

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 8, 2024 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Approval of minutes for the August 20, 2024 meeting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. 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. **(CUP2024-0098)**
2. Request of Rafael Alaniz, for a Conditional Use Permit, for one year, for a portable food concession stand, at Lots 3 thru 8 & 9 - 14, Alaniz Subdivision, Hidalgo County, Texas; 412 North 29th Street. **(CUP2024-0101)**

b) REZONING:

1. Rezone from R-1 (Single Family Residential) District to R-3A (Multifamily Residential Apartments) District: The North 10 acre tract, out of Lot No. 297, John H. Shary Subdivision Porciones 58, 59 8, 60, Hidalgo County, Texas; 3320 North Taylor Road. **(REZ2024-0049)**
2. Rezone from R-3T (Multifamily Residential Townhouses) District to R-3A (Multifamily Residential Apartments) District: 9.985 Acres, out of Lots 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road. **(REZ2024-0050)**

3) SUBDIVISIONS:

- a) The Heights on Wisconsin Subdivision Phase I, 7901 North 7th Street, DK3 Investment Group, LLC **(SUB2024-0099) (FINAL) S2E**
- b) Jackson Street Apartments Subdivision, 2200 South Jackson Road, RISE Residential Construction, L.P. **(SUB2022-0049) (REVISED FINAL) (TABLED ON 09/25/2024) G&M**

- c) 1501 Galveston Subdivision, 1501 Galveston Avenue, Champagne & Cavaliers Investments **(SUB2024-0103) (PRELIMINARY) BE**
- d) Surprise Subdivision, 408 South 9th Street, Ron & Estela Surprise **(SUB2024-0101) (PRELIMINARY) SEA**
- e) Georgia Estate Subdivision, 2608 North Ware Road, Garcia Homes, LLC **(SUB2024-0102) (PRELIMINARY) BIG**
- f) The Villages at Dallas Subdivision, 601 Dallas Avenue, The Villages at Dallas, LLC **(SUB2023-0054) (REVISED PRELIMINARY) (TABLED SINCE 09/20/2024) AE**
- g) McAllen South Industrial Park Phase II Subdivision, 1401 Military Highway, MSIP Affiliates LTD **(SUB2023-0132) (FINAL) SEC**
- h) Balboa Acres Subdivision, The East Half of Lot 9 Block 27, 3409 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0105) (PRELIMINARY)**
- i) Balboa Acres Subdivision, The West Half of Lot 9 Block 27, 3411 Daytona Avenue, Ramiro A. Resendez **(SUB2024-0104) (PRELIMINARY)**

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, August 20, 2024 at 3:30p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

Present:	Gabriel Kamel	Vice Chairperson
	Jose Saldana	Member
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
	Reza Badiozzamani	Member
Absent:	Michael Fallek	Chairperson
	Marco Suarez	Member
Staff Present:	Austin Stevenson	Deputy City Attorney
	Edgar Garcia	Planning Director
	Omar Sotelo	Development Coordinator
	Rodrigo Sanchez	Senior Planner
	Samuel Nunez	Senior Planner
	Kaveh Forghanparast	Planner III
	Eduardo Garza	Planner III
	Julio Constantino	Planner III
	Adriana Solis	Planner II
	Natalie Moreno	Planner II
	Edson Lara	Planner II
	Samantha Trevino	Planner I
	Porfirio Hernandez	Planner I
Alexis Martinez	Planner I	
Victor Grey	Planner Technician I	
Magda Ramirez	Administrative Assistant	

CALL TO ORDER – Vice Chairperson Mr. Gabriel Kamel

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Emilio Santos Jr.

1) MINUTES:

- a) Approval of Minutes for August 6, 2024 to be read on the September 11, 2024 meeting.

No action required, none taken.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

- 1) Request of Mario Gutierrez on behalf of 3BU Family Limited Partnership, for a Conditional Use Permit, for one year, for an Event Center and Food Truck at Lot A, Arapaho Subdivision, Hidalgo County, Texas, 4108 North 10th Street Ste. 900-1000.

(CUP2024-0079)

Ms. Samantha Trevino stated that the property is located on the east side of North 10th Street, approximately 380 ft. north of Nolana Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions, and R-3A (multifamily residential apartments) District to the northeast. Surrounding land uses include the Seville apartments, restaurants, retail and offices. An event center is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for one year by the City Commission on appeal to the distance requirement on February 22, 2016. The last approval was on July 13, 2020 for one year, by the City Commission with a variance to the distance requirement for suite 1000 only. The current application for the event center was submitted July 12, 2024.

The applicant is proposing to operate an event center from two existing suites totaling about 13,000 sq. ft. of lease space. Currently, there is a multi-tenant commercial building of approximately 39,585 sq. ft. on the property. The building is a mix of retail, a restaurant, event centers, a child daycare, and a vacant suite. The proposed hours of operation are from 5:00 p.m. to 2:00 a.m. Monday through Sunday. Attached is a police report, which indicates service calls from August 2023 till present.

The Health and Fire Departments have not conducted their inspections at this time. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The Seville Apartments are adjacent to the establishment;
- 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 North 10th Street, 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. The multi-tenant building is a mix of commercial businesses; a restaurant (Foodamed) 3,100 sq. ft., a 3,100 sq. ft. boxing gym, a 4,146 sq. ft. restaurant (Daitung), a 2,160 sq. ft. Beauty Spa, a 3,050 sq. ft. daycare (Lumens), and The Flavor Compound which totals 7,000 sq. ft., and a vacant suite of 3,614 sq. ft. There are 224 parking spaces on site including the rear parking lot; 310 are required for all the establishments to operate at the same time. The daycare operation hours (7:30 a.m. to 6:00 p.m.), both restaurants, the boxing gym and the Flavor Compound all interfere with the operation hours of the event center on suite 900 -1000.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommends disapproval of the request due to non-compliance with requirement A (distance to a residence or residentially zoned property) and requirement C (parking requirement) of Section 138-118(4)(a)(c) 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. Jesse Ozuna moved to disapproved the conditional use permit with favorable recommendation due to non-compliance with requirement A (distance to a residence or residentially zoned property) and requirement C (parking requirement) of Section 138-118(4)(a)(c) of the Zoning Ordinance. Mr. Jose Saldana second the motion which was approved with five members present and voting.

- 2) Request of Moises Martinez De La Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for an automotive service and repair shop (mechanic shop), at Lot 5, Block 13, Young's Subdivision, Hidalgo County, Texas; 218 South 23rd Street. **(CUP2024-0081)**

Mr. Porfirio Hernandez stated that the property is located on the west side of South 23rd Street, approximately 50 feet north of Chicago Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, south, and east across South 23rd Street, with R-2 (duplex-fourplex) District to the west across an existing alley. The surrounding land uses are commercial and residential. An automotive service and repair shop is permitted as a primary use within a C-3 District with a Conditional Use Permit and in compliance with all other requirements.

A Conditional Use Permit was approved for this location for one year for a mechanic shop by City Commission on July 10, 2023. A Conditional Use Permit application was submitted on July 15, 2024 for renewal of the use.

The applicant is proposing to continue the mechanic shop use. There have been no changes made to the shop area from last year. The submitted floor plan shows two bay areas and one office building that is used to create new appointments and payment processing. The hours of operation for the business are Monday through Friday from 8:00 AM to 6:00 PM, and Saturdays from 8:00 AM to 3:00 PM. Based on the total square footage of the existing office building (306 square feet), 5 parking spaces are required; 7 parking spaces are provided on site (excluding bay area).

The Fire Department inspection is pending for the property. The mechanic shop must comply with the following special conditions set forth for automotive repair as a primary use in Section 138-281 of the Zoning Ordinance:

- 1) A minimum lot size of 10,000 square feet is required. According to Hidalgo County Appraisal District records, the subject property's total lot size is 7,000 square feet.

- 2) All service, repair, maintenance, painting, and other work shall take place within an enclosed area. The work is performed under unenclosed carport structures. A building permit for the existing carport structures was not found on file.
- 3) Outside storage of materials is prohibited. Storage area for certain mechanic shop tools are within the unenclosed carport structures. According to the applicant, electrical equipment are stored within an enclosed area (closet) that is between the bay areas.
- 4) The building where the proposed work is to take place shall be at least 100 feet from the nearest residence. There are at least five single-family dwellings within 100 feet to the west across the alley and southeast across South 23rd Street.
- 5) A 6-foot opaque fence to buffer the proposed use from any residential use or residentially zoned area is required. No opaque fence would be required since the lot's property lines are not immediately adjacent to any residential uses or zones.
- 6) New buildings and all conversions of existing buildings to such uses shall meet current Building Code and Fire Code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.

If approval is granted, the auto shop must comply with all other Zoning Ordinance, Building Code, and Fire Department requirements that will be requested during the building permitting process.

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

Staff recommends disapproval of the request based on noncompliance with requirements #1 (minimum lot size), #2 (work area), #3 (storage of materials), and #4 (distance from nearest residence) of Section 138-281 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 disapproved the conditional use permit with favorable recommendation based on noncompliance with requirements #1 (minimum lot size), #2 (work area), #3 (storage of materials), and #4 (distance from nearest residence) of Section 138-281 of the Zoning Ordinance. Mr. Emilio Santos Jr. second the motion which was approved with five members present and voting.

- 3) Request of Rogelio Garza III on behalf of Pamm Family Properties, LLC., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Hemp Dispensary), at North ½ of Lot 19, Block 1, Eltus Subdivision, Hidalgo County, Texas; 1631 North 10th Street. **(CUP2024-0082)**

Ms. Adriana Solis stated that the property is located along the southwest corner of North 10th Street and Redwood Avenue. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include offices, retail, restaurants and single family dwellings. A smoke shop is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

An application for a conditional use permit for this location to operate a smoke shop (hemp dispensary) was submitted on July 18, 2024.

The applicant is proposing to operating a hemp dispensary shop (Food 4 Thought) from the existing 1,253 sq. ft. building. The hours of operation are proposed to be from 10:00 A.M. to 8:00 P.M. Monday thru Sunday.

The Health Department has conducted their necessary inspection and deemed the property is in compliance. The Fire Department is still pending their inspection. The Planning Department has received no complaints regarding this request. 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 the abovementioned business must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the above mentioned land uses;
2. The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 10th Street 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. Six parking spaces are required and three are provided on site.
4. The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
6. The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

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

Staff recommends disapproval of the request, for one year, due to noncompliance with requirement #1 (distance) and requirement #3 (parking).

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 disapproved the conditional use permit with favorable recommendation for one year, due to noncompliance with requirement #1 (distance) and requirement #3 (parking). Mr. Jesse Ozuna second the motion which was approved with five members present and voting.

- 4) Request of Efraim T. Vela, for a Conditional Use Permit, for more than one year, and adoption of an ordinance, for a Parking Facility for R-3A to C-3 Uses at Lot 2, Rosa Linda Subdivision, Hidalgo County, Texas; 3616 Harvey Drive. **(CUP2024-0084)**

Mr. Edson Lara stated that the property is located on the north side of Harvey Drive, approximately 160 ft. east of North Ware road, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions and R-3A (multifamily apartments) District to the south. Surrounding land uses include single-family residences, apartment's complexes, The Light of the World Church and vacant land. A parking facility is allowed in the R-1 zone with a Conditional Use Permit and in compliance with requirements.

The initial request for a parking facility at this property was made on September 25,2020(CUP2020-0109).At the time the Board alternatively decided to recommend approval of the request for 2 years due to opposition concerns.

The applicant is proposing to continue the use of the existing parking area with 11 parking spaces, on an area of 22ft by 100 ft. The parking area has access from a 20 ft. alley. The Fire Department inspections is pending; Health Department has completed their inspection. The establishment must comply with the requirements set forth in Section 138-118a (4) of the Zoning Ordinance and specific requirements as follows:

- a) The sides adjacent to residentially zoned property are to be screened by a six-foot opaque fence. A 6 ft. opaque fence is required on the north and east side of the property.
- b) The paved area is landscaped in compliance with the off-street parking and loading ordinance and landscape ordinance. The required landscaping for the parking lot is 874 sq. ft. with trees required as follows: 2 – 2 1/2" caliper, or 1 – 4" caliper, 1 – 6" caliper or 4 palm trees (palm trees cannot exceed 80% of total tree requirement). Each parking space must also be within 50 ft. of a landscape area with a tree;
- c) Residential areas shall be protected as far as possible against heavy traffic and against through traffic of all kinds, including traffic generated by commercial, industrial or other incompatible land uses.
- d) Parking should not encroach into side yard setbacks when residential uses are adjacent;
- e) The parking area shall be adjacent to the primary use. The parking area is adjacent to

the primary use;

- f) The parking area shall provide sufficient lighting to eliminate dark areas to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- g) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- h) The Planning and Zoning Commission may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this section and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

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

Staff recommended approval of the request, for life of the use, subject to compliance with requirements in Section 138-118(6) of the Zoning Ordinance, Building Departments, Engineering Department ROW requirements and Landscape requirements.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit request. There was one:

Citizen Miguel Santos (3608 Harvey Drive), owner of property, lots 3&4 behind the requested item, stated his concern is parking, traffic and trash. He stated that he has spoken to the owner of the apartments but claims the owner has not corrected the issues.

Vice Chairperson Mr. Gabriel Kamel suggested he reports the trash and issues to code enforcement. Mr. Miguel Santos stated he would like to speak to the owner, owner did not attend the meeting.

After a lengthy discussion, Mr. Reza Badiozzamani recommended the item be tabled so the item can be further investigated being that the owner is requesting Life of Use. Mr. Jose Saldana second the motion which was tabled with five members present and voting.

- 5) Request of Jessica Aguilar on behalf of Jose A. Chanin, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar & Grill Uptown), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 W. Nolana Avenue, Suites N1-N2. (CUP2024-0086)**

Ms. Natalie Moreno stated that the property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 (general business) District to the east, south and west, R-1 (single family residential) District also to the east, and A-O (agricultural and open space) District also to the west. The property is located within the Nolana Tower Subdivision and is the site for Nolana Tower Shopping Center. Surrounding land uses include Chanin Engineering, Killers Golf, Kumori Sushi & Teppanyaki, a water tower, and residential homes. A bar is permitted in a C-3 District with a conditional use permit and in compliance with requirements.

The initial Conditional Use Permit application was submitted on December 18, 2019, which was disapproved by the Planning and Zoning board on January 21, 2020 with a “favorable recommendation to the distance requirement”. The City Commission later approved the Conditional Use Permit request on February 10, 2020 for one year. The establishment has renewed their permit every year in the same way without issue. This Conditional Use Permit application was submitted on July 25, 2024.

The 4,080 square feet two-floor building will consist of a dining area, three restrooms, conference room, kitchen, server area room, two storage rooms, two offices, and a main bar as shown on the submitted floor plan. The proposed hours of operation for Suerte Bar and Grill are daily from 12:00 PM to 2:00 AM. As per the zoning ordinance, Section 138-395 (14), the business requires 41 parking spaces, and 729 spaces are provided, which complies with the parking requirement.

Inspections from the Health Department have been completed and no violations were found. The Fire Department inspection is pending. A current police activity report for service calls is uploaded on the packet.

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

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children’s event center, and bars. 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. Based on the square footage of the building, 41 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

If approval is granted, the establishment must comply with all other zoning ordinance, building code, and Fire Department requirements.

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

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(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. Jesse Ozuna moved to disapprove with favorable recommendation based on noncompliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance. Mr. Jose Saldana second the motion which was disapproved with five members present and voting.

- 6) Request of Jessica Aguilar, for a Conditional Use Permit, for one year, for a Bar & Grill, at a Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite Q. **(CUP2024-0087)**

Ms. Alexis Martinez stated that the property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 (general business) District to the east, south and west, R-1 (single family residential) District also to the east, and A-O (agricultural and open space) District also to the west. The property is located within the Nolana Tower Subdivision and is the site for Nolana Tower Shopping Center. Surrounding land uses include Chanin Engineering, Kemper Life, a water tower, and residential homes. A bar is permitted in a C-3 District with a conditional use permit and in compliance with requirements.

The initial Conditional Use Permit request for this establishment was approved by the City Commission for one year in February 2021. The establishment has renewed their permit every year since, without issue. This current Conditional Use Permit application was submitted on July 24, 2024.

The applicant is proposing to continue to operate a bar (The Bearded Lady) from the existing 1,940 square feet of leased space (Suite Q). The proposed days and hours of operation are Monday through Sunday from 12:00 PM to 2:00 AM.

An inspection from the Fire Department is pending. The Health Department inspection has been satisfactorily completed. A current police activity report for service calls for the past year was requested and has been provided.

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

- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence or residentially zoned property, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. 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. Based on the square footage of the building, 20 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

If approval is granted, the establishment must comply with all other zoning ordinance, building code, and Fire Department requirements.

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

Staff recommends disapproval of the request based on noncompliance with requirement listed above as #1 (distance to the nearest residence, residentially zoned property or public-owned property) of Section 138-118(a)(4)(a) 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. Jesse Ozuna moved to disapprove with favorable recommendation based on noncompliance with requirement listed above as #1 (distance to the nearest residence, residentially zoned property or public-owned property) of Section 138-118(a)(4)(a) of the Zoning Ordinance. Mr. Jose Saldana second the motion which was disapproved with four members present and voting.

REZONING:

- 1) Rezone from C-3L (light commercial) District to C-3 (general business) District: Block 4-A, Blocks 4-A & 5-A North Park Estates Unit No. 2 Subdivision, Hidalgo County, Texas; 1701 Dove Avenue. **(REZ2024-0043)**

Vice Chairperson Mr. Gabriel Kamel abstained from this item. Mr. Emilio Santos Jr. resided the item.

Ms. Natalie Moreno stated that the property is located on the southwest corner of Dove Avenue and North 17th Street.

The applicant is proposing to rezone the subject property to C-3 (general business) District in order to accommodate other businesses that require a C-3 District.

The property is zoned C-3L (light commercial) District. The adjacent zoning is C-3L District and R-3A (apartments) District to the north, C-3L, R-3T (townhouses) to the east, R-3C (condominiums) to the south east corner, R-3A District to the south and A-O (agricultural and open space) to the west.

There is an existing multi-tenant commercial building located on the property. Surrounding land uses include the Korean Restaurant, South Texas Fusion Dance, Valley Running, Brazilian Jiu-Jitsu, The Spot Barbershop and the Health nut.

The Envision McAllen Future Land Use Plan categorizes the future land use for this property as Complete Communities. This future land use designation considers diverse housing options, civic uses as well as retail and office uses that would be compliment the adjacent single-family residences.

The development trend along Dove Avenue include commercial and residential uses.

The requested zoning does not conform to the Future Land Use Plan designation. However, the requested zone and the proposed use aligns with the existing uses and the development trend for the area.

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

Staff recommends approval of the rezoning request to C-3 (general business) District.

Mr. Emilio Santos Jr. asked if there was anyone present in opposition of the rezoning request. There was none.

Being no discussion, Mr. Jose Saldana moved to approve rezoning requests to C-3 (general business) District. Mr. Jesse Ozuna seconded the motion, which was approved with five members present and voting with one member abstaining.

Mr. Jesse Ozuna left the meeting at 3:58p.m.

3) SUBDIVISIONS:

- a) Valencia Marketplace Lots 6D and 6E Subdivision, 1300 Trenton Road, Chapa Blue Management, LLC **(SUB2024-0046) (FINAL) IEG**

Mr. Julio Constantino stated that the property located on Trenton Road: 60 ft. from centerline; 110 ft. ROW existing Paving: 65 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. N. Main Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Shared Access Easement provided as part of the original plat; will need to serve proposed lots. Service drive will be required as part of the site plan review and shown on the plat; will provide access to each lot for city services, etc., prior to recording. Finalize wording for plat note regarding private service drive for each lot, prior to recording. Clarify the reciprocal easement shown on the plat and Document #1920637, prior to recording. Subdivision Ordinance: Section 134-106. Front: Trenton Road - 60 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. 4 ft. wide minimum sidewalk required on Trenton Road and N. Main Street. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses, and along N. Main Street. 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. Main Street. Must comply with City Access Management Policy. Must comply with Traffic Departments requirements. Site plan must be approved by the Planning & Zoning Commission prior to building permit issuance. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets - Trenton Road. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. All lots must have a minimum 50 ft. of frontage on a street. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final. Zoning Ordinance: Article V. Trip Generation to determine if TIA is required, prior to final plat. As per Traffic Department, Previous TG to be Honored. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Previous TG to be Honored. Must comply with City's Access Management Policy. At the Planning & Zoning Commission meeting of May 21, 2024 the subdivision was approved in Preliminary Form. Utility easements that were dedicated in the previously recorded plat need to change to existing. Indicate on plat if easements dedicated by this plat or by separate document with document number shown. Add "Valencia Marketplace Dr. (Private Access Drive)" As this was written on the previously recorded plat. This would go on the drive that leads north to the roundabout. On the bottom corner where it says Hidalgo County Certificate of plat approval, this needs to reflect the name of this subdivision as it currently states "Re-Plat of Valencia Marketplace of Lot 6B and Lot 6C." Make sure that the correct title is reflect throughout the Plat. On the Title of this Re-Plat "Subdivision Plat of [Re-plat of] Valencia Marketplace of Lot 6D and Lot 6E" Make sure that the items

that are bracketed [] are in a smaller font as they are not part of the name. Verify the wording of Plat notes 7,20,22, as the wording could be considered contradictory. Existing plat notes remain the same. Existing Access Easements/Drives must remain as noted/shown on the original subdivision. Need to clarify the "highlighted" area at the southeast portion of Lot 6D, prior to recording.

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

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

b) McAllen City Center Subdivision, 1300 South 10th Street, McAllen City Center, Ltd. (SUB2023-0032) (REVISED PRELIMINARY) SEC

Mr. Julio Constantino stated that the property located on U.S. Expressway 83: Dedication as required for 175 ft. from centerline for 350 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: Show ROW dedication as noted above or submit a variance request for staff review and possible Board's action prior to final. Provide a copy of the roadway and easement document referenced on the plat for staff review prior to final. The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024. The application includes three variances, one of which is for: A variance to not require additional R.O.W. for I-2 (U.S. Expressway 83). Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. S. 10th Street: Dedication as needed for 50 ft. from centerline for 100 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: Label centerline to finalize the ROW requirements prior to final. Show the total ROW and ROW from the centerline after dedication prior to final. Reference the document number for the existing ROW on the plat and provide a copy for staff review prior to final. There is a 15 ft. Roadway and Utility Easement shown being part of Lot 3 by a separate document. Provide copy for staff review and clarify if it is part of Street ROW. If it is, it should not be shown as part of Lot 3. Clarify & revise as applicable prior to final. Show the ROW dedication as noted above or submit a variance for staff review and possible Board's action prior to final. The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024. The application included a variance for: Variance to not require additional R.O.W. and pavement widening for S. 10th Street. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. S. 12th Street: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides Revisions as needed: Reference the document number on the plat for any existing ROW and provide a copy of the plat for staff review prior to Final. Clarify/remove the E/W solid line shown on the south side of S. 12th Street and the dashed line shown on the north side of S 12th Street prior to final. Review and revise as applicable prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Lindberg Avenue: Dedication as needed for 30 ft. from centerline for total 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides Revisions as needed: Reference the document number on the plat and provide a copy of the plat for staff review prior to Final. Show the total ROW and ROW from the centerline after the ROW dedication on the plat prior to final. Show the dedication as noted above or request a variance for staff review and possible Board's action prior to final. The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024. The application included a variance for: Variance to not require additional R.O.W. and pavement widening for Lindberg Avenue. 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. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Proposing: 26 ft. - 67 ft. service drive easement. Revise the label for service drive easement to "Private access and service drive easement" prior to final. Subdivision

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Ordinance: Section 134-106. S. 10th Street: 50 ft. or greater for approved site plan or greater for easements Expressway 83: 75 ft. or greater for approved site plan or greater for easements S. 12th Street: 10 ft. or greater for approved site plan or greater for easements Lindberg Avenue: 30 ft. or greater for approved site plan or greater for easements Other Setbacks: According to Zoning Ordinance or greater for easements or approved site plan. A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. Zoning Ordinance: Section 138-356. A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. Zoning Ordinance: Section 138-356. A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. Zoning Ordinance: Section 138-356. A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Expressway 83, South 10th Street, South 12th Street, and Lindberg Avenue. Sidewalk requirement may increase to 5 ft. per Engineering Department for TxDOT roads prior to final. Revise plat note #5 as applicable prior to final. If Engineering Dept. requires 5 ft. sidewalk on Expressway 83 and South 10th Street, the rest of the note should be as "and a 4 ft. wide MINIMUM sidewalk". Review and finalize prior to final. Proposing: a 5 ft. sidewalk required on Expressway 83, South 10th Street, and a 4 ft. sidewalk required along South 12th Street, and Lindberg Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy Applied. A plat note to reference the recorded PUD CUP must be finalized prior to final/recording. A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Revise the label from "service drive easement" to "Private access and service drive easement" prior to final/recording. Lot 6 does not front a street; however, it will have access to public streets via 26 ft. proposed private access/service drive easement on the south side and 40 ft. proposed private access/service drive easement on the east side. Submit a variance for staff review and possible Board's action. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. A plat note to reference the recorded PUD CUP must be finalized prior to final/recording. A Planned Unit Development (PUD) Conditional Use Permit (CUP) for the subject property was approved by the City Commission on June 24, 2024. The setback notes must comply with the approved PUD CUP. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation was approved and previous TIA was honored with some conditions. Traffic Impact Analysis (TIA) was honored with some conditions, as per Traffic Department. Revise the label from "service drive easement" to "Private access and service drive easement" prior to final/recording. Provide the legal description of the properties on the west side of S. 12th Street prior to final/recording. The Engineer Submitted a Variance application (VAR2024-0037) on July 26, 2024. The application includes three variances.

1. Variance to not require additional R.O.W. and pavement widening for S. 10th Street.

2. Variance to not require additional R.O.W. and pavement widening for Lindberg Avenue.

3. Variance to not require additional R.O.W. for I-2 (U.S. Expressway 83).

Must comply with City's Access Management Policy. At the Planning and Zoning Commission meeting of December 19, 2023, the subdivision was approved in revised preliminary form, subject to the conditions noted, drainage, and Utilities approval.

Recommendation: staff recommends approval of the subdivision in revised preliminary form, subject to the conditions noted, drainage utilities approval.

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

c) El Tacolote Subdivision, 1701 Monte Cristo Road, Juan P. Lopez & Faviola V. Castro (SUB2024-0082) (PRELIMINARY) STIG

Mr. Julio Constantino stated that the property located on Monte Cristo Road (F.M. 1925): Dedication as needed for 75 ft. from Centerline for 150 ft. total R.O.W. Paving: 65 ft. - 105 ft. B-B Curb & gutter: Both Sides. Include "Existing" label on the R.O.W. Provide the Total R.O.W. and proposed R.O.W. from Centerline. Show and label R.O.W. from centerline after the dedication. Submit copy of the referenced documents on the plat for staff review. (i.e. utility easements, R.O.W.,etc.) Please provide Doc. No for staff to review, regarding monuments for TX-DOT Pharr District. Need to clarify any issues for R.O.W. overlapping with easements so that no issues exist. Easements cannot be abandoned by plat and must be abandoned by a separate instrument. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Peach St.: 60 ft. R.O.W. Paving: 40 ft. B-B Curb & gutter: Both Sides. For Commercial Use. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Russet St.: 50 ft. R.O.W. Paving: 32 ft. B-B Curb & gutter: Both Sides. For Residential Use. 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. R.O.W.: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Application calls for a residential single family development on Lot 1 and for a Commercial Development on Lot 2. Subdivision Ordinance: Section 134-106. Front: Lot 1 (Residential Lot) - 25 ft. or in line with existing structures or easements, whichever is greater applies. Lot 2 (Commercial Lot) - In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Include note as shown above prior to final. Revisions Needed: Proposing: "20 feet except 15 feet for unenclosed carport only, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies." Zoning Ordinance: Section 138-356. Rear: Lot 1 (Residential Lot) - 10 ft. or greater for easements Lot 2 (Commercial Lot) - In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Include note as shown above prior to final. Revisions Needed: Proposing: "In accordance with zoning ordinance or greater for easements or approved site plan, whichever is greater applies." Zoning Ordinance: Section 138-356. Sides: Lot 1 (Residential Lot) - 6 ft. or greater for easements. Lot 2 (Commercial Lot) - In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Include note as shown above prior to final. Revisions Needed: Proposing: "In accordance with zoning ordinance or greater for easements or approved site

plan, whichever is greater applies." Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Clarify/Revise the plat note as shown above prior to final. Revisions Needed: Proposing: "10 feet or greater for easements or approved site plan, whichever is greater applies." Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Monte Cristo Rd., Russet St. & Peach St. Add Plat note as shown above prior to final. Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: Add Plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Add Plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted. 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 for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: ETJ Proposed: ETJ. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Please verify owner addresses shown on the plat as they are different from the one's shown on the application. Application may need to be revised. Verify owner's Signature block as it shows some misspellings "subscribed." City of McAllen Planning signature block has the word "chairman" misspelled. Please add a hatch for the City of McAllen City limits on the Location Map. Also, the location map is missing the North Arrow. Please show the northern parcels and Hoehn Rd. and any other absent parcels/owners on the plat. Please verify the Curve Table as it states there are three curves but only shows 2 on the plat. Easement abandonments must be done by a separate document. The word General Notes is repeated twice. Please provide Doc. No for staff to review, regarding monuments for TX-DOT Pharr District. Must comply with City's Access Management Policy.

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

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

d) Vista Paloma Subdivision, 5200 North Taylor Road, Robert A. Dyer (SUB2024-0084) (PRELIMINARY) SWGE

Mr. Julio Constantino stated that the property located on (1/4 Mile Collector) N. Taylor Rd. - Minimum 20 ft. dedication for 40 ft. from centerline for 80 ft. Total R.O.W. Paving: 52 B-B Curb & gutter: Both Sides Revisions Needed: Please provide Doc. No. for the apparent 60 ft. R.O.W. located on the Southwest corner of the property. Please provide Recorded Doc. for staff review. Please clarify the R.O.W. area that runs from East to West, will this be connecting to N. Taylor Rd.? Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Dove Ave. - Dedication for 40 ft. from centerline for 80 ft. R.O.W. Paving: 52 ft. B-B Curb & gutter: Both Sides Revisions Needed: Please provide Recorded Documents for staff review. Subdivision

Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. (1/4 Mile Collector) N. 48th St. - 80 ft. R.O.W. Paving: 52 ft. B-B Curb & gutter: Both Sides Revisions Needed: Needs to be built to street on North Side of property. Varying R.O.W. on North & South side of the property. United Irrigation District and HCID No. 16 potential exist. Easement runs into part of N. 48th Street. Please clarify the Sharyland Water Supply Corporation Water CCN Line. City's thoroughfare map indicates N. 48th St. as a 1/4 Mile Collector for 80 ft. R.O.W., therefore, additional 30-45 ft. dedication for 40 ft. from centerline required. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. E/W Collector St. - Dedication for 40ft from centerline for 80ft. R.O.W. Paving: 52 ft. B-B Curb & gutter: Both Sides. Revisions Needed: Please clarify the R.O.W. Area shown on the plat. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, please submit a variance request for 1,200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements, whichever is greater applies. Clarify/Revise the plat note as shown above prior to final. Proposing: "10.0 Feet". Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Clarify/Revise the plat note as shown above prior to final. Proposing: "6.0 Feet". Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Clarify/Revise the plat note as shown above prior to final. Proposing: "10.0 Feet except where greater setback is 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. Taylor Rd. , N. 48th St., Dove Ave., & both sides of interior streets. Revisions Needed: Proposing: "A 4' wide sidewalk is required along the south side of Dove Ave. and along both sides of all interior streets." Sidewalk requirements may increase to 5 ft. prior to recording per Engineering Department requirements, finalize 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 along N. Taylor Rd. N. 48th St., and Dove Ave. Revisions Needed: Please add note above. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: Please add plat note as shown above. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Taylor Rd., Dove Ave., and N. 48th St. 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: Need to add plat note as shown above prior to final. Lots fronting public streets. Lot fronting N. 48th Street will need to be build to existing street on Dove Ave. W. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O Proposed: R-1. Subdivision will need to apply for an application for Zoning Change to R-1 (Single-Family Residential District). Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on August 5,2024 a total of 6 lots are proposed, park fees total to \$4,200 (\$700 X 6 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording Required. Pending review by the City Manager's Office. In accordance with City of McAllen's Park Land Dedication and Park Development Fees Ordinance; fees apply at a rate of \$700 per dwelling unit. As per plat submitted on August 5,2024 a total of 6 lots are proposed, park fees total to \$4,200 (\$700 X 6 per lot/dwelling

unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. As per Traffic Department, Trip Generation for a 6-Lot Single Family Subdivision has been waived. Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic Department, Trip Gen has been waived. Add a hatch for the City limits on the Vicinity Map, and add the N. 48th St. Please verify the owner's signature as it makes note of a Kevin Hughes, if there is more than one owner, application and owner's authorization will need to be corrected. Please remove the Edge of Brush / Tree Line and Tree hatch from the Plat and Legend, as this is more-so part of the Survey and not the Plat requirements. Verify Metes & Bounds Description with the Boundary Line of the Property, as the N°08 41' 10" E does not match the N°08 42' 20" E on the Description. Please also verify that dimensions shown match the description. Please add the Plat notes for the Buffer, Masonry Wall, Maintenance, Etc. Please provide staff with a copy of the HCID No. 16 Easement for staff review. Please verify if this easement runs into the N. 48th St. Please clarify what is the purpose of the 120.50' strip shown on the South. Please clarify the S.W.S.C. easement/waterline CCN shown on the Plat. Remove from the Title "Preliminary Plat of" as this should read as "Subdivision Plat of". Must comply with City's Access Management Policy.

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

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

e) Triple "B" Mobile Park II Subdivision, 10505 North 10th Street, FWW Inc.
(SUB2024-0055) (REVISED PRELIMINAR) BDE

Mr. Eduardo Garza stated tha North 10th Street (S.H. No. 336): Dedication as required for 120 ft. total ROW Paving: by the state Curb & gutter: by the state. Label centerline to finalize the ROW requirements, prior to final. Reference the document number for the existing ROW on the plat and provide a copy for staff review, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. North Bicentennial Boulevard: Dedication as required for 150 ft. total ROW Paving: 65 ft. 105 ft. Curb & gutter: both sides. Revise street name as shown above, prior to final. Plat shows 125 ft. ROW, Thoroughfare Plan requires 150 ft. ROW. Need to establish centerline to determine ROW requirements for 150 ft. total ROW. Developer submitted a variance request on June 14, 2024 in lieu of a full dedication of North Bicentennial Boulevard that an additional 25 ft. be granted as a ROW easement. Plat submitted on July 24, 2024 shows 25 ft. of additional ROW dedication by this plat, Engineering Department was recommending a license agreement that would allow continued use of land until expansion of North Bicentennial Boulevard. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Drives: 30 ft. driveway paving: 24 ft. - 30 ft. curb & gutter: Internal drives will be private and maintained by the property owner. Provide details of existing width, prior to final. Will finalize paving details prior to final but not less than ordinance requirements. Developer submitted a variance request on June 14, 2024 that the existing driveways and paving remain as is with one entrance and one exit. Staff had no objection to the request as long as drives remained as existing. If modified or any additions made, interior drives must meet minimum requirements. Subdivision Ordinance: Section 134-105. Manufactured homes and recreational vehicles: Section 122-94. 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. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. North 10th Street: In accordance with the Zoning Ordinance or greater for easements or approved site plan or inline with existing structures, whichever

is greater applies Mobile homes in mobile home park: Front: 10 ft. from nearest corner of mobile home to the front line of the mobile home space or lot; 15 ft. from ROW line adjoining public street Side: 5 ft. to lot line (10 ft. between buildings) Rear: 5 ft. or greater for easements Minimum spacing between mobile homes - 10 ft. Revise setback notes as shown above, prior to final. Zoning Ordinance: Section 138-356. Manufactured homes and recreational vehicles: Section 122-93. Recreational vehicles in mobile home park Front: 5 ft. from nearest corner of RV to front line of RV space; 15 ft. from ROW line adjoining public property Side: 4 ft. to lot line (8 ft. between buildings) Rear: 5 ft. or greater for easements Minimum spacing between recreational vehicles - 8 ft. Revise setback notes as shown above, prior to final. Zoning Ordinance: Section 138-356. Manufactured homes and recreational vehicles: Section 122-93. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Include a plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Manufactured homes and recreational vehicles: Section 122-93 Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Include a plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. Manufactured homes and recreational vehicles: Section 122-93. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 10th Street and North Bicentennial Boulevard. Sidewalk requirement may increase to 5 ft. per Engineering Department. Revise plat note #10 as applicable prior to final. Proposing: 4 ft. walk required along 10th St. (S.H. #336). Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Provide plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Plat notes will be required once site plan is finalized regarding maximum number of spaces, minimum space area, not for sale, etc. Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note as shown above, prior to final. Lots fronting public/private streets. Mobile home and Recreational vehicles are not individual lots, but rather spaces that are leased and have access from the interior private drives. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Plat note will be established once site plan is finalized. Zoning Ordinance: Section 138-356. Manufactured homes and recreational vehicles: Section 122-9. Existing: R-4 & C-3 Proposed: R-4 & C-3. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. A park fee of \$700 per dwelling unit must be paid prior to recording. Engineer submitted a variance to land dedication on June 06, 2024, and clarified total amount of spaces to be 59 with 3 remaining vacant spaces. They also proposed a nature walk on the south side of the park to be considered in lieu of the \$700 per space park fee. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. The request was approved with the condition that only the 3 remaining vacant spaces would pay for park fees (3 x \$700 = \$2,100). Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Engineer submitted a variance to land dedication on June 06, 2024, and clarified total amount of spaces to be 59 with 3 remaining vacant spaces. They also proposed a nature walk on the south side of the park to be considered in lieu of the \$700 per space park fee. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to

recording. The request was approved with the condition that only the 3 remaining vacant spaces would pay for park fees (3 x \$700 = \$2,100). Pending review by the City Manager's Office. Engineer submitted a variance to land dedication on June 06, 2024, and clarified total amount of spaces to be 59 with 3 remaining vacant spaces. They also proposed a nature walk on the south side of the park to be considered in lieu of the \$700 per space park fee. The request will be reviewed by the City Manager's Office and if approved, \$700 per dwelling unit must be paid prior to recording. The request was approved with the condition that only the 3 remaining vacant spaces would pay for park fees (3 x \$700 = \$2,100). As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, Trip Generation is approved, no TIA required. Any abandonments must be done by separate process, not by plat, prior to final. Internal drives will be private and maintained by the property owner. Each mobile home space shall have a minimum 1500 sq. ft. and each RV space must be in compliance with city ordinances. No portion of the subdivision may be sold, transferred, or conveyed unless a subdivision is made & filed for record. Maximum number of spaces for mobile homes and RVs will be established once site plan is finalized. Carports, structures, and/or additions to mobile homes or recreational vehicles must meet setbacks as noted. Additional requirements/notes as needed before recording. As per engineer plat states 59 maximum number of lease spaces, but the site plan only shows 58 spaces for lease. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jose Saldana moved to approve in revised preliminary form, subject to the conditions noted, drainage and utility approval and the board's clarification on the requested variance left at 16ft. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

f) Taylor Villas Subdivision, 2021 South Taylor Road, Synergy a Real Estate Alliance LLC (SUB2024-0089) (PRELIMINARY) M&H

Mr. Eduardo Garza stated that the property located on S. Taylor Road: 10 ft. ROW dedication required for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides Revisions Needed: Some lines and text are overlapping. Ensure that dimensions and labels are legible, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Uvalde Avenue: 49.63 ft. from centerline for 89.54 ft. ROW existing Paving: 52 ft. - 65 ft. Curb & gutter: both sides Revisions Needed: Some lines and text are overlapping. Ensure that dimensions and labels are legible, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets (proposed as private): 60 ft. Paving: 40 ft. Curb & gutter: both sides. Street names will be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance request to allow 50 ft. ROW with 40 ft. paving back-to-back and 10 ft. utility easement on both sides of the interior streets. A subdivision application for this property with the same proposed name was in process in 2015 and a variance to allow 50 ft. ROW with 40 ft. paving was approved by the Board on September 1, 2015, subject to 10 ft. sidewalk and utility easement on both sides of the interior streets. The same variance with the same conditions will be honored for this subdivision. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance to the maximum block length requirement to allow 1,320 ft. block length on the north side, due to the existing adjacent

subdivision on the north side. A subdivision application for this property with the same proposed name was in process in 2015 and a variance to allow the block length was recommended for approval by the Planning and Zoning Commission on June 16, 2015, and approved by the City Commission on July 13, 2015. The same variance will be honored for this subdivision. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. A subdivision application for this property with the same proposed name was in process in 2015. The proposed layout was approved in final form for that subdivision on March 1, 2016, and in revised final form on July 18, 2017. However, the subdivision must comply with Public Works Department requirements. As per Public Works must comply with Dumpster Pad Layout that was approved along PUD CUP (CUP2023-0056) approved by City Commission on June 24, 2024. Any changes on the site plan may require a CUP amendment. If the PUD CUP is amended, the plat must be adjusted accordingly prior to recording. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. except for 15 ft. for unenclosed carports or greater for easements, whichever is greater applies. Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. Revise plat note as shown above, prior to final. Clarify what will be considered front of the lot for lots 15-25, prior to final. The project engineer on behalf of the developer has submitted a variance application (VAR2024-0011) which includes a variance request to allow the front setback to be 20 ft. except 10 ft. for unenclosed carports or greater for easements, whichever is greater applies. Based on the 50 ft. ROW and 40 ft. paving for the interior streets and requirement of 10 ft. sidewalk and utility easement, staff recommends 15 ft. minimum setback for unenclosed carports in lieu of 10 ft. requested by the project engineer. At the Planning and Zoning Commission Meeting of April 2, 2024, the Board approved the front yard setback as requested. Rear: In accordance with the Zoning Ordinance, or greater for easements, whichever is greater applies. Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. PUD site plan shows a setback of 10 ft. or greater for easements, whichever is greater applies must clarify rear setback prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for easements, whichever is greater applies. Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Setbacks are established as per the PUD CUP (CUP2023-0056) approved by the City Commission on June 24, 2024. If the PUD CUP is amended, the plat notes must be adjusted accordingly prior to recording. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. Taylor Road, Uvalde Avenue and on both sides of all interior streets. Sidewalk requirements may increase to 5 ft. per Engineering Department, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Uvalde Avenue and S. Taylor Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Uvalde Avenue and South Taylor Road. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. The approved PUD site plan must be recorded together with the subdivision plat. Any changes on the site play may require a CUP amendment. If the PUD

CUP is amended, the plat must be adjusted accordingly, prior to recording. Common Areas, detention area, private streets, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note #15 as shown above, prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 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/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. A PUD CUP (CUP2023-0056) was approved by City Commission on June 24, 2024. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. Zoning Ordinance: Section 138-356. Existing: R-2 Proposed: R-2 (Duplex-Fourplex Residential) District - A PUD CUP (CUP2023-0056) was approved by City Commission on June 24, 2024. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. The property was annexed and initially zoned to R-2 District on September 14, 2015. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. A PUD CUP (CUP2023-0056) was approved by City Commission on June 24, 2024. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Zoning Ordinance: Article V. Land dedication in lieu of fee. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to \$117,600, 50% up front is \$58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is \$350 per unit until the project is complete. (168 units x \$350 = \$58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to \$117,600, 50% up front is \$58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is \$350 per unit until the project is complete. (168 units x \$350 = \$58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. Pending review by the City Manager's Office. City Commission granted variance for fees in lieu of land at their meeting of November 23, 2015 subject to conditions that developer to pay 50% of the total park fees prior to plat recording and the other 50% to be paid at time of building permit issuance. Total Park fees amount to \$117,600, 50% up front is \$58,800 and payable prior to recording. The other 50% will be paid at time of building permit issuance. That amount is \$350 per unit until the project is complete. (168 units x \$350 = \$58,800). Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. If the number of lot/dwelling unit changes park fees will be adjusted accordingly. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TIA waived. Plat notes, setbacks, requirements, subject to be revised based on CUP for Planned Unit Development prior to final as process is reviewed simultaneously with the

subdivision plat. - CUP for Planned Unit Development will be reviewed simultaneously with subdivision plat and requirements will/may be revised as needed. Cross reference notes will need to be finalized prior to recording. The plat and PUD must have information, notes, etc. that must match as any changes will require both to be revised accordingly. Gate Details submitted on December 28, 2022 have been approved by Traffic Department. A PUD CUP (CUP2023-0056) was approved by City Commission on June 24, 2024. If the PUD CUP is amended, the plat must be adjusted accordingly, prior to recording. Any abandonments must be done by separate process, not by plat. A subdivision application under the same name, Taylor Villas Subdivision (SUB2022-0151) for the subject property was in process by the same developer but with a different engineer and was approved in preliminary form subject to the conditions noted, drainage, and Utilities approval on January 17, 2023. The previous application was withdrawn by the developer with a letter of release by the previous engineer and resubmitted by Melden & Hunt on August 13, 2024. Must comply with City's Access Management Policy.

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

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

- g) Balboa Acres Subdivision, The East Half of Lot 19, Block 27, 3508 Elmira Avenue, Rocio Granados and Jorge Jimenez (SUB2024-0086) (PRELIMINARY) ASE**

Mr. Eduardo Garza stated that the property located on Elmira Avenue: 80 ft. ROW existing Paving: approximately 36 ft. existing curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: existing conditions remain. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Survey for east half of Lot 19, Block 27 shows 50 ft. of width. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Existing plat notes remain the same. Public hearing with legal notices required for the subdivision of the lot. Must comply with other department requirements prior to recording as may be applicable. Must comply with City's Access Management Policy.

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

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

h) Oaks at Northgate Subdivision, 1921 Northgate Lane, Oscar and Rosie V. Sotelo Living Trust (SUB2024-0087) (PRELIMINARY) REGA

Mr. Eduardo Garza stated that the property located on Northgate Lane: Dedication as needed for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides. Show the document number for ROW dedication for Northgate Lane as per ODM Subdivision, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front: 50 feet or in line with existing structures, whichever is greater. Revise plat note as shown above, prior to final. If note is proposed to be removed or altered, a vacate and replat is required. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Revise rear setback note as shown above, prior to final. If note is proposed to be removed or altered, a vacate and replat is required. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for easements. Revise side setback note as shown above, prior to final. If note is proposed to be removed or altered, a vacate and replat is required. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Include a plat note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Northgate Lane. Include a plat note as shown above, wording to be finalized prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove plat note #12 as residential site plans don't need to go to the Planning and Zoning Commission. 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. Park Fee of \$700 per lot/dwelling unit (1 additional lot = \$700) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate document, not by plat, must be finalized prior to final. Provide a ownership map to verify that no landlocked properties exist or will be created, prior to final. Subdivision name will need to be changed to ODM Subdivision Lot 2A, prior to final. Recorded plat notes remain effective. Please add relevant plat notes from ODM Subdivision prior to final. If any plat note is proposed to be removed or altered, a vacate and replat is required. Public Hearing with legal notices will be required for the re-subdivision. Engineer must clarify inclusion of Lots 1 & 2 of original ODM subdivision as they will become non-conforming lots in relation to subdivision status. Must comply with City's Access Management Policy.

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

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

- i) Orangewood South Lots 19A & 20A Subdivision, 3800 Burns Drive, Juan & Leticia Pena **(SUB2024-0083) (PRELIMINARY) SEC**

Mr. Eduardo Garza stated that the property located on East Burns Drive: 50 ft. ROW existing Paving: 30 ft. Curb & gutter: both sides. Show existing ROW as per recorded plat and reference document number for existing ROW, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Burns Drive South: 50 ft. ROW existing Paving: 30 ft. Curb & gutter: both sides. Reference document number for existing ROW, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements or in line with existing structures, whichever is greater applies. Revise front setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Revise rear setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Revise side setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Include corner setback as shown above, prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Include a garage note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on East Burns Drive and Burns Drive South. Include a plat note as shown above, prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Engineer must clarify status of HOA document and applicable revisions may be needed to reflect HOA changes. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets, Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and can go

up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Any abandonments must be done by separate document, not by plat, must be finalized prior to final. Subdivision name needs to be revised to "Orangewood South Lots 19A and 20A" (Gated Community) will need to be in smaller font not as bold with a spacing between the subdivision name and gated community. Recorded plat notes remain effective. If any plat note is proposed to be removed or altered, a vacate and replat is required. Public Hearing with legal notices will be required for the re-subdivision. Must comply with City's Access Management Policy.

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

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

j) Habitat at Ware Subdivision, 6201 North Ware Road, Habitat Development Group LLC (SUB2024-0001) (REVISED PRELIMINAR) SEC

Mr. Eduardo Garza stated that the property located on North Ware Road: Dedication as needed for 75 ft. from centerline for 150 total ROW. Paving: By the State curb & gutter by the State. Revisions Needed: Provide the document number for the existing ROW on the plat and provide a copy for staff review prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. Proposed Jay Avenue: 60 ft. of total ROW dedication. Paving: 40 ft. curb & gutter on both sides. Revisions Needed: Street name under review, and city established street name will be provided prior to final, 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. North 41st Street: 60 ft. of total ROW dedication. Paving: 40 ft. curb & gutter on both sides. 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. A 900 ft. Block Length for R-3 Zone Districts. 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 900 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. The project engineer submitted a variance application (SUB2024-0036) including a variance to the block length requirement. The submitted letter states that the subdivision cannot comply with the block length requirement, since they are already dedicating 60 ft. ROW to N. 41st Street and additional north-south street would create additional intersection which would negatively impact the traffic in the area. ROW: 20 ft. Paving: 16 ft. Pending Items: Subdivision plat proposes a private access and service drive easement as Lot 64. Clarify why the private access and service drive easement is not shown as part of Lots 1-38 prior to final. A private access and service drive easement must be minimum 24 ft. wide and labeled as such and in compliance with fire and public works department requirements. Finalize all service drive requirements prior to final. Alley/service drive easement required for commercial properties and multi-family properties. Subdivision Ordinance: Section 134-106. Front: 10.00 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356 Sides: In accordance with the Zoning Ordinance or greater for easements. Zoning Ordinance: Section 138-356. The project engineer submitted a variance application (SUB2024-0036) including a variance request to the side setback requirement. The request is to allow 3.5 ft. setback on the east side of Lots 2-15 and east side of Lots 17-38. The request explains

that allowing 3.5 ft. setback on the east side of above-mentioned lots will allow the detached design layout of the townhomes which is laid out for aesthetic and livability reasons. Corner: 10.00 ft. or greater for easements Revisions needed: Clarify the word "corner" for Lots 1, 15, and 16. Based on the submitted layout they are not corner lots. Side setback for Lots 1, 15, and 16 must be finalized prior to final. Zoning Ordinance: Section 138-356. Garage: 18.00 ft. except where greater setback is required, greater setback applies. Revisions needed: Include note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 5 ft. wide minimum sidewalk required on North Ware Road (FM 220) and 4 ft. wide minimum sidewalk required on both sides of North 41st Street and all interior street. A 5 ft. sidewalk along N. Ware Road as per Engineering Department, 4ft. sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road and North 41st Street. Plat note wording 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 North Ware Road and North 41st Street, except for the emergency access easement on Lot 63. Revise plat note #15 as shown above prior to final. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to recording. Zoning Ordinance: Section 138-210. Common Areas, private service drives, 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Revisions Needed: Please include lot square footage for Lot 63, prior to final. Zoning Ordinance: Section 138-356. Existing: R3-T (Townhouse Residential) District Proposed: R3-T (Townhouse Residential) District. At the City Commission meeting of August 28th, 2023 the requested rezoning for the subject property to R-3T District was approved. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. At the City Commission meeting of August 28, 2023 the requested rezoning for the subject property to R-3T District was approved. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per application submitted on January 5, 2024 a total of 60 lots proposed park fees total to \$42,000 (\$700 X60 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application submitted on January 5, 2024 a total of 60 lots proposed park fees total to \$42,000 (\$700 X60 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. Pending review by the City Manager's Office. As per application submitted on January 5, 2024 a total of 60 lots proposed park fees total to \$42,000 (\$700 X60 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes

fees will be adjusted accordingly. As per Traffic Department, Trip Generation is approved. As per Traffic Department, Traffic Impact Analysis (TIA) is not required. Consider combining the setback notes as all lots have the same front, rear, and garage setbacks. Revise as applicable prior to final. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. The project engineer submitted a variance application (SUB2024-0036) including the following variance requests:

1. A variance request to 900 ft. block length requirement. The submitted letter states that the subdivision cannot comply with the block length requirement, since they are already dedicating 60 ft. ROW to N. 41st Street and additional north-south street would create additional intersection which would negatively impact the traffic in the area.
2. A variance request to the side setback requirement. The request is to allow 3.5 ft. setback on the east side of Lots 2-15 and east side of Lots 17-38. The request explains that allowing 3.5 ft. setback on the east side of above-mentioned lots will allow the detached design layout of the townhomes which is laid out for aesthetic and livability reasons. If the variance is approved, it will be subject to compliance with building code requirements.

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.

Being no discussion, Mr. Emilio Santos Jr. moved to approve subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approval, and the board's clarification on the requested variances. Mr. Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

- k) Estancia at Tres Lagos Phase IV Subdivision, 4900 Town Lake Drive, Rhodes Development, Inc. (SUB2024-0088) (PRELIMINARY) M&H**

Mr. Kaveh Forghanparast stated that the property located at Interior Streets: minimum 50 ft. ROW Paving: 32 ft. Curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Revisions needed: Project engineer to label range of ROW on the plat. Name of the streets will be finalized prior to final. Some plat texts overlap other info. Revise as applicable prior to final. Interior streets for phases I, II, and III had "(PID Street)" Label. Revise as applicable prior to final. Access to this subdivision is from existing interior streets which connect to Tres Lagos Blvd. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 20 ft. minimum or as shown in "Front Setback Table" (sheet 2 of 2) per agreement. Must comply with PID requirements. Zoning Ordinance: Section 138-356. Rear (Proposing): 11 ft. or greater for easements. 16 ft. or greater for easements for Lots 100-115. Clarify/revise the plat note prior to final, as proposed Lots are numbered from 116 to 143. Zoning Ordinance: Section 138-356. Interior Sides: 5 ft. or greater for easements per agreement. Must comply with PID requirements. Zoning Ordinance: Section 138-356. Corner (Proposing): 10 ft. or greater for easements, as may be applicable. Clarify the note or remove as no lot seems to be a corner lot as per plat. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Must comply with PID requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on interior streets, as per approved sidewalk plan filed with the City at building permit stage, per agreement. Sidewalk plan is needed prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer

required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 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. Plat notes 20 and 21, reference Estancia at Tres Lagos Phase II and III. Clarify/revise the plat notes as applicable prior to final. Plat notes wordings must be finalized prior to final/recording. 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. Lots fronting public/private streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Project engineer to verify that all lots comply with the minimum 50 ft. frontage requirements, or in compliance per agreement. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. 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. It seems there is a Common Area between Lots 124 and 125 which is not labeled. Clarify and label prior to final. If a common lot use is detention, please add the wording to the lot or as a plat note prior to final. Some easements shown outside the subdivision boundary. Revise/Clarify and label the document number prior to final. Some of texts on plat overlap others. Revise as applicable prior to final. Only subdivision names, lot lines, and ROW are needed for previous phases. Paving layout and contour lines are not needed. Review and revise as applicable prior to final. Use a darker line for lot line, easements, etc. The lot lines should be solid but not as bold as the subdivision boundary. Use a lighter shade for contour lines and original legal description (i.e. Tex-Mex Railway Co.) prior to final. Verify that all lot dimensions are included and are legible as applicable prior to final. Verify and correct any discrepancy between the submitted survey boundary and the plat boundary prior to recording. Must comply with City's Access Management Policy. Must comply with the Agreement and Public Improvement District (PID) conditions/requirements.

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 the conditions noted, drainage, and Utilities approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

- I) Taj Plaza Storage Subdivision, 4108 North 10th Street, 3BU Family Limited Partnership **(SUB2024-0081) (PRELIMINARY) M&H**

Mr. Kaveh Forghanparast stated that the property located on N. 10th Street: ROW dedication for 60 ft. from centerline for 120 ft. total ROW Paving: By State curb & gutter by the State. Revisions needed: Provide the document number on the plat and provide a copy for staff review prior to final. Clarify/remove the solid line drawn along N. 10th Street, parallel to the centerline, and prior to final. Clarify/remove the 10 ft. U.E. shown on the west side of N. 10th Street ROW prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision

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Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Proposing: Minimum 24 ft. private service drive easement to be established as part of the site plan and will be maintained by the lot owners and not the City of McAllen. Subdivision Ordinance: Section 134-106. Front (N. 10th Street): 50 ft. The proposed subdivision includes a replat of Arapaho Subdivision. Revise the setback note as shown above prior to final. Proposing: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. 10th Street. Sidewalk requirement may increase to 5 ft. as per the Engineering Department prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas, any private drives, etc. must be maintained by the lot owners and not the City of McAllen. Since no service drive easement is shown on the plat, clarify plat note No. 13 or revise it as shown above prior to final. Proposing: Common Areas, service drive easements must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Application states the proposed use as "Commercial Storage Units" Please clarify the use to determine whether a rezoning is required prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Application states the proposed use as "Commercial Storage Units." Please clarify the use to determine whether a rezoning is required prior to final. 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. Some easements shown on the plat do not have show a document number or a wording to indicate that they are being dedicated by this plat. Add the wordings as applicable prior to final. Any abandonment must be done by a separate process, not the plat. Clarify/remove the 10 ft. U.E. shown on the west side of N. 10th Street prior to final. Legal Description of all adjacent lots on all sides are needed prior to final. Show the boundary of Lot "A" Arapaho Subdivision with a very light shade of grey prior to final. Must comply with City's Access Management Policy. The proposed subdivision includes all of Lot "A" Arapaho Subdivision. All originally recorded plat notes and restrictions for Arapaho Subdivision apply.

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 the conditions noted, drainage, and Utilities approval. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

m) Taylor Valley Estates Subdivision, 1300 North Taylor Road, GOTU Development, LLC (SUB2024-0072) (FINAL) M&H

Mr. Kaveh Forghanparast stated that the property located on N. Taylor Road: Dedication required for 40 ft. from centerline for total 80 ft. ROW Paving: 52 ft. curb & gutter on both sides. Revisions needed:

Include the document number on the plat for existing ROW on both sides of the centerline and provide a copy for staff review prior to final/recording. Clarify why the Irrigation easement dedicated by this plat overlaps the ROW dedication to N. Taylor Road, prior to final/recording. Revise as applicable prior to final/recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. N. 49th Street: Dedication as required for 60 ft. ROW Paving: 40 ft. curb & gutter on both sides. A Subdivision Ordinance: Section 134-105. A Monies must be escrowed if improvements are required prior to recording A COM Thoroughfare Plan an interior Street: Dedication as required for 50 ft. ROW dedication Paving: 32 ft. Curb & gutter: both sides A Subdivision Ordinance: Section 134-105. A Monies must be escrowed if improvements are required prior to recording A COM Thoroughfare Plan A. The project engineer submitted a variance application (VAR2024-0033) on behalf of the developer to waive minimum 125 ft. street jog requirement for the interior street. Based on the submitted layout, the centerline of the proposed interior street is approximately 117 ft. from the centerline of Brock Street, a private street, on the west side on N. Taylor Road and northwest side of the proposed subdivision, providing access to Sanabria Subdivision, an 18-lot residential subdivision located within the City of Mission limits. According to the submitted layout, the proposed interior street for Taylor Valley Subdivision is in compliance with minimum street jog requirement with Summer Breeze Avenue, located on the southwest side of the proposed subdivision. The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance request at their special meeting of July 29, 2024. The board unanimously recommended approval to the requested variance. City Commission approved the variance request on August 12, 2024. A Subdivision Ordinance: Section 134-105. A Monies must be escrowed if improvements are required prior to final. 1, 200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. A Clarify the line shown on the survey labeled as IRR running E/W on the south side of the Subdivision but not shown on the plat, prior to final/recording. Show all applicable easements on plat prior to final/recording. Interior Sides: 6 ft. or greater for easements Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements a Zoning Ordinance: Section 138-356 a Garage: 18 ft. except where greater setback is required, greater setback applies a Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on N. Taylor Road and both sides of all interior streets. a Clarify if 5 ft. wide sidewalk on N. Taylor Road has been requested by the Engineering Department or revise the plat note as shown above prior to final/recording. A Proposing: A 4 ft. wide minimum sidewalk required on both sides of all interior streets. A 5 ft. wide minimum sidewalk required on N. Taylor Road. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Applied A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Taylor Road. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Taylor Road. Must comply with City Access Management Policy. Common Areas must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Provide a draft HOA document for staff review prior to recording. Signed HOA document will be required after being verified by staff prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area Zoning Ordinance: Section 138-

356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on the submitted application, a 40 lot subdivision with 39 single-family residential lot and one common lot is proposed. As per Parks Department, \$700 per dwelling units for a total of \$27,300 must be paid prior to recording. If the number of lots/dwelling units changes prior to recording, park fee will be adjusted accordingly. As per Traffic Department, Trip Generation for 39- Single Family Lot is waived. Clarify the line shown on the survey labeled as IRR running E/W on the south side of the Subdivision but not shown on the plat, prior to final/recording. Show all applicable easements on plat prior to final/recording. Clarify the overhead power line running N/S on the east side of the subdivision prior to final/recording. Show all applicable easements on plat prior to final/recording. For all recorded easements, add document number on plat and provide a copy for staff review prior to final/recording. Clarify the overlap on the Irrigation easement with ROW dedication and U.E. on lots 1 & 39. Any overlap must be approved by the Irrigation District and the City Development Departments. Review and revise as applicable prior to final/recording. Clarify the overlap of 5 ft. U.E. and 10 ft. U.E. on the west side of Lot 1. Add document number for any existing easements prior to final. Review and revise as applicable prior to final/recording. If 5 ft. is shown for dimensional purpose, remove U.E. from the label to avoid confusion prior to final/recording. Revise the wording for the 15 ft. U.E. from "to be abandoned by Doc. #" to "abandoned by Doc. #" prior to final/recording. Any abandonment must be done by separate process and referenced by document number on the plat prior to recording. Some texts on plat overlap others. Remove the overlap and verify legibility of all information prior to recording. Must comply with City's Access Management Policy. The project engineer submitted a variance application (VAR2024-0033) on behalf of the developer to waive minimum 125 ft. street jog requirement for the interior street. Based on the submitted layout, the centerline of the proposed interior street is approximately 117 ft. from the centerline of Brock Street, a private street, on the west side on N. Taylor Road and northwest side of the proposed subdivision, providing access to Sanabria Subdivision, an 18-lot residential subdivision located within the City of Mission limits. According to the submitted layout, the proposed interior street for Taylor Valley Subdivision is in compliance with minimum street jog requirement with Summer Breeze Avenue, located on the southwest side of the proposed subdivision. The Planning and Zoning Commission considered the subdivision in revised preliminary form and the variance request at their special meeting of July 29, 2024. The board unanimously recommended approval to the requested variance. City Commission approved the variance request on August 12, 2024.

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

Being no discussion, Mr. Jose Saldana moved to approve in final form, subject to the conditions noted. Mr. Reza Badiozzamani seconded the motion, which was approved with four members present and voting.

- n) The District Phase III Subdivision, 1301 Auburn Avenue, Domain Development Corp. **(SUB2024-0048) (FINAL) M&H**

Mr. Kaveh Forghanparast stated that the property located on Auburn Avenue: 80 ft. min. ROW Paving: 52-57 ft. Curb & gutter: Both sides Revisions needed: how the boundary of 200 ft. x 200 ft. HCDD#1 and provide a copy of the abandonment document prior to final/recording. The requested abandonment document has not been submitted yet. Submit the document to finalize the requirements prior to final/recording. Revise the wording from "TO BE abandoned by Doc..." to "abandoned by Doc..." prior to final/recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N. 13th Street: 60 ft. Total ROW (See variance request). Paving: 40 ft. Curb & gutter: Both sides Revisions needed: Finalize the access to the detention lot (Lot 24) prior to final/recording. The applicant requested access to detention

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lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the interior ROW to provide 50 ft. ROW with 10 ft. Sidewalk and Utility Easement on both sides. If the request is approved, it is subject to 40 ft. of paving. Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024. N. Main Street: Min. 10 ft. dedication for 60 ft. ROW Paving: 40 ft. min. Curb & gutter: both sides. Provide a document number and a copy of the document for staff review for the existing ROW prior to final/recording. Please provide existing ROW, and ROW dedication at multiple points to show compliance with ROW dedication requirement as mentioned above prior to final/recording. Label the dashed line shown on N. Main Street on the south side of the subdivision prior to final/recording. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. Yellowhammer Ave. (Entry Street): proposing 80 ft. Total ROW Paving: Min 40 ft. curb & gutter on both sides. Add the street name and "(Private street)" label on the plat for entry street prior to recording. 80 ft. ROW has been proposed to comply with gate detail and requirements Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the block length requirement. Based on the submitted letter, the existing block length is 976.78 ft. in lieu of required 900 ft. Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024. 600 ft. Maximum Cul-de-Sac. Revisions Needed: Subdivision Ordinance: Section 134-105 variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the Cul-de-Sac ROW. Based on the letter submitted by the engineer, 56 ft. radius for the Cul-de-Sac ROW is proposed which includes 96 ft. of paving and 8 ft. ROW back of curb. A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes a variance for the Cul-de-Sac length. Based on the letter submitted by the engineer, the existing Cul-de-Sac length is 618 ft. in lieu of 600 ft. maximum Cul-de-Sac length. Planning and Zoning Commission recommended approval for the requested variances on May 7, 2024, and City Commission approved them on May 28, 2024. ROW: 20 ft. Paving: 16ft. As per Public Works Department, the subdivision is approved with Residential Trash Collection Subdivision Ordinance: Section 134-106 Front: Lots 1-23:10 ft. or greater for easements, whichever is greater applies. Lot 24 (proposing): 40 ft. or greater for approved site plan or easements Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-35. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on North Main Street, Auburn Avenue, and both sides of all interior streets, including the entry street. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Main Street and Auburn Avenue as applicable. Finalize the detention lot access requirement to finalize the plat note prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Main Street and Auburn Avenue. Finalize the

detention lot access requirement to finalize the plat note prior to final/recording. The applicant requested access to detention lot (Lot 24) via Auburn Avenue. As per Traffic Department, the access must be finalized prior to final/recording. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan 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. 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. Submit a draft HOA document prior to recording for staff review. 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/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing:C-3(General Business) District Proposed: R3-T(Townhouse residential) District A rezoning application (REZ2023-0039) to rezone the subject property to R-3T was approved by the City Commission on 08/28/2023. Zoning Ordinance: Article V Rezoning Needed before Final Approval A rezoning application (REZ2023-0039) to rezone the subject property to R-3T was approved by the City Commission on 08/28/2023. 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. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the latest plat submitted, a total of 24 lots proposed with 23 townhome lots and one detention lot. A park total fee of \$16,100 (\$700 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. As per Traffic Department, Trip Generation is approved and no TIA is required. Traffic Impact Analysis (TIA) is not required as per the Traffic Department. Labels shown on the adjacent property on the south side for a private detention area and easements seems to be incomplete. Review and revise as applicable prior to final/recording. Remove plat note #17 prior to final/recording as it seems it is already included in plat note #15. Legal description of all adjacent properties on all sides needed prior to recording. The detail ROW seems to be too small to show any details. Review and revise as applicable prior to final/recording. Use a bold line for the original subdivision boundary. Currently, the east boundary of the subdivision is not clear. Add label and document number for all existing easements and either a plat note or "dedicated by this plat" for easements dedicated by this plat, prior to final/recording. Clarify and label the dashed line on the north side of Auburn Ave. which ends in the middle of the road, prior to final/recording. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. A variance request (VAR2024-0022) was submitted by the engineer on 04/29/2024 which includes the following variances:

1. A variance for the interior ROW to provide 50 ft. ROW with 10 ft. Sidewalk and Utility Easement on both sides. If the request is approved, it is subject to 40 ft. of paving.
2. A variance for the Cul-de-Sac ROW. Based on the letter submitted by the engineer, 56 ft. radius for the Cul-de-Sac ROW is proposed which includes 96 ft. of paving and 8 ft. ROW back of curb.
3. A variance for the block length requirement. Based on the submitted letter, the existing

block length is 976.78 ft. in lieu of required 900 ft.

4. A variance for the Cul-de-Sac length. Based on the letter submitted by the engineer, the existing Cul-de-Sac length is 618 ft. in lieu of 600 ft. maximum Cul-de-Sac length. The Planning and Zoning Commission meeting of May 7, 2024, the subdivision was approved in revised preliminary form, subject to the conditions noted, drainage, and utilities approval. The board also recommended approval for the requested variances, and City Commission approved them on May 28, 2024.

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

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jose Saldana adjourned the meeting at 4:15 p.m. with Mr. Emilio Santos Jr. seconding the motion with four members present and voting.

Vice Chairperson Gabriel Kamel

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

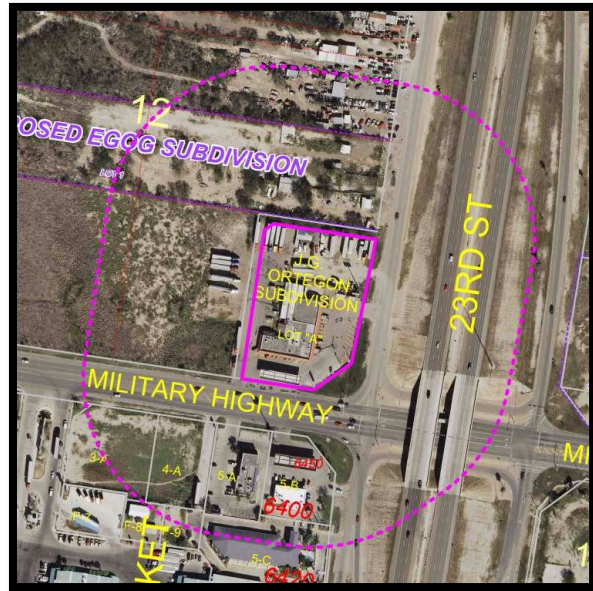
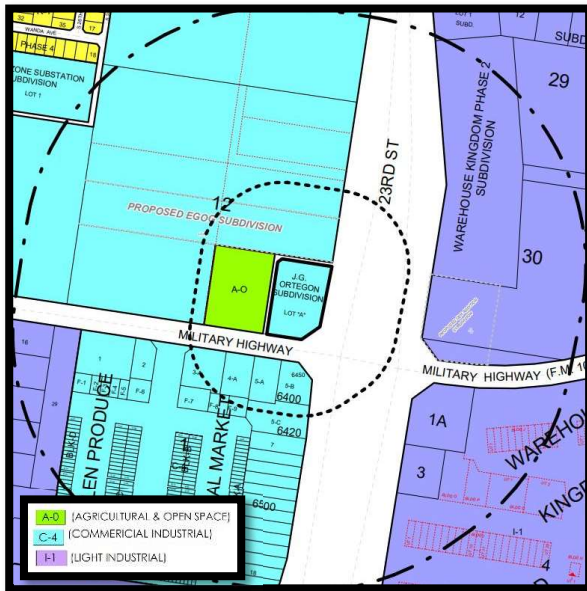
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 26, 2024

SUBJECT: 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. (CUP2024-0098)

BRIEF DESCRIPTION: 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.



HISTORY: 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 September 19, 2023.

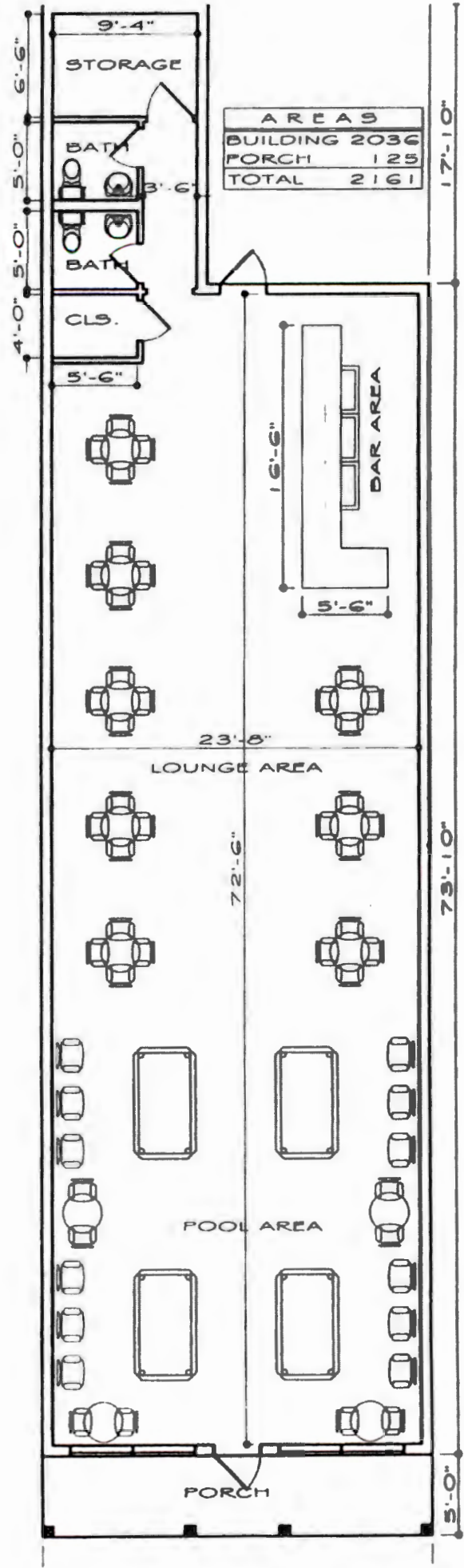
SUMMARY/ANALYSIS: The applicant is proposing to continue operating a billiard saloon (Desperado Saloon) from the existing lease space. The hours of operation will be from 5:00 P.M to 2:00 A.M Monday through Saturday.

The Health and Fire Department have inspected the establishment and allowed the CUP process to be continued. 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:

- 1) 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;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to South 23rd Street and Military Highway;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the establishment, 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.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The 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.

RECOMMENDATION: 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.

130



AREAS	
BUILDING 2036	
PORCH	125
TOTAL	2161

RECEIVED
 AUG 30 2023
 By: *CRISBY*

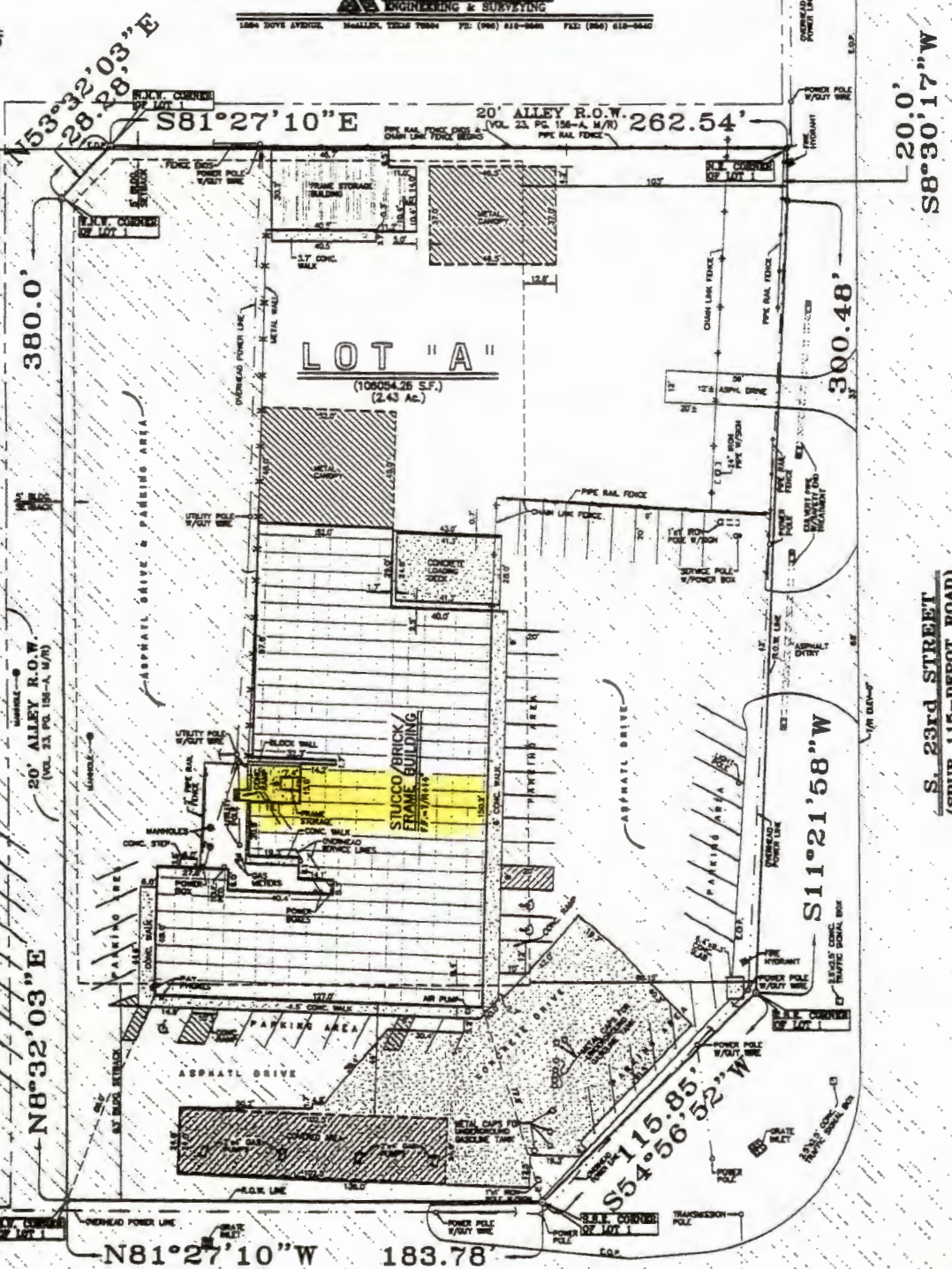
ART SALINAS

ENGINEERING & SURVEYING

1824 30TH AVENUE, MALLER, TEXAS 75084 P.O. (940) 410-8848 FAX: (940) 410-8842

LEGEND
 ● - DENOTES FOUND 1/2" ROD
 ○ - DENOTES SET 1/2" ROD
 ○ - DENOTES NO MONUMENT
 T/R - TOP OF ROAD ELEV.
 E.O.P. - EDGE OF PAVEMENT
 R.O.W. - RIGHT OF WAY

**LOT 12, BLOCK 4
 RIO BRAVO PLANTATION
 SUBDIVISION
 (VOL. 16, PG. 439, H.C.D.R.)**



LOT "A"
 (106054.26 S.F.)
 (2.43 AC.)

**STUCCO/BRICK
 FRAME BUILDING**

MILITARY HIGHWAY
 (F.M. 1016)
 (V. 74, P. 16, 5/8 & 17, P. 88, 10/70)

S. 23rd STREET
 (SPUR 116-DEPOT ROAD)
 (V. 74, P. 16, 5/8 & 17, P. 88, 10/70)



THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUNDS OF PROPERTY WHICH IS LOCATED AT 8324 S. 23RD STREET, IN MALLER, TEXAS, DESCRIBED AS FOLLOWS:

ALL OF LOT "A", AS OFFICIAL SUBDIVISION AN ADDITION TO THE CITY OF MALLER, HIDALGO COUNTY, TEXAS, AS SHOWN ON THE MAP RECORDED IN VOLUME 24 PAGE 156-A, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, BEGINNING TO WHICH IS HEREIN MADE FOR ALL PURPOSES.

AND ALL OF ONE PART OF ONE PART OF LAND PREVIOUSLY CONVEYED TO THE STATE OF TEXAS BY INSTRUMENT DATED FEBRUARY 24, 1964, RECORDED IN VOLUME 100, PAGE 354, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

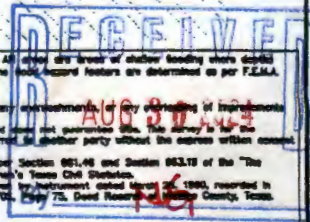
BY: *[Signature]*
 Art Salinas
 Registered Professional Land Surveyor No. 2802

COPYRIGHT 2007 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PREPARED BY PUBLIC OFFICIALS EMPLOYED FOR THE USE OF THE EMPLOYER. THESE INSTRUMENTS AND LOGS HAVE BEEN CREATED, EXPANDED OR IMPROVED TO COPY THIS INSTRUMENT.

FLOOD ZONE DESIGNATION: The property shown herein lies in Zone AH, Zone A, Zone AE, Zone AO, Zone A1, Zone A2, Zone A3, Zone A4, Zone A5, Zone A6, Zone A7, Zone A8, Zone A9, Zone A10, Zone A11, Zone A12, Zone A13, Zone A14, Zone A15, Zone A16, Zone A17, Zone A18, Zone A19, Zone A20, Zone A21, Zone A22, Zone A23, Zone A24, Zone A25, Zone A26, Zone A27, Zone A28, Zone A29, Zone A30, Zone A31, Zone A32, Zone A33, Zone A34, Zone A35, Zone A36, Zone A37, Zone A38, Zone A39, Zone A40, Zone A41, Zone A42, Zone A43, Zone A44, Zone A45, Zone A46, Zone A47, Zone A48, Zone A49, Zone A50, Zone A51, Zone A52, Zone A53, Zone A54, Zone A55, Zone A56, Zone A57, Zone A58, Zone A59, Zone A60, Zone A61, Zone A62, Zone A63, Zone A64, Zone A65, Zone A66, Zone A67, Zone A68, Zone A69, Zone A70, Zone A71, Zone A72, Zone A73, Zone A74, Zone A75, Zone A76, Zone A77, Zone A78, Zone A79, Zone A80, Zone A81, Zone A82, Zone A83, Zone A84, Zone A85, Zone A86, Zone A87, Zone A88, Zone A89, Zone A90, Zone A91, Zone A92, Zone A93, Zone A94, Zone A95, Zone A96, Zone A97, Zone A98, Zone A99, Zone A100.

PLAT NOTES:

- There are no discrepancies, conflict or shortages in area or boundary lines, or encroachments, or any existing or improvements except as shown or noted herein.
- This survey plat is prepared in connection with Title Policy G.P. # 104824 and does not guarantee title. The survey is for the exclusive use of the client named herein and may not be copied or transferred to another party without the express written consent of the surveyor.
- This survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.13 of the "The Professional Land Surveying Practices Act" enacted under Article 5225a, Vernon's Texas Civil Statutes.
- Right of way easement in favor of Central Power and Light Company as shown by instrument dated March 24, 1960, recorded in Volume 677, Page 327 and dated November 5, 1962, recorded in Volume 170, Page 75, Deed Record of Hidalgo County, Texas.
- Subject to any of, gas and mineral leases of record.
- Bearing Book: "H.C. OREGON SUBDIVISION"
- RECORDED: 441 INVESTMENT GROUP, L.P.



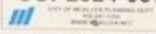
DESPERADO SALOON

6328





NOTICE
BAR
FOR
THIS PROPERTY
CUP2024-0098



CITY OF WESTLAND, MICHIGAN
10000 WESTLAND AVENUE
WESTLAND, MI 48186
WWW.CITYOFWESTLAND.MI

Memo

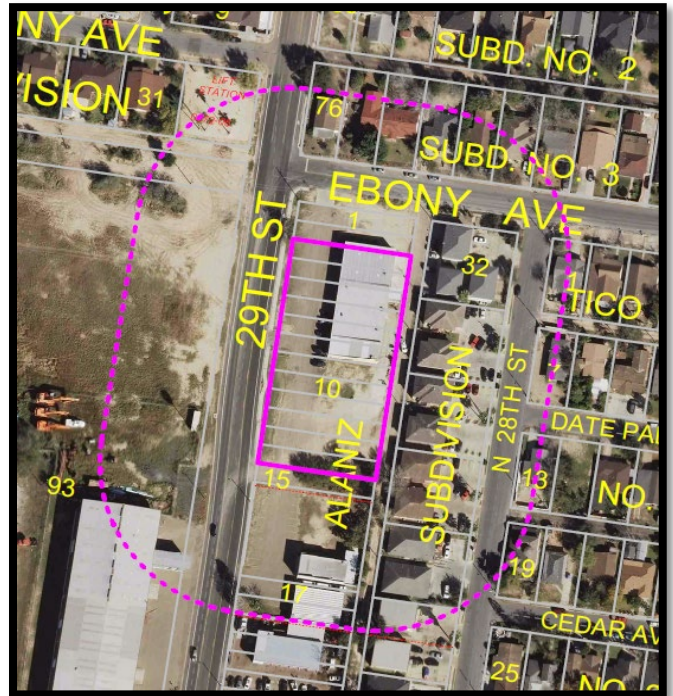
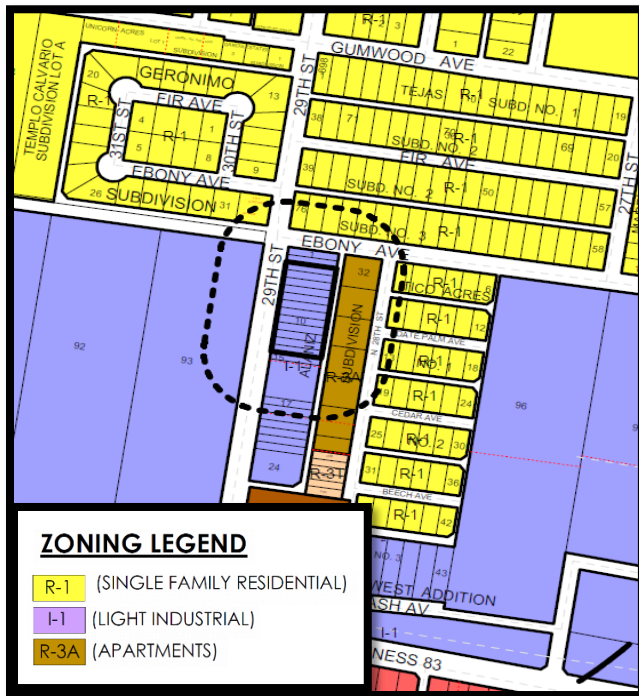
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 26, 2024

SUBJECT: Request of Rafael Alaniz, for a Conditional Use Permit, for one year, for a portable food concession stand, at Lots 3 thru 8 & 9 - 14, Alaniz Subdivision, Hidalgo County, Texas; 412 North 29th Street. (CUP2024-0101)

BRIEF DESCRIPTION: The property is located on the Southeast corner side of North 29th Street and Ebony Avenue, the property is zoned I-1 (Light Industrial) District. The adjacent zoning to the east is R-3A (Multifamily Apartments) District, R-1(Single Family Residential) District to the North and I-1(Light Industrial) District in all other directions. A portable food concession stand is allowed in a I-1 (Light Industrial) District with a Conditional Use Permit and in compliance with requirements.



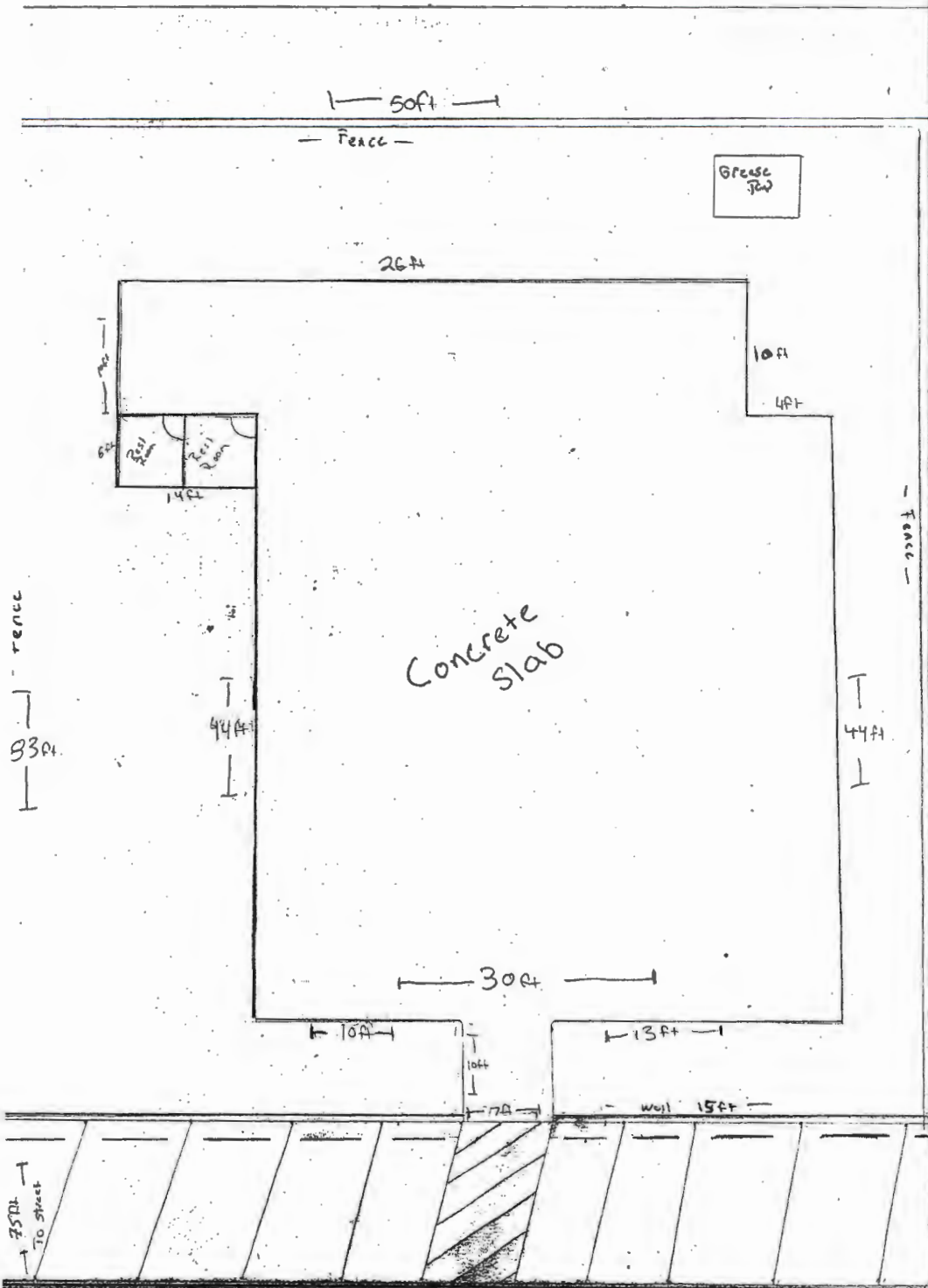
HISTORY: A previous request for Portable Food Concession Stand was made for this property on September 7, 2021(CUP2021-0104). Conditional Use Permit was approved with an expiration date on September 07, 2022. No further application was made for the same use until Sept 09, 2024.

REQUEST/ANALYSIS: The applicant is proposing to operate a food concession stand under an aluminum roof measuring 1,320 sq. ft. placing a portable food truck measuring 152 sq. ft., under the name Taqueria El Sancho. The proposed hours of operation are Monday Through Sunday 5:00PM through 12:00 AM. The required parking for the portable establishment is 16 parking spaces. There are 72 existing parking spaces as per the site plan. No time conflict with any other businesses on premises. The Fire Department inspections is pending; Health Department has completed their inspection and found no violations. The portable building must also meet the requirements set forth in Section 138-118(9) of the zoning Ordinance as follows

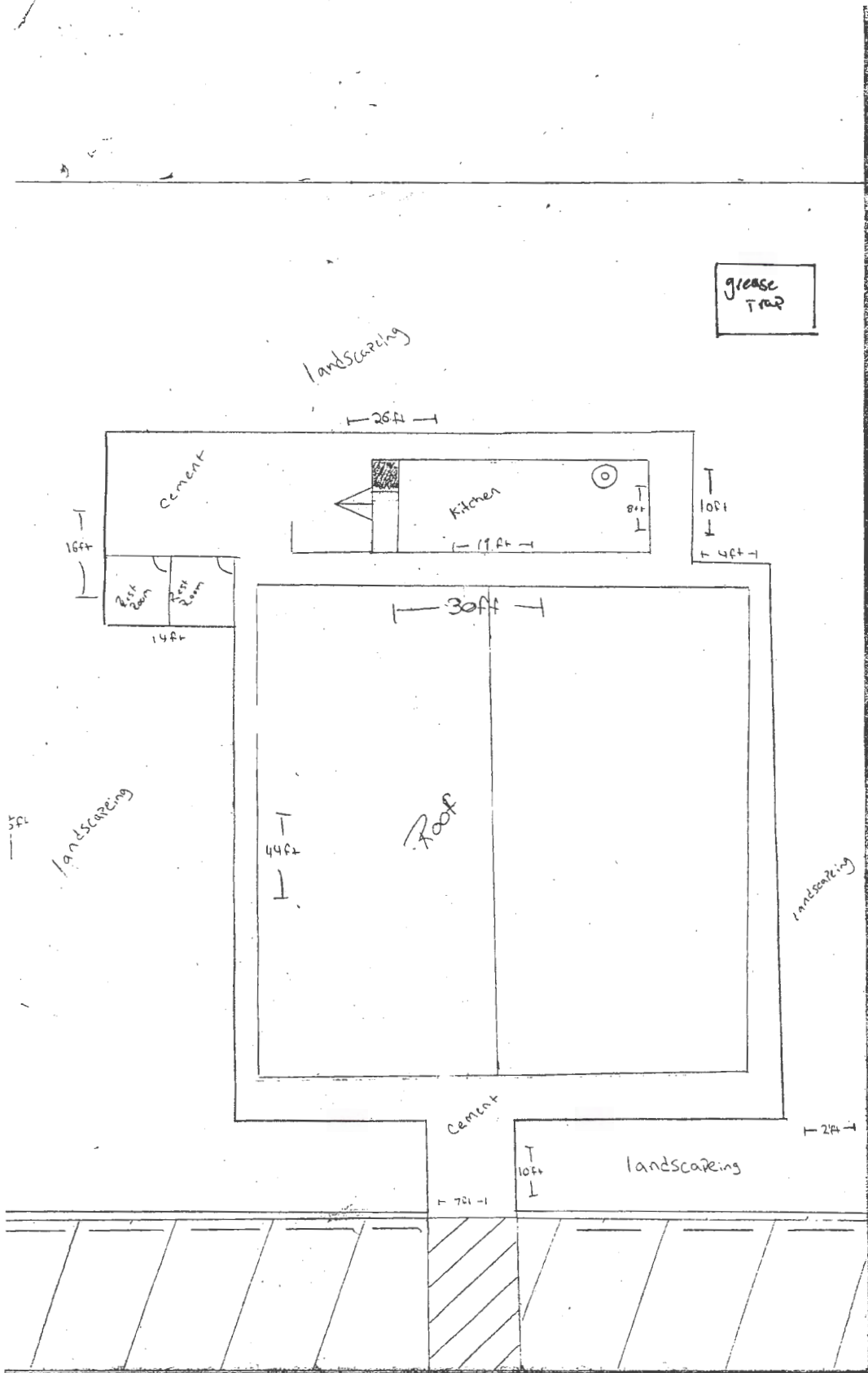
- a) The proposed use shall not be located in a residentially zoned area. Alaniz Subdivision is zoned I-1
- b) Stand must be inspected by building inspection department and meet applicable building codes.
- c) Must have paved off-street parking available over and above what is required for the business to which it is adjacent; 16 parking spaces are required, there are 67 existing parking spaces, Section 138-400 of the Zoning Ordinance, Parking lot must be properly striped and free of potholes;
- d) Portable building must be anchored to the ground properly;
- e) Must meet setback requirements if the zoning district in which it is located;
- f) Water and sewer facilities shall be required to the tract and may be required to the proposed used.

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

RECOMMENDATION: Staff recommended approval of the request, for one year, subject to compliance with requirements in Section 138-118(9) & Section 138-400 of the Zoning Ordinance, Building Departments, Health and Fire Department requirements.

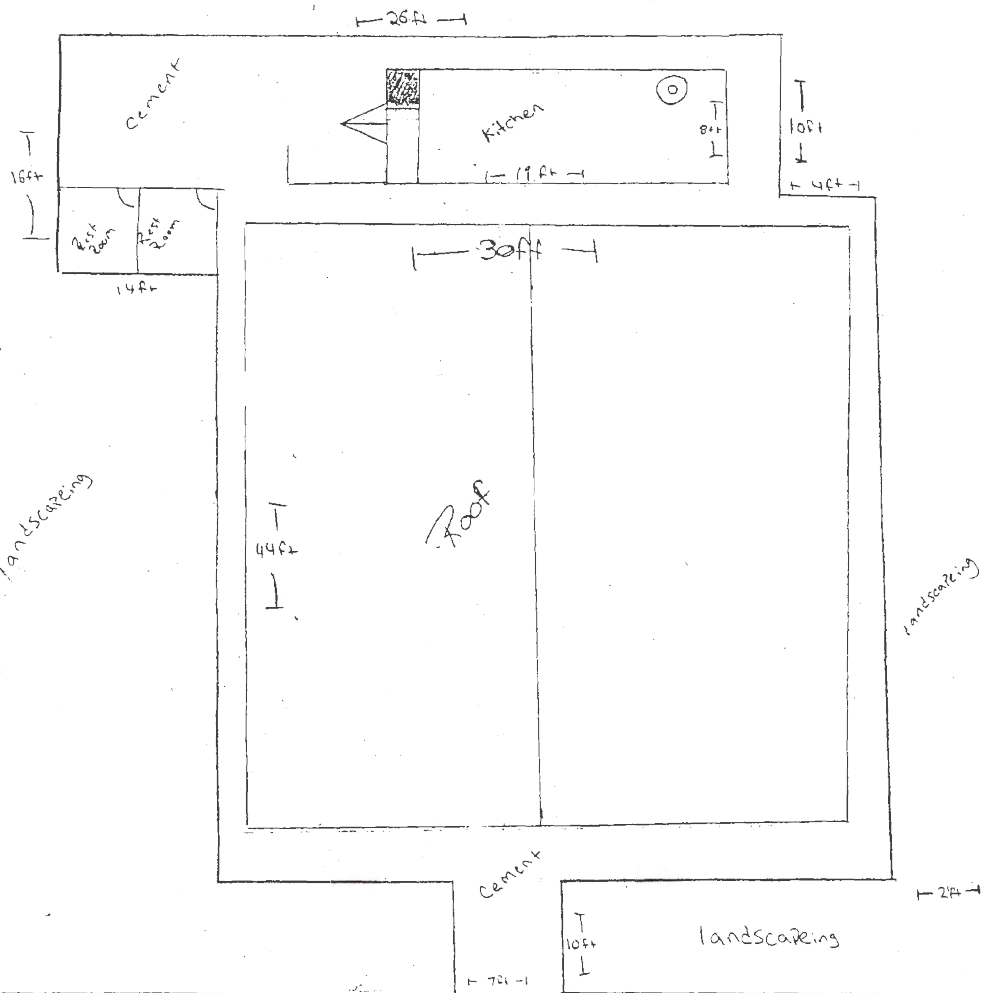


RECEIVED
 SEP 09 2024
 By N6



grease
trap

landscaping



16ft

Bath
2.5ft x 2.5ft

14ft

35ft

Kitchen

17ft

8ft

10ft

4ft

30ft

44ft

Roof

landscaping

Cement

2ft

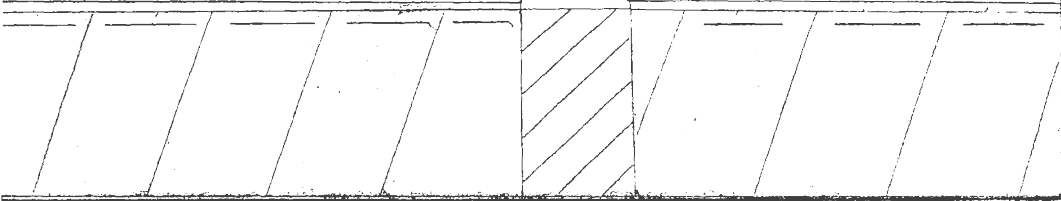
landscaping

70ft

10ft

3ft

landscaping





NOTICE
PORTABLE
FOOD
FOR
THIS PROPERTY
CUP2024-0101

 CITY OF DALLAS PLANNING DEPT.
1500 MARSHALL AVENUE
DALLAS, TEXAS 75201
www.dallas.gov



TACO'S
PAPA ASADA





Memo

TO: Planning and Zoning Commission

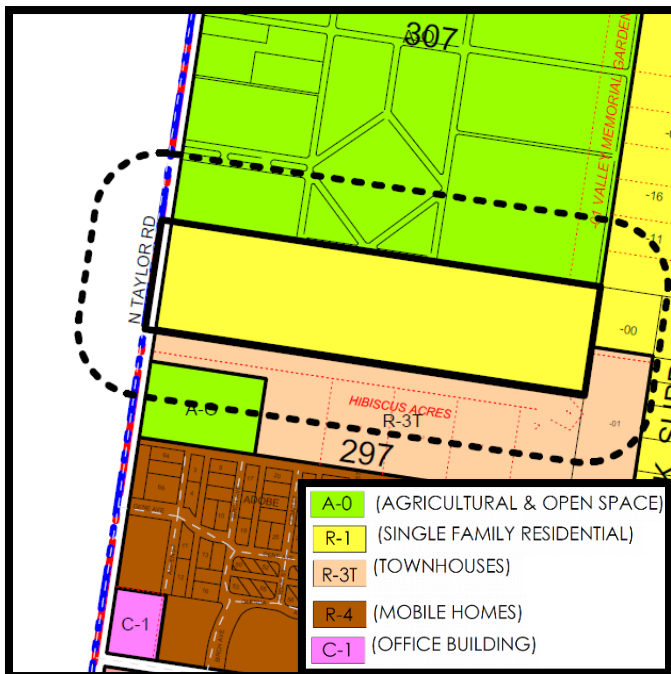
FROM: Planning Staff

DATE: September 26, 2024

SUBJECT: Rezone from R-1 (Single Family Residential) District to R-3A (Multifamily Residential Apartments) District: The North 10 acre tract, out of Lot No. 297, John H. Shary Subdivision Porciones 58, 59 8, 60, Hidalgo County, Texas; 3320 North Taylor Road. (REZ2024-0049)

LOCATION: The property is located along the east side of North Taylor Road, approximately 988 feet north of Daffodil Avenue. The tract is comprised of 10 acres.

PROPOSAL: The applicant is proposing to rezone the property R-3A (multifamily residential apartments) District in order to combine the tract of land with the tract adjacent to the south for a proposed multifamily apartment subdivision. A feasibility plan has not been submitted, however a preliminary layout of the proposed subdivision has been provided.



ADJACENT ZONING: The adjacent properties of the subject property are zoned A-0 (agricultural and open space) District to the north, R-3T (multifamily residential townhouses) District to the south and R-1 District to the east.

LAND USE: The property is currently vacant land. Surrounding land uses include agricultural, mobile homes, single-family dwellings and vacant.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Duplex, Townhomes, Triplex/Quadplex, small multifamily, and mixed-use neighborhood scale retail are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

DEVELOPMENT TRENDS: The development trend along North Taylor Road is mixed uses such as agricultural, single family and multifamily residential and commercial.

ANALYSIS: The requested zoning does not conform with the Future Land Use Plan designation. However, the requested zoning aligns with the existing multifamily developments in that area.

The proposed development area would have 10 acres (435,600 square feet). Based on the maximum density per gross acres in the R-3A District: 436-one-bedroom units, 348-two-bedroom units, and 290-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. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Required parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat. Should the subject property be zoned to R-3A District, site plan review may be required.

Staff did receive a phone call in opposition to the rezoning request regarding potential criminal activity that may be brought on by new apartment residents.

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

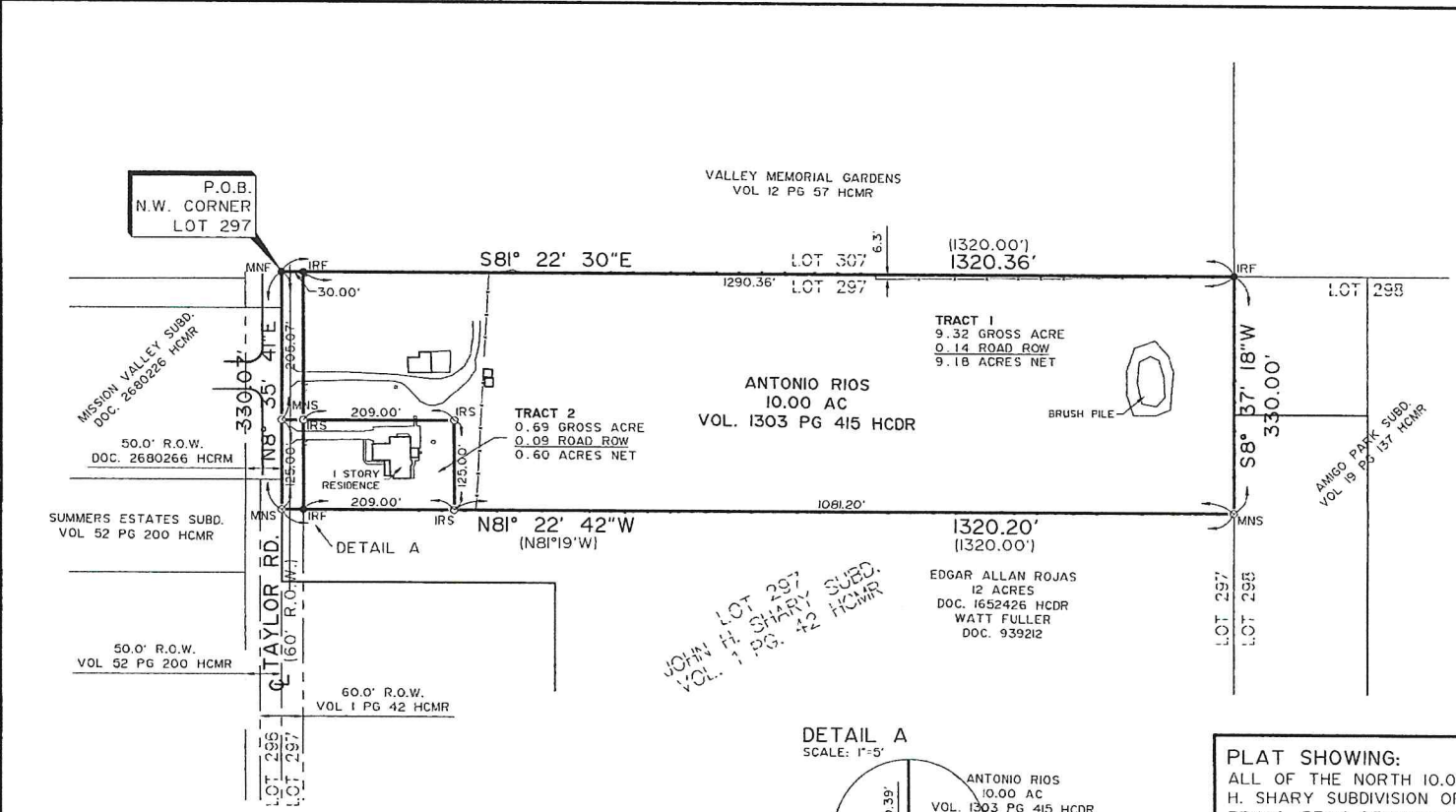
SURVEY WAS PREPARED FOR:
IRMA & JULIO RIOS IND EXC
PROPERTY ADDRESS:
3320 N TAYLOR RD, McALLEN, TX

JOB NO. 22-162r1	PAGE 1 OF 3
Field Work By: JAG	Date: 4/9/22
Drawn By: JAG	Date: 4/19/22



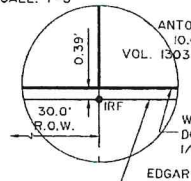
0 200
Scale 1" = 200'

BEARINGS ON THIS SURVEY
ARE BASED ON THE TEXAS
STATE PLANE COORDINATE
SYSTEM (NAD83 FIPS 4205)
TEXAS SOUTH ZONE, U.S.
FEET.



JOHN H. SHARY SUBD.
VOL. 1 PG. 42 HCMR

DETAIL A
SCALE: 1"=5'



ANTONIO RIOS
10.00 AC
VOL. 1303 PG 415 HCDR

WATT FULLER
DOC. 939212
1/15/2001

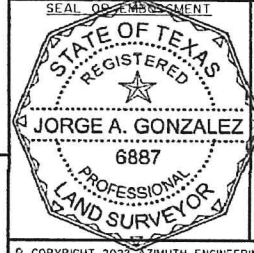
EDGAR ALLAN ROJAS
DOC. 1652426 HCDR
8/11/2006

LEGEND
IRS = IRON ROD SET
IRF = IRON ROD FOUND
MNS = MAG NAIL SET
MNF = MAG NAIL FOUND
(DEED RECORD)

NOTES:

1. THIS PROPERTY FALLS IN FLOOD ZONE "C", FLOOD INSURANCE RATE MAP PANEL NO. 480334 0400 C MAP DATED NOV. 16, 1982.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THIS SURVEY MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
4. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF UNITED IRRIGATION DISTRICT. PER UNITED IRR. DISTRICT, BLANKET EASEMENT RESERVATION WITHIN LOT 297 JHS, VOL. 1 PG 17.
5. PROPERTY MIGHT BE SUBJECT TO CITY COUNTY OR STATE SUBDIVISION REGULATIONS

PLAT SHOWING:
ALL OF THE NORTH 10.01 ACRES (N 10 AC) OF LOT NO. 297 OF THE JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59 & 60, HIDALGO COUNTY, TEXAS, BEING DESIGNATED IN THE AMENDED MAP OF SAID SUBDIVISION IN VOLUME I, PAGES 42-43, MAP RECORDS, HIDALGO COUNTY, TEXAS;



I, JORGE A. GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AS DATED BELOW, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" AND THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN

SIGNATURE: *JAG* DATE: 4/28/2022

© COPYRIGHT 2022 AZIMUTH ENGINEERING AND SURVEYING, LLC. THIS SURVEY IS BEING PROVIDED, SOLELY, TO THE ABOVE NAMED PARTIES AND NO LICENSE IS BEING CREATED, EXPRESSED OR IMPLIED, TO TRANSFER OR COPY THIS SURVEY FOR USE IN ANY OTHER FUTURE TRANSACTION OR EXCHANGE OF THE PROPERTY SURVEYED.

AUG 27 2024

AW

STANDARD ACREAGE SURVEY OF:

FIELD NOTE DESCRIPTION OF 10.00 ACRE TRACT OF LAND IN HIDALGO COUNTY, TEXAS

ALL OF THE NORTH 10.00 ACRES OF LOT NO. 297 OF THE JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59 & 60, HIDALGO COUNTY, TEXAS, BEING DESIGNATED IN THE AMENDED MAP OF SAID SUBDIVISION IN VOLUME I, PAGES 42-43, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION FOR SURVEY:

TRACT 1 - A 9.32 ACRE TRACT OF LAND OUT OF THE NORTH 10.00 ACRES OF LOT NO. 297 OF THE JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59 & 60, HIDALGO COUNTY, TEXAS, BEING DESIGNATED IN THE AMENDED MAP OF SAID SUBDIVISION IN VOLUME I, PAGES 42-43, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 9.32 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND ON THE WEST LINE OF SAID LOT 297, JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59 & 60, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME I, PAGES 42-43, SAID NAIL BEING IN TAYLOR ROAD, BEING THE NORTHWEST CORNER OF LOT 297, AND THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE NORTH LINE OF LOT 297, SOUTH 8°22'30" EAST, PASS AT 30.00 FEET A 1/2 INCH IRON ROD FOUND FOR THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD, A TOTAL DISTANCE OF 1320.36 FEET (DEED CALL 1320.0) TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE EAST LINE OF LOT 297, SOUTH 8°37'18" WEST, A DISTANCE OF 330.00 FEET TO A MAG NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE NORTH LINE OF EDGAR ALLAN ROJAS TRACT AS DESCRIBED IN THE ORIGINAL TRANSFER TO WATT FULLER, DOCUMENT NO. 939212, DEED RECORDS, HIDALGO COUNTY, NORTH 8°22'42" WEST (DEED CALL S81°19'E), A DISTANCE OF 1081.20 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED RPLS 6887, FOR THE COMMON CORNER FOR TRACT 1 AND TRACT 2 HEREOF FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE COMMON LINE BETWEEN TRACT 1 AND TRACT 2, NORTH 8°35'41" EAST, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED RPLS 6887 FOR AN INTERIOR CORNER HEREOF;

THENCE, PARALLEL TO THE NORTH LINE OF SAID EDGAR ALLAN ROJAS TRACT, NORTH 8°22'42" WEST, PASS AT 209.00 FEET A 1/2 INCH IRON ROD SET WITH CAP STAMPED RPLS 6887 FOR THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD, A TOTAL DISTANCE OF 239.00 FEET TO A MAG NAIL SET, FOR THE WESTERNMOST SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE WEST LINE OF LOT 297, THE CENTERLINE OF TAYLOR ROAD, NORTH 8°35'41" EAST, A DISTANCE OF 205.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.32 ACRES OF LAND, MORE OR LESS, OF WHICH 0.14 ACRE LIES IN 60 FOOT TAYLOR ROAD RIGHT OF WAY.

TRACT 2 - A 0.69 ACRE TRACT OF LAND OUT OF THE NORTH 10.00 ACRES OF LOT NO. 297 OF THE JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59 & 60, HIDALGO COUNTY, TEXAS, BEING DESIGNATED IN THE AMENDED MAP OF SAID SUBDIVISION IN VOLUME I, PAGES 42-43, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 0.69 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MAG NAIL SET, ON THE WEST LINE OF SAID LOT 297, JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59 & 60, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME I, PAGES 42-43, SAID NAIL BEING IN TAYLOR ROAD, AND BEARS SOUTH 8°35'41" WEST, 205.07 FEET FROM A MAG NAIL FOUND ON THE NORTHWEST CORNER OF SAID LOT 297;

THENCE, WITH THE COMMON LINE BETWEEN TRACT 1 AND TRACT 2, AND PARALLEL TO THE NORTH LINE OF SAID EDGAR ALLAN ROJAS TRACT, SOUTH 8°22'42" EAST, PASS AT 30 FEET A 1/2 INCH IRON ROD SET WITH CAP STAMPED RPLS 6887 FOR THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD, A TOTAL DISTANCE OF 239.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED RPLS 6887 FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE COMMON LINE BETWEEN TRACT 1 AND TRACT 2, SOUTH 8°35'41" WEST, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD SET WITH CAP STAMPED RPLS 6887, FOR THE SOUTHEAST OF CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE SAID NORTH LINE OF EDGAR ALLAN ROJAS TRACT AS DESCRIBED IN THE ORIGINAL TRANSFER TO WATT FULLER, DOCUMENT NO. 939212, NORTH 8°22'42" WEST (DEED CALL S81°19'E), WHENCE A FOUND AT 209.00 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED MELDEN & HUNT BEARS S 8°35'41" W, 0.39 FEET, FOR THE EAST RIGHT OF WAY LINE OF TAYLOR ROAD, A TOTAL DISTANCE OF 239.00 FEET TO A MAG NAIL SET, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, WITH THE WEST LINE OF LOT 297, THE CENTERLINE OF TAYLOR ROAD, NORTH 8°35'41" EAST, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.69 ACRES OF LAND, MORE OR LESS, OF WHICH 0.09 ACRE LIES IN 60 FOOT TAYLOR ROAD RIGHT OF WAY.

PLAT SHOWING:

ALL OF THE NORTH 10.01 ACRES (IN 10 AC) OF LOT NO. 297 OF THE JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59 & 60, HIDALGO COUNTY, TEXAS, BEING DESIGNATED IN THE AMENDED MAP OF SAID SUBDIVISION IN VOLUME I, PAGES 42-43, MAP RECORDS, HIDALGO COUNTY, TEXAS;


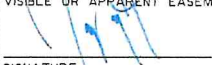

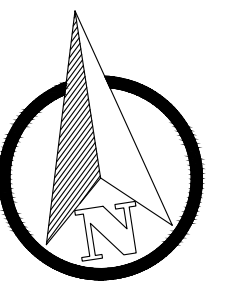
	<p>I, JORGE A. GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON AS DATED BELOW, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" AND THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN</p> <p style="text-align: right;">  SIGNATURE 4/28/2022 DATE </p>	
<p>956-270-8476 Phone TBPE Eng Firm No 22720 TBPE Survey Firm No. 10194507</p>		<p>SURVEY WAS PREPARED FOR: IRMA & JULIO RIOS IND EXC PROPERTY ADDRESS: 3320 N TAYLOR RD, McALLEN, TX</p>
<p>© COPYRIGHT 2022 AZIMUTH ENGINEERING AND SURVEYING, LLC. THIS SURVEY IS BEING PROVIDED, SOLELY, TO THE ABOVE NAMED PARTIES AND NO LICENSE IS BEING CREATED, EXPRESSED OR IMPLIED, TO TRANSFER OR COPY THIS SURVEY FOR USE IN ANY OTHER FUTURE TRANSACTION OR EXCHANGE OF THE PROPERTY SURVEYED.</p>		<p>JOB NO. 22-162r1 PAGE 3 OF 3 Field Work By: JAG Date: 4/9/22 Drawn By: JAG Date: 4/19/22</p>

EXHIBIT SHOWING:

PRELIMINARY LAYOUT FOR PROPOSED 59 LOT RESIDENTIAL SUBDIVISION
 BEING A 19.919 ACRES OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION,
 HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17,
 MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

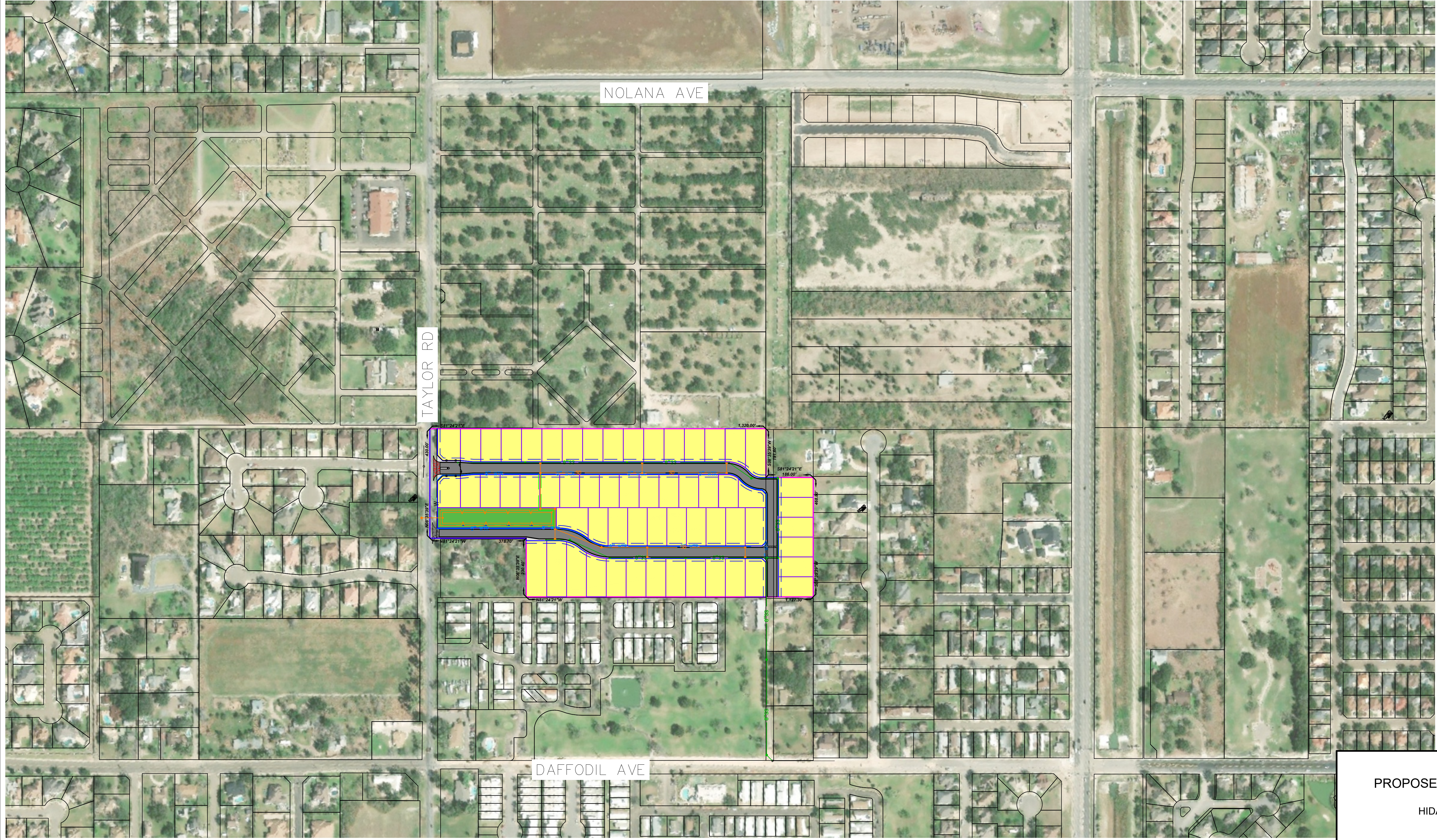


GRAPHIC SCALE IN FEET:
 1"=60' (FULL SIZE-22"x34")
 1"=120' (HALF SIZE-11"x17")

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

PROPOSED LEGEND

- PROPOSED RESIDENTIAL LOT
- PROPOSED ROW
- PROPOSED EASEMENT
- PROPOSED LOT LINE



PROPOSED GUERRA SUBDIVISION
 CITY OF McALLEN
 HIDALGO COUNTY, TEXAS

SHEET NAME:



GENERAL	
PROJ. NO.	PROP.2024
DATE:	09/6/2024
SCALE:	AS NOTED
DRAWN BY:	J.C.
SHEET NO.:	01

NOTES:

1. THIS MAP IS TO BE USED FOR EXHIBIT PURPOSES ONLY. IT IS NOT AN ACTUAL BOUNDARY SURVEY.
2. PROPOSED DEVELOPMENT AREAS & IMPROVEMENTS SHOWN HEREON ARE CONCEPTUAL FOR REVIEW PURPOSES.



Memo

TO: Planning and Zoning Commission

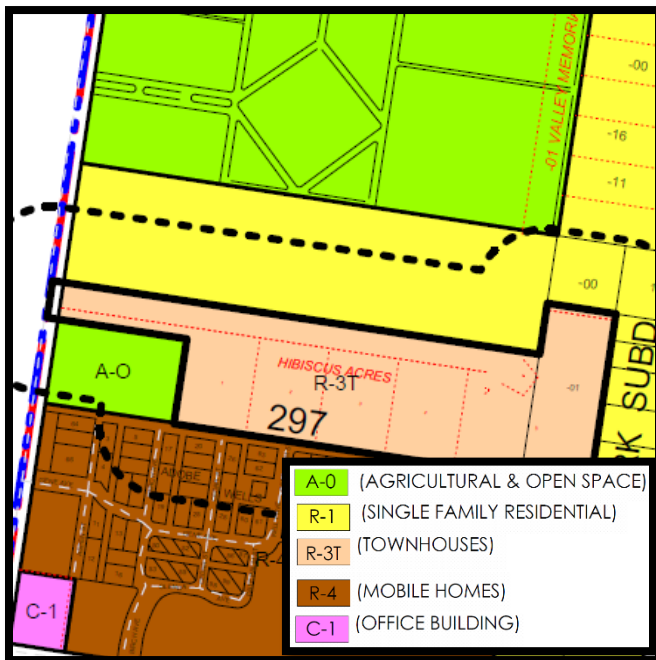
FROM: Planning Staff

DATE: September 26, 2024

SUBJECT: Rezone from R-3T (Multifamily Residential Townhouses) District to R-3A (Multifamily Residential Apartments) District: 9.985 Acres, out of Lots 297 and 298, John H. Shary Subdivision, Hidalgo County, Texas; 3224 North Taylor Road. (REZ2024-0050)

LOCATION: The property is located along the east side of North Taylor Road and approximately 885 feet north of Daffodil Avenue. The tract is comprised of 9.985 acres.

PROPOSAL: The applicant is proposing to rezone the property R-3A (multifamily residential apartments) District in order to combine the tract of land with the tract adjacent to the north for a proposed multifamily apartment subdivision. A feasibility plan has not been submitted, however a preliminary layout of the proposed subdivision has been provided.



ADJACENT ZONING: The adjacent properties are zoned R-4 (mobile homes) District to the south, A-O (agricultural and open space) District to the west and R-1 (single family residential) District to the north and east.

LAND USE: The property is currently vacant. Surrounding land uses include agricultural, mobile homes, single-family dwellings and vacant land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes the future land use for this property under Complete Communities. Duplex, Townhomes, Triplex/Quadplex, small multifamily, and mixed-use neighborhood scale retail are the most appropriate developments for this type of use. This includes diverse housing options and promotes walkability.

DEVELOPMENT TRENDS: The development trend along North Taylor Road is mixed uses such as agricultural, single family and multifamily residential and commercial.

ANALYSIS: The requested zoning does not conform with the Future Land Use Plan designation. However, the requested zoning aligns with the existing multifamily developments in that area.

The proposed development area would have 9.985 acres (435,946.6 square feet). Based on the maximum density per gross acres in the R-3A District: 436-one-bedroom units, 349-two-bedroom units, and 291-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. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single-family use or zone. Required parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat. Should the subject property be zoned to R-3A District, site plan review may be required.

Staff did receive a phone call in opposition to the rezoning request regarding potential criminal activity that may be brought on by new apartment residents.

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

December 30, 2022

**METES AND BOUNDS DESCRIPTION
9.985 ACRES BEING OUT OF LOT 297 AND LOT 298
JOHN H. SHARY SUBDIVISION
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

A tract of land containing 9.985 acres situated in the City of McAllen, Hidalgo County, Texas, being out of Lot 297 and Lot 298, John H. Shary Subdivision, according to the plat thereof recorded in Volume 1, Page 17, Hidalgo County Map Records, said 9.985 acres were conveyed to Edgar Allan Rojas and wife, Maria Ofelia Rojas, by virtue of a Warranty Deed with Vendor's Lien, recorded under Document Number 1652426, Hidalgo County Official Records, said 9.985 acres also being more particularly described as follows;

COMMENCING at the Northwest corner of said Lot 297, from which a No. 4 rebar found on the East right-of-way line of N. Taylor Road bears S 81° 23' 54" E a distance of 30.00 feet, and from which a No. 4 rebar found on the West right-of-way line of N. Taylor Road bears N 81° 23 54" W at a distance of 30.00 feet pass a No. 4 rebar found in line, continuing a total distance of 50.00 feet;

THENCE, S 08° 36' 06" W along the West line of said Lot 297 and within the existing right-of-way of N. Taylor Road, a distance of 330.40 feet to a Nail set for the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 81° 24' 57" E (S 81° 20' 03" E Deed Call) at a distance of 30.00 feet pass a No. 4 rebar set [from which a No. 4 rebar found bears S 55° 26 25" E a distance of 3.10 feet] on the Northwest corner of a Save & Except tract conveyed to the City of McAllen, by virtue of a Warranty Deed recorded under Document Number 946360, Hidalgo County Official Records, at a distance of 40.00 feet pass a No. 4 rebar set on the Northeast corner of said Save & Except tract and the existing East right-of-way line of N. Taylor Road, continuing a total distance of 1,320.00 feet to a No. 4 rebar set for an inside corner of this tract;
2. THENCE, N 08° 36' 06" E (N 08° 41' E Deed Call) along the East line of said Lot 297 and the West line of said Lot 298, a distance of 138.40 feet to a No. 4 rebar set for an outside corner of this tract;
3. THENCE, S 81° 23' 54" E (S 81° 19' E Deed Call) a distance of 186.00 feet to a No. 4 rebar set for the Northeast corner of this tract;
4. THENCE, S 08° 36' 06" W (S 08° 41' W Deed Call) a distance of 468.80 feet to a No. 4 rebar set for the Southeast corner of this tract;
5. THENCE, N 81° 23' 54" W (N 81° 19' W Deed Call) at a distance of 186.00 feet pass the East line of said Lot 297 and the West line of said Lot 298, continuing a total distance of 1,127.30 feet to a No. 4 rebar set [from which a Nail found in post bears N 72° 53' 20' E a distance of 0.47 feet] for the Southwest corner of this tract;
6. THENCE, N 08° 36' 06" E (N 08° 41' E Deed Call) a distance of 230.00 feet to a No. 4 rebar set for an inside corner of this tract;
7. THENCE, N 81° 23' 54" W (N 81° 19' W Deed Call) at a distance of 338.70 feet pass a No. 4 rebar set on the Southeast corner of said Save & Except tract and the existing East right-of-way line of N. Taylor Road, at a distance of 348.70 feet pass a No. 4 rebar set on the Southwest corner of said Save & Except tract, continuing a total distance of 378.70 feet to a Nail set for an outside corner of this tract;
8. THENCE, N 08° 36' 06" E (N 08° 41' E Deed Call) along the West line of said Lot 297 and within the existing right-of-way of N. Taylor Road, a distance of 100.00 feet to the POINT OF BEGINNING and containing 10.008 acres, of which 0.023 of one acre lies within the Save & Except tract, leaving a Gross of 9.985 acres, of which 0.069 of one acre lies within the existing right-of-way of N. Taylor Road, leaving a Net of 9.916 acres of land, more or less.

SAVE & EXCEPT:

A tract of land containing 0.023 of one acre situated in the City of McAllen, Hidalgo County, Texas, being a part or portion out of Lot 297, John H. Shary Subdivision, according to the plat thereof

AUG 27 2024

BY: CW

recorded in Volume 1, Page 17, Hidalgo County Map Records, said 0.023 of one acre were conveyed to the City of McAllen, by virtue of a Warranty Deed recorded under Document Number 946360, Hidalgo County Official Records, said 0.023 of one acre being more particularly described as follows;

COMMENCING at the Northwest corner of said Lot 297;

THENCE, S 08° 36' 06" W along the West line of said Lot 297 and within the existing right-of-way N. Taylor Road, a distance of 330.40 feet;

THENCE, S 81° 24' 57" E a distance of 30.00 feet pass a No. 4 rebar set [from which a No. 4 rebar found bears S 55° 26' 25" E a distance of 3.10 feet] for the Northwest corner and POINT OF BEGINNING of this herein described tract;

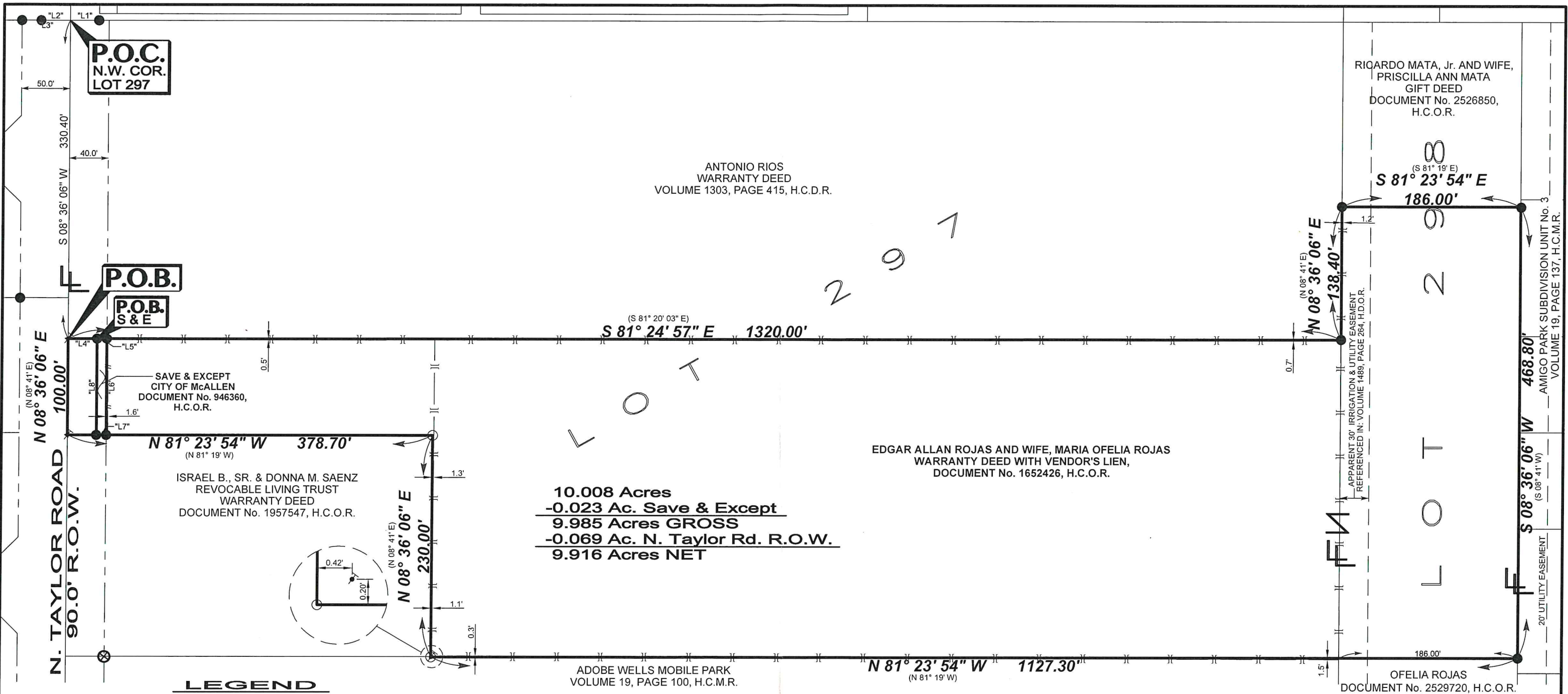
1. THENCE, S 81° 24' 57" E (S 81° 19' Deed Call) a distance of 10.00 feet to a No. 4 rebar set for the Northeast corner of this tract;
2. THENCE, S 08° 36' 06" W (S 08° 41' W Deed Call) along the existing East right-of-way line of N. Taylor Road, a distance of 100.01 feet (100.0 feet Deed Call) to a No. 4 rebar set for the Southeast corner of this tract;
3. THENCE, N 81° 23' 54" W (N 81° 19' W Deed Call) a distance of 10.00 feet to a No. 4 rebar set for the Southwest corner of this tract;
4. THENCE, N 08° 36' 06" E (N 08° 41' E Deed Call) a distance of 100.01 feet (100.0 feet Deed Call) to the POINT OF BEGINNING and containing 0.023 of once acre of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 12/30/2022 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

08/27/2024
DATE:





LEGEND

- FOUND No.4 REBAR
- ✦ FOUND PK NAIL IN POST
- ⊗ FOUND No.5 REBAR
- ✧ FOUND NAIL
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- //—//— WOOD FENCE
- ||—||— HOG WIRE FENCE
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- Ac. - OF ONE ACRE
- S & E - SAVE & EXCEPT
- () - RECORDED DEED CALLS
- └┐ - LOT LINE
- Σ - SAME OWNER

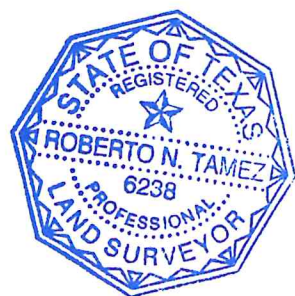
FLOOD ZONE

ZONE "C"
 AREAS OF MINIMAL FLOODING.

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

Line #	Direction	Length
"L1"	S 81° 23' 54" E	30.00'
"L2"	N 81° 23' 54" W	30.00'
"L3"	N 81° 23' 54" W	50.00'
"L4"	S 81° 24' 57" E	30.00'
"L5"	S 81° 24' 57" E (S 81° 19' E)	10.00'
"L6"	S 08° 36' 06" W (S 08° 41' W)	100.01' (100.0')
"L7"	N 81° 23' 54" W (N 81° 19' W)	10.00'
"L8"	N 08° 36' 06" E (N 08° 41' E)	100.01' (100.0')


**PLAT SHOWING
 9.985 ACRES BEING OUT OF LOT 297 AND LOT 298
 JOHN H. SHARY SUBDIVISION
 VOLUME 1, PAGE 17, H.C.M.R.
 CITY OF McALLEN,
 HIDALGO COUNTY, TEXAS**



I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 12/30/2022 UNDER MY DIRECTION AND SUPERVISION.

Roberto N. Tamez
 ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 08/27/2024

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



MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

AUG 27 2024

cu

PAGE 3 OF 3
 REV DATE: 08/27/2024
 DATE: 11/23/2021
 JOB No. 24734.00
 FILE NAME: 24734
 DRAWN BY: Y.B.J.R.C.

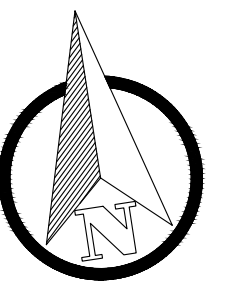
115 W. McINTYRE
 EDINBURG, TX 78541
 PH: (956) 381-0981
 FAX: (956) 381-1839
 ESTABLISHED 1947
 www.meldenandhunt.com

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EXHIBIT SHOWING:

PRELIMINARY LAYOUT FOR PROPOSED 59 LOT RESIDENTIAL SUBDIVISION
 BEING A 19.919 ACRES OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION,
 HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 17,
 MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

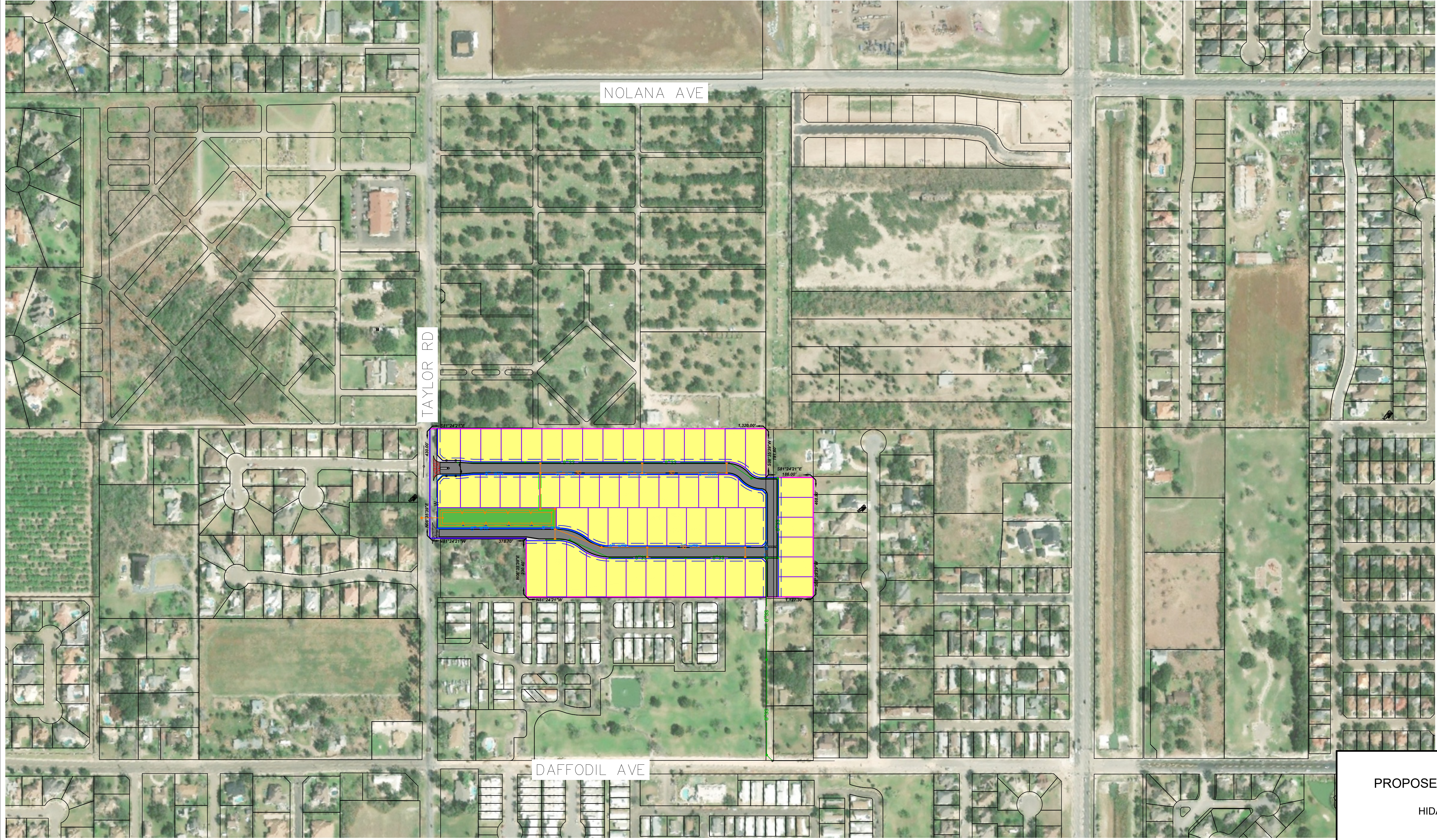


GRAPHIC SCALE IN FEET:
 1"=60' (FULL SIZE-22"x34")
 1"=120' (HALF SIZE-11"x17")

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

PROPOSED LEGEND

- PROPOSED RESIDENTIAL LOT
- PROPOSED ROW
- PROPOSED EASEMENT
- PROPOSED LOT LINE



PROPOSED GUERRA SUBDIVISION
 CITY OF McALLEN
 HIDALGO COUNTY, TEXAS

SHEET NAME:		GENERAL	
	Carrizales Land Surveying, LLC	PROJ. NO.	PROP.2024
Texas Registered Surveying Firm TBPLS FIRM No:10194417 4807 Gondola Avenue, Edinburg, TX 78542 Office: 956-567-2167 www.cis.land		DATE:	09/6/2024
		SCALE:	AS NOTED
		DRAWN BY:	J.C.
		SHEET NO.:	01

NOTES:
 1. THIS MAP IS TO BE USED FOR EXHIBIT PURPOSES ONLY. IT IS NOT AN ACTUAL BOUNDARY SURVEY.
 2. PROPOSED DEVELOPMENT AREAS & IMPROVEMENTS SHOWN HEREON ARE CONCEPTUAL FOR REVIEW PURPOSES.






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>The Heights on Wisconsin Subdivision Phase 1</u>
	Legal Description <u>A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS</u>
	Location <u>SOUTH SIDE OF WISCONSIN RD APPROXIMATELY 0.25 MILES EAST OF 10TH STREET</u>
	City Address or Block Number <u>7601 N. 7th ST</u>
	Total No. of Lots <u>22</u> Total Dwelling Units <u>22</u> Gross Acres <u>1.917</u> Net Acres <u>1.917</u>
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres)/ <input checked="" type="checkbox"/> Residential (<u>22</u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>
	Existing Land Use <u>OPEN LAND</u> Proposed Land Use <u>TOWNHOUSES</u>
	Irrigation District # <u>NO. 3</u> Water CCN: <input checked="" type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>
Agricultural Exemption: <input type="checkbox"/> Yes/ <input type="checkbox"/> No Parcel # <u> </u>	
Estimated Rollback Tax Due <u> </u> Tax Dept. Review <u> </u>	
Owner	Name <u>DK3 INVESTMENT GROUP LLC</u> Phone <u>956-497-3962</u>
	Address <u>702 W. EXPRESSWAY 83</u> E-mail <u>sonia@reynacompanies.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>
Developer	Name <u>DK3 INVESTMENT GROUP LLC</u> Phone <u>956-497-3962</u>
	Address <u>702 W. EXPRESSWAY 83</u> E-mail <u>sonia@reynacompanies.com</u>
	City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>
	Contact Person <u>Sonia Flores</u>
Engineer	Name <u>S2 ENGINEERING PLLC</u> Phone <u>956-627-9671</u>
	Address <u>2020 E. GRIFFIN PKWY</u> E-mail <u>S2ENGINEERING.NS@GMAIL.COM</u>
	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78574</u>
	Contact Person <u>JOSE N. SALDIVAR P.E.</u>
Surveyor	Name <u>S2 ENGINEERING PLLC</u> Phone <u>956-627-9671</u>
	Address <u>2020 E. GRIFFIN PKWY</u> E-mail <u>S2ENGINEERING.SA@GMAIL.COM</u>
	City <u>MISSION</u> State <u>TEXAS</u> Zip <u>78574</u>

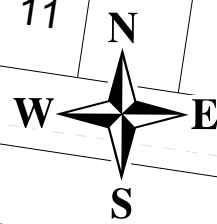
Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application	<p style="text-align: center;"><u>In Person Submittal Requirements</u></p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blue-line copies 2 Location Maps - 2 8 ½" by 11" copies/legible copies of plat with name & north arrow - 6 Folded blue-line prints of the proposed plat - 2 Warranty Deeds (identifying owner on application) - AutoCAD 2005 DWG file and PDF of plat - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation (if applicable) 	<p style="text-align: center;"><u>Email Submittal Requirements</u></p> <ul style="list-style-type: none"> - Application Fee: \$300 + \$25/lot for residential (excluding apartment complexes) or \$400 + \$200 (0-5 acres), \$400 + \$300 (5.01-10 acres), \$400 + \$400 (10 acres or greater) for commercial, industrial, or apartment complexes - Title Report - Sealed Survey - Location Map - Plat & Reduced Plat - Warranty Deed - DWG File - Letter of Authorization from the owner (if applicable) - Proof of authority of person signing application on behalf of partnership/corporation, if applicable <p><small>*Documents must be submitted in separate PDF files. <u>Each file must be less than 20 MB.</u> No scanned documents*</small></p> <p><small>*Submit documents to subdivisions@mcallen.net</small></p> <p style="text-align: center;">*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL*</p>
	<p>PLAT TO SHOW:</p> <ul style="list-style-type: none"> - Metes and bounds - Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts - Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines - North arrow, scale and vicinity map - Name & dimension of adjoining street ROWs (total width & width from centerline) <p><small>Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net</small></p>	
Owner(s) Signature(s)	<p>I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p style="text-align: center;">  7-2-24 </p> <p>Signature _____ Date _____</p> <p>Print Name <u>Jose N. Saldivar P.E.</u></p> <p>Owner <input type="checkbox"/> Authorized Agent <input checked="" type="checkbox"/></p> <p style="text-align: center; font-size: small;">The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion</p>	

MCALLEN MAIN DITCH

EMORY AVE

SUBDIVIS



LOCATION

TRENTON CROSSING SHOPPING CENTER PH 3

LOT 1

WISCONSIN RD

LOT 1

TRENTON CROSSING SHOPPING CENTER PH 2-C

7900

LOT 4

10

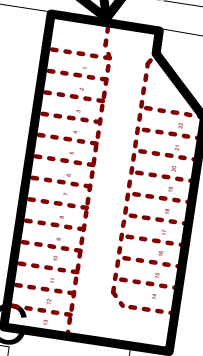
TRENTON CROSSING SHOPPING CENTER SUBDIVISION

LOT 1

8000

-18

MAIN DITCH



N 5TH ST

THE COLUMBIA

COLUMBIA

N 4TH ST

CORNELL

16

AUBURN AVE

PHASE 2

5TH CT

4TH ST

ARBOLEDAS

ZENAIDA AVE

5TH ST

PHASE I

4TH CT

YELLOWHAMMER

PROPOSED CANAL

PROPOSED BILBAO SUBD

WARBLER AV

SUBDIVISION PLAT OF: THE HEIGHTS ON WISCONSIN PHASE 1

TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS

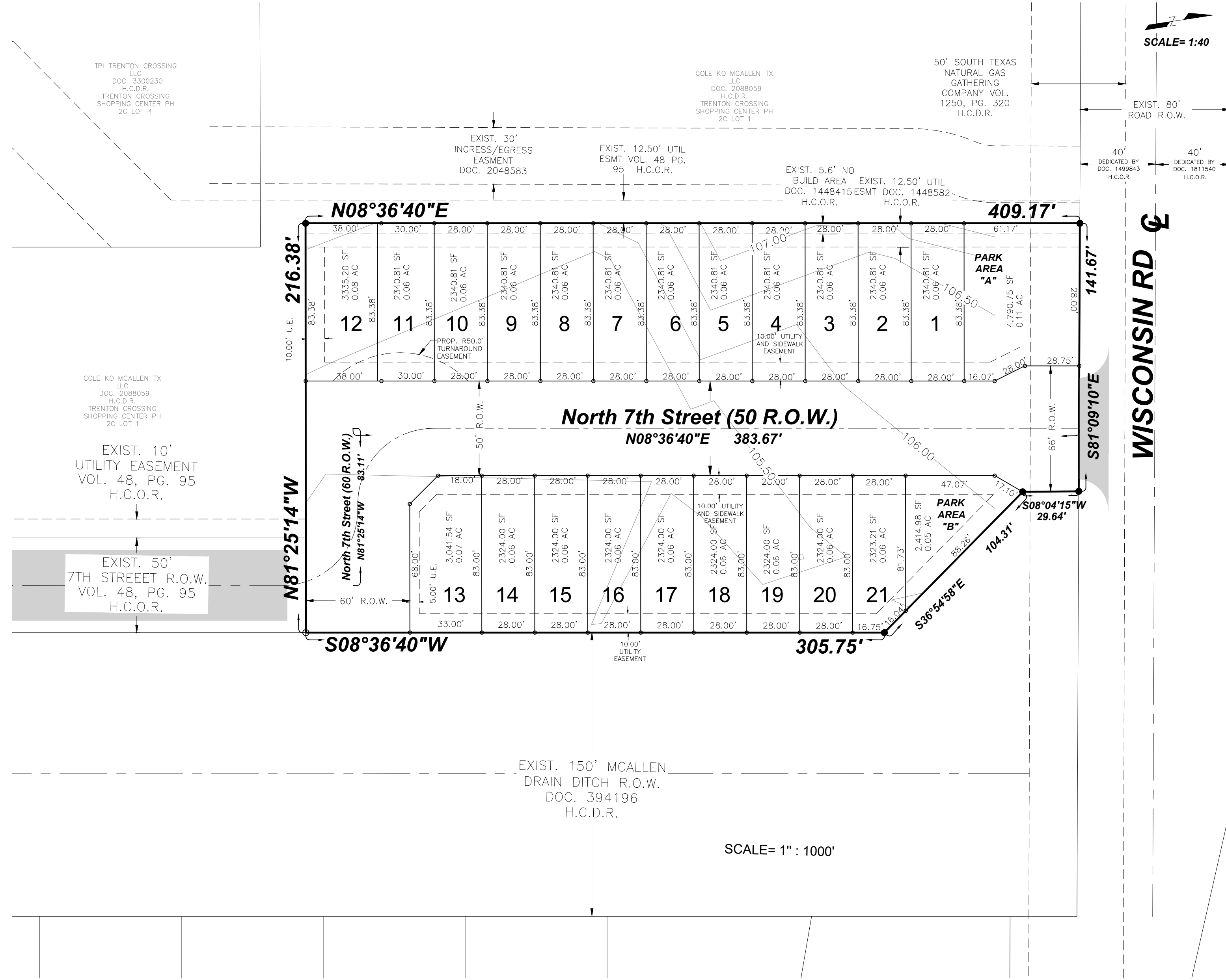
METES AND BOUNDS:

LEGEND	
⊗	1/2" IRON PIN W/CAP FOUND
●	1/2" IRON PIN FOUND
○	1/2" IRON PIN SET "S2 5000"
⊠	CONCRETE MONUMENTS SET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°24'17"W	21.21'



LOCATION MAP SCALE= 1"=1000'
LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS



SCALE= 1:40

SCALE= 1" = 1000'

TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.917 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING, AT A 1/2 INCH IRON ROD FOUND WITH CAP, FOR THE NORTHERN NORTHEAST CORNER OF LOT 4, TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, RECORDED IN DOCUMENT NO. 2048583, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF LOT 1, OF SAID TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, THENCE, SOUTH 81°09'10" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD (80.00 FOOT RIGHT-OF-WAY), AT A DISTANCE OF 772.68 FEET TO AN IRON ROD SET WITH CAP, FOR A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER PHASE - 2C SUBDIVISION, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;
THENCE, SOUTH 81°09'10" EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, A DISTANCE OF 141.67 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WISCONSIN ROAD, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF A 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY RECORDED IN DOCUMENT NO. 394196 DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHERN NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, SOUTH 08°04'15" WEST, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 29.64 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR AN OUTSIDE CORNER OF SAID 150 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING AN INSIDE CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND THAT BEARS SOUTH 31°23'00"EAST, AT A DISTANCE OF 1.99' FROM THE AFOREMENTIONED OUTSIDE CORNER;
THENCE, SOUTH 36°54'58" EAST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 104.31 FEET TO A 1/2 INCH IRON ROD SET WITH CAP ON THE INTERIOR CORNER OF THE SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING AN OUTSIDE CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND THAT BEARS SOUTH 31°23'00"EAST, AT A DISTANCE OF 1.99' FROM THE AFOREMENTIONED OUTSIDE CORNER;
THENCE, SOUTH 08°36'40" WEST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 305.75 FEET TO A 1/2 INCH IRON ROD SET WITH CAP, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT-OF-WAY, SAME BEING THE NORTHEAST CORNER OF A 0.288 ACRE TRACT (50 FOOT ROAD RIGHT-OF-WAY) DEDICATED TO THE CITY OF McALLEN RECORDED IN VOLUME 48, PAGE 45 (TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION) MAP RECORDS HIDALGO COUNTY TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;
THENCE, NORTH 81°25'14" WEST, A DISTANCE OF 49.08 FEET PASSING A 1/2 INCH IRON ROD FOUND ALONG THE NORTH LINE OF SAID 0.288 ACRE TRACT OF LAND, SAME BEING THE SOUTHERN NORTH LINE OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, A TOTAL DISTANCE OF 218.38 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR AN INSIDE CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2-C SUBDIVISION, A TOTAL DISTANCE OF 409.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.917 ACRES OF LAND, MORE OR LESS.

- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 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). COMMUNITY-PANEL NUMBER: 480334-0425. REVISED DATE: NOVEMBER 16, 1982.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 60 - 153.
 - REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 6,108 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON EXISTING DETENTION POND LOCATED ON THE EAST SIDE OF THE PROPERTY AS PER TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, DOC. 1499843, H.C.O.R. WATER WILL THEN DISCHARGE THROUGH AN EXISTING 15 INCH PIPE INTO AN EXISTING CITY OF McALLEN DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THIS PROPOSED DEVELOPMENT.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
 - MINIMUM BUILDING SETBACK LINES:
FRONT10.00' OR GREATER FOR EASEMENTS
REAR10.00' OR GREATER FOR EASEMENTS
SIDEIN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER.....10.00' OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
GARAGE.....18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 - 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON WISCONSIN ROAD AND BOTH SIDES OF NORTH 7TH STREET.
 - NO MORE THAN ONE SINGLE-FAMILY DWELLING PER LOT.
 - ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.
 - BENCHMARK NOTE: CITY OF McALLEN NO. MC 33, EAST SIDE OF WARE ROAD BY THE WATER TREATMENT PLANT. ELEVATION
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO WATER IMPROVEMENT DISTRICT NO. 3, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.
 - 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG WISCONSIN ROAD.
 - AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WISCONSIN ROAD.
 - THIS DEVELOPMENT IS CONSIDERED PUBLIC SUBDIVISION.

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

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

DATED THIS _____ DAY OF _____, 20__

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

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 _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(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

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

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

DATED THIS _____ DAY OF _____, 20__

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHTS-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 3.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HID03 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HID03 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HID03 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HID03 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO COUNTY IMPROVEMENT DISTRICT NO. 3

STATE OF TEXAS
COUNTY OF HIDALGO
I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION OR

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



JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.
2020 E. GRIFFIN PKWY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1, DO HEREBY GRANT AND EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

DOMINIC A. REYNA, MEMBER
DK3 INVESTMENT GROUP LLC
702 WEST EXPRESSWAY 83
WESLACO, TX 78596
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVIDED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE-CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.



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

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

NOTARY PUBLIC - STATE OF TEXAS

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: DK3 INVESTMENT GROUP LLC	702 WEST EXPRESSWAY 83	WESLACO, TEXAS 78596	(956)975-6383
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL5 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 10/4/2024

SUBDIVISION NAME: THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE I	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	Applied
<p>North 7th Street: Dedication as needed for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides - Plans show a temporary turnaround further south of the subdivision, and will be a temporary turnaround easement by separate document. Additional paving connecting North 7th Street must be paved to access temporary turnaround. - If private and proposing gates, need to provide details for review, prior to recording and might need to go back before the Board in revised final form. - 20 ft. paving face to face on both sides of island in the gate area. - Engineer submitted a variance request on May 29, 2024 requesting 50 ft. ROW with 40 ft. paving back to back and a 10 ft. utility and sidewalk easement. Planning and Zoning Commission approved the variance request subject to 40 ft. paving back to back and a 10 ft. utility and sidewalk easement at the special meeting of July 29, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	Required
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW:20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multifamily properties **Subdivision Ordinance: Section 134-106 - As per Public Works, residential trash collection with a centralized recycling dumpster collection will take place.</p>	Applied

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

SETBACKS	
* Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied
* Sides: In accordance with Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied
* Corner: 10 ft. or greater for easements, whichever is greater. **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Wisconsin Road and both sides of North 7th Street. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Wisconsin Road **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Wisconsin Road **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. ** Zoning Ordinance: Section 138-210	Applied
* Common Areas, Park Areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. - Include a plat note as shown above, prior to recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

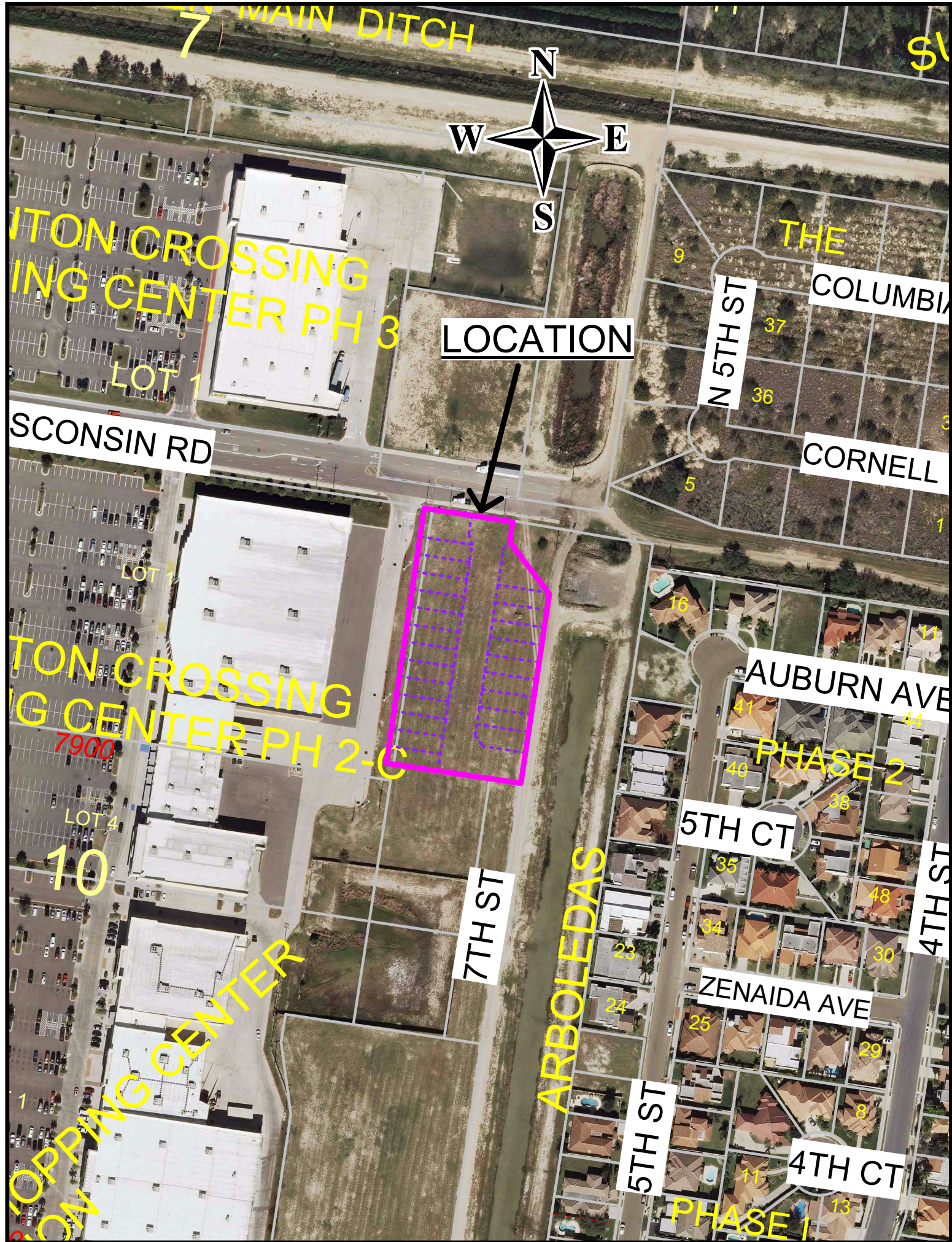
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public/private streets - Engineer must clarify if subdivision is public or private as plat shows contradicting information. **Subdivision Ordinance: Section 134-1</p>	<p>Required</p>
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-3T Proposed: R-3T ** The rezoning requests to R-3T was approved by City Commission on January 8, 2024. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ** The rezoning requests to R-3T was approved by City Commission on January 8, 2024. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of \$14,700 (based on 21 lots/dwelling units x \$700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office</p>	<p>Applied</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Master Trip Generation approved no TIA required.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>NA</p>

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Any abandonments must be done by separate process, not by plat. - Darken adjacent properties legal descriptions to make them more legible. - Add plat note "25 ft. x 25 ft. sight obstruction clip required at all street intersections". - Engineer must clarify if subdivision is public or private. - Include a plat note stating temporary turnaround by separate instrument to be abandoned at time of phase II, wording to be finalized prior to recording. - Document for temporary turnaround must be finalized, prior to recording. <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.</p>	Applied

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



MAIN DITCH



LOCATION

SHOPPING CENTER PH 3
LOT 1

SCONSIN RD

SHOPPING CENTER PH 2-C
7900
LOT 4
10

SHOPPING CENTER

THE COLUMBIA

N 5TH ST

CORNELL

AUBURN AVE

PHASE 2

5TH CT

4TH ST

ZENNAIDA AVE

5TH ST

4TH CT

PHASE 1

Sub 2021-0131



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>Jackson Street Apartments</u> <u>A.J. McColl Subdivision of Porcion 68</u> <u>Subdivision 4am 11/8/21</u>
	Location _____
	City Address or Block Number <u>2200 S. JACKSON RD</u>
	Number of Lots <u>1</u> Gross Acres <u>7.28</u> Net Acres _____ ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-3A</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date <u>9-15-21</u>
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>2</u> <small>Multifamily Residential & Existing Commercial Use</small>
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/>
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____
	Parcel # <u>231196</u> Tax Dept. Review _____
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____
Legal Description <u>7.28 ACRE (317,283 SQ. FT.) TRACT OF LAND, OUT OF A 10.02 ACRE TRACT SAME BEING OUT OF LOT 2, BLOCK 8</u>	
Owner	Name <u>Isosceles, Inc., a Texas Corporation</u> Phone <u>(972)701-5551</u>
	Address <u>917 E. Esperanza Ave.</u> E-mail _____
	City <u>McAllen</u> State <u>TX</u> Zip _____
Developer	Name <u>RISE Residential Construction, L.P.</u> Phone <u>(972)701-5551</u>
	Address <u>16800 Dallas Parkway</u> E-mail <u>szell@rise-residential.com</u>
	City <u>Dallas</u> State <u>TX</u> Zip _____
	Contact Person <u>Scott Zell</u>
Engineer	Name <u>Guzman & Munoz Engineering and Surveying, Inc.</u> Phone <u>(956) 565-4637</u>
	Address <u>2020 East Expressway 83</u> E-mail <u>jmunoza@gmes.biz or orodriguez@gmes.biz</u>
	City <u>Mercedes</u> State <u>TX</u> Zip <u>78570</u>
	Contact Person <u>Jose L. Munoz, P.E. or Omar Rodriguez, P.E.</u>
Surveyor	Name <u>Carlos C. Aguilar</u> Phone <u>(956) 565-4637</u>
	Address <u>2020 East Expressway 83</u> E-mail _____
	City <u>Mercedes</u> State <u>TX</u> Zip <u>78570</u>

[Signature] 11/8/21

RECEIVED
 NOV 08 2021
 By mm

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owners Signature

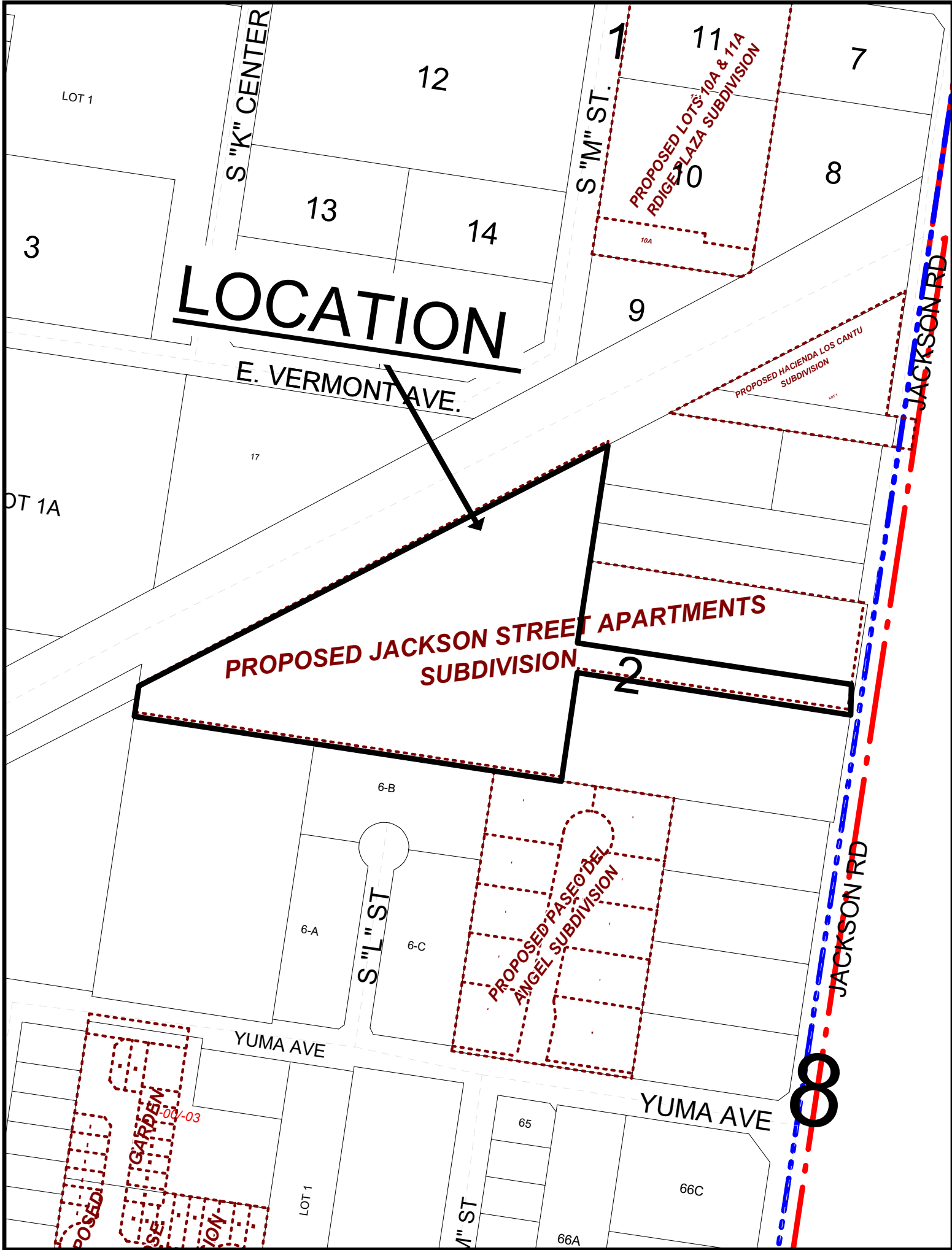
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Christopher Hinojosa Date 11/5/21

Print Name Christopher Hinojosa, E.I.T.

Owner

Authorized Agent



LOCATION

PROPOSED JACKSON STREET APARTMENTS SUBDIVISION

2

LOT 1

12

11

7

S "K" CENTER

S "M" ST.

PROPOSED LOT 10A & 11A
RIDGE PLAZA SUBDIVISION

13

14

10

8

3

9

E. VERMONT AVE.

PROPOSED HACIENDA LOS CANTU
SUBDIVISION

LOT 1A

17

PROPOSED JACKSON STREET APARTMENTS SUBDIVISION

6-B

6-A

6-C

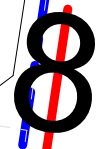
S "L" ST

PROPOSED PASEO DEL
ANGEL SUBDIVISION

JACKSON RD

YUMA AVE

YUMA AVE



PROPOSED GARDEN
SUBDIVISION

LOT 1

M" ST

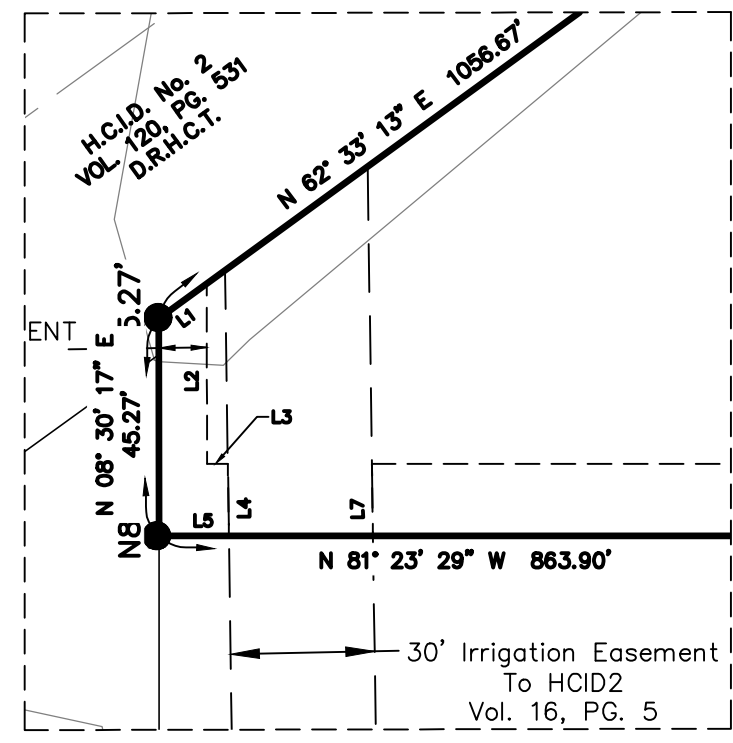
65

66A

66C

GENERAL NOTES:

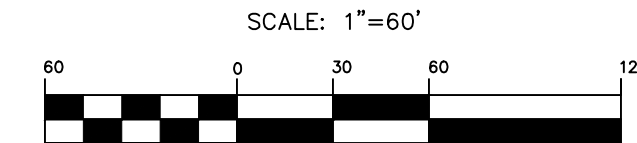
- BASIS OF BEARINGS AND DISTANCES IS GRID NORTH, TEXAS PLANE COORDINATE SYSTEM, SOUTH ZONE (4209) NAD 83.
- FLOOD ZONE DESIGNATION: ZONES "X" AND IS DESIGNATED AN AREA OF MINIMAL FLOODING, PER FIRM NO. 480343 0010 C, EFFECTIVE DATE OF NOVEMBER 2, 1982.
- THERE ARE NO DISCREPANCIES, CONFLICTS IN AREA OR BOUNDARY LINES, OR ENCROACHMENTS OR APPARENT EASEMENTS EXCEPT AS SHOWN ON THIS PLAT.
- FINISHED FLOOR ELEVATION TO BE AT BFE OR 18 INCHES ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT WHICHEVER IS GREATER.
- SETBACKS ARE AS FOLLOWS:
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES GREATER SETBACK APPLIES.
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
INTERIOR SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- A 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S. JACKSON ROAD.
- BUFFERS ARE AS FOLLOWS:
6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- IN ACCORDANCE WITH CITY OF MCALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 100,059 CUBIC-FEET, 2.30 ACRE-FEET, OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS. REQUIRED DETENTION FOR EACH OF THE INDIVIDUAL LOTS ARE AS FOLLOWS: LOT 1 REQUIRES 22,734 CUBIC-FEET, 0.522 ACRE-FEET AND LOT 2 REQUIRES 78,978 CUBIC-FEET, 1.813 ACRE-FEET. THE TOTAL STORAGE WILL BE CONTAINED WITHIN BOTH LOTS 1 & 2.
- PROPERTY OWNER ARE TO MAINTAIN DRAINAGE IMPROVEMENTS WITHIN THE PROPERTY.
- PRIVATE SERVICE DRIVE, EASEMENT, CONTROL ACCESS EASEMENT, PRIVATE ACCESS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- OWNER & SUBDIVISION INFORMATION:
A. M & S ESTATE, LTD., A TEXAS LIMITED PARTNERSHIP, (DOC. NO. 3272499, O.R.H.C.T.)
B. SHELL GULF OF MEXICO INC., (DOC. NO. 1956309, O.R.H.C.T.)
C. ALBERTSON J H, (VOL. 510, PG. 94, D.R.H.C.T.)
D. RIDGE PLAZA SUBDIVISION, (VOL. 39, PG. 27, M.R.H.C.T.)
E. LOT A1 HEARTHSTONE SUBDIVISION, (VOL. 31, PG. 44, M.R.H.C.T.)



CITY OF MCALLEN BENCHMARK INFO:

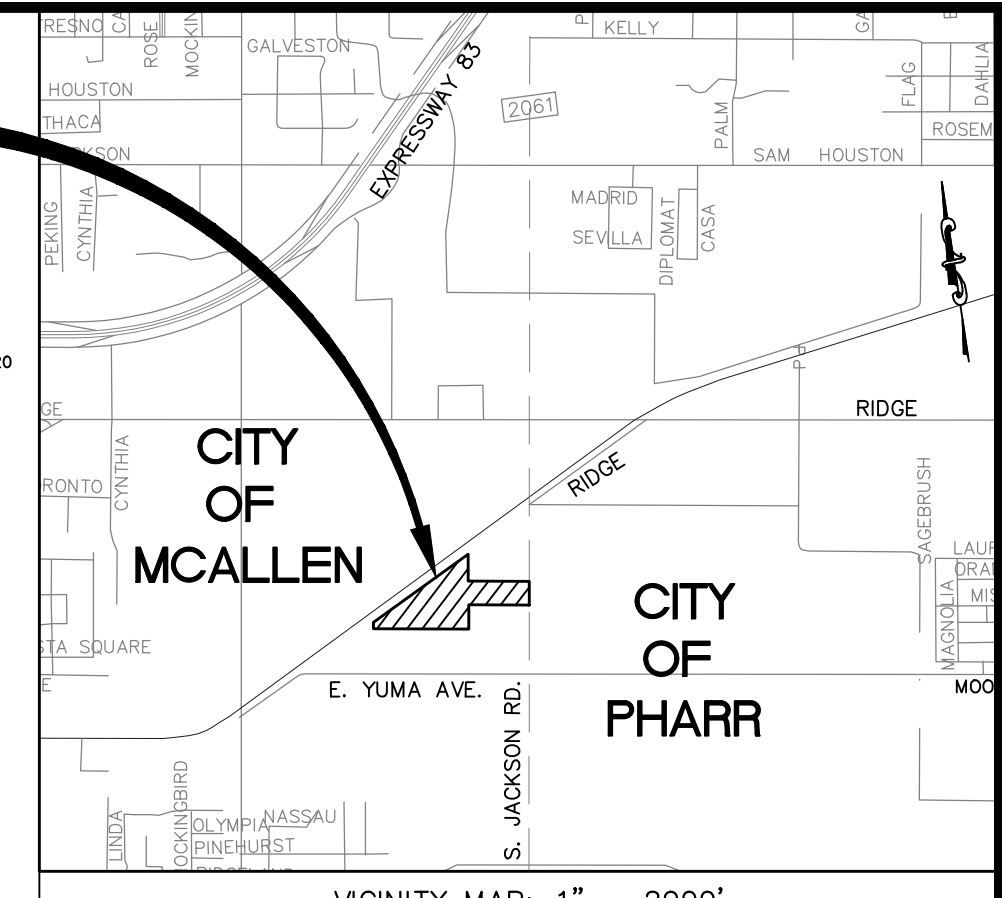
- BENCHMARK NUMBER: MC 84. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88.
- MARKER ELEVATION, NORTHING AND EASTING: ELEVATION=115.07
NORTHING=16592251.29627
EASTING=1080420.11822
- DESCRIPTION OF MARKER: MC 84 IS AT THE NORTHWEST CORNER OF THE INTERSECTION OF JACKSON RD AND RIDGE RD. THE MONUMENT IS 102 FT NORTH FROM THE CL OF RIDGE RD AND 7 FT WEST FROM THE BC OF JACKSON RD.

JACKSON STREET APARTMENTS



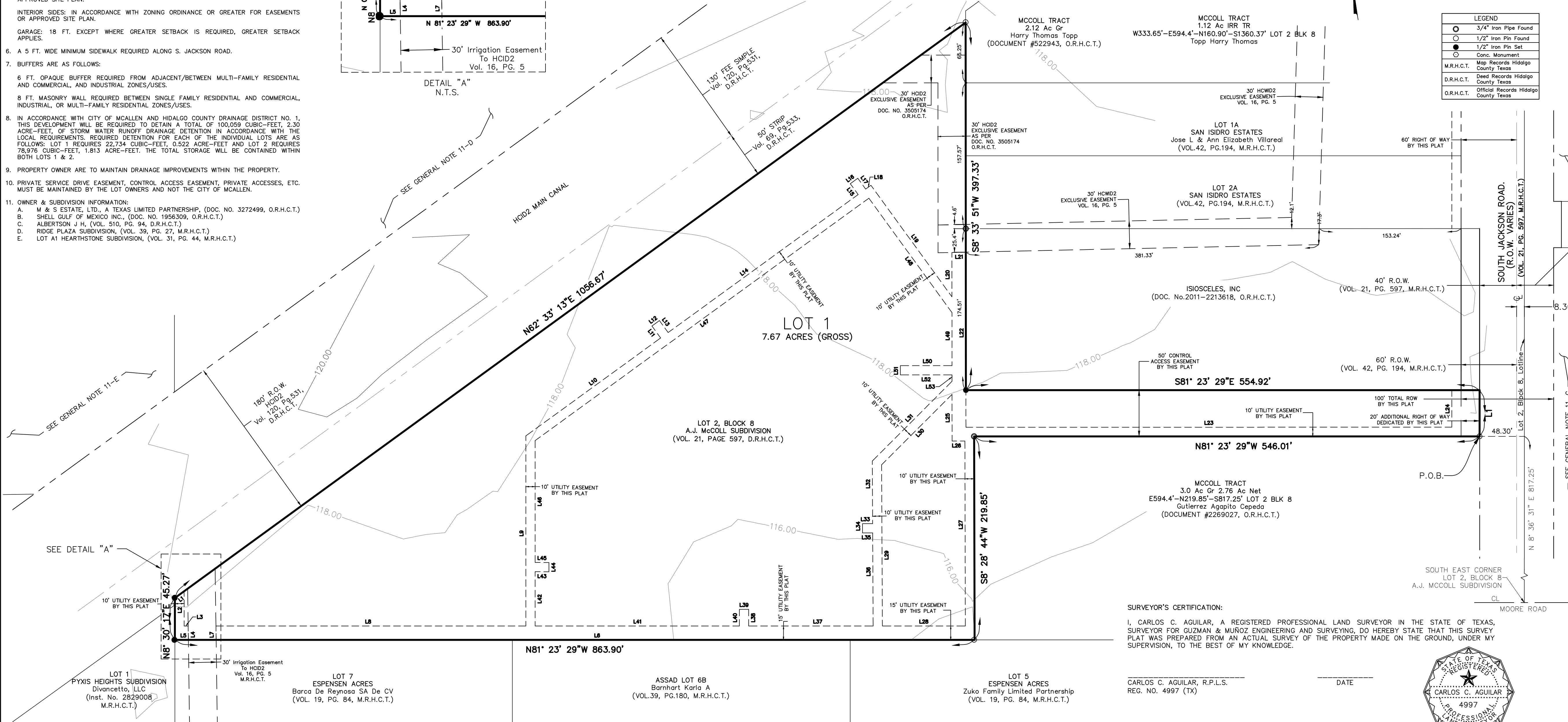
LEGEND

- 3/4" Iron Pipe Found
- 1/2" Iron Pin Found
- Conc. Monument
- Map Records Hidalgo County Texas
- Deed Records Hidalgo County Texas
- Official Records Hidalgo County Texas



PREPARED BY:
GMES, INC.
2020 E. EXPWY 83
MERCEDAS, TEXAS

DATE PREPARED: JUNE 6, 2022
DATE SURVEYED: MAY 19, 2022



METES & BOUNDS

BEING A 7.67 ACRE LOT, OUT OF LOT 2, BLOCK 8, A.J. McCOLL SUBDIVISION, PORCION 68, AS RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS OF HIDALGO COUNTY, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH PIPE FOUND AT THE INTERSECTION OF THE WEST R.O.W. LINE OF JACKSON ROAD AND THE MOST EASTERLY SOUTHEAST CORNER OF THE SAID 7.67 ACRE TRACT FOR THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 81° 23' 29" W, A DISTANCE OF 546.10 FEET TO A FOUND 1/2 INCH PIPE FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 28' 44" W, A DISTANCE OF 219.85 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP MARKED "CVQ", SAME BEING A POINT ON THE NORTH LINE OF THE ESPENSA ACRES AS RECORDED IN VOLUME 19, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS (M.R.H.C.T.) FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 81° 23' 29" W, ALONG THE NORTH LINE OF SAID ESPENSA ACRES, A DISTANCE OF 863.90 FEET TO A 1/2 INCH IRON ROD SET AT A NORTHWEST CORNER OF SAID ESPENSA ACRES, SAME BEING ON A POINT ON THE EAST LINE OF LOT 1, PYXIS HEIGHTS SUBDIVISION AS RECORDED UNDER INSTRUMENT NUMBER 2829008, (M.R.H.C.T.), FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 08° 30' 17" E, ALONG THE EAST LINE OF SAID PYXIS HEIGHTS, A DISTANCE OF 45.27 FEET TO A FOUND 1/2 INCH IRON ROD SET AT A POINT ON THE SOUTH LINE OF A 180-FOOT RIGHT OF WAY OF THE HIDALGO COUNTY WATER & IRRIGATION DISTRICT NO. 2 (HCW&ID NO.2) MAIN CANAL FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 62° 33' 13" E, ALONG THE SOUTH LINE OF SAID HCW&ID NO.2 RIGHT OF WAY, A DISTANCE OF 1056.67 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE MOST NORTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 33' 51" W, ALONG THE WEST LINE OF CERTAIN TRACT CONVEYED TO HARRY THOMAS TOPP, AS DESCRIBED IN DOCUMENT NO. 522943, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, (O.R.H.C.T.), AT A DISTANCE OF 65.26 FEET PASS THE COMMON CORNER OF SAID HARRY THOMAS TOPP TRACT AND THE NORTH LINE SAN ISIDRO ESTATES SUBDIVISION AS RECORDED IN VOLUME 42, PAGE 194, (M.R.H.C.T.), AT A DISTANCE OF 222.83 FEET PASS A 3/4 INCH IRON PIPE FOUND AT THE COMMON CORNER OF THE SOUTH LINE OF SIAD SAN ISIDRO ESTATES SUBDIVISION AND CERTAIN TRACT CONVEYED TO ISOSCELES, INC. AS DESCRIBED IN DOCUMENT NO. 2011-2213618FOR (O.R.H.C.T.), CONTINUING FOR A TOTAL DISTANCE OF 397.33 FEET TO A 1/2 INCH IRON ROD SET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 81° 23' 29" E, ALONG THE SOUTH LINE OF SAID ISOSCELES, INC. TRACT, A DISTANCE OF 554.92 FEET TO A 1/2 INCH IRON ROD SET ON THE WEST RIGHT OF WAY OF SAID JACKSON ROAD FOR THE MOST EASTERLY NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 36' 31" W, ALONG THE WEST RIGHT OF WAY LINE OF SAID JACKSON ROAD, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.67 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, CARLOS C. AGUILAR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, SURVEYOR FOR GUZMAN & MUÑOZ ENGINEERING AND SURVEYING, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, TO THE BEST OF MY KNOWLEDGE.

CARLOS C. AGUILAR, R.P.L.S.
REG. NO. 4997 (TX)

DATE _____



OWNER'S ACKNOWLEDGMENT

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

MELISSA FISHER
TX JACKSON APARTMENTS, LP
OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCOS SANJZ, MELISSA FISHER KNOWN TO BE PERSON (S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

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

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

STATE OF TEXAS:

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

MR. JAVIER VILLALOBOS
MAYOR, CITY OF MCALLEN, TEXAS.

STATE OF TEXAS
COUNTY OF _____

I, 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.

DATED THIS _____ DAY OF _____ 20____

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

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

ATTEST: SECRETARY

PRINCIPAL CONTACTS:

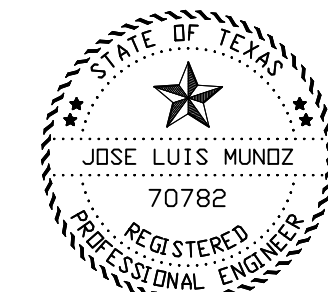
NAME
OWNER: MELISSA FISHER TX JACKSON APARTMENTS, LP
ENGINEER: JOSE LUIS MUÑOZ, P.E.
SURVEYOR: CARLOS C. AGUILAR, R.P.L.S.

ADDRESS CITY & ZIP CODE PHONE FAX
16812 DALLAS PARKWAY DALLAS, TEXAS 75248 (214) 632-9454 (N/A)
2020 E. EXPRESSWAY 83 MERCEDAS, TEXAS 78570 (956) 565-4637 (956) 565-4636
2020 E. EXPRESSWAY 83 MERCEDAS, TEXAS 78570 (956) 565-4637 (956) 565-4636

ENGINEER'S CERTIFICATION:

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

JOSE LUIS MUNOZ, P.E.



HIDALGO COUNTY DRAINAGE DISTRICT NO. ONE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURE DESCRIBED ARE THE 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: _____

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S08°36'31"W	50.00'

EASEMENT - LINE TABLE

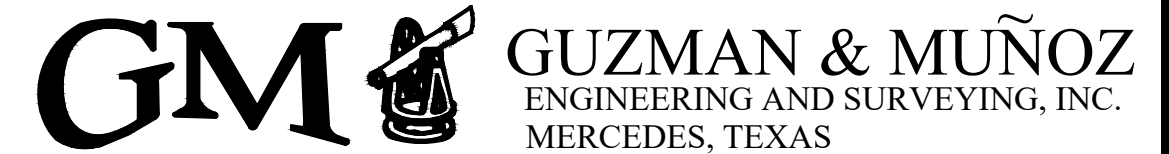
LINE #	DIRECTION	LENGTH
L1	N82°33'13"E	12.35'
L2	S08°30'17"W	37.54'
L3	S81°23'29"E	4.34'
L4	S07°47'19"W	15.00'
L5	N81°23'29"W	14.52'
L6	N81°23'29"W	619.37'
L7	N07°47'19"E	15.00'
L8	S81°23'29"E	334.81'
L9	N08°36'21"E	205.45'
L10	N82°36'31"E	179.98'
L11	N27°23'29"W	16.00'
L12	N82°36'31"E	10.00'
L13	S27°23'29"E	16.00'
L14	N82°36'31"E	263.79'
L15	N27°23'29"W	14.42'
L16	N82°36'31"E	10.00'
L17	N27°23'29"W	14.42'
L18	N82°36'31"E	7.00'
L19	S27°23'29"E	148.97'
L20	N08°33'51"E	47.90'
L21	S82°35'39"E	15.00'
L22	S08°33'51"W	189.18'
L23	S81°23'29"E	524.89'
L24	N08°36'31"E	40.00'
L25	N08°33'51"E	50.46'
L26	N81°26'09"W	13.88'
L27	N08°28'44"E	199.85'

EASEMENT - LINE TABLE

LINE #	DIRECTION	LENGTH
L28	S81°23'29"E	89.61'
L29	S08°19'46"W	174.16'
L30	S53°35'19"W	107.65'
L31	N53°35'19"E	121.81'
L32	N08°19'46"E	67.65'
L33	S81°21'51"E	10.91'
L34	N08°38'09"E	10.00'
L35	N81°21'51"W	10.96'
L36	N08°19'46"E	100.62'
L37	S81°23'29"E	134.43'
L38	S08°36'20"W	17.96'
L39	S81°23'29"E	10.00'
L40	N08°36'20"E	17.96'
L41	S81°23'29"E	220.70'
L42	S08°36'21"W	58.64'
L43	N81°21'30"W	14.90'
L44	S08°38'30"W	10.00'
L45	S81°21'30"E	14.91'
L46	S08°36'21"W	131.72'
L47	S62°36'31"W	445.64'
L48	N27°23'29"W	152.70'
L49	N08°33'51"E	57.33'
L50	S81°23'29"E	55.82'
L51	N08°36'31"E	10.00'
L52	N81°22'39"W	55.82'
L53	N08°33'51"E	6.99'

JACKSON STREET APARTMENTS SUBDIVISION

A 7.67 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 8, A.J. McCOLL SUBDIVISION, PORCION 68, AS RECORDED IN VOLUME 21, PAGE 597, DEED RECORDS OF HIDALGO COUNTY, TEXAS.



2020 E. Expressway 83 Mercedas, Texas 78570
Phone: (956) 565-4637 Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-8017
TBPLS FIRM REGISTRATION NO. 10087700

JOB NO. P-930



Reviewed On: 10/4/2024

SUBDIVISION NAME: JACKSON STREET APARTMENTS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>South Jackson Road: Required: Minimum 20 ft. dedication for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state - Finalize R.O.W labeling, show ROW from centerline to new property line and total ROW after accounting for any ROW dedication including both sides of centerline, finalize prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Required</p>
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>

ALLEYS

<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties. **Previous plat submittal included a 24 ft. paved Private Service Drive Easement provided on plat for Lot 1. New submittal doesn't include alley or service drive. Clarify if alley or service drive will be proposed. If service drive is proposed a plat note stating "A minimum 24 ft. private service drive will be established as part of the site plan and must be maintained by the lot owners and not the City of McAllen"., prior to recording. - Service drive may not overlap onto exclusive irrigation easement. - Alley or service drive cannot dead-end. **Subdivision Ordinance: Section 134-105</p>	<p>Required</p>
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SETBACKS

<p>* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, greater setback applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>

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

<p>* Corner **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	NA
	Applied
	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on S. Jackson Road **5ft. sidewalk required as per Tx-dot and Engineering department **Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Department prior to building permit issuance. **Site Plan will be reviewed internally by staff prior to building permit issuance.</p>	Applied
<p>* Common Areas, any private service drives, gate areas, control access easements, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #10 as shown above, prior to recording.</p>	Required
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Applied
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	Applied

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

* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 & R3-A Proposed: C-3 & R3-A **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per Parks Department, variance request letter was received on 3-4-22 via e-mail and submitted to City Manager's Office for consideration on March 15, 2022. Requested variance of fees in lieu of land was approved.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Variance request letter was received on 3-4-22 via e-mail and submitted to City Manager's Office for consideration on March 15, 2022. Requested variance of fees in lieu of land was approved. Fees in lieu of land amount to \$61,600 (Based on 88 apartments X \$700 = \$61,600) and payable prior to plat recording. Requirements will be based on the amount of units proposed. If the number of lots/dwelling units change, park fee will be adjusted accordingly.	Required
* Pending review by the City Manager's Office. As per Parks Department, variance request letter was received on 3-4-22 via e-mail and submitted to City Manager's Office for consideration on March 15, 2022. Requested variance of fees in lieu of land was approved.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation is approved, TIA Level 1 is approved. - Based on previous submittal showing 88 units and a shopping center, engineer has stated project is only 36 units and Traffic Department is requiring a revised Trip Generation is needed to determine if TIA is triggered.	Required
* Traffic Impact Analysis (TIA) previously approved. Based on previous submittal showing 88 units and a shopping center, engineer has stated project is only 36 units and Traffic Department is requiring a revised Trip Generation is needed to determine if TIA is triggered.	Required
COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat, prior to recording. - Site plan will be reviewed internally by staff prior to building permit issuance. - Application must be revised to reflect change of proposed subdivision - Provide clarification on 30 ft. irrigation easement for HCID #2 and if it was abandoned or relocated and show both on plat, provide document to staff review if applicable. - Previous submittal of the subdivision was approved in final form at the Planning and Zoning Commission meeting of May 3,2022 with one commercial lot and one multi-family lot and showed a private service from Jackson Road looping into the control access easement to provide internal circulation and a secondary access for fire as previous site plan show upwards of 100 dwelling units. New proposal only consists of the multi-family lot and must comply with Fire and Traffic requirements as applicable. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED AND TRAFFIC APPROVAL.	Applied

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

LOCATION

PROPOSED JACKSON STREET APARTMENTS SUBDIVISION

PROPOSED RIDGE PLAZA SUBDIVISION

PROPOSED PASEO DEL ANGEL SUBDIVISION

PROPOSED HACIENDA LOS CANTU SUBDIVISION

HACIENDA TREVINO LOT 1

SAN ISIDRO ESTATES

ESPENSEN ACRES SUBD.

ASSAD SUBD.

ONE CAR SUBDIVISION

GARDEN

ENDING SUBD UNITING LOTA

TEXAS COLLEGE

NURSING CAMPUS

ATION

SUBD

T 1A

IGHTS

ION

S "K" CENTER

S "M" ST

E. VERMONT AVE.

YUMA AVE

YUMA AVE

JACKSON RD

JACKSON RD

8

12

13

14

10A

11A

8

2

S "L" ST

ST

66C

65

6-A

6-B

6-C

09,403

17

18

19

20

21

22

23

24

25

SUB2024-0103

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

9/25/24

RECEIVED
SEP 25 2024
By MG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 09/01/2024

Print Name Gerardo Benavides, P.E., CFM

Owner Authorized Agent

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

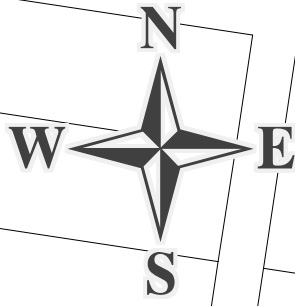
FRESNO

15TH ST

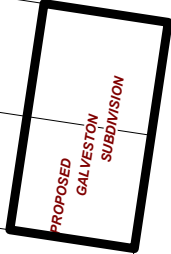
GALVESTON

HOUSTON AVE

16TH ST



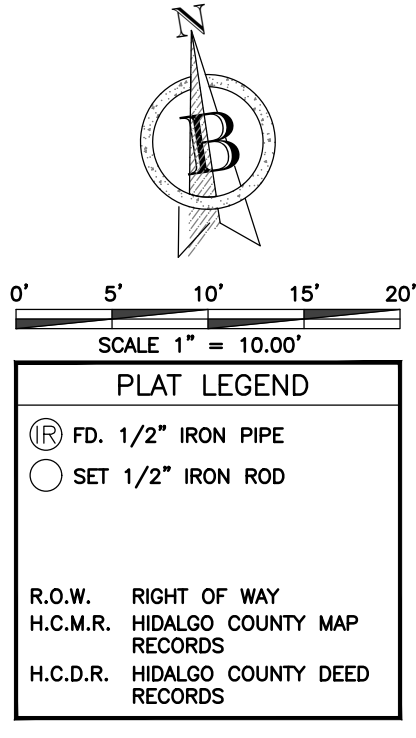
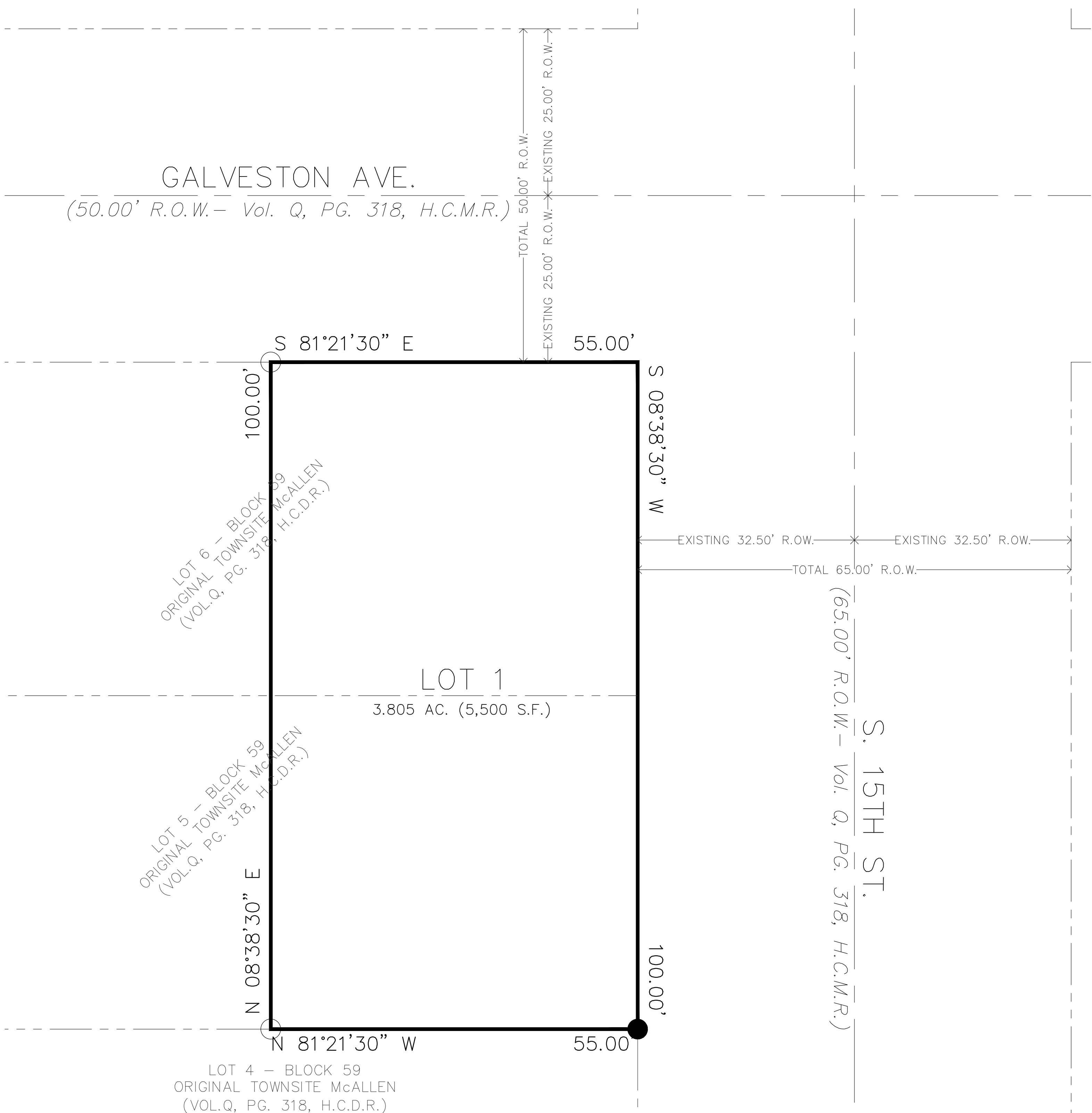
LOCATION



1515 HOUSTON

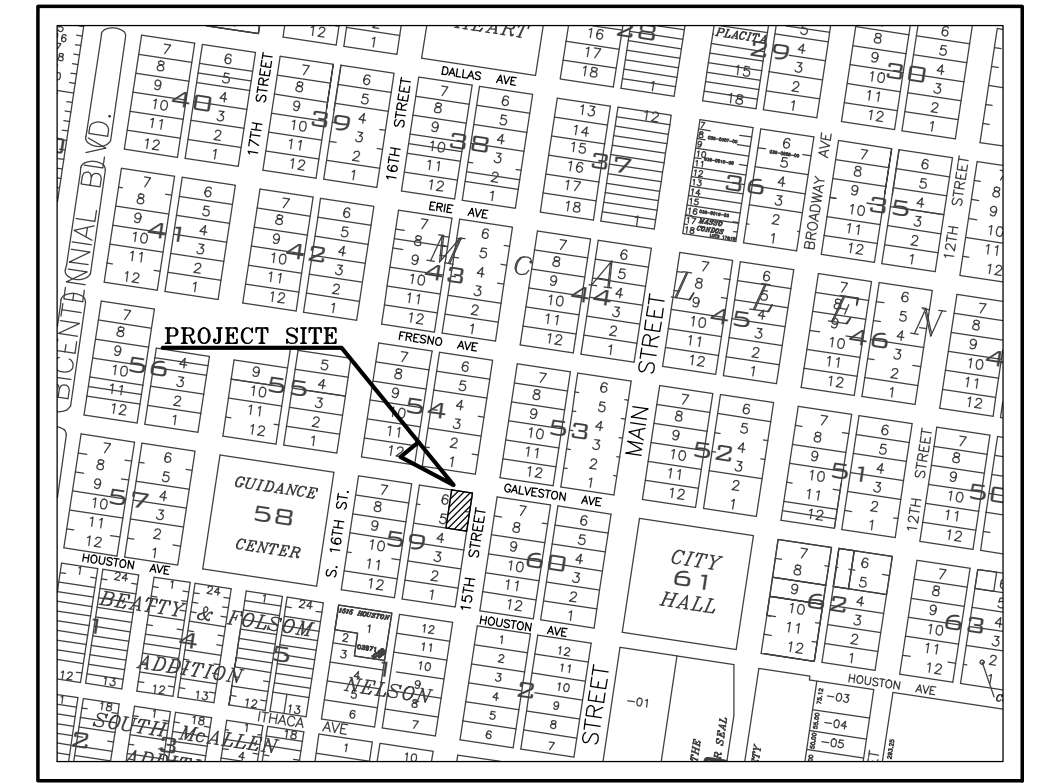
LOT 1

SUBD



GENERAL SUBDIVISION PLAT NOTES

1. ANY NEW PROPOSED STRUCTURE SHALL HAVE THE MINIMUM FINISH FLOOR ELEVATION BE AT LEAST 18" ABOVE THE BACK OF CURB OR CENTER LINE OF N. 15TH STREET OR GALVESTON AVENUE, WHICHEVER IS GREATER.
2. THIS SUBDIVISION IS LOCATED IN:
ZONE "CC" AS PER FEMA - FIRM PANEL No. 480343 0010 C
MAP REVISED NOVEMBER 02, 1982
ZONE "CC" ARE DETERMINED TO BE AREAS OUTSIDE OF THE REGULATORY FLOODPLAIN
3. THIS PROPERTY IS CURRENTLY ZONED GENERAL BUSINESS (C-3)
4. SETBACKS
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS
5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
6. DETENTION AREAS MAINTENANCE NOTE - PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER(S), AND SHALL BE PROVIDED ACCORDING TO DRAINAGE REPORT.
7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
8. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
9. SITE PLAN MUST BE REVIEWED/APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1, AND CITY OF McALLEN REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 295 C.F. (0.01AC-FT) OF STORM RUNOFF.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINE, AT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 6FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
13. 8FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
14. A 4 FOOT WIDE MIN. SIDEWALK REQUIRED ALONG GALVESTON AVENUE AND N. 15TH ST.



LOCATION MAP
SCALE : 1" = 500'

METES AND BOUNDS

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

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATE THIS THE ___ DAY OF _____ 20__

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20__

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATE THIS THE ___ DAY OF _____ 20__

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

UNITED IRRIGATION DISTRICT

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

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

ATTEST:

PRESIDENT _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

MAYOR, CITY OF McALLEN

DATE _____

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

ON: _____ AT _____ AM / PM

INSTRUMENT NUMBER
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: DEPUTY _____ DATE _____

MINOR PLAT OF
1501 GALVESTON SUBDIVISION

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

BENAVIDES ENGINEERING

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

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

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

956-310-8373
956-369-0988



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 10/3/2024

SUBDIVISION NAME: 1501 GALVESTON SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Galveston Ave.: dedication needed for 30 ft. from center for 60 ft. ROW Paving 40' Curb & gutter both sides Revisions needed: - Label centerline and provide a copy of the referenced document for staff review prior to final. - provide ROW dedication as shown above prior to final. If plat remains the same, a variance application must be submitted and approved prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Non-compliance
S. 15th Street: 65 ft. ROW existing Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Label centerline and provide a copy of the referenced document 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
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - Provide a minimum 24 ft. private service drive easement, prior to final. ***The property does not front the existing alley which is approximately 95 ft. to the west. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front- Galveston Ave: In accordance with the Zoning Ordinance or greater for easements or approved site plan, or in-line with average existing structures, whichever is greater applies. ** Revise note #4 as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ** Revise note #4 as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance

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

<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ** Revise note #4 as shown above, prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Corner- S. 15th Street: 10 ft. or greater for approved site plan or easements ** Revise note #4 as shown above, prior to final. **Zoning Ordinance: Section 138-356</p> <p>* Garage **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Galveston Avenue and South 15th Street - Revise plat note as shown above, prior to final. **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 **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy</p>	TBD
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Remove plat note #9 prior to final. Although site plan review may be needed, it is not a required plat note.</p>	Non-compliance
<p>* Common Areas, detention areas, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #6 as show above, prior to final.</p>	Non-compliance
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	NA

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

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public 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: C-3 Proposed: C-3 ***Zoning Ordinance: Article V 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. - Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Commercial developments do not apply to Parks. 	NA
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. - Commercial developments do not apply to Parks. 	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. 	Required
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. - The proposed subdivision is a replat of the east 55 ft. of Lots 5 and 6, Block 59, McAllen original Townsite. Revise the name of the subdivision on the plat and submitted application to "McAllen Townsite Lot 5A Block 59 Subdivision" 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. - Contact the property owner of the remainder of Lots 5, and 6, on the west side to include them in the replat. - Clarify if the existing building is proposed to be demolished before building a new structure. 	Required
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM 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



FRESNO AVE

FRESNO AV

16TH ST

15TH ST

LOCATION

GALVESTON AVE

HOUSTON AVE

1515 HOUSTON
LOT 1
SUBD

PROPOSED
GALVESTON
SUBDIVISION

6

1

12

7

6

54

53

12

7

6

7

6

59

60

12

1

12

1

2

12

1

12

3

BLK 1

City of McAllen Planning Department

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

Project Information

Subdivision Name Surprise Subdivision
 Legal Description 0.49 Acre Tract o/o all of the North Half of Lot 18, and all of
 Lots 19 & 20, Amended Map of Waldron's Subdivision
 Location Southwest corner of Dallas Ave. and S. 9th St.
 City Address or Block Number 408 South 9th Street
 Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 0.49 Net Acres 0.49
 Public Subdivision/ Private and Gated / Private but Not Gated within ETJ: Yes/ No
 For Fee Purposes: Commercial (_____ Acres)/ Residential (1 Lots) Replat: Yes/ No
 Existing Zoning R-3A Proposed Zoning R-3A Applied for Rezoning No/ Yes: Date _____
 Existing Land Use Open Proposed Land Use Multifamily Residential
 Irrigation District # 3 Water CCN: MPU/ Sharyland Water SC Other _____
 Agricultural Exemption: Yes/ No Parcel # 320292
 Estimated Rollback Tax Due 30⁰⁰ Tax Dept. Review W0300-00-000-0018-00

Owner

Name Ron & Estela Surprise Phone 956-624-1065
 Address 211 S. Broadway E-mail _____
 City McAllen State TX Zip 78501

Developer

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

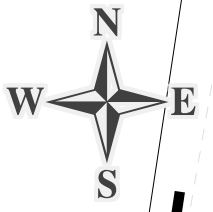
Engineer

Name Salinas Eng. & Assoc. Phone 956-682-9081
 Address 2221 Daffodil Ave. E-mail _____
 City McAllen State TX Zip 78501
 Contact Person _____

Surveyor

Name Salinas Eng. & Assoc. Phone 956-682-9081
 Address 2221 Daffodil Ave. E-mail _____
 City McAllen State TX Zip 78501

RECEIVED
 SEP 19 2024
 By HG



COMMON AREA

8TH ST

LOCATION

DALLAS POINT

DALLAS AVE

ART'S

PROPOSED SUPRISE
SUBDIVISION
LOT 1

ADD.

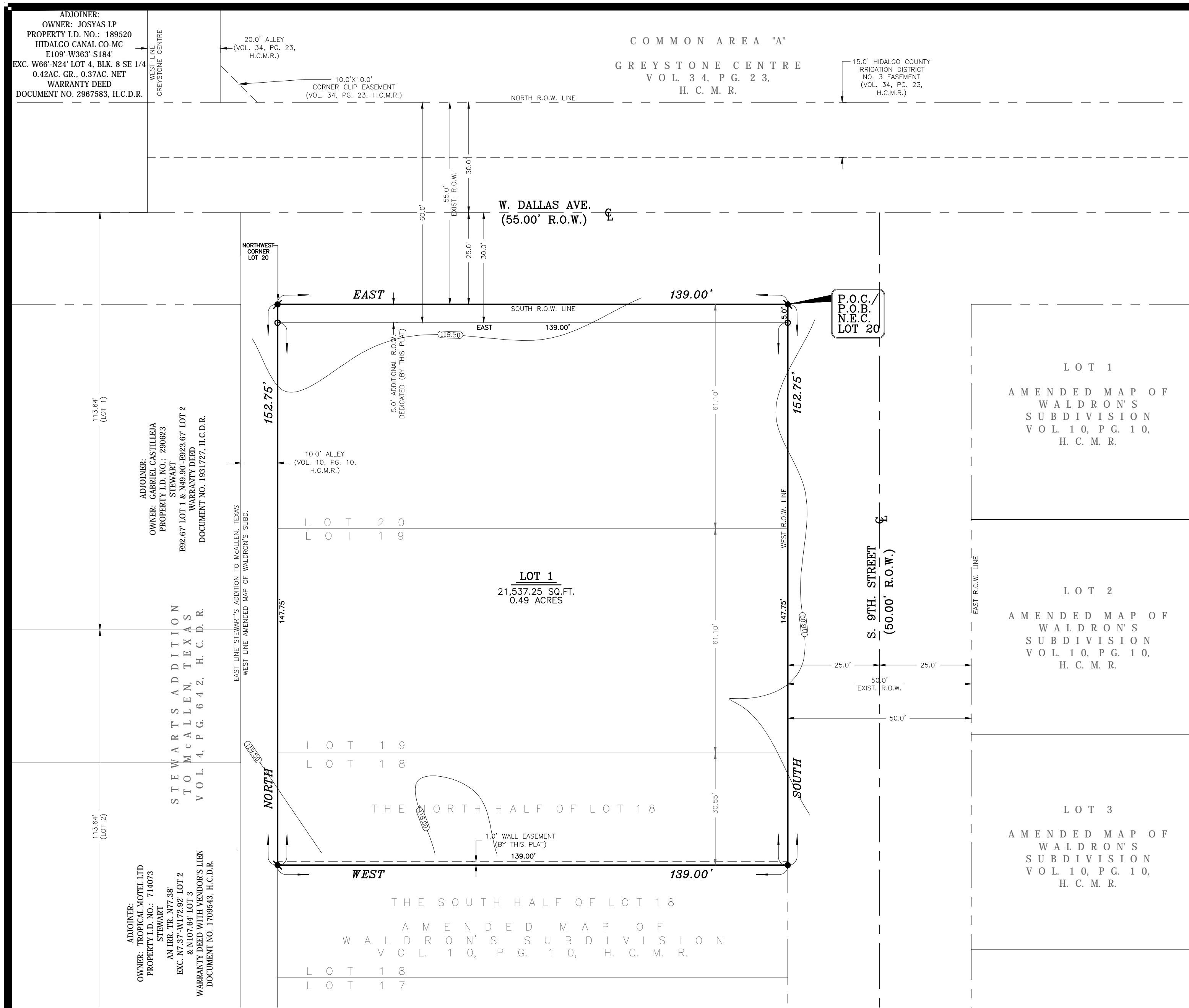
WALDROL'S
9TH ST
SUBDIVISION

8TH ST

VISION

ST

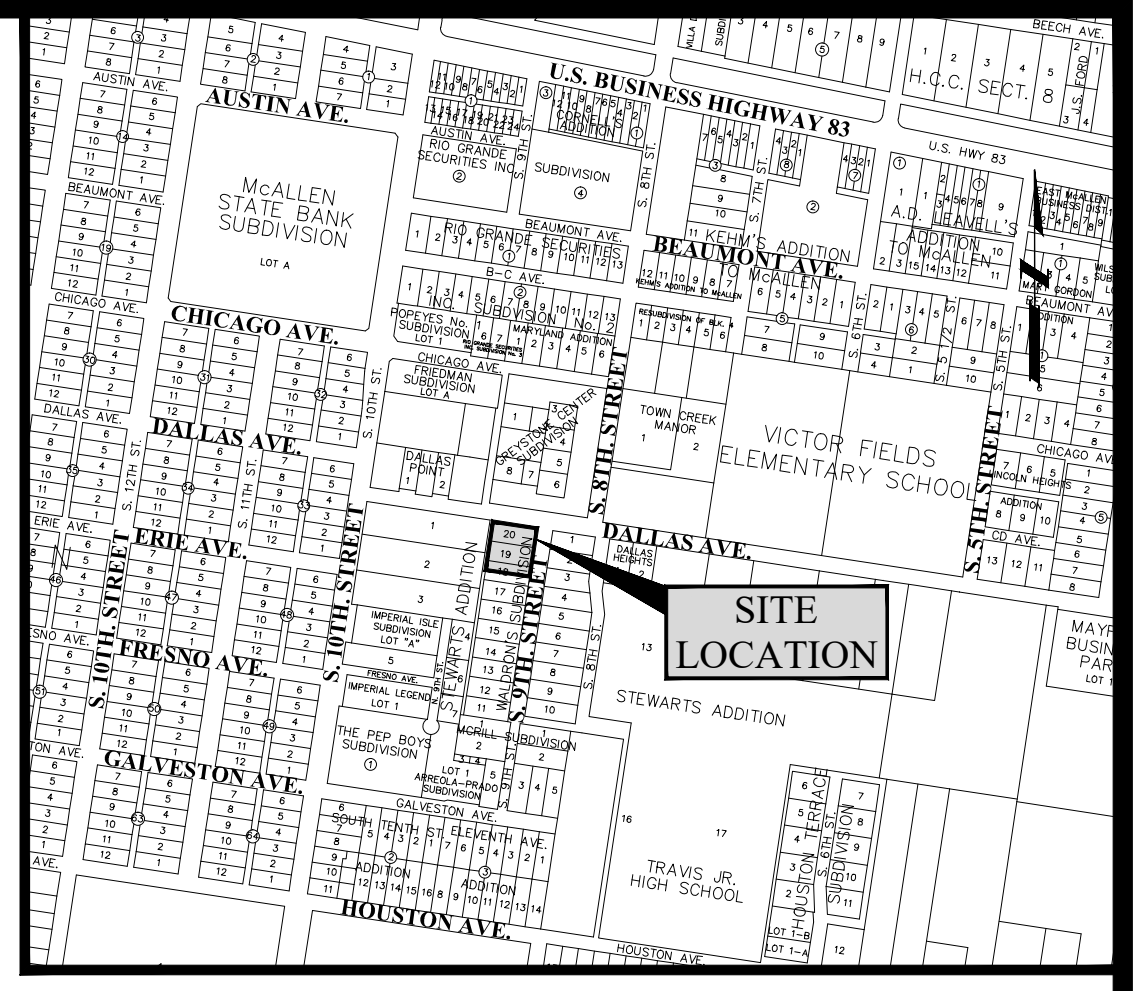
ST



LEGEND

- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON PIPE
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 20'



LOCATION MAP SCALE: 1" = 600'

SURPRISE SUBDIVISION

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

BEING A 0.49 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE NORTH 1/2 OF LOT 18, AND, ALL OF LOTS 19 AND 20, AMENDED MAP OF WALDRON'S SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = DALLAS AVE.: 20.0 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN; OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, WHICHEVER IS GREATER.
S. 9TH. STREET: 20.0 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN; OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, WHICHEVER IS GREATER.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
REAR: 10.0 FT. OR GREATER FOR EASEMENTS.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480345 0005 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 S. 9TH. STREET.
- MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON DALLAS AVE. AND S. 9TH. STREET.
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 4,366.25 CUBIC FEET, OR, 0.10 ACRE-FEET OF DRAINAGE RUNOFF VOLUME. EACH LOT SHALL DETAIN A MINIMUM OF 2,183.13 CUBIC-FEET.
- 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 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 78, MS 78 IS LOCATED AT WEST LANE OF 10TH. ST. IN BETWEEN ASH ST. AND U.S. BUSINESS 83. THE MONUMENT IS 8 FEET WEST FROM THE BACK OF CURB OF 10TH. ST. AND 19 FEET SOUTH FROM THE BACK OF CURB OF ASH ST. WEST OF THE MONUMENT IS THE OLD "THE MONITOR" NEWSPAPER BUILDING. ELEV. = 121.67. NORTHING: 16599549.82980, EASTING: 1072753.74452
- 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.
- NO CURB CUT, ACCESS, OR, LOT FRONTAGE PERMITTED ALONG DALLAS AVE.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

OWNER: RON SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

OWNER: ESTELA SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RON SURPRISE AND ESTELA SURPRISE, 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 _____, 2024.

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

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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 _____

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RON SURPRISE	211 S. BROADWAY	McALLEN, TEXAS 78539	(956) 682-4488	NONE
OWNER: ESTELA SURPRISE	211 S. BROADWAY	McALLEN, TEXAS 78539	(956) 682-4488	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

BEING A 0.49 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE NORTH 1/2 OF LOT 18, AND, ALL OF LOTS 19 AND 20, AMENDED MAP OF WALDRON'S SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.49 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH DIAMETER IRON PIPE FOUND ON THE NORTHEAST CORNER OF SAID LOT 20 LOCATED AT THE INTERSECTION OF W. DALLAS AVE. AND S. 9TH. STREET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH, COINCIDENT WITH THE EAST LINES OF SAID LOTS 18, 19 AND 20 SAME BEING THE WEST RIGHT-OF-WAY LINE OF SAID S. 9TH. STREET, A DISTANCE OF 152.75 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, ALONG A LINE PARALLEL TO AND 30.55 FEET SOUTHERLY FROM THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 139.0 FEET TO A 5/8 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE WEST LINE OF SAID LOT 18 SAME BEING THE EAST LINE OF A 10.0 FOOT PUBLIC DEDICATED ALLEY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, COINCIDENT WITH THE WEST LINES OF SAID LOTS 18, 19 AND 20 AND THE EAST LINE OF SAID ALLEY, A DISTANCE OF 152.75 FEET TO A 1/2 INCH DIAMETER IRON PIPE FOUND ON THE NORTHWEST CORNER OF SAID LOT 20 LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID W. DALLAS AVE. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 20 SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF W. DALLAS AVE., A DISTANCE OF 139.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: PLAT OF RECORD
N:\SUBDIVISIONPLATS\SURPRISE.SUB\0.49.051420

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 SEPTEMBER 18, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SURPRISE SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: SEPTEMBER 18, 2024.
JOB NUMBER: SP-20-25042

OWNER: RON SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

OWNER: ESTELA SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

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



Reviewed On: 10/2/2024

SUBDIVISION NAME: SURPRISE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Dallas Avenue: Dedication as required for 60 ft. total ROW - Provide document number for ROW dedication and provide document for staff review, prior to final. - Survey and plat show differing existing total ROW. ROW dedication requirements to be established once existing ROW is clarified. Paving: 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>South 9th Street: Dedication as required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - Provide document number for ROW dedication and provide document for staff review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Monies must be escrowed if improvements are required prior to final. - Existing 10 ft. alley on adjacent property to the west of the proposed subdivision, will need to dedicate 10 ft. additional alley ROW for 20 ft. total ROW. There is a paved section that appears to be part of a private drive to the west of the 10 ft. dedicated alley and clarification on where alley ROW and private drive overlap will be needed prior to fina. **Subdivision Ordinance: Section 134-106</p>	Non-compliance

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

SETBACKS	
<p>* Front/Dallas Avenue/South 9th Street: 20 ft. or greater for easements or approved site plan; or in line with existing structures, which is greater applies - Revise setback note as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. - Revise setback note as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: See setbacks for Dallas Avenue and South 9th Street - Include a plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies - Include a plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Dallas Avenue and South 9th Street - Revise plat note as shown above, prior to final. - Sidewalk requirement may increase to 5 ft. per Engineering Department **Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **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 Dallas Avenue **Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. **Zoning Ordinance: Section 138-210</p>	Applied
<p>* Common Areas etc. must be maintained by the lot owners and not the City of McAllen. - Include a plat note as shown above, prior to final.</p>	Non-compliance

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

<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Engineer total amount of dwelling units to be 12, application must be revised to reflect this information. If the number of dwelling units changes, fees to be adjusted accordingly.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p>	<p>Non-compliance</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>
<p>COMMENTS</p>	
<p>Comments: - Any abandonments must be done by separate process, not by plat, prior to recording. - Site plan will be reviewed internally by staff prior to building permit issuance. - Application must be revised to show total amount of dwelling units. *Must comply with City's Access Management Policy.</p>	<p>Applied</p>

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 UTILITY APPROVAL.	Applied

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

City of McAllen

Planning Department

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

Project Information	Subdivision Name	GEORGIA ESTATE SUBDIVISION		
	Legal Description	The East 2 Acres of the South 5 Acres of Lot 129, La Lomita Irrigation and Construction Company's Subdivision		
	Location	1/4 Mile East of S Ware Rd and 1/4 Mile South of Daffodil Ave.		
	City Address or Block Number	2608 North Ware Road (Rear)		
	Total No. of Lots	1	Total Dwelling Units	1
	Gross Acres	2	Net Acres	1.72
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	For Fee Purposes: <input type="checkbox"/> Commercial (___ Acres) / <input checked="" type="checkbox"/> Residential (1 Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No			
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____			
	Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u>			
Owner	Name	Digital Business Corporation Phone 760-908-3086		
	Address	440 N Barranca # 350 E-mail _____		
	City	Lovina	State	CA Zip 91723
Developer	Name	PEDRO J EUFRACIO <u>Giara Homes LLC</u> Phone 956-533-0829		
	Address	1200 S 15TH ST E-mail PJEUFRACIO90@GMAIL.COM		
	City	MCALLEN	State	TX Zip 78501
	Contact Person	<u>Pedro J. Eufrazio</u>		
Engineer	Name	Barrera Infrastructure Group, Inc. Phone 956-687-3355		
	Address	3525 W. Freddy Gonzalez, Suite B2 E-mail rene@big-engineering.com		
	City	Edinburg	State	TX Zip 78539
	Contact Person	<u>Rene Barrera, PE</u>		
Surveyor	Name	Jose Mario Gonzalez Phone 956-380-5154		
	Address	24593 FM 88 E-mail mario@riodeltasurveying.com		
	City	Monte Alto	State	TX Zip 78538

KF

RECEIVED
 SEP 20 2024
 By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature

[Handwritten Signature]

Date

9/20/2024

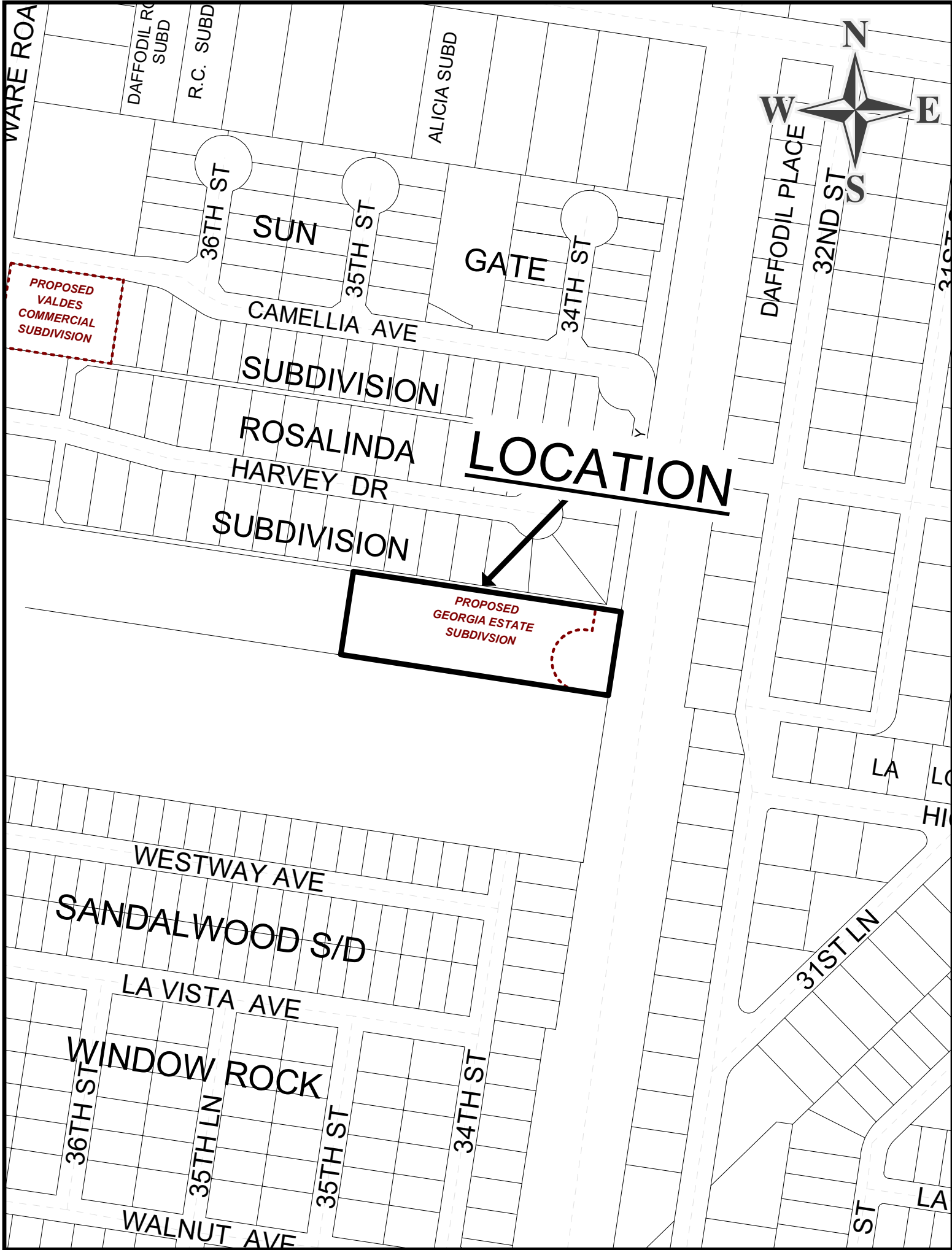
Print Name

Pedro J. Eufrazio

Owner

Authorized Agent

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



LOCATION

**PROPOSED
GEORGIA ESTATE
SUBDIVISION**

**PROPOSED
VALDES
COMMERCIAL
SUBDIVISION**

SUN

GATE

SUBDIVISION

ROSA LINDA

**HARVEY DR
SUBDIVISION**

SANDALWOOD S/D

WINDOW ROCK

WARE ROAD

**DAFFODIL RD
SUBD**

R.C. SUBD

ALICIA SUBD

36TH ST

35TH ST

34TH ST

CAMELLIA AVE

DAFFODIL PLACE

32ND ST

31ST ST

WESTWAY AVE

LA VISTA AVE

WALNUT AVE

36TH ST

35TH LN

35TH ST

34TH ST

31ST LN

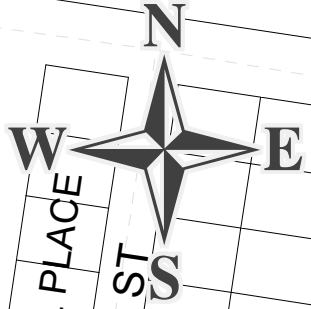
ST

LA

LA

LO

HI



PLAT OF GEORGIA ESTATE SUBDIVISION

McALLEN, TEXAS

BEING THE EAST 2.0 ACRES OF THE SOUTH 5.0 ACRES OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPNAYS SUBDIVISION, OUT OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE GEORGIA ESTATE SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

GIARA HOMES, LLC DATE
BY: PEDRO J. EUFRACIO, PRESIDENT
1200 SOUTH 15TH STREET
McALLEN, TX. 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PEDRO J. EUFRACIO, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN DATE

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR DATE
CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, RPLS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JOSE MARIO GONZALEZ, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5571
24593 FM 88
MONTE ALTO, TX. 78538
TBPLS FIRM # 10013900

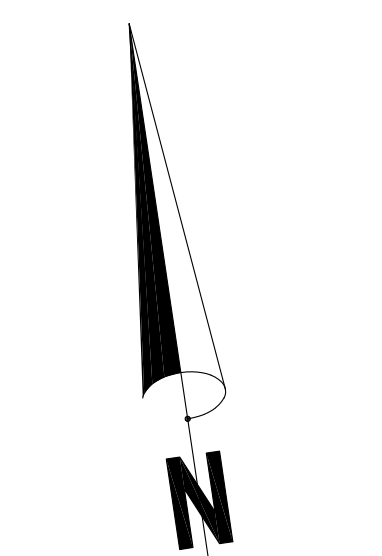
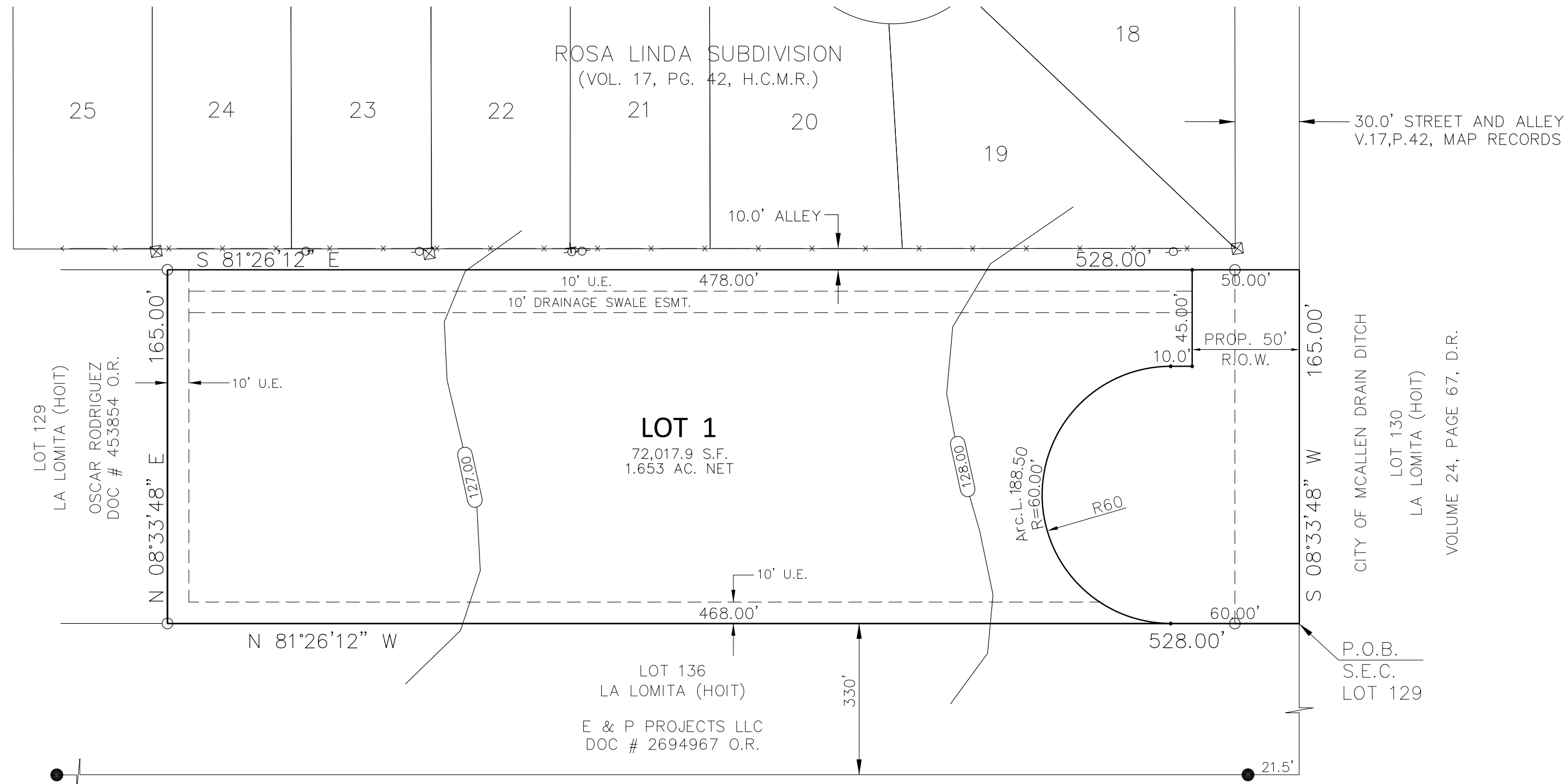
STATE OF TEXAS
COUNTY OF HIDALGO

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

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

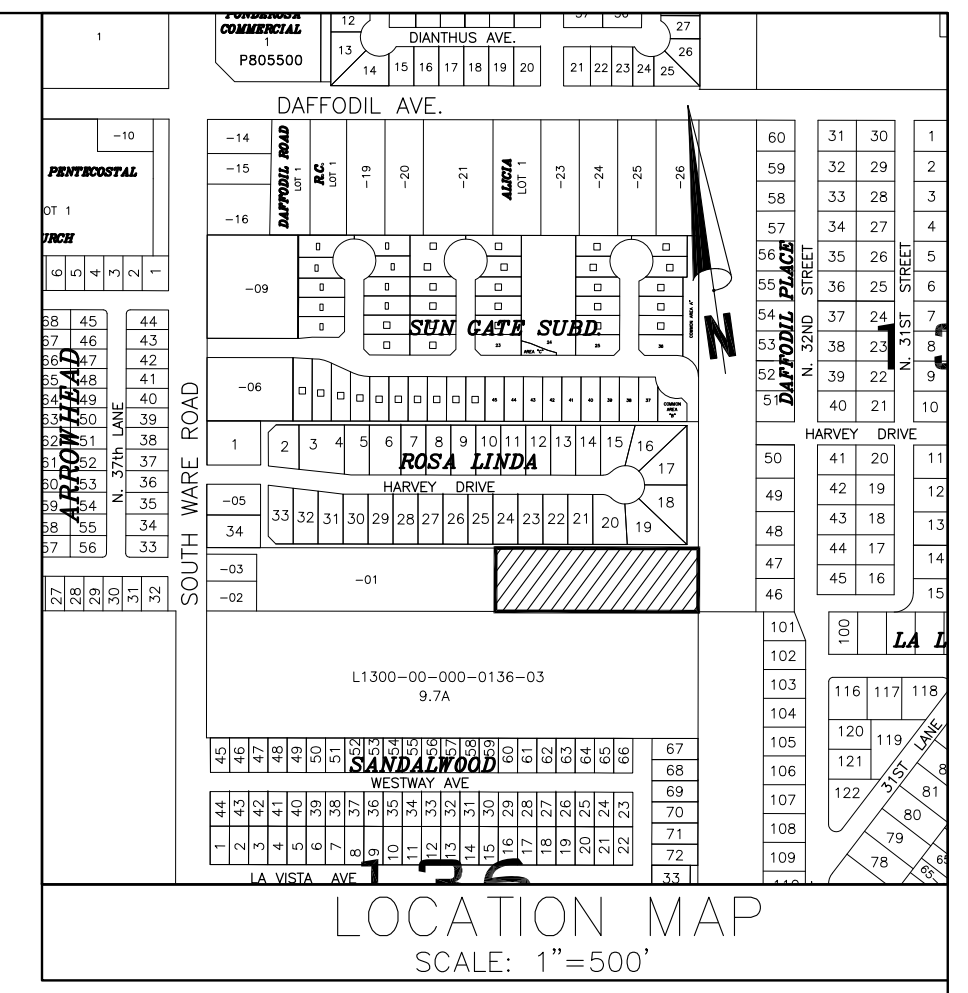


PRINCIPAL CONTACTS:		FIRM REG. NO. 6435	
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: GIARA HOMES, LLC	1200 SOUTH 15TH STREET	McALLEN, TX. 78501	
ENGINEER: RENE BARRERA, P.E.	3325 W. FREDDY GOZALEZ	EDINBURG, TX. 78539	956-687-3355
SURVEYOR: MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TX. 78538	956-380-5154



SCALE: 1" = 50'
BASIS OF BEARING:
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 1983 SOUTH ZONE

LEGEND	
○	- SET 1/2 INCH IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING"
●	- FD. 1/2 INCH IRON ROD
×	- FENCE
⊖	- POWER POLE
⊠	- UTILITY BOX
⊙	- UTILITY MANHOLE



GEORGIA ESTATE SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS APPROXIMATELY 1/4 MILE EAST OF SOUTH WARE ROAD AND 1/4 MILE SOUTH OF DAFFODIL AVE.
DATE OF PREPARATION: 9-18-24
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

BEING THE EAST 2.0 ACRES OF THE SOUTH 5.0 ACRES OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPNAYS SUBDIVISION, OUT OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS, HIDALGO COUNTY, TEXAS. SAID 2.0 ACRE TRCT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 129, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 81°26'12" WEST, ALONG THE SOUTH LINE OF SAID LOT 129, AT 30.00 FEET PASS A SET HALF INCH IRON ROD, A TOTAL DISTANCE OF 528.00 FEET TO A SET HALF INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 08°33'48" EAST, A DISTANCE OF 165.00 FEET TO A HALF INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH 81°26'12" EAST, AT 498.00 FEET PASS A SET HALF INCH IRON ROD, A TOTAL DISTANCE OF 528.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH 08°33'48" WEST, ALONG THE EAST LINE OF SAID LOT 129, A DISTANCE OF 165.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE PLACE OF BEGINNING, CONTAINING 2.0 ACRES OF LAND MORE OR LESS.

- ### GENERAL PLAT NOTES:
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
 - SETBACK AS FOLLOWS:
FRONT 10 FEET
REAR 10 FEET OR GREATER FOR EASEMENT
COMMON SIDE ... AS PER ZONING ORDINANCE OR GREATER FOR EASEMENT
GARAGE 18 FEET EXCEPT WHERE GREATER SETBACK APPLIES, GREATER SETBACK REQUIRED
 - THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480343 0005 C; REVISED NOVEMBER 2, 1982.
 - THE DEVELOPER SHALL PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - DRAINAGE DETENTION REQUIRED OF ____ ACRE FEET OR ____ CUBIC FEET FOR THIS SUBDIVISION
 - MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT
 - BENCHMARK: ELEVATION =----

CITY OF McALLEN BENCH MARK NUMBER MC--XX

 - A 1/2" DIAMETER IRON ROD SHALL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED ON THIS PLAT.
 - COMMON AREAS, PRIVATE STREETS, ALLEYS, DETENTION AREAS AND SIDEWALKS TO BE MAINTAINED BY LOT OWNERS AND/OR HOMEOWNERS ASSOCIATION, NOT THE CITY OF McALLEN.
 - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
 - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES/USES.

LIENHOLDER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO
I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE GEORGIA ESTATE SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.
SECURITY INTEREST HOLDER:
BANK OF ---
BY: ---, SENIOR VICE PRESIDENT

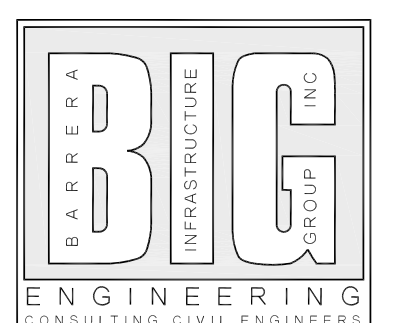
STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

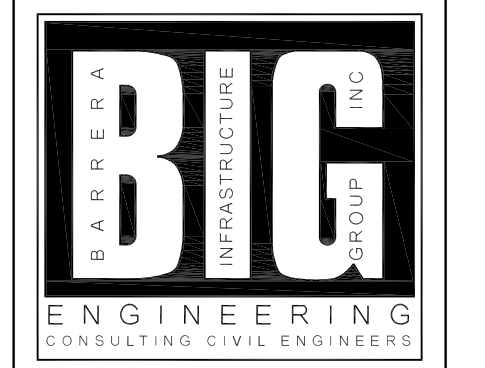
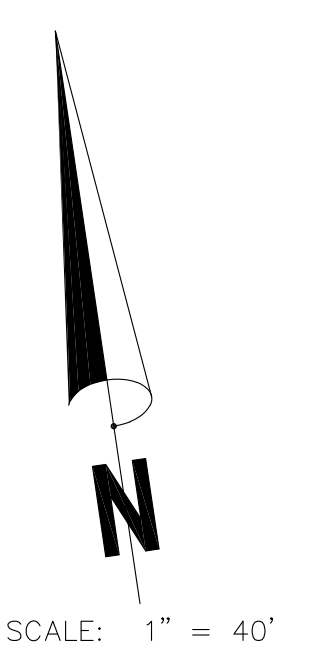
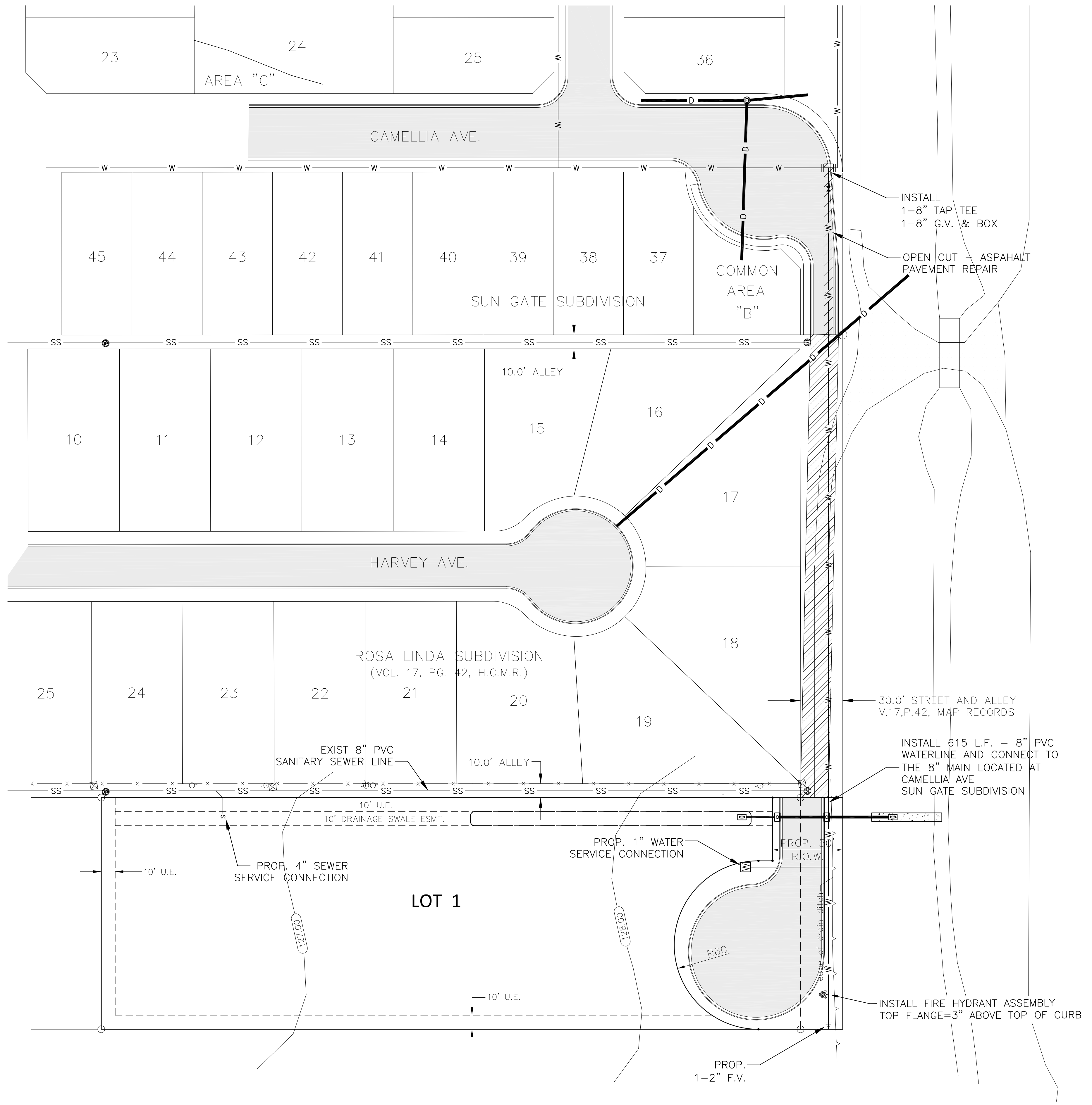
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

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

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



3325 W. FREDDY GONZALEZ
McALLEN, TX 78504
956-687-3355, FAX: 956-992-8801



3525 W. FREDDY GONZALEZ,
 SUITE B2
 McALLEN, TEXAS 78504
 T: 956.687.3355
 F: 956.992.8801
 FIRM. NO. 6435

UTILITY SYSTEM
 LAYOUT

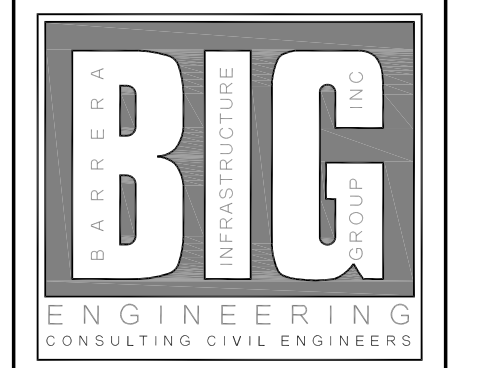
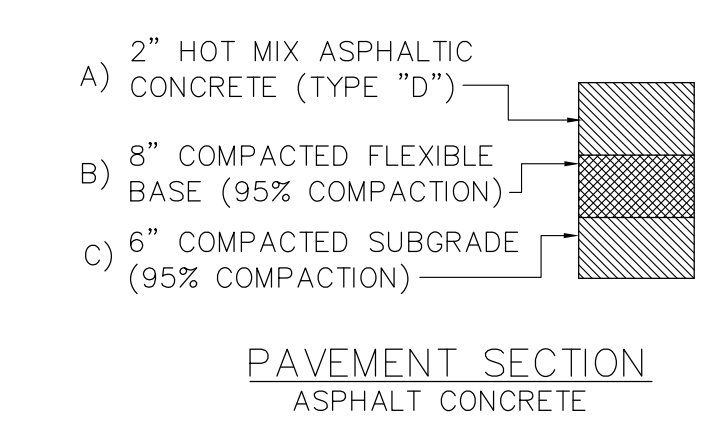
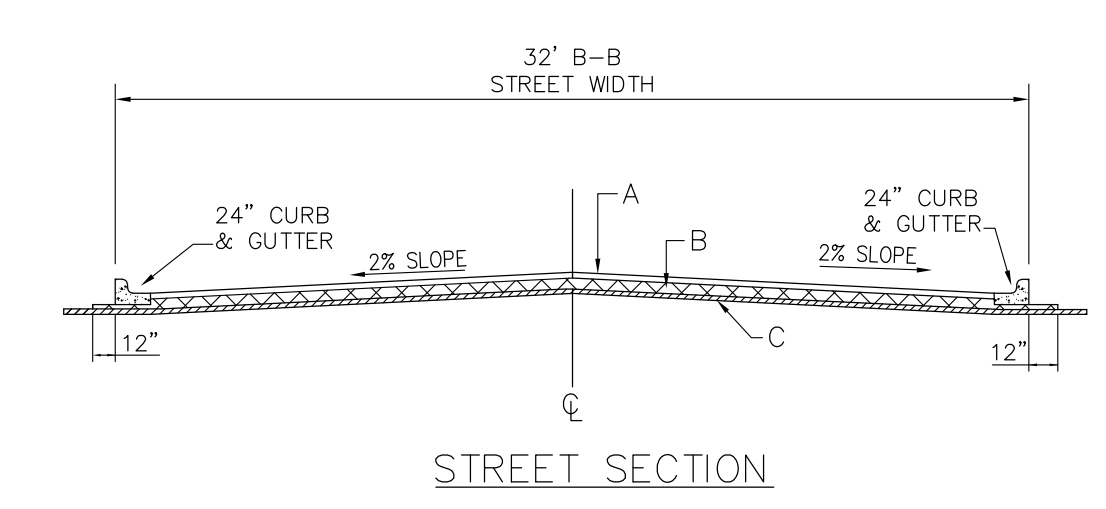
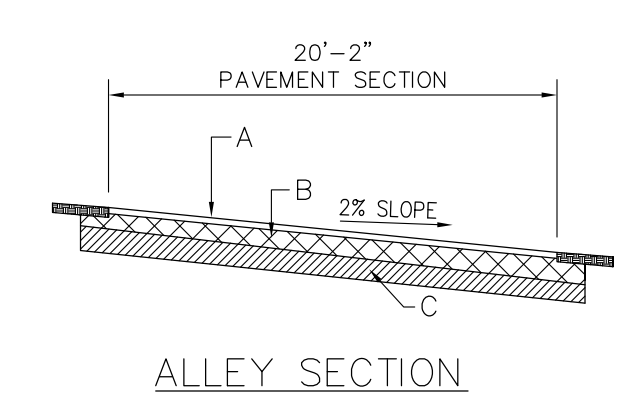
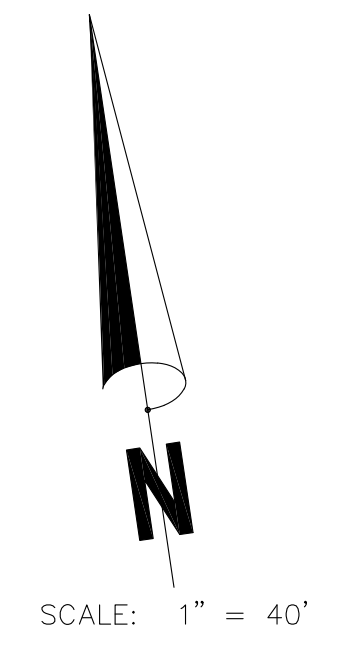
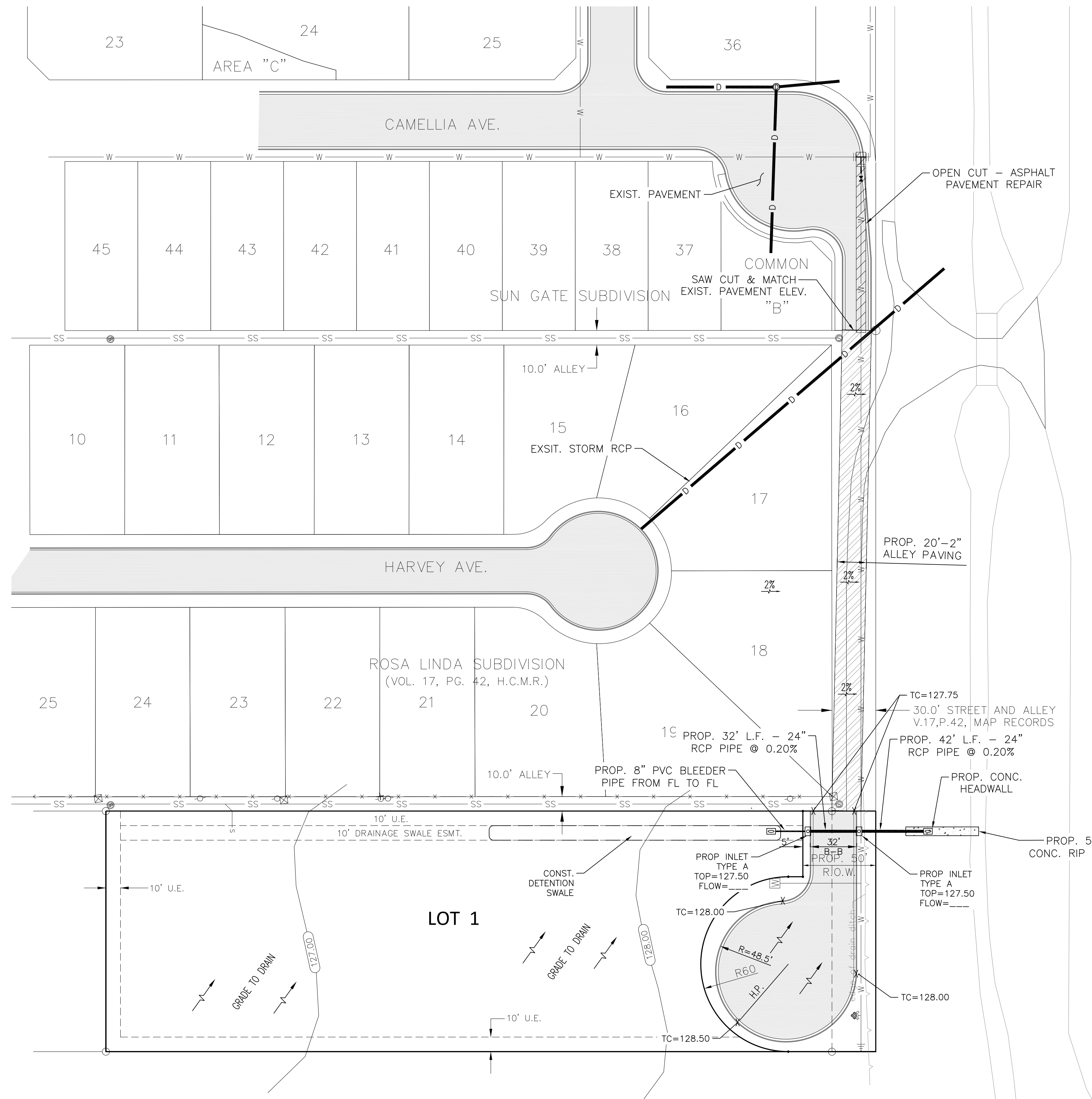
GEORGIA ESTATE
 McALLEN, TEXAS



9-18-24
 Rene Barrera
 Licensed Professional
 Engineer # 86862

Date:	
Scale:	1"=40'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

D:\1-Projects\GEORGIA EST. SD\GEORGIA ESTATE.dwg



3525 W. FREDDY GONZALEZ, SUITE B2
 McALLEN, TEXAS 78504
 T: 956.687.3355
 F: 956.992.8801
 FIRM. NO. 6435

Project Title:
PAVING AND DRAINAGE SYSTEM LAYOUT

Project Title:
GEORGIA ESTATE McALLEN, TEXAS



9-18-24
 Rene Barrera
 Licensed Professional Engineer # 86862

Date:
Scale: 1"=40'
Designed By: R.B.
Drawn By: E.S.
Checked By: R.B.
Project No:



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 10/3/2024

SUBDIVISION NAME: GEORGIA ESTATE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>N/S Street (East Boundary): 50 ft. R.O.W. existing. (Possible: N. 32nd Lane, N. 33rd Street, N. 34th Street) Paving: 32 ft. Curb & gutter: both sides **Finalize street name prior to final. *Revised plat submitted needs to show centerline and label as 50' total R.O.W. with line running parallel to the eastern boundary. *Temporary paved turnaround required at North end of street. Once street is extended South when adjacent property develops, temporary turnaround will be removed. *Must escrow monies for future removal of temporary turnaround. *Plat shows Cul-De-Sac street. Should be revised to be a temporary easement. * On the survey, it shows that there is some encroachment from the Ditch into the proposed street section. Please label the distance from the centerline of the ditch to the boundary of this plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan"</p>	<p>Non-compliance</p>
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	<p>Compliance</p>
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac. - Please provide all dimensions of Cul-de-Sacs. ***Paving must be 96 ft. in diameter face to face. **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>

ALLEYS

<p>R.O.W.: 20 ft. Paving: 16 ft. There is an existing 10 ft. alley along the North portion of the property - clarify existing condition/pavement prior to final. - 10 ft. alley dedication along North boundary for 20 ft. alley. Staff reviewing requirement, need to finalize prior to final. - Plat submitted on September 2024 will require further clarification. **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
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These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
<p>* Front: 25 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. **Plat submitted on September 2024 will require further clarification. *Wording for plat note will be established once frontage is clarified. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>Rear: *10 ft. or greater for easement or in line with average setbacks of existing structures, whichever is greater applies. *Wording for plat note will be established once frontage is clarified. *Initial plat submittal proposes *10 ft. or greater for easements. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: 6 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner. **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: 18 ft. except where greater setbacks required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along both sides of N/S Street. *Width to be finalized as applicable, per Engineering prior to final. Revisions Needed: - Missing the Sidewalk note on the Plat. **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. **Landscaping Ordinance: Section 110-46 and 110 49</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted. **Will be established once final plat layout is finalized. **Must comply with City Access Management Policy *Landscape Ordinance Section 110-49</p>	TBD
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	NA
<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Property is Zoned R-1</p>	NA

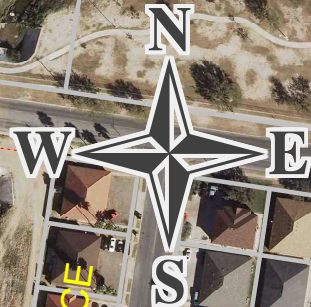
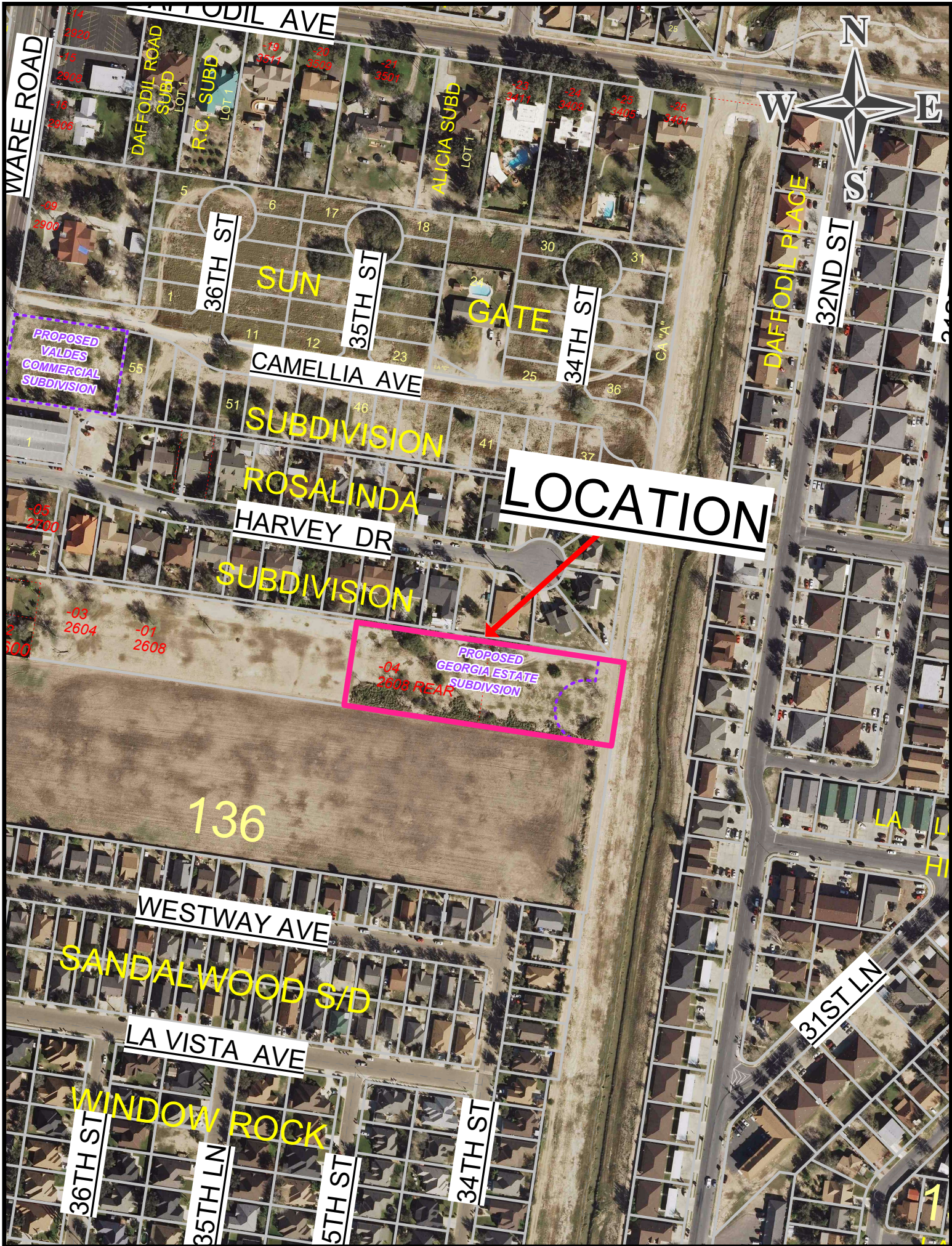
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 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</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	<p>Required</p>
<p>* Minimum lot width and lot area: Lots must have minimum 50 ft. frontage. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval *Required if zoning/use other than existing R-1 proposed. ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. *Proposed use is for one dwelling unit/lot - if number of dwelling units/lot change, will be reviewed accordingly prior to final.</p>	<p>NA</p>
<p>* Park Fee of \$700 required based on proposed one lot/dwelling unit - to be paid prior to recording. *Proposed use is for one dwelling unit/lot - if number of dwelling units/lot change, will be reviewed accordingly prior to final.</p>	<p>Required</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC. Proposed use is for one dwelling unit/lot - if number of dwelling units/lot change, will be reviewed accordingly prior to final.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation for 1-Lot Single-Family subdivision is waived.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>NA</p>

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy. - Additional requirements as applicable once street frontage is established. - If any abandonment is needed, abandonment must be done by separate instrument, not by plat, prior to final. * On the survey, it shows that there is some encroachment from the Ditch into the proposed street section. Please label the distance from the centerline of the ditch to the boundary of this plat. - Being the property is Zoned R-1 and is being Re-Platted, public hearing with notices will be required prior to final P&Z hearing notice configuration. 	Non-compliance
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.</p>	Applied

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



WARE ROAD

DAFFODIL AVE

DAFFODIL ROAD SUBD LOT 1

R.C. SUBD LOT 1

ALICIA SUBD LOT 1

36TH ST

35TH ST

34TH ST

32ND ST

DAFFODIL PLACE

SUN

GATE

CAMELLIA AVE

SUBDIVISION

ROSA LINDA

HARVEY DR SUBDIVISION

LOCATION

PROPOSED VALDES COMMERCIAL SUBDIVISION

PROPOSED GEORGIA ESTATE SUBDIVISION
-04 2608 REAR

136

WESTWAY AVE

SANDALWOOD S/D

LA VISTA AVE

WINDOW ROCK

36TH ST

35TH LN

5TH ST

34TH ST

31ST LN

1



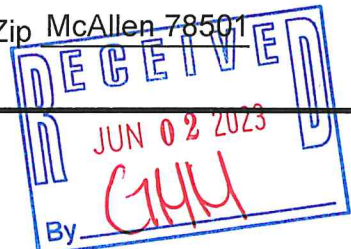
SUB 2023-0054

Planning Department

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

Project Information	Subdivision Name <u>THE VILLAGES AT DALLAS</u>	
	Location <u>601 Dallas Ave</u>	
	City Address or Block Number <u>601 DALLAS AVE</u>	
	Number of Lots <u>43</u> Gross Acres <u>3.59</u> Net Acres <u>3.23</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R3T</u> Proposed Zoning <u>R3T</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>vacant</u> Proposed Land Use <u>Townhomes</u> Irrigation District # <u>HCID 1 No 2</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>E.H. 6/21/2023</u>	
Owner	Name <u>SMART PECUNIA LLC</u> Phone <u>956 529 69991</u>	
	Address <u>808 Shary Rd Ste #5 # 330</u> E-mail <u>info@smartpecunia.me</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Parcel # <u>189549</u> <u>189542</u> <u>189550</u> <u>189547</u> Tax Dept. Review <u>My</u>	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>As describe in Exhibit A</u>		
Developer	Name <u>THE VILLAGES AT DALLAS LLC</u> Phone <u>956.530.1368</u>	
	Address <u>601 Dallas Ave</u> E-mail <u>eh@smartpecunia.me</u>	
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>	
	Contact Person <u>Emanuel Hernandez</u>	
Engineer	Name <u>ALPHA ENGINEERING</u> Phone <u>956 363 0768</u>	
	Address <u>130 W Magnolia</u> E-mail <u>info@alpha-eng.us</u>	
	City <u>La Feria</u> State <u>TX</u> Zip <u>78559</u>	
	Contact Person <u>Juan Gamez</u>	
Surveyor	Name <u>SAM Engineering & Surveying INC</u> Phone <u>956 702 8880</u>	
	Address <u>200 S 10 TH St STE 1500</u> E-mail <u>info@samengineering-surveying.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>McAllen 78501</u>	

ke F



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

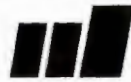
Signature _____ Date _____

Print Name Emanuel Hernandez X

Owner Authorized Agent X

The Planning Department is now accepting DocuSign signatures on application

VAR 2024-00391



City of McAllen

Planning Department VARIANCE TO SUBDIVISION PROCESS APPLICATION

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 <u>BEING 3.31 ACRES OF LAND MORE OR LESS, OUT OF LOT 7, SECTION 8</u>
	Proposed Subdivision (if applicable) <u>HIDALGO CANAL COMPANY SUBDIVISION CO. TEXAS ACCORDING TO THE PLAN RECORDED IN VOLUME 9 PAGE 1 77 DEED RECORDS, HIDALGO CO, TX</u> <u>The Villages At Dallas</u> EH 8/21/24
	Street Address <u>601 Dallas Ave</u>
	Number of lots <u>40</u> Gross acres <u>3.59</u> Existing Zoning <u>R3T</u> Existing Land Use <u>Vacant</u>
<input type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)	
Applicant	Name <u>THE VILLAGES AT DALLAS LLC</u> Phone <u>956 530 1368</u>
	Address <u>601 Dallas Ave</u> E-mail <u>eh.smartpecunia.me</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>
Owner	Name <u>SMART PECUNIA LLC</u> Phone <u>956 529 69991</u>
	Address <u>808 Shary Rd Ste #5 # 330</u> E-mail <u>info@smartpecunia.me</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.
	Signature <u></u> Date <u>8/21/2024</u>
	Print Name <u>Emanuel Hernandez</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
Office	*FOR OFFICE USE ONLY*
	APPLICATION FILING FEE: <input type="checkbox"/> \$250.00
	Accepted by <u>KF</u> Payment received by _____ Date _____
Rev 06/21	

RECEIVED
 AUG 21 2024
 By NG



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. VARIANCE TO MAINTAIN EXISTING 52.7 FT. R.O.W. EN 8/21/24

Due to the dense nature of the development and size of the property (3 acres). The required 60 ft of ROW takes vital space for the development to meet all other requirements. Due to precedence set by World of 4 subdivision adjacently West (52.7 ft ROW) there is no benefit to require more than the present ROW)

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

The variance is crucial for the property to meet all requirements specifically detentions.

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

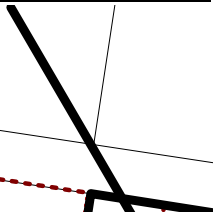
The variance will be not be detrimental as the end conditions keep ROW continuity with adjacent properties also granted the requested variance

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

The Variance not affect contiguous subdivisions since the development is requesting a variance continuous to the adjacent subdivision with established precedence.

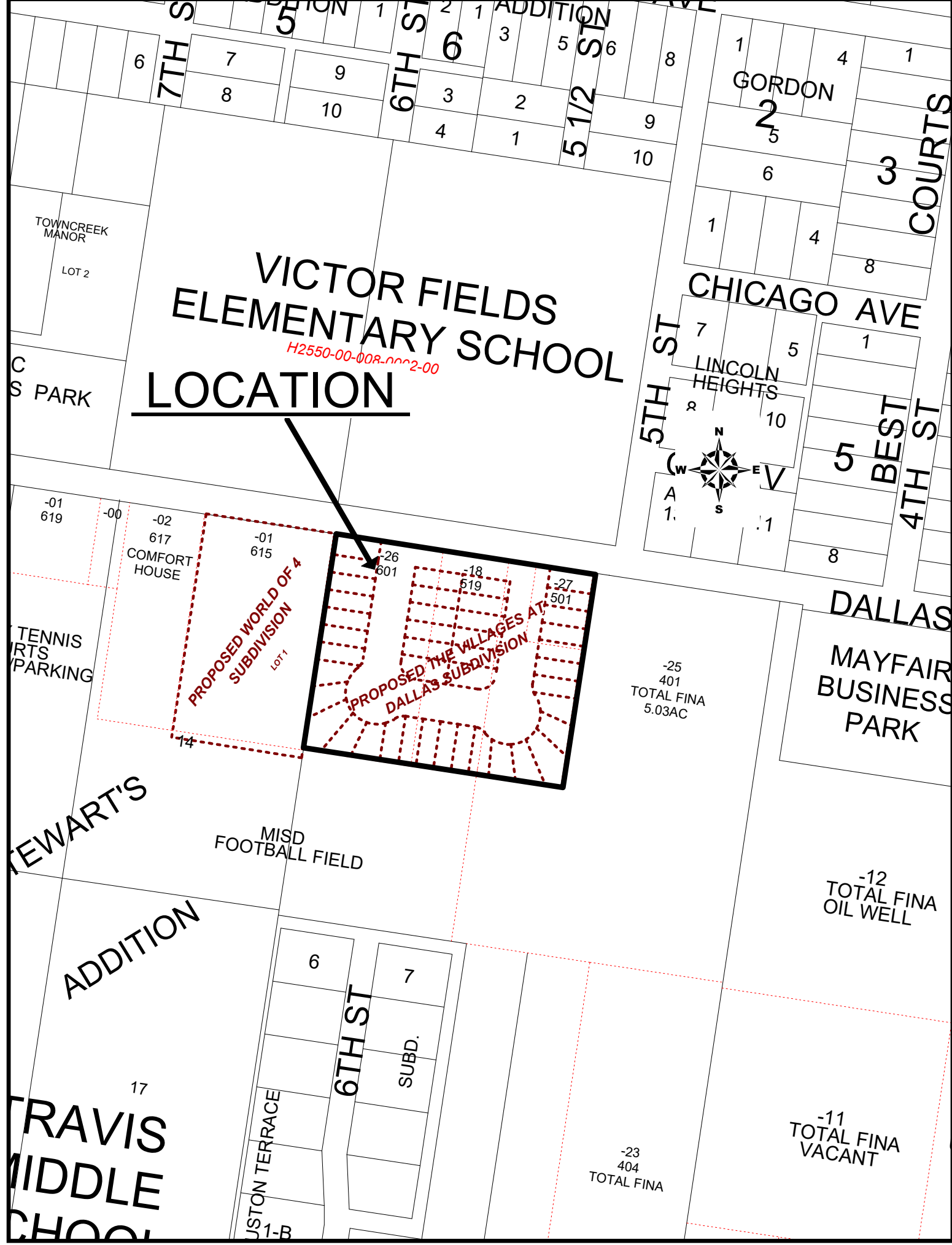
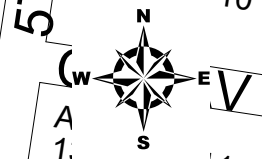
VICTOR FIELDS ELEMENTARY SCHOOL LOCATION

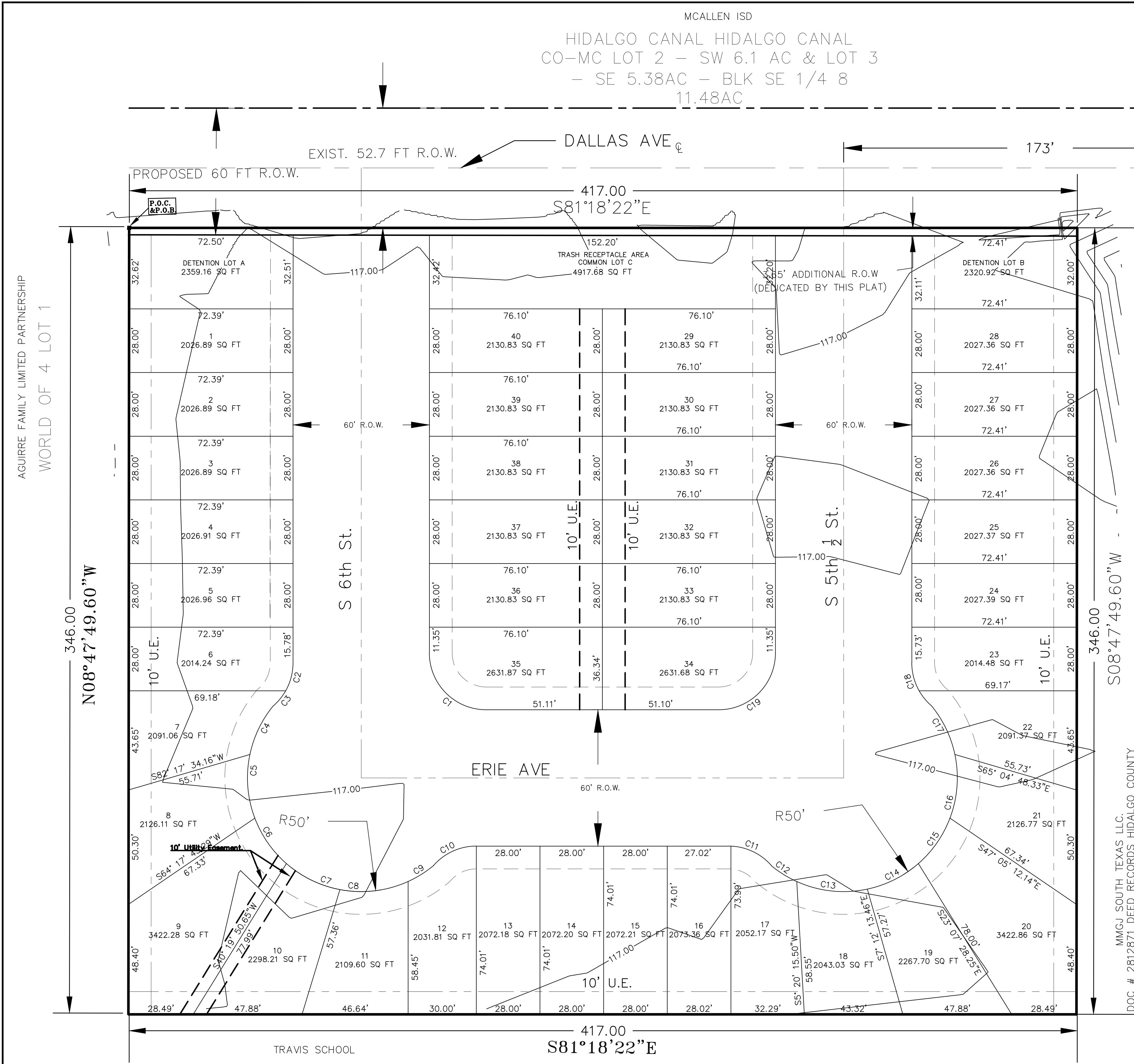
H2550-00-008-nnc2-00



PROPOSED WORLD OF 4
SUBDIVISION
LOT 1

PROPOSED THE VILLAGES AT
DALLAS SUBDIVISION

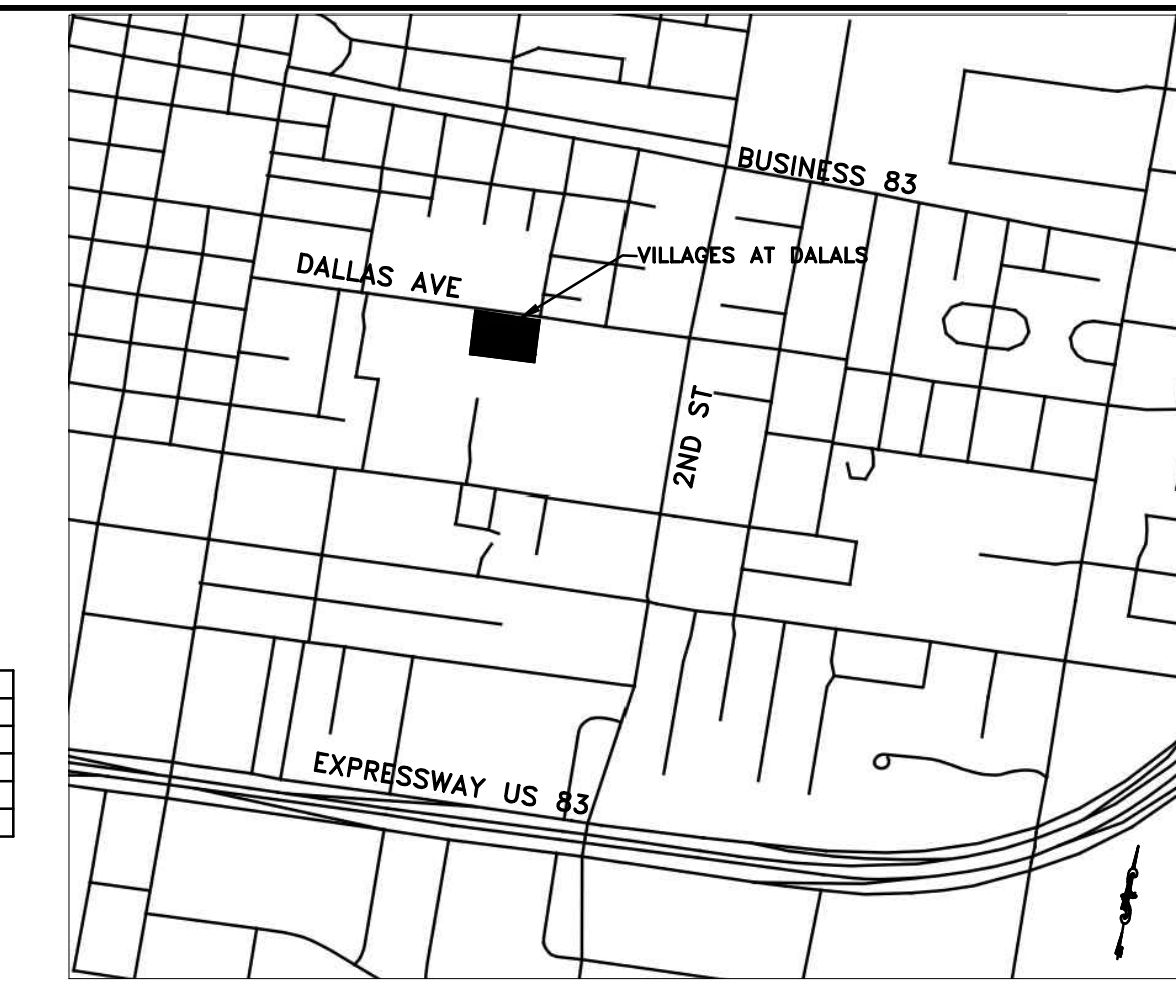




SCALE 1" = 20'

LEGEND

- Conc. Monu. Set
- Conc. Monu. Found
- Iron Pin Found
- 1/2" Iron Pin Set
- ✕ CPS Found



Curve Table

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

METES AND BOUNDS

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

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

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

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

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

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

SURVEYOR'S CERTIFICATE:

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

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

MAY 2023
DATE OF SURVEY

ENGINEER'S CERTIFICATE:

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

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

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

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

ALPHA
INFRASTRUCTURE
Engineering PLLC
130 W MAGNOLIA
LA FERIA, TX
Phone: (956) 363-0768
Fax: 1-888-747-3965
Email: info@alpha-eng.us
TEXAS ENGINEERING FIRM N.O. F-15540

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

PRINCIPAL CONTACTS:

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



Reviewed On: 9/5/2024

SUBDIVISION NAME: THE VILLAGES AT DALLAS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Dallas Avenue: dedication as needed for 30 ft. for 60 ft. total R.O.W. (dedication needed ~7.3 ft.) Paving: 40 ft. Curb & gutter: Both sides Revisions needed: - The existing ROW is shown as 52.7 ft. Please reference the document number on the plat and provide a copy for staff review, prior to final. - Move the arrows for 3.65 ft. ROW dedication so that it is not obstructed by the subdivision boundary lines prior to final. - Show the existing ROW on both sides of centerline to determine additional ROW dedication requirement, prior to final. - Show and label the ROW from centerline and total ROW after the dedication to determine if any additional ROW dedication is required prior to final. - Remove any reference as "Proposed" from the R.O.W. prior to final. If the total R.O.W. with dedication is 60 ft., please label as "Total ROW" prior to final. **An application for a variance to maintain the existing 52.7 ft. R.O.W. was submitted on August 21, 2024. **Plat submitted on 08/06/24 still refers to the additional 3.65 ft. Additional R.O.W. dedication. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Streets: Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Names of the interior streets will be finalized by staff prior to final. If the subdivision is proposed to be private, the following wording must be added under the name of the streets: "(Private Street)" - Clarify if the property is private and/or gated. please submit gate details if applicable, showing paving details, island width, sidewalk, etc., prior to final. Additional ROW might be required at the gate area, based on the gate detail. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Non-compliance
<p>* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3T and R-3C Zone Districts **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105</p>	NA

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> <ul style="list-style-type: none"> - A 32 ft. alley which was initially proposed on the north side of Lots 29 & 40, is labeled as Common Area C on the most recent submittal. Clarify if a common lot is being proposed in lieu of alley requirement. - Dumpster details and auto turn study must be approved by all development departments prior to final. - Show the distance between the curb cut on Common Lot C (receptacles) and the curb on Dallas Avenue. 25 ft. minimum distance requirement will be determined by staff prior to final. <p>*Alley/service drive easement required for commercial and multifamily properties **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the zoning ordinance or greater for easements</p> <ul style="list-style-type: none"> - Clarify/revise the plat note as shown above prior to final. - Proposing: READ: 0 ft. or greater for easements <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Interior Sides: In accordance with the zoning ordinance or greater for easements</p> <ul style="list-style-type: none"> - Clarify/revise the plat note as shown above prior to final. - Proposing: 0 ft. or greater for easements <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements</p> <ul style="list-style-type: none"> - Add a plat note as shown above prior to final. <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies</p> <ul style="list-style-type: none"> - Add a plat note as shown above prior to final <p>**Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Dallas Ave. and both sides on all interior streets</p> <ul style="list-style-type: none"> - Revise the plat note as shown above prior to final. <p>**Subdivision Ordinance: Section 134-120</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dallas Avenue.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>**Must comply with City Access Management Policy</p>	Applied

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

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Site plan was not officially submitted or reviewed. A site plan application must be submitted in order to receive official site plan review comments. **Section 138-210 requires that any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development.</p>	<p>Required</p>
<p>* 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 private and gated to finalize the plat note prior to final.</p>	<p>Non-compliance</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Applied</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - A plat note to cross reference the HOA document number is needed prior to final. - Submit the HOA document for staff review prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-3T Proposed: R-3T * The zoning map was revised after staff verified that the whole property was zoned R-3T. Please revise the application accordingly, prior to final. ***Zoning Ordinance: Article V</p>	<p>Required</p>
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - The latest submitted plat seems to have 43 lots, with 40 townhomes and three common lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. A plat note to reflect the approved variance must be finalized prior to recording.</p>	<p>Required</p>

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

<p>* Approved by the City Manager's Office. - The latest submitted plat seems to have 43 lots, with 40 townhomes and three common lots. A variance request to pay half of the park fees (\$350 per dwelling unit) prior to recording and the other half (\$350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. A plat note to reflect the approved variance must be finalized prior to recording.</p>	<p>Required</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation is approved.</p>	<p>Applied</p>
<p>* As per Traffic Department, Traffic Impact Analysis (TIA) is not required.</p>	<p>Applied</p>
<p>COMMENTS</p>	
<p>Comments: - Please clarify if the subdivision will be gated, prior to final. The owner's signature block contradicts the "Private Subdivision" title. Clarify and revise as applicable prior to final. - The name of the subdivision on the application is proposed as "THE Villages at Dallas" and plat shows "Villages at Dallas Subdivision". Clarify/revise the application/plat prior to final. - Revise the plat title from "FINAL PLAT" to "PLAT OF", with smaller font, prior to final. - Clarify if the subdivision will be gated or not. If the property is proposed to be gated, please submit gate details, showing paving and island width, sidewalk, etc., prior to final. Additional ROW might be required at the gate area, based on the gate detail. - Clarify if Common Lot C is proposed in lieu of alley requirement. - Show the distance between the curb cut on Common Lot C and the curb on Dallas Ave. 25 ft. minimum distance requirement will be determined by staff prior to final. - Signature blocks complying with Sec. 134-61 of the subdivision ordinance is required prior to recording, Revision of the owner's signature block may be needed, if private subdivision is proposed. - Label all easements, add dimensions and clarify if they are existing or dedicated by this plat. A plat note to reference that may be used and must be finalized prior to final. - Some information on the plat are overlapped by other text/lines. Please remove any overlap prior to final. - It is not clear how many feet of the 10 ft. U.E. between lots 9 and 10 is on each lot. Add dimensions on both sides to clarify prior to final. - Some easement lines are shown with bold lines and some with regular lines. Please clarify/revise prior to final. - Use a lighter shade of grey for contour lines to avoid confusion with lot lines prior to final. - The subdivision was approved in preliminary form on June 20, 2023. A six-month extension request may be needed to continue the review process. **An application for a variance to maintain the existing 52.7 ft. R.O.W. on Dallas Ave. was submitted on August 21, 2024. **Plat submitted on 08/06/24 still refers to the additional 3.65 ft. Additional R.O.W. dedication. **Pending Site plan application.</p>	<p>Non-compliance</p>
<p>RECOMMENDATION</p>	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL, AND THE BOARD'S CLARIFICATION ON THE REQUESTED VARIANCE.</p>	<p>Applied</p>

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

VICTOR FIELDS ELEMENTARY SCHOOL

LOCATION

H2550-00-008-0002-00

CHICAGO AVE

LINCOLN HEIGHTS

DALLAS
MAYFAIR
BUSINESS
PARK



PROPOSED WORLD OF 4
SUBDIVISION
LOT 1

PROPOSED THE VILLAGES AT
DALLAS SUBDIVISION

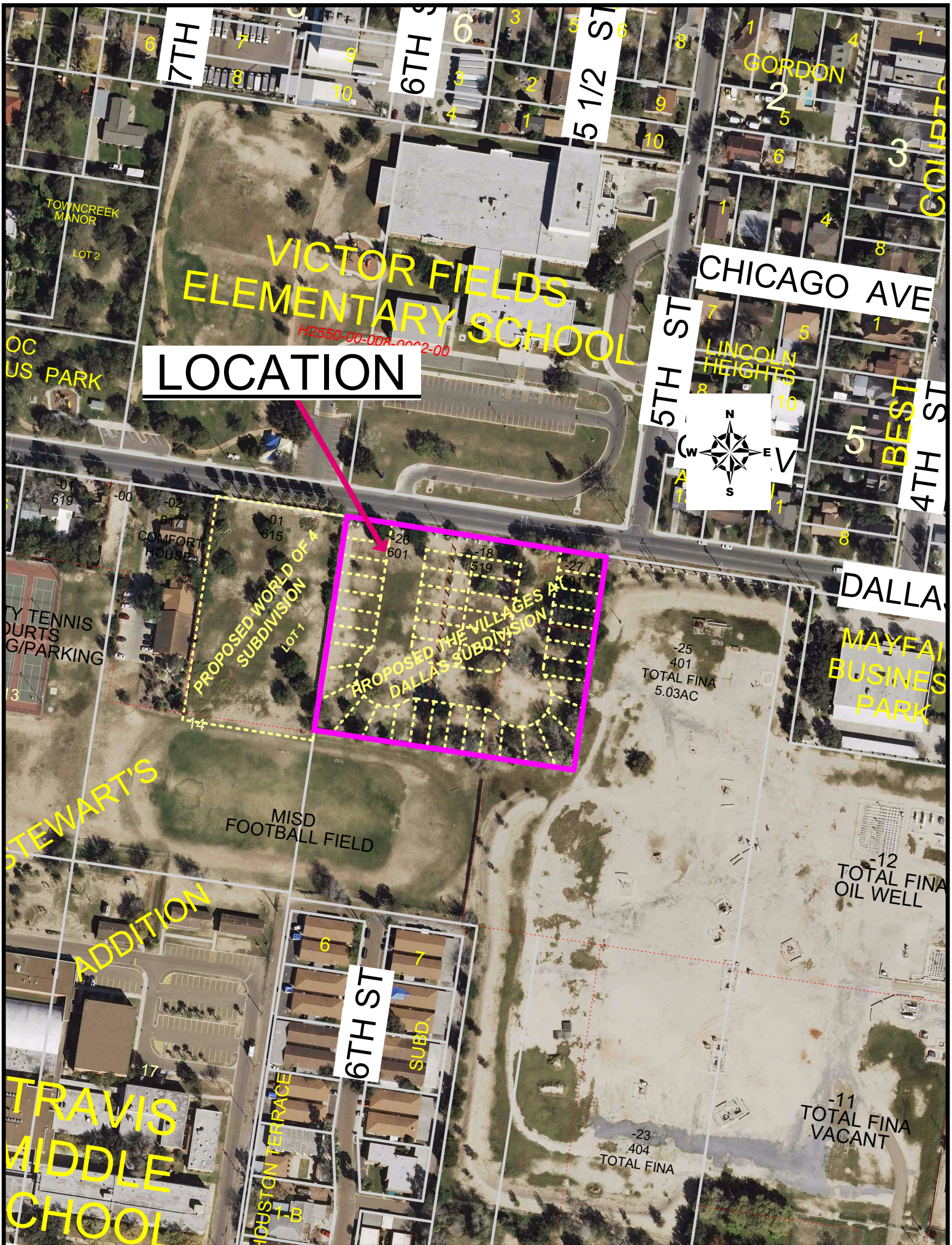
MISD FOOTBALL FIELD

-12
TOTAL FINA
OIL WELL

-11
TOTAL FINA
VACANT

-23
404
TOTAL FINA

-25
401
TOTAL FINA
5.03AC



City of McAllen


Sub 2023-0052

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>McAllen South Industrial Park Phase II</u>
	Location <u>South Side of FM#1016, 1700 feet west of S. 10th Street</u>
	City Address or Block Number <u>1401 MILITARY HWY</u>
	Number of Lots <u>8</u> Gross Acres <u>90.63</u> Net Acres <u>90.63</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>I-1</u> Proposed Zoning <u>I-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Industrial</u> Irrigation District # <u>2</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>19,958.33</u>
	Parcel # <u>644891 189325</u> Tax Dept. Review <u>Me 5/30/23</u>
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____
Legal Description <u>90.63 Acres out of Lots 3, 4, 5, 6, 11, & 12, Hidalgo Canal Co Subdivision</u>	
Owner	Name <u>MSIP Affiliates LTD</u> Phone <u>956-683-1000</u>
	Address <u>4316 N. 10th Street</u> E-mail <u>mfallek@rgv.rr.com</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</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>Texas</u> Zip <u>78501</u>
	Contact Person <u>Steve Spoor</u>
Surveyor	Name <u>CVQ Land Surveyors</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>Texas</u> Zip <u>78501</u>

KP 

RECEIVED
MAY 26 2023
By EMM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

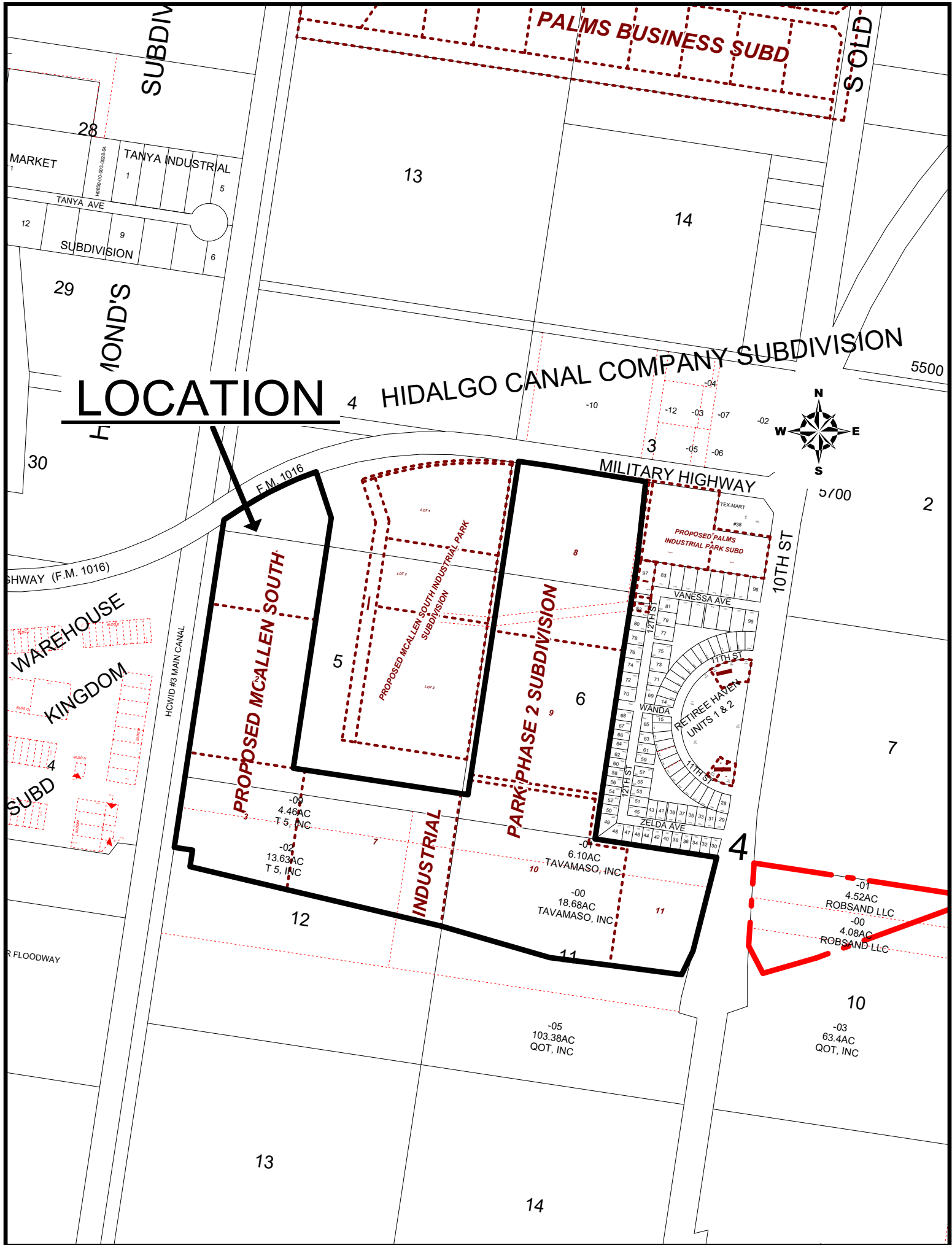
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Michael Fallok Date 05-25-23

Print Name Michael Fallok

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application



LOCATION



PALMS BUSINESS SUBD

SOLD

SUBDIV

MARKET
TANYA INDUSTRIAL
TANYA AVE
SUBDIVISION

HIDALGO CANAL COMPANY SUBDIVISION

PROPOSED MCALLEN SOUTH

PROPOSED MCALLEN SOUTH INDUSTRIAL PARK SUBDIVISION

PARK PHASE 2 SUBDIVISION

PROPOSED PALMS INDUSTRIAL PARK SUBD

WAREHOUSE KINGDOM

MILITARY HIGHWAY

10TH ST

VANESSA AVE

WANDA

RETREE HAVEN UNITS 1 & 2

ZELDA AVE

INDUSTRIAL

4.46AC
T 5, INC

13.63AC
T 5, INC

6.10AC
TAVAMASO, INC

18.68AC
TAVAMASO, INC

4.52AC
ROBSAND LLC

4.08AC
ROBSAND LLC

103.38AC
QOT, INC

63.4AC
QOT, INC

F.M. 1016

HCWID #9 MAIN CANAL

SHWAY (F.M. 1016)

R FLOODWAY

5500

5700

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MOND'S

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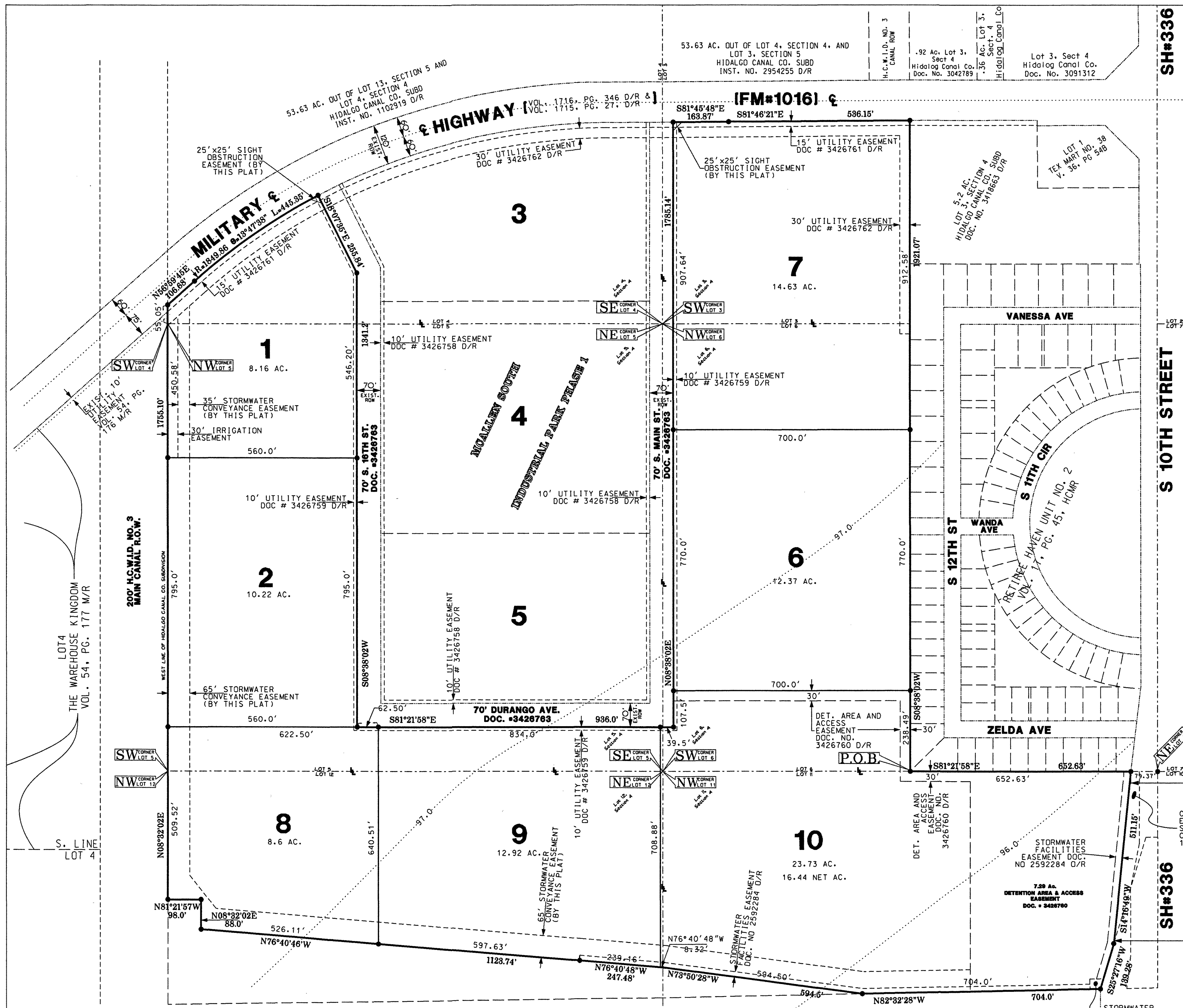
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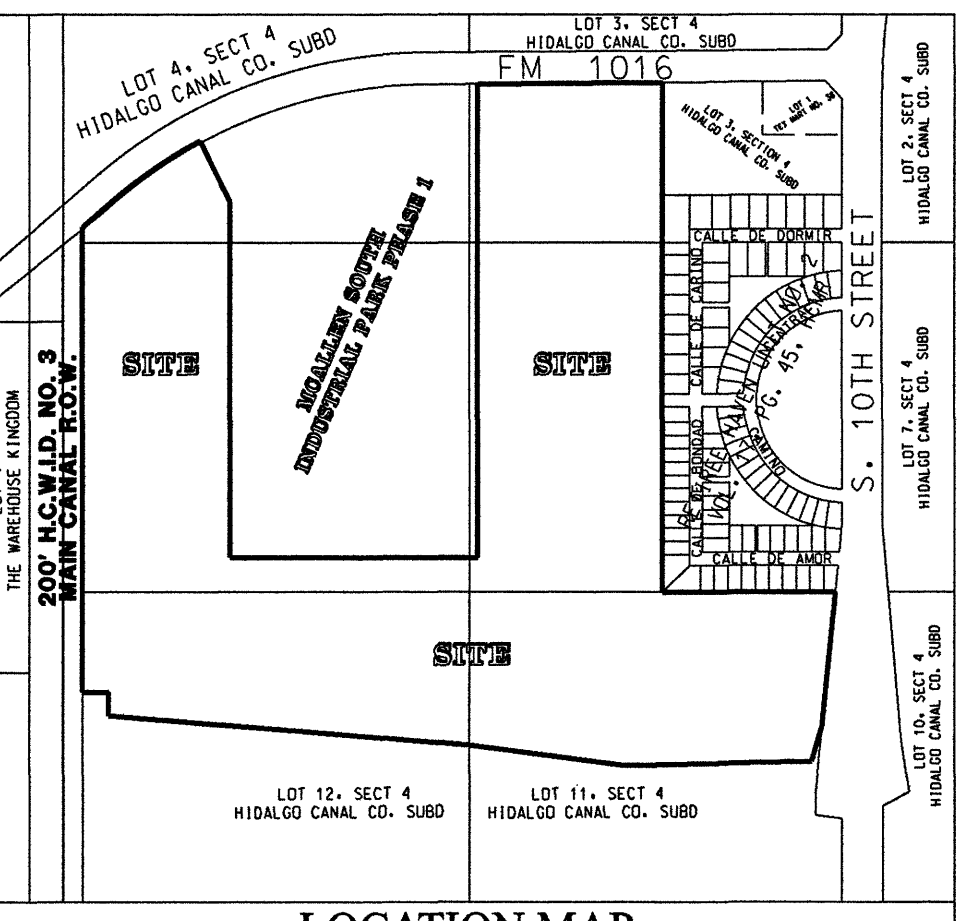
SURVEY MONUMENT LEGEND

- SET ROD WITH PLASTIC CAP
- SET ROD
- FOUND ROD
- FOUND NAIL
- FOUND PIPE

Date: 26 MAY 2023
 Scale: 1"=200'
 REV: 27 SEPT. 2024

MCALLEN SOUTH INDUSTRIAL PARK PHASE II

A 90.63 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11, & 12, SECTION 4, HIDALGO CANAL CO. SUBDIVISION OF PORCIONES 64, 65, AND 66 HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.



COUNTY CLERK'S RECORDING CERTIFICATE

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

ON _____ AT _____ AM / PM

DOCUMENT NUMBER: _____

OF MAP RECORDS OF HIDALGO COUNTY

BY: _____ DEPUTY: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS MCALLEN SOUTH INDUSTRIAL PARK 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: _____
 MSIP AFFILIATES, LTD.,
 a Texas limited partnership
 Boulevard Ventures, LLC,
 a Texas Limited Liability Company
 Its: General Partner

By: _____
 MSIP AFFILIATES, LTD.,
 a Texas limited partnership
 Boulevard Ventures, LLC,
 a Texas Limited Liability Company
 Its: General Partner

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL FALLEK AND BRANDON C. WALLACE 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 _____, 2024

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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.

STATE OF TEXAS
 COUNTY OF HIDALGO

STEPHEN SPOOR
 56752
 REGISTERED PROFESSIONAL ENGINEER

Steve Spoor
 Registered Professional Engineer
 P.E. Registration No. 56752

09/27/24

STATE OF TEXAS
 COUNTY OF HIDALGO

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 49.211(6) 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.

STATE OF TEXAS
 COUNTY OF HIDALGO

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

Raul E. Sasin, P.E., C.F.M.
 General Manager

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.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF TEXAS

- NOTES:**
- SETBACKS MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 - LOT 1: FRONT - S. 16TH ST: 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 SIDE - MILITARY HIGHWAY (FM#1016): 60 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 REAR - 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 - LOT 2: FRONT - S. 16TH ST: 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 SIDE: ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS
 REAR: 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 - LOT 6: FRONT - S. MAIN ST: 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 SIDE: ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS
 REAR: 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 - LOT 7: FRONT - S. MAIN ST: 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 SIDE - MILITARY HIGHWAY (FM#1016): 60 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 REAR - 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 - LOT 8: FRONT - N. SIDE: 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 SIDE: ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS
 REAR: ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS
 - LOT 9: FRONT - DURANGO AVE: 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 SIDE: ACCORDING TO ZONING ORDINANCE OR GREATER FOR EASEMENTS
 REAR: 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 - LOT 10: FRONT - S. MAIN ST: 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 SIDE - NORTH: 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
 REAR - SOUTH: 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0400 C, REVISED NOVEMBER 16, 1982. ZONE "B" IS DESCRIBED AS "AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREA LESS THAN ONE SQUARE MILE."
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- A 5' WIDE MINIMUM SIDEWALK IS REQUIRED ALONG MILITARY HIGHWAY (FM#1016)
- BENCHMARK - STATION NAME: MCF#98 SET BY ARANDA & ASSOC. LOCATED ON SOUTH 23RD STREET NEAR FM1016 EXIT - ELEV. 113.01 A.M.S.L.
- 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.
- STORM WATER DETENTION OF 33.14 ACRE FEET IS REQUIRED FOR MCALLEN SOUTH INDUSTRIAL PARK PHASE I AND PHASE II. ADDITIONALLY, STORM WATER DETENTION OF 0.15 ACRE FEET PER ACRE IS REQUIRED FOR EACH LOT. EACH LOT ALLOWED A MAXIMUM OF TWO 8 INCH CONNECTIONS TO THE CITY OF MCALLEN STORM DRAIN SYSTEM.
- 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.
- PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN
- NO CURB-CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG MILITARY HIGHWAY (FM#1016) AND SOUTH 10TH STREET.
- COMMON AREAS, ANY PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- A MINIMUM 24 FOOT PRIVATE SERVICE DRIVE WILL BE ESTABLISHED AS A PART OF THE SITE PLAN REVIEW AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

METS AND BOUNDS

A 90.63 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11, AND 12, SECTION 4, HIDALGO CANAL CO. SUBDIVISION, OF PORCIONES 64, 65, AND 66, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS

BEGINNING at a point on the North Line of Lot 11, for an interior corner hereof, said point located North 81 Deg. 21 Min. 58 Sec. West, 732.0 feet from the Northeast corner of Lot 11; said point being the Southeast corner of Retiree Haven Unit No. 2, recorded in Volume 17, Page 45, Map Records, Hidalgo County, Texas

THENCE, with the North line of Lot 11 and the South line of Retiree Haven, Unit No. 2, South 81 Deg. 21 Min. 58 Sec. East, 652.63 feet to a point on the West line of South 10th Street (SH# 336) for the most southerly Northeast corner hereof;

THENCE, with the West line of South 10th Street, as follows:

- South 14 Deg. 18 Min. 49 Sec. West, 511.15 feet and
- South 25 Deg. 27 Min. 18 Sec. West, 139.28 feet to a point for the Southeast corner hereof;

THENCE, North 92 Deg. 32 Min. 28 Sec. West, 704.0 feet to an angle point on the south line hereof;

THENCE, North 73 Deg. 50 Min. 28 Sec. West, 594.5 feet, to a point on the South line hereof; said point located on the west line of Lot 11;

THENCE, North 76 Deg. 40 Min. 48 Sec. West, 247.48 feet, to an angle point on the South line hereof;

THENCE, North 76 Deg. 40 Min. 48 Sec. West, 1123.74 feet to a point the most southerly Southwest corner hereof;

THENCE, North 08 Deg. 32 Min. 02 Sec. East, 68.0 feet, to a point for an interior corner hereof;

THENCE, North 81 Deg. 21 Min. 57 Sec. West, 98.0 feet, to a point on the West line of Lot 12, for the most northerly Southwest corner hereof;

THENCE, with the west line of Lot 12, Lot 5, and Lot 4, North 08 Deg. 38 Min. 02 Sec. East, at 378.53 pass the common west corner between Lots 12 and 5, at 1700.4 feet pass the common west corner between Lots 5 and 4, and at 1755.10 feet a point for the Northwest corner hereof; said point located on the South line of Military Highway;

THENCE, with the South line of Military Highway, North 56 Deg. 59 Min. 45 Sec. East, 106.68 feet to the point of beginning of a curve to the right, for a point on the North line hereof;

THENCE, continue with the South line of Military Highway, with said curve to the right, in a northeasterly direction, on a radius of 1849.96 feet, through an arc of 13 Deg. 47 Min. 38 Sec., and at a distance of 445.35 feet to end of curve for a point on the North line hereof;

THENCE, South 18 Deg. 07 Min. 35 Sec. East, 255.84 feet to an angle point on the most westerly west line hereof;

THENCE, parallel to the east line of Lot 5, South 08 Deg. 38 Min. 02 Sec. West, 1341.2 feet to a point for an interior corner hereof;

THENCE, parallel to the South line of Lot 5, South 81 Deg. 21 Min. 58 Sec. East, 936.0 feet to a point for a point on the North line hereof;

THENCE, parallel to the east line of Lot 5 and 4, North 08 Deg. 38 Min. 02 Sec. East, at 1190.52 feet pass the North line of Lot 5, and at 1785.14 feet a point on the South line of Military Highway, for the most northerly Northwest corner hereof;

THENCE, with the south line of Military Highway as follows:

- South 81 Deg. 45 Min. 48 Sec. East, 183.37 feet; and
- South 81 Deg. 46 Min. 21 Sec. East, 536.15 feet; to a point for the most northerly Northeast corner hereof;

THENCE, parallel to the west line of Lot 3, South 08 Deg. 38 Min. 02 Sec. West, at 422.0 feet pass the Northwest corner of Retiree Haven Unit No. 2, at 599.56 feet pass the North line of Lot 6, and at 1931.07 feet the POINT OF BEGINNING, containing, 90.63 acres of land, more or less.

STATE OF TEXAS
 COUNTY OF HIDALGO

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

VANTAGE BANK TEXAS

BY: NICK CARPENTER
 VICE PRESIDENT
 CUSTOMER RELATIONSHIP MANAGER

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR THE STATE OF TEXAS



Reviewed On: 10/4/2024

SUBDIVISION NAME: MCALLEN SOUTH INDUSTRIAL PARK PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>Military Highway (F.M. 1016): Dedication as needed for 75 ft. from centerline for 150 ft. total ROW. Paving: 65-105 ft. Curb & gutter: Both sides Revisions Needed: - Show the existing ROW and the ROW on both sides of the centerline in front of Lots 1 and Lot 7 prior to final/recording. - Provide a copy of the referenced documents for staff review prior to final/recording.</p> <p>**The project engineer submitted a variance application (VAR2024-0042) on behalf of the developer including the following request on September 27, 2024: A variance request to maintain the existing 120 ft. ROW for Military Highway in lieu of dedicating 15 ft. additional ROW for 75 ft. ROW from centerline for total 150 ft. ROW. The applicant added that 15 ft. public Utility easement was dedicated by a separate instrument along Military Highway for any additional utility installation. The same variance request was approved for MSIP Phase I (VAR2022-0003) by the City Commission on June 27, 2022.</p> <p>**After further review of the variance requests and the City Commission approval on June 27, 2022, for MSIP Phase I, the variance requests were approved administratively for Phase II.</p> <p>** For McAllen South Industrial Park Phase I, the Planning and Zoning Commission meeting of April 19, 2022, the Board recommended approval of the variance request to maintain the existing 120 ft. with the condition that a 15 ft. utility easement be dedicated by plat for the installation of the utility lines and sidewalks and City Commission approved the variance request on June 27, 2022.</p> <p>***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>Required</p>
<p>South 10th Street: Dedication as needed for 75 ft. from centerline for 150 ft. total ROW Paving: By the state Curb & gutter: By the State Revisions Needed: - Label centerline, total existing ROW, and ROW on both sides of the centerline prior to final/recording. - Please provide how existing ROW was dedicated on plat and a copy of the documents for staff review prior to final/reocording.</p> <p>***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>Required</p>
<p>South 16th Street: 70 ft. ROW Paving: Min 40 ft. Curb & gutter: both sides Pending Items: - Provide a copy of referenced document for dedication by separate instrument, prior to final/recording.</p> <p>** ROW dedication and layout for the interior streets were done by a separate instrument and improvements were in process and not reviewed as part of this subdivision. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>Required</p>

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

<p>Durango Avenue: 70 ft. ROW Paving: Min 40 ft. Curb & gutter: both sides Pending Items: - Provide a copy of referenced document for dedication by separate instrument, prior to final/recording. ** ROW dedication and layout for the interior streets were done by a separate instrument and improvements were in process and not reviewed as part of this subdivision. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>Required</p>
<p>South Main Street : 70 ft. ROW Paving: Min 40 ft. Curb & gutter: both sides Pending Items: - Provide a copy of referenced document for dedication by separate instrument, prior to final/recording. ** ROW dedication and layout for the interior streets were done by a separate instrument and improvements were in process and not reviewed as part of this subdivision. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	<p>Required</p>
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118 **The project engineer submitted a variance application (VAR2024-0042) on behalf of the developer including the following request on September 27, 2024: A variance request to waive 1,200 ft. length requirement. All interior streets (S. 16th Street, Durango Avenue, S. Main Street) ROW dedication and layout were done by a separate instrument and improvements were in process and not reviewed as part of this subdivision. **After further review of the variance requests and the Planning and Zoning Commission and City Commission approvals for MSIP Phase I, the variance requests were approved administratively for Phase II.</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>NA</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial, industrial, and multi-family properties. ** Proposing plat note #13: A minimum 24 ft. private service drive will be established as part of the site plan review and will be maintained by the lot owners and not the city of McAllen." **Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>
<p>SETBACKS</p>	

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

<p>* Front Proposing: Lot 1: Front- S 16th St: 35 ft. or greater for approved site plan or easements Side- Military Highway: 60 ft. or greater for approved site plan or easements Lot 2: Front- S 16th St: 35 ft. or greater for approved site plan or easements Lot 6: Front- S Main St: 35 ft. or greater for approved site plan or easements Lot 7: Front- S Main St: 35 ft. or greater for approved site plan or easements Side- Military Highway: 60 ft. or greater for approved site plan or easements Lot 8: Front- North side: 35 ft. or greater for approved site plan or easements Lot 9: Front- Durango Ave: 35 ft. or greater for approved site plan or easements Lot 10: Front- S Main St: 35 ft. or greater for approved site plan or easements</p> <p>Revisions needed: - Setback note for S. 10th Street will be required prior as shown below to final/recording. - Clarify/revise the setback notes as shown below prior to final/recording: Military Highway: 60 ft. or greater for approved site plan or easements S. 16th Street, S. Main Street, and Durango Avenue: 35 ft. or greater for approved site plan or easements S. 10th Street: According to the zoning ordinance or greater for approved site plan or easement</p>	<p>Required</p>
<p>**Zoning Ordinance: Section 138-356</p> <p>* Rear Proposing: Lot 1: Rear- 30 ft. or greater for approved site plan or easements Lot 2: Rear- 30 ft. or greater for approved site plan or easements Lot 6: Rear- 30 ft. or greater for approved site plan or easements Lot 7: Rear- 30 ft. or greater for approved site plan or easements Lot 8: Rear- According to the zoning ordinance or greater for easements Lot 9: Rear- 30 ft. or greater for approved site plan or easements Lot 10: Rear-South: 30 ft. or greater for approved site plan or easements</p> <p>Revisions needed: -Clarify/revise the setback notes as shown below prior to final/recording: Rear: Lot 8: According to the zoning ordinance or greater for approved site plan or easements Other Lots: 30 ft. or greater for approved site plan or easements</p>	
<p>**Zoning Ordinance: Section 138-356</p> <p>* Sides Proposing: Lot 1: Side- Other: According to the zoning ordinance or greater for easements Lot 2: Side: According to the zoning ordinance or greater for easements Lot 6: Side: According to the zoning ordinance or greater for easements Lot 7: Side- Other: According to the zoning ordinance or greater for easements Lot 8: Side: According to the zoning ordinance or greater for easements Lot 9: Side: According to the zoning ordinance or greater for easements Lot 10: Side- North: 30 ft. or greater for approved site plan or easements</p> <p>Revisions needed: -Clarify/revise the setback notes as shown below prior to final/recording: Other sides: According to the zoning ordinance or greater for approved site plan or easements</p>	<p>Required</p>
<p>**Zoning Ordinance: Section 138-356</p> <p>* Corner: See front setback **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage **Zoning Ordinance: Section 138-356</p>	<p>NA</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>

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

SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on Military Highway (F.M.1016)</p> <p>***5 ft. sidewalk required on Military Highway as per Engineering Department.</p> <p>***For McAllen South Industrial Park Phase I the Planning and Zoning Board approved a variance to not provide sidewalks along South 16th Street and Durango Avenue subject to prohibit street parking on both sides of the streets at their April 6, 2021 meeting. City Commission approved variance on the April 26, 2021 meeting subject to the conditions recommended by Planning and Zoning Board. Subsequently a revised plat was submitted on February 8th,2022; with a variance submittal regarding the required sidewalk requirements for South Main Street (not part of original request) proposing to not include sidewalks along interior streets. At the Planning and Zoning Commission meeting of April 19, 2022, the Board recommended approval of the variance request to the sidewalk requirement for interior streets and City Commission approved the variance request on June 27, 2022.</p> <p>**The project engineer submitted a variance application (VAR2024-0042) on behalf of the developer with the following requests on September 27, 2024: A variance request to not require sidewalk along S. 16th Street, Durango Avenue, S. Main Street, and S. 10th Street. All ROW for interior streets (S. 16th Street, Durango Avenue, S. Main Street) were dedicated by MSIP Phase I and the same variance was approved by the City Commission on June 27, 2022. The applicant added that the portion of the subdivision fronting S. 10th Street is transitioning to the elevated crossing of the floodway; therefore a sidewalk could not built at this location.</p> <p>**After further review of the variance requests and the City Commission approval on June 27, 2022, for MSIP Phase I, the variance requests were approved administratively for Phase II.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Applied</p>
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</p> <p>**This following comment is informational only and will be reviewed at time of site plan review: A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Military Highway (F.M.1016) and South 10th Street.</p> <p>***Must comply with City Access Management Policy</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Applied
<p>* Proposing: Common Areas, any private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied

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

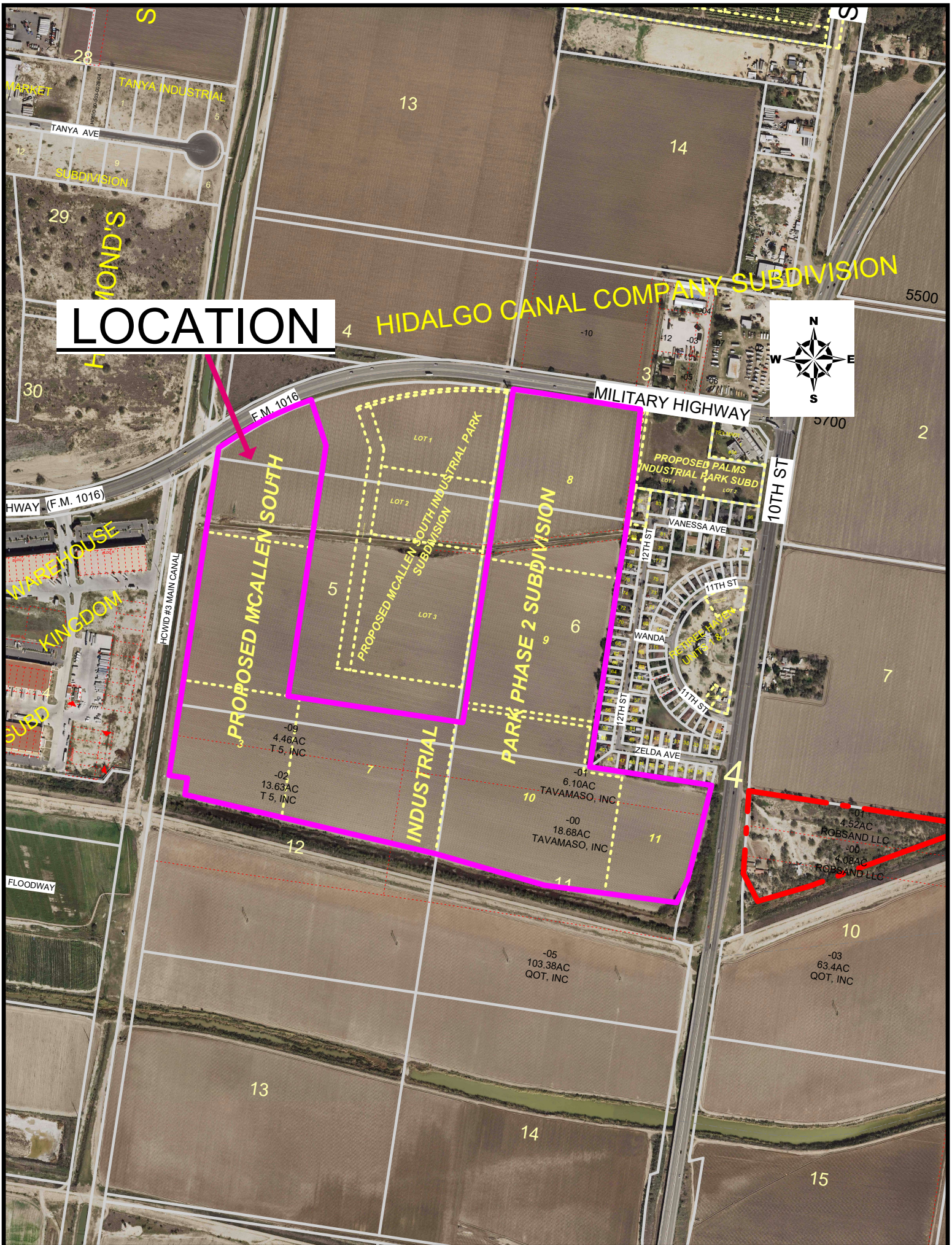
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: I-1(Light Industrial) District Proposed: I-1(Light Industrial) District ***Zoning Ordinance: Article V</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee. As per the submitted application proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording As per the submitted application proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</p>	<p>NA</p>
<p>* Pending review by the City Manager's Office. As per the submitted application proposed land use is I-1 (light industrial) District. Industrial developments do not apply to Parks.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation Approved and TIA Level III Waived with some conditions. Follow the conditions prior to final/recording.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) TIA Level III Waived with some conditions. Follow the conditions prior to final/recording.</p>	<p>Applied</p>

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - The dimension of the detention easement on Lot 10 and the distance from the SE corner of the lot is needed prior to recording. - All easements labels must either show the document number or "by this plat" to clarify how they were dedicated prior to recording, including the 30 ft. Irrigation on Lot 1. <p>*Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat *Verify information of Lots 5 and 12 of Hidalgo Canal Co. Subdivision as discrepancy is shown along the west boundary of subdivision.</p> <p>**The project engineer submitted a variance application (VAR2024-0042) on behalf of the developer with the following requests on September 27, 2024:</p> <ol style="list-style-type: none"> 1. A variance request to maintain the existing 120 ft. ROW for Military Highway in lieu of dedicating 15 ft. additional ROW for 75 ft. ROW from centerline for total 150 ft. ROW. The applicant added that 15 ft. public Utility easement was dedicated by a separate instrument along Military Highway for any additional utility installation. The same variance request was approved for MSIP Phase I (VAR2022-0003) by the City Commission on June 27, 2022. 2. A variance request to not require sidewalk along S. 16th Street, Durango Avenue, S. Main Street, and S. 10th Street. The same variance to waive the sidewalk requirement for the interior streets was approved by the City Commission on June 27, 2022, with some conditions. The applicant added that the portion of the subdivision fronting S. 10th Street is transitioning to the elevated crossing of the floodway; therefore a sidewalk could not be built at this location. 3. A variance request to waive 1,200 ft. length requirement. All interior streets (S. 16th Street, Durango Avenue, S. Main Street) ROW dedication and layout were done by a separate instrument and improvements were in process and not reviewed as part of this subdivision. <p>**After further review of the variance requests and the City Commission approval on June 27, 2022, for MSIP Phase I, the variance requests were approved administratively for Phase II.</p>	<p>Required</p>
RECOMMENDATION	
<p>STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.</p>	<p>Applied</p>

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

LOCATION



PROPOSED MCALLEN SOUTH

PROPOSED MCALEN SOUTH INDUSTRIAL PARK SUBDIVISION

PARK PHASE 2 SUBDIVISION

INDUSTRIAL

HIDALGO CANAL COMPANY SUBDIVISION

MILITARY HIGHWAY

F.M. 1016

HWAY (F.M. 1016)

10TH ST

VANESSA AVE

12TH ST

11TH ST

WANDA

ZELDA AVE

-09
4.46AC
T 5, INC

-02
13.63AC
T 5, INC

-01
6.10AC
TAVAMASO, INC

-00
18.68AC
TAVAMASO, INC

-01
4.52AC
ROBSAND LLC

-00
4.08AC
ROBSAND LLC

-05
103.38AC
QOT, INC

-03
63.4AC
QOT, INC

City of McAllen

Planning Department

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

Sub 2024-0105

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

KF

RECEIVED
SEP 27 2024
By [Signature]

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

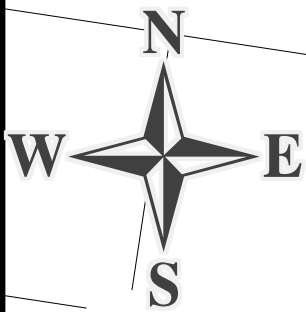
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 9/27/24

Print Name Ramiro A. Resendez

Owner Authorized Agent

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



COVINA

LOCATION

BALBOA ACRES

DAYTONA AVE

8-A

8-B

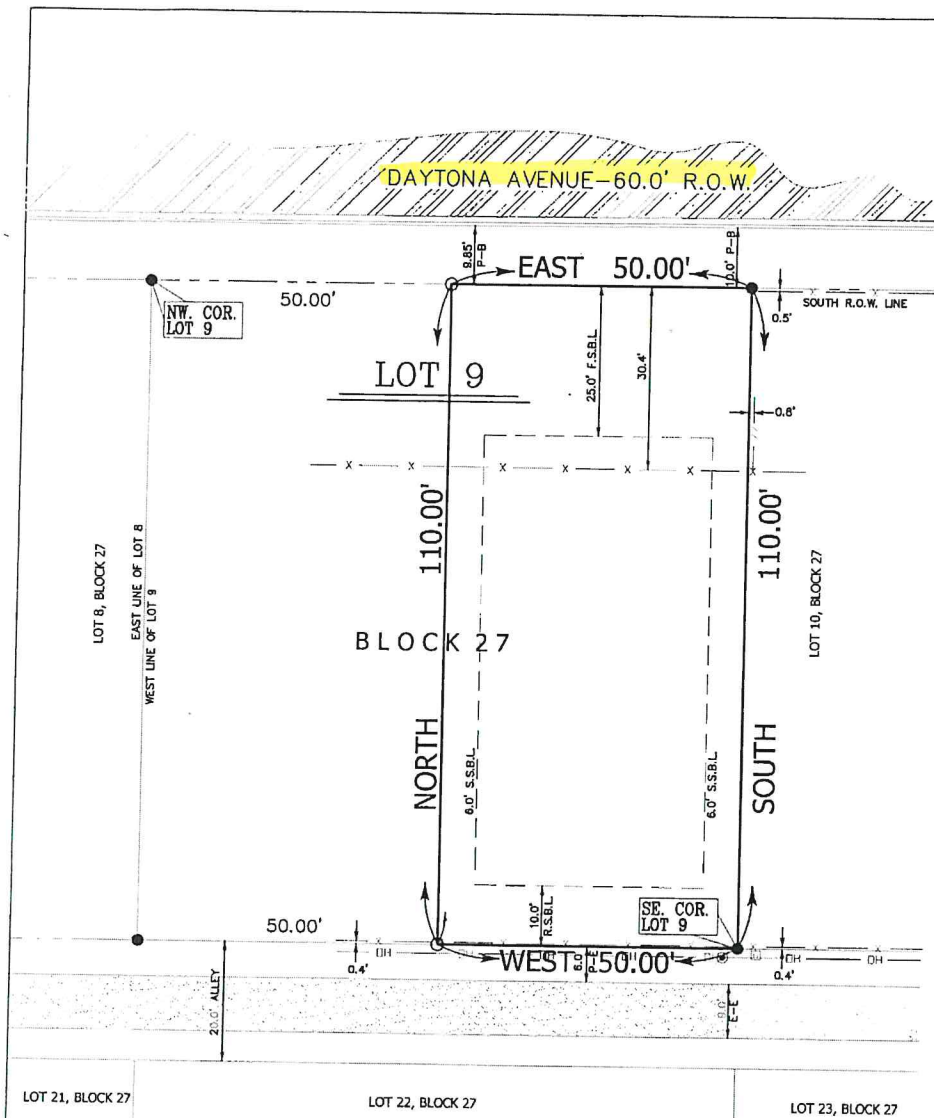
PROPOSED WEST HALF
OF LOT 9 BLK 27

PROPOSED EAST HALF
OF LOT 9 BLK 27

PROPOSED BALBOA ACRES
WEST HALF EAST HALF

ELMIRA AVE

PROPOSED



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

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

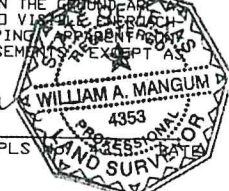
LOT 8, BLOCK 27 LOT 9, BLOCK 27 LOT 10, BLOCK 27
 LOT 21, BLOCK 27 LOT 22, BLOCK 27 LOT 23, BLOCK 27

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

ADDRESS: 3409 DAYTONA AVENUE
 McALLEN, TEXAS 78503



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



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

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

WILLIAM A. MANGUM, RPLS

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



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 10/3/2024

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

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	NA
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along _____ **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area: Survey for the west half of Lot 25, Block 25 show a 50 ft. width **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording as applicable.	Required
* Pending review by the City Manager's Office.	NA

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

TRAFFIC		
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation waived for one lot single family lot * Traffic Impact Analysis (TIA) required prior to final plat. 	Applied	
	NA	
COMMENTS		
<p>Comments:</p> <ul style="list-style-type: none"> *Existing plat notes remain the same as now exist. *Public hearing is required for the subdivision of the lot. *Must comply with other department requirements prior to recording as may be applicable. 	Applied	
RECOMMENDATION		
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND DRAINAGE AND UTILITY APPROVALS.</p>		Applied

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

COVINA



26

LOCATION

BALBOA ACRES

DAYTONA AVE

27

8-A

8-B

PROPOSED WEST HALF OF LOT 9 BLK 27

PROPOSED EAST HALF OF LOT 9 BLK 27

PROPOSED BALBOA ACRES WEST HALF EAST HALF

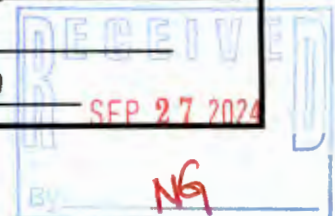
ELMIRA AVE

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

KCF



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

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

*Submit documents to subdivisions@mcallen.net

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

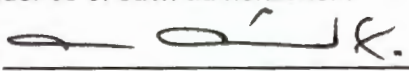
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Owner(s) Signature(s)

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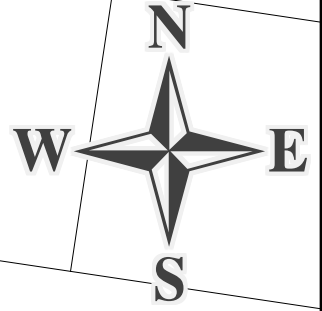
Signature  Date 9/27/24

Print Name Ramiro A. Resendez

Owner Authorized Agent

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

COVINA AVE



26

BALBOA ACRES

LOCATION

DAYTONA AVE

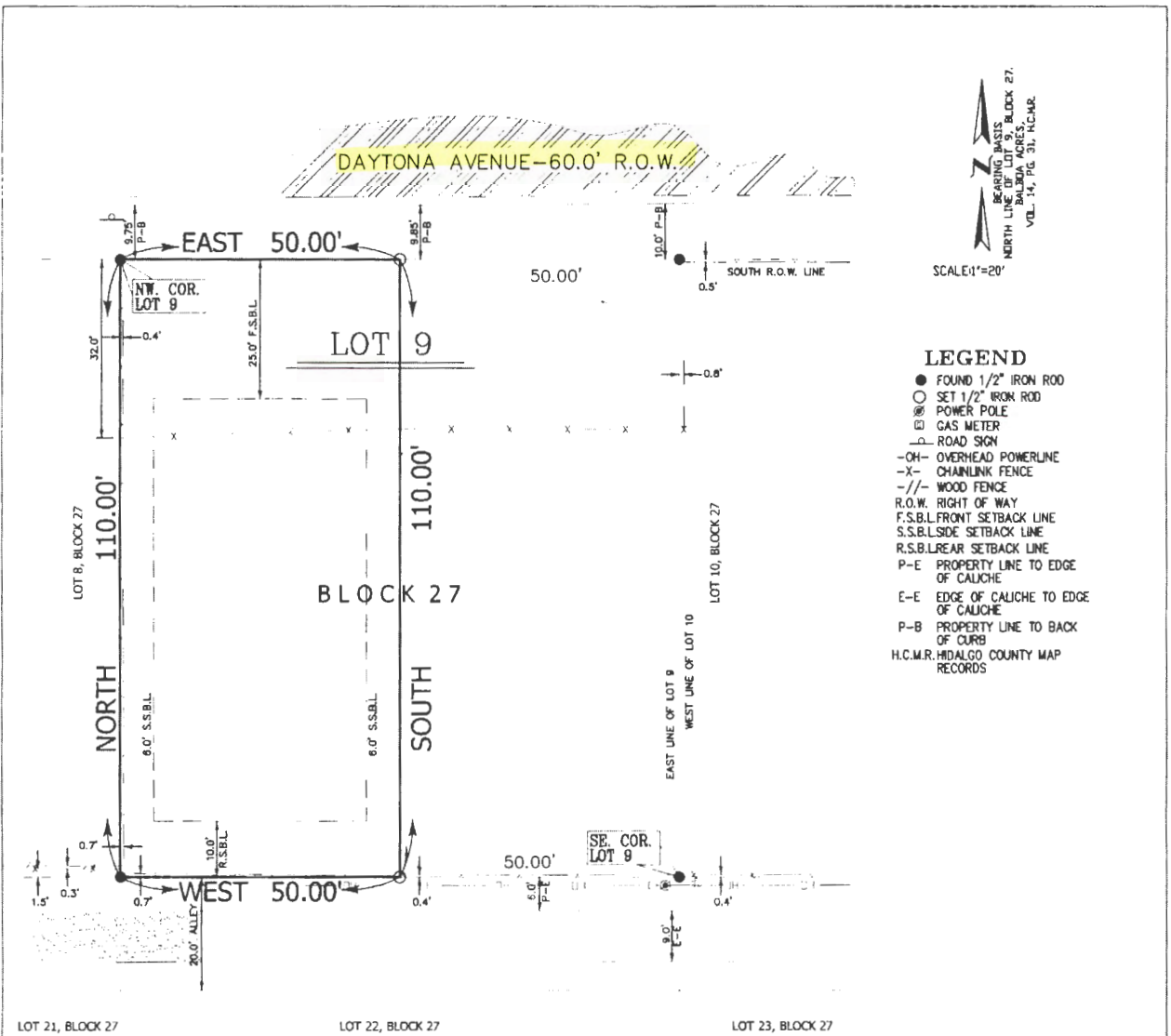


27

ELMIRA AVE

PROPOSED BALBOA WEST HALF

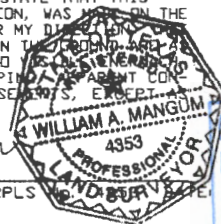
28



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

ADDRESS: 3409 DAYTONA AVENUE
McALLEN, TEXAS 78503

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



WILLIAM A. MANGUM, RPLS

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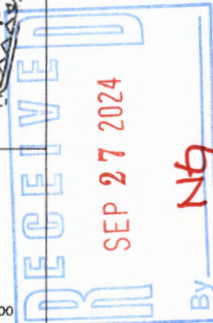
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COMMUNITY-PANEL NUMBER: 480343 0010 C
MAP REVISED: NOVEMBER 2, 1982.

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

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

T.B.P.L.S. PHONE NO. 512-239-3283

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City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 10/3/2024

SUBDIVISION NAME: BALBOA ACRES WEST HALF OF LOT 9, BLOCK 27	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
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ALLEYS	
ROW: 20 ft. Paving: existing conditions remain *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25 ft. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
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SIDEWALKS	
* 4 ft. wide minimum sidewalk required on _____ **Subdivision Ordinance: Section 134-120	NA
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	NA
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* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
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PARKS	
* Land dedication in lieu of fee.	NA
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TRAFFIC		
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DAYTONA AVE



LOCATION

DAYTONA AVE

PROPOSED WEST HALF OF LOT 9 BLK 27

BALBOA ACRES

5-B

8-A

8-B

DAYTONA AVE

PROPOSED WEST HALF

