.O.R.

SUBDIVISION MAP OF VILLAS AT TRES LAGOS B - PHASE I SUBDIVISION

BEING A SUBDIVISION OF 6.526 ACRES SITUATED IN THE CITY
OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF
SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN
VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 6.526 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PATENT RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, SAID 6.526 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 741019, HIDALGO COUNTY OFFICIAL RECORDS, SAID 6.526 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND THE SOUTHEAST CORNER OF SECTION 227, OF SAID TEXAS-MEXICAN RAILWAY COMPANY SURVEY AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD;

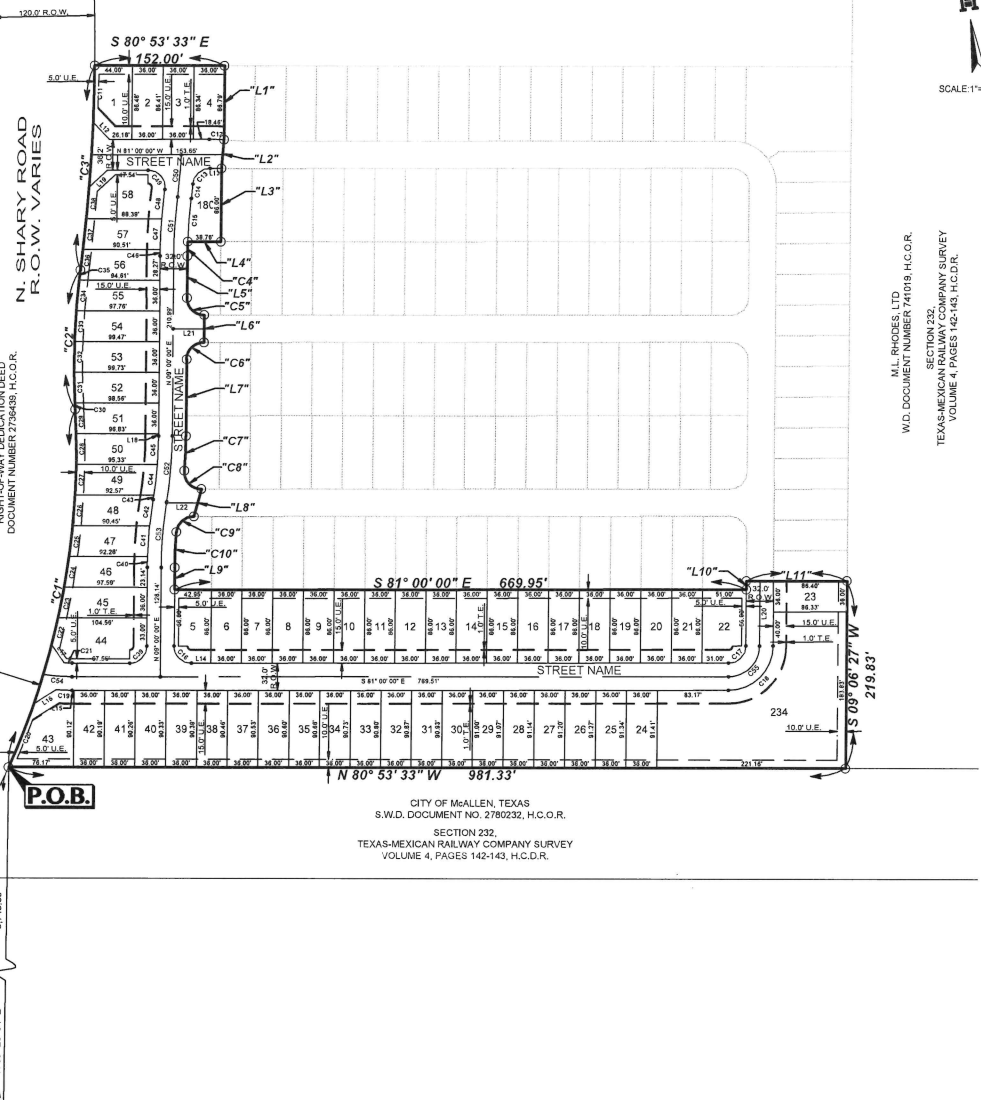
THENCE, S 80° 30' 26" E ALONG THE SOUTH LINE OF SAID SECTION 232, AND WITHIN THE RIGHT-OF-WAY OF 9 MILE LINE ROAD, A DISTANCE OF 377.12 FEET TO A POINT BEING ON THE SOUTH LINE OF SAID SECTION 232;

THENCE, N 09° 29' 34" E A DISTANCE OF 3,743.66 FEET TO A NO. 4 REBAR SET (NORTHING: 16651867.285, EASTING: 1063209.877) ON THE SOUTHWEST CORNER OF SAID CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD., FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, IN A NORTHEASTERLY DIRECTION, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. SHARY ROAD, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27° 22' 15", A RADIUS OF 900.10 FEET, AN ARC LENGTH OF 429.99 FEET, A TANGENT OF 219.19 FEET, AND A CHORD THAT BEARS N 19° 10' 23" E A DISTANCE OF 425.91 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. SHARY ROAD, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 10° 28' 20", A RADIUS OF 900.00 FEET, AN ARC LENGTH OF 163.97 FEET, A TANGENT OF 62.21 FEET, AND A CHORD THAT BEARS N 10° 42' 22" E A DISTANCE OF 163.75 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION, ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF N. SHARY ROAD, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 06° 41' 07", A RADIUS OF 2,060.00 FEET, AN ARC LENGTH OF 240.36 FEET, A TANGENT OF 120.32 FEET, AND A CHORD THAT BEARS N 12° 34' 59" E A DISTANCE OF 240.22 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 80° 53' 33" E A DISTANCE OF 152.00 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09° 00' 00" W A DISTANCE OF 86.79 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 13° 42' 48" W A DISTANCE OF 33.70 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 09° 00' 00" W A DISTANCE OF 86.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 00' 00" W A DISTANCE OF 38.78 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01° 38' 29", A RADIUS OF 584.00 FEET, AN ARC LENGTH OF 16.73 FEET, A TANGENT OF 8.37 FEET AND A CHORD THAT BEARS S 09° 49' 15" W A DISTANCE OF 16.73 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 09° 00' 00" W A DISTANCE OF 49.27 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A TANGENT OF 20.00 FEET AND A CHORD THAT BEARS S 36° 00' 00" E A DISTANCE OF 28.28 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 09° 00' 00" W A DISTANCE OF 32.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A TANGENT OF 20.00 FEET AND A CHORD THAT BEARS S 54° 00' 00" W A DISTANCE OF 28.28 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 09° 00' 00" W A DISTANCE OF 89.72 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 04° 31' 26", A RADIUS OF 516.00 FEET, AN ARC LENGTH OF 40.74 FEET, A TANGENT OF 20.38 FEET AND A CHORD THAT BEARS S 11° 15' 43" W A DISTANCE OF 40.73 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 94° 31' 26", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 33.00 FEET, A TANGENT OF 21.64 FEET AND A CHORD THAT BEARS S 33° 44' 17" E A DISTANCE OF 29.38 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 23° 59' 07" W A DISTANCE OF 33.13 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 85° 04' 18", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 29.70 FEET, A TANGENT OF 18.35 FEET AND A CHORD THAT BEARS S 56° 27' 51" W A DISTANCE OF 27.04 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 04° 55' 42", A RADIUS OF 484.00 FEET, AN ARC LENGTH OF 41.63 FEET, A TANGENT OF 20.83 FEET AND A CHORD THAT BEARS S 11° 27' 51" W A DISTANCE OF 41.62 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 09° 00' 00" W A DISTANCE OF 26.14 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 00' 00" E A DISTANCE OF 669.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 09° 00' 00" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 00' 00" E A DISTANCE OF 118.40 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 09° 06' 27" W A DISTANCE OF 219.83 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF A CERTAIN TRACT CONVEYED TO THE CITY OF McALLEN, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2780232, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 80° 53' 33" W ALONG THE NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO CITY OF McALLEN, A DISTANCE OF 981.33 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.526 ACRES OF LAND, MORE OR LESS.

SCALE: 1"=100'

M.L. RHODES, LTD.
W.D. DOCUMENT NUMBER 741019, H.C.O.R.
SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.



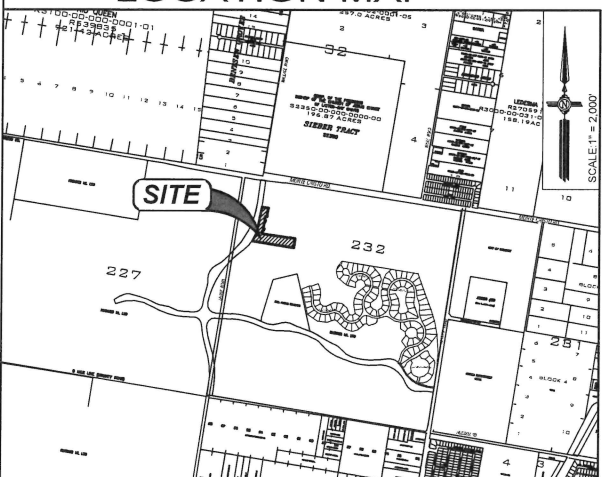
CITY OF McALLEN, TEXAS
S.W.D. DOCUMENT NO. 2780232, H.C.O.R.
SECTION 232,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 4, PAGES 142-143, H.C.D.R.

P.O.C.
S.W. COR.
SECTION 232
S 80° 30' 26" E
377.12

LEGEND & ABBREVIATIONS

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- CURVE PC AND PT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- SQ.FT. - SQUARE FEET
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- U.E. - UTILITY EASEMENT
- T.E. - TECHNOLOGY EASEMENT

LOCATION MAP



DRAWN BY: J.L.G. DATE: 09-20-2024
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

GENERAL NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED, JUNE 6, 2000.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL BE:
FRONT: 20 FEET OR GREATER FOR EASEMENTS
REAR: 11 FEET OR GREATER FOR EASEMENTS
INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENTS
SIDE CORNER: 10 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 XXXXXX C.F. (XXX XXX). STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE OBTAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
- CITY OF McALLEN BENCHMARK: NUMBER MC 22, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE NORTHEAST CORNER OF INTERSECTION OF WALLACE ROAD AND FM 1825, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=161553575.4252, E=1063531.96275, ELEV=135.74
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES
- PRIVATE TECHNOLOGY EASEMENT: OWNER RESERVES UNTO RHODES DEVELOPMENT INC. A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
- DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE WITH INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
- A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
- A 25 FOOT X 25 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS.
- CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
- INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.
- UNITED IRRIGATION DISTRICT NOTES:
ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE 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 VIOLATOR'S EXPENSE.
NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-188 CITY OF McALLEN CODE OF ORDINANCES:
THE CITY OF McALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT, PURSUANT TO SECTION 110-72 OF THE CITY OF McALLEN CODE OF ORDINANCES. MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS THE UNDEDICATED COMMON AREAS) SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAS AT TRES LAGOS B - PHASE I SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2815153, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS") PURSUANT TO SECTION 134-188 OF THE CITY OF McALLEN CODE OF ORDINANCES. MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-188, AS APPLICABLE. THE CITY OF McALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-188 SHALL BE NULL AND VOID.
- ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
- COMMON DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

SUBDIVISION MAP OF VILLAS AT TRES LAGOS B - PHASE I SUBDIVISION

BEING A SUBDIVISION OF 6.526 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO

I, ME, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VILLAS AT TRES LAGOS PHASE I SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEYS(S), AND EASEMENT(S) THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR THE UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC A PORTION OF TRES LAGOS BOULEVARD FOR THE USE STREET RIGHT AWAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

RHODES DEVELOPMENT, INC.
FORMERLY: RHODES ENTERPRISES
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

NICK RHODES
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 10/01/2024
ENGINEERING JOB # 24136.00



THE STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 09/30/2024
T. P.S.
SURVEYING JOB No. 24136.08



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

MAYOR, CITY OF McALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

THIS PLAT IS HEREBY APPROVED BY 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 RIGHTS 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, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE VILLAS AT TRES LAGOS B - PHASE I SUBDIVISION LOCATED AT CITY OF McALLEN 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 SHARPLAND 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 SHARPLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA
GENERAL MANAGER _____ DATE _____
SHARPLAND WATER SUPPLY CORPORATION

Boundary Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	027° 22' 15"	900.10	429.89	219.18	N19° 10' 23"E	425.91'
C2	019° 29' 20"	900.00	163.97	82.21	S10° 42' 22"W	163.79'
C3	008° 41' 07"	2,060.00	240.36	120.32	N12° 34' 59"E	240.22'
C4	001° 38' 28"	584.00	16.73	8.37	S9° 49' 15"W	16.73'
C5	090° 00' 00"	20.00	31.42	20.00	S38° 00' 00"E	28.28'
C6	090° 00' 00"	20.00	31.42	20.00	S54° 00' 00"W	28.28'
C7	004° 31' 28"	518.00	42.74	20.38	S11° 18' 43"W	40.73'
C8	094° 31' 28"	20.00	33.00	21.64	S33° 44' 17"E	29.39'
C9	085° 04' 18"	20.00	29.70	18.35	S50° 27' 51"W	27.04'
C10	004° 59' 42"	484.00	41.92	20.83	S11° 27' 51"W	41.82'

Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C11	001° 51' 08"	2,060.00	88.59	33.30	N10° 09' 59"E	66.63'
C12	003° 21' 00"	300.10	17.55	8.78	N79° 19' 30"W	17.54'
C13	084° 56' 27"	20.00	29.65	18.31	S56° 31' 46"W	27.01'
C14	001° 35' 01"	616.00	17.03	8.51	N14° 51' 03"E	17.02'
C15	005° 00' 05"	584.00	50.98	25.50	S13° 08' 31"W	50.98'
C16	090° 00' 00"	20.00	31.42	20.00	S36° 00' 00"E	28.28'
C17	090° 00' 00"	20.00	31.42	20.00	N54° 00' 00"E	28.28'
C18	090° 00' 00"	52.00	81.68	52.00	N54° 00' 00"E	73.54'
C19	004° 58' 41"	216.00	18.77	9.38	S78° 30' 39"E	18.76'
C20	005° 00' 19"	900.10	79.94	40.20	N07° 18' 52"E	79.91'
C21	002° 58' 22"	184.00	9.99	4.77	S79° 30' 49"E	9.99'
C22	002° 02' 45"	900.10	32.14	16.07	N22° 09' 00"E	32.14'
C23	002° 00' 04"	900.10	36.67	18.34	N19° 57' 35"E	36.67'
C24	002° 19' 05"	900.10	36.42	18.21	N17° 38' 01"E	36.41'
C25	002° 18' 21"	900.10	36.22	18.11	N15° 19' 19"E	36.22'
C26	002° 17' 51"	900.10	36.09	18.05	N13° 01' 13"E	36.09'
C27	002° 17' 34"	900.10	36.02	18.01	N10° 43' 31"E	36.02'
C28	002° 17' 31"	900.10	36.00	18.00	N8° 25' 58"E	36.00'
C29	001° 47' 58"	900.10	28.27	14.13	N8° 23' 14"E	28.27'
C30	000° 29' 42"	900.00	7.78	3.89	S9° 44' 03"W	7.78'
C31	002° 17' 36"	900.00	36.02	18.01	S7° 07' 42"W	36.02'
C32	002° 17' 31"	900.00	36.00	18.00	S9° 25' 16"W	36.00'
C33	002° 17' 40"	900.00	36.04	18.02	S11° 42' 52"W	36.04'
C34	002° 18' 03"	900.00	36.14	18.07	S14° 00' 43"W	36.14'
C35	000° 49' 47"	900.00	11.99	5.99	S10° 32' 58"W	11.99'
C36	000° 49' 28"	2,060.00	24.25	12.13	N10° 35' 18"E	24.25'
C37	001° 00' 23"	2,060.00	36.18	18.09	N14° 44' 52"E	36.18'
C38	001° 01' 52"	2,060.00	37.07	18.54	N13° 43' 45"E	37.07'
C39	090° 00' 00"	20.00	31.42	20.00	N54° 00' 00"E	28.28'
C40	001° 25' 42"	518.00	12.86	6.43	S9° 42' 51"W	12.86'
C41	004° 00' 19"	518.00	38.07	18.04	S12° 25' 52"W	36.06'
C42	003° 26' 00"	518.00	30.92	15.46	S16° 09' 01"W	30.91'
C43	000° 38' 15"	484.00	5.39	2.69	N17° 32' 53"E	5.39'
C44	004° 17' 19"	484.00	36.21	18.11	N18° 05' 09"E	36.20'
C45	003° 58' 33"	484.00	33.30	16.66	N10° 58' 17"E	33.30'
C46	000° 43' 08"	618.00	7.73	3.86	S9° 21' 34"W	7.73'
C47	003° 21' 07"	618.00	36.04	18.02	S11° 23' 41"W	36.04'
C48	003° 12' 45"	618.00	34.54	17.27	S14° 40' 37"W	34.53'
C49	097° 16' 59"	20.00	33.98	22.72	N32° 21' 30"W	30.02'

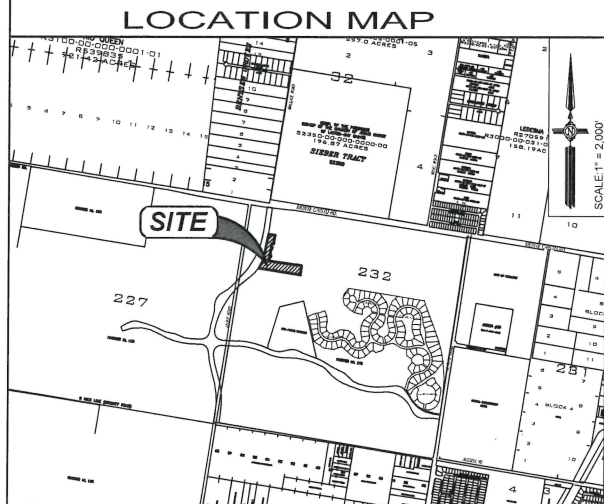
Lot Area Table			
Lot #	SQ. FT.	Area	
1	3979.31	0.084	
2	3112.01	0.071	
3	3109.58	0.071	
4	3110.15	0.071	
5	3607.94	0.083	
6	4300.16	0.099	
7	3109.01	0.071	
8	3289.44	0.076	
9	3267.01	0.075	
10	3284.58	0.075	
11	3282.14	0.075	
12	3279.71	0.075	
13	3277.28	0.075	
14	3274.85	0.075	
15	3272.42	0.075	
16	3269.99	0.075	
17	3267.56	0.075	
18	3265.12	0.075	
19	3262.69	0.075	
20	3260.26	0.075	
21	3257.83	0.075	
22	3255.40	0.075	
23	3252.97	0.075	
24	3250.53	0.075	
25	3248.10	0.075	
26	3245.67	0.075	
27	3243.24	0.117	
28	5582.94	0.128	
29	3634.11	0.083	
30	3411.02	0.078	
31	3277.26	0.075	
32	3283.30	0.075	
33	3385.88	0.078	
34	3482.34	0.079	
35	3513.64	0.081	
36	3573.80	0.082	
37	3590.01	0.082	
38	3554.54	0.082	
39	3487.02	0.080	
40	3330.97	0.076	
41	3211.85	0.074	
42	4744.31	0.109	

Centerline Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C50	004° 43' 28"	600.00	49.47	24.75	N13° 16' 50"E	49.46'
C51	006° 38' 34"	600.00	69.56	34.82	S12° 19' 17"W	69.52'
C52	008° 52' 01"	500.00	77.38	38.77	N13° 26' 00"E	77.30'
C53	008° 52' 01"	500.00	77.38	38.77	S13° 26' 00"W	77.30'
C54	009° 44' 45"	200.00	34.02	17.05	S78° 07' 37"E	33.98'
C55	090° 00' 00"	36.00	56.50	36.00	N54° 00' 00"E	50.91'

Boundary Line Table		
Line #	Length	Direction
L1	86.79	S09° 00' 00"W
L2	33.70	S13° 42' 48"W
L3	86.00	S09° 00' 00"W
L4	38.78	N81° 00' 00"W
L5	49.27	S09° 00' 00"W
L6	32.00	S09° 00' 00"W
L7	89.72	S09° 00' 00"W
L8	33.13	S23° 59' 07"W
L9	26.14	S09° 00' 00"W
L10	10.00	N08° 00' 00"E
L11	118.40	S81° 00' 00"E

Line Table		
Line #	Length	Direction
L12	27.61	N34° 48' 53"W
L13	13.42	S81° 00' 00"E
L14	22.90	N81° 00' 00"W
L15	2.33	S81° 00' 00"E
L16	30.73	N50° 53' 00"E
L17	26.05	N25° 33' 02"W
L18	2.72	S09° 00' 00"W
L19	29.24	N55° 58' 04"E

Centerline Line Table		
Line #	Length	Direction
L20	76.00	N09° 00' 00"E
L21	36.00	N81° 00' 00"W
L22	36.21	N81° 00' 00"W



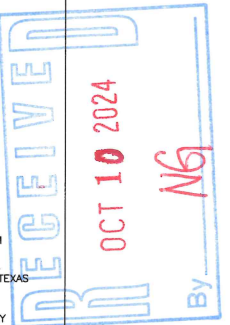
DRAWN BY: J.L.G. DATE: 09-20-2024
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



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

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





City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 10/17/2024

SUBDIVISION NAME: VILLAS AT TRES LAGOS B PHASE I SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>N. Shary Road: 60 ft. from centerline for 120 ft.- 192 ft. ROW Paving: 65 ft. Curb & gutter: both sides Revisions needed: - Show and label centerline and existing ROW on both sides to verify compliance prior to final. - Show the existing ROW at multiple points to clarify that minimum 120 ft. ROW exists along this property, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: - Submitted application indicates single-family development which requires 50 ft. ROW. Revise the plat to show minimum 50 ft. ROW for interior streets prior to final. - Paved temporary turn around and escrow will be needed at the end of the interior street between Lots 22 and 23 prior to final. If it is outside the boundary of the subdivision, it must be by a separate instrument. - Add a knuckle at Lot 234 prior to final. - Street names will be finalized prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3T and R-3C Zone Districts - 1200 ft. block length applies to the subdivision since the application states the property will be rezoned from R-3A to R-1. 900 Block length will be applicable if rezoned to R-3T or R-3C. **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>

ALLEYS

<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for multifamily and commercial properties - The alley requirement applies to the current zone (R-3A). If the property is rezoned to R-1 zone, as indicated on the application, then alley does not apply. Finalize the zoning prior to final. **Subdivision Ordinance: Section 134-106</p>	<p>Required</p>
--	-----------------

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

SETBACKS	
<ul style="list-style-type: none"> * Front (proposing): 20 ft. or greater for easements - Finalize the zoning requirement to finalize the setback requirements prior to final. **Zoning Ordinance: Section 138-356 	Required
<ul style="list-style-type: none"> * Rear (proposing): 11 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Interior Sides (Proposing): 5 ft. or greater for easements **The proposed subdivision complies with minimum setback requirements, as per agreement. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. Shary Road. City Ordinance will not apply for interior street sidewalk, 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. - Add a sidewalk note for N. Shary Road. **Minimum 4 ft. sidewalk required on N. Shary Road. **Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Shary Road. Revisions Needed: - Revise plat note #8 as shown above, prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. Shary Road. - Add a plat note as shown above prior to final. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Finalize the zoning to finalize the requirement prior to final. 	Required
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - As per the application the subdivision is public subdivision. Clarify/remove the reference to "gate areas" from plat note #20 prior to final. - Clarify if the Lot labeled as 234 is a common lot prior to final. Add correct label to clarify and add a plat note to indicate the use. 	Non-compliance

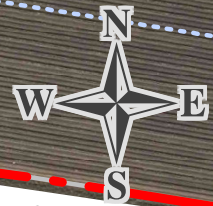
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Public Improvement District (PID) / Developer / Homeowner's Association / Owners, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if public subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	NA
	Applied
	Applied
LOT REQUIREMENTS	
<p>* Lots fronting public streets</p> <p>**Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area</p> <p>- The current zone is R-3A. As per the submitted application, this is a single-family development and will be rezoned to R-1 District. The lots width complies to the agreement requirement. However, the lot area does not comply with minimum lot size as per the agreement. Revise the layout and finalize the zoning prior to final.</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
ZONING/CUP	
<p>* Existing: R-3A Proposed: R-1</p> <p>- The zoning must be finalized prior to final.</p> <p>***Zoning Ordinance: Article V</p>	Required
<p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Required
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>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.</p>	Applied
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p> <p>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.</p>	Applied
<p>* Pending review by the City Manager's Office.</p>	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	Required
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	TBD

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - No easement is shown on Lot 180. Clarify/revise as applicable prior to final. - Rezoning must be submitted and finalized prior to final. - Revise the layout to comply with the minimum lot size as per agreement. - Legal description of all adjacent lots will be needed prior to final, including the west side of N. Shary Road. - Submit a master layout including the future phases with the proposed lot numbering prior to final as some lot numbers seem to be out of the order. - Remove the lot layout for future phases from this plat prior to final as the future phases are not recorded. <p>*Must comply with City’s Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.</p>	Applied

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



MONTE CRISTO RD

LOCATION

ROAD (ABND ORD NO:)

TEX-BEST AT TRES LAGOS
SUBDIVISION

PROPOSED
STOLPA
STATION
SUBDIVISION

LOT 1

PROPOSED

VILLAS

SHARY RD

AT

TRES

LAGOS

PHASE I

PH



City of McAllen

Subdivida-0053

Planning Department

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

Project Information	Subdivision Name <u>Mayberry Hills Subdivision</u>	
	Location <u>20.003 Acres out of Lot 47-9, West addition to Sharyland, Hidalgo County, Texas</u>	
	City Address or Block Number <u>10400 N. MAYBERRY RD</u>	
	Number of Lots <u>57</u> Gross Acres <u>20.003</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>Ag</u> Proposed Zoning <u>R3A</u> Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi family</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>318770</u> Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>20.003 Acres out of Lot 47-9, West addition to Sharyland Hidalgo County, Texas, Recorded in Vol 1 Pg 56 Map Records, Hidalgo County, Texas</u>		
Owner	Name <u>Alejandro Moreno</u> Phone <u>(956) 877-1901</u>	
	Address <u>7315 N 16th Lane</u> E-mail <u>moa231974@gmail.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>22 Real Estate, LLC</u> Phone <u>(214) 532-6059</u>	
	Address <u>4902 Trailhead Bend Way</u> E-mail <u>roger@era.capitalpartners.com</u>	
	City <u>Port Worth</u> State <u>TX</u> Zip <u>76109</u>	
	Contact Person <u>Roger Maese</u>	
Engineer	Name <u>MAS Engineering, LLC</u> Phone <u>(956) 537-1311</u>	
	Address <u>3911 N 10th St Suite H</u> E-mail <u>msalinas6973@att.net</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Mario Salinas</u>	
Surveyor	Name <u>Manuel Carrizales</u> Phone <u>(956) 567-2167</u>	
	Address <u>4807 bondola Ave</u> E-mail <u>mannyrpls@CLS.LAND</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>	

ENTERED

MAY 05 2022

Initial: AM

L.G.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

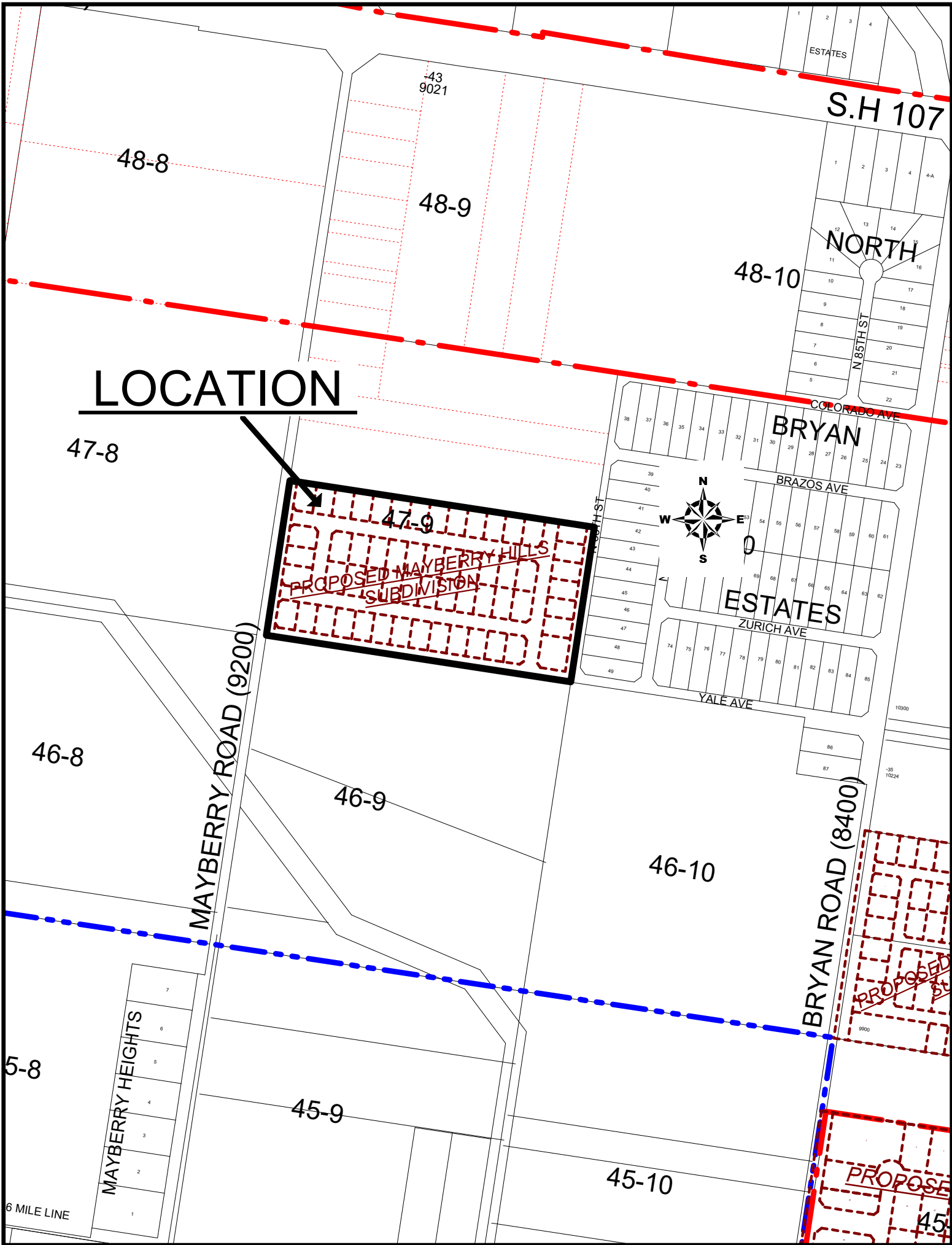
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature *MAS* Date 4-20-20

Print Name *Mario A. Salinas*

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application



ESTATES

S.H 107

48-8

48-9

48-10

NORTH

N 85TH ST

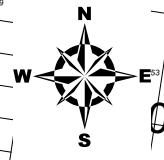
LOCATION

47-8

47-9
PROPOSED MAYBERRY HILLS
SUBDIVISION

BRYAN

BRAZOS AVE



ESTATES

ZURICH AVE

YALE AVE

46-8

46-9

46-10

MAYBERRY ROAD (9200)

BRYAN ROAD (8400)

PROPOSED

5-8

MAYBERRY HEIGHTS

45-9

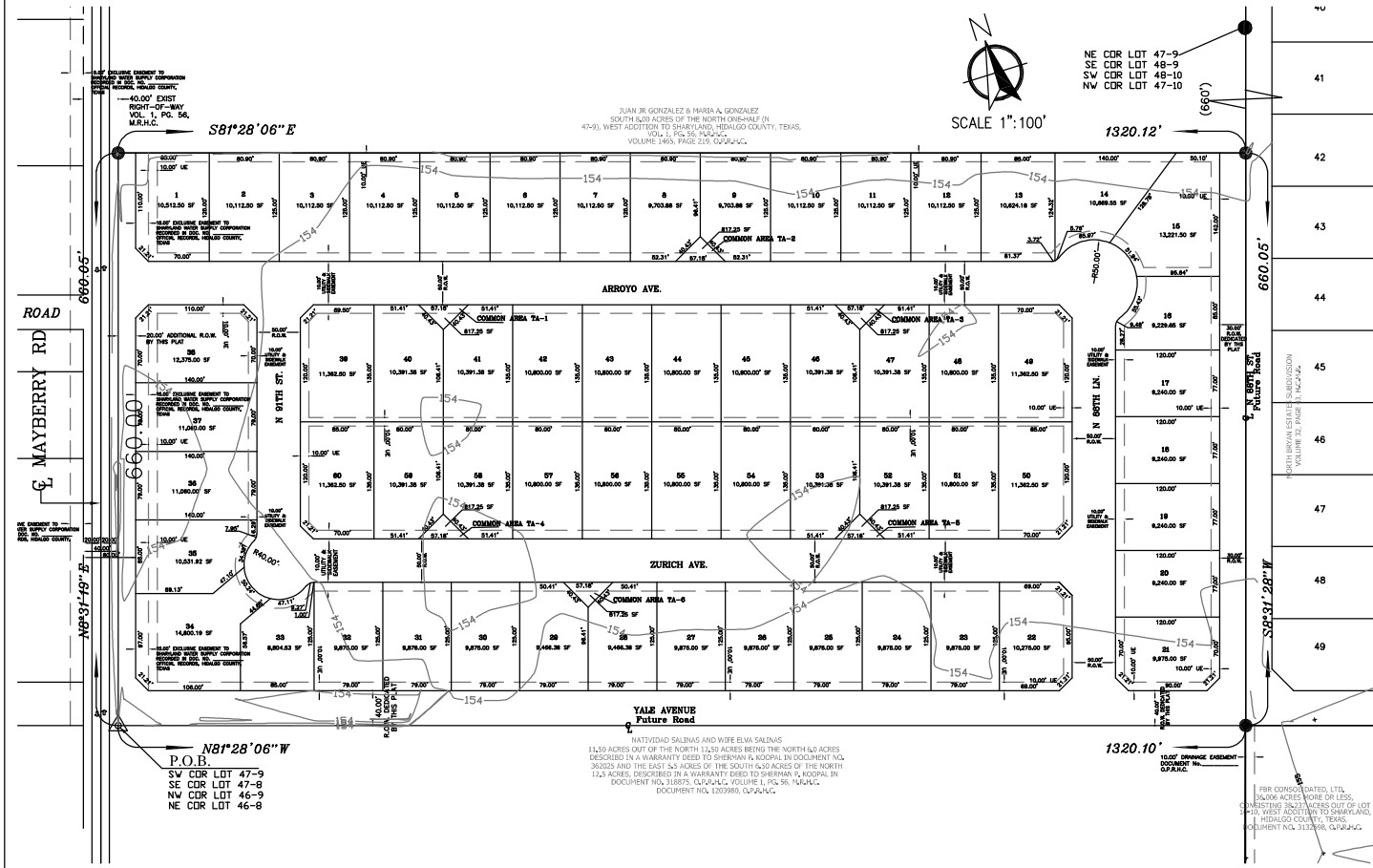
45-10

PROPOSED

6 MILE LINE

45

**MAP
OF
MAYBERRY HILLS SUBDIVISION
HIDALGO COUNTY, TEXAS**



- NOTES:**
- NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.
 - MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT 20 FEET, EXCEPT 15 FEET FOR UNENCLOSED CARPORTS
SIDE 15 FEET OR GREATER FOR EASEMENT
CORNER 10 FEET OR GREATER FOR EASEMENT
REAR 10 FEET OR GREATER FOR EASEMENT
GARAGE 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE EIGHTEEN (18) INCHES ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
 - A TOTAL OF 413,455 CUBIC FEET (9.49 ACRE FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION.
 - BENCH MARK MC 41: ELEVATION= 158.96 LOCATED IN THE NORTHEAST CORNER OF BRYAN ROAD AND 6 MILE LINE. THE MONUMENT IS 78 FT EAST OF CL OF BRYAN ROAD, 18 FT NORTHEAST OF A CONCRETE STAND PIPE, AND 64 FT NORTHEAST OF A STOP SIGN. IT IS NORTH ON ELEVATED CANAL.
 - THIS PROPERTY IS LOCATED IN ZONE "AE" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0295 D, MAP REVISED JUNE 6, 2000.
 - FEMA CLOMR-F HAS BEEN COMPLETED FOR A BFE OF 154.5 FEET (NGVD). CASE NO. 23-06-1904 C
 - ALL LOT CORNERS MARKED WITH A 1/2 - INCH DIAMETER IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" OR AS NOTED ON THE PLAT.
 - 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH MAYBERRY ROAD, N. 88TH STREET, YALE AVE. AND BOTH SIDES OF ALL INTERIOR STREETS.
 - ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND.
 - EACH LOT IN THIS SUBDIVISION WILL BE REQUIRED TO HAVE A SOLID WASTER DISPOSAL CONTRACT WITH THE CITY OF MCALLEN SOLID WASTE SERVICES.
 - A 15' X 15' CORNER CLIP EASEMENT SHALL BE PROVIDED AT STREET INTERSECTION.
 - SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENT DEDICATED HEREIN NEED TO REPAID, REPLACE, INSTALL OR IN ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE RIGHTS TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OR PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENTS OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE 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 VIOLATOR'S 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 VIOLATOR'S EXPENSE.
 - LANDSCAPING PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - EACH INDIVIDUAL LOT OWNER WILL BE RESPONSIBLE OF THE CARE AND MAINTENANCE OF THE BUFFER FENCE ALONG THE REAR FRONTAGE OF EACH LOT.
 - NO ACCESS WILL BE PERMITTED TO BRYAN ROAD TO ACCESS DRAINAGE DETENTION POND.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH MAYBERRY ROAD, NORTH 88TH STREET AND YALE AVENUE.
 - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG NORTH MAYBERRY ROAD, NORTH 88TH STREET AND YALE AVENUE.
 - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - COMMON AREAS/TA (TRASH AREAS) FOR ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY 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, MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS, AND PRIVATE STREETS
 - AS PER DECLARATION OF COVENANTS CONDITIONS, AND RESTRICTIONS FOR MAYBERRY HILLS SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS, PRIVATE STREETS AND DETENTION AREA ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

BEING 20.003 ACRES OUT OF LOT 47-9, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO ALEJANDRO MORENO, RECORDED IN DOCUMENT NO. 1762217, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION
BEING 20.003 ACRES OUT OF LOT 47-9, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO ALEJANDRO MORENO, RECORDED IN DOCUMENT NO. 1762217, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.003 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND, THE SOUTHWEST CORNER OF THE SAID LOT 47-9, SAME BEING THE NORTHWEST CORNER OF LOT 46-9, AND SAME BEING A POINT ON THE CENTERLINE OF MAYBERRY ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N8°31'19"E, ALONG THE CENTERLINE OF MAYBERRY ROAD, SAME BEING ALONG THE WEST LINE OF THE SAID LOT 47-9, A DISTANCE OF 660.05 FEET TO AN IRON ROD FOUND ALONG THE CENTERLINE OF MAYBERRY ROAD, SAME BEING SOUTHWEST CORNER OF A CALLED THE SOUTH 8.00 ACRES OF THE NORTH 1/2 OF LOT 47-9, CONVEYED TO JUAN JR. GONZALEZ AND MARIA A. GONZALEZ, RECORDED IN VOLUME 1465, PAGE 219, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°28'06"E, ACROSS THE SAID LOT 47-9, SAME BEING ALONG THE SOUTH LINE OF THE SAID 8.00 ACRES TRACT, PASSING AT 20.00 FEET AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF MAYBERRY ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.12 FEET TO AN IRON ROD FOUND, ON THE WEST RIGHT OF WAY LINE N.88TH STREET, SAME BEING THE SOUTHEAST CORNER OF THE SAID 8.00 ACRES TRACT, SAME BEING A POINT ON THE EAST LINE OF THE SAID LOT 47-9, SAME BEING A POINT ON THE WEST LINE OF THE SAID LOT 47-10, SAME BEING A POINT ON THE WEST LINE OF NORTH BRYAN ESTATES SUBDIVISION, RECORDED IN VOLUME 32, PAGE, 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S8°31'28"W, ALONG THE COMMON BOUNDARY LINE OF LOT 47-9, SAME BEING ALONG THE WEST LINE OF THE SAID NORTH BRYAN ESTATES SUBDIVISION, A DISTANCE OF 660.05 FEET TO AN IRON ROD FOUND, THE SOUTHWEST CORNER OF THE SAID NORTH BRYAN ESTATES SUBDIVISION, SAME BEING THE SOUTHEAST CORNER OF LOT 47-9, AND SAME BEING THE NORTHEAST CORNER OF A CALLED 11.50 ACRES, CONVEYED TO NATIVIDAD SALINAS AND WIFE ELVA SALINAS, RECORDED IN DOCUMENT NO. 1203980, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°28'06"W, ALONG THE SOUTH LINE OF THE SAID LOT 47-9 SAME BEING THE NORTH LINE OF THE SAID LOT 46-9, SAME BEING THE NORTH LINE OF THE SAID 11.50 ACRES TRACT, PASSING AT 1300.10 FEET AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF MAYBERRY ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.003 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO
THE UNDERSIGNED, OWNER OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN MAYBERRY HILLS SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS, PARKS, WATERCOURSES AND DRAINS, EXCEPT THAT THE UNDERSIGNED SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF MCALLEN, TEXAS FROM ANY LIABILITY.

WITNESS MY HAND ON THIS THE _____ DAY OF, _____ 20____

KABE BUILDERS, LLC.
SERGIO CHAVEZ
2000 SOUTH MAIN ST. SITE 697
McALLEN, TEXAS. 78503

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF _____ MAYBERRY SUBDIVISION _____ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE: _____

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

MAYOR, CITY OF McALLEN _____ DATE _____

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

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

BY: RAUL SESIN, P.E., C.F.M., DISTRICT MANAGER _____ DATE _____

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

MARIO A. SALINAS _____ DATE: _____
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78501

DATE OF PREPARATION 10-16-2024

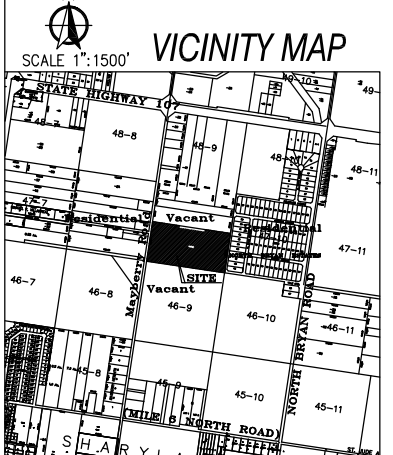
STATE OF TEXAS
COUNTY OF HIDALGO
THE UNDERSIGNED, OWNER OF THE REAL PROPERTY THE SUBJECT OF THIS PLAT, AND DESIGNATED HEREIN MAYBERRY SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THOSE PORTIONS OF THE SUBDIVISION DESIGNATED AS STREETS, ALLEYS, PARKS, WATERCOURSES AND DRAINS, EXCEPT THAT THE UNDERSIGNED SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF MCALLEN, TEXAS FROM ANY LIABILITY.
WITNESS MY HAND ON THIS THE _____ DAY OF, _____ 20____

KABE BUILDERS, LLC.
ERICK MONTANEZ
McALLEN, TEXAS,

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERICK MONTANEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY _____ OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____



UNITED IRRIGATION DISTRICT
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____ 20____

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

SECRETARY _____ PRESIDENT _____
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY _____

SHARYLAND WATER SUPPLY COMPANY
I, CARLOS LIMAS, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE MAYBERRY SUBDIVISION LOCATED 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.

CARLOS LIMAS
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION _____ DATE _____

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

DAVID O. SALINAS
SALINAS ENGINEERING AND ASSOCIATES
2221 DAFFODIL AVE.
McALLEN, TEXAS 78501
(956) 682-9081 _____ DATE _____

PRINCIPAL CONTACTS:
Name Address City & Zip Phone
OWNER: SERGIO CHAVEZ 2000 S. MAIN ST SITE 697 McAllen, Tx. 78503 (956) 651-2065
ENGINEER: MARIO A. SALINAS 3911 N. 10th. St. SUITE H McAllen, Tx. 78501 (956) 537-1311
SURVEYOR: DAVID SALINAS 2221 Daffodil Ave. McAllen, Tx. 78501 (956) 682-9081

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS. 78501
PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET



Reviewed On: 10/17/2024

SUBDIVISION NAME: MAYBERRY HILLS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North Mayberry Road: *Dedication required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions Needed: -Revise name as shown above were applicable, prior to recording. -Provide existing ROW dimension from centerline on both sides to determine ROW dedication required and any existing document number as applicable prior to final. If document number is referenced please include a copy for staff review prior to recording. -Provide total ROW dimension after accounting for dedication, prior to recording. -Provide document reference on survey prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>North 88th Street: 30 ft. dedication from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions Needed: -Provide existing ROW dimension on both sides of centerline and total ROW and any existing document number as applicable prior to final. If document number is referenced please include a copy for staff review prior to recording. -Include additional labeling of ROW dedicated by this plat along plat boundary, prior to recording. -Provide document referenced on survey prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Required
<p>Yale Avenue: 40 ft. dedication from centerline for future 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides *Clarify status of previously mentioned proposed half street. As per updated Variance request letter dated December 11th,2023, Engineer requesting a variance to allow a half street for the proposed Yale Avenue, proposing 40 ft. with a 25 ft. pavement cross section with curb and gutter for one side. Development staff reviewed the request and did not have any objection to the request. At the City Commission meeting of January 22nd,2024 the request was approved as recommended by staff and the Planning and Zoning Commission. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied

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

<p>Internal Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Revisions Needed: -City assigned street names will be established prior to recording, get with staff before Mylar printing. *Engineer submitted updated Variance request letter dated December 11th,2023, requesting that the ROW be reduced from 60 ft. to 50 ft., the Engineer has indicated that the paving width will remain at 40 ft., and will have an additional 10 ft. Utility Easement on either side. Development staff has reviewed the request and indicated that if approved that a 10 ft. U.E and Sidewalk Easement be dedicated along the front of the lots as applicable. At the Planning and Zoning Commission meeting of December 19th,2023, the request was approved as recommended by staff with a 10 ft. U.E and S.W easement being dedicated along the front of the lots.(50 ft. with 40 ft. of paving with a 10 ft. U.E and S.W Easement.) ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>Required</p>
<p>Paving _____ Curb & gutter _____ ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>NA</p>
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	<p>Compliance</p>
<p>* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. **Alley/service drive easement required for commercial and multi-family properties. **Subdivision layout is being processed with public works centralized locations. ***Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>
<p>SETBACKS</p>	
<p>* Front: 20ft., except 15 feet for unenclosed carports or greater for easements Revisions needed: -Revise front setback as noted above prior to recording. **Engineer submitted updated Variance request letter dated December 11th,2023, requesting a front setback of 20 feet except 15 feet for unclosed carports only. At the Planning and Zoning Commission meeting of December 19th,2023, the request was approved. ***Zoning Ordinance: Section 138-356</p>	<p>Required</p>
<p>* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>

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

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along North Mayberry Road, N. 88th Street, Yale Avenue ,and both sides of all interior streets **Sidewalk width requirements might increase to 5 ft. per Engineering Department requirements, finalize wording for 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 and along North Mayberry Road, North 88th Street, and Yale Avenue **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 North Mayberry Road, N. 88th Street, and Yale Avenue. **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. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. ***Zoning Ordinance: Section 138-210.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions required: -Revise note #26 to show the correct section reference, please see below, finalize 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
<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

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

LOT REQUIREMENTS		
* Lots fronting public streets **Subdivision Ordinance: Section 134-1		Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356		Compliance
ZONING/CUP		
* Existing: R-3A Proposed:R-3A **Initial Zoning to R-3A was approved by Planning and Zoning Commission on May 14, 2022. ***Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022. ****Zoning Ordinance: Article V		Compliance
* Rezoning Needed Before Final Approval ***Initial Zoning to R-3A was approved by Planning and Zoning Commission on May 14, 2022. ***Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022. ***Zoning Ordinance: Article V		Complete
PARKS		
* Land dedication in lieu of fee. Property received annexation approval at the City Commission of June 13, 2022.As per letter dated July 12, 2022,park fees waived as part of annexation.		Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per letter dated July 12, 2022,park fees waived as part of annexation.		Applied
* Pending review by the City Manager's Office. Property received annexation approval at the City Commission of June 13, 2022.As per letter dated July 12, 2022,park fees waived as part of annexation.		Applied
TRAFFIC		
* As per Traffic Department, Trip Generation approved, TIA waived.		Complete
* Traffic Impact Analysis (TIA) required prior to final plat. *** As per Traffic Department, Trip Generation approved, TIA waived.		NA
COMMENTS		
Comments: * Must comply with City's Access Management Policy. * As per conversation with Engineer of record on December 13th,2023, subdivision will be public. * As per updated information ownership has changed Engineer must update submitted documentation to the City as applicable prior to recording. * Revise note 12 as follows: A 25 ft. x 25 ft. sight obstruction easement required at all street intersections. * Remove note #18 and 19, prior to recording. * Clarify note #20 prior to recording * Annexation and Initial Zoning to R-3A was approved by City Commission on June 13, 2022. * All signature blocks must comply with Sec. 134-61 of the subdivision ordinance. * Provide break points for all lots to clarify the dimensions. * Provide a curve table for all curves as applicable prior to recording. * At the Planning and Zoning Commission meeting of February 6, 2024, the subdivision was approved in Final Form subject to conditions noted. After final approval, the project engineer proposed an offsite and added additional lots to the subdivision (Lots 33-35) which requires review by staff and revised final approval by the Planning and Zoning Commission.	Required	

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBVISION 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



City of McAllen

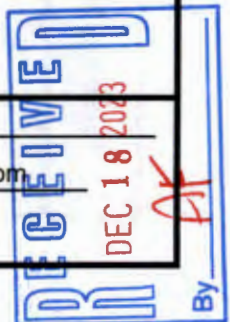
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

SUB 2023-0141

Project Information	Subdivision Name <u>Re-plat of the District Phase I Subdivision</u>	
	Legal Description <u>A tract of land containing 18.083 acres situated in the County of Hidalgo, Texas, being a part or portion out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, according to the plat thereof recorded in Volume "Q", Page 177, H.C.D.R.</u>	
	Location <u>Southwest corner of North 10th Street and Auburn (Wisconsin) Avenue</u>	
	City Address or Block Number <u>7901 N. 10th St.</u>	
	Total No. of Lots <u>7</u> Total Dwelling Units <u>*****</u> Gross Acres <u>18.083</u> Net Acres _____	
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>18.083</u> Acres) / <input type="checkbox"/> Residential (_____ Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____	
	Existing Land Use <u>Vacant / Shopping Complex</u> Proposed Land Use <u>Commercial</u>	
	Irrigation District # <u>2</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____	
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # _____		
Estimated Rollback Tax Due _____ Tax Dept. Review _____		
Owner	Name <u>Domain Development, Corp</u> Phone <u>(956) 661-8888</u>	
	Address <u>1200 Auburn Street, Suite 250</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
Developer	Name <u>Domain Development, Corp</u> Phone <u>(956) 661-8888</u>	
	Address <u>1200 Auburn Street, Suite 250</u> E-mail <u>shavi@aurielinvestments.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person <u>Shavi Mahtani</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>mario@meldenandhunt.com / beto@meldenandhunt.com / drobles@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza and Della Robles</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

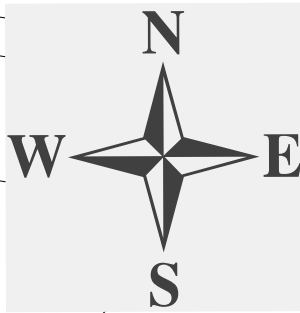
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 12.18.2023

Print Name Mario A. Reyna, P.E.

Owner Authorized Agent

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



LOCATION

AUBURN AVE

10TH ST
13

PROPOSED

THE DISTRICT

SUBDIVISION

PHASE 1

PHASE 2

PHASE 3
(REVISED)

11

10TH ST

LOT 1

5-A

4-A

3-A

LOT 2A

LOT 1A

14

LOT 2

LOT 3

LOT 2-A

LOT 2-B

LOT 3

2

3

4

5

6

LOT

WIS

6

6C

RESUBDIVISION MAP OF THE DISTRICT PHASE I A SUBDIVISION

BEING A RESUBDIVISION OF 18.083 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 1-5 AND BEING A PART OR PORTION OUT OF LOTS 6 AND 7, THE DISTRICT PHASE I SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3464751, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:
A TRACT OF LAND CONTAINING 18.083 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 1-5 AND BEING A PART OR PORTION OUT OF LOTS 6 AND 7, THE DISTRICT PHASE I SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3464751, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18.083 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO DOMAIN DEVELOPMENT CORP., A TEXAS CORPORATION, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER DOCUMENT NUMBER 3297479 AND DOCUMENT NUMBER 3297480, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.083 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A NO. 4 REBAR SET ON THE NORTHERNMOST NORTHEAST CORNER OF SAID LOT 1, FOR THE NORTHERNMOST NORTHEAST CORNER AND POINT BEGINNING OF THIS HEREIN DESCRIBED TRACT:
1. THENCE, S 38° 00' 27" E ALONG A CLIP LINE OF SAID LOT 1, A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET ON THE SOUTHERNMOST NORTHEAST CORNER OF SAID LOT 1, FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
 2. THENCE, S 08° 39' 32" W ALONG THE EAST LINE OF SAID LOTS 1-5 AND THE WEST RIGHT-OF-WAY LINE OF N. 10TH STREET, A DISTANCE OF 992.48 FEET TO A NO. 4 REBAR SET ON THE SOUTHEAST CORNER OF SAID LOT 5, FOR THE SOUTHEAST CORNER OF THIS TRACT;
 3. THENCE, N 81° 24' 18" W ALONG THE SOUTH LINE OF SAID LOTS 5 AND 7, A DISTANCE OF 770.50 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
 4. THENCE, N 08° 39' 32" E ACROSS SAID LOTS 7 AND 6, A DISTANCE OF 1,023.33 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT;
 5. THENCE, S 81° 20' 28" E ALONG THE NORTH LINE OF SAID LOTS 6 AND 1, AND THE SOUTH RIGHT-OF-WAY LINE OF AUBURN AVENUE, A DISTANCE OF 740.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.083 ACRES OF LAND, MORE OR LESS

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "C" AREAS OF MINIMAL FLOODING, COMMUNITY-PLAN NUMBER: 80534 0425 C MAP REVISED, NOVEMBER 16, 1982.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT (10th STREET): IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACKS, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
INTERIOR 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. CITY OF MCALLEN BENCHMARK: NUMBER MC 90, 1, TOP OF 3" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST BOUND OF 10TH STREET. THE MONUMENT IS 188 FEET SOUTH OF THE CENTERLINE OF FULLERTON AVE AND 12.8 FEET WEST OF THE B/C OF 10TH STREET. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16626260.81559, E=1076787.99706, ELEV=106.511 FEET.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 221,703 C.F. - 5.090 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA. DETENTION WILL BE PROVIDED ON THE DISTRICT SUBDIVISION PHASE III - LOT 25, DESIGNATED FOR DETENTION.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET AND 4 FT. WIDE SIDEWALK REQUIRED ON AUBURN AVENUE.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. PRIVATE ACCESS/SERVICE DRIVE EASEMENT IS TO BE MAINTAIN BY THE LOT OWNER(S) AND NOT THE CITY OF MCALLEN.
14. ALL EASEMENTS ARE DEDICATED BY PLAT UNLESS STATED OTHERWISE.
15. PRIVATE ACCESS/SERVICE DRIVE EASEMENT TO BE EXTENDED WEST WHEN PROPERTY DEVELOPS.

APPROVED BY DRAINAGE DISTRICT:

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

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

DATE SURVEYED: 09-13-2021
T-1127 PG. 58
SURVEY JOB # 21726.08

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE DISTRICT PHASE I 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.

DOMAIN DEVELOPMENT CORP., A TEXAS CORPORATION
SHAVI MAHTANI, PRESIDENT
100 EAST NOLANA AVENUE, SUITE 130
MCALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED, HOLDER(S), OR DULY AUTHORIZED OFFICES OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RE-PLAT OF THE DISTRICT PHASE I SUBDIVISION, OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

GEORGE CARDENAS, EXECUTIVE VICE PRESIDENT
VANTAGE BANK OF TEXAS
1801 S. 2nd STREET
MCALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

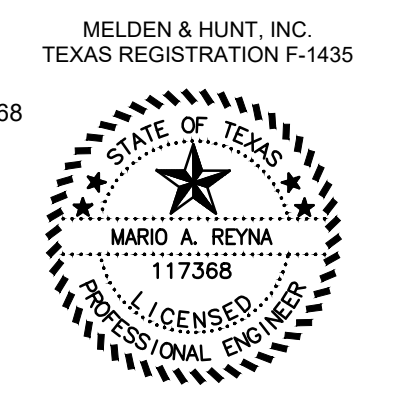
STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE PREPARED: 12/15/2023 DATE REVISED: 06/13/2024
ENGINEERING JOB # 23197.00

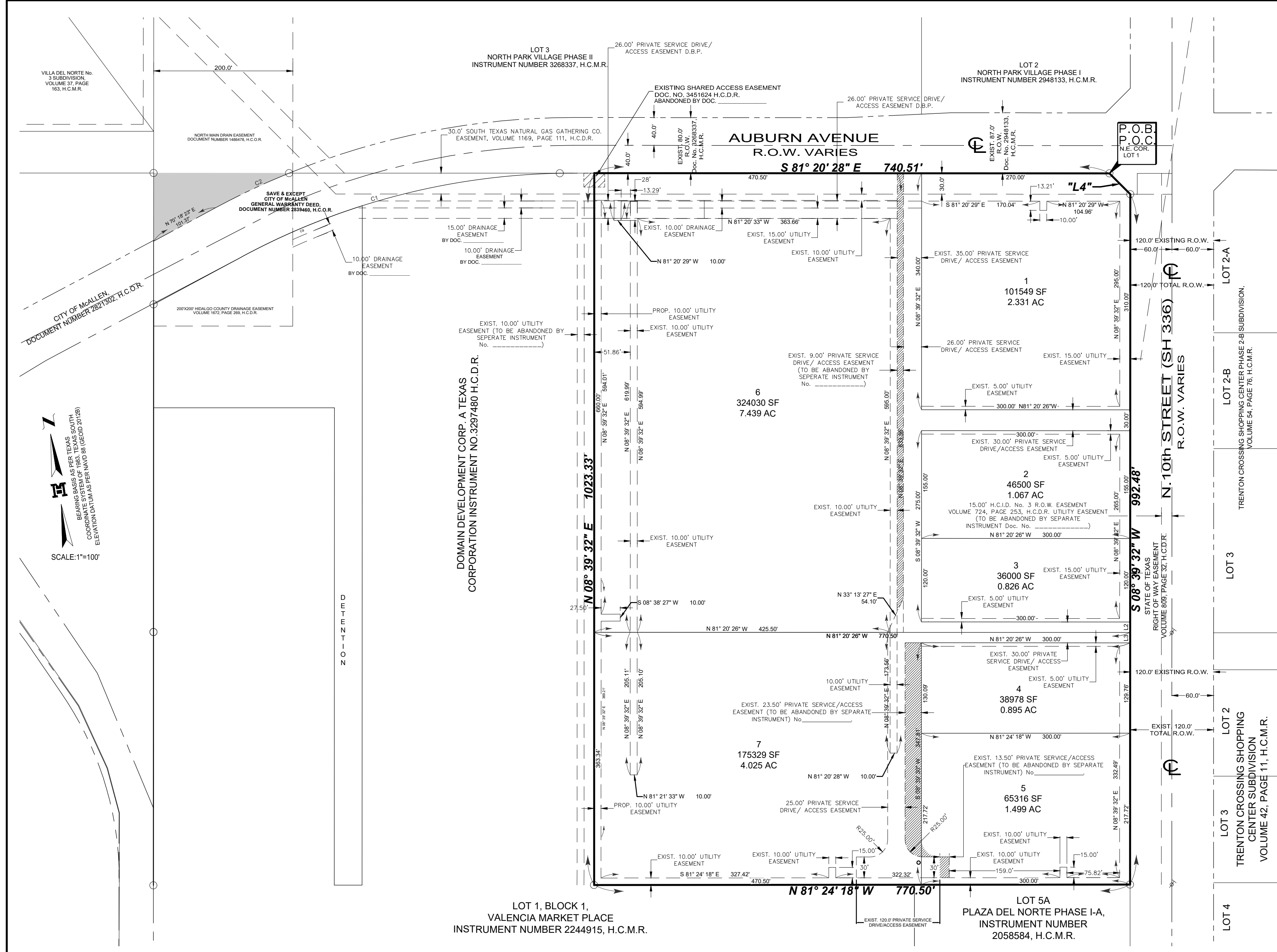
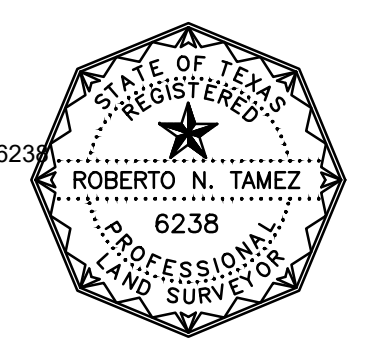


STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

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



Line Table

Line #	Direction	Length
"L4"	S 38° 20' 27" E	42.43
L2	N 08° 39' 32" E	15.00
L3	N 08° 39' 32" E	15.00

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

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

MAYOR, CITY OF MCALLEN _____ DATE _____

CITY SECRETARY _____ DATE _____

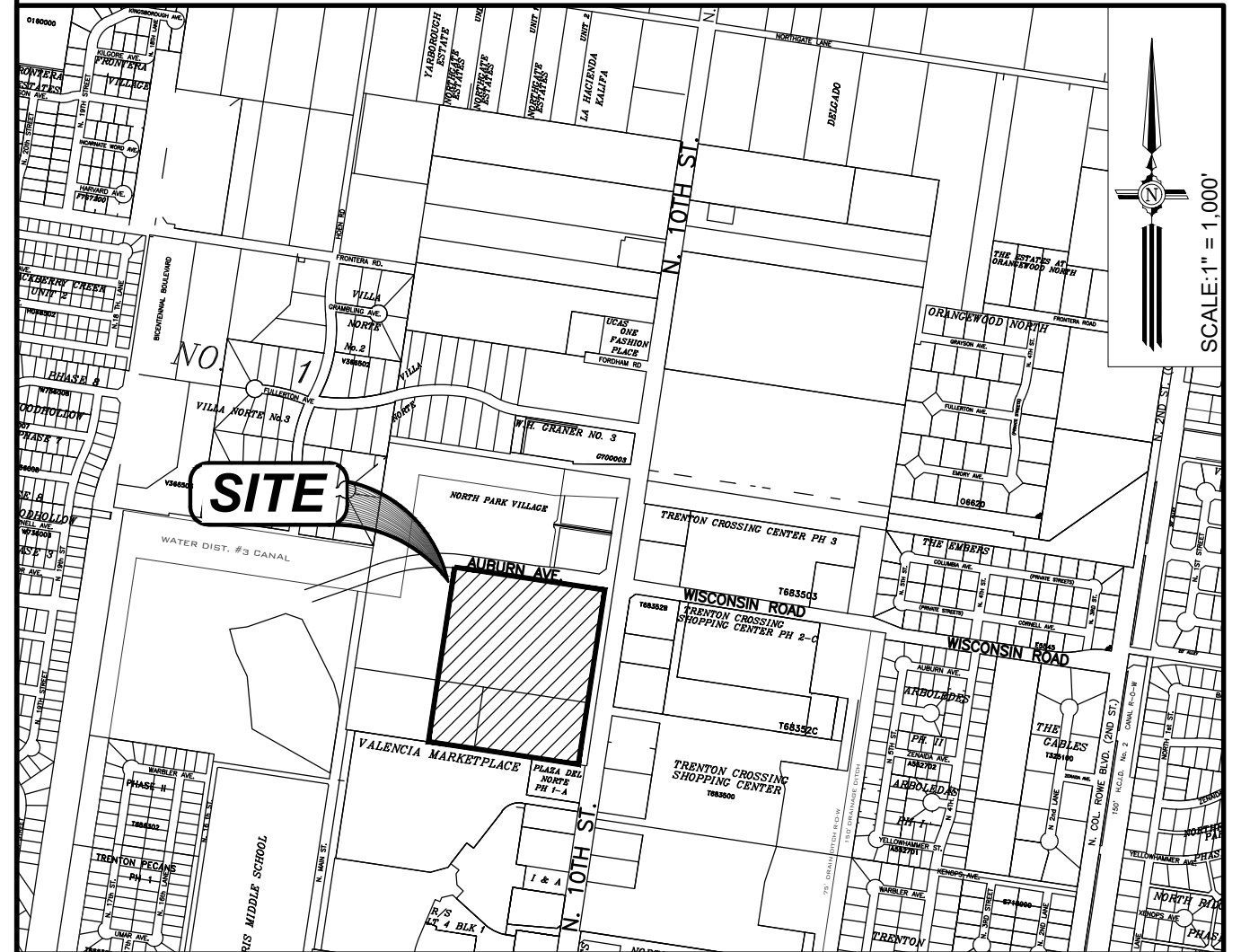
- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - △ SET COTTON PICKER SPINDLE
 - SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.E. COR. - NORTHEAST CORNER
 - EXIST. - EXISTING
 - CL - CENTER LINE
 - D.B.P. - DEDICATED BY PLAT

DRAWN BY: C.P. DATE 12-15-2023
SURVEYED, CHECKED: J.L.G. DATE 03-10-2023
FINAL CHECK: _____ DATE _____

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

LOCATION MAP





City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 10/17/2024

SUBDIVISION NAME: THE DISTRICT PHASE IA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North 10th Street: 60 ft. from centerline for 120 ft. total ROW Paving: By the State Curb & gutter: By the States Revisions needed: - Provide document number on plat and a copy of the document for staff review, regarding dedication of existing ROW. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Required
<p>Wisconsin Road: 80-87 ft. ROW Paving: 52-65 ft. Curb & gutter: Both sides *Monies must be escrowed if any improvements are required prior to recording. ***COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	Applied
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - Proposing to abandon some of the existing private service drive/access easement by a document. Any abandonment must be done by a separate process, not by plat, prior to final/recording. Any new service drive/access easement must comply with Traffic Department's requirements and approved as part of plat/site plan review and approval. - Some call outs of the private service drive easement is confusing. Reference the document number for any existing easements and the remaining easement after the abandonment. The callouts must be finalized prior to final/recording. - Minimum paving for Service drive is 24 ft. face-to-face. If any islands/boulevards are proposed, 20 ft. of paving face-to-face on each side of the island must be provided. **Subdivision Ordinance: Section 134-106</p>	Required
SETBACKS	
<p>* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. **Zoning Ordinance: Section 138-356 & 138-367</p>	Applied
<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

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

<p>* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 5 ft. wide minimum sidewalk required on North 10th Street and 4 ft. wide sidewalk required on Auburn Avenue. **Sidewalk requirements might increase to 5 ft. prior to recording subject to Engineering Department requirements.</p>	<p>Applied</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p>BUFFERS</p>	
<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>Applied</p>
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	<p>Applied</p>
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Required</p>
<p>NOTES</p>	
<p>** Variance request to City Access Management Policy for North 10th Street approved subject to conditions noted in approval letter as of September 6, 2022. *** Must comply with City Access Management Policy</p>	<p>Applied</p>
<p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. - Existing plat note #3 "Site plan must be approved by Planning and Zoning Commission prior to building permit issuance."</p>	<p>Applied</p>
<p>* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</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>NA</p>

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

<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **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>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>*Existing: C-3(General Business) District. Proposed: C-3(General Business) District. **Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the subdivision application, proposed use is commercial. Park land dedication does not apply to commercial developments as per the Parks Department.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the subdivision application, proposed use is commercial. Park land dedication does not apply to commercial developments as per the Parks Department.</p>	<p>NA</p>
<p>* Pending review by the City Manager's Office. Based on the subdivision application, proposed use is commercial. Park land dedication does not apply to commercial developments as per the Parks Department.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Master Trip Generation approved and TIA waived for Phase I.</p>	<p>Applied</p>

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - The existing access easement on the northwest corner of the subdivision seems to be moved. Since the access easement was dedicated by a separate instrument, show the access easement at the location dedicated by the instrument. - Recorded plat notes remain effective. Please add all relevant plat notes from The District Phase I Subdivision prior to final/recording. If any plat note is proposed to be removed or altered, a vacate and replat is required. - Any abandonment must be done by a separate process and instrument, not by plat. Revise the wording to "abandoned by instrument No. _____" prior to recording. The document number on the plat and a copy of the referenced document must be provided prior to recording. - Reference the document number for existing easements and ROW prior to final/recording and provide a copy for staff review. - All signature blocks must comply with Section 134-61 of the subdivision ordinance prior to recording. - All existing easements that were dedicated by the recorded plat must show the document number. Any new easements must be labeled as dedicated by this plat. - It's not clear the distance between the north lot line and the proposed E/W 26 ft. private service drive-access easement on Lot 6. Add dimensions as applicable prior to final/recording. <p>* Must comply with City's Access Management Policy. ** The subdivision is a proposed replat of The District Phase I Subdivision to decrease the recorded subdivision acreage and move the boundary on the west side to the east. Some of the lots dimensions have changed too (Lots 4-7). All originally recorded plat notes will apply. If any subdivision notes is proposed to be removed or altered a vacate and replat will be required.</p>	<p>Required</p>
RECOMMENDATION	
<p>STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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



LOCATION

AUBURN AVE

10TH ST

10TH ST

THE DISTRICT

PROPOSED SUBDIVISION

PHASE 1

PHASE 2

PHASE 3 (REVISED)

11

LOT 1

LOT 2A

LOT 1A

3-A

LOT 2-A

LOT 2-B

LOT 3

LOT 2

14

13

LOT

W

AC

