

AGENDA

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

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

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

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Emilio D. Santos Jr., for a Conditional Use Permit, for one year, and adoption of an ordinance for a restaurant/bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas, 500 East Nolana Avenue. **(CUP2023-0129)**
2. Request of Pedro A. Rodriguez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an Event Space with mixed use - BYOB at Lot 10 and N 10' of Lot 11, Block 13, North McAllen Subdivision, Hidalgo County, Texas; 610 North Main Street, Suite B & C **(CUP2023-0107)**
3. Request of Maria I. Salazar, for a Conditional Use Permit, for two years, and adoption of an ordinance for a Home Occupation (beauty salon), at .55 acres out of Lot 327, John H. Shary Subdivision, Hidalgo County, Texas; 5009 Buddy Owens Boulevard. **(CUP2023-0122)**
4. Request of Jorge L. Martinez for a Conditional Use Permit, for one year, and adoption of an ordinance for a food truck park at 1 tract of land North of Railroad Right of Way between 10th & 11th Streets South of Block 49, North McAllen Addition, Hidalgo County, Texas; 1001 Ash Avenue. **(CUP2023-0123)**

b) REZONING:

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

3) SITE PLAN

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

4) SUBDIVISIONS:

- a) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An. **(SUB2022-0146) (REVISED PRELIMINARY) (TABLED ON 09/19/2023) SEA**
- b) Salinas Brothers Subdivision, 13401 North Los Ebanos Road, Juan Luis Salinas **(SUB2022-0034) (PRELIMINARY 6-MONTH EXTENSION) Trevino Engineering**
- c) Victoria's Oaks Subdivision, 2700 North Taylor Road, Victoria Alvarez **(SUB2023-0101) (PRELIMINARY) JHE**
- d) Harvest Cove Subdivision, 2501 North Ware Road, Erickson Construction **(SUB2023-0104) (PRELIMINARY) M&H**
- e) D' Costa Subdivision, 801 North 23rd Street, D. Costa Inc. **(SUB2023-0100) (PRELIMINARY) SEA**
- f) Northgate Estates Subdivision, 1900 Northgate Lane, Urban City Developers, LLC **(SUB2023-0034) (REVISED PRELIMINARY) Turbo Engineers**
- g) Quinta Luz Subdivision, 4300 Pecan Boulevard, Alvarado Iglesias **(SUB2023-0099) (PRELIMINARY) SEA**
- h) Huerta Subdivision, 11501 North Bryan Road, Luis Roberto Huerta **(SUB2023-0103) (PRELIMINARY) SEA**
- i) Santoy Subdivision, 3321 Highway 83, Juan F. Santoy **(SUB2023-0105) (PRELIMINARY) SEC**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday September 19, 2023, at 3:30p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Gabriel Kamel Marco Suarez Jose Saldana Jesse Ozuna Reza Badiozzamani	Vice Chairperson Member Member Member Member
Absent:	Michael Fallek	Chairperson
Staff Present:	Michelle Rivera Edgar Garcia Omar Sotelo Mario Escamilla Kaveh Forghanparast Samuel Nunez Eduardo Garza Adriana Solis Hilda Tovar Samantha Trevino Jacob Salazar Magda Ramirez	Assistant City Manager Planning Director Senior Planner Planner III Planner III Planner II Planner II Planner II Planner II Planner I Planner Technician I Administrative Assistant

CALL TO ORDER – Vice Chairperson Mr. Gabriel Kamel

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Marco Suarez

1) MINUTES:

- a) Approval/disapproval of the minutes for the August 22, 2023 meeting.

The minutes for the regular meeting held on August 22, 2023 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Mr. Jose Saldana which carried unanimously with five members present and voting.

2) PUBLIC HEARING:

a) **CONDITIONAL USE PERMITS:**

- 1) Request of Robert Wilson, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar (Eddies) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G **(CUP2023-0101)**

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

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on November 2, 1999 and had been renewed annually until September 2011. The last permit renewal was approved for one year on August 2nd of 2022 by the City Commission with a variance to the distant requirement.

The applicant is proposing to continue to operate a bar/pool hall (Fast Eddie's) 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 September 2022 to present. Fire Department has inspected the establishment and found it to be in compliance, pending Health Department inspection. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, 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/pool 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.

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

At the meeting of September 6th there was no quorum, all items are to be heard at the meeting of September 19th, 2023.

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

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

- 2) Request of Eric R. Pena, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar and Grill) at N98.5' Lot 1 Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2001 South 10th Street. **(CUP2023-0102)**

Ms. Samantha Trevino stated that the property is located at the southeast corner of South 10th Street and Toronto Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, west and south, R-3A (apartments) and R-3C (condominiums) District to the east. Surrounding land uses include McAllen Country Club, Logan's Roadhouse, McCreery Aviation Co., La Placita retail plaza, Fairway Plaza Shopping Center, and condominiums. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit request was approved by City Commission on August 22, 2022. The renewal for the bar was submitted August 1, 2023.

The applicant is proposing to continue to operate a bar (Suerte Bar and Grill) from the existing building. The proposed hours of operation are from Monday- Sunday from 12:00 P.M.- 2:00 A.M. A police activity report is attached for service calls from September 2022 to present. The Health and Fire Departments have inspected the bar and allowed the CUP process to be continued. The Planning Department has received no complaints regarding this use. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character

of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the northeast;

- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 61 parking spaces are required and 63 are provided as per site plan.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process

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

At the meeting of September 6th there was no quorum, all items are to be heard at the meeting of September 19th, 2023.

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

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

- 3) Request of Sandra L. Gomez on behalf of Desperado Saloon, for a Conditional Use Permit, for one year, for a bar (Desperado Saloon), at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. **(CUP2023-0106)**

Ms. Samantha Trevino stated that the property is located at the northwest corner of South 23rd Street and Military Highway and is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District to the North and South, I-1 (light industrial) to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include a convenience store, gas station, auto sales, the McAllen Produce Terminal Market, Burger King, Texas Inn Hotel and vacant land. A bar is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit for this establishment was approved by the Planning and Zoning Commission in September of 1991 and has been renewed annually to different tenants. The last permit was approved for one year on July 6, 2022.

The applicant is proposing to continue operating a billiard saloon(Desperado Saloon) from the existing lease space. The hours of operation will be from 5:00 P.M to 2:00 A.M Monday through Saturday.

A police activity report is attached for service calls from September 2022 to present. The Health and Fire Departments inspections are still pending. Should the Conditional Use Permit be approved, the applicant will be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and special requirements as follows:

- a) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. This establishment is not within 400 feet of the above mentioned zones or uses;
- b) 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 to South 23rd Street and Military Highway;
- c) 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, 2,036 square feet, 21 parking spaces are required for this use and 21 additional spaces are required for the remainder of the building. There are 56 parking spaces provided in the common parking area in the front and rear of the building. The parking lot must be maintained free of potholes and clearly striped.
- d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- e) 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;

- f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 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. The allowable number of persons within the building is 116 persons.

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements.

At the meeting of September 6th there was no quorum, all items are to be heard at the meeting of September 19th, 2023.

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

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

- 4) Request of Eziquel Ortiz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Eutopia) at Lot 3, North Park Village Subdivision Phase 2, Hidalgo County, Texas; 1200 Auburn Avenue Suite 320. **(CUP2023-0115)**

Ms. Samantha Trevino stated that the subject property is located on the North side of Auburn Avenue, west of North 10th Street and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single family residential) District to the north, C-3(general business) District to the East and south and R-3A (apartments) District to the south.

This is the initial Conditional Use Permit permit for the location for a bar.

The applicant is proposing to operate a bar (Eutopia) from the existing building. The proposed hours of operation Tuesday, Thursday, Friday, Saturday, and Sunday from 8:00 P.M.-2:00 A.M.

The Health and Fire Department have inspected the location and have Ok'd the CUP process to continue. The Planning Department received a call concerning noise. The establishment must also meet the requirements set forth in Section 138- 118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the north and south;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access

to Auburn Avenue;

- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 18 parking spaces are required and More than 250 are provided as per site plan with shared parking within the plaza.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process

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

At the meeting of September 6th there was no quorum, all items are to be heard at the meeting of September 19th, 2023.

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

After a short discussion regarding noise concerns, Mr. Marco Suarez moved to disapprove with favorable recommendation. Mr. Jose Saldana seconded the motion, which was disapproved with favorable recommendation with five members present and voting.

- 5) Request of Magda Villarreal for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at Lot 35, Block 2, Colonia McAllen No. 2 Subdivision, Hidalgo County, Texas; 2220 South 26th Street. (CUP2023-0105)

Mr. Eduardo Garza stated that the subject property is located along the east side of South 26th Street approximately 200 feet north of Wichita Avenue. The property is zoned R-1 (single-family residential) District and has a Lot size of 5,880 square feet. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single-family residential)

District with a Conditional Use Permit (CUP) and in compliance with requirements. The adjacent zoning is C-3 (general business) District to the east and R-1 (single-family residential) District to the north, south, and west. Surrounding land uses are single-family residences and the McAllen Flea Market.

The plat for Colonia McAllen No. 2 Subdivision was recorded on June 16, 1992. An application for a Conditional Use Permit was submitted to the Planning Department on August 08, 2023.

The proposed one-story guest house would have a size of 280 square feet once it is completed. According to the submitted floor plan, the proposed guest house will include a living area, a closet, a restroom, and a covered patio area.

The proposed guest house is for temporary stays by visiting relatives. A guest house is permitted within an R-1 District with an approved Conditional Use Permit and in compliance with all other requirements.

The guest house must comply with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one allowed per lot;
- 2) Must meet setback requirements;
- 3) Must be on same utilities as primary residence on lot;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the Lot size is 5,880 square feet;
- 5) There can be no separate driveway or garage for the guesthouse. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) It must not be rented out; and
- 7) If money is ever paid for rent or share of utilities, etc., permit will be revoked.

If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements.

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

Staff recommends disapproval of the request based on noncompliance with requirement # 4 (minimum lot size) of Section 138-118(a)(5) of the Zoning Ordinance.

At the meeting of September 06, 2023, there was no quorum, all items to be heard at the meeting of September 19, 2023.

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

After a short discussion regarding the setback requirements, Mr. Jesse Ozuna moved to disapprove with favorable recommendation. Mr. Marco Suarez seconded the motion, which was disapproved with favorable recommendation with five members present and voting.

- 6) Request of Shahid Rashid for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 7 and 8, Block 45, North McAllen Subdivision, Hidalgo County, Texas; 220 North Main Street. **(CUP2023-0108)WITHDRAWN**

Case has been withdrawn. No discussion or action required.

- 7) Request of Victoria Ortega for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas; 601 East Nolana Avenue. **(CUP2023-0109)**

Mr. Eduardo Garza stated that the property is located on the north side of East Nolana Avenue, approximately 140 ft. west of North McColl Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District on all directions. Surrounding land uses includes restaurants, a gas station, commercial businesses, a church, offices, apartments, and vacant land. An event center is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with requirements.

A Conditional Use Permit for a bar was initially approved in April of 1999 and was renewed annually until 2005. The bar was closed and a new application was submitted and approved for a dancehall in May of 2008 and was been renewed annually until 2016. The last approval for a dancehall was on November 12, 2018 by City Commission with a variance to the distance requirement. City Commission approved a Conditional Use Permit for an event center for the existing building on November 8, 2021. A site plan review for the subject property was approved by the Planning and Zoning Commission on April 19, 2022. A CUP request for an event center with the proposed additions was approved by City Commission on May 9, 2022. A right-of-way abandonment for a 36 ft. shared access easement for Lots 1 and 3 was approved by City Commission on June 13, 2022.

The applicant is proposing to operate an event center named The Grand Event Center/Vidor Falls, from the existing building and proposed additions, approximately 17,225 sq. ft. The hours of operation are from 5:00 P.M. to 2:00 A.M. daily.

The Fire & Health Departments' approved and have allowed the CUP process to continue. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the 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 residentially zoned property and a church (First United Methodist);
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to East

Nolana Avenue and does not generate traffic into residential areas;

3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage and use of the building, 173 parking spaces are required and 203 spaces are provided. 98 spaces are provided on lot and 105 parking spaces are provided as shared parking with Lot 3, which has a common access easement to the west. The parking lot has to be free of potholes and clearly striped;
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
5. The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
6. The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

At the meeting of September 06, 2023, there was no quorum, all items to be heard at the meeting of September 19, 2023.

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

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

- 8) Request of Florentino Obregon Jr., for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (church), at Lot 15, Espensen Industrial Park Subdivision Unit No. 3, Hidalgo County, Texas; 2600 Zinnia Avenue. **(CUP2023-0113)**

Mr. Eduardo Garza stated that the subject property is located along the northwest corner of Zinnia Avenue and North 26th Lane. The property is zoned I-1 (light industrial) District. The adjacent zoning is R-1 (single-family residential) District to the north, I-1 (light industrial District to the east, south, and west. Surrounding land uses include residential homes and commercial businesses. An institutional use is permitted in a I-1 District with a Conditional Use Permit and in compliance with requirements.

This is the first Conditional Use Permit request for this property. The Conditional Use Permit request application was submitted on August 17, 2023.

There is an existing 2,560 sq. ft. (as per appraisal district) building which is being used as the main sanctuary for the church. The applicant is proposing to operate a church with a main sanctuary area. The days and hours of the services of the church will be on Sunday from 1:00 PM to 3:00 PM and Monday to Friday 6:00 AM – 7:00 AM for morning prayer and a monthly meeting on Thursday. Based on the 40 seats in the sanctuary area, 10 parking spaces are required; 7 parking spaces are provided on site on the south side of the property. A parking agreement has been submitted for an additional 6 parking spaces with the adjacent property.

The Fire Department inspection is still pending. 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 business has frontage on Zinnia Avenue.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 40 seats in the sanctuary, 10 parking spaces are required; 7 parking spaces are provided on site on the south side of the property. A parking agreement has been submitted for an additional 6 parking spaces with the adjacent property.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The numbers of persons within the building shall be restricted to the existing seating capacity for the building.

- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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

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

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

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

Being no discussion, Mr. Jose Saldana to approve subject to conditions noted. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

- 9) Request of Miguel A. Vargas, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar, at Lots 1 and 2, Mejia Subdivision Unit No.1, Hidalgo County, Texas; 2000 Nolana Avenue. **(CUP2023-0116)**

Mr. Eduardo Garza stated that the property is located at the northwest corner of Nolana Avenue and Bicentennial Drive and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include restaurants, commercial businesses, bars, offices, the International Museum of Arts & Science (IMAS), auto services, and vacant land. A bar and lounge is allowed in a C-3 zone with a Conditional Use Permit and in compliance with the requirements.

The first Conditional Use Permit for a bar at this location was approved by the City Commission on September 29, 2009, with a variance to the 600 ft. distance requirement. The permit has been renewed annually by different tenants with variances to the distance requirement by the City Commission until March 2018. An application for a Conditional Use Permit for one year for a bar was approved by the City Commission on August 10, 2020. The previous Conditional Use Permit was approved by the City Commission on October 11, 2021. The Conditional Use Permit was not renewed in 2022. The application for a Conditional Use Permit was submitted on August 21, 2023.

The applicant is proposing to operate a bar (Calandrias Bar & Lounge) with an outdoor patio area. The hours of operation will be Thursday to Sunday, from 9:00 p.m. to 2:00 a.m. Based on the 2,472 square feet for the bar, 25 parking spaces would be required. As per the subdivision plat Mejia Unit No. 1 Subdivision, the existing parking area is a common parking area for all 12 lots.

The Fire and Health Department have inspected the establishment 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 establishment must comply with the requirements set forth in Section 138-118 (a)(4) of the Zoning Ordinance and specific requirements as follows:

- h) The property line of the lot of the abovementioned business must be at least 400 feet from the nearest residence or residentially zone property, church, school, or publicly owned

property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the International Museum of Arts & Science (IMAS);

- i) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Nolana Avenue and Bicentennial Drive and does not generate traffic into residential areas;
- j) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the square footage of the bar, 25 parking spaces will be required, which are provided as part of the common parking area. There is a 2-year parking agreement on file valid from June 2023 to June 2025, that provides an additional 40 parking spaces.
- k) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- l) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- m) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties; and
- n) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

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

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

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

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

- 10) Request of Humberto Ramos Martinez, for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet (storage shed) at Lot B1, Aim Media Subdivision, Hidalgo County, Texas; 1324 East Nolana Avenue. **(CUP2023-0110)**

Mr. Eduardo Garza stated that the subject property is located on the south side of Nolana Avenue and approximately 604 feet west of Jackson Road. The Greater McAllen Association of Realtors is currently on the subject property. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include O'Reilly Auto Parts, KRGV Channel Five News, One Nolana Center, and a vacant lot. A portable building greater than 120 square feet is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was approved by the Planning and Zoning Commission on August 17, 2021. The Conditional Use Permit was not renewed in 2022. The applicant submitted for a Conditional Use Permit application for a portable building on August 11, 2023.

The applicant is proposing to utilize an 8 feet by 20 feet portable building on the subject property for storage of outdoor equipment. The storage shed is to be 34 feet from the main office building and proposed to be located at the rear of the property, along the south side of the office building.

The Fire Department has conducted their necessary inspection and no violations were found. Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The portable building must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) Portable buildings shall not be used for living quarters. The portable building will be used as an outdoor equipment storage;
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 feet;
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system;
- 4) Portable buildings shall be provided with garbage and trash collection services;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 6) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

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

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

Staff recommends approval of the request, for one year, subject to Section 138-118 of the Zoning

Ordinance, Building Permit, and Fire Department requirements.

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

Being no discussion, Mr. Marco Suarez moved to approve. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

- 11) Request of Mario Almodovar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Hooka Bar, at Lot 1, Gateway Plaza Shopping City Subdivision S85'-N300', Hidalgo County, Texas; 1215 South 10th Street, Suite D. **(CUP2023-0117)**

Ms. Samantha Trevino stated that the subject property is located on the east side of North 10th Street, south of Lindberg Avenue and is zoned C-3 (general business) District. The Suite is located inside of the Gateway Plaza Shopping City along with 2 other businesses, Puff Air, and Metro by T-Mobile. A Bar is allowed in a C-3 District with a Conditional Use Permit.

This is the initial application for a Conditional Use Permit for a Hooka bar at this location. Puff Air smoke shop next door was opened back in 2021 with no CUP on file.

The applicant is proposing to operate a Hooka bar/restaurant by the name of Dubi Lunch and Grill from the 4,131 square foot Suite. Hours of operation will be from Sunday to Thursday from 11:00 A.M. to 12:00 A.M. and Friday to Saturday from 11:00 A.M to 2:00 A.M. The Hooka bar will be located in the front area of the suite and the restaurant will be in the rear area of the suite.

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

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses.
- 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 South 10th Street, and Lindberg Avenue.
- 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 2 other suites, Metro T-Mobile, and Puff Air. The proposed 4,131 sq. ft. restaurant/bar requires 10 parking spaces; 37 parking spaces are provided on the common parking area in the front of the building, all 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.

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

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

Being no discussion, Mr. Jose Saldana moved to disapprove with favorable recommendation. Mr. Jesse Ozuna seconded the motion, which was disapproved with favorable recommendation with five members present and voting.

- 12) Request of Ramon R. Martinez, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a food truck park, at Lot 1, Valley Salvage Center Subdivision, Hidalgo County, Texas; 701 East Highway 83.
(CUP2023-0119)

Ms. Samantha Trevino stated that the subject property is located north of East Highway 83 on the corner of North McColl Road and East Beech Avenue. The subject property is zoned I-1 (light industrial) District. The adjacent zones to the south, east, and across McColl Road to the West, are also L-1 District, with a C-4 (commercial industrial) District across East Beech Avenue to the north. A food truck park is a permitted use under an I-1 District, subject to compliance to a Conditional Use Permit's requirements.

The last approved CUP for the location was last year August 16, 2022.

The applicant is proposing to operate a food truck park on the subject property (which currently serves as a parking lot area). According to the applicant, 150 parking spaces (not including spaces for food trucks and tables) will be available on the subject property for the general public. The food truck park's proposed days and hours of operation would be 8:00 AM to 12:00 AM Monday through Sunday. The food truck park will continue to consist of 6 food trucks and 14 tables.

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

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

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

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

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

After a brief discussion regarding compliance of restrooms, Mr. Jesse Ozuna moved to approve subject to conditions noted. Mr. Jose Saldana seconded the motion, which was disapproved with favorable recommendation with five members present and voting.

- 13) Request of Armando Rios, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand for Raspadin, at E96.53' N127.55'- Lot 1, Alta Loma Subdivision, Hidalgo County, Texas; 2309 Galveston Avenue. **(CUP2023-0120)**

Ms. Samantha Trevino stated that the subject property is located on the south side of Galveston Avenue, east of South 23rd Street and is zoned C-3(General Business) District. This is the initial

Conditional Use Permit for a portable building at this location. Currently there is one food truck on the adjacent lot by the name of Taquero Mucho, the lot described above will be adding a food truck by the name of Raspadin. There is currently a pergola on the north side of the portable building, the seating from there will be relocated to the front of the Raspadin food truck. An additional pergola is being proposed in front of the food truck as well.

The applicant is requesting a conditional use permit for an existing portable building located on the property (previously Raspadin). The portable building dimensions are 12 feet by 34 feet as per the submitted site plan. The building will be used as a commissary and prep area for Raspadins and Taquero Muchos food trucks. As per the submitted site plan, the portable building will not be placed on any existing parking spaces. Any addition or canopy on site would require the necessary permits and must comply with our city ordinances.

The Fire Department review is currently under review, the Health Department has okay'd the CUP process to continue. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

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

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

- 1) Portable buildings must not be used for living quarters. The portable building will be used as storage for both food trucks;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 feet;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 6) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

Staff is recommending approval of the portable building subject to conditions and in compliance with Health and Fire Department requirements.

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

Being no discussion, Mr. Jose Saldana moved to approve subject to conditions noted. Mr. Marco

Suarez seconded the motion, which was approved with five members present and voting.

b) REZONING:

- 1) Rezone from R-1 (single-family residential) District to R-3A (multifamily apartment residential) District: 5.411 acres, more or less, out of Lot 27, La Lomita Irrigation & Construction Company Subdivision, Hidalgo County, Texas; 3401 La Lomita Road. **(REZ2023-0044)**

Mr. Eduardo Garza stated that the property is located on the south side of La Lomita Road. The applicant is proposing to rezone the property to R-3A (multifamily residential apartments) District in order to develop the tract of land for a detached duplex development. A submitted feasibility plan depicts that the subject property will be split up into 13 different lots.

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

The subject property is vacant. Surrounding land uses include single-family, proposed multi-family residences, and Hidalgo County Irrigation District No. 1 Main Canal.

The Envision McAllen Future Land Use Plan categorizes this property as Complete Communities. This area would be most appropriate for single-family detached homes, duplexes, neighborhood scale mixed-use urban projects, and Civic and Parks and Open Space uses.

The development trend for this area along La Lomita Road is single family residential and duplex-fourplex residential.

The requested zoning conforms to the Envision McAllen Future Land Use Plan designation.

La Lomita Road is designated as a major collector road and is constructed as a two lane rural roadway. There are no curb and gutter or sidewalk adjacent to the subject tract. The Hidalgo County Irrigation District No. 1 Main Canal is also located along the rear of the entire subject tract.

The proposed development area would have 5.411 acres (235,724.00 square feet). Based on the maximum density per gross acres in the R-3A District: 235-one bedroom units, 188-two bedroom units, and 157-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of a townhouse. Max allowable density per acre will be defined once a final subdivision plat is recorded.

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

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

Staff recommends disapproval of the rezoning request to R-3A (multifamily apartment residential) since there is a potential for up to 235 units with an access to a major collector road.

At the meeting of September 06, 2023, there was no quorum, all items to be heard at the meeting of September 19, 2023.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Applicant Mr. Ahmad Gorabi stated that the plan for multifamily apartments which consists of 13 buildings and will have 2 units in each building. Mr. Gorabi stated that by rezoning this location and allowing the project, it will allow new jobs and it would improve the city economy.

After a short discussion, Mr. Marco Suarez moved to approve. Mr. Jose Saldana seconded the motion which was approved with five members present and voting.

- 2) Initial Zoning to R-1 (single-family residential) District: 1.09 acres, more or less, out of Lot 417, John H. Shary Subdivision, Hidalgo County, Texas; 4800 Auburn Avenue. **(REZ2023-0045)**

Mr. Samuel Nunez stated that the property is located along the north side of Auburn Avenue and is part of a larger tract of land (i.e., 25.63 acres gross) that also has frontage on North Taylor Road. This particular tract is comprised of 1.09 acres of vacant land.

The applicant is requesting annexation of the property and initial zoning to R-1 (single-family residential) District in order to develop the tract of land for a single-family residential subdivision with 121 lots proposed. The tract is currently outside of McAllen's City limits. The initial zoning to R-1 District will become effective upon the annexation of the tract into the City. The subdivision process will be required prior to building permit issuance.

The adjacent properties to the north and west are currently outside of McAllen's city limits and are therefore without zone. Adjacent properties to the east and south across Auburn Avenue include A-O (agricultural and open space) District and R-1 District.

The property is currently vacant. Surrounding land uses are a mix of single-family residential, institutional, and open spaces.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Parks and Open Space. Civic and Parks and Open Space uses are considered most appropriate for this property.

The development trend for this area along Auburn Avenue is single family residential.

The requested zoning does not conform to the Parks and Open Space use designation on the Envision McAllen Future Land Use Plan. However, this proposal would be compatible with the existing single-family residential uses in the vicinity.

If the property is ever rezoned and or re-subdivided for a multifamily residential, commercial, or industrial use, a recorded plat and an approved site plan review may be required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

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

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed rezoning request. There was none.

Being no discussion, Ms. Jose Saldana moved to approve. Mr. Jesse Ozuna seconded the motion which was approved with five members present and voting.

- 3) Initial Zoning to R-1 (single-family residential) District: 24.54 acres, more or less, out of Lot 417, John H. Shary Subdivision, Hidalgo County, Texas; 8100 North Taylor Road. **(REZ2023-0046)**

Mr. Samuel Nunez requested that the previous analysis from 2b2 tract to be voted together with this item.

Applicant Mr. Ivan Garcia with Rio Delta Engineering stated that they submitted the application separate due to the difference in the acreage and two separate owners at the time he turned in the application. It is now combined with the subdivision and are currently owned by the same owner.

The property is located along the east side of North Taylor Road and is part of a larger tract of land (i.e., 25.63 acres gross) that also has frontage on Auburn Avenue. This particular tract is comprised of 24.54 acres of vacant land.

The applicant is requesting annexation of the property and initial zoning to R-1 (single-family residential) District in order to develop the tract of land for a single-family residential subdivision with 121 lots proposed. The tract is currently outside of McAllen's City limits. The initial zoning to R-1 District will become effective upon the annexation of the tract into the City. The subdivision process will be required prior to building permit issuance.

The adjacent properties to the north and west are currently outside of McAllen's city limits and are therefore without zone. Adjacent properties to the east and south across Auburn Avenue include A-O (agricultural and open space) District and R-1 District.

The property is currently vacant. Surrounding land uses are a mix of single-family residential, institutional, and open spaces.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Parks and Open Space. Civic and Parks and Open Space uses are considered most appropriate for this property.

The development trend for this area along North Taylor Road is single family residential.

The requested zoning does not conform to the Parks and Open Space use designation on the Envision McAllen Future Land Use Plan. However, this proposal would be compatible with the existing single-family residential uses in the vicinity.

If the property is ever rezoned and or re-subdivided for a multifamily residential, commercial, or industrial use, a recorded plat and an approved site plan review may be required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

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

After a discussion of why the two cases are being voted as the same, Mr. Marco Suarez moved to approve. Mr. Jesse Ozuna seconded the motion which was approved with five members present and voting.

3) SITE PLAN:

- a) Site plan approval for Lots 38 to 43, IGOA Business Campus Subdivision Phase I, Hidalgo County, Texas; 4101 North M Street. **(SPR2022-0069)**

Mr. Samuel Nunez stated that the subject property is located on the southwest corner of East Primrose Avenue and North M Street. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 District in all directions. Surrounding land uses include commercial retail and office uses.

The applicant is proposing to construct an 8,519 square-foot building and operate a therapy clinic.

Access to the site is from East Primrose Avenue and North M Street. No alley exists or is proposed.

Based on 8,519 square feet that will be used for office use, 47 parking spaces are required for the site. 72 parking spaces are proposed. Moreover, 1 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.

5,435.4 square feet of green area is required for the new development and 34,866.97 square feet is proposed. The tree requirement is as follows: 17 two-and-a half-inch-caliper trees, 9 four-inch caliper trees, 4 six-inch caliper trees, or 7 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. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

There is a 30-foot minimum front yard setback, and all other setbacks must be in accordance with the zoning ordinance minimum requirements for commercially zoned properties. 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 East Primrose Avenue and North M Street.

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

Review sheet.

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

Being no discussion, Mr. Jose Saldana moved to approve the site plan. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

- b) Site plan approval for Lot 3A, Shops At 29 Subdivision, Hidalgo County, Texas; 2800 Expressway 83. **(SPR2023-0035)**

Ms. Adriana Solis stated that the subject property is located north of Expressway 83. The subject property is zoned C-3 (general business) District. Adjacent properties are zoned C-3 District in all directions. Surrounding land uses include commercial retail and office uses.

The applicant is proposing to construct a 12,352 square foot building, comprising of a 3,801 square foot suite to operate Panera Bread.

Access to the site is from a 30 foot service drive to Express 83 as per the plat. No alley exists or is proposed.

Based on 3,801 square feet that will be used for restaurant use (Panera Bread), 38 parking spaces are required for the site. Based on the remaining 8,551 square feet for retail use requires 25 parking spaces. 89 parking spaces are proposed. Parking requirements are subject to change, should other uses be proposed other than retail for the remaining suites. Moreover, 4 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.

6,386.55 square feet of green area is required for the new development and 6,558 square feet is proposed. The tree requirement is as follows: 19 two-and-a half-inch-caliper trees, 10 four-inch caliper trees, 5 six-inch caliper trees, or 8 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. Finally, a 6-foot buffer is required around dumpsters/compactors if visible from the street. The applicant is meeting landscaping requirements for green area and trees.

There is a 50-foot minimum front yard setback, and all other setbacks must be in accordance with the zoning ordinance minimum requirements for commercially zoned properties. No structures are permitted to be built over any easements. The new development will be complying with all required setbacks for the property.

Must maintain existing 4-foot wide minimum sidewalk along South 29th Street and fronting Expressway 83.

Must comply with Utilities Department requirements, regarding cleanout and grease trap to be located out of the driveway.

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

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

Being no discussion, Mr. Marco Suarez moved to approve the site plan subject to conditions noted. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

4) SUBDIVISIONS:

- a) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC
(SUB2023-0102) (FINAL) RDE

Mr. Mario Escamilla stated that North Taylor Road: Proposing 10 ft. of dedication for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Auburn Avenue (5 Mile Line Road) : Proposing 40 ft. of dedication for 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: Both sides Revision Needed: Clarify 40 ft. existing on the south side of Auburn Avenue, any additional/ existing dedications must be referenced with document number on plat, finalize prior to recording. As per conversation with Engineer on September 15th,2023 to continue verifying existing dedications along the south ROW line of Auburn Avenue. Any adjustments to ROW will require review of ROW dedication requirements, and may require Planning and Zoning Commission action in the future, finalize prior to NTP/ recording. Label ROW as" Total ROW "after accounting for dedication from center line, and Label ROW as" Total ROW "after accounting for dedication from existing ROW line across Auburn Avenue, prior to recording. Ensure that all dimensions are legible, ex referenced 60.00',review and revise as applicable 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. Required Interior Street: Dedication as needed for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: Street names will be established prior to recording finalize street name prior to recording/Mylar printing. Subdivision layout currently exhibits stub outs, clarify stub outs along lots 90 and 91 and lots 108 and 109, subdivision layout will have to be revised to provide for "Knuckle" design as dead end street are not permitted as this is a private subdivision, review and revise prior to final. As per plat submitted on July 19th,2023, subdivision provides for knuckle design. As per plat submitted on June 2nd,2023 subdivision proposed to be private and for single family use, gate details are required. Gate details are under review and ROWs are subject to increase for gate areas, finalize 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. E/W Quarter Mile Collector (northern boundary):Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Pending Items: Engineer submitted a variance application on July 7, 2023 in reference to the ROW dedication requirements for the E/W collector(1/4 Mile Collector) along the Northern Boundary the engineer has indicated that the street would not be able to extend east as there is an existing drain ditch and there are existing established developments to the north of this subdivision. After review of the ownership map submitted on July 12,2023, due to the developed properties to the north and existing canal to the west and collector alignment, the E/W collector street along the northern boundary is not feasible. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N/S collector(Eastern Boundary,1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving _40 ft.__ Curb &

gutter: Both Sides. As per plat submitted on August 11th, 2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly. After review of the submitted plans on August 25, 2023, for the state drainage project from the engineer due to the developed properties to the north, collector alignment and state drainage project, the N/S collector street along the eastern boundary is not feasible. Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15th, 2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. 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 layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on August 1, 2023, requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Pending Items: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. As per conversation with Engineer on September 15th, 2023, 10ft. U.E and Sidewalk easement proposed, engineer to continue to coordinating with corresponding departments to ensure compliance, finalize prior to NTP/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 along Auburn Avenue (5 Mile Line Road), North Taylor Road, and both sides of all interior streets. 5 ft. sidewalk might be required by Engineering Dept., finalize note wording requirements, prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line Road) and North 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. Required. No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line Road) and North Taylor Road. 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. Revisions Needed: Add note as shown above, prior to recording. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Private Subdivision proposed as per plat submitted on June 2nd, 2023. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section

138-356. Existing: (Extraterritorial jurisdiction) Proposed: R-1 (single-family residential) District Pending Items: Annexation scheduled for the City Commission meeting of October 9th, 2023. Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th, 2023 and City Commission meeting of October 9th, 2023. Zoning requirements must be finalized prior to recording. Zoning Ordinance: Article V Required. Rezoning Needed Before Recording. Pending Items: Annexation scheduled for the City Commission meeting of October 9th, 2023. Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th, 2023 and City Commission meeting of October 9th, 2023. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. 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 Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording. Required. Pending review by City Manager's Office. As per Parks Department, based on proposed annexation and initial zoning scheduled for the City Commission meeting of October 9th, 2023, plat depicts 121 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording. As per Traffic Department, Trip Generation approved, TIA Level I triggered. As per Traffic Department, Trip Generation approved, TIA Level I triggered. TIA Waiver granted with conditions, must comply with conditions as noted in TIA Waiver Letter. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Annexation scheduled for the City Commission meeting of October 9th, 2023. Initial Zoning to R-1 (single-family residential) District scheduled for the Planning and Zoning Commission meeting of September 19th, 2023 and City Commission meeting of October 9th, 2023. Zoning requirements must be finalized prior to recording. At the Planning and Zoning Commission meeting of August 8th, 2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted. As per plat submitted on August 11th, 2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. At the Planning and Zoning Commission meeting of August 22nd, 2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted in the Planning Review. Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. As per conversation with Engineer on September 15th, 2023 remnant of additional 40 ft. tract to be utilized by the state for a drainage project. Clarify solid line running through lots 20-38 any easements must be labeled, finalize prior to recording.

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

Being no discussion, Mr. Jose Saldana moved to approve subject to conditions noted. Mr. Jesse Ozuna second the motion, which was approved with five members present and voting.

After reading 4b, Mr. Jesse Ozuna had additional questions regarding the escrow funding on the subdivision projects.

- b) Estancia at Tres Lagos Phase III Subdivision, 4800 Town Lake Drive, Rhodes Development, Inc. **(SUB2022-00121) (FINAL) M&H**

Mr. Mario Escamilla stated Town Lake Drive: 50 ft. ROW Paving: 32 ft. minimum Curb & gutter: Both sides Revisions needed: Clarify temporary turnaround easement as it appears to be outside plat boundary, additional notes as required may apply, finalize temporary turnaround requirements, prior to recording. If done by separate instrument, document must be finalized prior to recording with document numbers shown on plat. As per Fire Department, temporary turnaround paving must be 96 ft. in diameter face to face. 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: Common areas and access walks/drives provided per agreement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Revisions needed: Clarify temporary turnaround easement as it appears to be outside plat boundary, additional notes as required may apply, finalize temporary turnaround requirements, prior to recording. As per Fire Department, temporary turnaround paving must be 96 ft. in diameter face to face. Subdivision Ordinance: Section 134-105. Front: 20 ft. minimum or as shown in "Front Setback Table" (sheet 2 of 2). Must comply with PID requirements. Zoning Ordinance: Section 138-356. Rear: 11 ft. or greater for easements 16 ft. or greater for easements for Lots 100-115 Revisions Needed: Revise rear setback note as shown above prior to recording. Must comply with PID requirements. Zoning Ordinance: Section 138-356 Required. Interior Sides: 5 ft. or greater for easements. Revisions Needed: Revise side setback note as shown above prior to recording. The proposed subdivision complies with minimum setback requirements, as per agreement. Must comply with PID requirements. Zoning Ordinance: Section 138-356 Required. Corner: 10 ft. or greater for easements. Revisions Needed: Revise corner setback note as shown above prior to recording. Must comply with PID requirements. Zoning Ordinance: Section 138-356 Required. Garage: 18 ft. except where greater setback is required; greater setback applies. Must comply with PID requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on: 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 filed with City. Revisions needed: Please provide sidewalk plan prior to recording. Subdivision Ordinance: Section 134-120 Required. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Revise note#9 as shown above, prior to recording. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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 Required. Lots fronting public streets: Access to subdivision from Estancia at Tres Lagos and Estancia at Tres Lagos Phase II subdivision, which has access to Tres Lagos Boulevard. The proposed subdivision complies with minimum access points, as per agreement. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1(Single-Family Residential) District and C-4 (Commercial-Industrial) District Proposed: R-1(Single-Family Residential) District. Rezoning for portion of C-4 scheduled for the Planning and Zoning Commission meeting of October 17th,2023, and City Commission meeting of November 13th,2023. Rezoning must be completed prior to recording. Zoning Ordinance: Article V. Required Rezoning Needed Before Recording. Rezoning for portion of C-4 scheduled for the Planning and Zoning Commission meeting of October 17th,2023, and City Commission meeting of November 13th,2023. Zoning Ordinance: Article V. As per Traffic Department, Master TIA approved. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Master TIA approved. Comments/Revisions needed: Please provide sidewalk plan prior to recording. Must comply with City's Access Management Policy. Must comply with Agreement and Public Improvement District (PID) conditions. Must comply with other requirements, as may be applicable, prior to recording. Any documents being recorded by separate instrument must be finalized prior to recording. Clarify drainage easement by document number as it appears to not be included, prior to recording.

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

Being no discussion, Mr. Marco Suarez moved to approve subject to conditions noted. Mr. Jesse Ozuna second the motion, which was approved with five members present and voting.

c) AFG Plaza Subdivision, 5520 North McColl Road, Suzie An. **(SUB2022-0146)**
 (REVISED PRELIMINARY) SEA

Mr. Mario Escamilla stated McColl Road (F.M. 2061): 20 ft. of additional dedication for 60 ft. from centerline for 120 ft. total ROW. Paving 65 ft.-85 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording, if not done by the state. E. Dove Avenue: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW. Paving: 65 ft. to 105 ft. Curb & gutter: Both Sides Revisions needed: City of McAllen thoroughfare plan designates E. Dove Avenue, as a Hi-Speed arterial with 150ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. Engineer submitted a variance request to allow existing 100 ft. ROW as depicted on plat with no additional dedication. If approved dedication requirements to maintain existing 100 ft. of ROW throughout the plat boundary would apply.(Ex. NE Corner of plat that was not included in conveyance to the City of McAllen). Label ROW being dedicated by this plat along Dove Avenue please see requirements above, prior to final. Clarify NE corner of plat not included in conveyance to the City of McAllen, prior to final. Clarify area conveyed to the City Of McAllen, submit copy of referenced documents for staff review prior to final. Include any document numbers regarding existing dedication of Dove Avenue, as applicable and provide copies for staff review, prior to final. A new corner clip will be required after dedication, review and revise as applicable, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are required prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan 1,200 ft. Block Length.**Subdivision Ordinance: Section 134-

118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties
Revisions Needed: As per plat submitted on August 14th, 2023, plat proposes a 20 ft. service drive, if proposing Private Service Drive Easement, Easement must be private with 24 ft. of dedication with 24 ft. of paving in compliance with Public Works and Fire Department requirements. Alley or service drive easement cannot dead-end, provide for extension or looping of alley or service drive easement on the plat prior to recording. Finalize alley/ service drive requirements prior to recording. Subdivision Ordinance: Section 134-106. Front: McColl Road (F.M. 2061)/ E. Dove Avenue: In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner :See front setback note. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along N. McColl Road and 4 ft. wide minimum sidewalk required along E. Dove Avenue. 5 ft. Sidewalk requirements as per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Revise note as shown above, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: - Include note as shown above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. As per McAllen's Access Management Policy, spacing requirement along both McColl Road at 55 MPH and Dove Avenue is 425 ft. between any entrances/streets. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Include original subdivision boundary. Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line, finalize prior to final. Zoning Ordinance: Section 138-356. Existing : A-O(Agricultural and Open-Space) District and C-4 (Commercial Industrial) District Proposed: C-4 (Commercial Industrial) District. At the City Commission meeting of December 12th,2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. Zoning Ordinance: Article V Compliance Rezoning Needed Before Final Approval. At the City Commission meeting of December 12th,2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Subdivision boundaries may need to be adjusted as needed due to existing dedications as needed, prior to final. Including bold boundary lines as applicable.

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

After a lengthy discussion, Mr. Jesse Ozuna moved to table the item. Mr. Marco Suarez seconded the motion, which was tabled with five members present and voting.

d) **Bentsen View Subdivision, 4109 Highway 83, Adryca Properties, LLC, (SUB2023-0094) (PRELIMINARY) M2E**

Mr. Mario Escamilla stated U.S. Business Highway 83 (Loop 374): 50 ft. ROW required from centerline for 100 ft. total ROW Paving: by the state Curb & gutter: by the state Revisions needed: Revise reference from "Future ROW" to "Total ROW", prior to final. Provide dimension from centerline to new property line after accounting for dedication, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. Interior street(s): Dedication as needed for 60 ft. Total ROW. Paving: 40 ft. Curb & gutter: both sides Revision needed: As per plat submitted, Lot 2 has no frontage to a street, please revise plat and label interior ROW as applicable, finalize prior to final. 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. 1,200 ft. Block length applies to Lot 1. Subdivision Ordinance: Section 134-118. 900 ft. Block Length for R-3 Zone Districts. Block Length requirement applies for Lot 2. Revisions needed: Current subdivision layout does not provide for frontage for lot 2 onto a public street, revise layout to determine whether a variance request will be needed i.e. will there be interior streets? Lot 2 has no frontage. Block length requirements will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Revisions needed: Current subdivision layout does not provide for frontage for lot 2 onto a public street, revise layout to determine whether a variance request will be needed i.e. will there be interior streets? Lot 2 has no frontage. Block length requirements will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105 Non-compliance. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. Subdivision Ordinance: Section 134-106. Lot 1: Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Lot:2: Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. Proposing: 50.00 feet or greater for easement or approved site plan. Zoning Ordinance: Section 138-356. Lot 1: Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot:2: Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. Proposing: 15.00 feet or easements whichever is greater. Zoning Ordinance: Section 138-356. Lot 1: Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Lot:2: Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner: Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. Zoning Ordinance: Section 138-356. Lot 1: Garage: N/A Commercial Development Lot 2: 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 U.S. Business Highway 83 and other street as applicable

Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Proposing: A 5 foot wide minimum sidewalk required on U.S Business Highway 83. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Revise note#17 as shown above, prior to final. Landscaping Ordinance: Section 110-46 Non-compliance. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. Must comply with City Access Management Policy Applied. Lot 1: Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Lot 2: 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, submit a site plan for staff review prior to final. 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: Include note as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Revisions needed: Current subdivision layout does not provide for frontage onto a public street for lot 2, revise layout minimum 50 ft. of frontage required, finalize lot frontage requirements prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: Lot 1:C-3(General Business) District, Lot 2: R-3A (Multi-family) District Proposed: Lot 1:C-3(General Business) District, Lot 2: R-3A (Multi-family) District. Rezoning to R-3A for a portion on the rear was approved by Planning and Zoning Commission at their meeting of December 6, 2022 and by City Commission on January 9, 2023. 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. Rezoning to R-3A for a portion on the rear was approved by Planning and Zoning Commission at their meeting of December 6, 2022 and by City Commission on January 9, 2023. 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. Lot 1: Commercial , as per parks department park fees do not apply to commercial developments. For Lot 2 (Multi-family), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Lot 1: Commercial , as per parks department park fees do not apply to commercial developments. For Lot 2 (Multifamily), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Pending review by the City Manager's Office. Lot 1 :Commercial , as per parks department park fees do not apply to commercial developments. For Lot 2 (Multi-family), Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Please provide number of lots/dwelling units prior to final. Once clarified if land

dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Non-compliance. Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Subdivision requirements subject to change once lot 2 frontage is resolved and subdivision layout is established Current subdivision layout does not provide for frontage onto a public street for lot 2, revise layout minimum 50 ft. of frontage required, finalize lot frontage requirements prior to final. Clarify area labeled as detention easement, prior to final. Remove prop from easement dedications and include dedicated by this plat, as applicable prior to final. At the Planning & Zoning Commission meeting of February 7th, 2023, the board voted to approve the preliminary 6-month extension subject to conditions noted, drainage, and utility approvals. Subdivision approval extension expired therefore new submittal was submitted.

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

Being no discussion, Ms. Marco Suarez moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

e) **Moorefield Development Subdivision, 9936 North Moorefield Road, SAMES Inc.
(SUB2023-0098) (PRELIMINARY) SAMES**

Mr. Mario Escamilla stated N. Moorefield Road (FM 681): 60 ft. from centerline existing for 120 ft. ROW Paving: by the state Curb & gutter: by the state Revisions Needed: Remove proposed from ROW labeling, prior to final. Label ROW dedications, on both sides of centerline to verify if any additional ROW dedication are required prior to final. Please provide how existing ROW was dedicated on plat prior to recording. Clarify Prop 1.0' Non-access easement, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Interior street(s): Dedication as needed for 60 ft. Total ROW. Paving: 40 ft. Curb & gutter: both sides. Revision needed: Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. As per plat submitted, Lot 2 and remnant tract has no frontage onto a public street, please revise plat and label interior ROW as applicable, finalize prior to final. Clarify status of remnant tract along eastern plat boundary, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not built prior to recording. N/S collector(Eastern Boundary,1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. Paving 40 ft. Curb & gutter: Both Sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. Street alignment, transitions and R.O.W being reviewed by staff once status of remnant tract is clarified and plat would need to be revised accordingly as applicable prior to final. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Pending Items: Engineer to clarify status of remnant tract as it may affect block length requirements, block length requirements to be established once lot 2 frontage and remnant tract is clarified and resolved and

subdivision layout is established. Finalize prior to final. 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. Revisions needed: Current subdivision layout does not provide for frontage for lot 2 onto a public street, revise layout to determine whether a variance request will be needed i.e. will there be interior streets? Lot 2 has no frontage. Block length requirements will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties and multi-family properties. Subdivision Ordinance: Section 134-106. Front: Proposing 15 feet or inline with average setback of existing structures or easements, whichever is greater. Pending Items: Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to recording. Zoning Ordinance: Section 138-356. Rear: Proposing: 10.0' or greater for easements. Pending Items: Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to recording. Zoning Ordinance: Section 138-356. Sides: 5.0' or greater for easements. Pending Items: Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to recording. Zoning Ordinance: Section 138-356. Corner: Setbacks will be established once lot 2 frontage is resolved and subdivision layout is established prior to final. Current subdivision layout does not propose any buildable lots abutting a street, if layout changes and buildable lot abuts a street intersection, the corner setback note will be required. 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. Moorefield Road (F.M.681) and other street as applicable, prior to final. Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Proposing: A 5 foot wide minimum sidewalk required on N. Moorefield Road. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable Revisions needed: Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Applied. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Requirement does not apply, unless annexed in the near future. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Include note as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Revisions needed: Current subdivision layout does not provide for frontage onto a public street for lot 2, revise layout minimum 100 ft. of frontage required, finalize lot frontage requirements prior to final. Clarify status of remnant tract and ensure compliance with minimum lot frontage requirements, finalize prior to final. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing : ETJ (Extraterritorial jurisdiction) Proposed: ETJ (Extraterritorial jurisdiction). Proposed land use is commercial (retail). 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. Pending Items: As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments:

Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. Subdivision requirements subject to change once lot 2 frontage is resolved and subdivision layout is established. Current subdivision layout does not provide for frontage onto a public street for lot 2, revise layout minimum 100 ft. of frontage required, finalize lot frontage requirements prior to final. Please provide ownership map to verify that no landlocked properties exist or will be created, prior to recording.

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

Being no discussion, Ms. Marco Suarez moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

f) **JLG Subdivision, 9212 North Bentsen Palm Drive, Jose Luis Gonzalez Espana
(SUB2023-0064) (REVISED PRELIMINARY) AE**

Mr. Kaveh Forghanparast stated N. Bentsen Palm Drive: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions required: Label centerline prior to final. Show and label the "existing ROW" prior to final. If 70 ft. is existing ROW please label accordingly. Show and label existing ROW on both sides of centerline prior to final. Show and label "ROW dedicated by this plat" prior to final. It's not clear if 40 ft. is existing or dedicated by this plat. For the existing ROW, reference the document number on the plat and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive. If the variance request is approved subject to any conditions, the conditions must be met prior to recording. The submitted variance request does not include a variance to ROW dedication requirement on N. Bentsen Palm Drive. Gonzalez Lane (interior street): Dedication as required for 50 ft. Paving: 32 ft. Curb & gutter: both sides Revisions required: Show the distance between the centerline of proposed Gonzalez Lane and existing Zavala Drive prior to final. Street jogs with centerline offsets of less than 125 ft. are not allowed. Finalize the name of the street with City prior to final. Cul-de-Sac requires 96 ft. of paving face to face with 10 ft. of additional ROW around it. Submit paving layout and revise Cul-de-Sac ROW accordingly prior to final. As per the applicant, the subdivision is private but not gated. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes the following items for the interior street (Gonzalez Lane): Request of 18 ft. paving instead of minimum 32 ft., not to provide or escrow sidewalk, and curb and gutter. If the variance request is approved subject to any conditions, the conditions must be met prior to recording. N/S Quarter Mile Collector (east boundary): dedication as required for 30-35 ft. for 60-70 ft. total ROW Paving: 40-44 ft. Curb & gutter: both sides Revisions needed: Show the ROW dedication as required prior to final. Name of the collector must be finalized prior to final. Laura Street (N/S 50 ft. ROW) exists to the south. Street number may be assigned by the City. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow for a N/S Quarter Mile Collector (east boundary). If the variance request is

approved subject to any conditions, the conditions must be met prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Applied. 1,200 ft. Block Length. Revise the plat to comply with the requirement or apply for a variance prior to final. Subdivision Ordinance: Section 134-118. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a variance request for 1200 ft. block length requirement. The proposed block length is 1,415.83 ft. If the variance request is approved subject to any conditions, the conditions must be met prior to recording. 600 ft. Maximum Cul-de-Sac. Based on the design, access to lots 3 to 6 are through Zavala Drive or Laura Avenue and Hailey Drive which will exceed 600 ft. Cul-de-Sac requirement. Revise the plat and show a quarter mile collector on the east boundary (Laura Street) prior to final. Cul-de-Sac requires 96 ft. of paving face to face with 10 ft. of additional ROW around it. Submit paving layout and revise Cul-de-Sac ROW accordingly prior to final. Subdivision Ordinance: Section 134-105. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to provide 100 ft. diameter ROW with 82 ft. of paving for the Cul-de-Sac instead of minimum 116 ft. of ROW for 96 ft. of paving face to face as required by Fire Department and 10 ft. ROW around it. 96 ft. of paving in Cul-de-Sac is a Fire Department requirement and could not be waived; however, the Board may review the proposed 100 ft. ROW for the Cul-de-Sac including 96 ft. of paving and 2 ft. of additional ROW around it. If the request is approved, it should be subject to 10 ft. Sidewalk easement at the front of the lots around the Cul-de-Sac. Utilities or Engineering Departments may require the easement to be 10 ft. sidewalk/utility easement prior to final. Front: Lots 1 & 2: 45 ft. or greater for easements, or inline with the existing structures, whichever is greater Other Lots: 25 ft. or greater for easements. Revise the plat note as shown above prior to final. Proposed: 25 ft. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater for easements. Revise the plat note as shown above prior to final. Proposed: 15 ft. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Revise the plat note as shown above prior to final. Proposed: 6 ft. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. If the plat is revised to show a quarter mile collector along the east side of the property, add a plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Revise the plat note as shown above prior to final. Proposed: Front Garage: 18 ft. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Bentsen Palm Drive, both sides of all interior streets, and N/S collector street. - Add a plat note as shown above prior to final once the name of the collector street is finalized. Clarify with Engineering Department as they may require 5 ft. sidewalk. Subdivision Ordinance: Section 134-120. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive and Gonzalez Lane (interior street). If the variance request is approved subject to any conditions, the conditions must be met prior to recording. The sidewalk note will be finalized based on the Commission action. Perimeter sidewalks must be built or money escrowed if not built at this time. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes a request to not provide or escrow sidewalk and curb and gutter along N. Bentsen Palm Drive and Gonzalez Lane (interior street). If the variance request is approved subject to any conditions, the conditions must be met prior to recording. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N/S collector street. Add a plat note as shown above prior to final once the name of the collector street is finalized. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. * No curb cut, access, or lot frontage permitted

along N/S collector street. Add a plat note as shown above prior to final once the name of the street is finalized. Must comply with City Access Management Policy. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. As per the applicant, the subdivision is private but not gated. 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. Add a plat note as shown above prior to final. As per the applicant, the subdivision is private but not gated. 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. Provide a copy of the HOA draft document prior to final. A plat note to reference the HOA document number must be finalized prior to final. Contact staff for any questions. As per the applicant, the subdivision is private but not gated. 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. Lot 5 is proposed with 87.12 ft. of frontage and 106.86 ft. of rear side. Lots with septic tanks require 100 ft. minimum frontage. Revise the layout as applicable prior to final. Verify if curve "A" length is correct as shown to be 235.62 ft. prior to final. Add curve "B" dimensions to the Curve Data Chart prior to final. Lot B's frontage seems to be consisting of curve "B" and a line on the east side of it, since there seems to be 2 points at the southeast corner of Lot 4. Clarify/Label the line on the east side of curve "B" as "L3" and add it to the Line Table prior to final. Revise the lot areas for Lots 5 & 6, shown as 0.061 acres. Move the lot area label for Lot 2 away of the contour lines to be legible. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. Zoning Ordinance: Article V. Existing: ETJ Proposed: ETJ. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation for a 6-Lot Single Family subdivision is waived. The add up of the lot dimensions and 40 ft. ROW exceeds the property's total length of 1,455.83 ft. Revise lot dimensions as applicable prior to final. Use a bold line around the original subdivision boundary prior to final. The ROW shown along Bentsen Palm Drive for this subdivision and the subdivision to the south shown as 70 ft. but there is a notch on the southwest corner of Lot 1. Clarify/revise plat layout prior to final. Provide the legal description of all adjacent lots on all sides including on the west side of Bentsen Palm Drive prior to final. Provide the name of the subdivision for Lots 8 and 9 on the east side on the plat prior to final. Provide the document number for the 30 ft. existing Irrigation easement on the plat and provide a copy for staff review prior to final. Provide bearing and dimensions for the 30 ft. existing Irrigation easement on the plat prior to final. Show the distance from the 30 ft. existing Irrigation easement to the lot's corner points prior to final. As per the applicant, the subdivision is private. The signature block wording must be referenced correctly to include public dedication for N. Bentsen Palm Drive and N/S quarter mile collector. Name of the interior street will be finalized by staff prior to final/recording. Signature blocks including the owner's acknowledgement must comply with Section 134-61 of Subdivision ordinance. If County requires different wording, a separate signature block based on City's code is required prior to recording. Show the lot layouts of the existing subdivisions on the location map prior to recording. Must comply with City's Access Management Policy. A variance application and letter (VAR2023-0022) was submitted by the applicant which includes the following items: 1. To not dedicate ROW for a N/S Quarter Mile collector (east boundary). 2. A variance to 1,200 ft. block length requirement 3. A variance to provide 18 ft. of paving for the interior instead of 32 ft. minimum paving requirement and provide 100 ft. ROW with 82 ft. of paving for Cul-de-Sac instead of 116 ft. ROW with 96 ft. of paving face to face and 10 ft. ROW around it. 4. To not provide or escrow for sidewalk and curb and gutter along N. Bentsen Palm Drive and the interior street. Minimum 96 ft. of paving face to

face for a Cul-de-Sac is Fire Department requirement and could not be approved by the Board. A variance to provide 100 ft. ROW with 96 ft. of paving face to face and 2 ft. of additional ROW around it could be reviewed by the Board. Staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approval and the board's clarification on the variance requests. The Board asked if staff had any recommendation for the variance requests. Mr. Forghanparast stated that staff recommended approval of variance requests number one and number two, north-south quarter mile collector and 1,200 ft. block length requirements. For variance request number three, staff recommended disapproval for 18 ft. paving width, since 32 ft. was the minimum paving requirement for a residential street. Mr. Forghanparast added that Fire Department required minimum 96 ft. of paving for a Cul-de-Sac; therefore, the Board could not review or approve paving width for a Cul-de-Sac. However, the Board could consider approval for 100 ft. of ROW with minimum 96 ft. of paving for the Cul-de-Sac. For variance request number four, being a private subdivision, staff recommended approval for paving and curb and gutter for the interior street only. If the Board would like to approve the variance request to not provide or escrow for sidewalk and curb and gutter on North Bentsen Palm Drive, it should be subject to a contractual agreement. Ms. Xitlali Gonzalez, the applicant, and the project engineer, Mr. Lucas Castillo, were present at the meeting and spoke in favor of the requested variances. After further discussion, Mr. Marco Suarez moved to approve the subdivision in preliminary form subject to conditions noted, drainage and utilities approvals and concurred with staff's recommendation on the requested variances. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting.

g) Bentsen Oaks Phase I Subdivision, 7401 North Bentsen Road, Guzman Construction
(SUB2020-0057) (REVISED PRELIMINARY) SEC

Mr. Kaveh Forghanparast stated North Bentsen Road: 30 ft. of dedication required for 50 ft. from centerline for 100 ft. ROW Paving 65 ft. Curb & gutter: Both Sides Revisions needed: Label centerline to verify if any ROW dedication is required prior to final. The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form. Engineer had requested a variance to dedicate only 20 ft. instead of the required 30 ft. for North Bentsen Road. The Planning and Zoning Board did not approve this requested variance. Plat submitted on December 2, 2020, and September 9, 2023, shows the 30 ft. ROW dedication required on North Bentsen Road. Monies must be escrowed if improvements are not built prior to recording. Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Proposed: 50-60 ft. ROW (ROW for E/W interior streets between N. Bentsen Road and N. 44th Lane is proposed to be 60 ft.) Revisions needed: Connection and extension of N. 44th Street and N. 45th Street to existing ROW on the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. Streets names are subject to change prior to final. Provide temporary turn around on the west end of proposed Umar Avenue and Verdin Avenue as may be applicable. Clarify if the subdivision is public or private and provide gate details. Additional ROW may be needed in the gate area to show compliance with requirements. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. The Planning and Zoning Board, at their November 3, 2020 meeting, approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only. This variance was approved for the blocks of Lots 40- 55 and Lots 86-100. The engineer submitted a revised letter on January 14, 2021 requesting a variance for the block length of Lots 1-27 (1,390 ft.). Plat submitted on January 5, 2020 does not provide a stub out street north as shown on the previously approved plat. Ordinance revised; based on the ordinance revision adopted on 12/13/21. Block length along lots 22 through 59 is approximately 1,200 ft. which complies with

ordinance revision. Block length for Phase I and II along the north is proposed at 1,391 ft. which exceeds the 1,200 ft. maximum block length without a stub out street to the north. Revise plat as applicable, prior to final. Revised plats for 781 ft. east of the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023, and September 1, 2023. Front: 25 ft. or greater for easements. Rear: 10 ft. or greater for easements. The Planning and Zoning Board approved the subdivision in Revised Preliminary form with a variance request to allow a block length greater than the maximum allowed 800 ft. only at their November 3, 2020 meeting. Engineer had also requested a variance to allow a "10 ft. or greater for easements" setback instead of the required "25 ft. or greater for easements" on double fronting lots (Lots 27-31). The Planning and Zoning Board did not approve this requested variance. The Planning and Zoning Board approved a variance on December 2, 2020 to allow 10 ft. or greater for easements on the rear setback for double fronting lots (Lots 27-31) instead of the required 25 ft. setback or greater for easements. Sec. 138-367(b) of the Zoning Ordinance was amended by the City Commission on October 11, 2021, to read as follows: Where lots have double frontage, running through from one street to another, a required front yard shall be provided on one street only. Interior Sides: 6 ft. or greater for easements. Corner: 10 ft. or greater for easements. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. Revise the plat note as shown above prior to final. Engineering Department may requires 5 ft. sidewalk. 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, or industrial zones/uses, and along North Bentsen Road. Revise the plat note as shown above prior to final. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Bentsen Road. Revise the plat note as shown above prior to final. Common Areas, any private Streets must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is proposed to be private or public to finalize the plat note requirement 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 for public subdivisions. Clarify if the subdivision is public or private prior to final. A plat note referencing the correct Section of the ordinance (public or private) is required prior to final. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Clarify if the subdivision is public or private prior to final. A plat note to cross reference the HOA document is required prior to final. Submit the draft HOA document for staff review prior to final. HOA Document is required to be recorded simultaneously with subdivision plat. Minimum lot width and lot area. Lots fronting public streets. Existing: A-O Proposed: R-1. Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020. Rezoning Needed Before Final Approval. Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020. Land dedication in lieu of fee. As per Parks Department, fee is required in lieu of land. A revised plat showing 47 single-family lots as Bentsen Oaks Phase I Subdivision was submitted on August 22, 2023. The subdivision application must be revised to reflect the revised number of lots. A Park Fee of \$32,900, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again. Common Areas, any private Streets must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is proposed to be private or public to finalize the plat note requirement 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 for public subdivisions. Clarify if the subdivision is public or private prior to final. A plat note referencing the correct Section of the ordinance (public or private) is required prior to final. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Clarify if the subdivision is public or private prior to final. A plat note to cross reference the HOA document is required prior to final. Submit the draft HOA document for staff review prior to final. HOA Document is required to be recorded simultaneously with subdivision plat. Minimum lot width and lot area. Lots fronting public streets. Existing: A-O Proposed: R-1. Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020. Rezoning Needed Before Final Approval. Rezoning request approved by the Planning and Zoning Board on October 6, 2020, and by the City Commission on October 26, 2020. Land dedication in lieu of fee. As per Parks Department, fee is required in lieu of land. A revised plat showing 47 single-family lots as Bentsen Oaks Phase I Subdivision was submitted on August 22, 2023. The subdivision application must be revised to reflect the revised number of lots. A Park Fee of \$32,900, based on \$700 per dwelling units is required prior to recording. Park fee will change if the number of units changes again. Review the application to reflect the correct number of lots, acreage, etc. prior to final. A revised survey for the revised layout boundary is required prior to final, as applicable, Connection and extension of N. 44th Street and N. 45th Street to existing ROW on the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. Remove the lot layout and reference to Bentsen Oaks Phase II, since it's not recorded, and reference the existing legal description prior to final. Provide a master layout for both phases prior to final. Must comply with City's Access Management Policy. Plat approved in revised preliminary form at the Planning and Zoning Commission meeting of November 3, 2020. Revised preliminary with variance to block length to the north not approved at the Planning and Zoning Commission meeting of January 19, 2021. Revised plats for 781 ft. east of the original boundary as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II were submitted on August 22, 2023.

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

Being no discussion, Mr. Jose Saldana moved to approve subject to conditions noted, drainage, and utilities approval. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

- h) Bentsen Oaks Phase II Subdivision, 7401 North Bentsen Road **(Rear)**, Sergio Guzman **(SUB2023-0095) (PRELIMINARY) SEC**

Mr. Kaveh Forghanparast stated North 48th Street: 30 ft. dedication for 30 from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both Sides Revisions needed: Connection and extension of N. 48th Street to existing ROW on the north and south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City on the south side, as applicable, prior to final. Monies must be escrowed if improvements are not built prior to recording. Must label centerline to verify if any additional ROW dedication is required prior to final. Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Revisions needed: - Provide temporary turn around on the west end of proposed Umar Avenue and Verdin Avenue as

applicable. Streets names are subject to change prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length Revised plat for for 781 ft. east of the original Verdin Heights Subdivision was submitted as Bentsen Oaks Phase I and the west 690 ft. as Bentsen Oaks Phase II on August 22, 2023, and September 1, 2023. 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. 48th Street and both sides of all interior streets. The 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. 48th Street. Revise the plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. 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. 48th Street. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is public or private to finalize the plat note wording 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 private subdivision is proposed. Clarify if the subdivision is public or private prior to final. A plat note referencing the correct Section of the ordinance (public or private) is required 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. Clarify if the subdivision is public or private prior to final. A plat note to cross reference the HOA document is required prior to final. Submit the draft HOA document for staff review prior to final. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Land dedication in lieu of fee. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The Subdivision application submitted on September 1, 2023, mentions 40 single-family lots; however, the submitted plat shows 52 lots. Revise the application to show the correct number of lots. As per the Park Department, a Park Fee of \$700 per dwelling unit must be paid prior to recording. As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Revise the application to reflect the correct number of lots, etc. prior to final. A revised survey for the revise layout boundary is required prior to final, as applicable, Connection and extension of N. 48th Street to the south side is required. Clarify and show the legal description and document number of the 12.54 ft. ROW owned by the City, as applicable, prior to final. Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. Provide the name of the recorded subdivision on the south side on the plat. Provide a master layout for both phases prior to final. Bentsen Oaks

Phase II may not be recorded before Bentsen Oaks Phase I, since access to N. Bentsen Road is pending the ROW dedication and improvements for Bentsen Oaks Phase I. Proposed Lots numbers for Phase I and Phase II may become confusing where both phases meet. Contact staff for questions and revise as applicable 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 utilities approval.

Being no discussion, Mr. Jose Saldana moved to approve subject to conditions noted, drainage and utilities approval. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

- i) Norlola Subdivision, 700 South 8th Street, Lola Properties, LLC, John Paul & Nora Sandoval **(SUB2023-0096) (PRELIMINARY) MAS**

Mr. Kaveh Forghanparast stated Houston Ave: Dedication for 40 ft. from centerline for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: Provide document number for the existing 50 ft. ROW on the plat and provide a copy for staff review prior to final. Revise the label from "Prop. 15 ft. Addit ROW" to "15 ft. ROW dedicated by this plat" prior to final. Show the total ROW from centerline including the ROW dedicated by this plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. S. 8th Street: Dedication for 25 ft. from centerline total 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: Revise the street name from "N. 8th Street" to "S. 8th Street" prior to final. Show the existing ROW on both side of the centerline to finalize the ROW dedication requirement prior to final. Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Galveston Ave: Dedication for 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides Proposing: 13 ft. Additional ROW by this plat Revisions needed: Survey of the north portion of the subdivision (labeled as Lot 1) has not been submitted. Submit the survey to finalize the ROW dedication requirement prior to final. Show and label the centerline and the distance to property line to establish the ROW dedication requirement prior to final. Remove any reference to "future Galveston St." and show the legal description of the lot prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multifamily properties. Provide alley/service drive easement for the multifamily lots prior to final. Subdivision Ordinance: Section 134-106. Front: Proposing 25 ft. or greater for easements. Clarify the proposed setback prior to final. Setback note must be finalized prior to final. 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. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Proposing: In accordance with the Zoning Ordinance or greater for easements. Clarify the setback note or revise as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater 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 Houston Avenue, S. 8th Street, and Galveston Avenue. Revise plat note #5 as shown above prior to final. 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. Required 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. 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 for any lots with more than 4 dwelling units prior to building permit issuance. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #11 as shown above prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 and R-3A Proposed: R-1 and R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. 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. Zoning Ordinance: Article V. Land dedication in lieu of fee. 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. Clarify the total number of units prior to final, to finalize the total park fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. 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. Clarify the total number of units prior to final, to finalize the total park fee. As per Traffic Department, clarify number of units for the apartment complex to determine if a Trip Gen would be required. Traffic Impact Analysis (TIA) required prior to final plat. Use a bold line to show the original boundary of the subdivision prior to final. Survey and metes and bounds of the north portion of the subdivision (labeled as Lot 1) has not been submitted. Submit the survey prior to final. Show the legal description of all adjacent properties on all sides including the ones across from Houston Ave., S. 8th St., and Galveston Ave. For the properties which are subdivided, the subdivision name must be included as well as the lot number. Review and revise prior to final. Show the name of the S. 8th Street on the south side of Houston Avenue prior to final. Clarify if the 10 ft. U.E. shown on the plat is by this plat or existing. Revise the note as applicable prior to final. For any existing easement, add the document number as well. 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. 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. If any variance is needed, it must be submitted and approved prior to final. Add the following plat note prior to final: 25 ft. x 25 ft. sight obstruction easement is required at all street intersections. Signature blocks must comply with Sec. 134-61 of the subdivision ordinance. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form subject to conditions noted, drainage, and utilities approval. Mr. Marco Suarez seconded the motion, which was approved with five members present and voting.

Construction (SUB2023-0097) (PRELIMINARY) PCE

Mr. Kaveh Forghanparast stated N. Ware Road: Dedication for 60 ft. from centerline for total 120 ft. ROW Paving: by the State Curb & gutter: by the State Revisions needed: Show and label centerline and the existing ROW on both sides to establish the ROW dedication requirement prior to final. Clarify if 70 ft. is the ROW dedicated by this plat or by a separate document prior to final. Add the wording "by this plat" if dedicated by this plat. Instead of "ROW Varies" show the total existing ROW dimensions as well as both sides of the centerline at multiple points prior to final. Show and label the ROW from centerline and total ROW after dedication prior to final to verify any additional ROW dedication requirement prior to final. There are multiple document referenced on the plat. Clarify what part of the ROW each document references and provide a copy for staff review prior to final. Clarify the solid line on the ROW. If it is the centerline, please use a dashed line to avoid confusion prior to final. Clarify/revise the E/W solid line on N. Ware Road ROW on the northwest side of IVY Ave. prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Pecan Blvd.: Dedication for 60 ft. from centerline for total 120 ft. ROW Paving: by the State Curb & gutter: by the State Revisions needed: Show and label centerline and the existing ROW on both sides to establish the ROW dedication requirement prior to final. Clarify if 10 ft. is the ROW dedicated by this plat or by a separate document prior to final. Add the wording "by this plat" if dedicated by this plat. Instead of "ROW Varies" show the total existing ROW dimensions as well as both sides of the centerline at multiple points prior to final. Show and label the ROW from centerline and total ROW after dedication prior to final to verify any additional ROW dedication requirement prior to final. There are multiple document referenced on the plat. Clarify what part of the ROW each document references and provide a copy for staff review prior to final. Clarify the solid line on the ROW. If it is the centerline, please use a dashed line to avoid confusion prior to final. Continue the solid line for the south side of Pecan ROW to the west. 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. Revise the plat layout to comply with block length requirement prior to final. If a variance is requested, it must be approved prior to final. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Show alley/private service drive easement prior to final. Subdivision Ordinance: Section 134-106. N. Ware Road/Pecan Boulevard: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements, or in line with existing structures, whichever is greater. Revise the plat note as shown above prior to final. Proposing: 30 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements. Zoning Ordinance: Section 138-356. Corner: see front setback. 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. Ware Road and Pecan Boulevard. Engineering Department may require 5 ft. sidewalk. Clarify the proposed note and revise as applicable prior to final. The word "minimum" should be added to the plat note. Proposing: A 5 ft. sidewalk is required along the west side of N. Ware Road, and a 5 ft. sidewalk is required along the south side of W. Pecan Boulevard. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. - Revise plat note #7 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as

shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove plat note #9 prior to final. Site plan approval from the Planning and Zoning Commission is not required. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O & C-3 Proposed: C-3. Rezoning must be finalized prior to final. Proposed development for STC. An Approved CUP for an institutional use is required prior to building permit issuance. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Based on the application, the subdivision is proposed as one lot. The original properties lot lines within this subdivision boundary must be revised to resemble the ghosted text prior to final, so that they would not be confused with proposed lot lines for this subdivision. Use a solid line for the new property line after ROW dedication prior to final. Revise the text for the existing U.E. and HCID No.1 labels and use regular line, not a ghosted line. Provide a copy of the referenced documents for staff review prior to final. Write the legal description of all adjacent properties on all sides including the north side of Pecan Blvd. and east side of Ware Rd. prior to final. Any abandonment must be done by a separate document and referenced on the plat prior to final. Revise the label to clarify if the 30 ft. HCID No. 1 on the south side is an easement or ROW. Clarify if it continues to any other property to the east or west. Revise as applicable prior to final. Proposed development for STC. An Approved CUP for an institutional use is required prior to building permit issuance. Add the following plat note prior to final, "All easements are dedicated by this plat, unless stated otherwise." Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Marco Suarez moved to approve in preliminary form subject to conditions noted, drainage, and utilities approval. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jose Saldana adjourned the meeting at 5:01p.m. with Mr. Marco Suarez seconding the motion with five members present and voting.

Vice Chairperson Gabriel Kamel

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

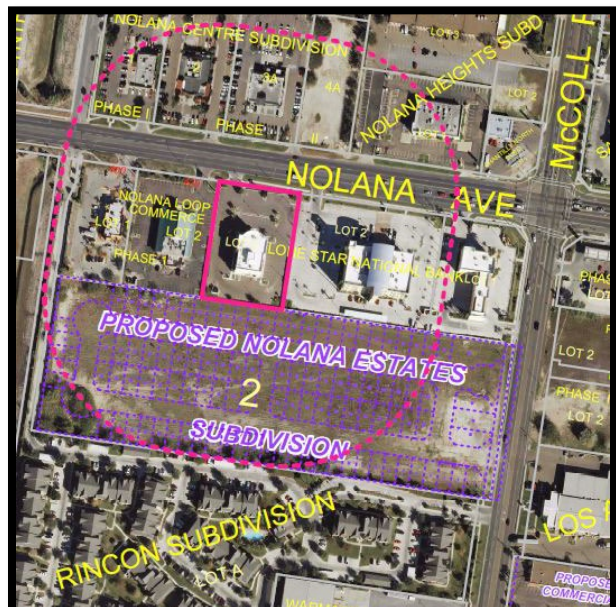
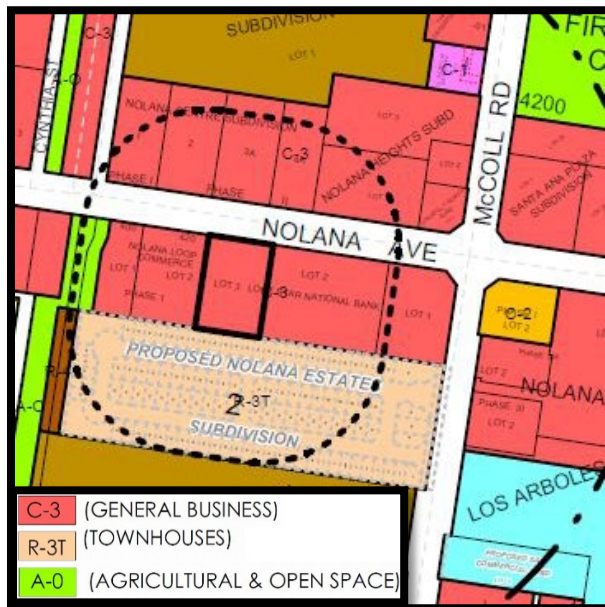
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 27, 2023

SUBJECT: REQUEST OF EMILIO D. SANTOS JR., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A RESTAURANT/BAR AT LOT 3, LONE STAR NATIONAL BANK SUBDIVISION, HIDALGO COUNTY, TEXAS, 500 EAST NOLANA AVENUE. (CUP2023-0129)

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



HISTORY: The initial conditional use permit for a bar was approved by the City Commission on May 29, 2007 with a variance to the distance requirement. The permit was renewed annually by the same applicant until 2018. A new applicant applied the

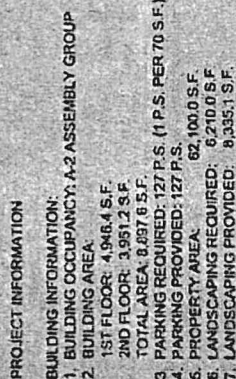
following year and the last permit was approved by City Commission on August 13, 2019.

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

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

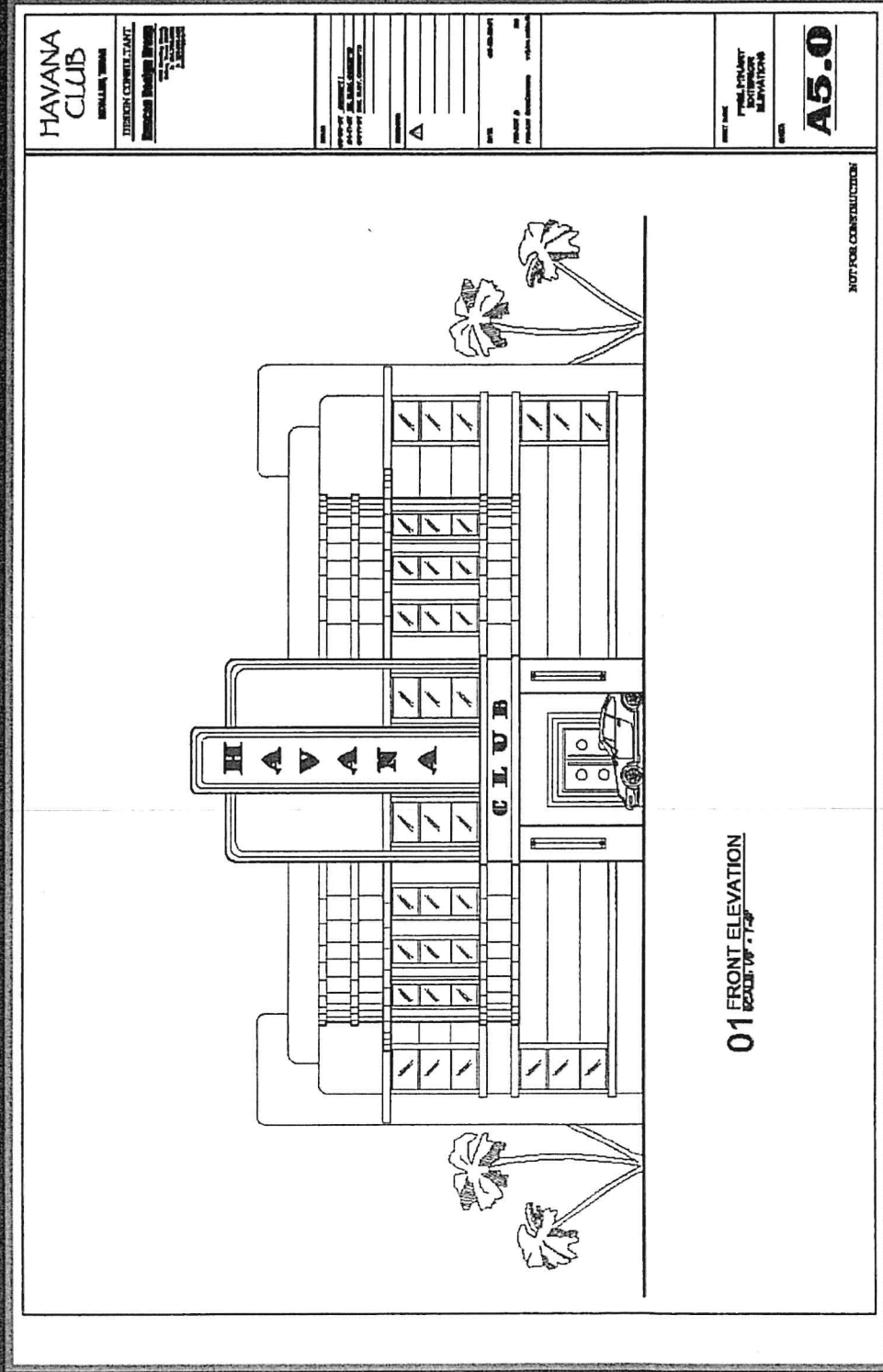
1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must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

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



Havana Club and Grill

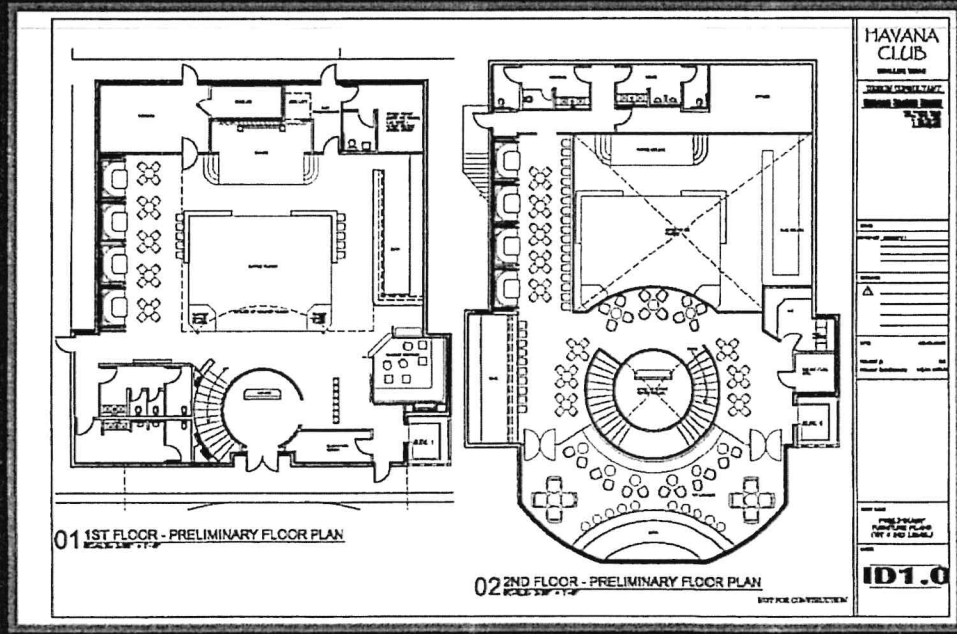
Exterior Elevation



Design by local company and national nightclub consultants

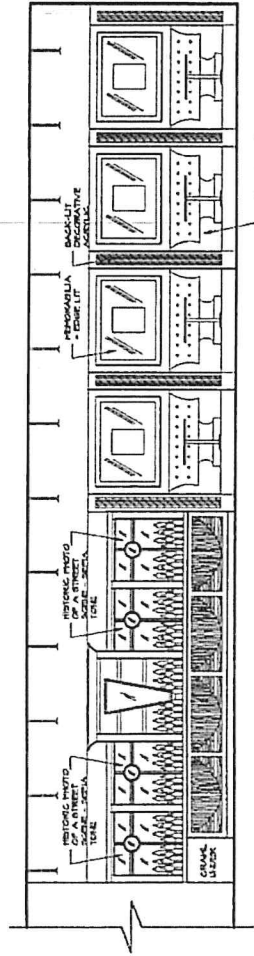
Havana Club and Grill- Floor Plan

- 9,000 sq ft
- Approved occupancy: 483
- 2 stories
- 3 bars / VIP section
- State-of-the-art audio/video/lights
- Open for lunch and dinner
- Mediterranean and Latin-American dishes
- Live (Latin) music and DJ nightly



Havana Club and Grill

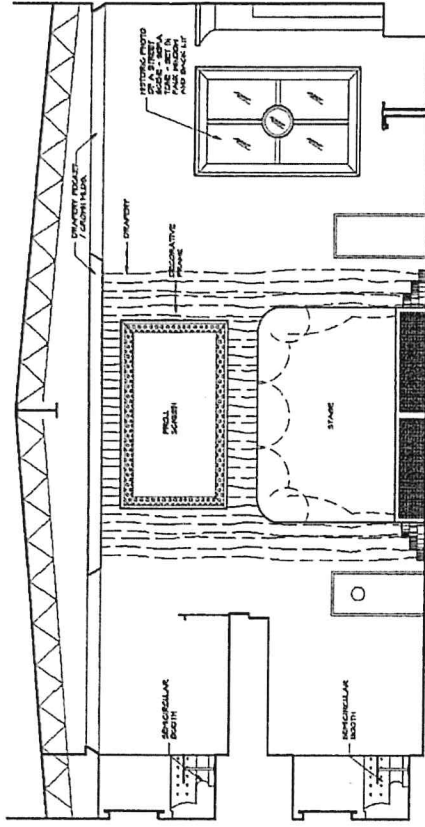
Some Interior Elevations



HAVANA MEZZANINE BAR - OPTION 2
DUNCAN DESIGN GROUP #167 APRIL 23, 2007

Second Floor Bar and Booths

Engineer consultants
for sound-proofing and inside
acoustics



HAVANA STAGE - OPTION 2
DUNCAN DESIGN GROUP #167 APRIL 23, 2007

Stage

Location

500 E. Nolana, McAllen 78501 (corner of Nolana and McColl)



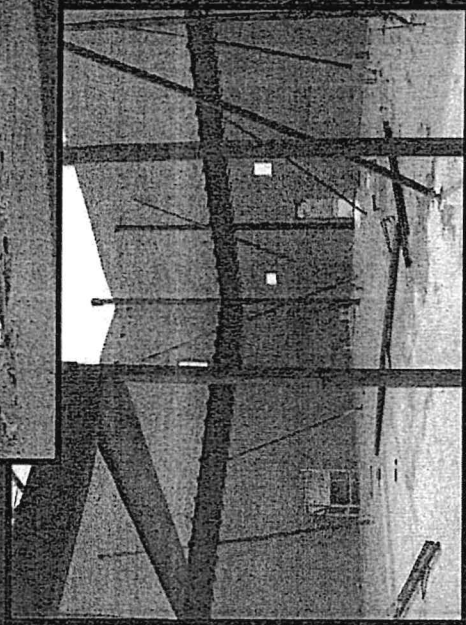
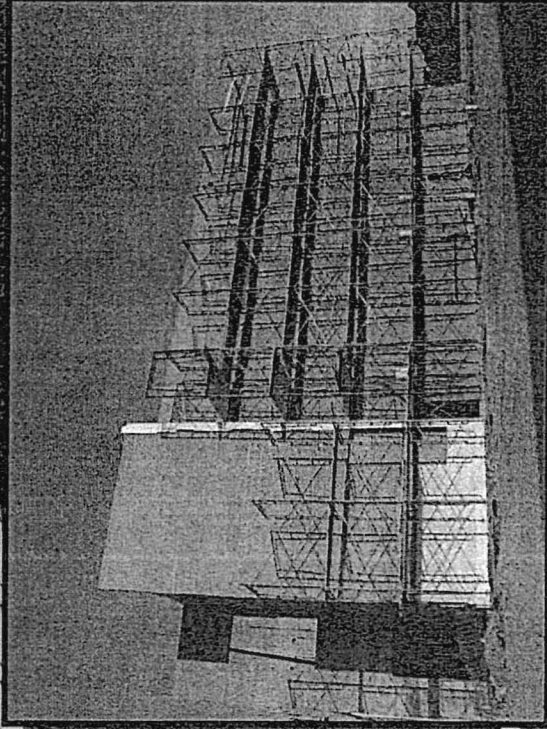
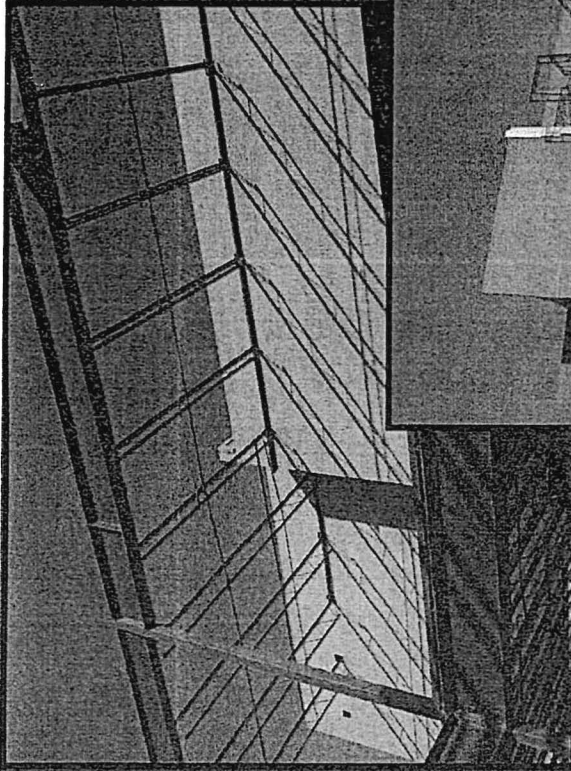


IN THE WORKS

NEW VALLEY CONSTRUCTION HAVANA CLUB & GRILL

A new restaurant and nightclub is under construction near the corner of McCall Road and Nolana in McAllen. Havana Club & Grill will serve international and Latin American-inspired dishes for lunch and dinner, and is to feature live music daily. It is expected to be completed this spring.

James Colburn | jcolburn@themonitor.com



The Monitor, January 11th, 2008

La ZONDA

CANTINA
RESTAURANT

500





5^a
RONDA

CANTINA
RESTAURANT

**NOTICE
BAR
FOR
THIS PROPERTY
CUP2023-0129**

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



McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 09/01/2022 00:00

Incident Type: All

To Date/Time: 09/26/2023 23:59

Location: 500 E Nolana Ave., McAllen

Call Date	Time	Incident Number	Incident Type	Location
9/24/2023	0:10	2023-00069183	Domestic Disturbance	500 E NOLANA AVE, MCALLEN
7/6/2023	0:59	2023-00048432	Intoxicated Person	500 E NOLANA AVE, MCALLEN
7/2/2023	10:26	2023-00047511	Police Services	500 E NOLANA AVE, MCALLEN
6/9/2023	0:53	2023-00041376	Domestic Disturbance	500 E NOLANA AVE, MCALLEN
5/5/2023	21:21	2023-00032497	Domestic Disturbance	500 E NOLANA AVE, MCALLEN
5/4/2023	23:26	2023-00032258	Intoxicated Person	500 E NOLANA AVE, MCALLEN
4/22/2023	2:04	2023-00028475	Domestic Disturbance	500 E NOLANA AVE, MCALLEN
4/15/2023	2:56	2023-00026662	Intoxicated Person	500 E NOLANA AVE, MCALLEN
3/10/2023	23:21	2023-00017836	Domestic Disturbance	500 E NOLANA AVE, MCALLEN
3/8/2023	0:43	2023-00017034	Intoxicated Person	500 E NOLANA AVE, MCALLEN
2/19/2023	19:26	2023-00012885	Noise Complaint	500 E NOLANA AVE, MCALLEN
1/15/2023	22:15	2023-00003877	Police Services	500 E NOLANA AVE, MCALLEN

Incident Type	Count of Incident Number
Domestic Disturbance	5
Intoxicated Person	4
Noise Complaint	1
Police Services	2
Grand Total	12

Memo

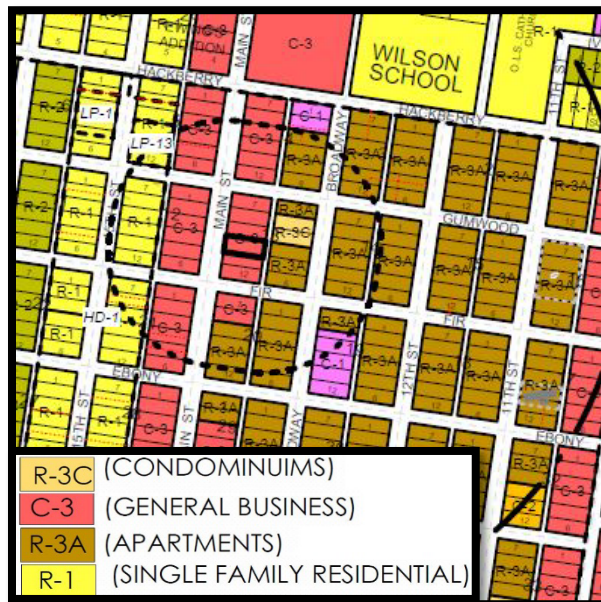
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 26, 2023

SUBJECT: REQUEST OF PEDRO A. RODRIGUEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT SPACE WITH MIXED USE - BYOB AT LOT 10 AND N 10' OF LOT 11, BLOCK 13, NORTH MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 610 NORTH MAIN STREET, SUITES B & C (CUP2023-0107)

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



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

SUMMARY/ANALYSIS: The applicant is proposing to operate an event center with a mixed use and BYOB. The applicant stated that "Tropicasa is a vegan convenient store,

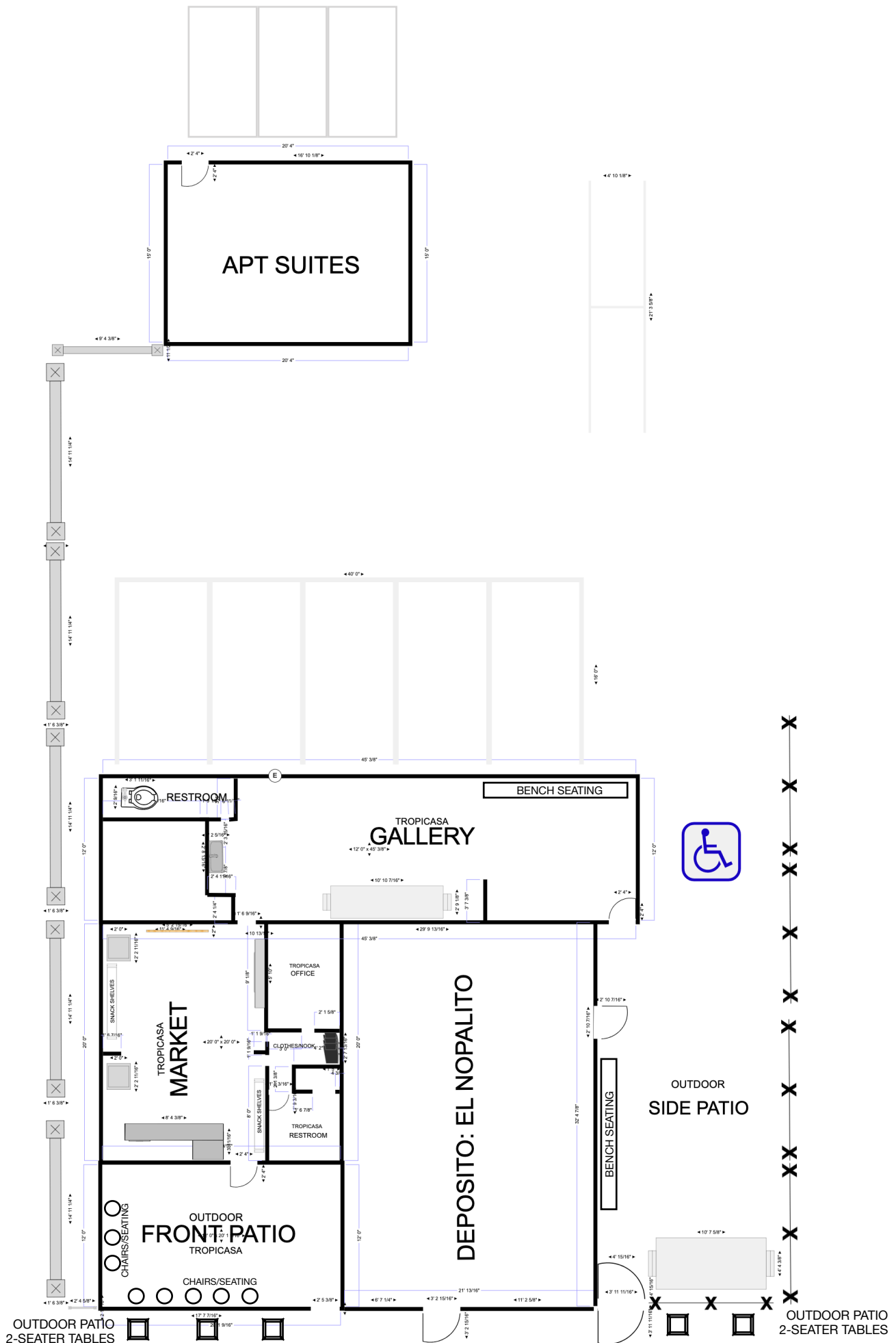
vintage shop, gallery and DJ hub.” They will be using the space for indoor/outdoor events, markets and social events. Outdoor events on the side patio will be until 11:00 P.M. only, and the indoor events in the gallery will be open until 2:00 A.M. The applicant stated that there will be no alcohol sold. The proposed hours of operation are Monday-Friday from 4:00 P.M. to 2:00 A.M and Saturday-Sunday from 12:00 P.M. to 2:00 A.M.

A police activity report is attached for service calls from September 2022 to present, as well as Code Enforcement noise complaint. Code Enforcement had received multiple calls regarding noise, byob, outdoor events, use of porta pottys and running a business without a permit. The Fire Department is still pending inspection at this time. The Planning Department has received a few complaints regarding this use with concerns of noise and a letter of opposition from neighbors. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the northeast;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Main Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Approximately 11 parking spaces are required and 5 are provided as per site plan.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The

occupancy load will be established by the Building Inspections Department as part of the building permit review process

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





TROPICANA

NOTICE
BAR
FOR
THIS PROPERTY
CUP2023-0107





McALLEN
CREATIVE INCUBATOR



TROPICANA



VITAVUS
MEDICAL TRANSPORT SERVICE

BABY
GIRL

TROPICANA

NOTICE
FOR
THIS PROPERTY
CUP2023-0107

Case or Permit No.	Number	Dir.	Street Name	Opened Date	Status	Status Date	Active Task	Closed Date	Description	Reported Date	Owner Name
ENF2023-05841	610	N	MAIN	3/26/2023	Closed	3/26/2023	Case Closed	3/26/2023	Weekend Inspection of 610 N. Main Tropicasa Stand-By Case		TAV GROUP LLC _
ENF2023-05484	610	N	MAIN	3/20/2023	Closed	3/20/2023	Case Closed	3/20/2023	Upon nightly inspection the property was closed		TAV GROUP LLC _
ENF2023-05208	610	N	MAIN	3/15/2023	Closed	3/15/2023	Municipal Court	3/15/2023	Upon inspection Tropiacasa was open, they had a live band playing music extremely loud. People were inside the the property drinking alcohol as well. From there I made contact with the two gentlemen in charge and I was informed the music was almost over and that they needed to finish their set after I asked for them to lower the music. I was assisted by McAllen P.D. officer J. Sandoval #11742 2023-18824 The officer informed me he had been called out as well for the loud music.		TAV GROUP LLC _
ENF2023-04993	610	N	Main	3/12/2023	Closed	3/12/2023	Case Closed	3/12/2023	Tropicasa Failure to obtain CUP		
ENF2023-04531	610	N	Main	3/7/2023	Closed	3/7/2023	Case Closed	3/7/2023	went by Tropicasa to check if they are operating without a CUP.		
ENF2023-04440	610	N	Main	3/4/2023	Closed	3/4/2023	Municipal Court	3/4/2023	610 N Main (Tropicasa) Operating with out a C.U.P.		TAV GROUP LLC _
ENF2023-03416	610	N	MAIN	2/17/2023	Closed	2/19/2023	Investigate Complaint	2/19/2023	TROPICASA 610 N MAIN 2:00AM-3:00AM TAKE PHOTOS OF INSIDE/OUTSDIE AND PHTOTOS OF ANY EVIDENCE OF ALCOHOL IF OPEN ISSUE CITATION FOR FOR NO CUP	2/17/2023	TAV GROUP LLC _
ENF2023-02944	610	N	MAIN	2/10/2023	Closed	2/11/2023	Case Closed	2/11/2023	610 N MAIN ST - TROPICASA OBSERVE BYOB @ 11:30PM	2/10/2023	
ENF2023-02484	610	N	MAIN	2/5/2023	Closed	2/5/2023	Case Closed	2/5/2023	Received a noise complain for Tropicasa. Upon arriving at the location I found no Violation at the time of the inspection. Photo and video attached.		TAV GROUP LLC _

ENF2023-02475	610	N	MAIN	2/3/2023	Citation Issued	3/30/2023	Enforcement Action	2/5/2023	<p>Docket Update. Still in violation as of 3/30/23. C.U.P. Denied by planning Dept.</p> <p>I arrived at the location and observed that they were open and in operation. I contacted McAllen PD to assist as I would be making contact to possibly issue a citation for no C.U.P. Officer Gaona and I made contact with the owner, Mr. Pedro Antonio Rodriguez. I explained to Mr. Rodriguez why I was there and inquired if he had obtained a Conditional Use Permit to be in operation. Mr. Rodriguez stated that he has not obtained a C.U.P. I then informed Mr. Rodriguez that I would have to issue a citation for no C.U.P.</p> <p>Officer Gaona then asked Mr. Rodriguez if they were planning on shutting down for the night any time soon, Mr. Rodriguez stated that they would not be closing down anytime soon.</p> <p>I did not observe any alcohol consumption at the time of my inspection however, the door man was checking people entering the property for I.D.</p> <p>610 N MAIN - TROPICASA</p> <p>Take pictures; verify to see if they are handling alcohol @ 2AM</p>	2/3/2023	TAV GROUP LLC _
ENF2023-01949	610	N	MAIN	1/27/2023	Closed	1/30/2023	Case Closed	1/30/2023	<p>610 N MAIN - TROPICASA</p> <p>OPERATING WITHOUT A CUP</p>	1/27/2023	
ENF2023-01426	610	N	MAIN	1/22/2023	Closed	1/24/2023	Enforcement Action	1/24/2023	<p>Standby Case:</p> <p>Upon arrival, witness an individual bringing a case of budlight to tropicasa. I was not able to take a picture at the time due to driving. While on site, tropicasa is operating after hours. There is a line of people waiting to get inside the building as well multiple people outside in the back of the property. They are continuing to play music.</p>		TAV GROUP LLC _

ENF2023-01425	610	N	MAIN	1/21/2023	Corrected	1/21/2023	Case Closed		Standby Case: Received multiple calls regarding Tropicasa, upon arrival resident contacted me again and I advised her I had just gotten to location to do my assessment. When arriving I could hear music from down a block. I got the sound meter out and it was at 35.9 decibels. I recorded a video of the music and it was pretty loud. I spoke to the three guys inside and advised them to lower the music. I advised them that if I were to get a call again regarding the noise, a warning citation would be issued. They lowered/turned off their music due to switching to an inside event. Will be returning for 2AM inspection after going to Blackout.		TAV GROUP LLC _
ENF2023-01304	610	N	Main	1/19/2023	Corrected	1/25/2023	Case Closed		Description: customer called to report tropicasa hosting events advertising byob online on tropicasa.org. Area: 6S CitySourced Id: 3175919 Device Type: Console Device Model: Unknown Approximate Address: 610 N Main St Suite B, McAllen, TX 78501 Lat/Lng Coordinates: 26.2096896, -98.2332473 OriginationIpAddress: 172.69.68.211		
ENF2023-01226	610	N	MAIN	1/18/2023	Closed	1/18/2023	Case Closed	1/18/2023	STANDYBY COMPLAINT Noise concern at Tropicasa		TAV GROUP LLC _
ENF2023-00954	610	N	MAIN	1/13/2023	Closed	1/13/2023	Case Closed	1/13/2023	Standby Complaint Noise Concern Tropicasa live load music		
ENF2022-24794	610	N	MAIN	12/3/2022	Closed	12/3/2022	Case Closed	12/3/2022	received a noise complaint call for Tropicasa.		TOVE LINDEMAN
ENF2022-24793	610	N	MAIN	12/2/2022	Closed	12/3/2022	Case Closed	12/3/2022	received a noise complaint for tropicasa		TOVE LINDEMAN
ENF2022-24147	610	N	MAIN	11/21/2022	Closed	11/21/2022	Case Closed	11/21/2022	I arrived at the location and performed an inspection for a noise disturbance. I found no violation at the time of inspection. Decibel level 47.3, no violation at time of inspection. Video and picture of decibel reader attached.		TOVE LINDEMAN

									Issued citation for noise.		
ENF2022-24136	610	N	MAIN	11/19/2022	Closed	11/19/2022	Municipal Court	11/19/2022	Received a complaint for noise by a resident at approximately 3a. Arrived to the location and music was playing loudly. Contacted McAllen PD to provide back up to make contact and issue citation. asked for decibel reading, I informed Mr. Rodriguez that the decibel reader is only required for the entertainment district and I would be issuing a citation per Sec. 46-142. Citation issued. Previous Complaint & Summons on file.		TOVE LINDEMAN
ENF2022-22582	610	N	MAIN	10/28/2022	Closed	10/28/2022	Case Closed	10/28/2022	Noise Concern		TOVE LINDEMAN
ENF2022-21078	610	N	MAIN	10/9/2022	Corrected	10/9/2022	Case Closed		*Standby Complaint* Noise complaint Tropicasa owner Pedro		TOVE LINDEMAN
ENF2022-20598	610	N	MAIN	10/3/2022	Closed	10/3/2022	Case Closed	10/3/2022	Noise complaint located at 610 N. Main St. Tropicasa Stand by case		TOVE LINDEMAN
ENF2022-17946	610	N	Main St.	8/28/2022	Closed	8/28/2022	Case Closed	8/28/2022	After a 311 noise complaint of loud, I headed out to Tropicasa. The complaint came in at 1321 Jasmine Ave. I arrived there and listened for a bit and heard zero noise from anywhere including the business directly across the street. I drove around to the back side of Tropicasa and did not hear any music whatsoever. I drove around to the front and found a McAllen police officer (Vargas) headed back to his unit. I pulled up along side him to ask if it was due to a noise complaint. He said he was there because the owner called in about a lady who was filming them earlier. I asked about loud music and he said that when he arrived there was music but nothing egregious enough to warrant a violation. No music was heard by me during my time of inspection from 1321 Jasmine, directly behind Tropicasa nor in front of it.		
ENF2022-17049	610	N	MAIN	8/14/2022	Closed	8/14/2022	Case Closed	8/14/2022	I received a call from Mr. Jack Edwards at 6:04 pm stating that his wife was at home and was complaining about music coming from a business located on N 16th St. I was given Mrs. Edwards phone number and called her for further investigation at 6:15 pm. She stated that the noise was coming from a business located across the old Mcallen library and that she can hear it into her home.		TOVE LINDEMAN
ENF2022-15971	610	N	MAIN	8/1/2022	Closed	8/1/2022	Case Closed	8/1/2022	Standby call out for noise complaint		TOVE LINDEMAN

ENF2022-15386	610	N	MAIN	7/25/2022	Closed	7/25/2022	Case Closed	7/25/2022	Loud Music		TOVE LINDEMAN
ENF2022-15385	610	N	MAIN	7/24/2022	Closed	7/24/2022	Case Closed	7/24/2022	Loud Music		TOVE LINDEMAN
ENF2022-14882	610	N	MAIN	7/18/2022	Closed	7/18/2022	Case Closed	7/18/2022	Standby Case 7/17/22 8:56pm-10:21pm Nosie complaint located at Tropicasa		TOVE LINDEMAN
ENF2022-13290	610	N	MAIN	6/27/2022	Closed	6/27/2022	Case Closed	6/27/2022	Got a noise complaint for this location. No music was heard at all. No customers.		TOVE LINDEMAN
ENF2022-12869	610	N	MAIN	6/20/2022	Corrected	7/18/2022	Case Closed		Weedy Alley/Easement located at 610 N. Main St behind home		TOVE LINDEMAN
ENF2022-12805	610	N	MAIN	6/20/2022	Closed	6/20/2022	Case Closed	6/20/2022	stand by noise concern coming from Tropicasa		TOVE LINDEMAN
ENF2022-11606	610	N	Main	6/6/2022	Closed	6/7/2022	Case Closed	6/7/2022	Description: Casa Tropicana playing loud music on the weekends. Area: 6S CitySourced Id: 2724939 Device Type: Console Device Model: Unknown Approximate Address: 610 N Main St, McAllen, TX 78501 Lat/Lng Coordinates: 26.2096822, -98.2332289 OriginationIpAddress: 172.70.38.75 InitialBoundaryName: McAllen, TX - City Limits InitialBoundaryName: Sanitation Zones InitialBoundaryName: Quarantine Zone		
ENF2022-10595	610	N	MAIN	5/19/2022	Closed	5/21/2022	Municipal Court	5/21/2022	Loud Music Concern.		TOVE LINDEMAN
ENF2022-08937	610	N	MAIN	4/28/2022	Closed	4/29/2022	Enforcement Action	4/29/2022	Standby Noise Complaint Tropicasa 610 N Main st		TOVE LINDEMAN
ENF2022-08118	610	N	Main	4/18/2022	Closed	5/9/2022	Case Closed	5/9/2022	Description: CALLER IS REPORTING 2 BUSINESSES TROPICASA AND EL NOPALITO, BOTH PLACES SELLING ALCOHOL, LOTS OF PPL ON WEEKENDS, LOUD MUSIC Area: 6S CitySourced Id: 2630177 Device Type: Console Device Model: Unknown Approximate Address: 610 N Main St, McAllen, TX 78501 Lat/Lng Coordinates: 26.2096822, -98.2332289 OriginationIpAddress: 172.70.34.79 InitialBoundaryName: McAllen, TX - City Limits InitialBoundaryName: Sanitation Zones InitialBoundaryName: Quarantine Zone		
ENF2022-05560	610	N	MAIN	3/15/2022	Closed	3/15/2022	Case Closed	3/15/2022	Came to take photos of sign that was placed on the fence of Tropicasa. 610 N Main st		TOVE LINDEMAN

BLD2022-00129	610	N	MAIN	3/11/2022	Closed	3/11/2022		3/11/2022	Verify no construction at site and rear area location usage, customer stating portable restroom facilities on site.	3/11/2022	TOVE LINDEMAN
ENF2022-05335	610	N	MAIN	3/10/2022	Closed	3/10/2022	Case Closed	3/10/2022	Came to take pictures of the port-a-potty and sign at Tropicasa.		TOVE LINDEMAN
ENF2022-04654	610	N	MAIN	3/2/2022	Corrected	3/21/2022	Case Closed		Weedy alleyway above 15 inches/ see attached photo		TOVE LINDEMAN
ENF2022-04454	610	N	MAIN	2/27/2022	Closed	2/27/2022	Municipal Court	2/27/2022	2nd noise complaint tropicasa		TOVE LINDEMAN
ENF2022-04452	610	N	MAIN	2/26/2022	Closed	2/26/2022	Municipal Court	2/26/2022	noise complaint		TOVE LINDEMAN
ENF2022-02367	610	N	MAIN	2/2/2022	Corrected	6/14/2022	Case Closed		Weedy Lot in the rear near the Alley @ 610 N. Main St.		TOVE LINDEMAN
ENF2022-02135	610	N	MAIN	1/30/2022	Closed	1/30/2022	Case Closed	1/30/2022	I arrived at Tropicasa at 12:50am and have been here for roughly 15 minutes. No music coming from the business. There are people inside drinking but their overall volume level is low.		TOVE LINDEMAN
FOOD2021-00290	610	N	main	10/14/2021	Renewal Due	9/14/2022	Renewal		Tropicasa 610 N Main st site b &c 956--414-0736	10/14/2021	
ENF2021-24209	610	N	Main	10/11/2021	Closed	10/11/2021	Case Closed	10/11/2021	Case started with a noise complaint. I was called by Cesar to verify that they were not selling any alcoholic beverages, specifically mixed drinks.		
ENF2021-24190	610	N	MAIN	10/10/2021	Closed	10/10/2021	Municipal Court	10/10/2021	Noise Complaint		TOVE LINDEMAN
ENF2021-24188	610	N	MAIN	10/10/2021	Closed	10/10/2021	Municipal Court	10/10/2021	Noise Complaint - Loud Music		TOVE LINDEMAN
ENF2021-23742	610	N	MAIN	10/2/2021	Corrected	10/2/2021	Case Closed		Noise		TOVE LINDEMAN
ENF2021-22493	610	N	Main	9/13/2021	Violation	9/13/2021	NOV-Shutdown		Ryan as per Cesar, can you please make arrangement for tonight around 8:00 p.m. to check for food permit if they are serving any type of items. Also, if there is any loud music, please take pictures/ videos.	9/13/2021	
ENF2021-22443	610	N	MAIN	9/10/2021	Closed	9/10/2021	Case Closed	9/10/2021	Loud		TOVE LINDEMAN
BLD2015-00507	610	N	MAIN	7/29/2015	Resolved	7/12/2017			SGN2014-08197 was applied for a reface an existing non illuminated wood sign. Application approved never picked up. Has surpassed 180 days. Can you please inspect to ensure it was not done so we may purge permit. (eek) site plan and sign details attached.	7/29/2015	TOVE LINDEMAN
GAR2015-01083	610	N	MAIN	4/9/2015	Issued Permit	4/9/2015			1ST PERMIT	4/9/2015	
GAR2014-01672	610	N	main	4/17/2014	Issued Permit	4/17/2014				4/17/2014	
GAR2014-00876	610	N	MAIN	3/13/2014	Issued Permit	3/13/2014				3/13/2014	
ENF2013-12424	610	N	MAIN	11/11/2013	Corrected	11/25/2013	Case Closed		WEEDY ALLEY EASEMENT		TOVE LINDEMAN
GAR2013-05628	610	N	MAIN	10/25/2013	Issued Permit	10/25/2013			1ST PERMIT	10/25/2013	
GAR2013-02830	610	N	MAIN	6/13/2013	Issued Permit	6/13/2013			3RD PERMIT	6/13/2013	
GAR2013-01813	610	N	MAIN	4/24/2013	Issued Permit	4/24/2013			2ND PERMIT	4/24/2013	
GAR2013-00395	610	N	MAIN	2/6/2013	Issued Permit	2/6/2013				2/6/2013	
GAR2012-06573	610	N	MAIN	12/12/2012	Issued Permit	12/12/2012			2ND PERMIT	12/12/2012	
GAR2012-03981	610	N	MAIN	8/9/2012	Issued Permit	8/9/2012			2nd permit 2012	8/9/2012	
GAR2012-02917	610	N	MAIN	6/28/2012	Issued Permit	6/28/2012			1ST PERMIT	6/28/2012	

BLD2012-00424	610	N	Main	6/14/2012	Closed	6/14/2012		6/14/2012	CMM2012-03590, please verify no remodeling is going on for juice and shakes. Tenant stop by to cancel permit under review.	6/14/2012	
GAR2012-02044	610	N	MAIN	5/23/2012	Issued Permit	5/23/2012				5/23/2012	
GAR2012-00796	610	N	MAIN	3/14/2012	Issued Permit	3/14/2012			1ST PERMIT	3/14/2012	
GAR2011-01029	610	N	MAIN	10/6/2011	Issued Permit	10/6/2011			2ND PERMIT	10/6/2011	
									new sign put up w out a permit		
BLD2011-00191	610	N	MAIN	4/6/2011	Resolved	4/18/2011			AS PER HL	4/6/2011	
ENF2010-12538	610	N	MAIN	9/9/2010	Closed	11/4/2010	Case Closed	11/4/2010	WEEDY ALLEY WILL MOW UNDER ANNV.		TOVE LINDEMAN
									SGN2009-05930 Remodel non illuminated freestanding sign (Indigo)		
BLD2010-00421	610	N	MAIN	8/18/2010	Closed	8/18/2010		8/18/2010	sign existed painted over it and put vinyl lettering for new business)	8/18/2010	TOVE LINDEMAN
ENF2010-07089	610	N	MAIN	5/27/2010	Closed	5/27/2010	Case Closed	5/27/2010	GARAGE SALE		
ENF2010-05684	610	N	MAIN	5/3/2010	Corrected	5/24/2010	Case Closed		weedy alley		TOVE LINDEMAN
ENF2009-05586	610	N	MAIN	6/3/2009	Corrected	6/4/2009	Case Closed		ADVERTISING ON CITY R.O.W.		
FOOD2008-01057	610	N	MAIN	9/4/2008	Out of Business	8/20/2009				9/4/2008	



McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 08/01/2022 00:00

Incident Type: All

To Date/Time: 08/17/2023 23:59

Location: 610 N Main St, McAllen

Call Date	Time	Incident Number	Incident Type	Location
3/14/2023	22:40	2023-00018824	Assist Other Agency	610 N MAIN ST B, MCALLEN
3/14/2023	21:57	2023-00018818	Noise Complaint	610 N MAIN ST, MCALLEN
3/12/2023	0:12	2023-00018104	Assist Other Agency	610 N MAIN ST, MCALLEN
3/4/2023	0:12	2023-00016119	Police Services	610 N MAIN ST, MCALLEN
2/5/2023	4:18	2023-00009198	Noise Complaint	610 N MAIN ST, MCALLEN
2/5/2023	2:40	2023-00009174	Assist Other Agency	610 N MAIN ST, MCALLEN
1/1/2023	4:33	2023-00000126	Domestic Disturbance	610 N MAIN ST, MCALLEN
1/1/2023	3:09	2023-00000091	Domestic Disturbance	610 N MAIN ST, MCALLEN
12/29/2022	5:01	2022-00091502	Police Services	610 N MAIN ST, MCALLEN
12/11/2022	4:30	2022-00086861	Noise Complaint	610 N MAIN ST, MCALLEN
11/6/2022	1:04	2022-00077807	Noise Complaint	610 N MAIN ST, MCALLEN
10/29/2022	2:12	2022-00075666	Accident w/Injuries	610 N MAIN ST, MCALLEN
10/16/2022	21:49	2022-00072389	Domestic Disturbance	610 N MAIN ST, MCALLEN
10/9/2022	10:46	2022-00070463	Theft	610 N MAIN ST, MCALLEN
9/25/2022	22:45	2022-00067113	Domestic Disturbance	610 N MAIN ST, MCALLEN
9/17/2022	22:37	2022-00065210	Noise Complaint	610 N MAIN ST, MCALLEN
8/28/2022	22:06	2022-00060108	Harassment	610 N MAIN ST, MCALLEN
8/7/2022	21:55	2022-00054718	Police Services	610 N MAIN ST, MCALLEN

Memo

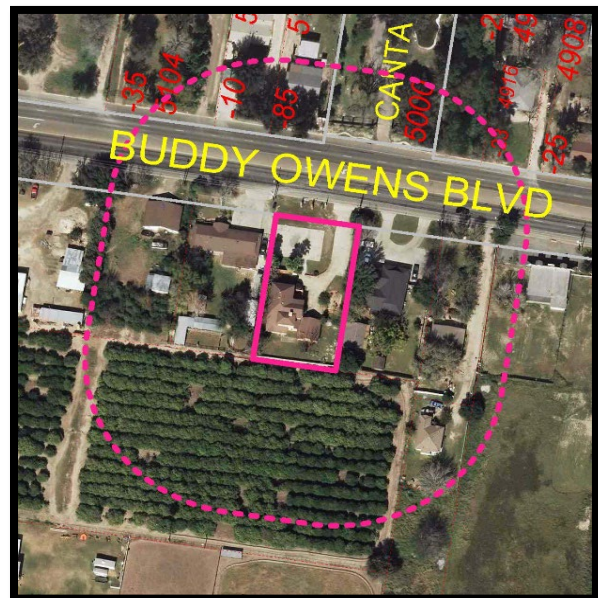
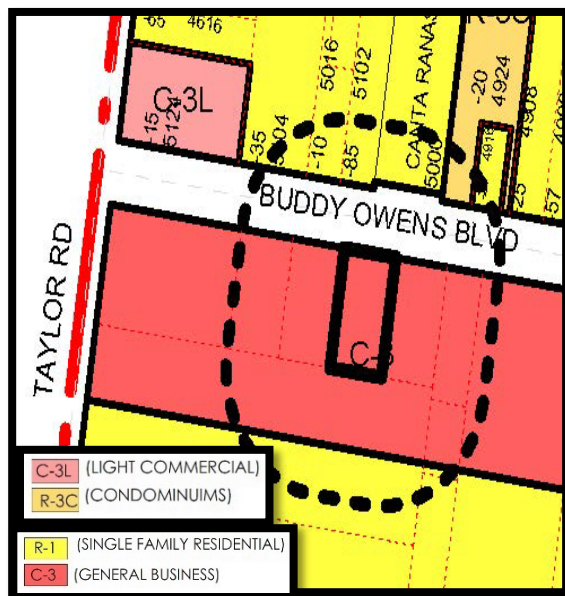
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 29, 2023

SUBJECT: REQUEST OF MARIA I. SALAZAR, FOR A CONDITIONAL USE PERMIT, FOR TWO YEARS, FOR A HOME OCCUPATION (BEAUTY SALON), AT .55 ACRES OUT OF LOT 327, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 5009 BUDDY OWENS BOULEVARD. (CUP2023-0122)

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



HISTORY: According to the Hidalgo County Appraisal District, the home was built in 1987. The City of McAllen annexed the property in 1999 with an existing residential structure. The original conditional use permit application for a home occupation was submitted on June 10, 2022, and approved August 3, 2022.

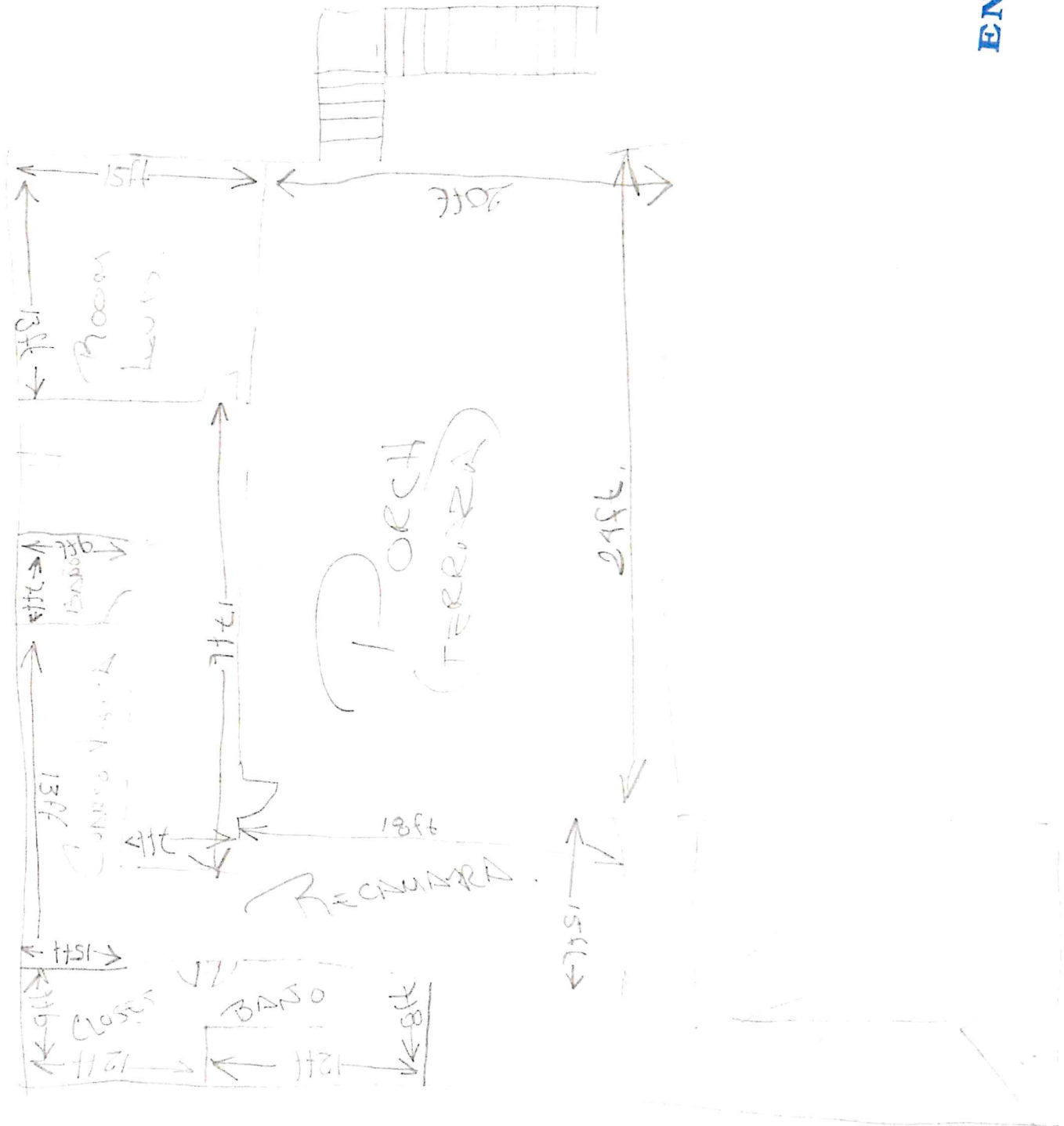
REQUEST/ANALYSIS: The applicant is proposing to continue to operate a beauty salon from an approximately 528 sq. ft. area within the existing residence. The proposed hours of operation will be 9:00 A.M. to 5:00 P.M., Monday through Friday and 9:00 A.M. to 1:00 P.M. Saturdays; the beauty salon will be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

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

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

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

Planta Alta.



ENTERED

JUN 10 2022

Initial: AM

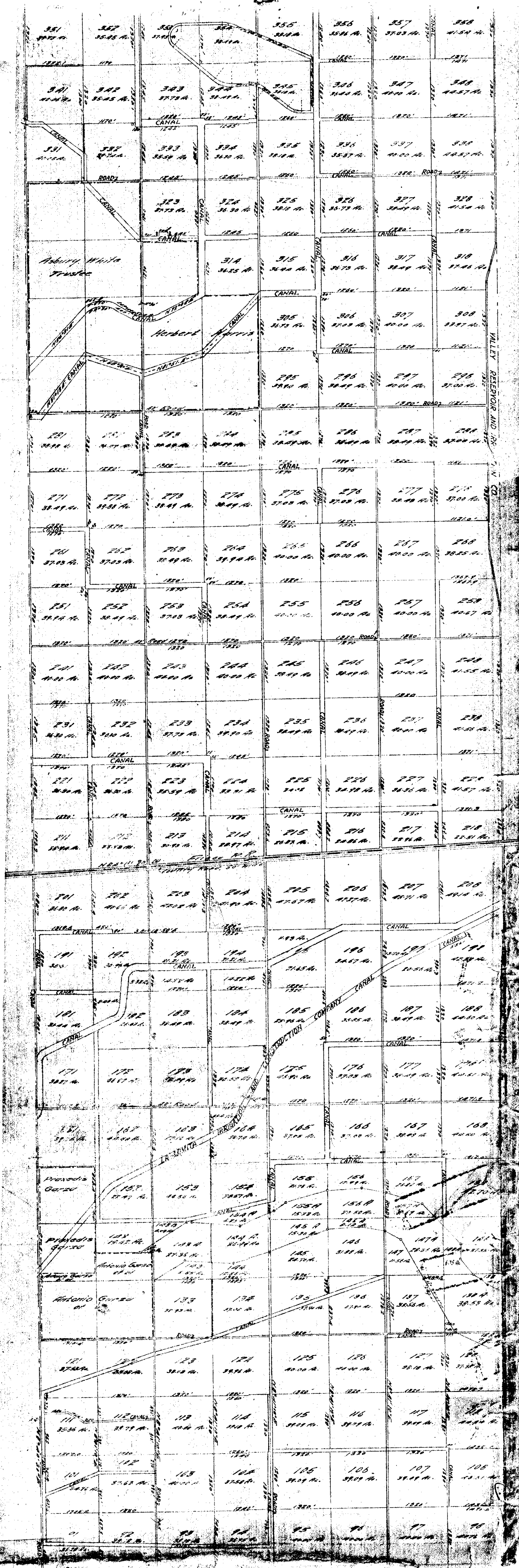
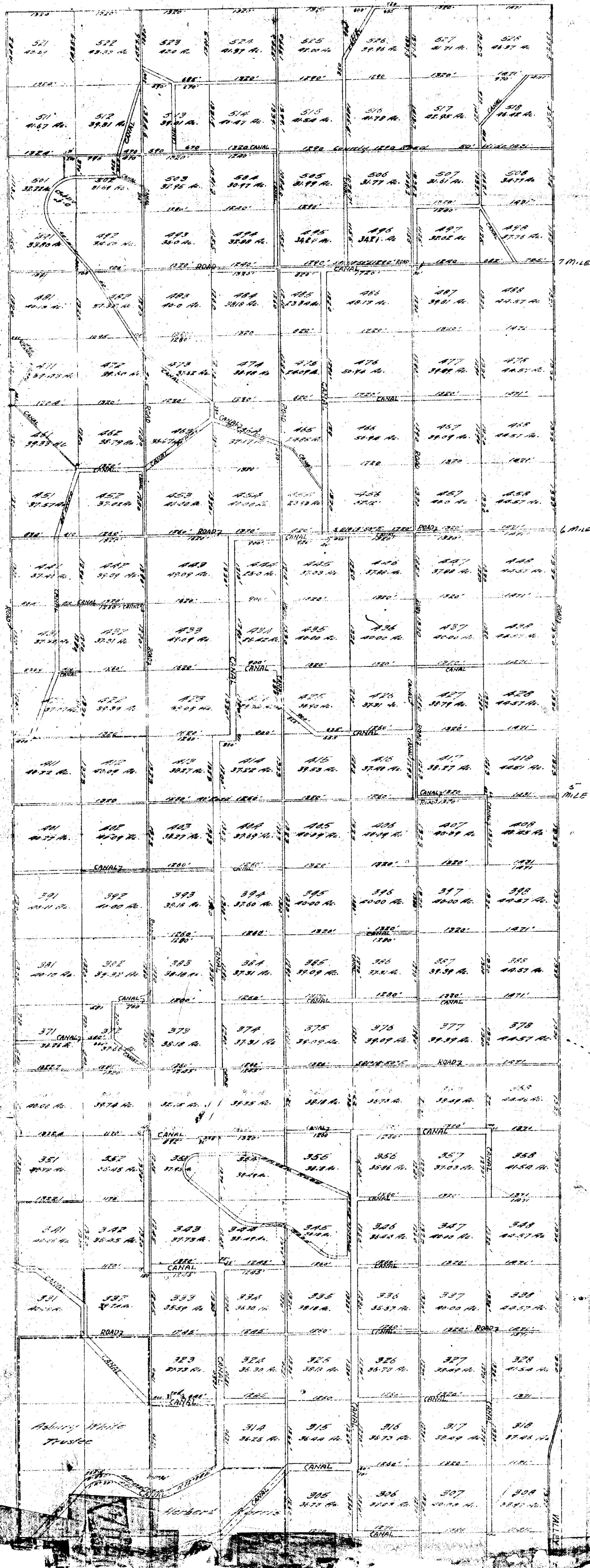
Planta baja-

JUN 10 2022

Initial: An



AMENDED MAP
OF
JOHN H. SHARY SUBDIVISION
OF PORCIONS 58, 59 & 60,
HIDALGO COUNTY TEXAS
SCALE 1"=1000'







NOTICE
HOME
OCCUPATION
FOR
THIS PROPERTY
CUP 2023-0122

Memo

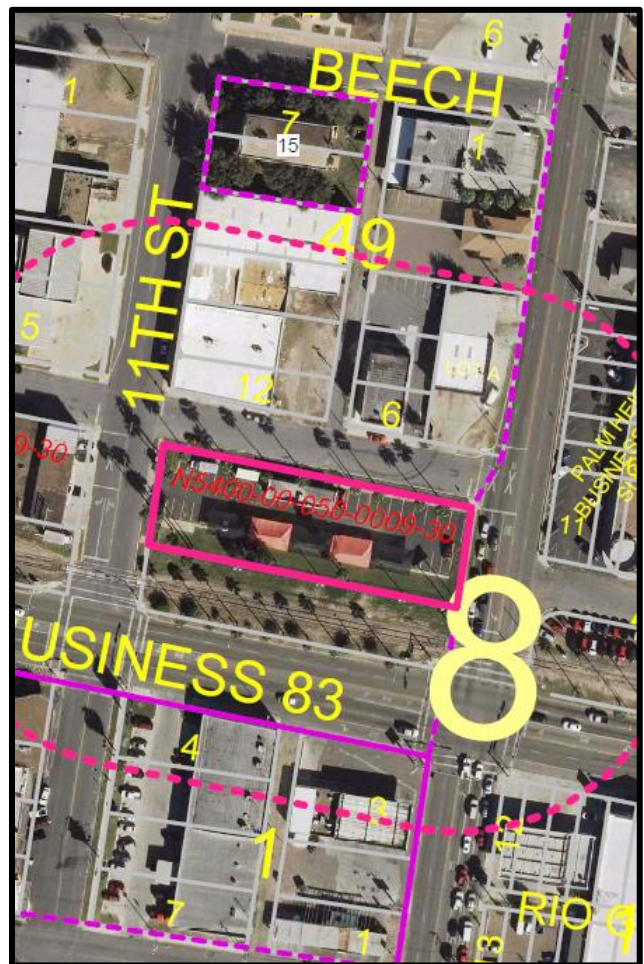
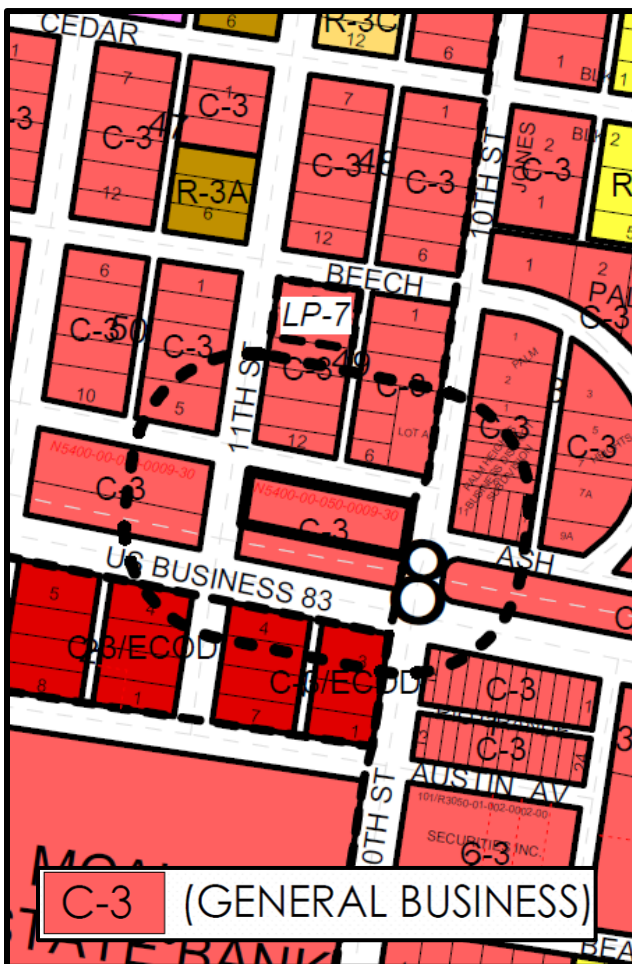
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 29, 2022.

SUBJECT: REQUEST OF JORGE L. MARTINEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A FOOD TRUCK PARK AT 1 TRACT OF LAND NORTH OF RAILROAD RIGHT OF WAY BETWEEN 10TH & 11TH STREETS SOUTH OF BLOCK 49, NORTH MCALLEN ADDITION, HIDALGO COUNTY, TEXAS; 1001 ASH AVENUE. (CUP2023-0123).

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



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

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

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

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

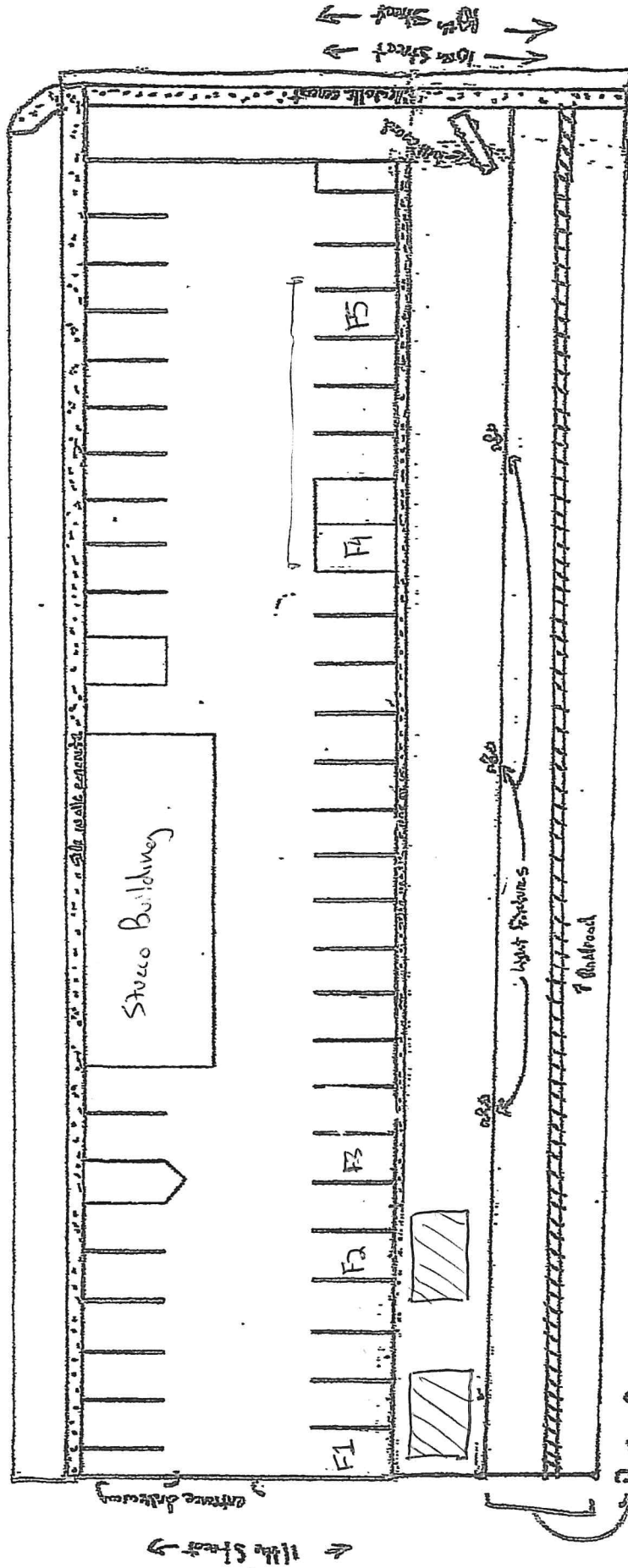
- 1) The property line of the lot must be at least 200 feet from the nearest residence or residentially zoned property;
- 2) The name, address, phone number and email address of a contact person who shall be available 24 hours per day, 7 days per week for the purposes of responding to complaints regarding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

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

RECOMMENDATION:

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

← Ash Avenue →



Pacific Railroad Company Property

43 Total Parking Spaces Available

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

24 available parking spaces = 120 available seats

Business 83

Tract V

Tract VI



C & C Grill
(956) 478-6521

YA-HAMBURGESA-ALITAS
TACOS
BURRITOS
TRIPAS
FALAJITAS
CARNITAS
GUACAMOLE
PASTOR

1001 ADE

PAPA ASADA HOT DOGS-TORTAS-Y MAS!

LAW OFFICES OF
MARIO DAVILA
IN CASE OF AN
ACCIDENT.COM

LAW OFFICES OF
MARIO DAVILA
682-3

NOTICE
FOOD TRUCK
PARK
FOR
THIS PROPERTY
CUP2023-0123

Planning Department

Memo

TO: Planning and Zoning Commission

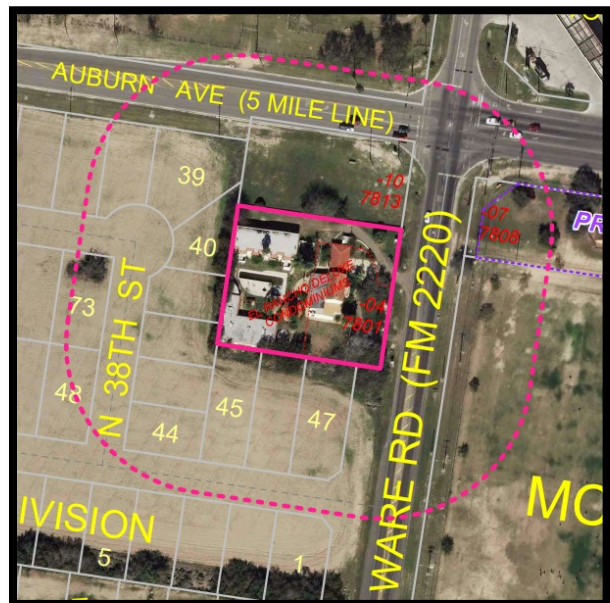
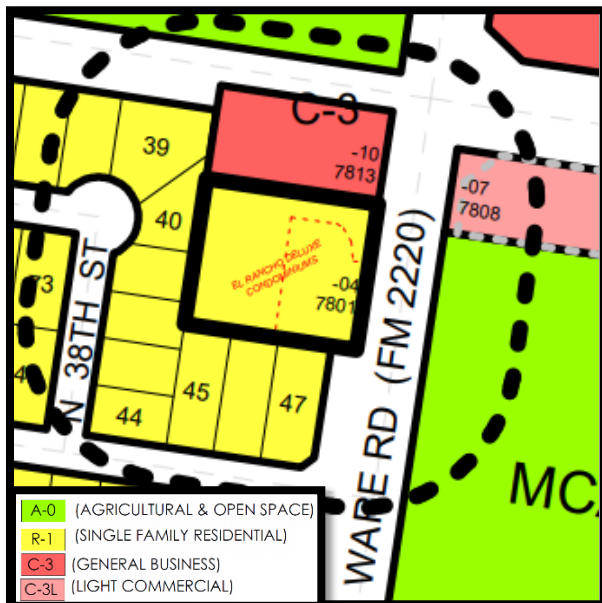
FROM: Planning Staff

DATE: September 21, 2023

SUBJECT: REZONE FROM TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3C (CONDOMINIUMS) DISTRICT: 0.845 ACRE (36,821.51 SQ. FT.) TRACT BEING CALLED 0.30 ACRE TRACT OF LAND, MORE OR LESS, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 7809 NORTH WARE ROAD 7801 NORTH WARE ROAD. (REZ2023-0047)

LOCATION: The property is located south of Auburn Avenue and west of North Ware Road. This particular tract is comprised of .845 acres (36,821.51 sq. ft.) with existing structures.

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



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

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

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

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

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

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

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

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

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

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

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

Carrizales Land Surveying, LLC

Texas Registered Surveying Firm
TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION A 0.845 ACRE TRACT

A MEASURED 0.845 ACRE [36,821.51 SQ.FT.] TRACT BEING A CALLED 0.30 ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS THE EAST 0.30 ACRE OF THE SOUTH 181.7 FEET OF THE NORTH 331.7 FEET OF THE EAST 262.5 FEET OUT OF LOT FIFTY SIX (56), LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS AND ALL OF EL RANCHO DELUXE CONDOMINIUMS, A CONDOMINIUM IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ALL AS FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM RECORDED IN VOLUME 4, PAGE 643, CONDOMINIUM RECORDS OF HIDALGO COUNTY, TEXAS; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS DECLARED IN SAID DECLARATION OF CONDOMINIUM TO BE APPURTENANT TO EACH UNIT, AND AS CONVEYED TO JOSE CERVERA LU, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3208368, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), AND TO REBECCA J. CERVERA AND JOSE CERVERA LU, BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1785039, AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1495830, ORHCT, SAID 0.845 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING at a calculated point at the intersection of Auburn Avenue and F.M. 2220 (Ware Road) for the northeast corner of Lot 56 La Lomita Irrigation and Construction Co. Subdivision as recorded in volume 24, page 67 thru 69, Deed Records, Hidalgo County, Texas, Thence South 08 degrees 42 minutes 44 seconds West with the east line of said Lot 56, distance of 150.00 feet to a calculated point, Thence North 81 degrees 17 minutes 16 seconds West, a distance of 60.00 to a calculated point [N:16626414.7849, E:1066254.6323], on the west right of way line of said F.M. 2220 (Ware Road) from which a half (1/2) inch iron rod found bearing North 01 degrees 48 minutes 57 seconds West, a distance of 1.15 feet from said calculate point, the Northeast corner of this tract of land, and the **POINT OF BEGINNING**;

THENCE, South 08 degrees 42 minutes 44 seconds West, along the west right of way line of said F.M. 2220 (Ware Road), a distance of 181.70 feet to a half (1/2)-inch iron rod found, on the west right of way line of said F.M. 2220 (Ware Road), for the Southeast corner of this tract of land;

THENCE, North 81 degrees 17 minutes 16 seconds West, a distance of 202.65 feet to a half (1/2)-inch iron pipe found for Southwest corner of this tract of land;

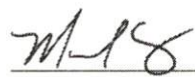
THENCE, North 08 degrees 42 minutes 44 seconds East, a distance of 181.70 feet to a half (1/2)-inch iron pipe found for the Northwest corner of this tract of land;

THENCE, South 81 degrees 17 minutes 16 seconds East, a distance of 202.65 feet to the **POINT OF BEGINNING**; containing 0.845 acres of land [36,821.51 Sq. Ft.] more or less.

Save and Except: All that part or portion thereof conveyed to the State of Texas, acting by and through the Texas Transportation Commission, Recorded Under Document No. 2863137, Official Records, Hidalgo County, Texas.

All coordinates, bearings, and distances noted within this metes and bounds description are in U.S. Survey Feet and reference the Texas State Plane Coordinate System South Zone 4205 and in grid coordinates.

A survey plat of even date accompanies this metes and bounds description.

 7-21-2023
Manuel Carrizales Date
Registered Professional Land Surveyor
Texas Registration Number 6388





BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

0.904 AC
OWNER: MARTIN PENA
WEL. DOC. No. 1612508
O.R.H.C.T.

Q AUBURN AVE. [R.O.W. VARIES]

P.O.C.
NE CNR LOT 56

SEE DETAIL "A"

P.O.B.
N: 16626414.7849
E: 1066254.6323

ASPH. DR.

CONC. PAD

CONC. STPS

CONC. STPS

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PLAT SHOWING:

A 0.845 ACRE [36,821.51 SQ.FT.] TRACT

BEING A CALLED 0.30 ACRE TRACT OF LAND, MORE OR LESS, DESCRIBED AS BEING THE EAST 0.30 ACRE OF THE SOUTH 181.7 FEET OF THE NORTH 331.7 FEET OF THE EAST 262.5 FEET OUT OF LOT FIFTY SIX (56), LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND ALL OF EL RANCHO DELUXE CONDOMINIUMS, A CONDOMINIUM IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ALL AS FULLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM RECORDED IN VOLUME 4, PAGE 643, CONDOMINIUM RECORDS OF HIDALGO COUNTY, TEXAS; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS DECLARED IN SAID DECLARATION OF CONDOMINIUM TO BE APPURTENANT TO EACH UNIT, AND AS CONVEYED TO JOSE CERVERA LU, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3208368, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), AND TO REBECCA J. CERVERA AND JOSE CERVERA LU, BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1785039, AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 1495830, ORHCT.

SAVE AND EXCEPT: ALL THAT PART OR PORTION THEREOF CONVEYED TO THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS TRANSPORTATION COMMISSION, RECORDED UNDER DOCUMENT NO. 2863137, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTES:

1. SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "C" DESCRIBED AS "AREAS OF MINIMAL FLOODING [NO SHADING], AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 480334 0400 C, DATED 11/16/1982. [NO ADDITIONAL FLOOD ZONE RESEARCH HAS BEEN DONE. THERE MAY BE LOW OR LONG THAT AFFECT THIS PROPERTY. CARRIZALES LAND SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.]

2. SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT OF No. 232448558 AS ISSUED BY FIDELITY NATIONAL TITLE INSURANCE.

THE FOLLOWING EXCEPTIONS ARE LISTED IN THE SCHEDULE "B" OF SAID COMMITMENT:

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

4. STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. [BLANKET] [SEE COMMITMENT ITEM 10-C]

5. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-D] [AS PLOTTED HEREON]

6. TERMS, CONDITIONS, OPTIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION OF CONDOMINIUM AND BY-LAWS, EXECUTED BY PATRICK MILLER, RECORDED IN VOLUME 4, PAGE 643, CONDOMINIUM RECORDS, HIDALGO COUNTY, TEXAS AND IN THE STATUTES OF TEXAS, ENABLING AND/OR REGULATING CONDOMINIUMS, AND THE RIGHTS AND REMEDIES OF CO-TENANTS, CONTRACTUAL, OR OTHERWISE PROVIDED FOR THEREIN. [SEE COMMITMENT ITEM 10-E]

7. RIGHT OF WAY EASEMENT DATED AUGUST 30, 1968, GRANTED TO SHARYLAND WATER SUPPLY CORPORATION, RECORDED IN VOLUME 1243, PAGE 653, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-F] [DOES NOT AFFECT SUBJECT PROPERTY] [BLANKET]

8. RIGHT OF WAY EASEMENT GRANTED TO HIDALGO COUNTY, AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 1387, PAGE 774, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-G] [DOES NOT AFFECT SUBJECT PROPERTY]

9. RIGHT OF WAY EASEMENT DATED FEBRUARY 21, 1974, GRANTED TO HIDALGO COUNTY, RECORDED IN VOLUME 1387, PAGE 774, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-H] [DOES NOT AFFECT SUBJECT PROPERTY]

10. UTILITY EASEMENT DATED MAY 3, 2002, GRANTED TO CITY OF MCALLEN, RECORDED UNDER DOCUMENT NO. 1045989, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-I] [AS PLOTTED HEREON]

11. RIGHTS AND REMEDIES OF CO-TENANTS, CONTRACTUAL OR OTHERWISE, INCLUDING, BUT NOT LIMITED TO, TERMS, CONDITIONS AND STIPULATIONS, COVENANTS, OPTIONS, RESTRICTIONS, AND EASEMENTS, CONTAINED IN THAT CERTAIN CONDOMINIUM DECLARATION DATED OCTOBER 15, 1982, VOLUME 4, PAGE 643, CONDOMINIUM RECORDS OF HIDALGO COUNTY, TEXAS, TOGETHER WITH ALL THE BY-LAWS THEREOF, AND ANY AMENDMENTS PRESENT OR FUTURE THEREOF, INCLUDING BUT NOT LIMITED TO ALL COVENANTS AND RESTRICTIONS COVERING THE USE, OCCUPANCY AND TRANSFER OF THE INSURED PREMISES CONTAINED THEREIN. [SEE COMMITMENT ITEM 10-N]

12. BUILDING, ZONING, PLATTING AND/OR REGULATORY LAWS AND/OR ORDINANCES OF ANY MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITY. [SEE COMMITMENT ITEM 10-U]

13. ANY VISIBLE AND APPARENT UNRECORDED EASEMENTS ON THE INSURED PROPERTY. [OWNER'S POLICY ONLY] [SEE COMMITMENT ITEM 10-V]

14. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A PUBLIC ROAD. [SEE COMMITMENT ITEM 10-W]

15. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.

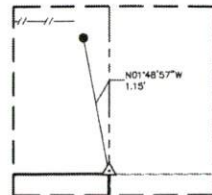
16. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.

17. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. 23141 SHEET 02 OF 02

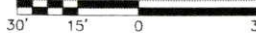
LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- ROADWAY CENTERLINE
- CHAINLINK FENCE
- CEDAR FENCE
- CONCRETE BLOCK FENCE LINE
- LANDSCAPE EDDING
- OVERHEAD ELECTRIC LINE
- EDGE OF ROADWAY PAVEMENT
- CONCRETE CURB AND GUTTER
- CONCRETE
- ASPHALT
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE OR AS NOTED
- CALCULATED POINT
- POWER POLE
- LIGHT POLE
- MAIL BOX
- ELECTRICAL BOX
- TRAFFIC SIGN
- PALM TREE
- RIGHT OF WAY
- VOLUME
- PAGE
- DOCUMENT
- CONCRETE
- ASPHALT
- DRIVEWAY
- SIDEWALK
- WARRANTY DEED
- SPECIAL WARRANTY DEED
- OFFICIAL RECORDS
- HIDALGO COUNTY TEXAS
- DEED RECORDS
- HIDALGO COUNTY TEXAS



DETAIL "A"
SCALE: 1"=1'

GRAPHIC SCALE IN FEET: 1"=30'



15 AC
OWNER: J. OSCAR BARRERA, JR.
SWC. DOC. No. 2448561
O.R.H.C.T.

N08°42'44"E



Carrizales
Land
Surveying, LLC

Texas Registered Surveying Firm
TIPELS FIRM No. 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2367
www.cls.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF JULY, 2023 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT, AND THAT THERE ARE NO BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN OR NOTED HEREON.

M-C 7-21-2023

MANUEL CARRIZALES
R.P.L.S. #6388 DATE







Memo

TO: Planning and Zoning Commission

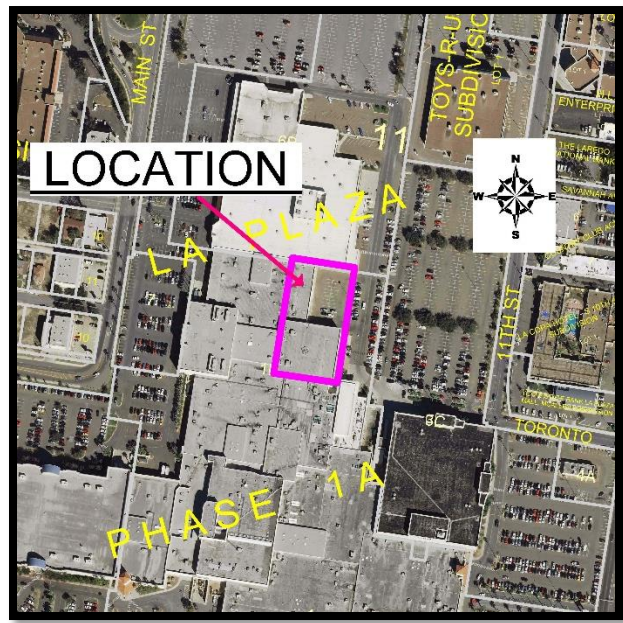
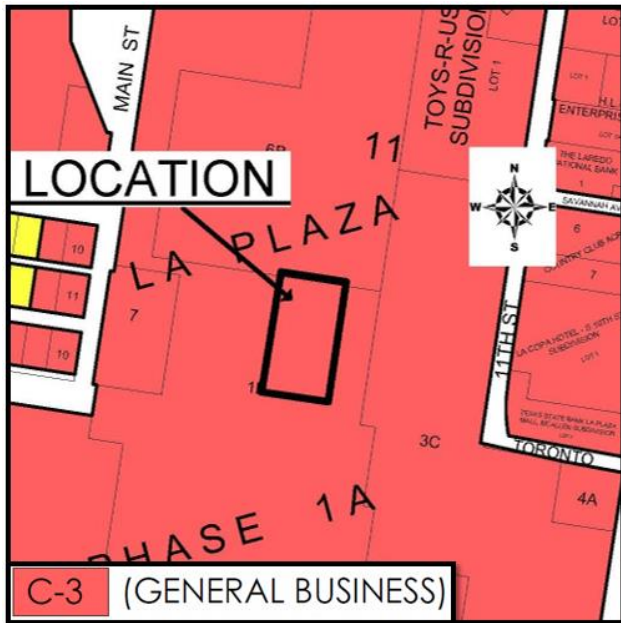
FROM: Planning Staff

DATE: September 28, 2023

SUBJECT: SITE PLAN APPROVAL FOR LOT 1B, LA PLAZA PHASE 1A SUBDIVISION, HIDALGO COUNTY, TEXAS; 2200 SOUTH 10TH STREET. (SPR2023-0038)

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

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



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

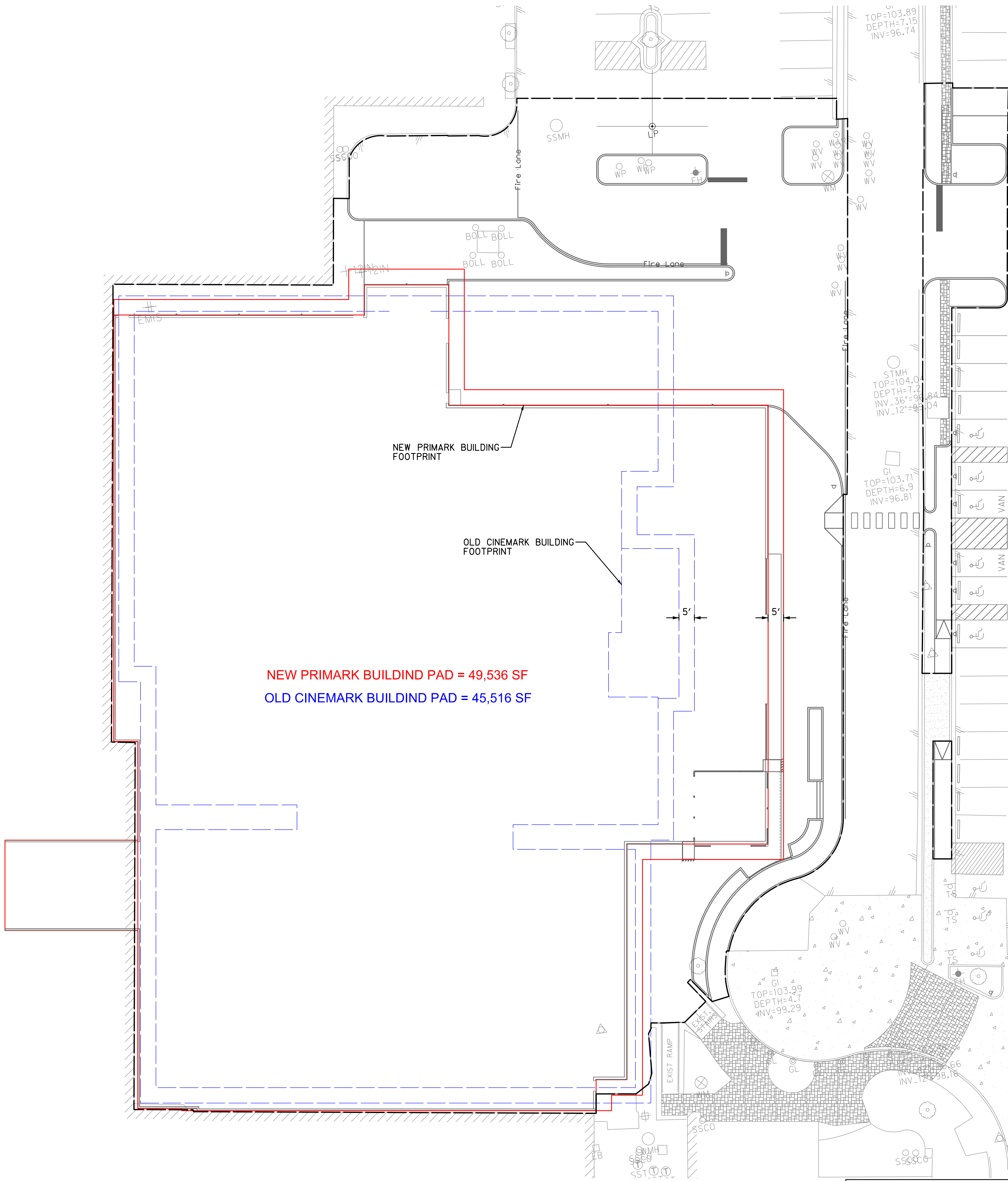
for the existing development must be visible from the street or front property line, and each parking space must be within 100 feet of a landscaped area with a tree. A six-foot buffer is required around dumpsters/compactors if visible from the street.

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

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

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

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



NEW PRIMARK BUILDIND PAD = 49,536 SF
OLD CINEMARK BUILDIND PAD = 45,516 SF

BUILDING PAD DIMENSION NOTE:
1. DIMENSIONS SHOWN ON PLAN VIEW ARE TO PAD LIMIT LINES.

BUILDING PAD GRADING NOTES:
1. FOR SELECT FILL REQUIREMENTS REFER TO GEOTECH REPORT NO. AMA19-026-00 PREPARED BY RABA KISTNER DATED AUGUST 5, 2019.
2. EXISTING BUILDING SLAB FINISHED FLOOR ELEVATION = 106.10

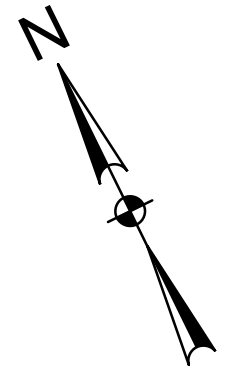
INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, TEXAS11 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811, AND ALL OTHER LOCATED COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

NOTICE TO CONTRACTORS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE HORIZONTAL AND VERTICAL LOCATION OF BURIED UTILITIES AND STRUCTURES, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
TELEPHONE, STORMSEWER, WATER, GAS, CABLE TV, SANITARY SEWER, ELECTRIC.
2. IF DISCREPANCIES OCCUR BETWEEN THAT WHICH IS SHOWN ON THE PLANS AND CONDITIONS PRESENT IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING IMMEDIATELY. FAILURE TO DO SO SHALL ABSOLVE OWNER AND ENGINEER OF LIABILITY AND ASSOCIATED COST.

BENCHMARK (TBM #1):
SET "X" TP
ELEVATION= 103.73 (NAVD88)
N=16592993.52
E=1071080.12
BENCHMARK (TBM #2):
FND PK NAIL TP
ELEVATION= 104.64 (NAVD88)
N=16593173.51
E=1071083.37



0 10 20 30 40
SCALE: 1"=20' (FULL SIZE = 22" X 34")
SCALE: 1"=40' (HALF SIZE = 11" X 17")

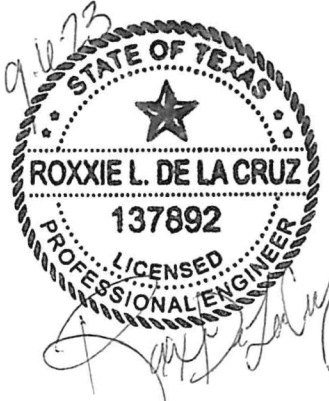
LEGEND

- | PROPOSED | EXISTING | |
|-----------|-----------|--------------------------------------|
| ■ | CI □ | INLET |
| ■ | GI □ | GRATE INLET |
| ● | MH ○ | MANHOLE |
| ● | WV ○ | GATE VALVE & BOX |
| ● | WM ⊕ | WATER METER |
| ✱ | FH ● | FIRE HYDRANT |
| SSCO ○ | SSCO ○ | SANITARY CLEAN OUT |
| LP ⊕ | LP ⊕ | LIGHT POLE |
| EB □ | EB □ | ELECTRIC BOX |
| ET □ | ET □ | ELECTRIC TRANSFORMER |
| ESG □ | ESG □ | ELECTRIC SWITCHGEAR |
| EJB □ | EJB □ | ELECTRIC JUNCTION BOX |
| PP Q | PP Q | POWER POLE |
| TPED □ | TPED □ | TELEPHONE PEDESTAL |
| -x-x- | -x-x- | FENCE |
| TS | TS | TRAFFIC SIGN |
| -EX OHE- | -EX OHE- | OVERHEAD ELECTRIC |
| -EX UGE- | -EX UGE- | UNDERGROUND ELECTRIC |
| -EX GAS- | -EX GAS- | GAS LINE |
| -EX F/O- | -EX F/O- | FIBER OPTIC LINE |
| -EX TEL- | -EX TEL- | TELEPHONE LINE |
| /// | /// | ASPHALT PAVEMENT |
| → | → | DRAINAGE FLOW ARROW |
| -EX 6"WW- | -EX 6"WW- | WASTEWATER |
| -W- | -EX 6"W- | WATER |
| -FIRE- | -EX FIRE- | FIRE PROTECTION |
| 36"SD | 36"SD | STORM SEWER |
| -100.00- | -100.00- | CONTOUR |
| ■ | ■ | PROPOSED HEAVY DUTY ASPHALT PAVEMENT |
| ■ | ■ | PROPOSED LIGHT DUTY ASPHALT PAVEMENT |
| ■ | ■ | CONCRETE PAVEMENT |
| ■ | ■ | CONCRETE FLATWORK |
| ■ | ■ | PAVERS |
| | | CAUTION UTILITY CROSSING |

PRIMARK
AT LA PLAZA MALL
McALLEN, TEXAS



Revision No.	Date	Description
	09/06/2023	ISSUED FOR CONSTRUCTION



Project No.: 54146.002
Issued: JULY 2023
Drawn By: I.E.
Checked By: R.D.C.
Scale: AS NOTED
Sheet Title

BUILDING PAD
GRADING PLAN

C5.0

Sheet Number



Project No.:	54146
Issued:	AUGUST 2023
Drawn By:	J.L.L.
Checked By:	R.B.
Scale:	AS NOTED
Sheet Title	
LANDSCAPE EXHIBIT	
SP1.0	
Sheet Number	

POINT OF BEGINNING
N.W. CORNER SECTION 7, LOT 11

U.S. 83 EXPRESSWAY
(320' R.O.W.)

0 50 100 150 200
SCALE: 1"=100'

LEGEND
● - FOUND MONUMENT
○ - SET MONUMENT
FIR - FOUND IRON ROD
SIR - SET IRON ROD
W/CAP - WITH CAP STAMPED "HALFF" (UNLESS OTHERWISE NOTED)
M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
VOL. - VOLUME
PG. - PAGE
S.F. - SQUARE FEET
R.O.W. - RIGHT-OF-WAY
(C.M.) - CONTROL MONUMENT
FND. - FOUND
U.E. - UTILITY EASEMENT
H.C.C.F. - HIDALGO COUNTY COURT FILE
H.C.W.I.D. NO. 3 - HIDALGO COUNTY WATER
IMPROVEMENT DISTRICT NUMBER THREE

1 3rd AMENDING MAP OF
MAIN PLACE SUBDIVISION
VOL. 28, PG. 5A
M.R.H.C.T.
- EASEMENT ABANDONMENT AREA
▲ - CALCULATED POINT

KEY NOTES @
① 0.0330 AC. UTILITY EASEMENT AEP
TEXAS CENTRAL COMPANY DOC. NO. 2759844, O.R.H.C.T.
② 0.0421 AC. UTILITY EASEMENT AEP
TEXAS CENTRAL COMPANY DOC. NO. 2754101, O.R.H.C.T.
③ 0.0435 AC. UTILITY EASEMENT AEP
TEXAS CENTRAL COMPANY DOC. NO. 2759844, O.R.H.C.T.
④ 0.1090 AC. UTILITY EASEMENT AEP
TEXAS CENTRAL COMPANY DOC. NO. 2759843, O.R.H.C.T.
⑤ 0.0347 AC. UTILITY EASEMENT AEP
TEXAS CENTRAL COMPANY DOC. NO. 2759844, O.R.H.C.T.
⑥ 0.0649 AC. UTILITY EASEMENT AEP
TEXAS CENTRAL COMPANY DOC. NO. 2759843, O.R.H.C.T.
⑦ 0.4447 AC. UTILITY EASEMENT AEP
TEXAS CENTRAL COMPANY DOC. NO. 2759844, O.R.H.C.T.
⑧ 0.1895 AC. UTILITY EASEMENT AEP
TEXAS CENTRAL COMPANY DOC. NO. 2759843, O.R.H.C.T.

SAVANNAH AVENUE
(60' R.O.W.)

TORONTO AVENUE
(40' R.O.W.)

UVALDE AVENUE
(60' R.O.W.)

WICHITA AVENUE
(60' R.O.W.)

LOT 2B
14.03 ACRES
610,972 S.F.

LOT 2-A
LA PLAZA LOTS 1-A, 2-A
3-A & 3B SUBDIVISION
VOL. 35, PG. 195

LOT 3-A
LA PLAZA LOTS 1-A, 2-A
3-A & 3B SUBDIVISION
VOL. 35, PG. 195
M.R.H.C.T.

LOT 4, SECTION 6
HIDALGO CANAL COMPANY SUBDIVISION
VOL. 0, PG. 177
D.R.H.C.T.

LOT 1B
47.93 ACRES
2,087,849 S.F.

LOT 6B
10.11 ACRES
440,555 SQ. FT.
LA PLAZA SUBDIVISION
VOL. 33, PG. 149
M.R.H.C.T.

LOT 7
1.30 ACRES
56,516 S.F.

LOT 1B
47.92 ACRES
2,087,564 S.F.

LOT 1-A
LA PLAZA LOTS 1-A, 2-A
3-A & 3B SUBDIVISION
VOL. 35, PG. 195

LOT 3C
10.31 ACRES
448,226 S.F.

LOT 3
LA PLAZA SUBDIVISION
VOL. 19, PG. 120

LOT 4A
0.59 ACRES
25,816 S.F.

LA PLAZA PHASE 1A
SUBDIVISION

A RE-SUBDIVISION OF 84.27 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS AND BEING OUT OF LOTS 1A, 2A, & 3B OF LA PLAZA LOTS 1-A, 2-A, 3-A AND 3-B SUBDIVISION, AS RECORDED IN VOL. 35 PG. 195 M.R.H.C.T., LOTS 3 & 4 OF LA PLAZA SUBDIVISION, AS RECORDED IN VOL. 33 PG. 149 M.R.H.C.T., AND LOTS 11-15 OF COUNTRY CLUB ACRES SUBDIVISION, AS RECORDED IN VOL. 4 PG. 2 M.R.H.C.T.

AVO: 30991
DATE OF PREPARATION: 4/10/2017
BY

HALFF

9500 AMBERGLEN BLVD, BLDG F, STE 125
AUSTIN, TX 78729 (512) 777-4600
TBPUS FIRM NO. 10029607

METES AND BOUNDS.

BEING A 84.27 ACRE (3,670,657 SQUARE FEET) TRACT SITUATED IN THE JUAN ANTONIO VILLAREAL, ABSTRACT NUMBER 44, HIDALGO COUNTY, TEXAS, AND THE MARIA UJANDA DE LOS RIOS, ABSTRACT NUMBER 41, HIDALGO COUNTY, TEXAS BEING A PORTION OF SEVERAL TRACT AS LISTED, ALL OF LOT 16 OF THE LA PLAZA SUBDIVISION, A SUBDIVISION OF RECORD RECORDED IN VOLUME 33, PAGE 149 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS (M.R.H.C.T.), ALL OF LOTS 11- 16 AND THE SOUTH TEN FEET OF LOT 16 OF THE COUNTRY CLUB ACRES, A SUBDIVISION OF RECORD RECORDED IN VOLUME 4, PAGE 2 OF THE M.R.H.C.T., LOTS 1A, 2A AND 3B OF THE LA PLAZA LOTS 1-A, 2-A AND 3-B SUBDIVISION, A SUBDIVISION OF RECORD RECORDED IN VOLUME 35, PAGE 195 OF THE M.R.H.C.T., A PORTION OF TORONTO AVENUE AS SHOWN IN SAID COUNTRY CLUB SUBDIVISION AND LOTS 3 AND 4 OF THE LA PLAZA SUBDIVISION, A SUBDIVISION OF RECORD RECORDED IN VOLUME 19, PAGE 120 OF THE M.R.H.C.T. AND A 0.068 ACRE TRACT DESCRIBED IN, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with aluminum cap stamped "TX DEPT OF TRANSPORTATION" found for the existing south right-of-way line of U.S. 83 Expressway and the northwest corner of Lot 5A of said Resubdivision of Lots 5 and 6 La Plaza Subdivision;

THENCE South 81°23'11" East 647.26 feet with the north line of Lots 5A and 6A and the existing south right-of-way line of U.S. 83 Expressway to a calculated point for the northeast corner of Lot 6A and the northwest corner of Lot 1 of TOYS-R-US Subdivision, a Subdivision of record recorded in Volume 27, Page 31A of the M.R.H.C.T., from which an iron rod found with plastic cap stamped "GMES" bears South 73° East 1.7 feet;

THENCE South 08°36'49" West 630.00 feet with the east line of said 6A, and the west line of Lot 1 to a 1/2-inch iron rod with plastic cap stamped "HALFF" for the northwest corner of the remainder of Lot 16, the southeast corner of Lot 1 and in the east line of Lot 6A;

THENCE South 81°23'11" East 315.70 feet with the north line of the remainder of said Lot 16 and the south line of Lot 1 to a calculated point for the northeast corner of the remainder of Lot 16, the southeast corner of Lot 1 and in the existing west right-of-way line of 11th Street, from which a found "X" bears South 79° West 0.7 feet;

THENCE South 08°36'49" West 670.00 feet with the east line of the remainder of Lots 16 through 11 and the existing west right-of-way line of 11th Street and the east line of an abandoned portion of Toronto Avenue, described in deed to Macy's TX I, L.P., recorded in Hidalgo County Clerk File Number 1577123 to a set P.K. Nail in the north line of Lot 3 of said La Plaza Subdivision (19/120), the southeast corner of said abandoned portion of Toronto Avenue and the existing south right-of-way line of Toronto Avenue;

THENCE South 81°23'10" East 10.00 feet with the existing south right-of-way line of Toronto Avenue and the north line of Lot 3 to a set P.K. Nail;

THENCE South 08°36'49" West 8.58 feet with the existing south right-of-way line of Toronto and the north line of Lot 3 to a calculated point;

THENCE South 79°32'18" East with the existing south of Toronto Avenue and the north line of Lot 3, passing at a distance of 205.08 feet a found "X" for the northerly most northeast corner of Lot 3 and the northwest corner of Lot 4, continuing with the existing south right-of-way line of Toronto Avenue and the north line of Lot 4, a total distance of 369.23 feet to a found "X" for the northeast corner of Lot 4 and the intersection of the existing south right-of-way line of Toronto Avenue with the existing west right-of-way line of South 10th Street;

THENCE South 08°49'29" West with the existing west right-of-way line of South 10th Street and the east line of Lot 4, passing at a distance of 154.91 feet a found "X" for the southeast corner of Lot 4 and the easterly most northeast corner of Lot 3, continuing with the existing west right-of-way line of South 10th Street and the east line of Lot 3, a total distance of 447.46 feet to a found "X" for the southeast corner of Lot 3 and the easterly most northeast corner of Lot 1-A of said La Plaza Lots 1-A, 2-A 3-A and 3-B (35/195);

THENCE South 08°42'58" West 589.46 feet with the existing west right-of-way line of South 10th Street and the east line of Lot 1-A to a set 1/2-inch iron rod with plastic cap stamped "HALFF",

THENCE South 08°44'00" West 202.37 feet with the existing west right-of-way line of South 10th Street and the east line of Lot 1-A to a set X cut;

THENCE South 53°41'03" West 42.55 feet with the existing west right-of-way line of South 10" Street and the east line of Lot 1-A to a set X cut for the southeast corner of Lot 1-A and the intersection of the west line of the existing west right-of-way line of South 10th Street with the existing north right-of-way line of Wichita Avenue;

THENCE North 81°23'19" West 514.94 feet with the existing north right-of-way line of Wichita Avenue and the south line of Lot 1-A to a set 1/2-inch iron rod with plastic cap stamped "HALFF",

THENCE North 80°41'54" West 249.00 feet with the existing north right-of-way line of Wichita Avenue and the south line of Lot 1-A to a set 1/2-inch iron rod with plastic cap stamped "HALFF",

THENCE North 81°23'19" West 440.42 feet with the existing north right-of-way line of Wichita Avenue and the south line of Lot 1-A to a set Crow's Foot mark;

THENCE North 66°47'27" West 51.58 feet with the existing north right-of-way line of Wichita Avenue and the south line of Lot 1-A to a set 1/2-inch iron rod with plastic cap stamped "HALFF",

THENCE North 81°23'19" West 100.00 feet with the existing north right-of-way line of Wichita Avenue and the south line of Lot 1-A to a set 1/2-inch iron rod with plastic cap stamped "HALFF",

THENCE South 08°58'47" West 13.00 feet with the existing north right-of-way line of Wichita Avenue and the south line of Lot 1-A to a set P.K. Nail;

THENCE North 79°11'10" West 104.58 feet with the existing north right-of-way line of Wichita Avenue and the south line of Lot 1-A to a set 1/2-inch iron rod with plastic cap stamped "HALFF" for the southermost corner of Lot 1-A and the southeast corner of Lot 3-B;

THENCE North 81°22'19" West 160.52 feet with the existing north right-of-way line of Wichita Avenue and the south line of Lot 3-B to a found 3/4-inch iron rod for the southwest corner of Lot 3-B and the southeast corner of Lot 3-A of said La Plaza Lots 1-A, 2-A, 3-A & 3-B (35/195);

THENCE North 08°39'12" East 205.49 feet with the west line of Lot 3-B and the east line of Lot 3-A to a 5/8-inch iron rod found for the northwest corner of Lot 3-B, the northeast corner of Lot 3-A and in the south line of Lot 1-A;

THENCE North 81°22'43" West 462.40 feet with the north line of Lot 3-A and the south line of Lot 1-A to a 1/2-inch iron rod found with plastic cap stamped "FNM" for the northwest corner of Lot 3-A, the westerly most southwest corner of Lot 1-A and the east line of a called 6.616 acre tract described in deed to the City of McAllen recorded in Hidalgo County Clerk File Number 1580491,

THENCE North 08°37'41" East with the west line of Lot 1-A and the east line of said 6.616 acre tract, passing a 1/2-inch iron rod found with plastic cap stamped "FNM" for the westerly most northwest corner of Lot 1-A and the southwest corner of Lot 2-A of said La Plaza Lots 1-A, 2-A, 3-A & 3-B (35/195), at a distance of 226.82 feet, continuing with the west line of Lot 2-A, the east line of said 6.616 acre tract and the east line of a tract of land shown in the Hidalgo County Appraisal District as being owned by the City of McAllen under Property Identification Number 189497, a total distance of 985.79 feet to a found "X" for the northwest corner of Lot 2-A and in the existing south right-of-way line of Uvalde Avenue as shown in said La Plaza Lots 1-A, 2-A, 3-A & 3-B (35/195);

THENCE South 81°22'19" East 727.74 feet with the north line of Lot 2-A and the existing south right-of-way line of Uvalde Avenue to a calculated point for the northeast corner of Lot 2-A and the northeast corner of Lot 2-A, the east line of Lot 1-A and the southeast corner of the Uvalde Avenue right-of-way;

THENCE North 08°36'49" East 80.62 feet with the west line of Lot 1-A and the existing east right-of-way line of Uvalde Avenue to a calculated point for the northwest corner of Lot 1-A, the southwest of Lot 5-A of said La Plaza Mall (33/149) and the southeast corner of a said 0.068 acre tract;

THENCE North 81°23'10" East 10.00 feet with the south line of said 0.068 acre tract and the existing north right-of-way line of Uvalde Avenue to a calculated point for the southwest corner of said 0.068 acre tract and the intersection of the existing north right-of-way line of Uvalde Avenue with the existing east right-of-way line of South Main Street;

THENCE North 08°36'49" East 297.59 feet with the west line of said 0.068 acre tract and the existing east right-of-way line of South Main Street to a calculated point for the northwest corner of said 0.068 acre tract;

THENCE South 81°23'11" East 10.00 feet with the north line of said 0.068 acre tract and the existing east right-of-way line of South Main Street to a calculated point for the northeast corner of said 0.068 acre tract and the west line of Lot 5A of said Resubdivision of Lots 5 and 6 La Plaza Subdivision (33/149);

THENCE North 08°36'49" East 967.44 feet with the west line of Lot 5A and the existing east right-of-way line of South Main Street to a found brass disk stamped "TXDOT";

THENCE North 60°40'52" East 56.89 with the west line of Lot 5A and the existing east right-of-way line of South Main Street to the POINT OF BEGINNING and containing 84.27 acre (3,670,657 square feet)

STATE OF TEXAS COUNTY OF HIDALGO

We, the undersigned, owners of the land shown on this plat and designated herein as "LOT 6B OF LA PLAZA 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 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.

La Plaza Mall, LLC, a Delaware limited liability company
225 W. Washington Street
Indianapolis, Indiana 46204

By: John Rulli

Printed: JOHN RULLI

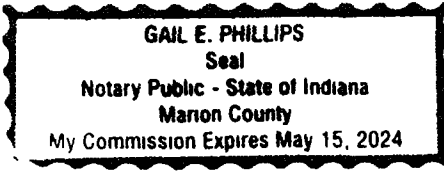
Its: SENIOR EX. V.P.

STATE OF INDIANA COUNTY OF MARION

Before me, a Notary Public in and for said County and State, personally appeared John Rulli, to me personally known as the SENIOR EX. V.P. of LA PLAZA MALL, LLC, a Delaware limited liability company, who acknowledged his execution of the foregoing instrument for and on behalf of said limited liability company.

WITNESS my hand and notarial seal this 9 day of April, 2017.

Gail E. Phillips
Notary Public



STATE OF TEXAS COUNTY OF HIDALGO

We, the undersigned, owners of the land shown on this plat and designated herein as "LOT 1B AND 4A OF LA PLAZA 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 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.

SIMON PROPERTY GROUP (TEXAS), L.P., a Texas limited partnership

By: GOLDEN RING MALL COMPANY LIMITED PARTNERSHIP,
an Indiana limited partnership, its general partner

By: SIMON PROPERTY GROUP (DELAWARE), INC.,
a Delaware corporation, its general partner
225 W. Washington Street
Indianapolis, Indiana 46204

By: John Rulli

Printed: JOHN RULLI

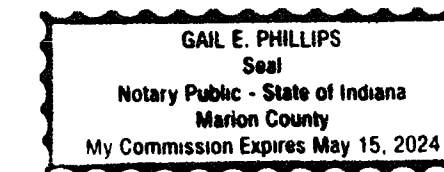
Its: SENIOR EX. V.P.

STATE OF INDIANA COUNTY OF MARION

Before me, a Notary Public in and for said County and State, personally appeared John Rulli, to me personally known as the SENIOR EX. V.P. of Simon Property Group (Delaware), Inc., a Delaware corporation, the general partner of Golden Ring Mall Company Limited Partnership, an Indiana limited partnership, the general partner of Simon Property Group (Texas), L.P., a Texas limited partnership who acknowledged his execution of the foregoing instrument for and on behalf of said limited partnership.

WITNESS my hand and notarial seal this 9 day of April, 2017.

Gail E. Phillips
Notary Public



STATE OF TEXAS COUNTY OF HIDALGO

We, the undersigned, owners of the land shown on this plat and designated herein as "LOT 2B OF LA PLAZA 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 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.

DILLARD TEXAS SOUTH, LLC,
a Delaware limited liability company
1600 Cantrell Road
Little Rock, Arkansas 72201

By: Matt Banks

Printed: Matt Banks

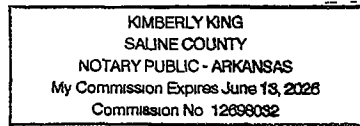
Title: Vice President

STATE OF ARKANSAS COUNTY OF PULASKI

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matt Banks, personally known to me to be a Vice President of Dillard Texas South, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President he signed and delivered the said instrument, as his free and voluntary act and as the free and voluntary act and deed of said limited liability company.

GIVEN under my hand and official seal this 3rd day of May, 2017.

Kimberly King
Notary Public



STATE OF TEXAS COUNTY OF HIDALGO

We, the undersigned, owners of the land shown on this plat and designated herein as "LOT 3C OF LA PLAZA 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 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.

MACY'S RETAIL HOLDINGS, INC.,
a New York corporation
7 West Seventh Street
Cincinnati, Ohio 45202

By: Charles DiGiovanna

Printed: Charles DiGiovanna
Vice President

Its: _____

STATE OF OHIO COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me this 25 day of April, 2017, by Charles DiGiovanna of Macy's Retail Holdings, Inc., a New York corporation, on behalf of the corporation.

Elizabeth A. Rengerick
Notary Public



STATE OF TEXAS COUNTY OF HIDALGO

We, the undersigned, owners of the land shown on this plat and designated herein as "LOT 1 OF LA PLAZA 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 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.

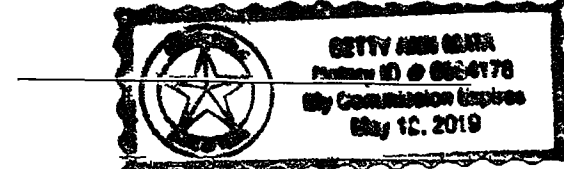
Jose Nassar a/k/a Jose Nassar Living Trust Dated July 6, 2016

By: Oscar Adame Nassar, Trustee

STATE OF TEXAS COUNTY OF HIDALGO

This instrument was acknowledged before me on October 5, 2017, by Oscar Adame Nassar, Trustee of the Jose Nassar Living Trust Dated July 6, 2016, on behalf of said trust in witness whereof, I hereunto set my hand and official seal

My Commission Expires May 12, 2019



Berta Q. Smith
Notary Public, State of Texas

STATE OF TEXAS COUNTY OF HIDALGO

I, the undersigned Chairman of the Planning and Zoning Commission of the City of McAllen hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

Given under my hand and seal of office, this the 13 day of October, 2017.

John P. Miller
Chairman, Planning and Zoning Commission

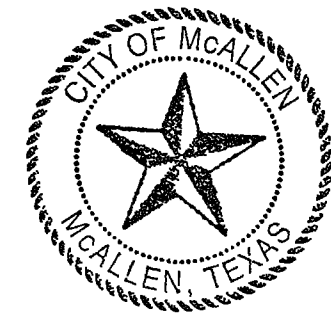
STATE OF TEXAS COUNTY OF HIDALGO

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 wherein my approval is required.

Given under my hand and seal of office, this the 13th day of October, 2017.

Edna G. Gorn
Attested: Secretary, City of McAllen

James E. Darling
Mayor, City of McAllen



HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO 3

This plat is hereby approved by the Hidalgo County Water Improvement District No. 3 on this the 12th Day of July, 2017

No improvements of any kind (including without limitation trees, fences and buildings) shall be placed upon Hidalgo County Water Improvement District No. 3 right of ways or easements. Approval of this plat does not constitute a conveyance, waiver or abandonment of any property interest held by the district in the property shown on the plat, or the acceptance or approval of the accuracy of any statement, dimension or description shown on the plat

O E Brand Jr.
President

Chris Burns
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 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.

Ray E. Sasin, P.E., C.F.M.
Manager

Hidalgo County Drainage District No. 1

STATE OF TEXAS COUNTY OF HIDALGO

I, Dan H. Clark, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and was prepared from an actual survey of the property made under my supervision on the ground.

Dan H. Clark
Registered Professional Land Surveyor

State of Texas No. 6011

4/10/2017
Date



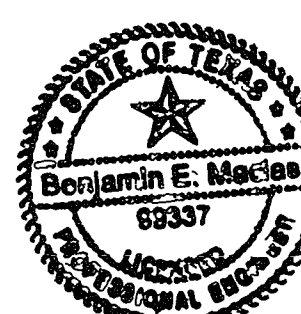
STATE OF TEXAS COUNTY OF HIDALGO

I, Benjamin E. Macias, a Registered Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Benjamin E. Macias
Registered Professional Engineer

P.E. Registration No. 99337

4-11-17
Date



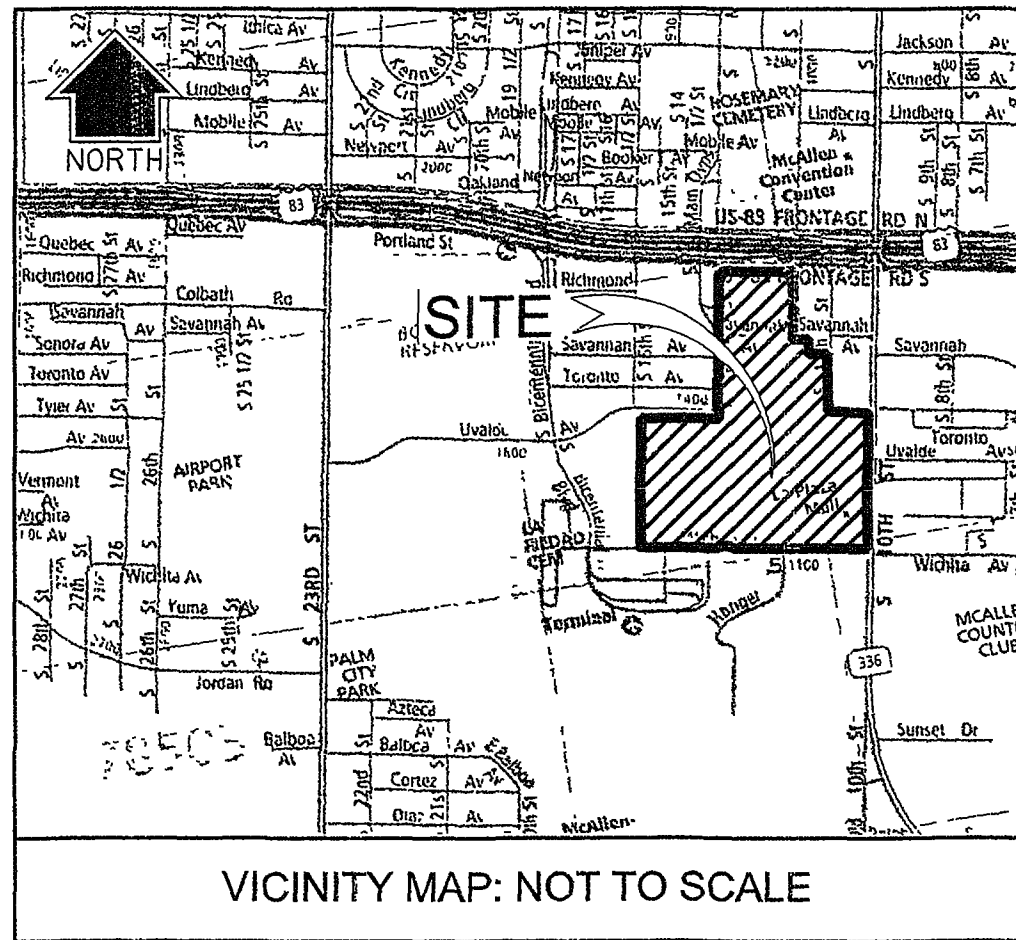
FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON 10/23/17 AT 4:15 AM/PM

INSTRUMENT NUMBER 2859858

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY Arturo Guajardo Jr. DEPUTY



VICINITY MAP: NOT TO SCALE

GENERAL NOTES:

- The Basis of Bearing is being referenced to the Texas Coordinate System, South Zone (4205).
- By graphical plotting, the premises lies within Zone "B" as delineated on the Hidalgo County, Texas, Flood Insurance Rate Map, Panel Number 4803430010C, dated November 2, 1962, as published by the Federal Emergency Management Agency. 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 is less than one square mile; or areas protected by levees from the base flood." The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- Benchmark Information:
MC 88- Brass disk is located on the back parking lot of the Cascade Pool, which is located on the southwest corner of the intersection of 10" Street and Bales Street. The monument is 457 ft. west from the base of curb of 10" street and 190 ft. south of the centerline of Bales Street. Elevation= 95.16 feet (NAVD88)
Temporary Bench Mark (TBM) Information:
Square cut on top of curb inlet, located along the west side of South 10" Street, approximately 850.00' north of the intersection of South 10" Street and Wichita Avenue. Elevation= 102.26' feet (NAVD88)
- Minimum Building Setback Lines shall be:
South 10th Street (Lot 1B): 50 feet or greater per approved site plan or easements.
South 10th Street (Lot 3C and Lot 4A): 40 feet or greater per approved site plan or easements.
South 11th Street: 30 feet or greater per approved site plan or easements.
Toronto Avenue: 20 feet or greater per approved site plan or easements.
Wichita Avenue: 40 feet or greater per approved site plan or easements.
Uvalde Avenue: 40 feet or greater per approved site plan or easements.
South Main Street: 30 feet or greater per approved site plan or easements.
US Expressway 83: 75 feet or greater per approved site plan or easements.
Rear: In accordance with the Zoning Ordinance, or greater for approved site plan or easements.
Interior Sides: In accordance with the Zoning Ordinance, or greater for approved site plan or easements.
5. Minimum finish floor elevation: 18" above top of curb.
6 Storm water detention required = 1.05 ac-ft.(0.58 ac-ft. for North Mail Expansion, 0.11 ac-ft. for East Parking Deck, 0.36 ac-ft. for South Parking Deck)
7. An engineered drainage detention plan, approved by The City of McAllen Engineering Department, shall be required prior to issuance of building permit.
8. Site plan must be approved by the Planning & Zoning Commission prior to the issuance of building permit.
9. 4 ft. wide minimum sidewalk required on U.S. Expressway 83, S. 10th Street, S. Main Street, Uvalde Avenue, Wichita Avenue and Toronto Avenue.
10. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.
11. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses
12. Common Areas for commercial developments provide for common parking, access, setbacks, and landscaping
13. A 25' x 25' sight obstruction easement is required at all street intersections.
14. All future drainage improvements and detention requirements for disturbed areas within this subdivision must meet City detention requirements at time of building permit or any other permits.
15. The utility easements granted in and through the "Ground Lease Area" may be terminated by lessor upon termination of the lease of the "Ground Lease Area." The relocation of any utility lines in the terminated easement and the dedication of any new easements required by such relocation is the responsibility of Simon Property Group

LA PLAZA PHASE 1A SUBDIVISION

A RE-SUBDIVISION OF 84.27 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS AND BEING OUT OF LOTS 1A, 2A, & 3B OF LA PLAZA LOTS 1-A, 2-A, 3-A AND 3-B SUBDIVISION, AS RECORDED IN VOL. 35 PG. 195 M.R.H.C.T., LOTS 3 & 4 OF LA PLAZA SUBDIVISION, AMENDED, AS RECORDED IN VOL. 19 PG. 120 M.R.H.C.T., LOTS 5A & 6A OF LA PLAZA SUBDIVISION, AS RECORDED IN VOL. 33 PG. 149 M.R.H.C.T., AND LOTS 11-15 OF COUNTRY CLUB ACRES SUBDIVISION, AS RECORDED IN VOL. 4 PG. 2 M.R.H.C.T.

AVO: 30891
DATE OF PREPARATION: 4/10/2017
BY

HALFF
9500 AMBERGLEN BLVD, BLDG F, STE 125
AUSTIN, TX 78729 (612) 777-4600
TBPLS FIRN NO. 10029667

Sub 2022-0146



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

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

Project Description

Subdivision Name AFG PLAZA SUBD.
Location SEC McCOLL & DOVE AVE.
City Address or Block Number 5520 N. McCOLL RD
Number of lots 1 Gross acres 1.996 Net acres 1.38
Existing Zoning C-4 Proposed C-4 Rezoning Applied For ☒ Yes ☐ No Date _____
Existing Land Use OFFICE/RESTAURANT Proposed Land Use RETAIL/RESTAURANT Irrigation District # 2
Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☒ No ☐ ETJ Yes ☐ No ☒
Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due 1500
Parcel No. 290032 Tax Dept. Review 55950-00-006-0001
Legal Description 1.38 NET AC. o/o LOT 1, BIK. 6,
STERLE & PERSHING SUBD., H.C.T.

Owner

Name SUZIE ANI Phone _____
Address 114 RIO GRANDE DRIVE
City MISSION State TX Zip 78572
E-mail _____

Developer

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____
Contact Person _____
E-mail _____

Engineer

Name DAVID OMAR SALINAS Phone 682-9081
Address 2221 DAFFODIL AVE.
City MCALLEN State TX Zip 78501
Contact Person DAVID
E-mail dsalinas@salinasengineering.com

Surveyor

Name SAME AS ENGINEER Phone _____
Address _____
City _____ State _____ Zip _____

ENTERED

NOV 29 2022

Initial. WMA

L.G. 11/29/22

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 [Signature] Date 11-16-22

Print Name JIMMY AN-

Owner X

Authorized Agent [Signature]

10/19



City of McAllen

VAR2023-0024

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description 1.996 AC. 0/0 LOT 1, BIR. 6, STEELE :
PERSHING SUBD., H.C.T.

Proposed Subdivision (if applicable) AFG PLAZA SUBD.

Street Address 5520 N. M^C COLL

Number of lots 1 Gross acres 1.996

Existing Zoning C-4 Existing Land Use MIXED COMMERCIAL

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

Applicant

Name TIMMYAN / SUZIE AD Phone 956-222-2779

Address 114 RIO GRANDE DR. E-mail _____

City MISSION State TX Zip 78572

Owner

Name SAME AS APPLICANT Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

Authorization

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

☐ Yes ☒ No

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

Signature [Signature] Date 8/11/23

Print Name DAVID OMAR SALINAS ☐ Owner ☒ Authorized Agent

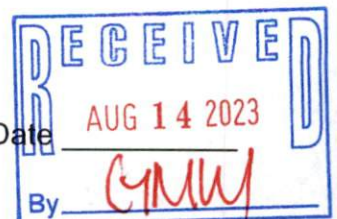
Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ \$250.00

Accepted by KF Payment received by _____

Rev 06/21





City of McAllen

Planning Department

REASON FOR APPEAL

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

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

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

Reason for Appeal

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

ADDITIONAL ROW DED. ALONG S. SIDE OF
DOVE AVE. SHALL MAKE SITE UN-DEVELOPABLE.

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

NO ADDITIONAL ROW DED. WILL PERMIT A
RE-DEVELOPMENT OF THIS COMMERCIAL CORNER
INTO RETAIL PLAZA

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


THE VARIANCE SHALL ALLOW PROP. DRIV. TO BE
IN LINE W/ EXISTING ROW FOR THE DRV.
LOCATED EAST AND ADJ. TO THIS SITE.

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

ALL LANDS SURROUNDING THIS SITE ARE
ALREADY IMPROVED & DEVELOPED THIS
PROJECT IS A "RE-DEVELOPMENT" OF THIS
COMMERCIAL CORNER.

**SALINAS ENGINEERING &
ASSOCIATES
2221 DAFFODIL AVE.
MCALLEN, TEXAS, 70501
(956) 682-9081
dsalinas@salinasengineering.com**

Memo

To: CITY OF MCALLEN PLANNING DEPT.
Attn: Kaveh
From: David Omar Salinas, P.E. 
CC: FILE
Date: 8/11/2023
Re: AFG PLAZA Variance to ROW along S. side of Dove Ave.

This request on behalf of Jimmy and Suzi An to NOT to dedicate any additional ROW along the south side of Dove Ave. per planning staff plat review comments. The current ROW on the south half of Dove Ave. is 50.0 feet for a total existing ROW of 100 feet taking into the account the recorded plat along the north side of Dove Ave. is 100.0 feet.

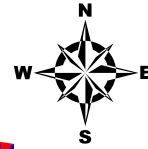
The existing 50.0 foot ROW along the south side of Dove Ave. (50.0 feet south of and 50.0 feet north of the Dove Ave. centerline) is also consistent with the ROW of the recorded plat of Del Pedregal Estates, Phase II located east of and adjacent to proposed AFG Plaza Subd.

All of the current commercial improvements on this lot shall be demolished and removed in favor of a newly proposed commercial plaza complete with parking. Any additional roadway dedication along the south side of Dove Ave. will make this site almost undevelopable.

Attached are the variance exhibits and fee for this variance request. Thank you.



LOCATION



DOVE AVE

McCOLL RD

N "G" ST

DOVE POINT

DOVE POINT

DEL PEDREGAL

DEL PEDREGAL

PHASE 3 SUBD

1

RE

VITRUVIAN PLAZA
SUBD

CHIA, CADEN,

UNIT 2

16

1

7

10

15

11

UNIT 1

BLOCK 2

55

34

33

12

1A

1B

5A

10A

17A

17B

PROPOSED AFG PLAZA
SUBDIVISION

LOT 1

02

03

04

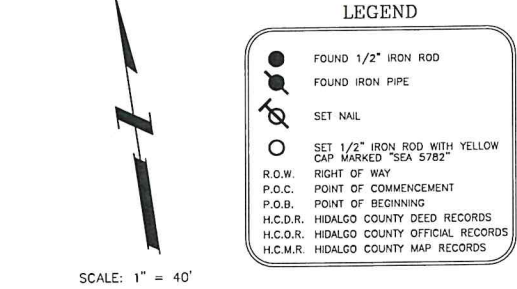
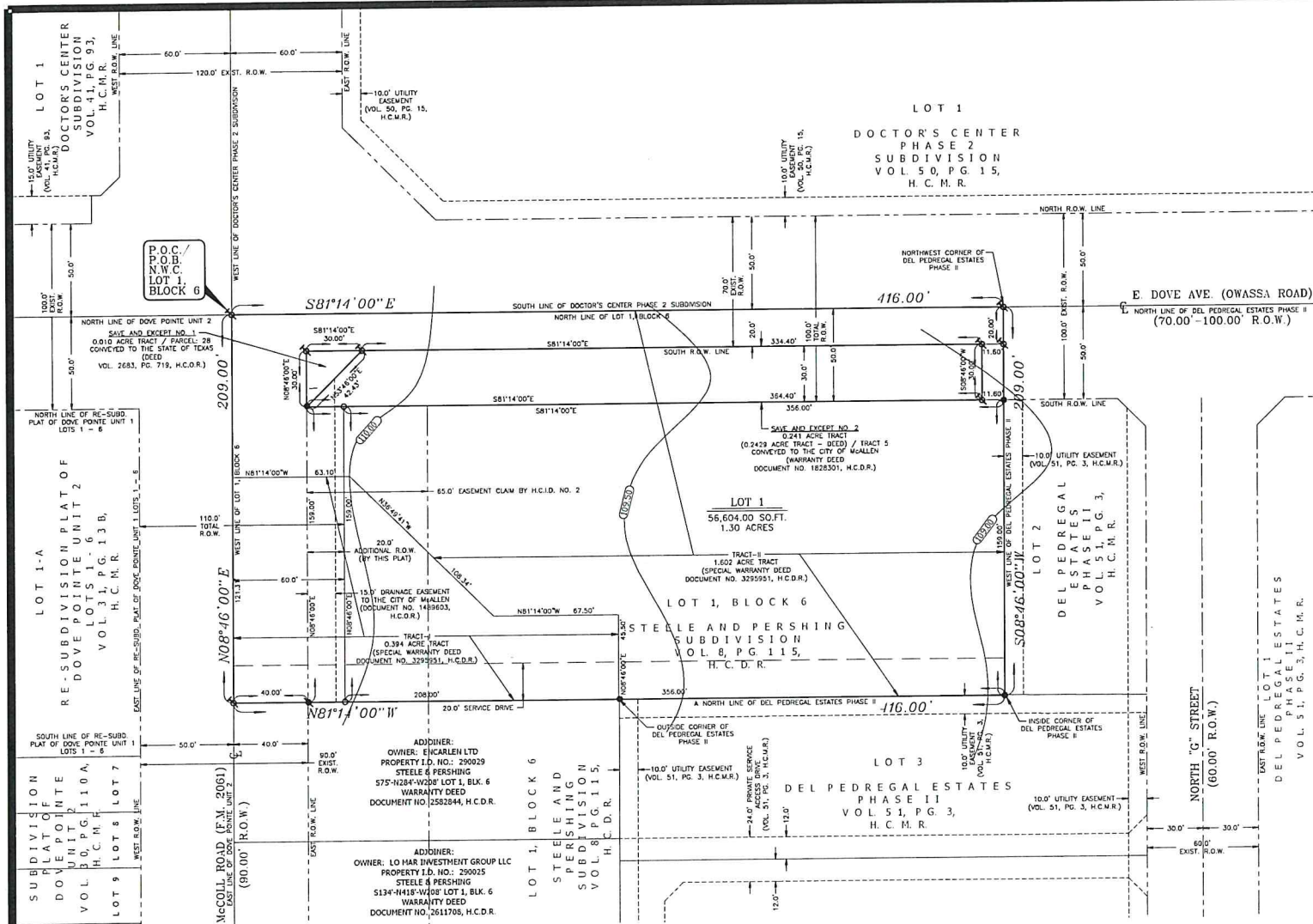
05

06

PH 2

01

2



AFG PLAZA SUBDIVISION

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

BEING A 1.996 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

- GENERAL PLAT NOTES:
- MINIMUM SETBACK LINES = FRONT: McCOLL ROAD (F.M. 2061)/E. DOVE AVENUE; IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR ON LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
 - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C.
ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
 - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG E. DOVE AVE.
 - 5 FT. WIDE SIDEWALK IS REQUIRED ON McCOLL ROAD AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG E. DOVE AVENUE.
 - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 17,134.64 CUBIC FEET, OR, 0.39 ACRE-Feet OF DRAINAGE RUNOFF VOLUME.
 - THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
 - A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 52, LOCATED ALONG THE EAST BOUND OF NORTH TAYLOR ROAD, 106.8 FEET NORTH OF THE CENTERLINE OF MILE 4 NORTH ROAD AND 17 FEET EAST FROM THE EDGE OF PAVEMENT OF TAYLOR ROAD. EAST OF THE MONUMENT, THERE IS A 2 STORE HOUSE. ELEV.= 132.94. HORIZONTAL DATUM: NAD 83. VERTICAL DATUM: NAVD 88.
 - 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.
 - COMMON AREAS, PRIVATE DRIVES, ETC. MUST BE MAINTAINED BY LOT OWNER AND NOT BY THE CITY OF McALLEN.

METES AND BOUNDS DESCRIPTION

BEING A 1.996 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 1, BLOCK 6, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.996 GROSS ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 LOCATED AT THE INTERSECTION OF E. DOVE AVE. AND McCOLL ROAD (AKA F.M. 2061) FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, SOUTH 81 DEGREES 14 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 416.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 08 DEGREES 46 MINUTES WEST, A DISTANCE OF 20.0 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY OF SAID E. DOVE AVE., AT A DISTANCE OF 209.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON OR INSIDE CORNER OF PEDREGAL ESTATES, PHASE II (VOL. 51, PAGE 03, H.C.M.R.) FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 81 DEGREES 14 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID PEDREGAL ESTATES, PHASE II SUBDIVISION, A DISTANCE OF 376.0 FEET PASS A 1/2 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID McCOLL ROAD, AT A DISTANCE OF 416.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE WEST LINE OF SAID LOT 1 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 08 DEGREES 46 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 209.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.996 GROSS ACRES OF LAND, MORE OR LESS,

SAVING AND EXCEPTING (LANDS PREVIOUSLY CONVEYED) ALL OF THE SOUTH 30.0 FEET OF THE EAST 364.40 FEET OF THE WEST 376.0 FEET OF SAID 1.996 ACRE TRACT OF LAND COMPRISING LANDS DEDICATED TO THE STATE OF TEXAS FOR ADDITIONAL ROAD RIGHT-OF-WAYS AT THE SOUTHEAST CORNER OF McCOLL ROAD AND E. DOVE AVE., AND, A 30.0 FEET STRIP OF LAND PARALLEL TO AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF SAID E. DOVE AVE. CONVEYED TO THE CITY OF McALLEN, RESPECTIVELY, WHEN COMBINED TOTAL 0.251 ACRES, MORE OR LESS, THE ACREAGE OF WHICH IS NOT A PART OF THE SAID 1.996 ACRES HEREIN DESCRIBED,

AND FURTHER, OF WHICH 0.192 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID McCOLL ROAD, AND, OF WHICH 0.173 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID E. DOVE AVE., LEAVING 1.380 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: SPECIAL WARRANTY DEED CONVEYANCE FROM SUZANNE C. AN UNTO SUZIE AN, DATED OCTOBER 01, 2021, AND, RECORDED IN DOCUMENT NO. 3295951, H.C.D.R.
N:\SUBDIVISION\PLATS\AFG\PLAZA SUB\1.996.100722

AFG PLAZA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JULY 13, 2023
JOB NUMBER: SP-22-25861
OWNER: SUZIE AN
114 RIO GRANDE DRIVE
MISSION, TEXAS 78572

SEA
SALINAS ENGINEERING & ASSOC.
(P-6876) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 688-1489 (FAX)
10115 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-235, AUSTIN, TEXAS 78737 (512) 239-5263

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AFG 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, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: SUZIE AN
114 RIO GRANDE DRIVE
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SUZIE AN	114 RIO GRANDE DRIVE	MISSION, TEXAS 78572	(956) XXX-XXXX	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 688-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 688-1489

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT #2
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____, 2023.

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

PRESIDENT

ATTEST:

SECRETARY



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 JULY 13, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

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

BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/28/2023

SUBDIVISION NAME: AFG PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

McColl Road (F.M. 2061): 20 ft. of additional dedication for 60 ft. from centerline for 120 ft. total ROW.

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

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

**Monies must be escrowed if improvements are required prior to recording, if not done by the state.

Applied

E. Dove Avenue: Dedication as needed for 60 ft. from centerline for 120ft. total ROW.

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

Revisions needed:

-City of McAllen thoroughfare plan designates E. Dove Avenue, as a Principle arterial with 120 ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. Engineer submitted a variance request to allow existing 100 ft. ROW as depicted on plat with no additional dedication. If approved dedication requirements to maintain existing 100 ft. of ROW throughout the plat boundary would apply.(Ex. NE Corner of plat that was not included in conveyance to the City of McAllen.)

-Label ROW being dedicated by this plat along Dove Avenue please see requirements above, prior to final.

-Clarify NE corner of plat not included in conveyance to the City of McAllen, prior to final.

-Clarify area conveyed to the City Of McAllen, submit copy of referenced documents for staff review prior to final.

-Include any document numbers regarding existing dedication of Dove Avenue, as applicable and provide copies for staff review, prior to final.

-A new corner clip will be required after dedication, review and revise as applicable, finalize prior to final.

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

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

Non-compliance

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Applied

Compliance

NA

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. *Alley/service drive easement required for commercial properties Revisions Needed: -As per plat submitted on August 14th, 2023, plat proposes a 20 ft. service drive, if proposing Private Service Drive Easement, Easement must be private with 24 ft. of dedication with 24 ft. of paving in compliance with Public Works and Fire Department requirements. Alley or service drive easement cannot dead-end, provide for extension or looping of alley or service drive easement on the plat prior to recording. Finalize alley/ service drive requirements prior to recording. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: McColl Road (F.M. 2061)/ E. Dove Avenue: In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. **Zoning Ordinance: Section 138-356</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>* Sides In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356</p> <p>* Corner :See front setback note. **Zoning Ordinance: Section 138-356</p> <p>* Garage: Commercial Development. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	Applied
	NA
	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required along N. McColl Road and 4 ft. wide minimum sidewalk required along E. Dove Avenue. ** 5 ft. Sidewalk requirements as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Revise note as shown above, prior to final. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Include note as shown above, prior to final. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Non-compliance
	Required

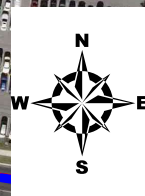
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
<p>*Must comply with City Access Management Policy. **As per McAllen's Access Management Policy, spacing requirement along both McColl Road at 55 MPH and Dove Avenue is 425 ft. between any entrances/streets * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * 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
	Required
	Applied
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Include original subdivision boundary. Original subdivision boundary should be a bold solid line and new lot lines should be solid lines but not as bold as original subdivision boundary line, finalize prior to final. **Zoning Ordinance: Section 138-356</p>	Compliance
	Required
ZONING/CUP	
<p>* Existing : A-O(Agricultural and Open-Space) District and C-4 (Commercial Industrial) District Proposed: C-4 (Commercial Industrial) District **At the City Commission meeting of December 12th,2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval. **At the City Commission meeting of December 12th,2022, a rezoning request at the subject property was approved to complete the entire tract zoning C-4 District. ***Zoning Ordinance: Article V</p>	Compliance
	Completed
PARKS	
<p>* Land dedication in lieu of fee. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks.</p>	NA

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

* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. As per application dated November 29,2022 proposed land use is Retail/Restaurant, commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. *Subdivision boundaries may need to be adjusted as needed due to existing dedications as needed, prior to final. Including bold boundary lines as applicable.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS AND CLARIFICATION OF THE REQUESTED VARIANCE FOR E. DOVE AVENUE.	Applied

LOCATION



SUB 2022-0034



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name : <u>SALINAS Brothers Division</u> ^{sub} 3-14 G.R.
	Location <u>N. LOS EBANOS RD.</u> City Address or Block Number <u>13401 N. LOS EBANOS RD</u> Number of lots <u>2</u> Gross acres <u>9.81</u> Net acres <u>9.66</u> Existing Zoning <u>N/A</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>N/A</u> Proposed Land Use <u>SINGLE FAMILY RESIDENTIAL</u> Irrigation District # <u>UNITED IRRIGATION</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u> Parcel No. <u>319235</u> Tax Dept. Review <u>NO Rollback taxes</u> (14) Legal Description <u>A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS EOAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.</u>
Owner	Name <u>JUAN LUIS SALINAS & LEONEL JR. SALINAS</u> Phone <u>956-867-1095</u> Address <u>3908 XENOPS AVE</u> City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u> E-mail <u>juanluisrn@yahoo.com</u>
Developer	Name <u>JUAN LUIS SALINAS</u> Phone <u>956-867-1095</u> Address <u>3908 XENOPS AVE</u> City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78504</u> Contact Person <u>JUAN LUIS SALINAS</u> E-mail <u>juanluisrn@yahoo.com</u>
Engineer	Name <u>IDEN I. TREVINO</u> Phone <u>956-283-8847</u> Address <u>200 S. 10 TH ST. SUITE 1303</u> City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78501</u> Contact Person <u>KARIME FARACHALA</u> E-mail <u>ident@trevinoengineering.com, karime@trevinoengineering.com</u>
Surveyor	Name <u>HOMERO GUTIERREZ</u> Phone <u>956-369-0988</u> Address <u>P.O. BOX 548</u> City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78505</u>

ENTERED

MAR 16 2022

Initial: OM

ME3/14/22

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 03/15/2022

Print Name IDEN I. TREVINO

Owner ☐

Authorized Agent ☒



TREVIÑO
ENGINEERING
Firm Registration # F-7906

August 15, 2023

City of McAllen
Planning Department
311 N. 15th Street
McAllen, Texas 78501

Attn: Mario Escamilla

Re: Salinas Brothers Subdivision located on the West side of Los Ebanos Road, approximately 2,970 feet North of Mile 8 North Road in McAllen, Texas

Mr. Escamilla:

This letter is to request a six months extension for Salinas Brothers Subdivision preliminary plat approval process.

As denoted by the engineering seal on this letter, I believe that I have fulfilled my obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering.

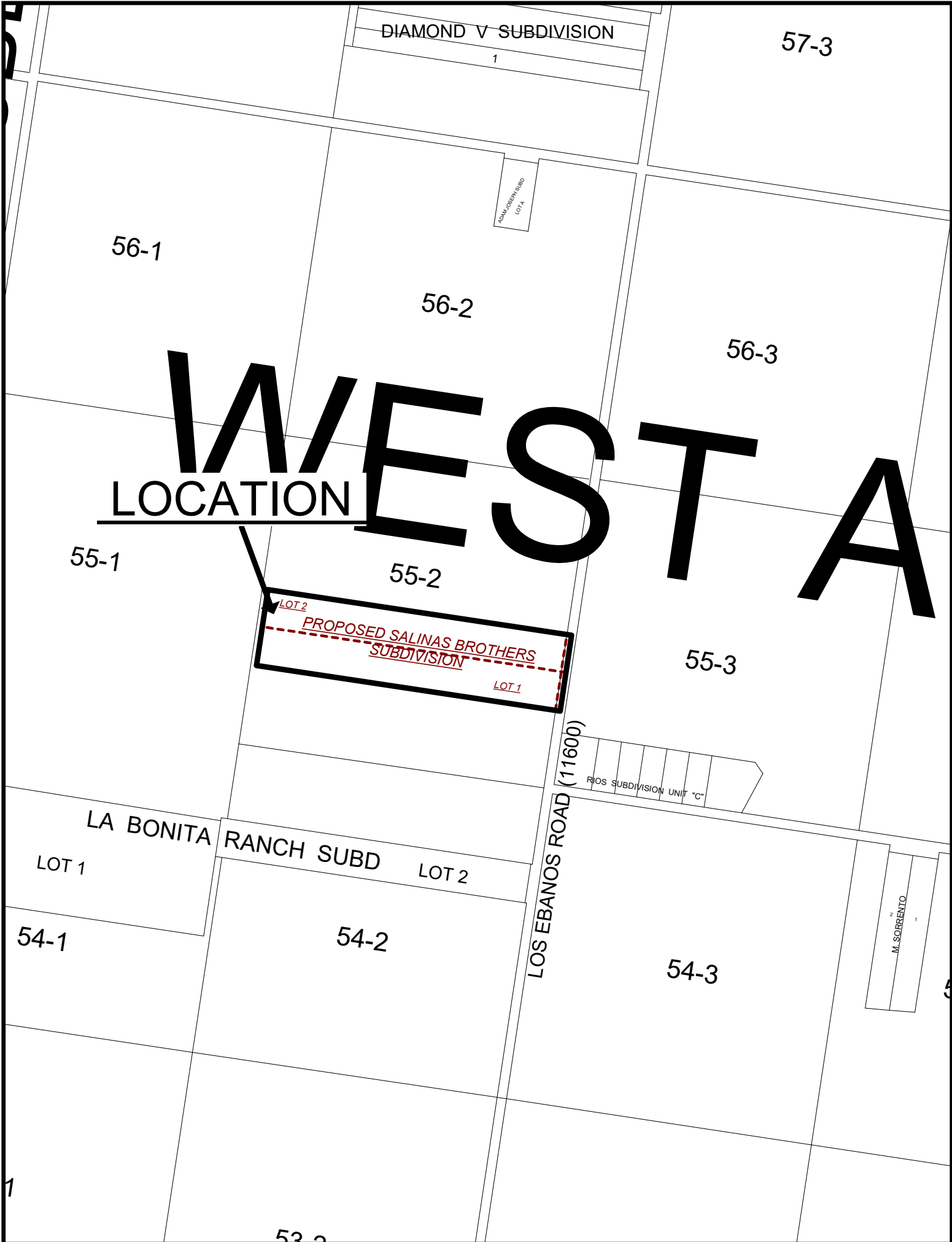
Should you have any questions, feel free to contact me at my office.

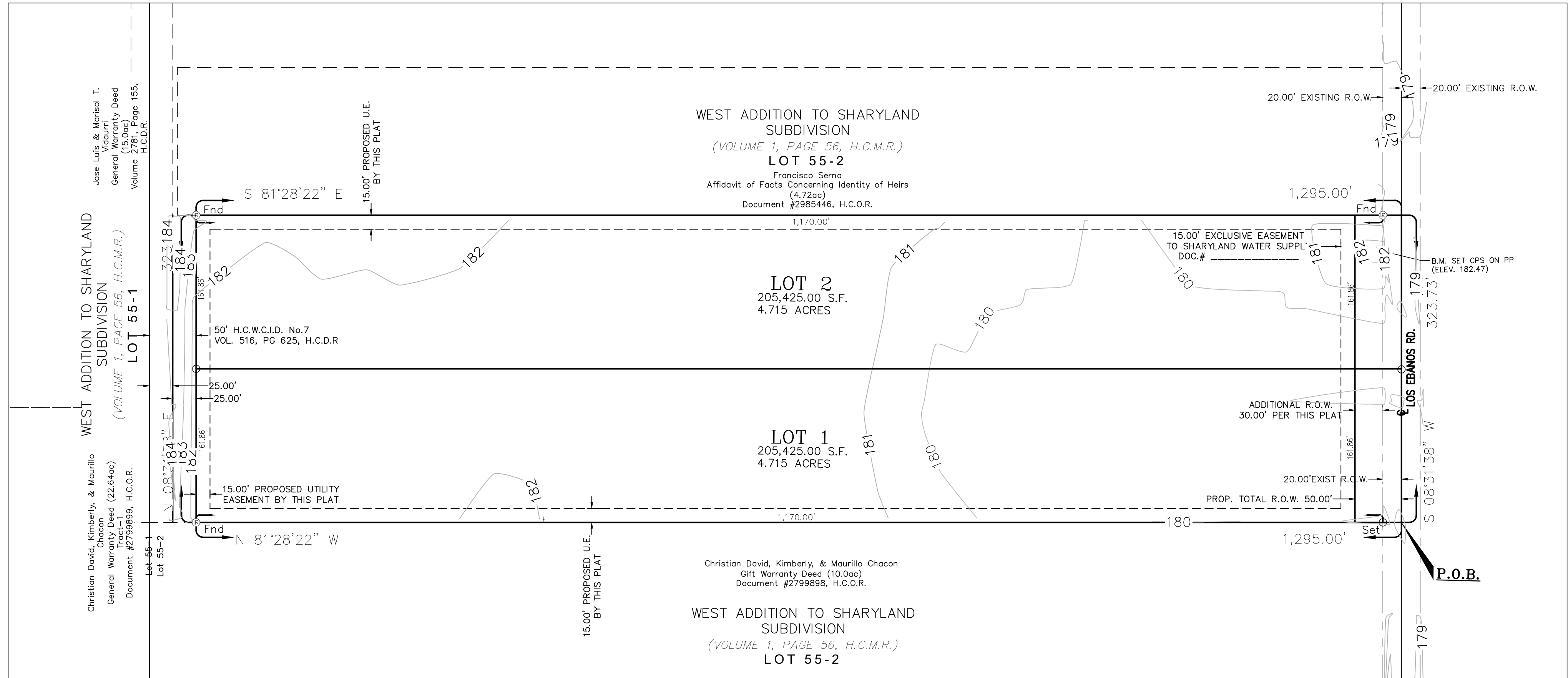
Sincerely,
TREVIÑO ENGINEERING

Iden I. Trevino, P.E.



08/15/2023





SALINAS BROTHERS SUBDIVISION

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD.

METES AND BOUNDS

A 9.81-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 55-2, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF LOS EBANOS ROAD, AND APPROXIMATELY 2,970.00 FEET NORTH OF MILE 8 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE **POINT OF COMMENCEMENT (P.O.C.)** BEING AT A POINT (N: 16648791.39, E: 1042805.91) ON THE EXISTING CENTERLINE OF LOS EBANOS ROAD, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 55-2; **THENCE**, NORTH 08 DEGREES 31 MINUTES 28 SECONDS EAST, WITH THE EAST LINE OF SAID LOT 55-2, AND WITH EXISTING CENTERLINE OF SAID LOS EBANOS ROAD A DISTANCE OF 330.00 FEET TO A POINT FOR AN APPARENT NORTHWEST CORNER OF A 10.0-ACRE TRACT OF LAND VESTED IN CHRISTIAN DAVID, KIMBERLY, & MAURILLO CHACON (DOCUMENT #2799898, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)** OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 81 DEGREES 28 MINUTES 22 SECONDS WEST, PARALLEL TO THE APPARENT SOUTH LINE OF SAID LOT 55-2, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 9.81-ACRE TRACT, AND THE NORTH LOT LINE OF SAID 10.0-ACRE TRACT OF LAND VESTED IN CHRISTIAN DAVID, KIMBERLY, & MAURILLO CHACON, A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,295.00 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT EAST LOT LINE OF A 50.00-FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 7 RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 31 MINUTES 38 SECONDS EAST, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 55-2, AND WITH THE WEST LOT LINE OF SAID 9.81-ACRE TRACT, AND THE EAST LOT LINE OF SAID 50.00-FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 7 RIGHT-OF-WAY, A DISTANCE OF 323.73 FEET TO A NO. 4 REBAR FOUND, FOR THE SOUTHWEST CORNER OF A 4.72-ACRE TRACT VESTED IN FRANCISCO SERNA (DOCUMENT #2985446, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED

THENCE, SOUTH 81 DEGREES 28 MINUTES 22 SECONDS EAST, PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 55-2, AND THE NORTH LOT LINE OF SAID 9.81-ACRE TRACT, A DISTANCE OF 1,295.00 FEET PASS A NO.4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID LOS EBANOS ROAD, FOR A TOTAL DISTANCE OF 1,295.00 FEET TO A POINT ON THE APPARENT EAST LOT LINE OF SAID LOT 55-2 AND THE EXISTING CENTERLINE OF SAID LOS EBANOS ROAD, FOR THE APPARENT SOUTHEAST CORNER OF SAID 4.72-ACRE TRACT VESTED IN FRANCISCO SERNA, AND THE APPARENT NORTHEAST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 31 MINUTES 38 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 55-2, AND OF SAID EAST LOT LINE OF SAID 9.81-ACRE TRACT, AND THE EXISTING CENTERLINE OF SAID LOS EBANOS ROAD, A DISTANCE OF 323.73 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 10.0-ACRE TRACT OF LAND VESTED IN CHRISTIAN DAVID, KIMBERLY, & MAURILLO CHACON, AND THE SOUTHWEST CORNER OF SAID 9.81-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)**, CONTAINING A GROSS OF 9.81 ACRES OF LAND, OF WHICH 0.15 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 9.66 ACRES OF LAND, MORE OR LESS.

SHARYLAND WATER SUPPLY CORPORATION

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

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

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:				
	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	JUAN LUIS SALINAS	3908 XENOPS AVENUE	MISSION, TEXAS 78504	(956) 867-1095
OWNER:	LEONEL SALINAS JR.	13545 N. LOS EBANOS RD.	MISSION, TEXAS 78573	(956) 330-1631
ENGINEER:	IDEN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 249-8061

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **SALINAS BROTHERS SUBDIVISION**, ADDITION TO THE CITY OF EDINBURG, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES, AND SUCH OTHER USES AS THE CITY DESIRES TO MAKE OF SAID PROPERTY THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

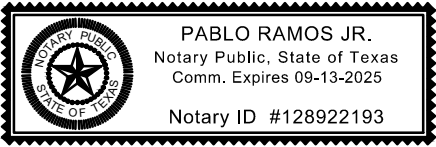
JUAN L. SALINAS & LEONEL SALINAS JR.
3908 XENOPS AVENUE
McALLEN, TX 78504

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **JUAN LUIS SALINAS & LEONEL SALINAS JR.**, AND PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:



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

CITY OF McALLEN MAYOR

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

MAYOR, CITY OF McALLEN DATE CITY SECRETARY DATE



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: _____ DEPUTY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

ATTEST:
PRESIDENT SECRETARY
UNITED IRRIGATION DISTRICT

STATE OF TEXAS COUNTY OF HIDALGO

*KNOW ALL MEN BY THESE PRESENTS:

THAT I, **HOMERO LUIS GUTIERREZ**, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF EDINBURG.

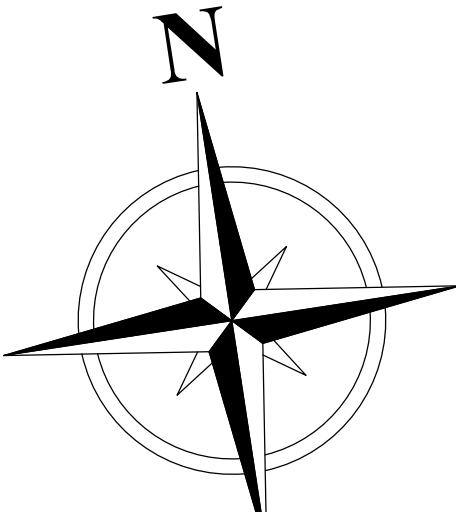
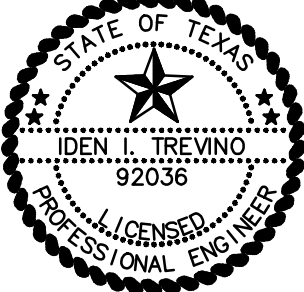
HOMERO LUIS GUTIERREZ, RPLS NO. 2791 DATE



STATE OF TEXAS COUNTY OF HIDALGO

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

IDEN I. TREVINO, PE NO. 92036 DATE



SCALE: 1"=80'

LEGEND	
●	FND. 1/2" IRON ROD
○	SET 1/2" IRON ROD SET
●	FND. 5/8" IRON ROD
○	FND. 2" IRON PIPE
—	R.O.W. - RIGHT OF WAY
—	FND. - FOUND
—	P.O.C. - POINT OF COMMENCEMENT
—	P.O.B. - POINT OF BEGINNING



SITE LOCATION
SCALE: 1"=1,000'

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

SALINAS BROTHERS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PCT. NO. 3 ON THE WEST SIDE OF LOS EBANOS ROAD, APPROXIMATELY 0.06 MILES NORTH FROM 8 1/2 MILE LINE RD. NEARBY MUNICIPALITY IS THE CITY OF McALLEN TEXAS, ACCORDING THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 180,000). SALINAS BROTHERS SUBDIVISION LIES APPROXIMATELY 0.06 MILES NORTH FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 5.0 EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

GENERAL NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
COMMUNITY PANEL NO. 480334 0292D
REVISED JUNE 6, 2000

ZONE "X" (SHADED) WHICH IS DESIGNATED AS AREAS OF 500-YEAR FLOODPLAIN; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 500-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

- MIN. BUILDING SETBACK LINES:

FRONT: 50.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACKS ARE REQUIRED; GREATER SETBACK APPLIES.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF LOS EBANOS ROAD OR 18" ABOVE THE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

--> **B.M. ON POWER POLE ELEVATION= 182.47**

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A **TOTAL OF 19,284 CUBIC-FEET OR 0.442 ACRE-FEET OF STORMWATER RUNOFF**. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED AREAS AS DESIGNATED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITH IN ANY DRAINAGE SWALE EASEMENT; EACH DRAINAGE SWALE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTINGS, AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE/ THIS IS IN ACCORDANCE WITH THE HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUB DIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEE ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
A) BACK FLOW VALVES.
B) SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- JUAN L. SALINAS & LEONEL SALINAS JR., THE OWNERS & SUBDIVIDER OF SALINAS 2-LOTS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AND APPROVED OSSF ON THE LOT DESCRIBED ON SHEET NO 2 OF THIS PLAT.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE, NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- 4FT WIDE SIDEWALK REQUIRED BY CITY OF McALLEN ALONG THE WEST SIDE OF LOS EBANOS ROAD.

PREPARATION DATE: AUGUST 18, 2022

INDEX TO SHEETS OF SALINAS BROTHERS SUBDIVISION

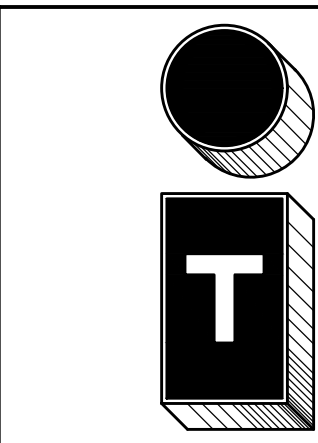
SHEET 1
HEADING: INDEX; LOCATION MAP; AND ET&S; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; DONNA IRRIGATION No.1 AND HCHO. REVISION NOTES.

SHEET 2
WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

1.0

PLAT



TREVINO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303
McAllen, Texas 78501
ident@trevenoengineering.com



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2023

SUBDIVISION NAME: SALINAS BROTHERS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Los Ebanos Road: Proposing 30ft. dedication or as needed for 50 ft. from centerline for 100 ft. total ROW

Paving: 65 ft. Curb & gutter: Both Sides

Revisions Needed:

-Remove "Prop" from ROW labeling as applicable, prior to final.

-Label ROW dimension after accounting for dedication, to existing property line across North Los Ebanos Road as "total", prior to final.

-Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for North Los Ebanos Road, prior to final.

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

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

N/S Collector Street (West Side): Dedication as needed for 60 ft.- 70 ft. total ROW.

Paving 40 ft.-44 ft. Curb & gutter: Both Sides.

Pending Items:

-Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final.

-Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7, and provide a copy of any referenced document for staff review prior to final.

-Street alignment, transitions and R.O.W being reviewed by staff once status of 50 ft.

Dedication to H.C.W.C.I.D No.7 is clarified and plat would need to be revised accordingly as applicable prior to final. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to final.

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

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

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.

* 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

Non-compliance

Non-compliance

NA

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

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

**Subdivision is proposed to be single-family residential use in ETJ. Alley/Service street requirements subject to change, if property is annexed, clarify annexation status prior to final.

***Subdivision Ordinance: Section 134-106

Applied

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

SETBACKS	
<p>* Front: Proposing 50 ft. or in line with average setback of existing structures, or easement, whichever is greater Pending Items: -Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. **Subdivision Ordinance: Section 134-106 ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Proposing: Rear: 15 ft. or easement, whichever is greater. Pending Items: -Clarify proposed setback and ensure compliance with minimum setback requirements for City and County, finalize wording prior to final. -N/S collector street along west side will be finalized prior to final. -Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7, and provide a copy of any referenced document for staff review prior to final. ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Proposing: Sides: 6 ft. or easement, whichever is greater. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: 18 ft. except where greater setbacks are required; greater setback applies. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along North Los Ebanos Road and other street as applicable, prior to final. Revisions needed: -Finalize wording for note once ROW requirements have been finalized, prior to final. *Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. ***Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable Revisions needed: -Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions needed: -Add note as shown above prior to final. ***Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied

NOTES	
<p>* No curb cut, access, or lot frontage permitted along. Revisions needed: --Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. **Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	TBD
	NA
	NA
	Applied
	NA
LOT REQUIREMENTS	
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p> <p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing: ETJ Proposed: Residential Pending items: -Engineer must clarify annexation status prior to final. If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval Pending items: -Engineer must clarify annexation status prior to final. If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V</p>	Non-compliance
	TBD
PARKS	
<p>* Land dedication in lieu of fee. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Engineer must clarify annexation status prior to final, park fee will be required if property is annexed.</p>	Required

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

<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Engineer must clarify annexation status prior to final, park fee will be required if property is annexed.</p> <p>*Pending review by the City Manager Office. As per Parks Department, properties in ETJ are not subject to Parks Department requirements. Engineer must clarify annexation status prior to final, park fee will be required if property is annexed.</p>	Required
	Required
TRAFFIC	
<p>* As per Traffic Department, Trip Generation waived for two single-family residences, no TIA required.</p> <p>* As per Traffic Department, Trip Generation waived for two single-family residences, no TIA required.</p>	Compliance
	Compliance
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. -Engineer must clarify annexation status prior to final. If annexation is proposed, process must be finalized prior to final along with initial zoning process. -If any variance request is proposed, original application with fee must be submitted to the Planning Department. -Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. -Clarification needed on the 50 ft. Dedication to H.C.W.C.I.D No.7, and provide a copy of any referenced document for staff review prior to final. -The subdivision was approved in Preliminary form at the Planning and Zoning Commission meeting of April 5th, 2022. 	Required
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE PRELIMINARY 6-MONTH EXTENSION SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.</p>	Applied

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

WESTA

LOCATION

PROPOSED SALINAS BROTHERS
SUBDIVISION

LOS EBANOS ROAD (11600)

LA BONITA RANCH SUBD

56-1

56-2

56-3

55-1

55-2

55-3

LOT 1

LOT 2

54-1

54-2

54-3

53-2

53-3

M. SORRENTO



City of McAllen

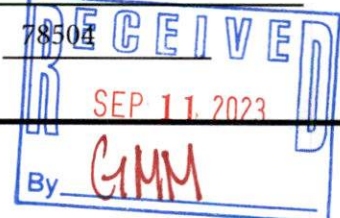
SUB2023-0101

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Victoria Oaks Subdivision</u>	
	Location <u>900' South of Daffodil Avenue along the east side of Taylor Road</u>	
	City Address or Block Number <u>2700 N. TAYLOR RD</u>	
	Number of Lots <u>1</u> Gross Acres <u>4.80</u> Net Acres <u>4.70</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>Open</u> Proposed Land Use <u>Rsdntl.</u> Irrigation District # <u>U.I.D.</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>6,552.44</u>	
	Parcel # <u>281508</u> Tax Dept. Review <u>MC 9-11-23</u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>4.80 Acres out of Lot 277 and 287, John H. Shary Subdivision</u>		
Owner	Name <u>Victoria Alvarez</u>	Phone <u>(956) 686-7500</u>
	Address <u>5920 N. Cynthia Ct.</u>	E-mail <u>rmjinvestments@yahoo.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Victoria Alvarez</u>	Phone <u>(956) 686-7500</u>
	Address <u>5920 N. Cynthia Ct.</u>	E-mail <u>rmjinvestments@yahoo.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Victoria Alvarez</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u>	Phone <u>(956) 668-1588</u>
	Address <u>416 E. Dove Avenue</u>	E-mail <u>javier@javierhinojosaeng.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Javier Hinojosa</u>	
Surveyor	Name <u>C.V.Q. Land Surveyors, LLC</u>	Phone <u>(956) 618-1551</u>
	Address <u>517 Beaumont Avenue</u>	E-mail <u>cvq@cvqlandsurvey.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 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.

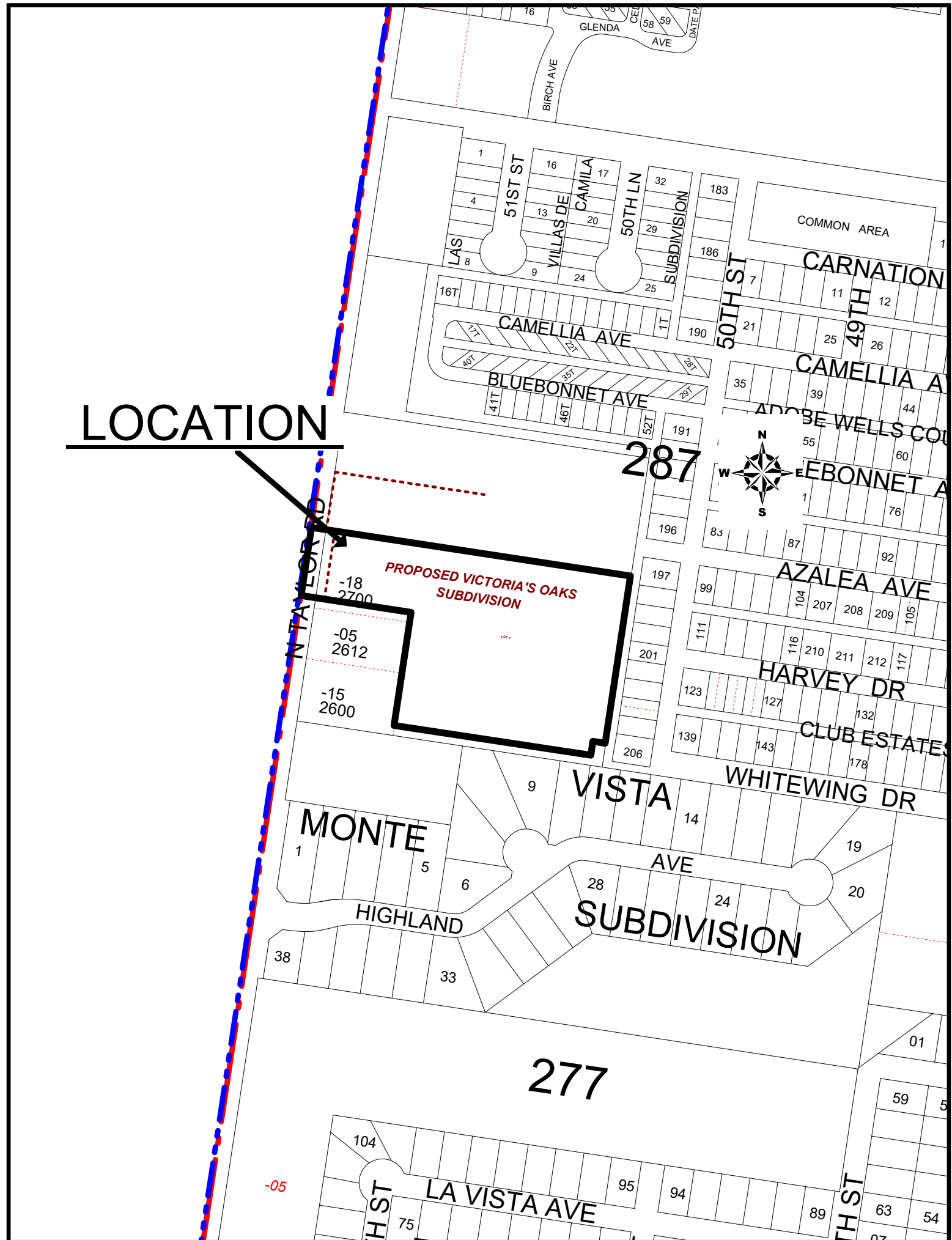
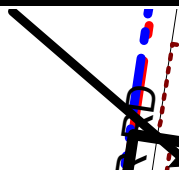
Signature Victoria Alvarez Date 9/8/23

Print Name Victoria Alvarez

Owner ☒ Authorized Agent ☐

The Planning Department is now accepting DocuSign signatures on application

LOCATION



SUBDIVISION PLAT OF
VICTORIA'S OAKS
SUBDIVISION

A TRACT OF LAND CONTAINING 4.80 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 277 AND 287, JOHN H. SHARY SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND THE CITY OF MCALLEN, TEXAS, DO HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE SAME IS SUBJECT TO THE PUBLIC ALLEYS, EASEMENTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, TEXAS, AND THAT THE SAME ARE SUBJECT TO THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

VICTORIA ALVAREZ
COUNTY CLERK
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THE DAY THE OWNER OF THE LAND SHOWN ON THIS PLAT, VICTORIA ALVAREZ, PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ALL OTHERS UNDER MY HAND AND SEAL OF OFFICE.

THIS THE ____ DAY OF _____, 2023 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____
I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE SAME IS SUBJECT TO THE PUBLIC ALLEYS, EASEMENTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, TEXAS, AND THAT THE SAME ARE SUBJECT TO THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

MAYOR, CITY OF MCALLEN
DATE _____
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF THE CITY OF MCALLEN, TEXAS, IS IN ACCORDANCE WITH THE PLANNING AND ZONING REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION
DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO
I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE SAME IS SUBJECT TO THE PUBLIC ALLEYS, EASEMENTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, TEXAS, AND THAT THE SAME ARE SUBJECT TO THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74608
COUNTY OF HIDALGO
DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO
I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE SAME IS SUBJECT TO THE PUBLIC ALLEYS, EASEMENTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, TEXAS, AND THAT THE SAME ARE SUBJECT TO THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

CARLOS VASQUEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74608
COUNTY OF HIDALGO
DATE _____
BY: _____
DATE SURVEYED: _____
TEPC'S FROM NO. 1018600

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DRAINAGE DISTRICT NO. 1, AND THAT THE SAME ARE SUBJECT TO THE PUBLIC ALLEYS, EASEMENTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, TEXAS, AND THAT THE SAME ARE SUBJECT TO THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE: _____
GENERAL MANAGER

SCALE: 1" = 60'

GENERAL NOTES

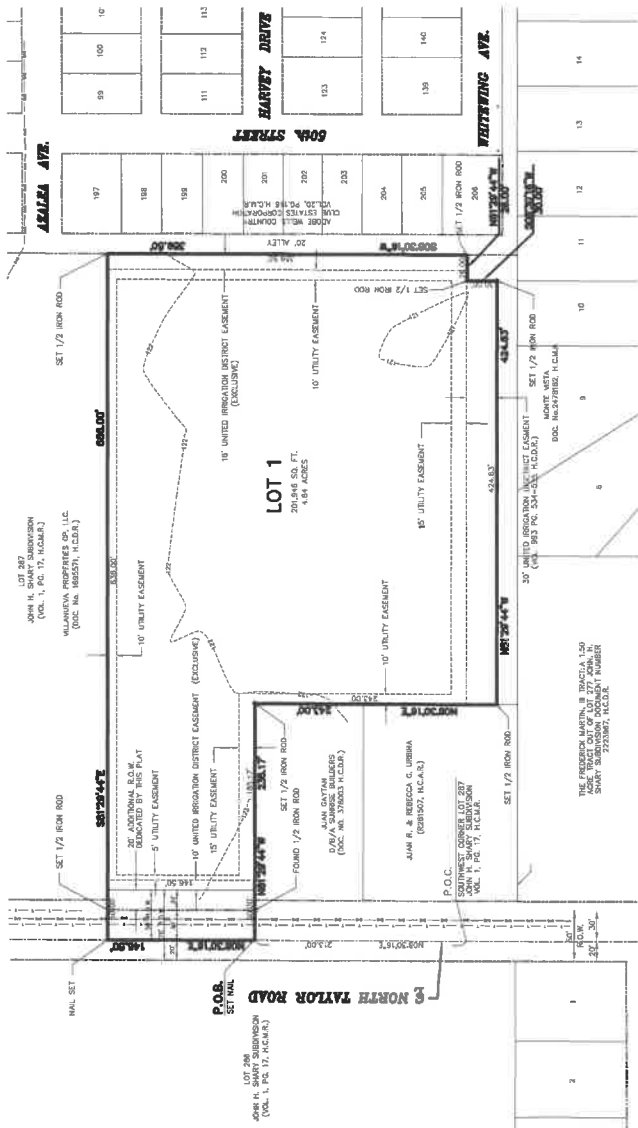
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- MINIMUM BUILDING SETBACK ARE AS FOLLOWS:
FRONT: _____
REAR: _____
SIDE: _____
IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENT
- THE PROPERTY IS LOCATED ON A 1/2 SECTION 10, T42N, R10E, S4E, MCALLEN, TEXAS 78504. THE GRIFFIN STREET APPLIES.
- THE DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN FOR THE PROPERTY, WHICH SHALL BE PREPARED PRIOR TO OBTAINING PERMIT FROM THE CITY OF MCALLEN, TEXAS, AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF MCALLEN.
- FOR THIS SUBDIVISION, REQUIRED OF 0.25 ACRES PER 12,197 CUBIC FEET.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTERLINE PAVEMENT OF TAYLOR ROAD AT THE IMPROVEMENT OF THE LOT.
- PROJECT BENCHMARK ELEVATION = 1223.57 TOP OF GRADE INLET MONUMENT CAP ON TOP, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF TAYLOR RD. AND DARTOUIL ST.
- A 4 FOOT SIDEWALK IS REQUIRED ON EAST SIDE OF N. TAYLOR ROAD.
- SET 1/2" * 8" IRON ROD ON ALL LOT CORNERS.
- ALL IRRIGATION EASEMENTS ARE CONCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS OR OBTAIN A CROSSING PERMIT FROM THE DISTRICT, WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY KIND) SHALL BE CONSTRUCTED OR PLACED ON THE PROPERTY WITHOUT THE APPROVAL OF THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- THE DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE DISTRICT IS SUBJECT TO REMOVAL.
- RECORDED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL AND AGRI-CULTURAL ZONING.



FILE FOR RECORD IN
HIDALGO COUNTY CLERK'S
OFFICE
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 2023. NO IMPROVEMENTS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, IRRIGATION, DRAINAGE, OR OTHER UTILITIES, SHALL BE CONSTRUCTED OR PLACED ON THE PROPERTY WITHOUT THE APPROVAL OF THE DISTRICT.

UNITED IRRIGATION DISTRICT PRESIDENT
DATE: _____
SECRETARY



METS AND BOUNDS

A TRACT OF LAND CONTAINING 4.80 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 277 AND 287, JOHN H. SHARY SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS. THE TRACT IS BOUNDED BY THE FOLLOWING METS AND BOUNDS: THE SOUTHWEST CORNER OF LOT 1, T42N, R10E, S4E, MCALLEN, TEXAS 78504, IS LOCATED AT THE SOUTHWEST CORNER OF LOT 1, T42N, R10E, S4E, MCALLEN, TEXAS 78504. THE TRACT IS BOUNDED BY THE FOLLOWING METS AND BOUNDS: THE SOUTHWEST CORNER OF LOT 1, T42N, R10E, S4E, MCALLEN, TEXAS 78504, IS LOCATED AT THE SOUTHWEST CORNER OF LOT 1, T42N, R10E, S4E, MCALLEN, TEXAS 78504. THE TRACT IS BOUNDED BY THE FOLLOWING METS AND BOUNDS: THE SOUTHWEST CORNER OF LOT 1, T42N, R10E, S4E, MCALLEN, TEXAS 78504, IS LOCATED AT THE SOUTHWEST CORNER OF LOT 1, T42N, R10E, S4E, MCALLEN, TEXAS 78504.



LOCATION MAP
SCALE: 1" = 1000'

DATE OF PREPARATION: JANUARY, 2023

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

418 E. DOW AVENUE
MCALLEN, TEXAS 78504
PHONE: (956) 688-1588
FAX: (956) 688-1589
WWW.JHENGINEERING.COM



NAME	PRINCIPAL CONTACTS	CITY & ZIP	PHONE #
OWNER: VICTORIA ALVAREZ	5920 N. CENTRAL CT.	MCALLEN, TX 78504	(956) 688-1588
ENGINEER: JAVIER HINOJOSA	418 E. DOW AVENUE	MCALLEN, TX 78504	(956) 688-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 688-1551



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2023

SUBDIVISION NAME: VICTORIA'S OAKS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Taylor Road: Dedication as needed for 40 ft. from centerline for 80 ft. ROW
 Paving: 52 ft. Curb & gutter: both sides
 *Plat proposes 20 ft. additional dedication by this plat.
 Revisions needed
 -Include "Existing" labeling for existing ROW prior to final.
 -Include "Total" labeling for ROW dimension from new property line to existing across North Taylor Road, prior final.
 ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
 ***Monies must be escrowed if improvements are not constructed prior to recording.

Non-compliance

E/W collector(Southern Boundary, 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W.

Paving 40 ft. Curb & gutter: Both Sides.

Pending Items:

-Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final.

-Clarify status of remnant tract along southern plat boundary, finalize prior to final.

-Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final once ROW requirements have been established.

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

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

Non-compliance

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.

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

NA

Compliance

NA

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.</p> <p>*Service Street: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to final.</p> <p>***Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front/North Taylor Road: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies.</p> <p>Revisions Needed:</p> <p>-Revise note as shown above, prior to final.</p> <p>** Proposing: 45 ft. or in line with existing structure, whichever is greater applies.</p> <p>***Subdivision Ordinance: Section 134-106</p> <p>****Zoning Ordinance: Section 138-356</p> <p>* Rear: Proposing: In accordance with the zoning ordinance, or greater for easement.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Sides: Proposing: In accordance with the zoning ordinance, or greater for easement.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner: Interior Lot</p> <p>**Current subdivision layout does not propose any buildable lots abutting a street.</p> <p>***Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Applied
	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along North Taylor Road and other street as applicable, prior to final.</p> <p>Revisions needed:</p> <p>-Finalize wording for note once ROW requirements have been finalized, prior to final.</p> <p>**Proposing: A 4 foot wide sidewalk required on east side of N. Taylor Road.</p> <p>***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final.</p> <p>****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and other street as applicable</p> <p>Revisions needed:</p> <p>-Finalize wording for note once ROW requirements have been finalized, prior to final.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Non-compliance

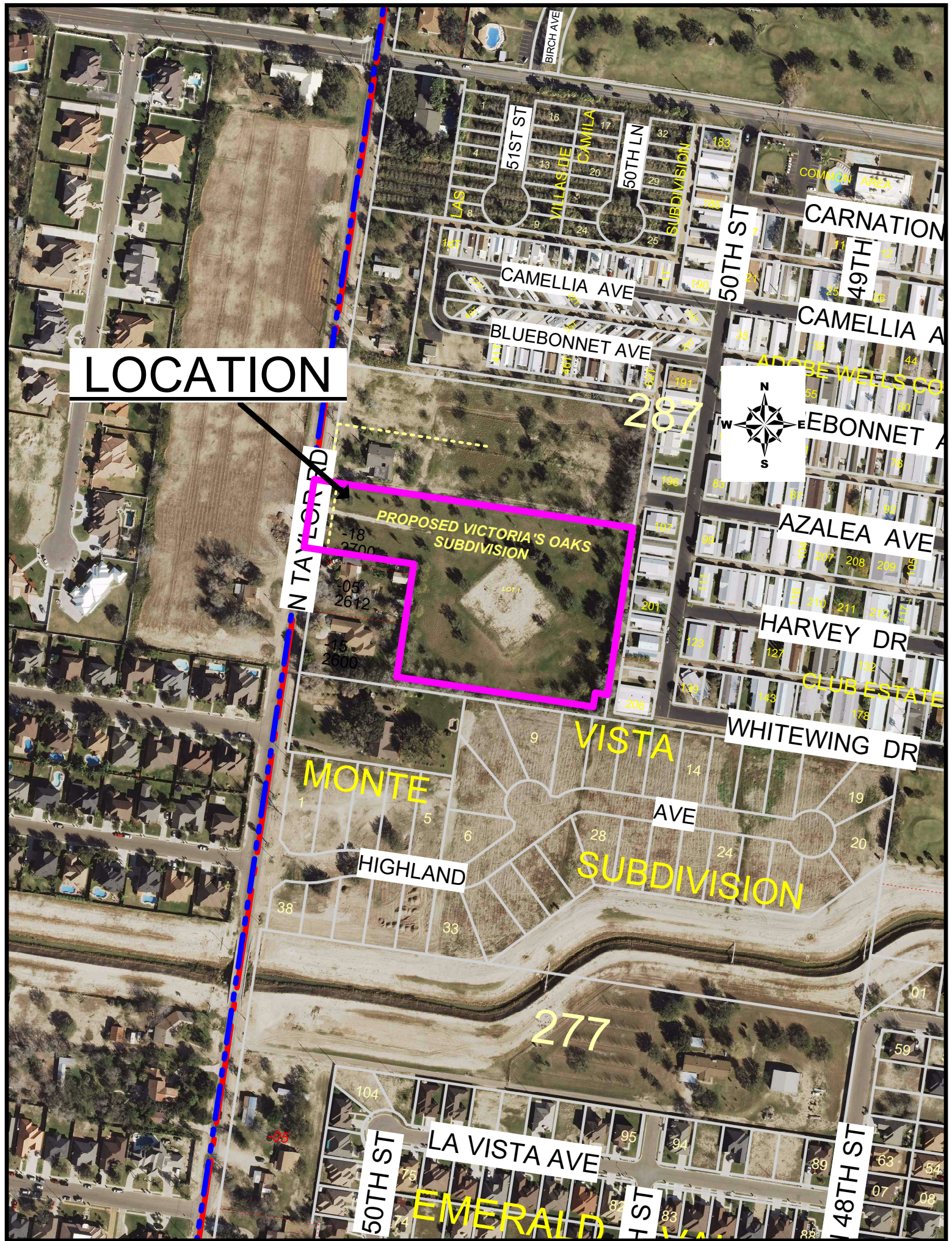
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Revise note #14 as shown above prior to final. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Non-compliance
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Revisions needed: --Finalize wording for note once Lot Frontage/ROW requirements have been finalized, prior to final. **Must comply with City Access Management Policy ***As per Traffic Department, Only one driveway would be permitted along N. Taylor Road * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 	TBD
	NA
	NA
	Applied
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. Revisions Needed: -Clarify status of remnant tract along southern plat boundary and ensure compliance with minimum lot frontage requirements, finalize prior to final. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Non-compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA

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

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 (\$700 X 1 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording.	Required
* Pending review by the City Manager Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for one-single family lot subdivision is waived.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
**As per Traffic Department, Trip Generation for one-single family lot subdivision is waived.	
COMMENTS	
Comments: -Must comply with City's Access Management Policy. -Any abandonments must be done by separate process, not by plat. -Notes regarding sidewalks, buffers, and lot frontage subject to change once E/W collector ROW requirements are established, finalize prior to final. -Please provide ownership map to verify that no landlocked properties exist or will be created, prior to final. -Clarify status of remnant tract along southern plat boundary and ensure compliance with minimum lot frontage requirements, finalize prior to final. Subdivision requirement subject to change once clarified	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE, & UTILITY APPROVALS.	Applied

LOCATION





City of McAllen

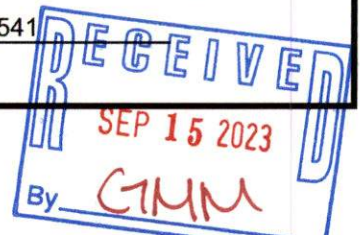
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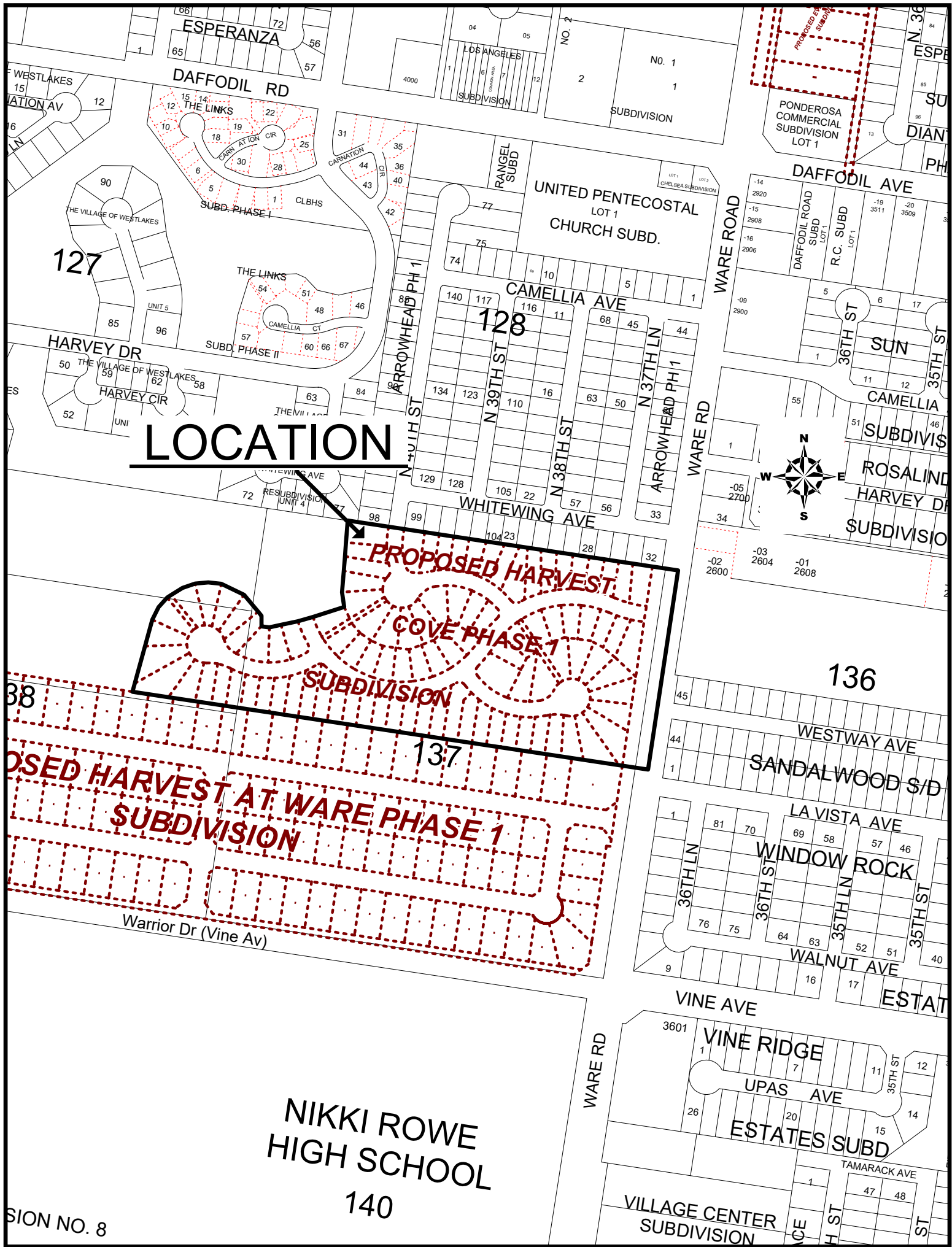
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	<u>Harvest Cove Subdivision Phase I</u>		
	Location	<u>On the northwest corner of Vine Avenue and Ware Road (Along Ware Road)</u>		
	City Address or Block Number	<u>2501 N. WARE RD</u>		
	Number of Lots	<u>101</u> ^{FT 9-15-23}	Gross Acres <u>18.677</u>	Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning	<u>R1</u>	Proposed Zoning <u>R1</u>	Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use	<u>Vacant</u>	Proposed Land Use ^{Single Family} <u>Residential</u>	Irrigation District # <u>HCID#1</u>
	Replat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ^{FT 9-15-23}	Commercial <u>N/A</u>	Residential _____
	Agricultural Exemption	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Rollback Tax Due <u>70,944.80</u>	
	Parcel #	<u>210948</u> ^{FT 9-15-23}	Tax Dept. Review <u>NA</u>	
		<u>210949</u>		
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC	Other _____		
Legal Description <u>18.677 acres, being out of Lots 138 & 137, La Lomita Irrigation & Construction Company Subdivision, according to the plat thereof recorded in Volume 24, Page 67, Hidalgo County Deed Records</u>				
Owner	Name	<u>Escanaba, LLC</u>		Phone <u>(956) 638-6456</u>
	Address	<u>3520 Buddy Owens</u>		E-mail <u>jeff@ericksonrgv.com</u>
	City	<u>McAllen</u>	State <u>TX</u>	Zip <u>78504</u>
Developer	Name	<u>Erickson Construction</u>		Phone <u>(956) 638-6456</u>
	Address	<u>3520 Buddy Owens</u>		E-mail <u>jeff@ericksonrgv.com</u>
	City	<u>McAllen</u>	State <u>TX</u>	Zip <u>78504</u>
	Contact Person	<u>Jeff Erickson & Rene Salinas Ramirez</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</u>
	City	<u>Edinburg</u>	State <u>TX</u>	Zip <u>78541</u>
	Contact Person	<u>Mario A Reyna and/or Della Robles</u>		
Surveyor	Name	<u>Melden & 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>





LOCATION

PROPOSED HARVEST

COVE PHASE 1

SUBDIVISION

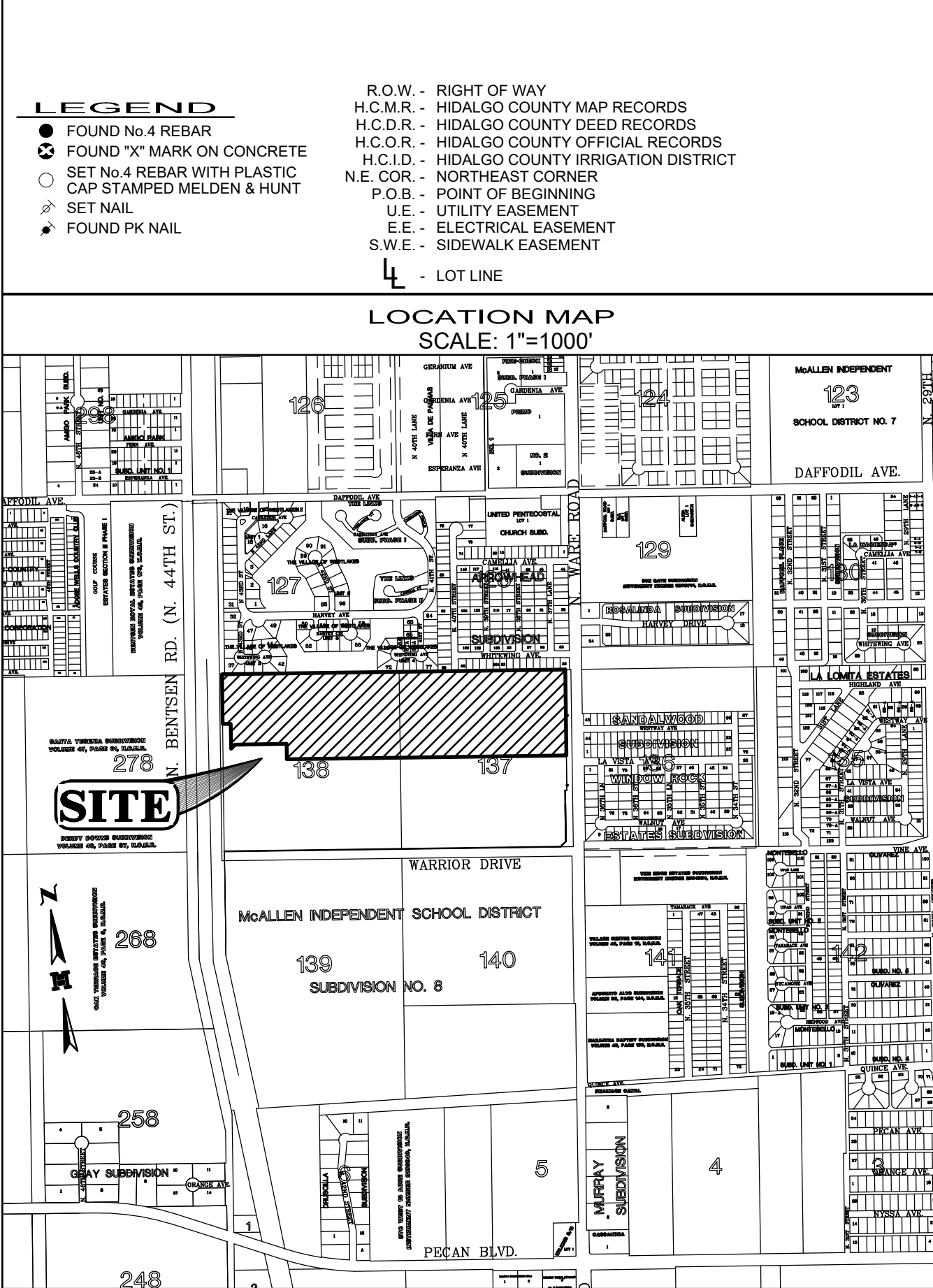
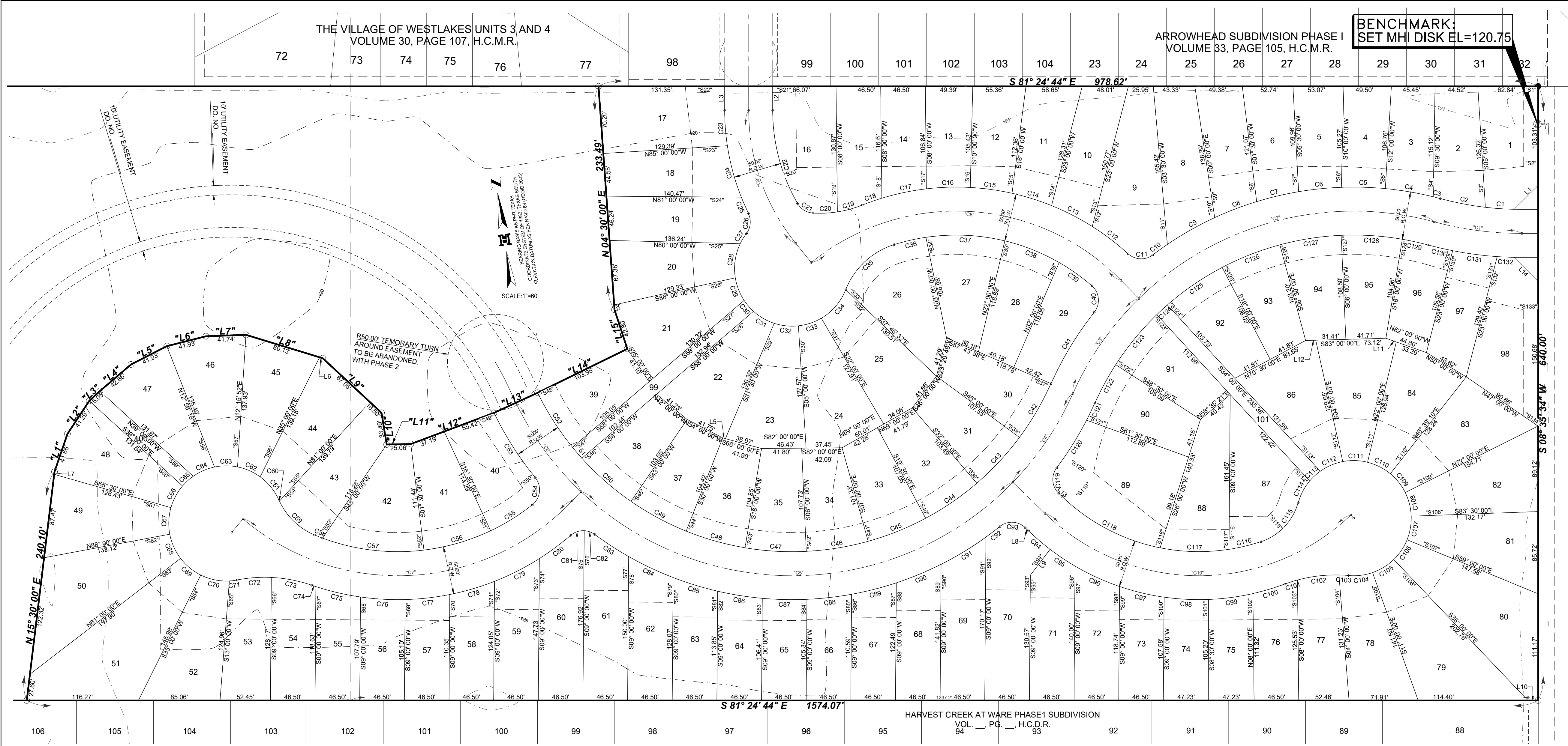
PROPOSED HARVEST AT WARE PHASE 1
SUBDIVISION

Warrior Dr (Vine Av)

**NIKKI ROWE
HIGH SCHOOL**

140

SION NO. 8



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	30.01'	325.00'	005° 16' 25"	S77° 20' 02"E	30.00'	15.01
C2	47.85'	325.00'	008° 26' 00"	S70° 28' 16"E	47.80'	23.97
C3	7.57'	345.00'	001° 15' 24"	N66° 52' 55"W	7.57'	3.78
C4	50.74'	345.00'	008° 25' 35"	N71° 43' 24"W	50.69'	25.41
C5	45.79'	345.00'	007° 36' 16"	N79° 44' 19"W	45.78'	22.93
C6	44.82'	345.00'	007° 26' 36"	N87° 15' 45"W	44.79'	22.44
C7	44.96'	345.00'	007° 28' 03"	S85° 16' 55"W	44.93'	22.51
C8	46.78'	345.00'	007° 46' 06"	S77° 39' 51"W	46.74'	23.42
C9	56.74'	345.00'	009° 25' 25"	S69° 04' 05"W	56.68'	28.44
C10	18.72'	345.00'	003° 06' 30"	S62° 48' 08"W	18.71'	9.36
C11	27.86'	20.00'	079° 49' 08"	S78° 50' 33"E	25.66'	16.73
C12	47.05'	265.00'	010° 10' 18"	N44° 01' 08"W	46.98'	23.58
C13	47.74'	265.00'	010° 19' 17"	N54° 15' 55"W	47.67'	23.93
C14	43.21'	265.00'	009° 20' 35"	N64° 05' 51"W	43.17'	21.65
C15	43.93'	265.00'	009° 29' 53"	N73° 31' 05"W	43.88'	22.01
C16	45.78'	265.00'	009° 53' 51"	N83° 12' 56"W	45.72'	22.95
C17	47.48'	265.00'	010° 15' 58"	S86° 42' 09"W	47.42'	23.80
C18	21.66'	265.00'	004° 40' 57"	S79° 13' 42"W	21.65'	10.83
C19	26.94'	120.00'	012° 51' 39"	N83° 19' 03"E	26.88'	13.52
C20	25.46'	120.00'	012° 09' 16"	S84° 10' 30"E	25.41'	12.78
C21	19.84'	20.00'	056° 51' 06"	S49° 40' 18"E	19.04'	10.83
C22	101.54'	195.00'	029° 50' 02"	S6° 19' 45"E	100.39'	51.95
C23	37.01'	245.00'	008° 49' 57"	S4° 15' 36"W	36.98'	18.54
C24	55.59'	245.00'	013° 00' 04"	S6° 34' 05"E	55.47'	27.92
C25	18.69'	245.00'	004° 22' 17"	S15° 15' 16"E	18.69'	9.35
C26	22.16'	240.00'	063° 29' 18"	N14° 18' 15"E	21.05'	12.37
C27	12.28'	60.00'	011° 43' 19"	S40° 11' 15"W	12.25'	6.16
C28	36.61'	60.00'	034° 57' 23"	S16° 50' 54"W	36.04'	18.89
C29	25.33'	60.00'	024° 11' 22"	S12° 43' 28"E	25.14'	12.86
C30	15.04'	60.00'	014° 21' 41"	S32° 00' 00"E	15.00'	7.56
C31	25.13'	60.00'	023° 59' 47"	S51° 10' 44"E	24.95'	12.75
C32	25.59'	60.00'	024° 25' 59"	S75° 23' 37"E	25.39'	12.99
C33	25.28'	60.00'	024° 08' 22"	N80° 19' 13"E	25.09'	12.83
C34	39.98'	60.00'	038° 10' 40"	N49° 09' 42"E	39.24'	20.76
C35	71.18'	80.00'	050° 58' 37"	S55° 33' 40"W	68.85'	38.14
C36	34.04'	215.00'	009° 04' 12"	S85° 35' 05"W	34.00'	17.05
C37	82.79'	215.00'	022° 03' 46"	N78° 50' 57"W	82.28'	41.91

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C38	61.06'	215.00'	016° 16' 17"	N59° 40' 55"W	60.85'	30.74
C39	41.98'	215.00'	011° 11' 15"	N45° 57' 10"W	41.91'	21.06
C40	30.51'	20.00'	087° 24' 47"	N3° 20' 51"E	27.64'	19.12
C41	87.29'	345.00'	014° 29' 48"	S39° 48' 21"W	87.06'	43.88
C42	65.06'	295.00'	012° 38' 09"	N38° 52' 31"E	64.93'	32.66
C43	65.39'	295.00'	012° 42' 04"	N51° 32' 38"E	65.26'	32.83
C44	64.70'	295.00'	012° 33' 55"	N64° 10' 37"E	64.57'	32.48
C45	64.71'	295.00'	012° 34' 02"	N76° 44' 36"E	64.58'	32.48
C46	65.43'	295.00'	012° 42' 26"	N89° 22' 53"E	65.29'	32.85
C47	64.04'	295.00'	012° 26' 18"	S78° 02' 49"E	63.92'	32.15
C48	63.90'	295.00'	012° 24' 41"	S65° 37' 20"E	63.78'	32.08
C49	65.43'	295.00'	012° 42' 28"	S53° 03' 45"E	65.30'	32.85
C50	68.23'	295.00'	013° 15' 06"	S40° 04' 58"E	68.08'	34.27
C51	15.00'	295.00'	002° 54' 49"	S32° 00' 00"E	15.00'	7.50
C52	67.63'	295.00'	013° 08' 10"	S23° 58' 30"E	67.49'	33.97
C53	80.35'	345.00'	013° 20' 40"	S23° 53' 41"E	80.17'	40.36
C54	31.65'	20.00'	090° 40' 11"	N14° 46' 04"E	28.45'	20.24
C55	51.28'	225.00'	013° 03' 26"	N66° 37' 53"E	51.16'	25.75
C56	72.71'	225.00'	018° 35' 52"	N82° 25' 02"E	72.39'	36.67
C57	107.41'	225.00'	027° 21' 09"	S74° 38' 58"E	106.40'	54.75
C58	8.96'	225.00'	062° 15' 50"	S59° 49' 58"E	8.96'	4.48
C59	52.07'	70.00'	042° 37' 07"	S37° 22' 59"E	50.82'	27.31
C60	1.02'	70.00'	000° 49' 57"	S15° 39' 27"E	1.02'	0.51
C61	31.64'	60.00'	030° 13' 01"	N30° 21' 00"W	31.28'	16.20
C62	25.96'	60.00'	024° 47' 29"	N57° 51' 15"W	25.76'	13.19
C63	23.98'	60.00'	022° 54' 13"	N81° 42' 07"W	23.83'	12.15
C64	24.38'	60.00'	023° 17' 07"	S75° 12' 13"W	24.22'	12.36
C65	15.11'	60.00'	014° 25' 29"	S56° 20' 56"W	15.07'	7.59
C66	25.75'	60.00'	023° 35' 18"	S36° 50' 32"W	25.55'	13.08
C67	27.99'	60.00'	026° 43' 48"	S11° 10' 59"W	27.74'	14.26
C68	27.82'	60.00'	026° 34' 12"	S15° 28' 00"E	27.58'	14.17
C69	27.54'	60.00'	026° 18' 08"	S41° 54' 10"E	27.30'	14.02
C70	30.70'	60.00'	029° 19' 04"	S69° 42' 46"E	30.37'	15.69
C71	8.37'	60.00'	007° 59' 39"	S88° 22' 08"E	8.36'	4.19
C72	35.64'	150.00'	013° 36' 42"	S41° 54' 10"E	35.55'	17.90
C73	42.97'	150.00'	016° 24' 55"	N70° 32' 48"W	42.83'	21.64
C74	4.61'	275.00'	000° 57' 40"	S62° 49' 11"E	4.61'	2.31

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C75	47.73'	275.00'	009° 56' 41"	S68° 16' 21"E	47.67'	23.93
C76	46.62'	275.00'	009° 42' 44"	S78° 06' 04"E	46.56'	23.36
C77	46.89'	275.00'	009° 46' 10"	S87° 50' 31"E	46.83'	23.50
C78	48.63'	275.00'	010° 07' 59"	N82° 12' 25"E	48.57'	24.38
C79	52.42'	275.00'	010° 55' 16"	N71° 40' 48"E	52.34'	26.29
C80	40.82'	275.00'	008° 30' 15"	N61° 58' 02"E	40.78'	20.45
C81	15.16'	20.00'	043° 26' 01"	S79° 25' 55"W	14.80'	7.97
C82	11.88'	20.00'	034° 01' 42"	N61° 50' 13"W	11.70'	6.12
C83	42.14'	345.00'	006° 59' 52"	S48° 19' 18"E	42.11'	21.09
C84	51.32'	345.00'	008° 31' 23"	S56° 04' 55"E	51.27'	25.71
C85	48.57'	345.00'	008° 03' 58"	S64° 22' 35"E	48.53'	24.32
C86	47.08'	345.00'	007° 49' 05"	S72° 19' 06"E	47.04'	23.57
C87	46.54'	345.00'	007° 43' 45"	S80° 05' 31"E	46.51'	23.31
C88	46.87'	345.00'	007° 47' 02"	S87° 50' 55"E	46.83'	23.47
C89	48.12'	345.00'	007° 59' 30"	N84° 15' 49"E	48.08'	24.10
C90	50.53'	345.00'	008° 23' 33"	N76° 04' 17"E	50.49'	25.31
C91	54.69'	345.00'	009° 04' 58"	N67° 20' 02"E	54.63'	27.40
C92	16.28'	345.00'	003° 02' 10"	N61° 16' 28"E	16.28'	9.14
C93	28.94'	20.00'	082° 55' 05"	N78° 47' 05"W	26.48'	17.67
C94	29.71'	255.00'	006° 40' 28"	S40° 39' 46"E	29.69'	14.87
C95	31.34'	255.00'	002° 17' 31"	S47° 31' 15"E	31.32'	15.69
C96	51.07'	255.00'	011° 28' 32"	S56° 46' 47"E	50.99'	25.82
C97	47.81'	255.00'	000° 44' 36"	S87° 53' 21"E	47.74'	23.98
C98	46.42'	255.00'	010° 25' 49"	S78° 28' 34"E	46.36'	23.27
C99	46.72'	255.00'	010° 29' 51"	S88° 56' 24"E	46.65'	23.43
C100	34.74'	255.00'	007° 48' 24"	N81° 54' 29"E	34.72'	17.40
C101	13.77'	150.00'	005° 15' 42"	S80° 38' 08"W	13.77'	6.89
C102	43.73'	150.00'	016° 42' 10"	N88° 22' 56"W	43.57'	22.02
C103	9.92'	150.00'	003° 47' 21"	N78° 08' 11"W	9.92'	4.96
C104	25.44'	60.00'	024° 17' 52"	S88° 23' 26"E	25.25'	12.92
C105	26.08'	60.00'	024° 54' 19"	N67° 00' 29"E	25.88'	13.25
C106	25.01'	60.00'	023° 53' 06"	N42° 36' 46"E	24.83'	12.70
C107	25.20'	60.00'	024° 03' 54"	N18° 38' 16"E	25.02'	12.79
C108	25.67'	60.00'	024° 30' 40"	N5° 39' 00"W	25.47'	13.03
C109	25.11'	60.00'	023° 58' 47"	N29° 53' 44"W	24.93'	12.74
C110	26.80'	60.00'	025° 35' 25"	N54° 40' 50"W	26.58'	13.63
C111	26.00'	60.00'	024° 49' 32"	N79° 53' 18"W	25.79'	13.21

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C112	25.68'	60.00'	024° 31' 05"	S75° 26' 23"W	25.48'	13.04
C113	15.04'	60.00'	014° 21' 41"	S56° 00' 00"W	15.00'	7.56
C114	25.72'	60.00'	024° 33' 37"	S36° 32' 21"W	25.52'	13.06
C115	58.57'	60.00'	005° 55' 42"	N52° 13' 23"E	58.27'	31.85
C116	34.21'	205.00'	009° 33' 41"	N84° 58' 05"E	34.17'	17.14
C117	72.19'	205.00'	020° 10' 32"	S80° 09' 49"E	71.81'	36.47
C118	117.18'	205.00'	032° 45' 00"	S53° 42' 02"E	115.59'	60.24
C119	28.94'	20.00'	082° 55' 05"	S4° 08' 01"W	26.48'	17.67
C120	58.79'	345.00'	009° 45' 48"	N40° 42' 39"E	58.72'	29.47
C121	19.70'	345.00'	003° 16' 18"	N34° 11' 36"E	19.70'	9.85
C122	45.70'	295.00'	008° 52' 32"	S36° 59' 43"W	45.65'	22.90
C123	67.50'	295.00'	013° 06' 36"	S47° 59' 17"W	67.35'	33.90
C124	15.00'	295.00'	002° 54' 49"	S56° 00' 00"W	15.00'	7.50
C125	69.32'	295.00'	013° 27' 51"	S64° 11' 20"W	69.18'	34.82
C126	64.68'	295.00'	012° 33' 41"	S77° 12' 06"W	64.55'	32.47
C127	64.68'	295.00'	012° 33' 44"	S89° 45' 49"W	64.55'	32.47
C128	63.94'	295.00'	012° 25' 09"	N77° 44' 44"W	63.82'	32.10
C129	27.20'	295.00'	005° 16' 56"	N68° 53' 41"W	27.19'	13.61
C130	26.59'	375.00'	004° 03' 43"	S68° 17' 04"E	26.58'	13.30
C131	46.87'	375.00'	007° 09' 40"	S73° 53' 46"E	46.84'	23.47
C132	17.62'	375.00'	002° 41' 34"	S78° 49' 23"E	17.62'	8.81

Line Table		
Line #	Direction	Length
L1	N 53° 42' 31"E	35.28'
L2	S 08° 35' 16"W	25.06'
L3	S 08° 35' 16"W	25.06'
L4	N 04° 30' 00"E	5.10'
L5	N 66° 00' 00"W	2.93'
L6	N 64° 30' 00"W	3.51'
L7	S 15° 30' 00"W	5.10'
L8	S 37° 19' 32"E	4.60'
L9	N 81° 24' 43"W	10.52'
L10	N 62° 00' 00"W	11.51'
L11	N 72° 30' 00"W	10.51'
L12	N 83° 00' 00"W	10.51'
L14	N 36° 18' 25"W	35.42'

SUBDIVISION MAP OF
PRIVATE
HARVEST COVE
SUBDIVISION PHASE I

BEING A SUBDIVISION OF A 41.676 ACRES SITUATED IN THE CITY
OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT
138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO.
SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 18.677 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 138 AND 137, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, HIDALGO COUNTY DEED RECORDS, WHICH SAID 18.677 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO ESCANABA, LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A WARRANTY DEED WITH VENDORS' LIEN RECORDED UNDER DOCUMENT NUMBER 3334895, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.677 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID LOT 138;

THENCE, S 81° 24' 44" E ALONG THE NORTH LINE OF SAID LOT 138, A DISTANCE OF 1,578.60 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 81° 24' 44" E ALONG THE NORTH LINE OF SAID LOT 138 AT A DISTANCE OF 241.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 99, ARROWHEAD SUBDIVISION PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 47, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 291.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 100, OF SAID ARROWHEAD SUBDIVISION PHASE II, AT A DISTANCE OF 391.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 102, OF SAID ARROWHEAD SUBDIVISION PHASE II, AT A DISTANCE OF 841.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 30, OF SAID ARROWHEAD SUBDIVISION PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 33, PAGE 105, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 891.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 30, OF SAID ARROWHEAD SUBDIVISION PHASE I, AT A DISTANCE OF 941.40 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 31, OF SAID ARROWHEAD SUBDIVISION PHASE I, CONTINUING A TOTAL DISTANCE OF 978.62 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. WARE ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 08° 35' 34" W ALONG THE WEST RIGHT-OF-WAY LINE OF N. WARE ROAD, A DISTANCE OF 640.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

3. THENCE, N 81° 24' 44" W AT A DISTANCE OF 1,237.17 FEET PASS THE WEST LINE OF SAID LOT 137, AND THE EAST LINE OF SAID LOT 138, CONTINUING A TOTAL DISTANCE OF 1,574.07 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 19° 30' 00" E A DISTANCE OF 240.10 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, N 27° 30' 00" E A DISTANCE OF 41.66 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

6. THENCE, N 42° 00' 00" E A DISTANCE OF 41.29 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

7. THENCE, N 55° 52' 29" E A DISTANCE OF 15.05 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

8. THENCE, N 58° 00' 00" E A DISTANCE OF 42.66 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

9. THENCE, N 71° 30' 00" E A DISTANCE OF 41.93 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

10. THENCE, N 84° 30' 00" E A DISTANCE OF 41.93 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

11. THENCE, S 83° 30' 00" E A DISTANCE OF 41.74 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

12. THENCE, S 64° 30' 00" E A DISTANCE OF 83.64 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

13. THENCE, S 38° 30' 00" E A DISTANCE OF 83.55 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

14. THENCE, S 00° 39' 51" E A DISTANCE OF 33.49 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

15. THENCE, S 82° 30' 00" E A DISTANCE OF 25.06 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

16. THENCE, N 78° 00' 00" E A DISTANCE OF 92.61 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

17. THENCE, N 73° 51' 55" E A DISTANCE OF 50.01 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

18. THENCE, N 72° 30' 00" E A DISTANCE OF 103.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

19. THENCE, N 09° 30' 00" E A DISTANCE OF 42.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

20. THENCE, N 04° 30' 00" E A DISTANCE OF 233.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.677 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES : CONTINUE

17. COMMON LOT 113, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME. THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT 113, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 113 TRANSFER OF TITLES TO THE HARVEST CREEK AT WARE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNERS PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY HARVEST CREEK AT WARE PHASE 1 SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 113 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. _____
18. COMMON AREA LOT 113 FOR LANDSCAPING DETENTION PURPOSES ONLY, WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./ PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
19. SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
20. AN 8-FOOT MINIMUM SIDEWALK WITH FULL LANDSCAPING, IRRIGATION AND LIGHTING TO BE CONSTRUCTED ALONG THE NORTH SIDE OF WARRIOR DRIVE (VINE AVENUE), SAID SIDEWALK WILL CONNECT TO THE BENTSEN HIKE AND BIKE TRAIL. A VARIANCE OF "ADDITIONAL 10 FT RIGHT OF WAY TO BE DEDICATED IN LIEU OF PARK LAND FEES" WAS APPROVED ON JUNE 29, 2022, WITH THE CONDITIONS LISTED.

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____, 20____.

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

PRESIDENT

ATTEST:

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, LIEN HOLDER(S) (OR DULLY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HARVEST COVE SUBDIVISION PHASE I , OF THE CITY OF MCALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

MARIN J. ESPINOSA, TRUSTEE
VANTAGE BANK TEXAS
1801 S. 2ND STREET
MCALLEN, TEXAS 78503

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIN J. ESPINOSA, 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:

SETBACK LOT DIMENSIONS TABLES

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
"S1"	N 81° 24' 44" W	15.00	"S35"	S 22° 00' 00" W	20.00	"S69"	S 09° 00' 00" W	21.38	"S102"	N 08° 00' 00" E	27.14
"S2"	S 81° 24' 26" E	15.00	"S36"	S 32° 00' 00" W	20.14	"S70"	S 09° 00' 00" W	22.96	"S103"	N 08° 00' 00" E	40.87
"S3"	N 05° 00' 00" E	38.55	"S37"	S 57° 43' 58" E	20.00	"S71"	N 09° 00' 00" E	37.00	"S104"	N 04° 00' 00" E	45.83
"S4"	N 12° 00' 00" E	26.06	"S38"	S 45° 00' 00" E	20.00	"S72"	N 09° 00' 00" E	29.00	"S105"	N 11° 00' 00" W	43.77
"S5"	N 12° 00' 00" E	20.51	"S39"	S 32° 00' 00" E	20.00	"S73"	N 09° 00' 00" E	53.02	"S106"	N 35° 00' 00" W	52.03
"S6"	N 10° 00' 00" E	21.82	"S40"	S 19° 30' 00" E	20.00	"S74"	N 09° 00' 00" E	41.02	"S107"	S 59° 00' 00" E	52.20
"S7"	N 05° 30' 00" E	26.04	"S41"	S 07° 00' 00" E	20.00	"S75"	N 09° 00' 00" E	70.53	"S108"	S 83° 30' 00" E	48.31
"S8"	N 01° 30' 00" E	32.06	"S42"	S 06° 00' 00" W	20.00	"S76"	N 09° 00' 00" E	62.03	"S109"	N 72° 00' 00" E	50.54
"S9"	N 00° 00' 00" W	42.03	"S43"	S 18° 00' 00" W	20.00	"S77"	N 09° 00' 00" E	35.46	"S110"	N 46° 39' 10" E	47.43
"S10"	N 00° 00' 00" W	22.03	"S44"	S 30° 00' 00" W	20.00	"S78"	N 09° 00' 00" E	47.46	"S111"	N 22° 00' 00" E	45.86
"S11"	N 03° 30' 00" E	42.38	"S45"	S 43° 00' 00" W	20.00	"S79"	N 09° 00' 00" E	25.85	"S112"	N 04° 00' 00" W	46.18
"S12"	N 23° 00' 00" E	22.24	"S46"	S 58° 00' 00" W	20.01	"S80"	N 09° 00' 00" E	40.85	"S112"	N 09° 00' 03" E	22.13
"S13"	N 23° 00' 00" E	41.06	"S47"	S 58° 00' 00" W	20.01	"S81"	N 09° 00' 03" E	26.97	"S113"	N 34° 00' 00" W	45.92
"S14"	N 23° 00' 00" E	30.55	"S48"	S 72° 30' 00" W	20.00	"S82"	S 09° 00' 02" W	29.97	"S114"	N 34° 00' 00" W	20.12
"S15"	N 16° 00' 00" E	27.76	"S49"	S 78° 00' 00" W	18.87	"S83"	N 09° 00' 03" E	22.87	"S115"	S 30° 44' 41" E	20.00
"S16"	N 10° 00' 00" E	22.65	"S50"	N 59° 40' 20" E	16.92	"S84"	N 09° 00' 04" E	21.13	"S116"	N 09° 00' 00" E	34.32
"S17"	N 08° 00' 00" E	23.61	"S51"	N 16° 30' 00" W	20.00	"S85"	N 09° 00' 03" E	26.72	"S117"	N 09° 00' 00" E	20.82
"S18"	N 08° 00' 00" E	32.90	"S52"	N 01° 30' 00" E	20.00	"S86"	S 09° 00' 03" W	23.72	"S118"	N 26° 00' 00" E	20.68
"S19"	N 08° 00' 00" E	46.68	"S53"	N 43° 00' 00" E	27.82	"S87"	N 09° 00' 02" E	35.95	"S119"	S 50° 23' 09" W	40.61
"S20"	S 79° 17' 15" W	14.81	"S54"	N 51° 00' 00" E	29.30	"S88"	N 09° 00' 03" E	28.45	"S120"	N 47° 18' 42" W	34.12
"S21"	S 81° 24' 44" E	24.07	"S55"	N 51° 00' 00" E	56.18	"S89"	N 09° 00' 02" E	48.12	"S121"	S 61° 30' 00" E	21.22
"S22"	N 81° 24' 44" W	41.04	"S56"	N 35° 00' 00" E	53.13	"S90"	N 09° 00' 02" E	36.12	"S122"	S 48° 30' 00" E	20.00
"S23"	N 85° 00' 00" W	36.48	"S57"	N 12° 15' 52" E	52.85	"S91"	N 09° 00' 01" E	64.80	"S123"	S 34° 00' 00" E	20.01
"S24"	N 81° 00' 00" W	50.40	"S58"	N 12° 56' 18" W	51.96	"S92"	N 09° 00' 01" E	54.80	"S124"	S 34° 00' 00" E	20.01
"S25"	N 80° 00' 00" W	50.62	"S59"	N 39° 00' 00" W	48.78	"S93"	S 09° 00' 05" E	15.53	"S125"	S 19° 00' 00" E	20.00
"S26"	S 86° 00' 00" W	43.56	"S60"	N 39° 00' 00" W	47.60	"S94"	N 46° 00' 00" E	33.86	"S126"	S 06° 30' 00" E	20.00
"S27"	S 58° 00' 00" W	47.13	"S61"	N 65° 30' 00" W	42.40	"S95"	N 09° 00' 03" E	23.53	"S127"	S 06° 00' 00" W	20.00
"S28"	S 58° 00' 00" W	47.56	"S62"	S 88° 00' 00" W	38.90	"S96"	N 09° 00' 02" E	33.29	"S128"	S 18° 00' 00" W	20.00
"S29"	S 31° 30' 00" W	46.82	"S63"	S 61° 00' 00" W	41.80	"S97"	N 09° 00' 03" E	46.29	"S129"	S 23° 00' 00" W	21.32
"S30"	S 05° 00' 00" W	44.94	"S64"	S 35° 00' 00" W	43.42	"S97"	S 09° 00' 00" W	26.96	"S130"	N 23° 00' 00" E	28.32
"S31"	S 22° 00' 00" E	46.72	"S65"	S 13° 00' 00" W	39.65	"S98"	N 09° 00' 06" E	25.38	"S131"	S 23° 00' 00" W	33.94
"S32"	S 37° 45' 32" E	44.13	"S66"	S 09° 00' 00" W	43.45	"S99"	N 09° 00' 04" E	34.38	"S132"	S 23° 00' 00" W	46.94
"S33"	S 37° 45' 32" E	22.23	"S67"	S 09° 00' 00" W	34.24	"S100"	N 09° 00' 06" E	23.55	"S133"	S 81° 24' 26" E	15.00
"S34"	S 03° 00' 00" E	20.03	"S68"	S 09° 00' 00" W	23.74	"S101"	N 08° 30' 00" E	21.51	"S134"	S 47° 00' 00" E	16.18

GENERAL NOTES :

1. THE SITE LIES IN ZONE "C". ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING. ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0400 C
MAP REVISED NOVEMBER 16, 1982
& COMMUNITY-PANEL NUMBER: 480334 0500 C
MAP REVISED NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT: 20 FEET OR GREATER FOR EASEMENT
REAR: 10 FEET OR GREATER FOR EASEMENT
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT
CORNER: 10 FEET OR GREATER FOR EASEMENT
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
NOTE: ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
4. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 426.02 CUBIC FEET (9.780 AC.-FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
5. CITY OF MCALLEN BENCHMARK: "MC84" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE ON OCTOBER 06, 1999, BEING LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF WARE ROAD AND DAFFODIL STREET. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP ELEVATION= 120.38 NORTHING: 16610485.2066, EASTING: 1063666.59623.
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. AN 8 FT. MINIMUM SIDEWALK REQUIRED ALONG THE NORTH SIDE OF WARRIOR DRIVE, A 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG THE WEST SIDE OF WARE ROAD, AND A 4 FT. MINIMUM SIDEWALK REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS.
8. 25 FT. x 25 FT. SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS, AND 10 FT X 10 FT SITE OBSTRUCTION CLIP REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN/ MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONE/USES ALONG WARRIOR DR. (VINE AVE.) AND N. WARE RD. BUFFER REQUIREMENTS MAY BE REQUIRED ON THE WEST SIDE OF LOTS 1, 60-62 AND 113- COMMON AREA DETENTION
10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONE/USES.
11. SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
12. COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES, AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF MCALLEN.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE RD. AND WARRIOR DR. (VINE AVE.)
14. DEVELOPER/ HOMEOWNER'S ASSOCIATION/ OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
15. HOME OWNERS ASSOCIATION COVENANTS FOR HARVEST CREEK PHASE I SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____, H.C.D.R.
16. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR HARVEST CREEK AT WARE SUBDIVISION PHASE I RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL & VOID.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE HARVEST COVE SUBDIVISION PHASE I , 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), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUEST. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PRORION OF WARRIOR STREET (VINE AVENUE), WARE ROAD (F.M. 2220) FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

JEFFERY ERICKSON, MANAGER
ESCANABA, LLC
A TEXAS LIMITED LIABILITY COMPANY
3520 BUDDY OWENS AVENUE
MCALLEN, TEXAS 78504

DATE

RENE SALINAS RAMIREZ, MANAGER
ESCANABA, LLC
A TEXAS LIMITED LIABILITY COMPANY
3520 BUDDY OWENS AVENUE
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

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

SEAL OF OFF



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2023

SUBDIVISION NAME: HARVEST COVE SUBDIVISION PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Ware Road: 60 ft. from centerline for 120 ft. ROW

Paving: 65 ft. Curb & gutter: Both Sides

Revisions needed:

-Label centerline prior to final.

- Label existing ROW from both sides of centerline to determine if any ROW dedication is required prior to final

- Identify existing ROW by plat or instrument and label total ROW prior to final.

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

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

Internal Streets for R-1 (single-family residential): 50 ft. Total ROW

Paving: 32 ft. Curb & gutter: both sides

Revisions needed:

-Clarify connection to existing recorded subdivision under Arrow Head Subdivision Phase I, prior to final.

-Street names will be assigned prior to final

-Provide Cul-de-Sac details on plat, prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required.

-Provide distance from main interior street ROW to the back of Cul-De-Sac's to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final.

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

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

N/S 1/4 mile collector: Dedication as needed for 60 ft. total ROW.

Paving 40 ft. Curb & gutter: Both Sides

Revisions Needed:

-Provide for N/S 1/4 mile collector dedication, prior to final.

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

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

E/W 1/4 mile collector(Northern Boundary): Dedication as needed for 60 ft. total ROW.

Paving 40 ft. Curb & gutter: Both Sides

Revisions Needed:

-Provide for E/W 1/4 mile collector dedication, prior to final.

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

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

Paving _____ Curb & gutter _____

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

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

* 1,200 ft. Block Length.

Revisions Needed:

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

**Subdivision Ordinance: Section 134-118

Non-compliance

Non-compliance

Non-compliance

Non-compliance

NA

Non-compliance

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

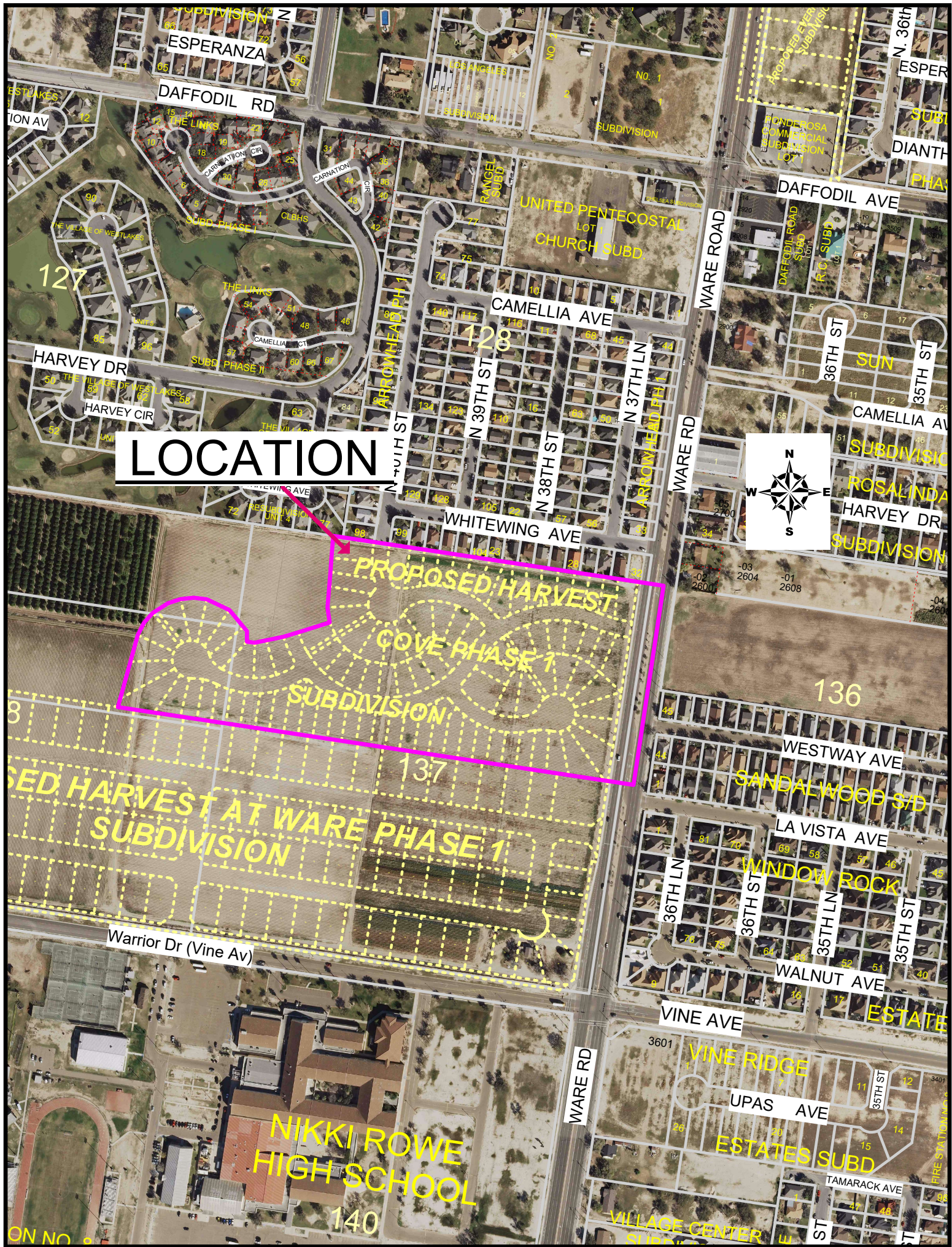
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac. Revisions needed: -Provide Cul-de-Sac details on plat, prior to final. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. -Provide distance from main interior street ROW to the back of Cul-De-Sac's to verify compliance with 600 ft. block length requirements for Cul-de-Sacs, finalize prior to final. **Subdivision Ordinance: Section 134-105	NA
	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision is proposed to be single-family residential. ***Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 feet or greater for easement. Revisions needed: -Revise note as shown above prior to final. **Proposing:20 feet or greater for easement **Zoning Ordinance: Section 138-356 * Rear: Proposing: 10 feet or greater for easement. **Zoning Ordinance: Section 138-356 * Sides: Proposing: 6 feet or greater for easement. **Zoning Ordinance: Section 138-356 * Corner: Proposing:10 feet or greater for easement. **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
	Applied
	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N. Ware Road both sides of all interior streets and N/S Collector street as applicable. Revisions needed: - Plat note will need to be revised as shown above, and once sidewalk requirements are determined and ROW requirements are finalized, prior to final. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along the collector street, if applicable. Revisions Needed: - Buffer requirements will be finalized prior to final based on the collector street, if applicable. finalize note wording prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance

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

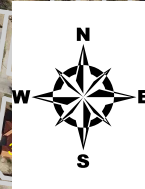
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Required
NOTES	
* No curb cut, access, or lot frontage permitted along North Ware Road and other streets as applicable. Revisions needed: -Finalize wording for note once ROW requirements have been finalized, prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revision Needed: -Remove plat note #19 prior to final. *Proposing: Common or Detention areas, any private streets/alleys or drives, and/ or gates must be maintained by the property owners/HOA and not the City of McAllen. Revisions needed: -Finalize wording for note once subdivision requirement's have been finalized prior to final. * 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. Revisions required: -Revise note#14 to show the correct section reference, please see below, finalize prior to final. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	TBD
	Non-compliance
	Required
	NA
	Non-compliance
	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance

<ul style="list-style-type: none"> * Minimum lot width and lot area. Revisions needed: <ul style="list-style-type: none"> - Multiple lots under current subdivision layout do not comply with minimum frontage requirements review and revise lot frontages as applicable prior to final. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots. - Multiple lots under current subdivision layout do not comply with minimum lot area requirements review and revise as applicable prior to final. Minimum lot area is 5,000 square feet. -Common areas do not comply minimum frontage requirements of 25 ft. review and revise as applicable prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***Zoning Ordinance: Article V	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **Proposed use is compliant with current zoning. ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. 	Required
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. 	Required
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. Parkland dedication requirements are under review and any exiting approvals may have to be re-assessed, finalize prior to final. 	Required
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, please submit a Master Trip Generation required to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. Pending Items: <ul style="list-style-type: none"> - As per Traffic Department, please submit a Master Trip Generation required to determine if TIA is required, prior to final plat. 	TBD
COMMENTS	
Comments: <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. -Clarify dashed line running through front of lots, prior to final. -Clarify connection to existing recorded subdivision under Arrow Head Subdivision Phase I, prior to final. 	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE, & UTILITY APPROVALS.	Applied

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



LOCATION



PROPOSED HARVEST

COVE PHASE 1

SUBDIVISION

PROPOSED HARVEST AT WARE PHASE 1 SUBDIVISION

NIKKI ROWE HIGH SCHOOL



City of McAllen

SUB 2023-0100

Planning Department

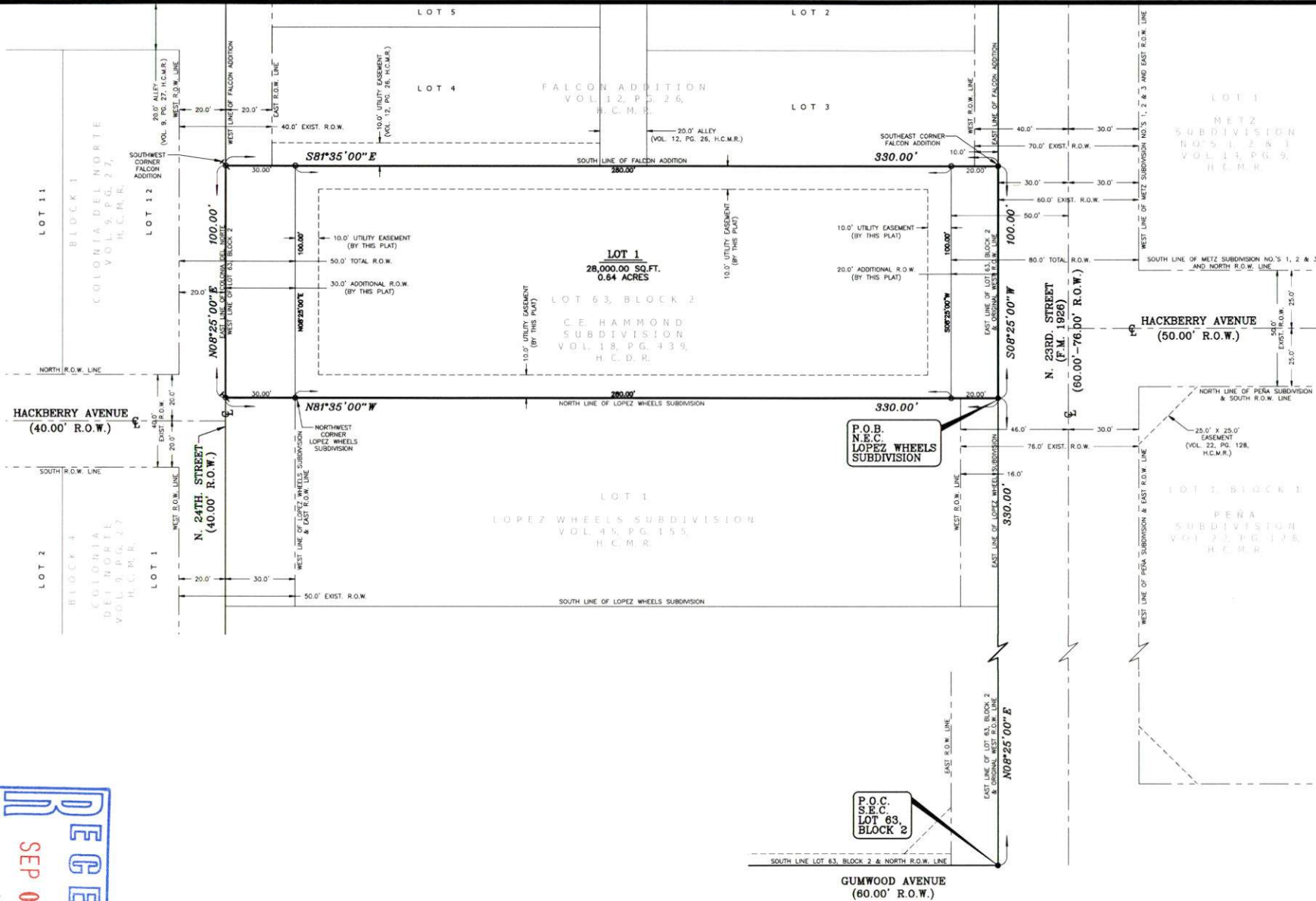
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name	<u>D' COSTA SUBD.</u>		
	Location	<u>INTERSECTION N. 23RD ST. @ HACKBERRY AVE.</u>		
	City Address or Block Number	<u>801 N. 23RD ST</u>		
	Number of Lots	<u>1</u>	Gross Acres	<u>0.76</u> Net Acres <u>0.64</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 type="checkbox"/> No Date _____
	Existing Land Use	<u>OPEN</u>	Proposed Land Use	<u>RETAIL</u> Irrigation District # <u>1</u>
	Replaces	<input checked="" 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>1500</u> 1500 <u>1000</u> <u>1000</u> <u>1000</u>
	Parcel #	<u>185433</u> Tax Dept. Review <u>H0850-00-002-0063-03</u>		
	Water CCN	<input checked="" type="checkbox"/> MGPU <input type="checkbox"/> Sharyland Water SC Other _____		
Legal Description	<u>0.76 AC. 0/0 LOT 63, B1K. 2, C.E. HAMMOND SUBD., N.C.T.</u>			
Owner	Name	<u>D. COSTA INC. 9-8-23</u> Phone <u>789-3279</u>		
	Address	<u>2913 BLUEBIRD AVE</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>David Salinas</u> Phone <u>682-9081</u>		
	Address	<u>2221 DAFFODIL AVE.</u> E-mail <u>dsalinas@salinasengineering.com</u>		
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78501</u>
	Contact Person	<u>David</u>		
Surveyor	Name	<u>SAME AS ENGINEER</u> Phone _____		
	Address	_____ E-mail _____		
	City	_____	State	_____ Zip _____

KP





D'COSTA SUBDIVISION

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

BEING A 0.76 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 63, BLOCK 2,
C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 18, PAGE 439, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

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
APRIL 14, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DARTFORD - MCALLEN, TEXAS 78501
(956) 682-6061 (956) 686-1489 (FAX)
1815 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-235, AUSTIN, TEXAS 78727 (512) 234-5283



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2023

SUBDIVISION NAME: D' COSTA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 23rd Street (FM 1926): Proposed 20ft. dedication for 50 ft. from centerline for 100 ft. total ROW

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

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

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

North 24th Street: Proposed 30 ft. dedication from centerline for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

Revisions Needed:

-Clarify if there are any existing dedications, along plat boundary prior to final. Dedication requirements subject to change once finalized.

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

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

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.

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Applied

Non-compliance

NA

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

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

Revisions Needed:

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

-Provide for looping or turnaround for existing 20 ft. Alley abutting Northern property line dedicated by Falcon Addition, finalize prior to final. Turnaround and or looping(alley ,service drive easement, etc.)must be in compliance with Fire and Public Works Department requirements.

**Subdivision Ordinance: Section 134-106

Non-compliance

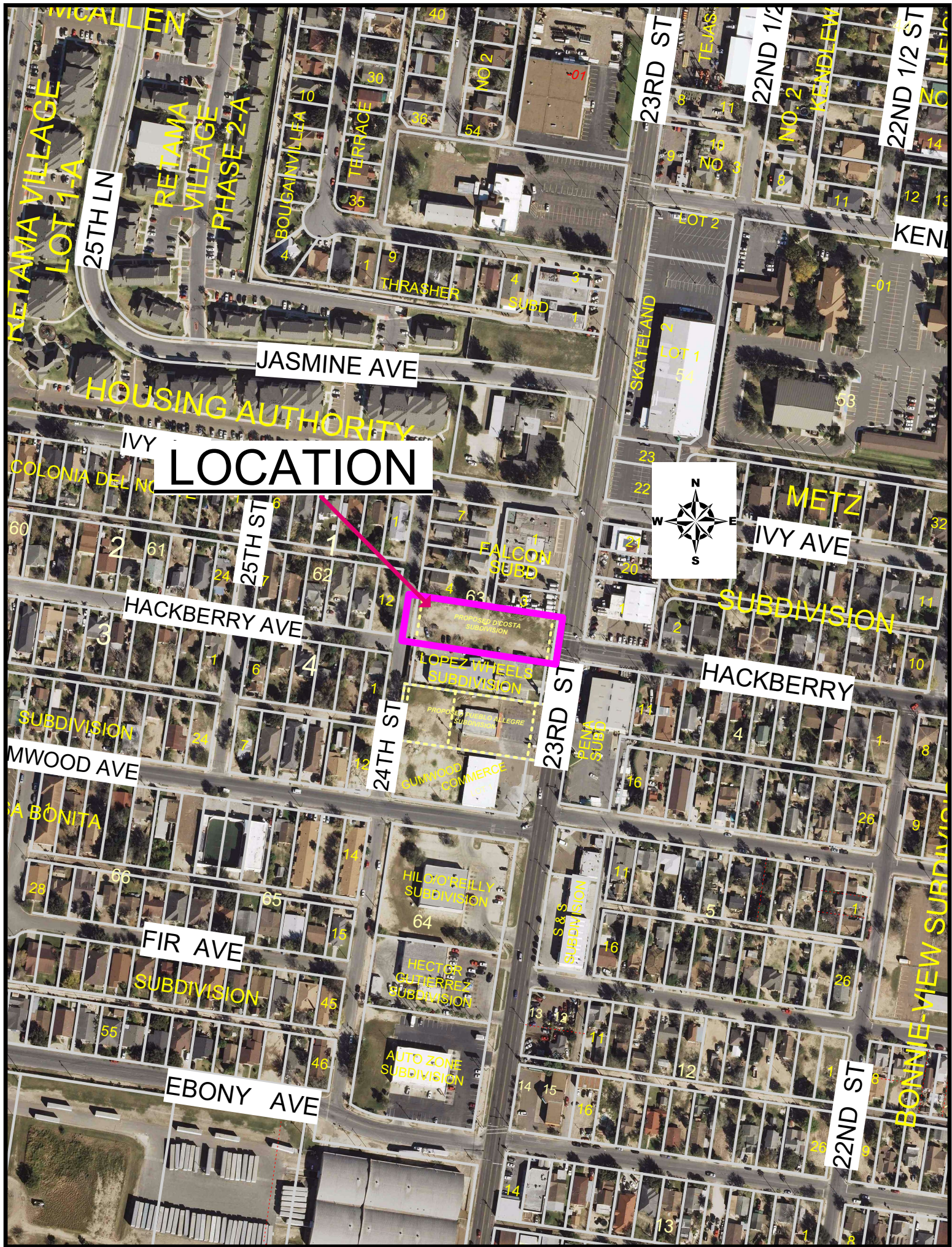
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
<p>* Front: (N.23rd Street/N.24th Street):In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: -Clarify lot frontage and include street reference in setback note, once clarified note subject to change. -Clarify proposed setback, prior to final. **Proposing:40.0 FT or greater for easements or in line with existing structures, whichever is greater. ***Zoning Ordinance: Section 138-356,138-367</p>	Non-compliance
<p>*Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. -Clarify lot frontage, once clarified note subject to change. -Clarify proposed setback, prior to final. **Proposed: 25.0 FT or greater for easements or in line with existing structures, whichever is greater. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. -Setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to final. **Proposed: As per zoning ordinance or greater for approved site plan or easements. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: Interior Lot Pending Items: -Corner setback requirements subject to change once alley requirements have been finalized, finalize setback requirements, prior to final. **Zoning Ordinance: Section 138-356</p>	TBD
<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. sidewalk along North 23rd Street and 4 ft. wide minimum sidewalk required on North 24th Street. **5 ft. sidewalk requirement as per Engineering Department. ***Sidewalk requirement for North 24th Street subject to be increased to 5 ft. prior to final by Engineering Department. ****Subdivision Ordinance: Section 134-120</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 N. 24th Street.</p> <p>**Buffer requirement on N. 24th Street will be finalized prior to final</p> <p>***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.</p> <p>***Finalize plat note wording for note #8 once buffer requirements have been finalized, prior to final</p> <p>****Landscaping Ordinance: Section 110-46,110-49</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along.</p> <p>Pending items:</p> <p>-Engineer must clarify lot frontage(front and rear), subdivision/note requirements subject to change once clarified finalize prior to final.</p> <p>**Must comply with City Access Management Policy</p> <p>***As per Traffic Department, As per Access Management Policy, spacing requirement along S. 23rd Street is 250 ft. between access, a shared access with the norther lot would be preferred in order to avoid entrance across Hackberry Avenue</p>	TBD
<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.</p> <p>Revisions Needed:</p> <p>-Include note as shown above, prior to final.</p> <p>**Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</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>	NA
<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>	NA

LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. Pending items: <ul style="list-style-type: none"> -Engineer must clarify lot frontage(front and rear), subdivision requirements subject to change once clarified finalize prior to final. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Required
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * 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 * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per application dated September 08,2023 proposed land use is commercial, commercial developments do not apply to Parks. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated September 08,2023 proposed land use is commercial, commercial developments do not apply to Parks. * Pending review by the City Manager's Office. As per application dated September 08,2023 proposed land use is commercial, commercial developments do not apply to Parks. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD
COMMENTS	
<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, any abandonments by separate instrument must be finalized prior to recording. *Engineer must clarify lot frontage(front and rear), subdivision requirements subject to change once clarified finalize prior to final. *Provide for looping or turnaround for existing 20 ft. Alley abutting Northern property line dedicated by Falcon Addition, finalize prior to final. Turnaround and or looping(alley ,service drive easement, etc.) must be in compliance with Fire and Public Works Department requirements. *Engineer must continue to finalized ownership requirements prior to final. 	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

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



LOCATION



SUB 2023-0034



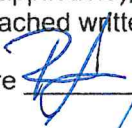
City of McAllen

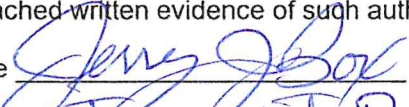
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Northgate Estates</u>		
	Location <u>Northgate Lane between 23rd and Bicentennial</u>		
	City Address or Block Number <u>1900 NORTHGATE LN</u>		
	Number of Lots <u>13</u>	Gross Acres <u>8.876 Ac</u>	Net Acres <u>6.985</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>N/A</u>		
	Existing Land Use <u>Residential</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>N/A</u>		
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> <u>X</u>		
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>0</u>		
	Parcel # ^{NO} <u>585976, 1460665</u> Tax Dept. Review <u>585975, 162826</u>		
	Water CCN <input checked="" type="checkbox"/> MPMU <input type="checkbox"/> Sharyland Water SC Other <u> </u>		
Legal Description <u>A 8.876 ACRE [386,628.48 SQ.FT.] TRACT OF LAND, BEING PARTS OR PORTIONS OF LOTS 32 AND 33, EBONY HEIGHTS CITRUS GROVES UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 44, MAP RECORDS OF HIDALGO COUNTY, TEXAS</u>			
Owner	Name <u>Urban City Developers, LLC</u> <u>Jerry Box</u> Phone <u>(956) 358-1212</u>		
	Address <u>4501 Expy 83 Suite 10</u> <u>PO BOX 3376</u> E-mail <u>mlopez@urbancitytx.com</u>		
	City <u>McAllen, TX 78503</u> <u>McAllen, TX 78502</u>		
Developer	Name <u>Marco A. Lopez</u> Phone <u>(956) 358-1212</u>		
	Address <u>601 Pecan Blvd</u> E-mail <u>mlopez@urbancitytx.com</u>		
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>		
	Contact Person <u>Marco A. Lopez</u>		
Engineer	Name <u>Roberto Salinas</u> Phone <u>(956) 598-2940</u>		
	Address <u>1203 Erie Ave Suite F</u> E-mail <u>roberto@turboengineers.net</u>		
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>		
	Contact Person <u>Roberto Salinas</u>		
Surveyor	Name <u>Manuel Carrizales</u> Phone <u>(956) 567-2167</u>		
	Address <u>4807 Gondola Ave</u> E-mail <u>mannyrpls@cls.land</u>		
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>		

Minimum Developer's Requirements Submitted with Application	<p style="text-align: center;">Proposed Plat Submittal</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> \$225 Preliminary Review Fee and \$75 Final Approval Fee <input checked="" type="checkbox"/> Title Report <input checked="" type="checkbox"/> 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps <input checked="" type="checkbox"/> 2 8 ½" by 11" copies/legible copies of plat with name & north arrow <input checked="" type="checkbox"/> 6 Folded blueline prints of the proposed plat <input checked="" type="checkbox"/> 2 Warranty Deeds (identifying owner on application) <input checked="" type="checkbox"/> AutoCAD 2005 DWG file and PDF of plat <input checked="" type="checkbox"/> Letter of Authorization from the owner, if applicable <input checked="" type="checkbox"/> Proof of authority of person signing application on behalf of partnership/corporation, if applicable <p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Metes and bounds <input checked="" type="checkbox"/> Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts <input checked="" type="checkbox"/> Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines <input checked="" type="checkbox"/> North arrow, scale and vicinity map <input checked="" type="checkbox"/> Name & dimension of adjoining street ROWs (total width & width from centerline) <p>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.</p>
	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>4/12/23</u></p> <p>Print Name <u>ROXANA LOPEZ</u></p> <p>Owner <input checked="" type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p>

Minimum Developer's Requirements Submitted with Application	<p style="text-align: center;">Proposed Plat Submittal</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> \$225 Preliminary Review Fee and \$75 Final Approval Fee <input checked="" type="checkbox"/> Title Report <input checked="" type="checkbox"/> 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps <input checked="" type="checkbox"/> 2 8 ½" by 11" copies/legible copies of plat with name & north arrow <input checked="" type="checkbox"/> 6 Folded blueline prints of the proposed plat <input checked="" type="checkbox"/> 2 Warranty Deeds (identifying owner on application) <input checked="" type="checkbox"/> AutoCAD 2005 DWG file and PDF of plat <input checked="" type="checkbox"/> Letter of Authorization from the owner, if applicable <input checked="" type="checkbox"/> Proof of authority of person signing application on behalf of partnership/corporation, if applicable <p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Metes and bounds <input checked="" type="checkbox"/> Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts <input checked="" type="checkbox"/> Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines <input checked="" type="checkbox"/> North arrow, scale and vicinity map <input checked="" type="checkbox"/> Name & dimension of adjoining street ROWs (total width & width from centerline) <p>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.</p>
Owners Signature	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u></u> Date <u>4/12/2023</u></p> <p>Print Name <u>Jerry J. Box</u></p> <p>Owner <input checked="" type="checkbox"/> Authorized Agent <input type="checkbox"/></p>



City of McAllen

Planning Department
VARIANCE TO SUBDIVISION
PROCESS APPLICATION

VAR2023-0026

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description Northgate Estates Subdivision - A 8.876 Acre tract of Land, being parts or portions of Lots 32 and 33, Ebony Heights Citrus Groves Unit No. 2 Hidalgo County, Texas, According to the Plat or Map Thereof recorded in Volume 6, Page 44, Map records of Hidalgo County, Texas

Street Address 1800 Northgate Lane McAllen, TX 78504

Number of lots 14 Gross acres 8.876 Acres

Existing Zoning R-1 Existing Land Use R-1

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

Applicant

Name Turbo Engineers, PLLC Phone (956) 598-2940

Address 1203 Erie Ave Suite F E-mail roberto@turboengineers.net

City McAllen State TX Zip 78572

Owner

Name Urban City Developers, Jerry J Box Phone (956) 358-1212;

Address 4501 Expy 83 Suite 10 PO Box 3376
McAllen, TX 78503 McAllen, TX 78502 E-mail mlopez@urbancitytx.com

City _____ State _____ Zip _____

Authorization

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

☐ Yes ☒ No

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

Signature Roberto Salinas, P.E. Date 08/21/2023

Print Name Roberto Salinas ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☐ \$250.00

Accepted by KF Payment received by _____ Date SEP 05 2023

Rev 06/21





City of McAllen
Planning Department
REASON FOR APPEAL

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

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

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

Reason for Appeal

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

SEE ATTACHED LETTER

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

SEE ATTACHED LETTER

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

SEE ATTACHED LETTER

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

SEE ATTACHED LETTER

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

Variance A (Cul-de-Sac Length)

Northgate Estates Subdivision (a private subdivision) is being proposed with a cul-de-sac length of 1085 ft which exceeds the requirement set forth in City of McAllen Ordinance *Section 134-105 Street Requirement (g)* of 600 ft. A variance is being requested to allow the cul-de-sac length of 1085 ft with the condition of increasing the width of all interior streets of Northgate Estates Subdivision to a minimum paved width to 40 feet back to back of curb. The purpose of this request is to maintain a single entrance/exit to Northgate Estates Subdivision.

Variance B (20 ft ROW for Hobbs Dr)

Hobbs Drive is being proposed by the Rio Grande Valley Metropolitan Planning Organization as a Collector Roadway with Eighty (80) feet of Right-Of-Way according to their most recent approved thoroughfare map. The proposed Hobbs Drive will be located along the north border of Northgate Estates Subdivision. A variance is being requested to follow the City of McAllen Ordinance *Section 134-105- Street Requirements (j)* which requires a 60 feet Right-of-Way for Collector Roadways. This will allow Northgate Estates Subdivision to dedicate 20 feet of Right-of-Way for the proposed Hobbs Drive instead of 40 feet requested by the Rio Grande Valley Metropolitan Organization. The variance will allow for greater developable area within the subdivision.

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

The variances requested are necessary for developmental purposes and are essential for the project vision and success of Northgate Estates Subdivision. The subdivision is being proposed with a single entrance along Northgate Lane and has been the vision of the project since its inception. Approval of both variances will grant the property owner the single entrance.

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

The variances requested will not alter or interfere with public health, safety, or welfare of surrounding and future property owners. As part of the approval of Variance A, we are proposing to increase the interior streets to 40 ft from 32 ft back to back of curb. This will promote safety within the subdivision for future property owners and compensate for the longer Cul-de-Sac lengths. Northgate Lane is not a dedicated Arterial or Collector roadway by the Rio Grande Valley Metropolitan Organization. By approving both variances, traffic safety will be improved by controlling access to the proposed Hobbs Drive. One entrance/exit on Northgate Lane will keep traffic from directly accessing Hobbs Drive (a collector) from the proposed subdivision.

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

The proposed variances will not prevent the orderly development and subdivision of the surrounding land with the City of McAllen's ordinances. The adjacent properties and Northgate Estates Subdivision are zoned R1-Single Family Residential. The proposed zoning for Northgate Estates Subdivision will remain R1-Single Family Residential. The proposed variances do not alter the use of the land and do not influence non-conforming development of the surrounding properties.



Engineering Firm Reg # 21737
1203 Erie Ave Suite F McAllen, TX 78501
Phone: (956) 598-2940 roberto@turboengineers.net

August 21, 2023

City of McAllen Planning
311 N 15th Street McAllen, TX

Re: **Variance Application**
Northgate Estates Subdivision

To Whom It May Concern,

A variance request is being submitted for consideration to the City of McAllen Planning and Zoning Commission. It is our professional opinion that these variances will not have a negative impact to the development of the City of McAllen and are critical to the success of Northgate Estates Subdivision as a viable project.

The following variances are being submitted for consideration :

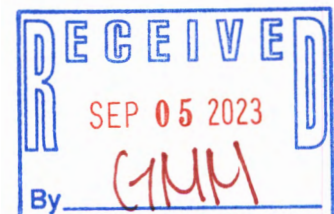
- A. Cul-de-Sac length exceeding 600 ft; proposing to increase street pavement width to 40 ft back of curb to back of curb if variance is approved.
- B. 20 ft Right-of-Way dedication by Northgate Estates for Hobbs Drive instead of 40 ft requested by RGVMPD. We are requesting to follow City of McAllen Ordinance Section 134-105- Street Requirements (j) for Collector Roadways.

Attached is the variance application along with supporting documents. If there are any questions or concerns regarding this matter, please contact me at roberto@turboengineers.net or at (956) 598-2940.

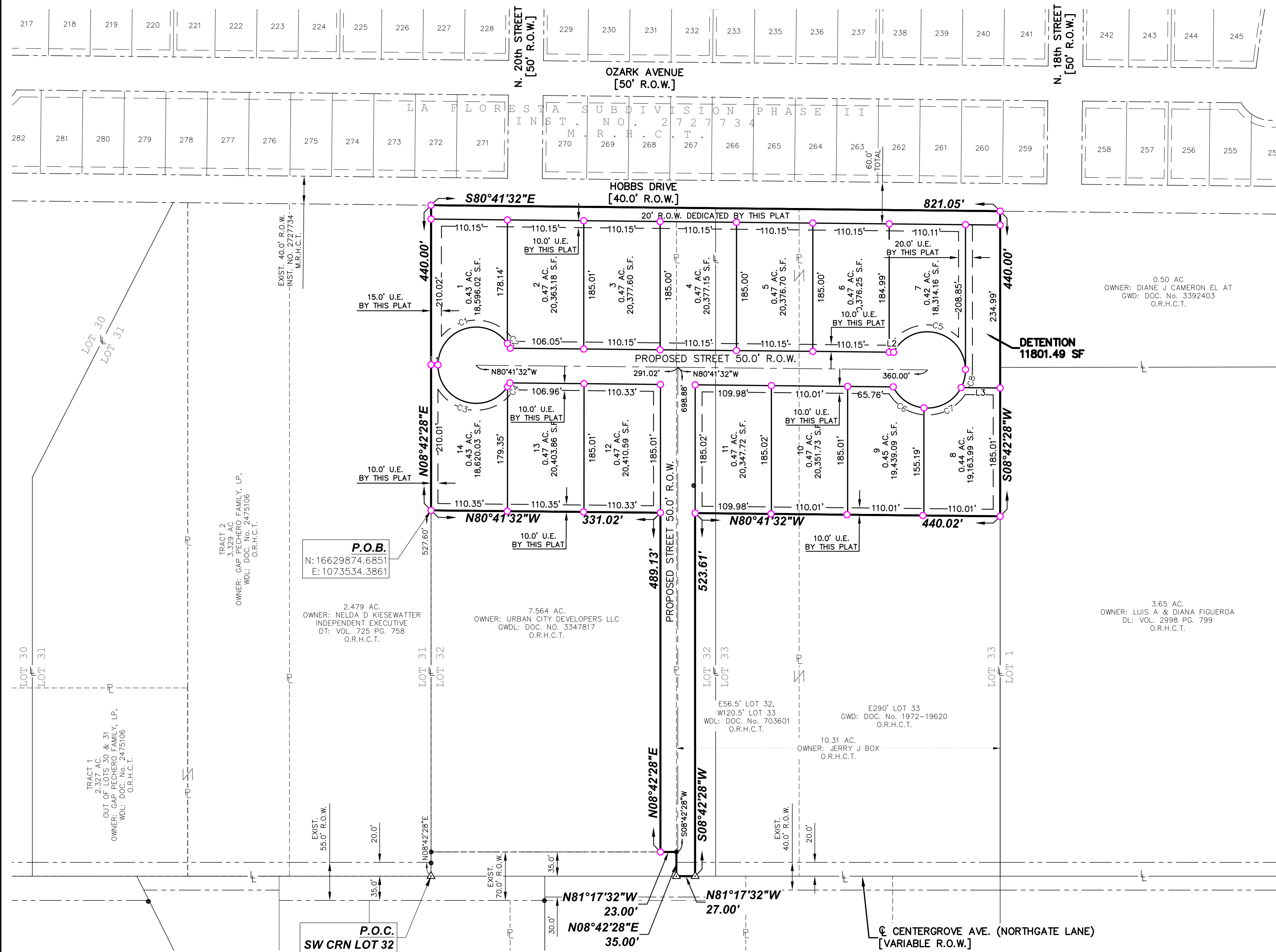
Respectfully,

A handwritten signature in black ink that reads "Roberto Salinas, P.E.".

Roberto Salinas, P.E.

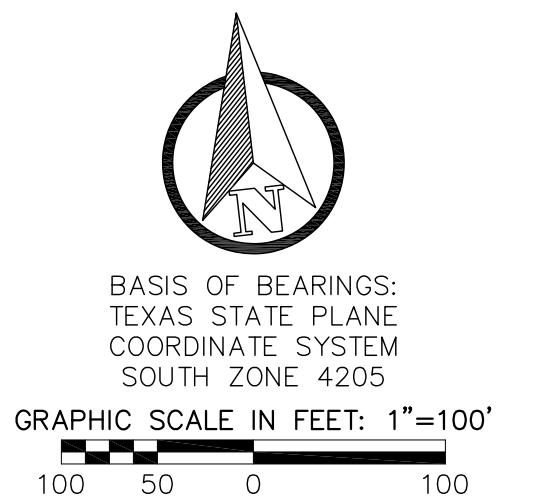


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MAP OF NORTHGATE ESTATES

A 8.876 ACRE [386,628.48 SQ.FT.] TRACT OF LAND, BEING PARTS OR PORTIONS OF LOTS 32 AND 33, EBONY HEIGHTS CITRUS GROVES UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 44, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LEGEND		
---	BOUNDARY LINE	
---	RIGHT OF WAY LINE	
---	EASEMENT LINE	
---	LOT LINE	
---	PROPERTY LINE	
---	CONTOUR LINE WITH ELEVATION	
●	FOUND 1/2" IRON ROD OR AS NOTED	
○	FOUND 1/2" IRON PIPE	
○	SET 1/2" IRON ROD W/PINK CAP STAMPED 'CLS RPLS #6388'	
△	CALCULATED POINT	
△	RIGHT OF WAY	
△	VOLUME	
△	PAGE	
△	DOCUMENT	
△	EASEMENT	
△	UTILITY	
△	POINT OF BEGINNING	
△	NORTHWEST	
△	SOUTHWEST	
△	CORNER	
△	GENERAL WARRANTY DEED	
△	WARRANTY DEED	
△	SPECIAL WARRANTY DEED	
△	WARRANTY DEED W/VENDOR'S LIEN	
△	DEED OF TRUST	
△	WARRANTY DEED IN LIEU OF FORECLOSURE	
△	SPECIAL WARRANTY DEED W/VENDOR'S LIEN	
△	OFFICIAL RECORDS HIDALGO COUNTY TEXAS	
△	MAP RECORDS HIDALGO COUNTY TEXAS	
△	DEED RECORDS HIDALGO COUNTY TEXAS	
△	HIDALGO COUNTY IRRIGATION DISTRICT	
△	SAME OWNER	

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00	N80°41'43"W
L2	6.38	N80°41'43"W
L3	56.27	N80°41'43"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	138.79'	55.00'	144°34'50"	S81°35'42"W
C2	8.05'	55.00'	008°23'01"	N21°55'23"W
C3	140.27'	55.00'	146°07'24"	S63°45'26"E
C4	6.57'	55.00'	006°50'27"	N39°45'39"E
C5	145.70'	55.00'	151°46'36"	N67°46'17"W
C6	56.00'	55.00'	058°20'19"	S46°54'02"E
C7	64.88'	55.00'	067°35'24"	N70°08'07"E
C8	25.95'	55.00'	027°02'08"	N22°49'21"E



LOCATION MAP 1" = 2,000'

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING) DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN". COMMUNITY-PANEL NUMBER 460334 0325 D EFFECTIVE DATE: JUNE 6, 2000
- MINIMUM BUILDING SETBACK LINES AS PER CITY OF McALLEN ORDINANCE. FRONT: 25' OR GREATER FOR EASEMENTS REAR: 10' OR GREATER FOR EASEMENTS INTERIOR SIDES: 6' OR GREATER FOR EASEMENTS SITE CORNER: 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: (---) C.F. (---) AC.FT.) 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.
- PRIVATE DRAINAGE SYSTEM/DETENTION AREAS TO BE MAINTAINED BY PROPERTY OWNER.
- BENCHMARK IS CITY OF McALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOGO CAP. LOCATED INSIDE THE WATER TREATMENT PLANT [SEE LOCATION MAP FOR APPROXIMATE LOCATION] PUBLISHED DATA: CITY OF McALLEN BENCHMARK "SPRAGUE" ELEVATION = 102.61 COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88. US SURVEY FEET GRID: N=16636202.03496 E=1076277.68322
- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON FRONTERA LANE, HOBBS DRIVE, AND BOTH SIDES OF ALL INTERIOR STREETS.
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG HOBBS DRIVE.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- 25 X 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG HOBBS DRIVE.
- 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.

CERTIFICATE OF APPROVAL PLANNING & ZONING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

CITY OF McALLEN MAYOR CERTIFICATION

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

MAYOR, CITY OF McALLEN DATE

CITY SECRETARY DATE

CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 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 E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE



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

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: URBAN CITY DEVELOPERS, LLC	4501 EXPY. 83, STE. 10	McALLEN, TEXAS 78503	956-598.2940
ENGINEER: ROBERTO SALINAS, PE	7010 PUESTA DEL SOL AVENUE	MISSION, TX 78572	956-598.2940
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956-567.2167

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

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

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

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER

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

ROBERTO SALINAS, PE TEXAS LICENSED PROFESSIONAL ENGINEER No. 122063 TBPELS FIRM NO. 19463

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 NORTHGATE ESTATES 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 REQUIRED 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.

URBAN CITY DEVELOPERS, LLC 4501 EXPY 83 STE 10 McALLEN, TEXAS 78503

JERRY J. BOX P.O. BOX 3376 McALLEN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC

STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC

SHEET 01 OF 01 DATE OF PREPARATION: 3.29.2023 PROJECT NO.21135

NO.	DATE	DESCRIPTION	BY



TURBO ENGINEERS, PLLC

TBPE FIRM #21737

276 FABION STREET KYLE, TEXAS 78640 956.598.2940 roberto@turboengineers.net



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2023

SUBDIVISION NAME: NORTHGATE ESTATES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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

Non-compliance

Hobbs Drive: Dedication as needed for 40 ft. for 80 ft. total ROW.
Proposed: 20 ft. ROW dedication for 60 ft. total ROW
Paving: 52 ft. Curb & gutter: Both Sides
Revisions as needed:
- Provide a copy of the document for existing ROW for staff review prior to final.
- All ROW requirements must be addressed prior to final approval.
**A variance request for 20 ft. dedication for total 60 ft. ROW was submitted by the project engineer.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

Interior Street: 50 ft. for single-family residential development
Paving: 32 ft.* Curb & gutter: both sides
Revisions as needed:
* The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, paving width of the interior street would be 40 ft. and sidewalk easement might be required on both sides.
- Show the ROW diameter at the Cul-de-Sacs and provide a paving layout to show compliance with minimum 96 ft. paving face to face according to Fire Department requirement and 10 ft. ROW back of curb prior to final.
- Remove "Proposed" label from street names prior to final.
- Coordinate with staff for names of the interior streets prior to final.
- Clarify if the subdivision is proposed to be private or public and submit gate details if it will be private prior to final. Additional ROW may be required at the gate area.
- Submit revised paving layout to finalized the ROW requirement prior to final.
** A variance to 600 ft. maximum Cul-de-Sac length was submitted, proposing a paving width of 40 ft. for the interior street. If the variance is approved, it should be subject to sidewalk easement on both sides.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

Non-compliance

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

<p>Paving _____ Curb & gutter _____</p> <p>**Subdivision Ordinance: Section 134-105</p> <p>**Monies must be escrowed if improvements are required prior to final</p> <p>**COM Thoroughfare Plan</p> <p>* 1,200 ft. Block Length.</p> <p>**Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3T and R-3C Zone Districts.</p> <p>- Property is zoned R-1 District.</p> <p>**Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac.</p> <p>- The submitted plat exceeds the 600 ft. maximum cul-de-sac length. Revise the plat to comply with the requirement prior to final; if a variance is requested, paving width of the interior street would be 40 ft.</p> <p>** A variance to 600 ft. maximum Cul-de-Sac length was submitted, proposing a paving width of 40 ft. for the interior street. If the variance is approved, it should be subject to sidewalk easement on both sides.</p> <p>**Subdivision Ordinance: Section 134-105</p>	Applied
	Applied
	NA
	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>-Alleys are not proposed.</p> <p>*Alley/service drive easement required for commercial properties</p> <p>**Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 25 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Rear: 10 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Interior Sides: 6 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Corner: 10 ft. or greater for easements</p> <p>**Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>**Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
	Applied
	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Northgate Lane, Hobbs Drive, and both sides of all interior and entrance streets.</p> <p>- Revise the plat note as shown above prior to final</p> <p>- Minimum sidewalk width is subject to increase as per the Engineering Department</p> <p>- Revise the proposed plat note for 4 ft. minimum sidewalk on "Frontera Lane", since the property does not front it.</p> <p>**Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required

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 Hobbs Drive. - Other buffers as may be applicable prior to final. **Landscaping Ordinance: Section 110-46 	Applied
<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. 	Required
NOTES	
<ul style="list-style-type: none"> * 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 	Applied
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Subdivision proposed as single-family development which doesn't required site plan approval. 	NA
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Please clarify if the subdivision is proposed to be public or private. If private, add a plat note as shown above prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **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. 	Required
<ul style="list-style-type: none"> * 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. 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V 	Applied

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

* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. - Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. a revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to final. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Based on the application submitted on 4/13/2023, 13 single-family residential lots are proposed. a revise plat submitted on 6/16/2023, shows 14 residential lots. Clarify and revise the application prior to final. A park fee of \$700 per dwelling unit (\$9,800 total) is required prior to recording. The park fee is subject to change, if the number of dwelling units changes.	Required
* 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.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation is waived.	Applied
*Traffic Impact Analysis (TIA) not required as per Traffic Department.	NA
COMMENTS	
Comments: - There seem to be some discrepancies between the property dimensions as shown on the two submitted surveys and the plat. Please submit a new survey showing the boundaries of the subdivision and clarify any discrepancies prior to final. - The owner's signature block follows public street template. Clarify if the subdivision is public or private and provide a gate detail if it is private. - If the subdivision is proposed to be private, label "(Private Subdivision)" in smaller font under the name of the subdivision prior to final. - If the subdivision is proposed to be private, "(Private Street)" will be needed after the name of the street prior to final. - If the subdivision is proposed to be private, proper wording for owner's signature block is required. - Label Detention area as Common Lot A prior to final. A plat note to reference the common lot might be required as well. - Clarify point on west side of Lot 11 prior to final. - Use a call out for L1 between lots 1 and 14 to be legible prior to final. - Show how many feet of the 20 ft. U.E. is on Lot 7 and how many feet on detention lot prior to final. - Show and label the width of the U.E. on east side of Lot 8 & 12, and west side of Lot 11. - Submit revised paving layout and gate details to finalized the ROW requirement prior to final. *Must comply with City's Access Management Policy. **The project engineer submitted a variance application (VAR2023-0026) including the following variances: 1. A variance to the maximum 600 ft. Cul-de-Sac Length, proposing to provide 40 ft. of paving back to back for the interior street. 2. A variance to dedicate 20 ft. ROW for total 60 ft. ROW for Hobbs Drive, instead of 40 ft. dedication for total 80 ft. ROW. If the variance is approved, it should be subject to providing sidewalk easement on both sides.	Non-compliance

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

RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCES.	Applied



City of McAllen

SUB2023-0699

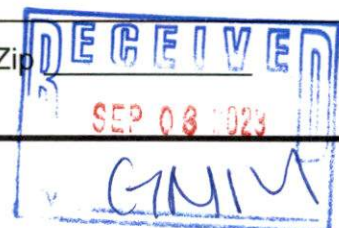
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	<p>Subdivision Name <u>QUINTA LUZ</u></p> <p>Location <u>+/- 600' E. OF BRITSEN RD. ALONG S. SIDE OF</u></p> <p>City Address or Block Number <u>4300 PEGAN BLVD</u> <u>PECAN BLVD.</u></p> <p>Number of Lots <u>13</u> Gross Acres <u>9.80</u> Net Acres <u>9.31</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1/C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>RESTAURANT</u> Proposed Land Use <u>RETAIL/RESTAURANT/RESIDENTIAL</u> Irrigation District # <u>1</u></p> <p>Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/></p> <p>Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>1500</u> <u>\$0 NPG</u></p> <p>Parcel # <u>185356</u> Tax Dept. Review <u>N0850-00-002-0006-02</u></p> <p>Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____</p> <p>Legal Description <u>9.80 AC. GROSS 0/0 LOT 6, BIK. 2, C.E. HANNINGBROS</u></p>
Owner	<p>Name <u>LICON ALAMADA FAMILY LIMITED PARTNERSHIP</u> Phone <u>313-8813</u></p> <p>Address <u>3530 PLAZA DEL LAGOS</u> E-mail <u>N/A</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u></p>
Developer	<p>Name <u>ALVARADO IGLESIAS</u> Phone <u>313-8813</u></p> <p>Address <u>3589 W. TURTLE DR.</u> E-mail <u>ALVARO@IGLESIAS,USURMOC</u></p> <p>City <u>RIO GRANDE</u> State <u>TX</u> Zip <u>78582</u> <u>COM</u></p> <p>Contact Person _____</p>
Engineer	<p>Name <u>DAVID SALINAS</u> Phone <u>682-9001</u></p> <p>Address <u>2221 DAFFODIL AVE.</u> E-mail <u>salinas@salinasengineering</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u> <u>COM.</u></p> <p>Contact Person <u>DAVID / MIKE</u></p>
Surveyor	<p>Name <u>SHANE AS KEEPER.</u> Phone _____</p> <p>Address _____ E-mail _____</p> <p>City _____ State _____ Zip _____</p>

KE



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature

Date

8/17/23

Print Name

David W. Salinas, P.E.

Owner ☐

Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

LOCATION





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2023

SUBDIVISION NAME: QUINTA LUZ

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Pecan Blvd: Dedication for 60 ft. from centerline for 120 ft. total ROW

Paving: by the State Curb & gutter: by the State

Revisions needed:

- Label the centerline and the ROW dedicated by this plat from centerline to establish ROW requirements prior to final.
- For the existing ROW, show the document number on the plat and provide a copy for staff review prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Interior Street: Dedication for 60 ft. in commercial area and 50 ft. for residential area

Paving: 32-40 ft. Curb & gutter: both sides

Revisions needed:

- Clarify the commercial lot(s) and revise the ROW to comply with requirements prior to final.
- Clarify if the subdivision is public or private prior to final. If proposed to be private, submit gate details. Additional ROW may be required to comply with gate requirements prior to final.
- Submit the paving layout to show compliance with minimum 96 ft. of paving face to face in Cul-de-Sac and minimum 10 ft. ROW around it prior to final. Revise the ROW to comply prior to final.
- Revise the plat to comply with 600 ft. maximum Cul-de-Sac length. If a variance is requested and approved, it will be subject to minimum paving width of 40 ft.
- Interior Street names will be assigned by the City prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Non-compliance

Quince Ave (northern boundary): Dedication for total 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

Revisions needed:

- Project Engineer/Staff will review the possible requirement of ROW dedication for Quince Ave. on the north side prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

TBD

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Applied

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

Applied

NA

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

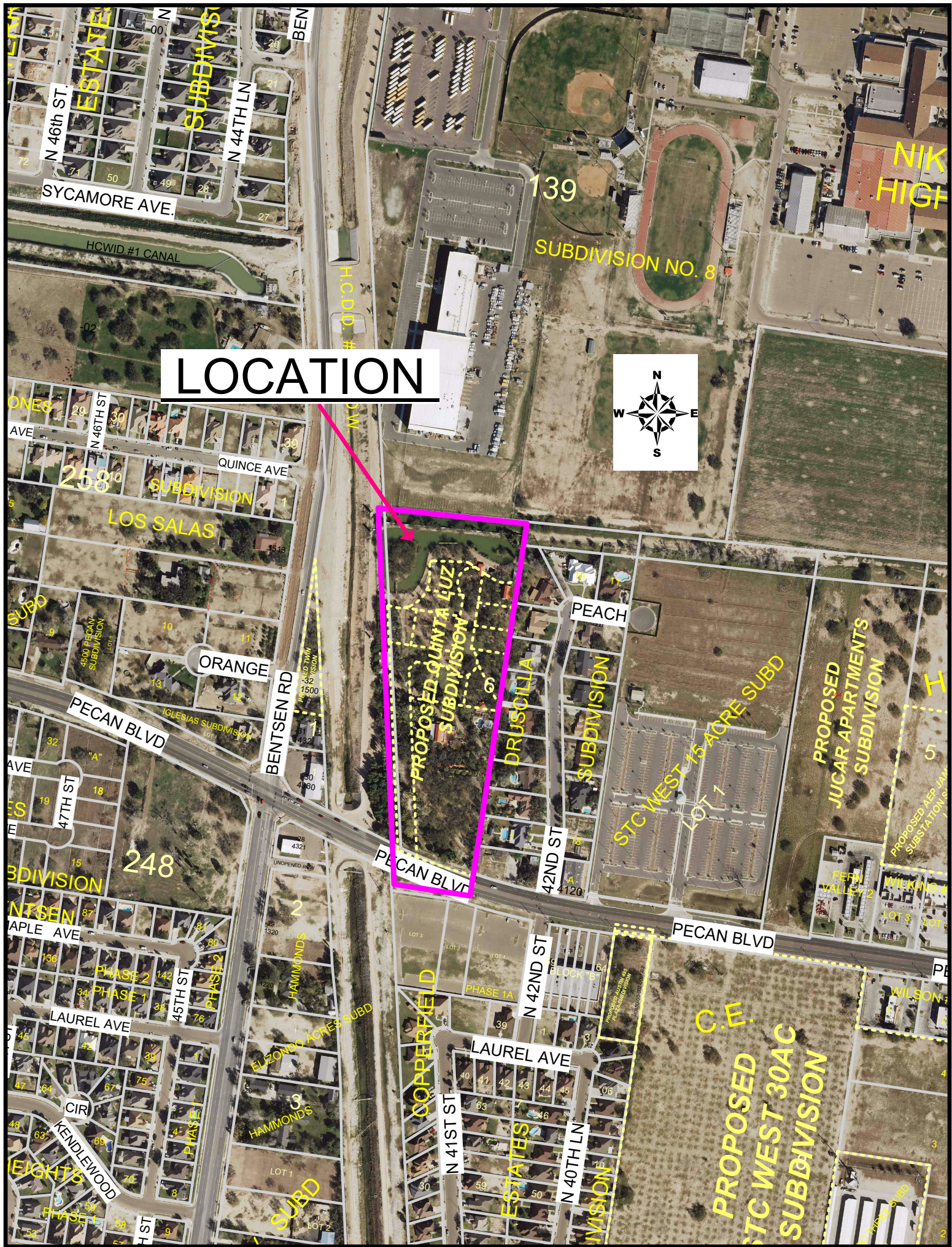
<p>* 600 ft. Maximum Cul-de-Sac</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> - Revise the layout to comply with Cul-de-Sac maximum length requirement prior to final. If a variance is requested instead and approved, it will be subject to 40 ft. minimum of paving for interior streets. - Please submit paving detail to show compliance with minimum 96 ft. of paving face to face in the Cul-de-Sac and 10 ft. ROW around it prior to final. Revise the ROW to comply prior to final. <p>**Subdivision Ordinance: Section 134-105</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft.</p> <p>*Alley/service drive easement required for commercial properties</p> <ul style="list-style-type: none"> - Clarify which lot(s) is/are commercial and provide alley/service drive easement prior to final. <p>**Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: Lots 1-12: 25 ft. or greater for easements</p> <p>Lot 13: In accordance with the zoning ordinance or greater for easements, or approved site plan, or in line with existing structures, whichever is greater</p> <ul style="list-style-type: none"> - Clarify if only lot 13 is commercial and lots 1-12 will be single-family residential prior to final. - Revise plat notes 1 and 2 and combine them as shown above prior to final. <p>* Proposed:</p> <p>Minimum setback lines = Front: 25 ft. or greater for easement or in line with existing structures.</p> <p>Minimum setback line for Lot 13 only = Front: 75 ft. or greater for easements or in line with existing Structures</p> <p>**Zoning Ordinance: Sections 138-356 & 138-367</p>	Non-compliance
<p>* Rear: Lots 1-12: 10 ft. or greater for easements</p> <p>Lot 13: In accordance with the zoning ordinance or greater for easements, or approved site plan, whichever is greater</p> <ul style="list-style-type: none"> - Clarify if only lot 13 is commercial and lots 1-12 will be single-family residential prior to final. - Revise plat notes 1 and 2 and combine them as shown above prior to final. - Clarify minimum rear setback for Lot 13 prior to final. <p>* Proposed:</p> <p>Minimum setback lines = Rear: 10 ft. or greater for easements</p> <p>Minimum setback line for Lot 13 only = Rear: 20 ft. or greater for easements or in line with existing Structures</p> <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>Interior Sides: Lots 1-12: 6 ft. or greater for easements</p> <p>Lot 13: In accordance with the zoning ordinance or greater for easements, or approved site plan, whichever is greater</p> <ul style="list-style-type: none"> - Clarify if only lot 13 is commercial and lots 1-12 will be single-family residential prior to final. - Revise plat notes 1 and 2 and combine them as shown above prior to final. <p>* Proposed:</p> <p>Minimum setback lines = Interior sides: In accordance with the zoning ordinance or greater for easements</p> <p>Minimum setback line for Lot 13 only = East Side: as per zoning ordinance or greater for easements</p>	Non-compliance

<ul style="list-style-type: none"> * Corner Lots 1-12: 10 ft. or greater for easements Lot 13: In accordance with the zoning ordinance or greater for easement, or approved site plan, whichever is greater - Clarify if only lot 13 is commercial and lots 1-12 will be residential prior to final. - Revise plat notes 1 and 2 and combine them as shown above prior to final. * Proposed: Minimum setback lines Lot 13 only = West Side: zero feet or as per zoning ordinance or greater for easements **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Garage (Lots 1-12): 18 ft. except where greater setback is required, greater setback applies - Clarify if Lot 13 is the only commercial lot prior to final. - Revise setback note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Pecan Boulevard and both sides of the interior street. * Engineering Department may require 5 ft. sidewalk prior to final. - Finalize the sidewalk note prior to final. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> * 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 for commercial lots prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Clarify if the subdivision is public or private, gated or not, to finalize the plat note requirement prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	<p>TBD</p> <p>Required</p> <p>Non-compliance</p> <p>Applied</p>

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. - Clarify if the subdivision is public or private to finalize the note requirement prior to final. - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Non-compliance
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public/private streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area - Provide the curve table to check compliance prior to final. **Zoning Ordinance: Section 138-356 	Applied
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 & C-3 - The rezoning must be finalized prior to final. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Non-compliance
	Required
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per the application submitted on September 9, 2023, there are 13 lots in this subdivision which will be single-family and commercial. A clarification is needed on the number of single-family lots. As per Park Department, a park fee of \$700 per dwelling unit is required prior to recording, * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the application submitted on September 9, 2023, there are 13 lots in this subdivision which will be single-family and commercial. A clarification is needed on the number of single-family lots. As per Park Department, a park fee of \$700 per dwelling unit is required prior to recording, * Pending review by the City Manager's Office. As per the application submitted on September 9, 2023, there are 13 lots in this subdivision which will be single-family and commercial. A clarification is needed on the number of single-family lots. As per Park Department, a park fee of \$700 per dwelling unit is required prior to recording, 	Applied
	Required
	NA
TRAFFIC	
<ul style="list-style-type: none"> * 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. 	Required
	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">- Ownership must be verified and all required signatures must be submitted prior to final.- Use a solid line for lot lines including south side of Lot 13 and north side of Detention Pond Area.- Show the legal description of all adjacent lots on all sides, including south side of Pecan Blvd.- It seems that 16 ft. on the west side of the subdivision is part of the existing 200 ft. HCWD No.1 Canal ROW. Provide the document number on the plat and a copy for staff review prior to final. Use a solid line if that is the not part of the common lot. Dimension of the lots or curves must exclude the portion if it's not part of the lot. Clarify, review, and revise as applicable.- If the 16 ft. on the west side is part of the HCWD No.1 Canal ROW, remove the extension of curve line on the north side of Lot 1 into the area prior to final. Review and revise as applicable.- Signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance.- Provide the curve table prior to final.- Use a letter or number for common lot and revise the name, e.g. Common Lot A, prior to final.- Use a solid line to show lot lines on the north side of Common Lot. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



LOCATION





City of McAllen

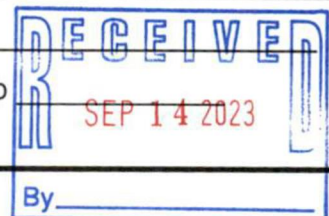
Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

SUB2023-0103

Project Information	<p>Subdivision Name <u>HUERTA SUBD.</u></p> <p>Location <u>+/- 1400' N. OF S.H. 107 ALONG W. SIDE OF</u></p> <p>City Address or Block Number <u>11501 N. BRYAN RD. N. BRYAN ROAD</u></p> <p>Number of Lots <u>1</u> Gross Acres <u>1.08</u> Net Acres <u>0.91</u> ETJ <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Existing Zoning <u>N/A</u> ^{ETJ 9-4-23} Proposed Zoning <u>N/A</u> ^{ETJ 9-12-23} Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>OPEN</u> Proposed Land Use <u>RES.</u> Irrigation District # <u>UNITED</u></p> <p>Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____</p> <p>Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>1500⁰⁰</u></p> <p>Parcel # <u>55427</u> Tax Dept. Review <u>W0100-00-050-0010-15</u></p> <p>Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other <u>Not in City of McAllen Limits</u> ^{URG}</p> <p>Legal Description <u>1.08 AC. 0/0 LOT 50-10, WEST</u> <u>ADDN. TO SHARYLAND W.C.T.</u></p>
Owner	<p>Name <u>LUIS ROBERTO HUERTA</u> Phone _____</p> <p>Address <u>415 E. TOWNES, APT. 605</u> E-mail _____</p> <p>City <u>PHARR</u> State <u>TX</u> Zip <u>78577</u></p>
Developer	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address _____ E-mail _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p>
Engineer	<p>Name <u>DANIEL O. SALINAS</u> Phone <u>282-9081</u></p> <p>Address <u>2221 DAFFODIL AVE.</u> E-mail <u>DSALINAS@SALINASENGINEERING.COM</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person _____</p>
Surveyor	<p>Name <u>SAME AS ENGR.</u> Phone _____</p> <p>Address _____ E-mail _____</p> <p>City _____ State _____ Zip _____</p>



By _____

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 8/3/23

Print Name David D Omar Salinas

Owner ☐

Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

51-10

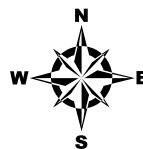
51-11

CHARLES SUBDIVISION
LOT 1

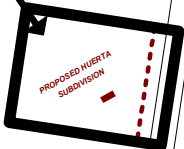
LOCATION

50-10

BRYAN ROAD (8400)



50-11



DUGAINVILLEA

BLK A

DUGAINVILLEA DR

BLK C

SUBDIVISION

KENT

KENTUCKY AVE

ESTATES

LOT 1

SUBD

49-10

BRYAN WEST

49-11

ESTATES

N.E.C.
LOT 50-10
P.O.C.

SCALE: 1" = 50'

LEGEND

- FOUND 1/2" IRON ROD
- FOUND "X" MARK ON CONCRETE
- SET "X" MARK ON CONCRETE
- SET NAIL
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X".

ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
COMMUNITY PANEL NUMBER: 480334 0295 D
EFFECTIVE DATE: JUNE 6, 2000.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0295 D, EFFECTIVE DATE JUNE 6, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

- MINIMUM SETBACKS:
FRONT: 40.0 FEET
REAR: 15.0 FEET
INTERIOR SIDE: 6.0 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF N. BRYAN ROAD.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DESCRIPTION: BM#1 CITY OF McALLEN BENCHMARK "ESTEBAN" LOCATED AT THE SOUTHEAST CORNER OF F.M. 681 (MILE 7 NORTH ROAD) AND N. CONWAY BLVD. INTERSECTION. ELEV. = 161.02. N.A.V.D. 88
BM#2 IS A FOUND ROD LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD), BEING THE SOUTHWEST CORNER OF PROPOSED LOT 1. ELEV. = 170.23.

- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,229.82 CUBIC FEET OR 0.03 ACRE- FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.)

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

- OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.

- THIS SUBDIVISION WAS DESIGNED FOR 50-YEAR STORM EVENT WITH NO DETENTION.

- A FOUR (4.0) FOOT SIDEWALK ALONG N. BRYAN ROAD.

- 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 THE 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.

- A 6' OPAQUE BUFFER IS REQUIRED FOR ANY ADJACENT/BETWEEN RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE, AS PER CITY OF McALLEN SUBDIVISION REQUIREMENTS.

- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING 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.

- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

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

STATE OF TEXAS 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.

ATTEST: _____
PRESIDENT

SECRETARY

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NOW 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 WOUT 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.

STATE OF TEXAS COUNTY OF HIDALGO

I, **LUIS R. HUERTA**, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS **HUERTA SUBDIVISION** HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTERIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: **LUIS R. HUERTA**
M-415 E. THOMAS, APT 605
PHAR, TEXAS 78577

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

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

OWNER: **LUIS R. HUERTA**
M-415 E. THOMAS, APT 605
PHAR, TEXAS 78577

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **LUIS R. HUERTA**, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

STATE OF TEXAS CITY OF McALLEN MAYOR'S CERTIFICATION

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

MAYOR, CITY OF McALLEN

DATE

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF **HUERTA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2023.

HIDALGO COUNTY JUDGE

DATE

ATTEST:

HIDALGO COUNTY CLERK

DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **HUERTA SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

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

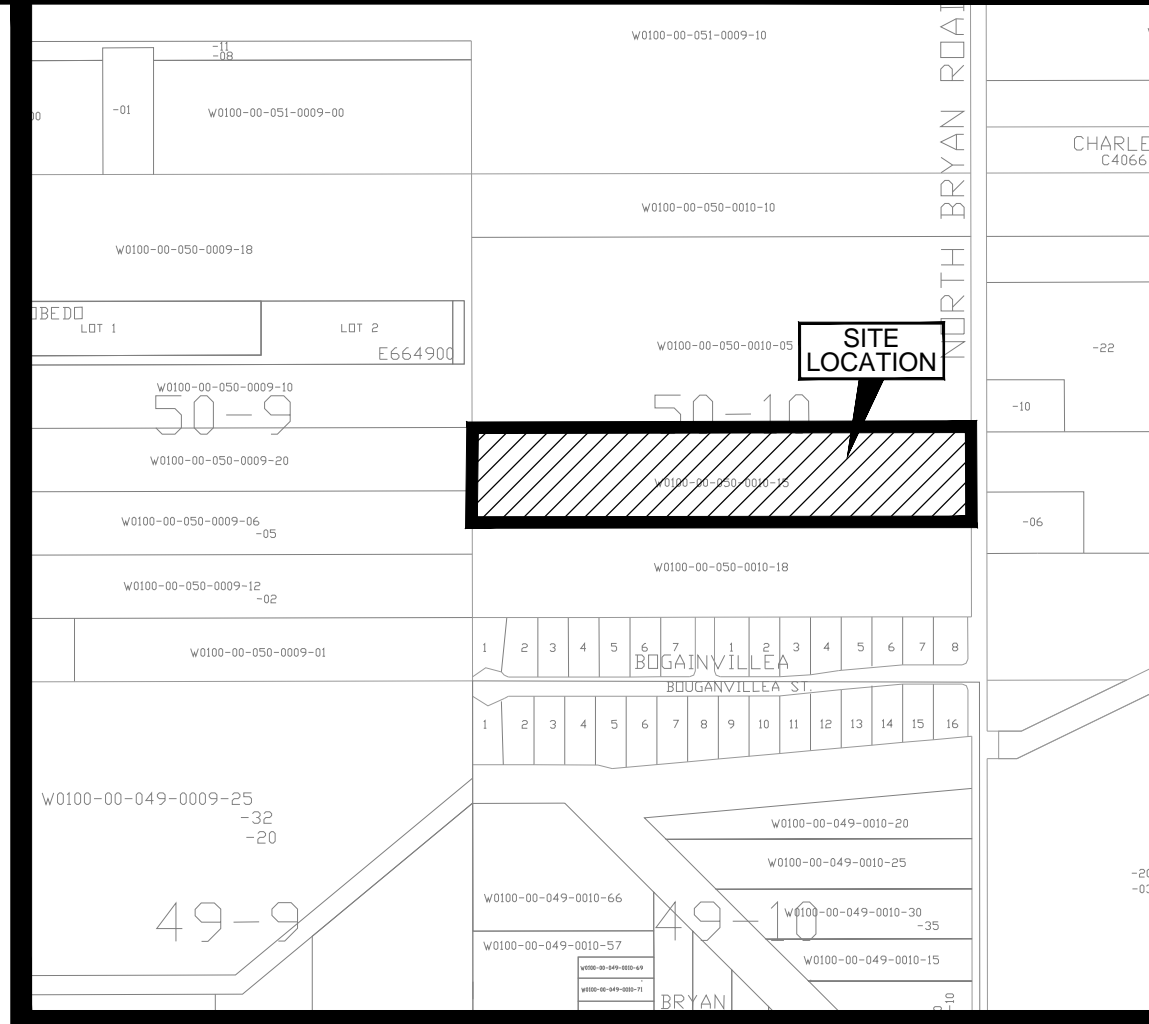
SHARYLAND APPROVAL:

I, **CARLOS LIMA**, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE **HUERTA SUBDIVISION**, 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
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE



LOCATION MAP

SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 1.08 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 50-10, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING A PART OF THOSE LANDS AS DESCRIBED BY METES AND BOUNDS IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ALMA DELIA GARCIA, FKA ALMA D. MORIN TO LUIS ROBERTO HUERTA, DEED DATED NOVEMBER 09, 2021, RECORDED IN DOCUMENT NO. 3290042, H.C.D.R., HEREIN AFTER REFERRED TO AS THE "HUERTA TRACT," SAID 1.08 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 50-10 LOCATED IN THE CENTER OF BRYAN ROAD; THENCE, AS FOLLOWS:

SOUTH 08 DEGREES 38 MINUTES 55 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 50-10, A DISTANCE OF 660.0 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID HUERTA TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 38 MINUTES 55 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 50-10 SAME BEING THE EAST LINE OF SAID HUERTA TRACT, A DISTANCE OF 188.0 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 21 MINUTES 05 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID HUERTA TRACT, A DISTANCE OF 20.0 FEET PASS A 3/4 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID BRYAN ROAD, AT A DISTANCE OF 250.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.08 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 20.0 FEET (OR 0.09 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID BRYAN ROAD, LEAVING 0.99 NET ACRES OF LAND, MORE OR LESS.

(3) THENCE, NORTH 08 DEGREES 38 MINUTES 55 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID HUERTA TRACT, A DISTANCE OF 188.0 FEET TO A 3/4 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH LINE OF SAID HUERTA TRACT FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 21 MINUTES 05 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID HUERTA TRACT, A DISTANCE OF 230.0 FEET PASS A 3/4 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID BRYAN ROAD, AT A DISTANCE OF 250.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.08 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 20.0 FEET (OR 0.09 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID BRYAN ROAD, LEAVING 0.99 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: SAID WARRANTY DEED WITH VENDOR'S LIEN
N:\SUBDIVISION\PLATS\LUIS HUERTA.SUB\1.08.080123

HUERTA SUBDIVISION

PREPARED BY: **SALINAS ENGINEERING & ASSOCIATES**
DATE OF PREPARATION: AUG 3, 2023
JOB NUMBER: SP-23-26030
OWNER: **LUIS R. HUERTA**
M-415 E. THOMAS, APT 605
PHAR, TEXAS 78577

SEA

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 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78873 (512) 239-5263

HUERTA SUBDIVISION

HIDALGO COUNTY, TEXAS.

BEING A 1.08 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 50-10, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: LUIS R. HUERTA	415 E. THOMAS, APT 605	PHARR, TEXAS 78577	(956) 510-0722	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 SAN JUAN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON AUGUST 3, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2023

SUBDIVISION NAME: HUERTA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Bryan Rd: ROW dedication required for 60 ft. from centerline for 120 ft. total ROW
Paving: 65-85 ft. Curb & gutter: both sides
Revisions needed:
- Revise the layout to show compliance with ROW dedication requirement prior to final.
- Show the total existing ROW and ROW on both sides of the centerline prior to final.
- Reference the document number on the plat for the existing ROW, and provide a copy for staff review prior to final.
- Show the total ROW after the ROW dedication and label as "total ROW" prior to final.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

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

Applied

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

Compliance

NA

NA

ALLEYS

If rear garbage pickup and/or rear access are not available, a service street shall be required, in addition to the planting area, between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans.
**Subdivision Ordinance: Section 134-106

TBD

SETBACKS

* Front: 45 ft. or greater for easements or in line with existing structures, whichever is greater
- Revise plat note #2 as shown above prior to final.
* Proposed: 40 ft.
**Zoning Ordinance: Section 138-356 & 138-367
**Subdivision Ordinance: Section 134-106
* Rear: 10 ft. or greater for easements
- Clarify 15 ft. or revise plat note #2 as shown above prior to final.
* Proposed: 15 ft.
**Zoning Ordinance: Section 138-356

Non-compliance

Non-compliance

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

<ul style="list-style-type: none"> * Interior Sides: 6 ft. or greater for easements - Revise plat note #2 as shown above prior to final. * Proposed: 6 ft. **Zoning Ordinance: Section 138-356 * Corner _____ **Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required, greater setback applies. - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	NA
	Non-compliance
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. Bryan Road. - Revise plat note #15 as shown above prior to final. **Engineering Department may require 5 ft. sidewalk prior to final. Revise the plat note as applicable. **Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 -The subdivision is proposed as a one-lot single-family subdivision. 	Applied
	NA
	Applied
	NA
	NA

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 -The subdivision is proposed as a one-lot single-family subdivision. 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area - Show the remaining frontage of the property to determine compliance with minimum frontage requirement prior to final. **Zoning Ordinance: Section 138-356 	TBD
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: ETJ ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval -The property is not proposed to be annexed. ***Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. The application submitted on September 14, 2023, indicated that the property was in ETJ and not proposed to be annexed. The park fee does not apply to properties in ETJ unless they are annexed. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The application submitted on September 14, 2023, indicated that the property was in ETJ and not proposed to be annexed. The park fee does not apply to properties in ETJ unless they are annexed. 	NA
<ul style="list-style-type: none"> * Pending review by the the City Manager's Office. The application submitted on September 14, 2023, indicated that the property was in ETJ and not proposed to be annexed. The park fee does not apply to properties in ETJ unless they are annexed. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation for one lot single-family is waived. 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Use a solid line for the lot line after the ROW dedication prior to final. - Show the legal description of all adjacent lots on all sides, including the east side on N. Bryan Road, prior to final. - Show the remaining frontage of the property to determine compliance with minimum frontage requirement prior to final. - Correct the location map to match the subdivision boundary prior to final. - Adjust the location map to show State Highway 107 (on the south side) prior to final. - Signature blocks must comply with Sec. 134-61 of the Ordinance prior to recording. *Must comply with City's Access Management Policy. 	Non-compliance

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

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

51-10

51-11

CHARLES SUBDIVISION
LOT 1

LOCATION

BRYAN ROAD (8400)



50-10

PROPOSED HUERTA
SUBDIVISION
LOT 1

50-11

BOUGAINVILLEA

BOUGAINVILLEA DR

BLK A

BLK B

BLK C

SUBDIVISION

KENT

KENTUCKY AVE

ESTATES
LOT 1
SUBD

49-10

BRYAN WEST

ESTATES

49-11

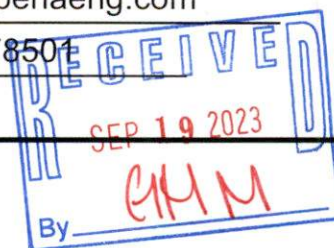
City of McAllen

Planning Department

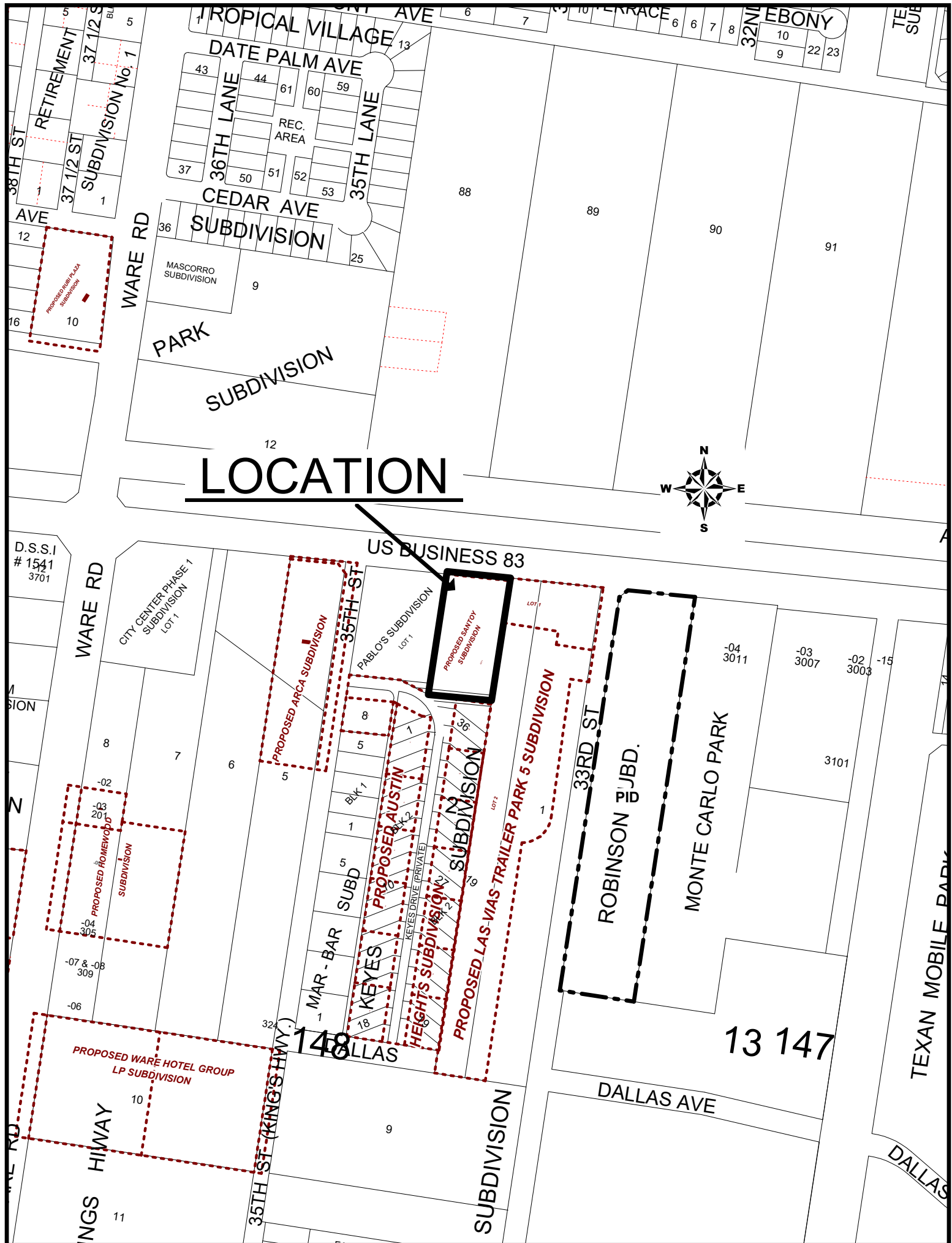
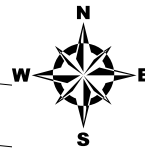
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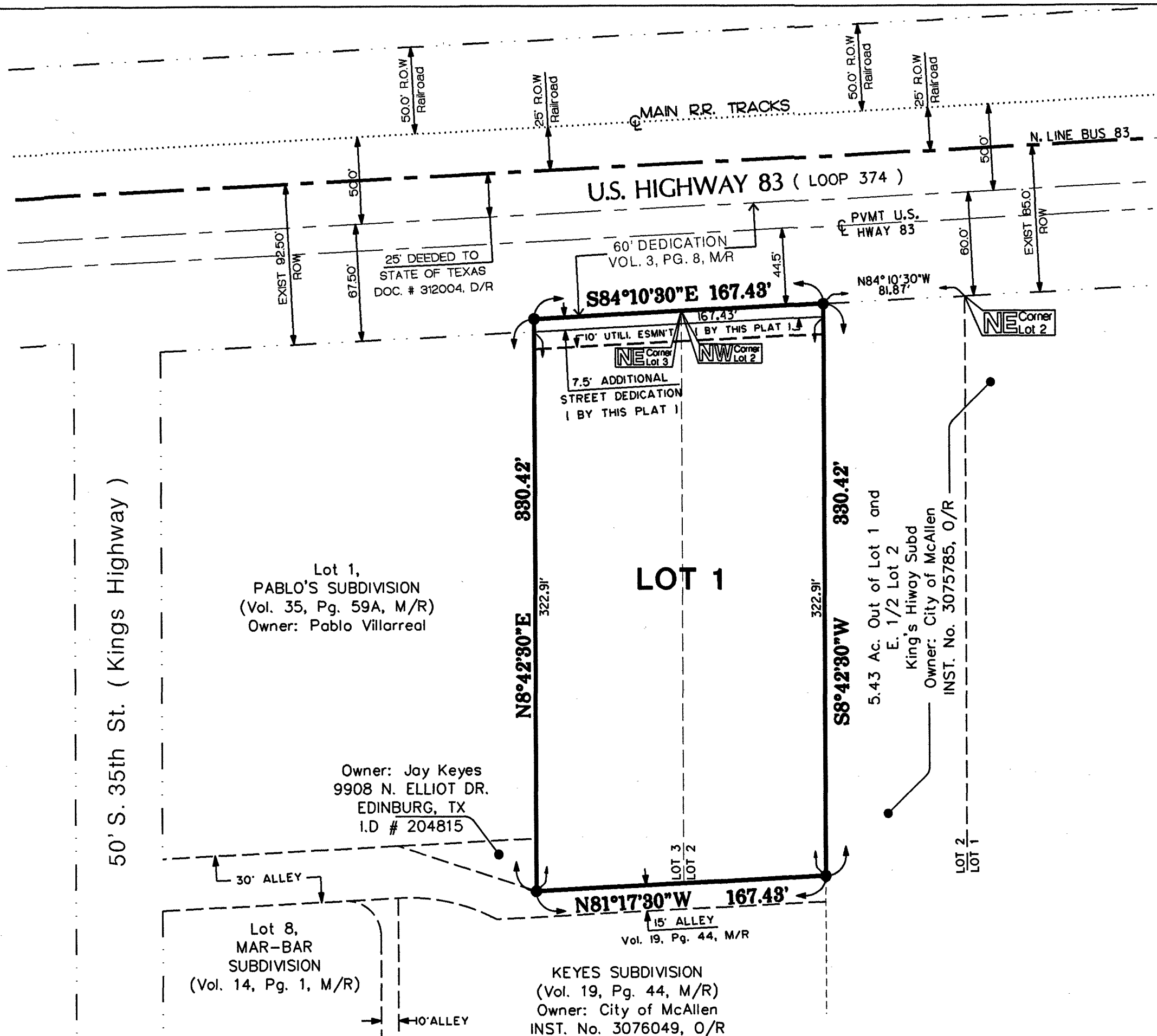
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Santoy Subdivision</u>	
	Location <u>3321 W. US Highway 83, McAllen, Texas</u>	
	City Address or Block Number <u>3321 HWY 83</u>	
	Number of Lots <u>1</u>	Gross Acres <u>1.27</u> Net Acres <u>1.27</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>Comm.</u> Proposed Land Use <u>Comm.</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>N/a</u>	
	Parcel # <u>204813</u> Tax Dept. Review <u>MPG</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>1.27 Acres out of Lot 2 & 3 King's Hiway Subdivision</u>		
Owner	Name <u>Juan F. Santoy</u>	Phone <u>956-630-2444</u>
	Address <u>2436 Carianna Avenue</u>	E-mail <u>jfsantoy@gmail.com</u>
	City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u>	
Developer	Name <u>Same as Owner</u>	Phone _____
	Address _____	E-mail _____
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u>	Phone <u>956-683-1000</u>
	Address <u>202 S. 4th Street</u>	E-mail <u>sec@spooeng.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>	
	Contact Person <u>Steve Spoor, P.E.</u>	
Surveyor	Name <u>Paul Pena</u>	Phone <u>956-682-8812</u>
	Address <u>1001 Whitewing Avenue</u>	E-mail <u>paul@penaeng.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u>	



LOCATION





NOTES:

- 1) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A- FRONT: U.S. HIGHWAY 83 - 50 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
B- REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
C- SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- 2) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
3. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982. ZONE "C" IS DESCRIBED AS "AREAS OF MINIMAL FLOOD HAZARD. USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN.
- 4) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 5) 5.0' SIDEWALK REQUIRED ALONG U.S. HIGHWAY 83
- 6) BENCHMARK- STATION NAME: MC* 76 SET BY ARANDA & ASSOC. LOCATED AT THE NORTHEAST CORNER OF BUSINESS 83 AND WARE RD.- BRASS CAP ELEV.- 13144 FT (NAVD83)
- 7) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 8) STORM WATER DETENTION OF 0.16 AC-FT (6,810 cu. ft.) IS REQUIRED FOR THIS SUBDIVISION
- 9) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES & BOUNDS

A 127 ACRE TRACT OF LAND OUT OF LOTS 2 AND 3, KINGS HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the North line of Lot 2, North 84 Deg. 10 Min. 30 Sec. West, 81.87 feet from the northeast corner of Lot 2, for the northeast corner of the following described tract of land; said point being on the South line of Business Highway 83;

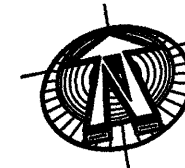
THENCE, parallel to the West line of Lot 2, South 08 Deg. 42 Min. 30 Sec. West, 330.42 feet to a point for the southeast corner hereof; said point being the northeast corner of 15 foot dedicated alley as shown on plat of Keyes Subdivision, City of McAllen, recorded in Vol. 19, Page 44, Map Records;

THENCE, with the North line of said 15 foot alley, North 84 Deg. 10 Min. 30 Sec. West, at 82.23 feet pass the division line between Lots 2 and 3, and at 167.43 feet a point for the southwest corner hereof; said point being on the projection of the East line of Lot 1, Pablo's Subdivision, City of McAllen, recorded in Volume 35, Page 59A, Map Records;

THENCE, with the East line of Lot 1, Pablo's Subdivision, and its projection, North 08 Deg. 42 Min. 30 Sec. East, at 30.04 feet pass the southeast corner of Lot 1, at 322.92 feet pass the northeast corner of Lot 1, and at 330.42 feet a point on the North line of Lot 3, for the northwest corner hereof; said point being on the South line of Business Highway 83;

THENCE, with the North line of Lots 3 and 2, and the South line of Business Highway 83, South 84 Deg. 10 Min. 30 Sec. East, at 85.20 feet pass the common North corner between Lots 3 and 2, and at 167.43 feet the POINT OF BEGINNING, containing 127 acre of land, more or less.

10) COMMON AREAS, PRIVATE STREETS AND PRIVATE SERVICE DRIVES SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.



SEPT. 13, 2023
Scale: 1"=60'

MAP OF SANTOY SUBDIVISION

McAllen, Texas

Being a Subdivision of a 1.27 Ac. Tract of Land
Out of Lots 2 and 3, Kings Hiway Subdivision,
Hidalgo County, Texas, according to plat record in
Vol. 3, Pg. 8, Map Records, Map Records,
Hidalgo County, Texas.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

By: Juan F. Santoy
2436 Carrianna Ave.
Mission, Texas 78572-1929

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Juan F. Santoy, 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 _____, 2023.

NOTARY PUBLIC

DATE

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

CHAIRMAN, PLANNING & ZONING COMMISSION

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

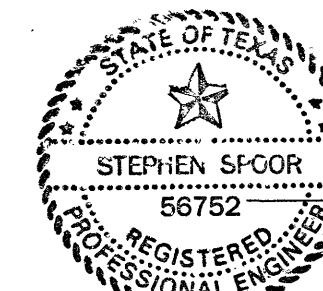
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 5242 IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,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

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

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

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



09-18-23
STEPHEN SPOOR
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.21(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAUL E. SESN, P.E., CFM
GENERAL MANAGER

DATE

LOCATION MAP

SOUTH WARE ROAD

BUSINESS 83 (LOOP 374)

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

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LOT 100

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/29/2023

SUBDIVISION NAME: SANTOY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

U.S. Highway 83: Dedication required for 50 ft. from centerline for total 100 ft. ROW
 Paving: By the State Curb & gutter: By the State
 Proposing: 7.5 ft. additional ROW for 52 ft. from "PVMU U.S. HWAY 83" centerline for total 92.5 ft. ROW

Revisions needed:

- Clarify "PVMU" centerline to finalize the ROW dedication requirement prior to final.
- Show the ROW from centerline after ROW dedication, and total ROW along the property after ROW dedication and label as "Total ROW" prior to final.
- Any additional ROW dedication requirement must be shown on the plat, if applicable, or a variance request must be submitted and approved prior to final.
- Submit a copy of the referenced documents shown on the plat prior to final.

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

Paving _____ Curb & gutter _____

**Subdivision Ordinance: Section 134-105

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

**COM Thoroughfare Plan

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

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

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

Applied

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

- Plat shows 15 ft. alley on the rear side of the property. Revise the plat prior to final as needed to comply with requirements for City services.

- Alley/service drive easement may not dead-end. Revise as applicable prior to final.

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

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

- Clarify/revise the plat note as shown above prior to final.

*Proposing: 50 ft. or greater for approved site plan or easements.

**Zoning Ordinance: Section 138-356 & 138-367

Non-compliance

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

* Rear: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance, or greater for the approved site plan, or easements **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Highway 83. - Clarify/revise plat note as shown above prior to final. *Engineering Department may require 5 ft. wide sidewalk prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

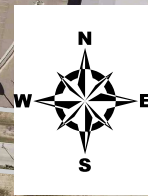
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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 & R-4 Proposed: C-3 - The rear portion of the property is zoned is R-4. Engineer to verify and submit the rezoning request. Rezoning must be approved prior to final ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval - The rear portion of the property is zoned is R-4. Engineer to verify and submit the rezoning request. Rezoning must be approved prior to final ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. * Application submitted on September 19, 2023, proposes commercial development. Park fees do not apply to commercial properties.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Application submitted on September 19, 2023, proposes commercial development. Park fees do not apply to commercial properties.	NA
* Pending review by the City Manager's Office. * Application submitted on September 19, 2023, proposes commercial development. Park fees do not apply to commercial properties.	NA
TRAFFIC	
* As per Traffic Department, confirm Land use to determine if Previous Trip Gen could be honored, if different use is proposed a revised Trip Gen would be needed.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - The bearing of the south subdivision boundary on the plat does not match the survey. Clarify, review and revise as applicable prior to final. - Show the legal description of all adjacent properties on all sides, including the triangular shaped lot on the southwest corner of the lot, and the properties located on the north side of Highway 83. *Must comply with City's Access Management Policy. *All signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance. *An older subdivision for the same property (SUB2020-0041 & SUB2021-0053) with the same name "Santoy Subdivision" was expired. The engineer submitted the new subdivision application on September 19, 2023. *Some variances for the expired submittal were approved. A new variance application and approval is required for the new application.	Non-compliance

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

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

LOCATION



US BUSINESS 83

WARE RD

35TH ST

33RD ST

ROBINSON JBD
PID

MONTE CARLO PARK

TEXAN MOBILE PARK

DALLAS AVE

DALLAS

35TH ST (KING'S HWY.)

DALLAS

13 147

DATE PALM AVE

36TH LANE

35TH LANE

CEDAR AVE

SUBDIVISION

WARE RD

PARK

SUBDIVISION

PROPOSED ARCA SUBDIVISION

PROPOSED SANTOY SUBDIVISION

MAR BAR SUBD

PROPOSED ANSTN SUBDIVISION

KEYES DRIVE (PRIVATE)

HEIGHTS SUBDIVISION

PROPOSED LAS VAS TRAILER PARK & SUBDIVISION

PROPOSED WARE HOTEL GROUP LP SUBDIVISION

KINGS HWY

FAITH CHRISTIAN SUBDIVISION

37 1/2 ST
SUBDIVISION No. 1

MASCOMB SUBDIVISION

147

P	PRESENT
A	ABSENT
MC	MEETING CANCELLED
LQ	LACK OF QUORUM

2023 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

2023 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]







PLANNING DEPARTMENT

311 N 15th Street McAllen, TX 78501
Phone: 956-681-1250 Fax: 956-681-1279



2023 CALENDAR

Meetings:





-  City Commission
 -  Public Utility Board
 -  Planning & Zoning Board
 -  Zoning Board of Adjustment
- HPC - Historic Preservation Council

Deadlines:





D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed





JANUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 HOLIDAY	3	4	5 N-1/17& 1/18 D-2/7 & 2/8	6	7
8	9 	10 	11	12	13	14
15	16 A-2/7 & 2/8	17	18 N-2/7 & 2/8 D-2/21 & 2/22	19	20	21
22	23 	24 	25	26 HPC	27	28
29	30	31				





FEBRUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 A-2/21 & 2/22	7	8 N- 2/21& 2/22 D- 3/7 & 3/8	9	10	11
12	13 	14 			17	18
19	20 A-3/2 & 3/3	21	22 N-3/7 & 3/8 D-3/21 & 3/22	23 HPC	24	25
26	27 	28 				





MARCH 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 A-3/15 & 3/16	7	8 N-3/15 & 3/16 D-4/4 & 4/5	9	10	11
12	13 	14 			17	18
19	20 A-4/4 & 4/5	21	22 N-4/4 & 4/5 D-4/18 & 4/19	23	24	25
26	27 	28 	29 HPC	30	31	





APRIL 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 A-4/18 & 4/19	4	5 N-4/18 & 4/19 D-5/2 & 5/3	6	7 HOLIDAY	8
9	10 	11 	12	13	14	15
16	17 A- 5/2 & 5/3	18	19 N- 5/2 & 5/3 D-5/16 & 5/17	20	21	22
23	24 	25 	26	27 HPC	28	29
30						

MAY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 A- 5/16 & 5/17	2	3 D: 6/6 & 6/7 N-5/16 & 5/17	4	5	6
1	8 	9 	10	11	12	13
8	15	16	17 D-6/20 & 6/21		19	20
15	22 	23 	24 N-6/6 & 6/7	25 HPC	26	27
28	29 HOLIDAY	30	31			



JUNE 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 A-6/20 & 6/21	6	7 D-7/12 & 7/13 N-6/20 & 6/21	8	9	10
11	12 	13 	14	15	16	17
18	19	20	21 D-7/26 & 7/27	22	23	24
25	26 	27 	28 N-7/12 & 7/13	29 HPC	30	

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2023 CALENDAR






Meetings:

-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council







Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- * Holiday - Office is closed







JULY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 HOLIDAY	5	6	7	8
9	10  A-7/26 & 7/27	11 	12 N-7/26 & 7/27 D-8/8 & 8/9	13 	14	15
16	17	18	19	20	21	22
23	24  A-8/8 & 8/9	25 	26 N-8/8 & 8/9 D-8/22 & 8/23	27 HPC	28	29
30	31					







AUGUST 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 A- 8/22 & 8/23	8 	9 N- 8/22 & 8/23 D-9/6 & 9/7	10	11	12
13	14 	15 	16	17	18	19
20	21 A- 9/6 & 9/7	22 	23 N- 9/6 & 9/7 D-9/19 & 9/20	24 HPC	25	26
27	28 	29 	30	31		








SEPTEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 HOLIDAY	5	6 N-9/19 & 9/20 D-10/3 & 10/4	7 	8 A-9/19 & 9/20	9
10	11 	12 	13	14	15	16
17	18 A-10/3 & 10/4	19 	20 D-10/18 & 10/19 N-10/3 & 10/4	21	22	23
24	25 	26 	27	28 HPC	29	30





OCTOBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 	4 N-10/17 & 10/18 D-11/1 - 11/7	5	6	7
8	9 	10 	11	12	13	14
15	16 A-11/1 ZBA	17 	18 N- 11/1 ZBA D-11/15 & 11/21	19	20	21
22	23 	24 	25	26 HPC	27	28
29	30 A- 11/15 ZBA	31				

NOVEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 N- 11/15 ZBA D-12/5 & 12/6	2	3	4
5	6 A-11/21 PZ	7 	8 N- 11/21 PZ	9	10	11
12	13 	14 	15  D-12/19 & 12/20	16	17	18
19	20 A-12/5&12/6	21 	22 N-12/5 & 12/6	23 HOLIDAY	24	25
26	27 	28 	29	30		

DECEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 	6 HPC D-TBA N-12/19 & 12/20	7	8	9
10	11 	12 	13	14	15	16
17	18 A- TBA	19 	20 D- TBA N- TBA	21	22	23
24	25 HOLIDAY	26 HOLIDAY	27	28	29	30