

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, SEPTEMBER 11, 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 6, 2024 meeting

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Eric R. Pena on behalf of Sun's Fast Food Corp., for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar (Suerte Bar and Grill) at N98.5' Lot 1 Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2001 South 10th Street. **(CUP2024-0089)**
2. Request of Kelsey Kreher (HFA-AE, Ltd.) on behalf of 900 S Jackson LLC, for a Conditional Use Permit, for life of use, and adoption of an ordinance, for a Oil Change Facility, at Lot 5, Jackson Crossing Center Subdivision, Hidalgo County, Texas; 900 South Jackson Road. **(CUP2024-0091)**
3. Request of Ignacio Alvarez on behalf of NA Investment Group, LLC , for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop, at Southeast 160 feet by 172 feet of Northeast 10 Acres of Lot 156, La Lomita (HOIT) Subdivision, Hidalgo County, Texas; 630 South 23rd Street, Building 100, Suite 120. **(CUP2024-0092)**
4. Request of Efraim T. Vela on behalf of Dev Harvey, LLC. for a Conditional Use Permit, for life of use, and adoption of an ordinance for parking facility, at Lot 2, Rosa Linda Subdivision, Hidalgo County, Texas; 3616 Harvey Drive. **(CUP2024-0084)(TABLED ON 8/20/2024)**

b) REZONING:

1. Rezone from R-1 (single family residential) District to R-3A (multi-family residential apartments) District: A 1.0 acre tract being a piece of land out of the South five & 24/100 acres of the South part of Lot "K" in Lot 6, Block 16, Steele & Pershing Subdivision, Hidalgo County, Texas; 1021 East El Rancho Road. **(REZ2024-0042)**

2. Rezone from C-3 (general business) District to R-3T (multi-family residential townhouse) District: A 17.904 acre tract of land, out of Lot 5, Section 280, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2700 State Highway 107. **(REZ2024-0044)**

c) SUBDIVISION:

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

3) CONSENT:

- a) Victoria's Oaks Subdivision, 2700 North Taylor Road, Victoria Alvarez **(SUB2023-0131) (REVISED FINAL) JHE**

4) SUBDIVISIONS:

- a) Triple "B" Mobile Park II Subdivision, 10505 North 10th Street, FWW Inc. **(SUB2024-0095) (FINAL) BDE**
- b) KMB Subdivision, 821 South 16th Street, SAMES Inc. **(SUB2024-0070) (REVISED PRELIMINARY) SES**
- c) 29th Subdivision, 8516 North 29th Street, Real Estate Team Holdings LP **(SUB2024-0097) (PRELIMINARY) M&H**
- d) Las Brisas Phase II Subdivision, 3105 Monte Cristo Road, Rhodes Development Inc. **(SUB2024-0093) (PRELIMINARY) M&H**
- e) The Villages at Dallas Subdivision, 601 Dallas Avenue, The Villages at Dallas, LLC **(SUB2023-0054) (REVISED PRELIMINARY) AE**
- f) The Hills at Sharyland Lot 20A Subdivision, 9306 North 56th Lane, Aldape Development, LLC **(SUB2024-0092) (PRELIMINARY) MAS**
- g) Cantera Hideaway Subdivision, 12501 North Rooth Road, Palmland Groves, LLC **(SUB2024-0091) (PRELIMINARY) M&H**
- h) Habitat at Ware Subdivision, 6201 North Ware Road, Habitat Development Group, LLC **(SUB2024-0094) (FINAL) SEC**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McALLEN

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, August 6, 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
	Marco Suarez	Member
	Emilio Santos Jr.	Member
	Jesse Ozuna	Member
Absent:	Michael Fallek	Chairperson
	Jose Saldana	Member
	Reza Badiozzamani	Member
Staff Present:	Austin Stevenson	Deputy City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Luis Mora	Deputy 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
	Hilda Tovar	Planner II
	Natalie Moreno	Planner II
	Edson Lara	Planner II
	Samantha Trevino	Planner I
	Florencio De La Cruz	Designer/Subdivision Coordinator
Even Gonzalez	Development Engineer	
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 June 18, 2024.
- b) Approval of Minutes for July 10, 2024

The minutes for the regular meeting held on June 18, 2024 and July 10, 2024 were approved as submitted by Mr. Emilio Santos Jr. Seconding the motion was Mr. Jesse Ozuna which carried unanimously with four members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

- 1) Request of Enrique Martinez, Jr., for a Conditional Use Permit, for one year, for a nightclub (Hillbilly's) at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas, 6000 North 10th Street. **(CUP2024-0070)**

Vice Chairperson Mr. Gabriel Kamel abstained from this item.

Ms. Samantha Trevino stated that the property is located on the east side of North 10th Street at Hawk Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and west, and A-O (agricultural and open space) District to the east and south. Surrounding land uses include offices, retail, restaurants, cell tower, single family residential, and apartment. A nightclub is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission in January of 1991 and has been renewed annually. At the January 6, 2004 Planning and Zoning Commission meeting, a condition was placed on the approval that there be no parking permitted on the west side of North 10th Street, and has been maintained as a condition of the permit approvals ever since. The last permit was approved by the Planning and Zoning Commission on March 7, 2023.

The applicant is proposing to continue operating a bar (Hillbilly's) from the existing 7,200 sq. ft. building. The hours of operation would continue to be from 8:00 p.m. to 2:00 a.m. Wednesday thru Saturday.

The Fire and Health Departments have inspected the bar and the property is in compliance. 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 not 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. Based on a building capacity of 332 persons, 83 parking spaces are required and are provided as per site plan. No parking is permitted on the west side of North 10th Street.

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 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, and maintaining the condition of no parking on the west side of North 10th Street.

Mr. Marco Suarez 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 approve the conditional use permit, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements, and maintaining the condition of no parking on the west side of North 10th Street. Mr. Emilio Santos Jr. second the motion which was approved with four members present and voting with one member abstaining his vote.

- 2) Request of Maria D. Acuna, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an outdoor commercial recreation (soccer fields), at 1.405 acre tract (deed) out of Lot 151, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 501 South Bentsen Road. **(CUP2024-0072)**

Ms. Samantha Trevino stated that the property is located at the southeast corner of Erie Avenue and South Bentsen Road and is zoned R-1 (single-family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the north and west, R-1 (single-family residential) District to the north, east, and south, and R-3A (multifamily residential apartment) District to the west across Bentsen Road. Surrounding land uses include single-family residences and vacant land. Currently there are two soccer fields on this property. This facility was originally established in an A-O Zoning District. In 2014 the subject property underwent rezoning through the city initiated A-O rezoning project and was approved for R-1 District.

The initial conditional use permit for this use was approved for one year, on October 10, 2011 by the City Commission with variances and restrictions as follows: A variance to the distance requirement from a residence; allowing only the construction of restrooms on site without subdividing the property, no concession stand or other construction; allowing the usage of the large field and one small soccer

field; hours of operation to conclude at 11:00 p.m. during the week; comply with landscaping; allow the use with a Conditional Use Permit in an R-1 zone; and other Zoning Ordinance standards.

On November 5, 2013 the Planning and Zoning Commission disapproved the request, but with a favorable recommendation to grant the variance to the distance requirements subject to the gate being closed when not in operation, security on site, no one allowed in the soccer fields after 11:00 p.m., parking lot lights off when not in operation, and no trespassing to adjacent properties. The City Commission approved the request for one year, on November 25, 2013 with the variances to the distance requirement and conditions as noted. The permit had been renewed annually until 2017.

The Conditional Use Permit was disapproved at the City Commission meeting of February 27, 2017. A surrounding neighbor had been in opposition to the soccer fields for several years, claiming that people would go into her property to retrieve soccer balls that would go over the fence, and that the applicant was not able to address the issues discussed in previous Planning and Zoning Commission and City Commission meetings.

On April 8, 2019, the City Commission approved the CUP for one year with variance to distance requirement, subject to the following conditions required on previous permits: variance to distance from a residence, no new construction without the benefit of a subdivision, use of the large field and one small field only, hours of operation from 4:00 p.m. to 8:00 p.m. for youth, 8:00 p.m. to 10:00 p.m. for adults, special events and tournaments from 9:00 a.m. to 5:00 p.m. on Saturday and Sunday, close and secure gates when not in operation, security on site, and lights to be turned off when not in operation. The CUP expired in 2020 and was not renewed until May 2022 due to the COVID-19 pandemic.

The permit has been renewed annually since then.

The applicant, Maria Acuna, on behalf of the property owner, Leticia Alvarez, is proposing to continue operation of the outdoor commercial recreation use for the existing soccer fields on the property. The soccer fields' proposed hours of operation will be Monday through Sunday 3:00 PM – 10:00 PM. There is a "security" office stand on the parking lot, before the entrance to the fields.

The establishment must comply with the Zoning Ordinance and requirements in the application as follows:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use. This includes lighting, littering and noise which may include sound systems or PA speakers;
- 2) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use;
- 3) The proposed use shall not be located within 300 ft. of residential uses. This property is located within 300 feet of a residentially use to the east, and south;
- 4) Sides adjacent to a residentially zone or use property shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence is provided along most of the property perimeter.
- 5) The proposed use shall comply with the Off-street Parking and loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. In the past,

parking requirements to accommodate game personnel have been 30 parking spaces for the main soccer field, and 14 parking spaces for the smaller soccer field. (This includes parking for players, coaches and referees). The applicant states the number of proposed seats as 80 fixed and 30 removable ones for a total of 110 seats. A total of 22 parking spaces are required for the seating area. In the past, the proposed hours of use for each field have not overlapped. A total of 52 parking spaces are required and the site plan shows 52 parking spaces are provided. The establishment complies with the parking requirement. The parking lot has to be maintained free of potholes and must be clearly striped;

- 6) The proposed use shall comply with the City of McAllen Health Ordinances regulating food preparation and public lavatories. The soccer facility has on-site bathroom facilities. The facility will not have on-site food preparation.
- 7) Lighting shall be shielded from residentially zoned or use property.

Staff recommends disapproval of the request based on noncompliance with requirement #3 (distance to residential use).

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation based on noncompliance with requirement #3 (distance to residential use). Mr. Jesse Ozuna second the motion which was disapproved with favorable recommendation with four members present and voting.

- 3) Request of Ricardo and Connie Aguirre, for a Conditional Use Permit, for life of the use, and adoption of an ordinance for a guest house at Lot 43, Villa Norte NO. 3, Subdivision, Hidalgo County, Texas, 1500 Fullerton Avenue. (CUP2024-0073)**

Ms. Samantha Trevino stated that the subject property is located at the northwest corner of Fullerton Avenue and North Main street. The property is zoned R-1 (single-family residential) District. The applicant is proposing to construct a guest house as an accessory use. The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences in all directions. A guest house is allowed in an R-1 District with a Conditional Use Permit (CUP).

The plat for Villa Norte Subdivision No. 3 was recorded on May 23, 2001. According to Hidalgo County Appraisal District records, the existing residence was built in 2001. The application for a Conditional Use Permit for a guest house was submitted on July 8, 2024.

The proposed guest house will be 1,697 square feet in size and will consist of a living room, 2 bathrooms, a bedroom, kitchen and a utility room.

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

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;

- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the Lot size where the guest house will be built is 35,962 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. The applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

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

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

Staff recommends approval of this request, for life of the use, subject to compliance with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance, and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.

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

Being no discussion, Mr. Jesse Ozuna moved to approve of the request for life of the use, subject to compliance with requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance, and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements. Mr. Marco Suarez second the motion which was approved with four members present and voting.

- 4) Request of United Covenant Ministries of South Inc. on behalf of JIM & MARY KAY MOFFITT FAMILY LTD, for a Conditional Use Permit for a Church, for One (1) year, at Lot 4, Block 3, Market Center Subdivision, Hidalgo County, Texas; 1428 East Laurel Avenue. **(CUP2024-0074)**

Mr. Edson Lara stated that the subject property is located along the north side of east Laurel Avenue. The property is zoned C-4 (Commercial Industrial) District. The adjacent zoning is I-1(Light Industrial) District to the west and C3 (General Business) District to the north. Surrounding land includes Commercial Industrial and commercial uses. An Institutional Use is permitted in a C-4 District with a Conditional Use Permit and in compliance with requirements.

A Conditional Use Permit for a church was requested July 09, 2024.

The applicant is proposing to operate from an existing 1,922 sq. ft. structure. The applicant is proposing to operate the church with a main sanctuary and one office. The days and hours of the services of the church will be on Sunday from 10 A.M. to 2 P.M. and Wednesday from 6 P.M. to 8 P.M. Based on the seats proposed in the sanctuary area, 25 parking space are required; 60 parking spaces are being proposed.

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

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The church has access on E Laurel Avenue & North Jackson Road.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 100 seats in the sanctuary, 25 parking space is required; 60 parking spaces are being proposed.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The numbers of persons within the building shall be restricted to the existing seating capacity for the building.
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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

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

Staff recommends approval of the request, for one (1) year, subject to compliance with requirements of the Zoning Ordinance, Building Department, and Fire Department requirements.

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

Being no discussion, Mr. Jesse Ozuna moved to approve for one (1) year, subject to compliance with requirements of the Zoning Ordinance, Building Department, and Fire Department requirements. Mr. Emilio Santos Jr. second the motion which was approved with four members present and voting.

- 5) Request of David A. Lisauckis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lots 9, 10 & 11, Block 2, Eltus Subdivision, Hidalgo County, Texas; 1116 Pecan Boulevard. **(CUP2024-0076)**

Mr. Edson Lara stated that the subject property is located along the north side of Pecan Boulevard, between North 11th and 11th ½ streets. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include restaurants and commercial plazas. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The last Conditional Use Permit application for this bar at this location was approved by City Commission on July 10, 2023. This application was submitted on July 9, 2024.

The applicant is proposing to continue operating a bar from the existing 4,260 square foot building and outdoor patio. The proposed hours of operation are Monday thru Sunday 1:00 PM to 2:00 AM.

The Fire Department and Health Department inspections are pending. 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 property line of those businesses having late hours (after 10:00 PM) must be at least 400 ft. 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 ft. of residential zones and uses to the south and northwest;
- b) The property must be as close as possible to a major arterial and shall not generate traffic onto residential-sized streets. The establishment has direct access to north Pecan Boulevard and North 11th Street and does not generate traffic into residential areas;
- c) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 4,260 square feet, 43 parking spaces are required; 40 parking spaces are provided on site. Applicant has also obtained a parking agreement with Armstrong McCall Professional Beauty Supply for the use of their parking area of 35 spaces.
- d) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- e) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- f) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- g) The 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 taking 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 Inspections Department as part of the building permit review process.

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

Staff recommends disapproval of the request based on non-compliance with requirement #1 distance from nearest residence or residentially owned property of Section 138-118a(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. Emilio Santos Jr. moved to disapprove with favorable recommendation request based on non-compliance with requirement #1 distance from nearest residence or residentially owned property of Section 138-118a(4)a of the Zoning Ordinance. Mr. Jesse Ozuna second the motion which was disapproved with four members present and voting.

- 6) Request of Brandon Solis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at a 5.12 acre tract of land out of Lot "A", Boggus Subdivision, and out of Lot 2, S.C. Quimby Subdivision, Hidalgo County, Texas; 906 East US Highway 83. **(CUP2024-0077)**

Ms. Hilda Tovar stated that the subject property is located on the east side of South G Street, 415 feet south US Highway 83. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the east and west, A-O to the southeast, R-3T to the south, R-3A to the southwest and I-1 to the north across US Highway 83. Surrounding land uses include retail, restaurants, mechanic shops, single family residential and multifamily residential. An Event Center is allowed in a C-3 District with a conditional use permit and in compliance with requirements.

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

The applicant is proposing to operate an event center in a multitenant commercial building of approximately 3,000 square feet. The proposed days and hours of operation are to be from 12:00 PM to 1:00 AM Monday through Sunday.

The Fire Department is pending to complete their inspection. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above-mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from a residential property.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access from South G Street and US Highway 83. The establishment does not generate traffic into residential areas;

3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the establishment, 30 parking spaces are required two of which should be accessible parking spaces. The parking lot is common area and should be clear of potholes and properly striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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. Emilio Santos Jr. moved to disapprove with favorable recommendation based on noncompliance with requirement #1 (distance) of section 138-118(a)(4) of the Zoning Ordinance. Mr. Jesse Ozuna second the motion which was disapproved with four members present and voting.

- 7) Request of David A. Lisauckis, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 West Nolana Avenue, Suite H1. **(CUP2024-0078)**

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

From 2009 to 2018, the property was used for a Montessori School and retail use. A conditional use permit was approved for this property by the City Commission on March 26, 2018 for a bar/barber shop with a variance to the distance requirement. A conditional use permit for a bar was approved with a

variance to the distance requirement by City Commission on May 18, 2020. A conditional use permit for a bar was approved with a variance to the distance requirement by City commission on June 14, 2021. In 2022, a Conditional Use Permit for a bar was approved at this same location by the City Commission with a variance to the distance requirement and was renewed once after initial approval for one year.

The applicant is proposing to operate a bar in a multitenant commercial plaza. The hours of operation will be from 5:00 p.m. to 2:00 a.m. daily.

The Fire Department is pending to complete their inspection. Health Department has inspected the establishment and the property is in compliance. 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 above-mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and publicly owned property (Nolana water tower and Northcross Patio Homes Subdivision);
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits issued in this commercial plaza;
- 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. Currently there is a multi-tenant commercial building on the property. The proposed bar requires 49 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building;
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 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 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. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

Staff recommends disapproval of the request based on noncompliance with requirement #1 distance to a residential use or a residential zoned property (Northcross Patio Homes) and publicly owned land (Nolana water tower) of Section 138-118(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. Marco Suarez moved to disapprove with favorable recommendation based on noncompliance with requirement #1 distance to a residential use or a residential zoned property (Northcross Patio Homes) and publicly owned land (Nolana water tower) of Section 138-118(4)a of the Zoning Ordinance. Mr. Emilio Santos Jr. second the motion which was disapproved with four members present and voting.

- 8) Request of Bianca Cerda on behalf of Hootspace, LLC for a Conditional Use Permit, for one year, and adoption of an ordinance, for a smoke shop (CBD store) at Lot A, The Executive Steak House Subdivision, Hidalgo County, Texas; 1500 North 23rd Street, Suite 140 & 150. **(CUP2024-0080)**

Ms. Natalie Moreno stated that the property is located on the east side of 23rd street, south of Pecan Blvd. It is zoned C-3 (general business) District. The adjacent zoning is C-3 district to the north, south and west, R-1(single family residential) districts to the East and southeast. Surrounding land uses include Hideout Coffee Shop, Amigo Furniture, EZ Pawn, Weritos Snacks, Meza's Insurance Agency and 27-dress alteration store. A smoke shop is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

This is the initial application for a Conditional Use Permit for a smoke shop (CBD Store) at this location. A building permit was submitted on May 22, 2024 and was approved for a wellness store. On July 11, 2024, building permits and inspection department issued a citation for operating a smoke shop (CBD store) at the location.

The applicant is proposing to operate a smoke shop (CBD) store within two of the suites out of the existing retail Plaza by the name of 23 Market Place. The store hours are proposed to be Monday through Friday from 10:00 a.m. to 7:00 p.m, Saturday from 10:00 a.m. to 6:00 p.m. and Sundays will be closed. The applicant stated that no smoking will be allowed on the premises. This is strictly a retail operation.

The Fire Department inspection is still pending. The Planning Department has received no inquiries regarding this proposed establishment. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the Lot of the above mentioned 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 disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from an R-1 (single family residential) property to the east and south of the subject property.

- 2) The business must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access to north 23rd street.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The 387.68 sq. ft. smoke shop would require 4 parking spaces; there are 29 common parking spaces provided on site.
- 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 based on non-compliance with requirement listed above as #1 (distance to a residence or a residentially zoned property) of Section 138-118(a)(4)(a) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

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. Emilio Santos Jr. moved to disapprove with favorable recommendation based on non-compliance with requirement listed above as #1 (distance to a residence or a residentially zoned property) of Section 138-118(a)(4)(a) of the Zoning Ordinance. Mr. Jesse Ozuna second the motion which was disapproved with four members present and voting.

b) REZONING:

- 1) Rezone from R-1 (single family residential) District to C-3 (general business) District: A 0.909 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard **(FRONT). (REZ2024-0036)**

Ms. Hilda Tovar stated that the subject property is located on the northwest corner of Buddy Owens Boulevard and North 48th Street.

The applicant is requesting to rezone the southern portion of the property to C-3 (general business) District for a commercial development. The property is currently vacant. A feasibility plan has not been submitted yet.

The adjacent properties are zoned R-1 (single family residential) District to the east and west, A-O (agricultural and open space) District to the north and C-3 (general business) District to the south across Buddy Owens Boulevard.

The property is currently vacant and it is zoned R-1 District. Surrounding uses include single family residences, Aros Auto Repair, Lucky Dog Spa, M Razo Auto Body Shop, Shade & Solutions RGV, Martinez Swim School and other commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

The development trend along Buddy Owens Boulevard is residential and commercial uses.

During the comprehensive zoning of 1979 the subject property was part of the Extra-Territorial Jurisdiction (ETJ) and the zoning designation was A-O (agricultural and open space) District.

The property was annexed into the City of McAllen in 2002 with an initial zoning to R-1 (single family residential) District.

A rezoning application was submitted on June 11th, 2024.

The requested zoning does not conform to the future land use plan designation. However, the request aligns with the existing and future development trend for the area.

A subdivision and site plan review will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls in opposition to the zoning request.

Staff recommends disapproval of the rezoning request to C-3 (general business) District. Alternately, Staff instead recommends approval of a rezone to C-3L (light commercial) District.

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

Being no discussion, Mr. Jesse Ozuna moved to approve rezoning requests 2b1 and 2b2. Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

- 2) Rezone from A-O (agricultural open space) District to C-3 (general business) District: A 0.182 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard (**MIDDLE**). (**REZ2024-0038**)

Items 2b1 and 2b2 were voted together.

- 3) Rezone from A-O (agricultural open space) District to R-1 (single family residential) District: A 0.758 of an acre tract out of that certain 2.00 acre tract as described in document no. 2821446, of the official records, Hidalgo County, Texas, said 2.00 acre tract being the southeast corner of the south 20 acres of lot 337, John H. Shary Subdivision of lands out of porciones 58, 59, & 60 in Hidalgo County, Texas; 4800 Buddy Owens Boulevard (REAR). **(REZ2024-0037)**

Ms. Hilda Tovar stated that the subject property is located along the west side of North 48th Street, north of Buddy Owens Boulevard.

The applicant is requesting to rezone the rear portion of the property to R-1 (single family residential) District for a single family residential development. The property is currently vacant. A feasibility plan has not been submitted yet.

The adjacent properties are zoned R-1 (single family residential) District to the east and north and A-O (agricultural and open space) District to the west and south.

The property is currently vacant and it is zoned A-O (agricultural and open space) District. Surrounding uses include single family residences, Aros Auto Repair, Lucky Dog Spa, M Razo Auto Body Shop, Shade & Solutions RGV, Martinez Swim School and other commercial uses.

The Envision McAllen Future Land Use Plan designates the future land use category for this property as Complete Communities which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill. These areas are majority residential, with some office, retail, and other nonresidential uses that serve residents.

The development trend along Buddy Owens Boulevard is residential and commercial uses.

During the comprehensive zoning of 1979 the subject property was part of the Extra-Territorial Jurisdiction (ETJ) and the zoning designation was A-O (agricultural and open space) District.

The property was annexed into the City of McAllen in 2002 with an initial zoning to A-O (agricultural and open space) District.

A rezoning application was submitted on June 11th, 2024.

The requested zoning does conform to the future land use plan designation and the request aligns with the existing and future development trend for the area.

A subdivision and site plan review will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls in opposition to the zoning request.

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

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

Being no discussion, Mr. Jesse Ozuna moved to approve rezoning request to R-1 (single family residential) District. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

- 4) Rezone from R-1 (single family residential) District to C-1 (office building) District: A 1.201 acre tract being out of the South 10.0 acres of that part of Lot 2, Block 9, A. J. McColl Subdivision, Hidalgo County, Texas; 3920 South Jackson Road **(REZ2024-0040)**

Ms. Adriana Solis stated that the property is located along the west side of South Jackson Road. The subject property is zoned R-1 (single-family residential) District and surrounding land uses include single family residences, a townhouse development and vacant land.

The applicant is requesting to rezone from R-1 District to C-1 (office building) District in order to utilize an existing house for a law office. A survey of the property has been provided.

The adjacent properties are zoned R-1 District in all directions except R-3T (multifamily residential townhouses) District to the south of the subject property.

The property currently has an existing home in which the applicant is residing and operating an approved home occupation (law office). Surrounding uses also include vacant land, single family homes and an ongoing townhouse development.

The Envision McAllen Future Land Use Plan designates 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 offices uses that would compliment the adjacent single family residences.

The development trend along this area of South Jackson Road is primarily residential – both single family and multifamily developments.

This rezoning request is part of a variance request to not subdivide, placed on the August 26, 2024 City Commission agenda. The rezoning request for the subject property was submitted on July 2, 2024 from R-1 District to C-1 District. The applicant currently resides on the property utilizing home occupation for a law office approved by the Planning and Zoning Committee on March 26, 2024. The applicant is proposing to advertise his law office with signage, currently not allowed through a CUP – home occupation in an R-1 District. Hence, the reason for the rezoning request made by the applicant. Both requests will be heard by the City Commission on August 26, 2024.

The requested zoning does conform to the future land use plan designation.

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

A subdivision and site plan review may be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and

conditional uses of the designated zoning district.

Staff has not received any phone calls in opposition to the zoning request.

Staff recommends approval of the rezoning request to C-1 (office building) District as it does conform to the future land plan use designation and will serve as a complimentary zone and use for the surrounding residential zones and uses.

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

Being no discussion, Mr. Jesse Ozuna moved to approve rezoning request to C-1 (office building) District as it does conform to the future land plan use designation and will serve as a complimentary zone and use for the surrounding residential zones and uses. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

- 5) Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: Lot 1, Idela's Corner Subdivision, Hidalgo County, Texas; 4524 South Ware Road **(REZ2024-0041)**

Ms. Adriana Solis stated that the property is located on the northwest corner of South Ware Road and Idela Avenue. The subject property is zoned C-2 (neighborhood commercial) District and surrounding land uses include single family residences, a townhouse development and vacant land.

The applicant is requesting to rezone from C-2 District to C-3 (general business) District in order to continue an existing convenience store and restaurant. The applicant is requesting to install a wine based margarita machine on the premise, requiring at least a C-District zone for approval.

The adjacent properties are zoned R-1 (single family residential) District to the north and C-3L (light commercial) District to the west and northwest of the subject property.

The property currently has an existing convenience store and restaurant. Surrounding uses also include vacant land, single family homes and Idela Park.

The Envision McAllen Future Land Use Plan designates 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 offices uses supportive of surrounding neighborhoods – promoting walkability.

The development trend along this area of South Ware Road is a mix of single family, commercial and industrial uses/zones.

The rezoning request for the subject property was submitted on July 11, 2024. A CUP for a gasoline station was approved for life of use by City Commission on June 28, 2004 for this location.

The requested zoning does not conform to the future land use plan designation and the existing development trend along this area. However, the existing use and proposed zoning does align with the development trend for the area.

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

A subdivision and site plan review may be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls in opposition to the zoning request.

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

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

Being no discussion, Mr. Jesse Ozuna moved to approve rezoning request to C-3 (general business) District. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

- 6) Rezone from R-3A (multifamily residential apartments) District to C-4 (commercial industrial) District: A 0.546 acre tract of land out of Lot 5, Block 22, Steele and Pershing Subdivision, Hidalgo County, Texas; 105 Dicker Road **(Rear)**. **(REZ2024-0039)**

Ms. Adriana Solis stated that the subject property is located north of Dicker Road and west of South McColl Road.

The applicant is requesting to rezone from R-3A (Multifamily Residential Apartments) District to C-4 (Commercial Industrial) District in order to develop land for warehouse use. The subject property is currently vacant. A feasibility plan has not been submitted yet.

The adjacent properties are zoned C-3 (General Business) District in all directions except R-1 (Single Family Residential) to the northwest corner of the subject property.

The property is currently vacant, surrounding uses also include vacant land.

The Envision McAllen Future Land Use Plan designates the future land use for this property as Industrial. This future land use designation considers shopping centers, light industrial, manufacturing, civic and open space. Residential developments of any kind are not considered appropriate for this property.

The development trend along this area of Dicker Road is primarily commercial, industrial uses as well as open space.

This rezoning request is part of another tract that is currently zoned C-3. The request for the front portion was submitted May 17, 2024 from C-3 District to C-4 District, as well as the current request for rear portion from R-3A to C-4 District. Both requests will be heard by the City Commission on August 12, 2024.

The requested zoning does conform to the future land use plan designation and is compatible with the existing development trend along this area. .

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

A subdivision and site plan review will be required prior to building permit issuance for any future developments in the property. Any future developments must also comply with the permitted and conditional uses of the designated zoning district.

Staff has not received any phone calls in opposition to the zoning request.

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

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

Being no discussion, Mr. Jesse Ozuna moved to approve the rezoning request to C-4 (Commercial Industrial) District. Mr. Emilio Santos Jr. second the motion, which was approved with four members present and voting.

3) SUBDIVISIONS:

- a) Barton Subdivision, 8501 North Main Street, Antonio Esparza **(SUB2023-0082) (REVISED PRELIMINARY) TUE (Tabled on 07/29/2024)**

Mr. Kaveh Forghanparast requested the board untable the item.

Mr. Marco Suarez voted to untable item. Mr. Emilio Santos Jr. second the motion with four members present and voting.

Mr. Kaveh Forghanparast stated the item will be presented at City Commission. No further action was taken.

- b) The Cue Subdivision, 2801 South 10th Street, City of McAllen **(SUB2024-0080) (PRELIMINARY) PCE**

Mr. Kaveh Forghanparast stated that the property located at S. 10th Street: ROW dedication needed for 75 ft. from centerline for total 150 ft. ROW Paving: By the State Curb & gutter: By the State Revisions needed: Show and label the centerline and the existing ROW on both sides to finalize the ROW dedication requirement prior to final. Show ROW dedicated by this plat and ROW from centerline after dedication and total ROW as shown above prior to final. Submit a copy of the referenced documents prior to final. Provide the ROW dedication as shown above prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Sunset Drive: ROW dedication as needed for 5 ft. additional ROW dedication for 30 ft. from centerline for total 55 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Revisions needed: Show and

label the centerline and the existing ROW on both sides to finalize the ROW dedication requirement prior to final. Show ROW dedicated by this plat and ROW from centerline after dedication and total ROW as shown above prior to final. Label if 25 ft. ROW shown inside the property was dedicated by a separate instrument or is dedicated by this plat. Reference the document number for the existing ROW and submit a copy of the referenced documents prior to final. Provide ROW dedication as needed above prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Bales Road: ROW dedication needed for 35 ft. from centerline for total 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides. Revisions needed: ROW dedication requirements must be finalized prior to final. Show and label the centerline and the existing ROW on both sides to finalize the ROW dedication requirement prior to final. Show ROW dedicated by this plat and ROW from centerline after dedication and total ROW as shown above prior to final. Clarify if 25 ft. ROW was dedicated by separate instrument or is dedicated by this plat, please label it accordingly prior to final. Reference document number for the existing ROW and submit a copy of the referenced documents prior to final. Provide the ROW dedication as shown above prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. 900ft. Block Length for R-3 Zone Districts. 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. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use, which include a service drive. Subdivision Ordinance: Section 134-106. Front: According to the Zoning Ordinance or greater for easements or approved site plan, or in line with average existing setback, whichever is greater. Revise the setback note as shown above prior to final. Proposing: 25 ft. along Sunset Drive. Zoning Ordinance: Section 138-356. Rear: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Revise the setback note as shown above prior to final. Proposing: In accordance with the Zoning Ordinance. Zoning Ordinance: Section 138-356. Sides: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Revise the setback note as shown above prior to final. Proposing: In accordance with the Zoning Ordinance. Zoning Ordinance: Section 138-356. Corner: According to the Zoning Ordinance or greater for easements or approved site plan, whichever is greater. Add the setback note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. 10th Street, Sunset Drive, and Bales Road. Revise the setback note as shown above prior to final. Engineering Department may request 5 ft. sidewalk for S. 10th Street 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. Any additional buffer as applicable must be finalized prior to final. Landscaping Ordinance: Section 110-46. 8ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted. Plat note requirement will be finalized prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. Any change in the approved site plan will require the CUP to be amended. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners. Add a plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Provide the lot frontage for Lot 2 to verify compliance with minimum lot width for the respective zone prior to final. Zoning Ordinance:

Section 138-356. Existing: A-O, R-1, and C-3 Proposed: A-O, R-1, and C-3. Zoning Ordinance: Article V. A CUP for this property (CUP2023-0147) for a learning center and park was approved by the City Commission on November 27, 2023, for life of the use. Any change in the approved site plan will require the CUP to be amended. 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. There is a 30 ft. Access Easement is shown as part of Lot 2. Clarify if Lot 2 will have a frontage to Sunset Drive or is accessed by an access easement prior to final. An easement must be shown by dashed line, not solid line. If lot 2 will not front a street, revise the lot boundary and submit a variance for staff review and process prior to final. If an easement is dedicated by separate instrument, add the document number on the plat and provide a copy prior to final. If an easement is dedicated by this plat, add "by this plat" prior to final. Remove any reference from "Prop." to "By this plat" prior to final. The distance and bearing of all easements will be needed, if they are not running along the lot lines. Add dimensions from corner of the lots to the easements prior to final. The easement labeled as AEP Primary easement seems to be incomplete. Clarify/revise the easement prior to final. Any abandonment must be done by separate process, not by plat. Legal description of all adjacent lots on all sides, even the other side of the streets are needed on the plat prior to final. Must comply with City's Access Management Policy.

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

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

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

Mr. Eduardo Garza stated that the property located on Houston Ave: Dedication for 40 ft. from centerline for total 80 ft. R.O.W. Paving: 52 ft. Curb & gutter: both sides Revisions needed: Provide document number for the existing 50 ft. ROW on the plat and provide a copy for staff review prior to final. Document number and existing ROW show discrepancies for dedication, review prior to final. Based on the Plat submitted, 18.5' would be required to be dedicated to make it 40ft. from centerline. Engineer has requested not to dedicate any R.O.W. and leave remaining R.O.W. as is. Previous plats had provided for R.O.W. dedication, but engineer has submitted a variance to not dedicated R.O.W. Staff recommends compliance with thoroughfare requirements, should the variance be considered, staff has reviewed this request and is recommending/requiring a min. of 10 ft. dedication for 59.3ft. of R.O.W. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. S. 8th Street: Dedication for 25 ft. from centerline total 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Revisions needed: Show the existing ROW on both side of the centerline to finalize the ROW dedication requirement prior to final. Reference the document number for the existing ROW on both sides of the centerline and provide a copy for staff review prior to final. Document number provided makes reference to Fairfield Place which didn't dedicate S. 8th Street, review prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Galveston Ave: Dedication for 25 ft. from centerline for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides Proposing: 13 ft. Additional ROW by this plat Revisions needed: Survey of the north portion of the subdivision (labeled as Lot 1) has not been submitted. Submit the survey to finalize the ROW dedication requirement prior to final. Survey and plat show discrepancies on depth of lot and acreage. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft.

Paving: 16 ft. Alley/service drive easement required for commercial and multifamily properties. Provide alley/service drive easement for the multifamily lots prior to final. If private service drive easement is proposed must be a minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. A Subdivision Ordinance: Section 134-106. Front: Lot 1: 25 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Proposing: Lot 1: 25 ft. or greater for easements Lots 2 & 3: 25 ft. or greater for easements. Clarify the proposed setback prior to final. Setback note must be finalized prior to final. Zoning Ordinance: Section 138-356. Rear: Lot 1: 10 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Proposing: Lot 1: 10ft. or greater for easements Lots 2 & 3: 10ft. or greater for easements. Clarify the proposed setback prior to final. Setback note must be finalized prior to final. Zoning Ordinance: Section 138-356. Sides: Lot 1: In accordance with the zoning ordinance or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Proposing: Lot 1: In accordance with the zoning ordinance or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for easements. Clarify the proposed setback prior to final. Setback note must be finalized prior to final. Zoning Ordinance: Section 138-356. Corner/Galveston Ave/ Houston Avenue: Lot 1: 10 ft. or greater for easements Lots 2 & 3: In accordance with the zoning ordinance or greater for approved site plan or easements, whichever is greater applies. Proposing: Lot 1: 10 ft. or greater for easements Lots 2 & 3: 10 ft. or greater for easements. Clarify the proposed setback prior to final. Setback note must be finalized prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Revise plat note #1 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 Houston Avenue, S. 8th Street, and Galveston Avenue. Revise plat note #5 as shown above prior to final. Engineering Department may require 5 ft. sidewalk prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Based on the access to perimeter streets, the plat note requirement will be finalized prior to final. Landscaping Ordinance: Section 110-46 Required. 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. As per Traffic Department, access along Houston Avenue approved through variance. Needs to finalize location of driveway along 8th Street in order to dedicate an access easement on plat. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments for any lots with more than 4 dwelling units prior to building permit issuance. Common Areas, any private service drives/access, etc. must be maintained by the lot owners and not the City of McAllen. Revise plat note # 11 as shown above, wording to be finalized prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 and R-3A Proposed: R-1 and R-3A. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. As per the applicant, the rezoning was done before the subdivision was submitted. The project engineer needs to verify if the zoning line matches the proposed lot layout. If not, new rezoning must be submitted and approved prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify the total number of units prior to final, to finalize the total park fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The application and plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify the total number of units prior to final, to finalize the total park fee. Pending review by the City Manager's Office. The application and

plat submitted on September 1, 2023, proposes 3 lots; two multifamily lots and one single-family lot. A park fee of \$700 per dwelling unit must be paid prior to recording. Clarify the total number of units prior to final, to finalize the total park fee. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department Trip Generation approved, no TIA required. Use a bold line to show the original boundary of the subdivision prior to final. Survey and plat show discrepancies on depth of lot and acreage. Show the legal description of all adjacent properties on all sides including the ones across from Houston Ave. For the properties which are subdivided, the subdivision name must be included as well as the lot number. Review and revise prior to final. Show the name of the S. 8th Street on the south side of Houston Avenue prior to final. As per the submitted application and site plan on September 1, 2023, and conversation with the engineer, Lot 1 will be single-family and Lots 2 & 3 will be multifamily. The project engineer needs to verify if the zoning line matches the proposed lot layout. If not, new rezoning must be submitted and approved prior to final. If any variance is needed, it must be submitted and approved prior to final. Add the following plat note prior to final: 25 ft. x 25 ft. sight obstruction easement is required at all street intersections. As per Traffic department, pending access easement dedication to be shown on the plat. Signature blocks must comply with Sec. 134-61 of the subdivision ordinance. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Jesse Ozuna moved to approve in in revised preliminary form, subject to the conditions noted, and clarification of the requested variance. Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

- d) Las Comadres No. 12 Subdivision, 24100 North Moorefield Road, Carkis, L.P. **(SUB2024-0079) (PRELIMINARY) M&H**

Mr. Eduardo Garza stated that the property located on North Moorefield Road (FM 681): 60 ft. from centerline for total 120 ft. ROW Paving: by the state Curb & gutter: by the state. Provide how existing ROW was dedicated, prior to final. Include document numbers on plat and provide a copy for staff review, prior to final. Label the centerline and label ROW from centerline, need to show ROW on both sides of centerline to determine ROW dedication as applicable, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Aircraft Drive: 40 ft. ROW dedication from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Include document numbers on plat and provide a copy for staff review, prior to final. Label the centerline and label ROW from centerline, need to show ROW on both sides of centerline to determine ROW dedication as applicable, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Existing street ROW's not shown/labeled on plat submitted for preliminary review. Need to revise plat accordingly to establish additional street requirements and alignments, including 1/4 mile, 1/2 mile and/or mile street locations. ROW and paving widths will be established once revised plat is submitted, but not less than minimum requirements. Paving: (see above) Curb & gutter: both sides. Staff reviewing street layout locations as may be applicable, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision block length must be clarified and plat revised to comply with requirements. If a variance is requested, must be submitted

and finalized prior to final. Stub out streets to adjacent properties must be provided to comply with block length requirements. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Clarify use of lots 1-11 if commercial or residential use to establish alley requirements, prior to final. If a private service drive easement is proposed instead of any alley, it must have a minimum 24ft. pavement width. Alley or service drive easement cannot dead-end. Alley/service drive easement required for commercial/multi-family properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for easements for lots 12-33, 35-272. Lots 273 & 274: 45 ft. or greater for easements. Revise plat note as shown above wording to be finalized, prior to final. Clarify use of lots 1-11, 34 to establish front setback requirements, prior to final. Subject to change once residential use referenced on the application is clarified. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Revise plat note as shown above wording to be finalized, prior to final. Clarify use of lots 1-11 if commercial or residential use to establish rear setback requirements, prior to final. Subject to change once residential use referenced on the application is clarified. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Revise plat note as shown above wording to be finalized, prior to final. Clarify use of lots 1-11 if commercial or residential use to establish side setback requirements, prior to final. Subject to change once residential use referenced on the application is clarified. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revise plat note as shown above wording to be finalized, prior to final. Clarify use of lots 1-11 if commercial or residential use to establish corner setback requirements, prior to final. Subject to change once residential use referenced on the application is clarified. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Include a note as shown above, prior to final. Subject to change once residential use referenced on the application is clarified. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Moorefield Road, Aircraft Drive, any 1/4 mile, 1/2 mile or mile collector/arterial roads, and on both sides of all interior streets. Sidewalk plat note wording as applicable to be established, prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Aircraft Drive Others as may be required based on revised plat s as may be applicable. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Include a plat note as shown above, prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Aircraft Drive, and other streets once other street requirements are established based on revised layout as needed. Clarify use of lots 1-11 if commercial or residential use to establish requirement, 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. Clarify residential use referenced on the application. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Include a plat note as shown above, finalize wording for note prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Clarify use of lots 1-11 if commercial or residential use to determine requirements. 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 Required. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be

submitted for staff review, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public 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. Submit a Master Trip Generation with proposed land uses to determine a Traffic Impact Analysis is needed for all phases. 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. Submit Master Plan for overall development if additional properties adjacent to this development is proposed in order to establish additional requirements as applicable. Some streets are shown to extend to adjacent properties which an overall development plan would clarify. Future phases proposed as the layout references phases 12 and 13. Prior to final. Area west of Lot 266 is not labeled on plat - revise as needed as well as other parcels that may not be properly labeled. The legal description referenced the subdivision name does not appear to reference all the property shown on the plat. Also, the metes and bounds references 500 plus acres while the plat consists of approximately 178 acres based on the application - verify and correct as needed, prior to final. Need to finalize subdivision name - reference is made to it being a subdivision map of Master Clarify and correct as needed, including where the owner's signature block references the subdivision name, prior to final. Clarify if easements will be dedicated by plat by either plat note or labeled on plat. Easements shown don't provide dimensions nor annotation to use of easement, clarify prior to final. Clarify/provide dimensions of the gas easement along the south west portion of the subdivision and any overlap/issues with ROW dedication for North Moorefield Road and Aircraft Drive. Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc. and any additional requirements that may be needed, prior to final. Application references residential use, is it for single-family use? - clarify to establish requirements as needed prior to final. Must comply with City's Access Management Policy.

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

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

- e) Vacating a Portion of Racquet Club Subdivision and Replat to Park West Subdivision, 11201 North 10th Street, Domain Development, Corp.
(SUB2024-0078) (PRELIMINARY) M&H

Mr. Julio Constantino stated that the property located on North 10th Street (SH 336): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the state Curb & gutter: by the state. Revise street name as shown above, prior to final. Label centerline for North 10th Street, prior to final. Include label of total ROW after dedication, prior to final. Provide a copy for existing ROW before dedication, prior to final. Clarify stub out along N. 10th Street just north of Chili Pepper Express Subdivision. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. Any issues with ROW dedication over waterline easement for Sprague Road must be resolved before final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides. Provide for

secondary access street to the west development. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides. Show ROW dedication for an E/W quarter mile collector on the north side, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision boundary doesn't comply with block length requirement, no stub out to the west is provided. If a variance is needed, must be submitted and finalized prior to final. Subdivision Ordinance: Section 134-118. Alley/service drive easement required for commercial/multi-family properties. Clarify use of Lot 1 to determine alley requirements, prior to final. Subdivision Ordinance: Section 134-106. Front: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures whichever is greater applies (if commercial zoning) Lots 2-86: 25 ft. or greater for easements (if R-1 zoning). Clarify front setback as it makes reference to Auburn Ave and Interior Lots 1-23. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. Zoning Ordinance: Section 138-356. Rear: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 10 ft. or greater for easements (if R-1 zoning). Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. Zoning Ordinance: Section 138-356. Sides Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 6 ft. or greater for easements (if R-1 zoning). Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. Zoning Ordinance: Section 138-356. Corner: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 10 ft. or greater for easements (if R-1 zoning). Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Once zoning is finalized, final setbacks will be established but not less than ordinance requirements. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or setbacks, review and finalize prior to final. Clarify if setback will be for all subdivision or residential lots, 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 North 10th Street, Sprague Road, and both sides of all interior streets and E/W 1/4 mile street along north boundary. Sidewalk requirement may increase to 5 ft. along North 10th Street per Engineering Department, prior to final. Revise plat note #8 as applicable wording to be finalized, prior to final. Subdivision Ordinance: Section 134-120. 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 Sprague Road and 1/4 mile street along north boundary. Revise plat note #9 as applicable working to be finalized, prior to final. Landscaping Ordinance: Section 110-46. 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 Sprague Road and E/W 1/4 mile street along north boundary. Revise plat note #14 as applicable wording to be finalized, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets, alleys, gate areas, etc. must be

maintained by the lot owners and not the City of McAllen. Revise plat note #15 as applicable, prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other Requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 110-72 applies if public subdivision is proposed. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Lot 33 doesn't comply with minimum 50 ft. width requirement. Verify all lots meet minimum 50ft. frontage requirements for interior lots and 54 ft. for corner lots for the residential lots. Zoning Ordinance: Section 138-356. Existing: R-3T, C-3 Proposed: R-1. 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. Clarify use of Lot 1, 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. Clarify use of Lot 1, prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per plat submitted on July 19, 2024, plat depicts 85 residential lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on July 19, 2024, plat depicts 85 residential lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to final. Pending review by the City Manager's Office. As per plat submitted on July 19, 2024, plat depicts 85 residential lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by City Manager's Office. Should land dedication be required, the plat must be revised to accommodate the dedication. Parkland dedication requirements must be finalized prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Pending Trip Generation submittal. Traffic Impact Analysis (TIA) required prior to final plat. Any abandonments must be done by separate document, not by plat, must be finalized prior to final. Clarify if easements will be dedicated by plat note or annotated on plat. Clarify dotted line along Sprague Road within additional ROW dedication and its annotation/use, prior to final. Vacating portion must be redone as it includes a portion that is outside of the original subdivision boundary. Legal doesn't reference un-platted acreage south to Sprague. Subdivision name will need to be changed/finalized, prior to final. Must clarify use referenced on the application, as it refers only to single-family use; however, lot 1 appears to be for different use based on the size/lot area. Once clarified, additional requirements will be established as needed. 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. Jesse Ozuna 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.

- f) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Development, Inc. **(SUB2024-0077) (PRELIMINARY) M&H**

Mr. Julio Constantino stated that the property located at Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B-B Curb & gutter: both sides Revisions needed: City of McAllen thoroughfare plan designates Tres Lagos Blvd. as a Minor Arterial with 100 ft. of R.O.W. Provide document number on Plat for the Tres Lagos Blvd. R.O.W. dedications. Provide R.O.W. detail along Tres Lagos Blvd., centerline dimensions, and Total R.O.W. to establish compliance with required R.O.W. dedications as Plat does not propose any additional R.O.W. dedications. There is an existing 'special warranty deed' noted on the plat. Please provide a copy of this document regarding this special warranty deed for staff review, prior to final. Subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered landlocked. Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided as per Section 134-105(d). Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Interior Streets: Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: Label all street R.O.W.'s on the plat. Interior streets show varying R.O.W.'s for 50ft - 32ft. Revise plat to comply with minimum requirements as of 08/02/24 no variance has been submitted. Street names will be established prior to final. Finalize street name requirement prior to recording. Need to submit Master Plan / Layout Plan for overall development to establish finalized street requirements. Provide Paved temporary street turnaround, must be done through a separate instrument. Diameter of pavement to be of adequate size for City Turnarounds and City Services. 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. 600 ft. Maximum Cul-de-Sac. Revisions needed: Clarify proposed Cul-de-Sac and label dimensions. Pending Fire Department comments. Provide a master plan/layout plan of this subdivision for staff review. Additional Comments to be noted once master plan/layout plan have been submitted. Subdivision Ordinance: Section 134-36. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Subdivision Ordinance: Section 134-106. Front: Finalize setbacks prior to final. Revisions Needed: Include note as shown above prior to final. Proposing: "20 feet minimum or as shown in "Front setback table" sheet 2 of 2 (Greater Applies)" Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Proposing: "11 feet, or greater for easements" Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Proposing: "5 feet, or greater for easements." Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: Include note as shown above prior to final. Proposing: "10 feet or greater for easements" Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Tres Lagos Blvd., and both sides of all interior streets. Revisions Needed: If proposing to be in accordance with agreement for interior streets, need to submit sidewalk plan prior to final to establish requirements. Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. Sidewalk requirement may increase to 5 ft. for interior streets per Engineering

Department prior to final. Finalize wording prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Prior to final, along Tres Lagos Blvd. and other streets based on Master Plan must be established. Include note as shown above prior to final once wording is established. Note subject to change once lot frontage requirements have been finalized. 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 Tres Lagos Blvd. others as applicable based on Master Plan prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Noted #26 Proposing: "Common Areas 1,2, & 3 will maintained by the property owner/HOA and no City of McAllen. Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: Revise Plat note #12 to reflect above. 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. Section 110-72 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-3T, R-3A,C-4 Proposed: R-3T. Please update application to reflect current zoning and relevant information. 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. Please update application to reflect current zoning and relevant information. 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. Park Fee required at \$ 700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Clarify the total number of dwelling units to finalize the park fee prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. Clarify the use of the C.A (Common Areas) Lots 176,177 & 178. Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Please provide the signed and sealed survey for the 12.235 acres as mentioned in the Plat submittal. Missing Plat note # 23. Proposed Private subdivision, but wording is for Public. Note #26: Common areas don't match the labels/numbers shown on the plat. Provide the Master Plan / Layout plan for this development. Provide the original Letter of Authorization. It this development will be private, will this development be gated? *Please label the Detention Lot. Please revise the numbering sequence of the Lots. Submit Doc. No's for the R.O.W. and Recorded Easements for staff review. Clarify the application for the Number of Dwelling units & Existing Zoning.

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

Being no discussion, Mr. Jesse Ozuna 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.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Jesse Ozuna adjourned the meeting at 4:08p.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

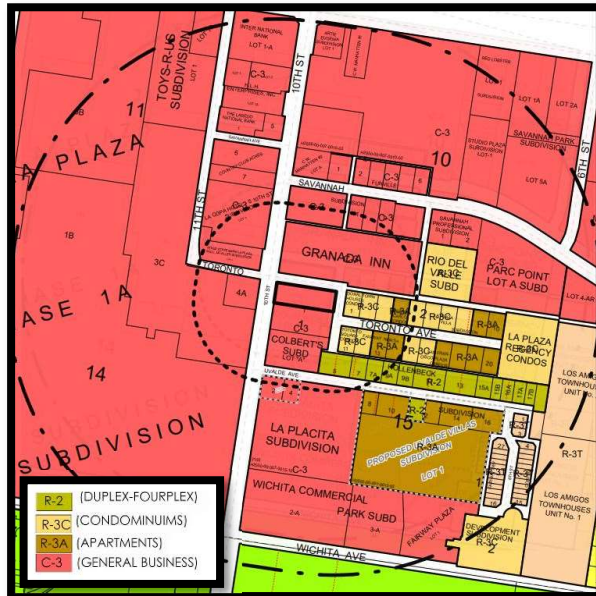
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 26, 2024

SUBJECT: REQUEST OF ERIC R. PENA ON BEHALF OF SUN'S FAST FOOD CORP., FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (SUERTE BAR AND GRILL) AT N98.5' LOT 1 BLOCK 1, FAIRWAY NORTH SUBDIVISION, HIDALGO COUNTY, TEXAS; 2001 SOUTH 10TH STREET. (CUP2024-0089)

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



HISTORY: The initial Conditional Use Permit request was approved by City Commission on August 22, 2022. The Conditional Use permit has been renewed since then. The renewal for the bar was submitted August 1, 2024.

SUMMARY/ANALYSIS: The applicant is proposing to continue to operate a bar (Suerte Bar and Grill) from the existing building. The proposed hours of operation are from Monday- Sunday from 12:00 P.M.- 2:00 A.M.

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

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the east and southeast;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 61 parking spaces are required and 63 are provided as per site plan.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

The Planning Department has not received any complaints or oppositions regarding this request.

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

RECEIVED
 AUG 01 2024
 BY NS.

2001 S. 10th St
 Sweet Bar + Grill on 10th

Entrance

□ = tables

Entrance

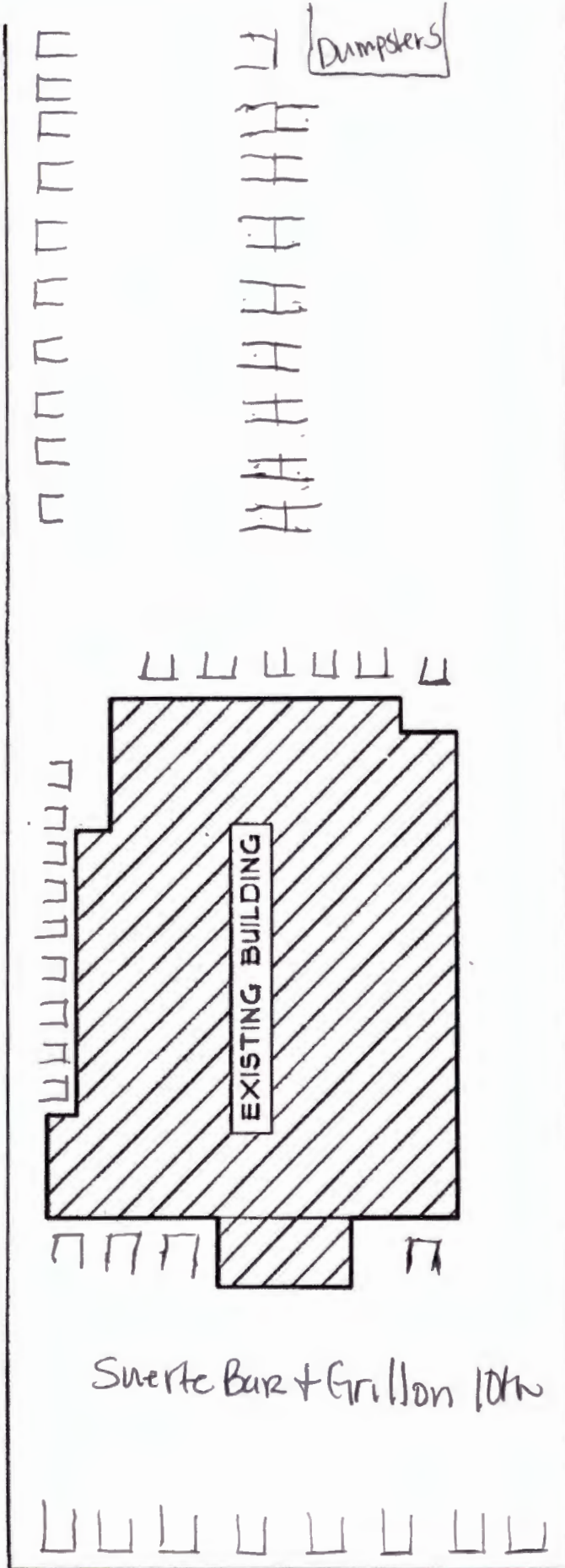
Diner Hwy

Exit



SWK

TORONTO



2001 STH 10TH ST.



RECEIVED
AUG 01 2024
By NG



S10th St
Toronto Ave

Suerie

2001

Memo

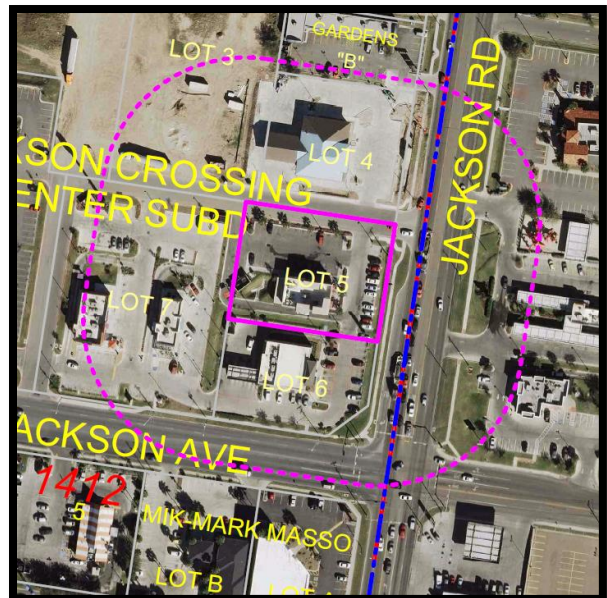
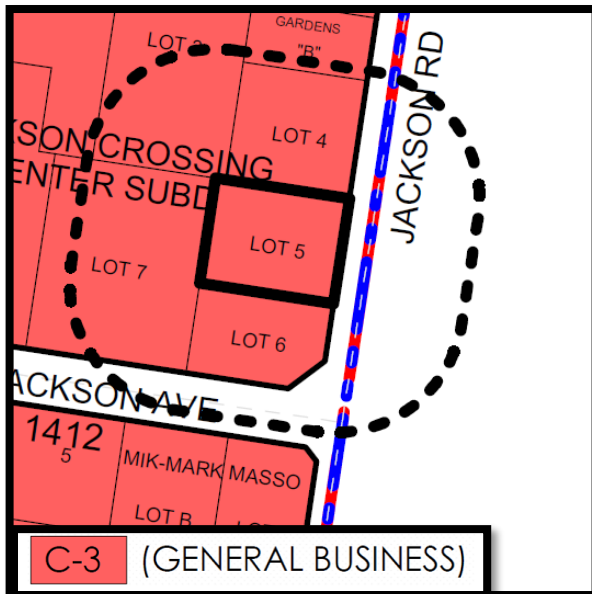
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 16, 2024

SUBJECT: REQUEST OF KELSEY KREHER (HFA-AE, LTD.) ON BEHALF OF 900 S JACKSON LLC, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR AN OIL CHANGE FACILITY, AT LOT 5, JACKSON CROSSING CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 900 SOUTH JACKSON ROAD. (CUP2024-0091)

BRIEF DESCRIPTION: The property is located along the northwest corner of South Jackson Road and East Jackson Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. The surrounding land uses include a Chase Bank, IBC Bank, Best Buy, Starbucks and other commercial uses. 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.



HISTORY: An application for a Conditional Use Permit for an oil change facility for this was submitted on August 7, 2024. The applicant is currently undergoing the Site Plan Review process.

REQUEST/ANALYSIS: The applicant is proposing to operate an oil change facility (Valvoline). The applicant is proposing to operate from a 2,089 sq. ft. building with three bay areas and an office area. The hours of operation for the business are Monday through Friday from 8:00 AM to 7:00 PM, and Saturdays from 9:00 AM to 6:00 PM, and Sundays from 9:00 AM to 4:00 PM. Based on the total square footage of the proposed building, eight parking spaces are required;

11 parking spaces are being proposed.

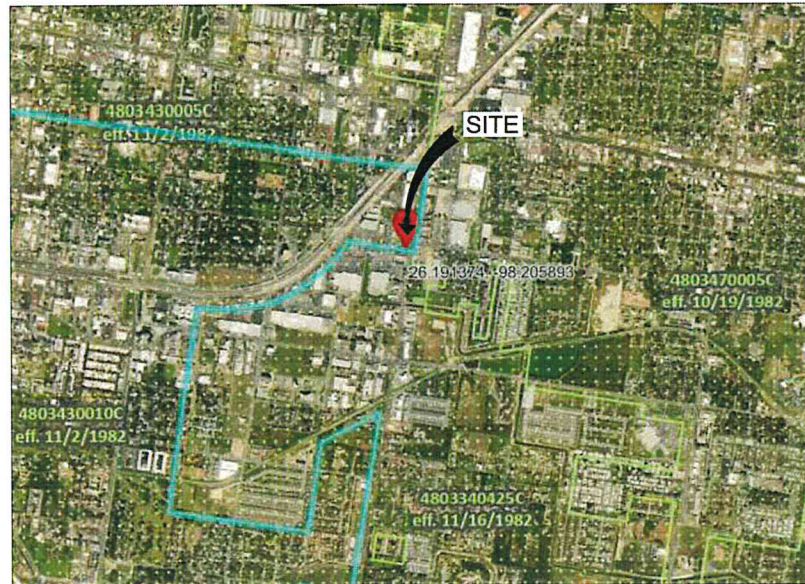
The Fire Department inspection is pending for the property. The oil change facility must comply with the following special conditions set forth for automotive repair as a primary use in Section 138-281 of the Zoning Ordinance:

- 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 35,534 square feet.
- 2) All service, repair, maintenance, painting, and other work shall take place within an enclosed area.
- 3) Outside storage of materials is prohibited.
- 4) The building where the proposed work is to take place shall be at least 100 feet from the nearest residence.
- 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.

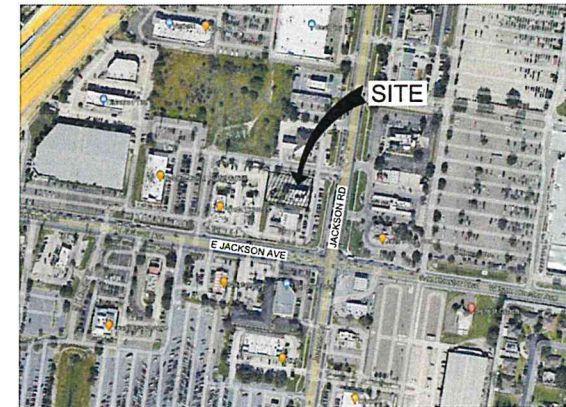
If approval is granted, the oil change facility must comply with all other Zoning Ordinance, Building Code, and Fire Department requirements that will be requested during the building permitting process. The proposed project is undergoing Site Plan Review and must comply with all conditions provided by the Development Team prior to building permit issuance.

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

RECOMMENDATION: Staff recommends approval of the request subject to compliance with Section 138-281 of the Zoning Ordinance, Building Code, Fire Department, and all other applicable requirements.



FLOOD INSURANCE RATE MAP
(N.T.S.)



LOCATION MAP
(N.T.S.)



SITE DEVELOPMENT PLAN



900 S JACKSON
McALLEN
HIDALGO, TEXAS
ZONING: C-3 GENERAL BUSINESS

OWNER/DEVELOPER:

VALVOLINE

JAMES BOUTCHYARD, PROJECT MANAGER
100 VALVOLINE WAY
LEXINGTON, KY 40509 210-915-0042
JAMES.BOUTCHYARD@VALVOLINE.COM

ENGINEER:

HFA

CONTACT: KELSEY KREHER

1705 S. WALTON BLVD, SUITE 3
BENTONVILLE, AR, 72712

CELL: (816) 872 -7190
(479) 273-7780, EXT. 355
JOB NO. 06-23-20047

DRAWING INDEX AND ISSUANCE LOG

PERMIT SET			DATE	ISSUE	OWNER REVIEW SET	PERMIT SET	PERMIT SET REV1	PERMIT SET REV2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7	REVISION 8
SHEET #	SHEET NAME	DATE	ISSUE	OWNER REVIEW SET	PERMIT SET	PERMIT SET REV1	PERMIT SET REV2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7	REVISION 8	
C-1.0	COVER SHEET	06/12/2024	OWNER REVIEW SET											
C-2.0	DIMENSIONED SITE PLAN	06/27/2024	PERMIT SET											
C-3.0	TRUCK MANEUVERING LAYOUT													
C-4.0	RECORDED PLAT													
C-5.0	SURVEY													
C-6.0	UTILITY PLAN													
C-7.0	ELEVATIONS 1 OF 3													
C-7.1	ELEVATIONS 2 OF 3													
C-7.2	ELEVATIONS 3 OF 3													
C-8.0	LANDSCAPE PLAN													
ATTACHMENT														

SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

QUIDDITY

4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TX 78249
(210) 494-5511

SURVEYOR'S JOB NO. 17066-0019-01

GEOTECHNICAL ENGINEER:

GILES ENGINEERING ASSOCIATES, INC.

N8 W22350 JOHNSON DRIVE SUITE A1
WAUKESHA, WI 53186 (262) 544-0118
PROJECT NO. 1G-2302017



HFA

HFA-AE, LTD.

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

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DATE	ISSUE
06/12/2024	OWNER REVIEW SET
06/27/2024	PERMIT SET
08/05/2024	PERMIT SET REV1



PROFESSIONAL LICENSE NO. 110942

PROFESSIONAL IN CHARGE

DAVID GARRETT

PROJECT MANAGER

SK

QUALITY CONTROL

BY: M

DRAWN BY

JKP/HV

PROJECT NAME



VALVOLINE INSTANT OIL CHANGE

900 S JACKSON
McALLEN, TX 78503

PROJECT NUMBER

06-23-20047

SHEET NAME

COVER SHEET

DATE

AUG 07 2024

BY: HFA

SHEET #

C-1.0

PRE-CONSTRUCTION P.M.

Valvoline Instant Oil Change
James Boutchyard
100 Valvoline Way
Lexington, KY 40509
Bus: (210) 915-0042

CIVIL P.M.

HFA-AE, LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, AR 72712
479.273.7780
Kelsey Kreher

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Bentonville, AR 72712
479.273.7780
Lungshen (Tiger) Tsao

PUBLIC WORKS

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moriz@mcallen.net

ELECTRIC

5700 N Coge Blvd,
Pharr, TX 78577
956-283-2565
Raul Trevino
ratrevino@aep.com

CONSTRUCTION P.M.

Valvoline Instant Oil Change
James Boutchyard
100 Valvoline Way
Lexington, KY 40509
Bus: (210) 915-0042

ARCHITECT

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Bentonville, AR 72712
479.273.7780
Jami Cook

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311 N. 15th Street
McAllen, TX 78501
956-681-1250
Jose De La Garza
jdelagarza@mcallen.net

STORMWATER

311 N. 15th Street
McAllen, TX 78501
956-681-1151
Bilakis Olazaran
balazaran@mcallen.net

GAS

1301 S. Mapac Expressway, Ste.400
Austin, TX 78746
866-206-9587
Texas Gas Service
slimgas-melraepaso@onegas.com

LUBE EQUIPMENT SUPPLIER

Devon Industries, Inc.
Brian Sloops
PO Box 270514
Bus: (405) 868-5665

LANDSCAPE ARCHITECT

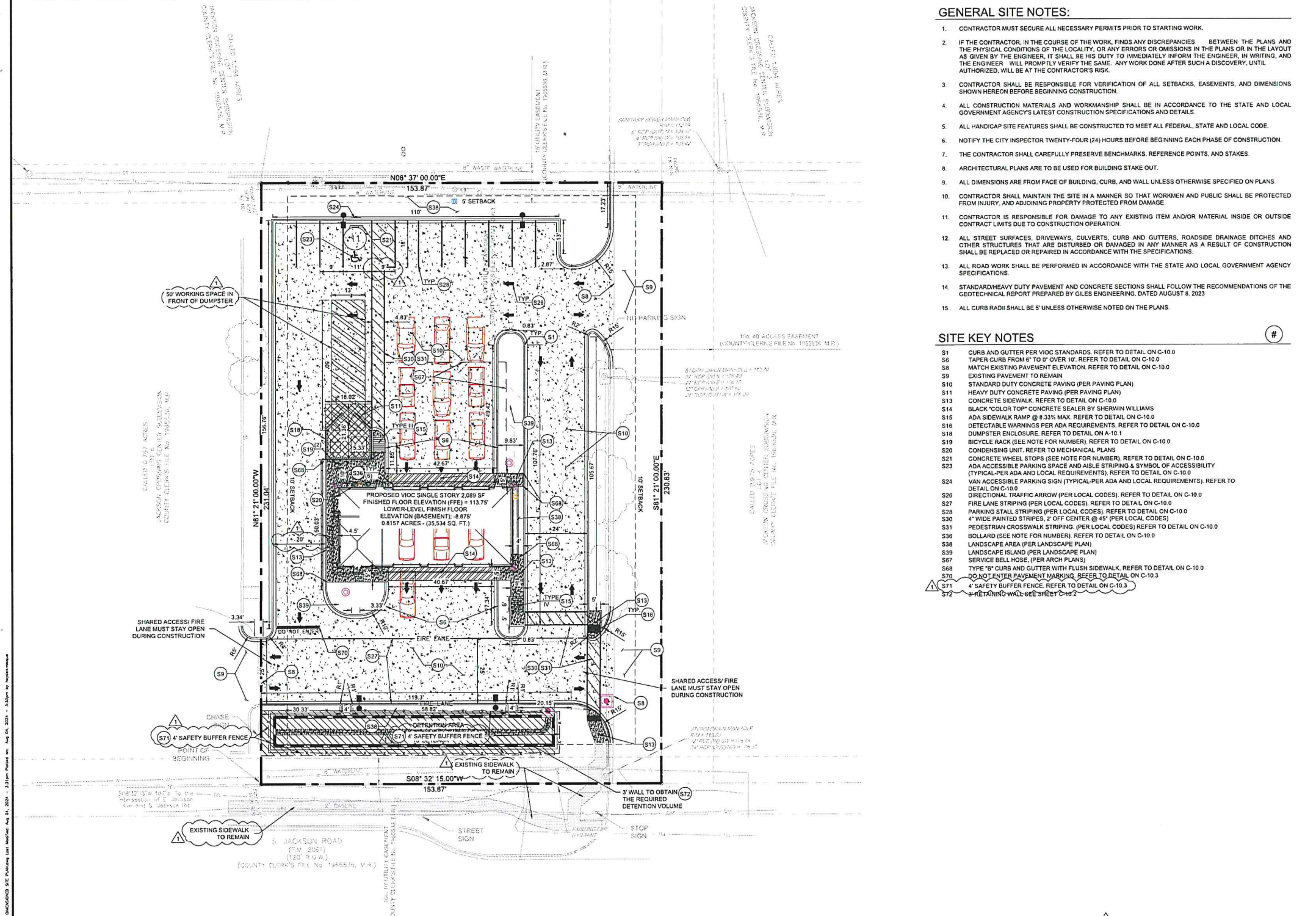
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1705 S. Walton Blvd., Suite 3
Bentonville, AR 72712
479.273.7780
Rick McGraw

FIRE

Vince Abrigo
956-681-2551
vabrigo@mcallen.net

WATER/WASTEWATER

1300 Houston Ave
McAllen, TX 78501
956-681-1700
Erika Gomez/ Rafael Baldaras
egomez@mcallen.net
rafael_baldaras@mcallen.net



GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING, DATED AUGUST 8, 2023.
- ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE KEY NOTES

- S1 CURB AND GUTTER PER VIOC STANDARDS. REFER TO DETAIL ON C-10.0
- S2 TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-10.0
- S3 MATCH EXISTING PAVEMENT ELEVATION. REFER TO DETAIL ON C-10.0
- S4 STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN)
- S5 HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
- S6 CONCRETE SIDEWALK. REFER TO DETAIL ON C-10.0
- S7 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS
- S8 ADA SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-10.0
- S9 DETECTABLE WARNING PER ADA REQUIREMENTS. REFER TO DETAIL ON C-10.0
- S10 DUMPSTER ENCLOSURE. REFER TO DETAIL ON A-10.1
- S11 BICYCLE RACK (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
- S12 CONDENSING UNIT. REFER TO MECHANICAL PLANS
- S13 CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
- S14 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-10.0
- S15 VAN ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-10.0
- S16 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
- S17 FIRE LANE STRIPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
- S18 PARKING STALL STRIPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
- S19 4" WIDE PAINTED STRIPES, 2" OFF CENTER @ 45' (PER LOCAL CODES)
- S20 PEDESTRIAN CROSSWALK STRIPING (PER LOCAL CODES) REFER TO DETAIL ON C-10.0
- S21 BOLLARD (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
- S22 LANDSCAPE AREA (PER LANDSCAPE PLAN)
- S23 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
- S24 SERVICE BELL HOSE (PER ARCH PLANS)
- S25 TYPE "B" CURB AND GUTTER WITH FLUSH SIDEWALK. REFER TO DETAIL ON C-10.0
- S26 DO NOT ENTER PAVEMENT MARKING. REFER TO DETAIL ON C-10.3
- S27 4" SAFETY BUFFER FENCE. REFER TO DETAIL ON C-10.3
- S28 3" RETAINING WALL. SEE SHEET C-10.2



EXISTING LEGEND

--- EASEMENT LINE	○ WATER METER
--- BUILDING SETBACK LINE	○ GAS METER
1 FOOT CONTOUR	○ ELECTRIC BOX
BURIED TELECOM	○ ELECTRIC PULL BOX
BURIED WATER	○ TELEPHONE RISER
BURIED GAS	○ CLEANOUT
BURIED ELECTRIC	○ STORM DRAIN MANHOLE
UNKNOWN UTILITY	○ WATER VALVE
STORM SEWER	○ BOLLARD
	○ LIGHT STANDARD
	○ IRRIGATION CONTROL VALVE
	○ TRANSFORMER
	○ POWER POLE
	○ FIRE HYDRANT
	○ SANITARY SEWER MANHOLE
	○ WATER RISER
	○ ELECTRIC METER
	○ 1/2" IRON ROD FOUND
	○ PK NAIL FOUND
	○ PK NAIL SET
	○ POINT OF BEGINNING
	○ POINT OF COMMENCING
	○ M.R.
	○ OFFICIAL DEED RECORDS OF HIDALGO COUNTY TEXAS
	○ OFFICIAL DEED RECORDS OF HIDALGO COUNTY TEXAS
	○ DEED RECORDS OF HIDALGO COUNTY TEXAS
	○ WATER RIGHTS RECORDS OF HIDALGO COUNTY TEXAS

PROPOSED LEGEND

--- PROPERTY LINE	PROPOSED CURB & GUTTER
--- PROPOSED SERVICE BELL HOSE	PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
--- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)	PROPOSED WATER METER, (SEE UTILITY PLAN)
--- WATER METER, (SEE UTILITY PLAN)	PROPOSED SEWER STRUCTURES, (SEE UTILITY PLAN)
--- SEWER STRUCTURES, (SEE UTILITY PLAN)	DIRECTIONAL PAVEMENT MARKING
--- DIRECTIONAL PAVEMENT MARKING	PROPOSED EASEMENT LINE, SEE NOTE FOR WIDTH AND DESCRIPTION
--- PROPOSED EASEMENT LINE, SEE NOTE FOR WIDTH AND DESCRIPTION	PROPOSED FIRE LANE MARKING
--- PROPOSED FIRE LANE MARKING	PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P9 ON PAVING PLAN
--- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P9 ON PAVING PLAN	PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL P10 ON PAVING PLAN
--- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL P10 ON PAVING PLAN	PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS
--- PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS	PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO KEYNOTE P10 PAVING PLAN
--- PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO KEYNOTE P10 PAVING PLAN	

SITE DATA SUMMARY

VALVOLINE TRACT: (AFTER ROW DEDICATION)	0.82 ACRES/ 35,534 SF
ZONING:	C-3 GENERAL BUSINESS DISTRICT
BUILDING SF:	2,089 SF
F.A.R. (FLOOR/AREA RATIO):	1.0:06
LOT COVERAGE:	0.62 (26,817 SF)
PARKING PROVIDED:	9 (1 ADA)
PARKING REQUIRED:	11 (1 ADA)
PERVIOUS COVER:	8,717 SF
IMPERVIOUS COVER:	26,817 SF
REQUIRED BICYCLE PARKING:	2
PROVIDED BICYCLE PARKING:	4

Pre-Developed:

Basin	Total Area (ac)	Pervious Area (ac)	Runoff Coefficient (C)	Impervious Area (ac)	Runoff Coefficient (C)	Weighted Runoff Coefficient (C)
EX-1	0.82	0.17	0.00	0.65	0.17	0.17

Post-Developed:

Basin	Total Area (ac)	Pervious Area (ac)	Runoff Coefficient (C)	Impervious Area (ac)	Runoff Coefficient (C)	Weighted Runoff Coefficient (C)
1-1	0.82	0.19	0.17	0.63	0.95	0.77

OVERLAND FLOW

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
AREA ID#	INLET LOCATION	INLET TYPE	AREA (ac)	P ₁ (%)	RUNOFF COEFFICIENT (C)	FLOW LENGTH (ft)	OVERLAND SLOPE (%)	MANNGS CONC (mm)	TIME OF TRAVEL (min)	SURFACE CHANNEL TYPE	CHANNEL LENGTH (ft)	CHANNEL SLOPE (%)	CHANNEL ROUGHNESS (ft/s)	CHANNEL VELOCITY (ft/s)	TIME OF TRAVEL (min)	TOTAL TIME OF TRAVEL (min)
1	EX-1 EAST SIDE OF SITE		0.82	4.60	0.17	63.00	1.88%	0.250	8.88	PRVD	173	1.88%	0.013	2.80	1.03	10
2	1-1 EAST SIDE OF SITE	JUNCTION	0.82	4.60	0.17	73.00	0.45%	0.011	1.43	PRVD	232	0.45%	0.013	1.36	2.84	10

SHALLOW CONCENTRATED FLOW

BASIN	OVERLAND FLOW START ELEVATION (ft)	END ELEVATION (ft)	CHANNEL LENGTH (ft)	START SLOPE (%)	END SLOPE (%)	CHANNEL ELEVATION (ft)	CHANNEL VELOCITY (ft/s)	TIME OF TRAVEL (min)
EX-1	63.00	113.00	0.0158	113.00	113.00	110.32	0.0189	0.0189
1-1	73.00	114.00	0.0078	232.00	113.00	108.48	0.0045	

PRE-DEVELOPMENT VS POST DEVELOPMENT FLOW RATES SUMMARY

STORM EVENT	PRE-DEVELOPMENT FLOW RATE (cfs)	POST-DEVELOPMENT FLOW RATE (cfs)	EXCESS RUNOFF @ CHANGING (cfs)	PEAK FLOW @ OUTFALL (cfs)	RUNOFF DIFFERENCE (cfs)
2-YR	0.77	3.62	2.85	371.34	0.72
5-YR	0.84	4.43	3.49	371.34	-0.16
10-YR	1.07	5.06	3.99	371.34	-0.24
25-YR	1.36	6.40	5.05	371.34	-0.91
50-YR	1.60	7.53	5.93	371.34	-0.63
100-YR	1.75	8.29	6.50	371.34	-0.73
10-YR - PRE-DEVELOPMENT FLOW RATE (cfs) 1.07					
50-YR - POST-DEVELOPMENT FLOW RATE (cfs) 0.97					
RUNOFF DIFFERENCE (cfs) -0.10					

DETENTION POND SUMMARY

STAGE (ft)	ELEVATION (ft)	AREA (sq ft)	STORAGE (cu ft)
0	107.2	2.20	0
0.2	107.4	44.19	4.65
0.4	107.6	139.7	23.04
0.6	107.8	276.46	64.66
0.8	108	418.14	124.14
1	108.2	563.24	232.3
1.2	108.4	711.2	359.74
1.4	108.6	862.3	517.69
1.6	108.8	1016.62	704.98
1.8	109	1174.66	924.11
4.6	109.2	1187.04	4230.49
4.8	109.4	1236.85	4482.88
5	109.6	1250.3	4769.6
5.2	109.8	1272.42	5095.37
5.4	110	1320.26	5460.94

PROPOSED DETENTION VOLUME: 5,460.94 CF



SURVEY PROVIDED BY:
 QUIDDITY
 4350 LOCKHILL-SELMA ROAD, SUITE 100
 SAN ANTONIO, TEXAS 78249
 (210) 494-5511
 DATED: MARCH, 2024

RECEIVED

900 S JACKSON
MCCALLEN, TX 78503

VALVOLINE INSTANT OIL CHANGE

PROJECT NUMBER: 06-23-20047
 SHEET NAME: DIMENSIONED SITE PLAN
 SHEET: C-2.0

DATE: AUG 07 2024

SCALE: 1 inch = 20 ft

HFA
 HFA-AE, LTD.

1705 S. Walton Blvd, Suite 3
 Benningville, Arkansas 72712
 t: 479.273.7780
 f: 888.520.9645
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DATE	ISSUE
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08/05/2024	PERMIT SET REV1

PROFESSIONAL SEAL

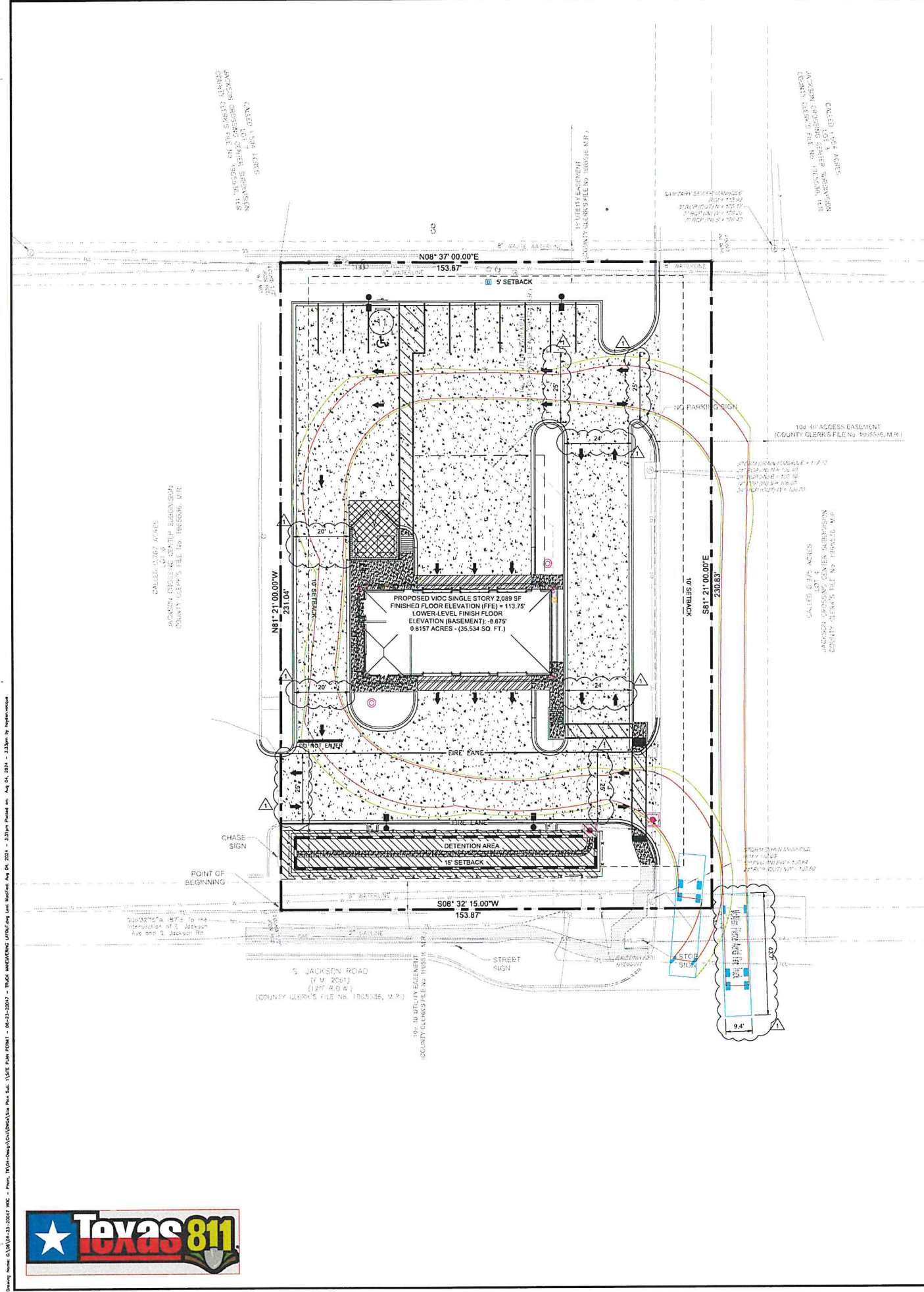
DAVID D. GARRETT, P.E.
 ENGINEER
 STATE OF TEXAS
 LICENSE NO. 110942

PROFESSIONAL IN CHARGE
 GARRETT SMALL
 PROJECT MANAGER
 KK
 QUALITY CONTROL
 WFM
 DRAWN BY
 JKP/HV



900 S JACKSON
MCCALLEN, TX 78503

PROJECT NUMBER: 06-23-20047
 SHEET NAME: DIMENSIONED SITE PLAN
 SHEET: C-2.0



- GENERAL SITE NOTES:**
1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
 2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
 4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
 5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
 6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
 7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
 8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
 9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
 10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
 12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
 13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
 14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING, DATED AUGUST 8, 2023.
 15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

MCALLEN FIRETRUCK DATA

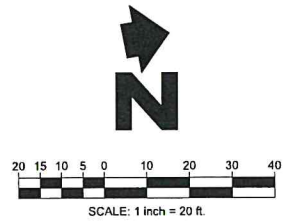
MCALLEN PIERCE AERIAL APPARATUS	HEIGHT=10', LENGTH=43'8.5", W=9'5", INSIDE TURN=26', WALL TO WALL=47'
TRUCK DIMENSIONS:	



EXISTING LEGEND

---	EASEMENT LINE	○	WATER METER
---	BUILDING SETBACK LINE	○	GAS METER
---	1 FOOT CONTOUR	○	ELECTRIC BOX
---	BURIED TELECOM	○	ELECTRIC PULL BOX
---	BURIED WATER	○	TELEPHONE RISER
---	SANITARY SEWER	○	CLEANOUT
---	BURIED GAS	○	STORM DRAIN MANHOLE
---	BURIED ELECTRIC	○	WATER VALVE
---	OVERHEAD ELECTRIC	○	BOLLARD
---	UNKNOWN UTILITY	○	LIGHT STANDARD
---	STORM SEWER	○	IRRIGATION CONTROL VALVE
---		○	SIGN
		○	TRANSFORMER
		○	POWER POLE
		○	FIRE HYDRANT
		○	SANITARY SEWER MANHOLE
		○	WATER RISER
		○	ELECTRIC METER
		○	1/2" IRON ROD FOUND
		○	PK NAIL FOUND
		○	PK NAIL SET
		○	POINT OF BEGINNING
		○	POINT OF COMMENCING
		○	M.P.R.
		○	O.D.R.
		○	D.R.
		○	W.R.R.

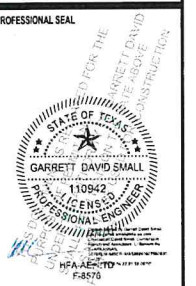
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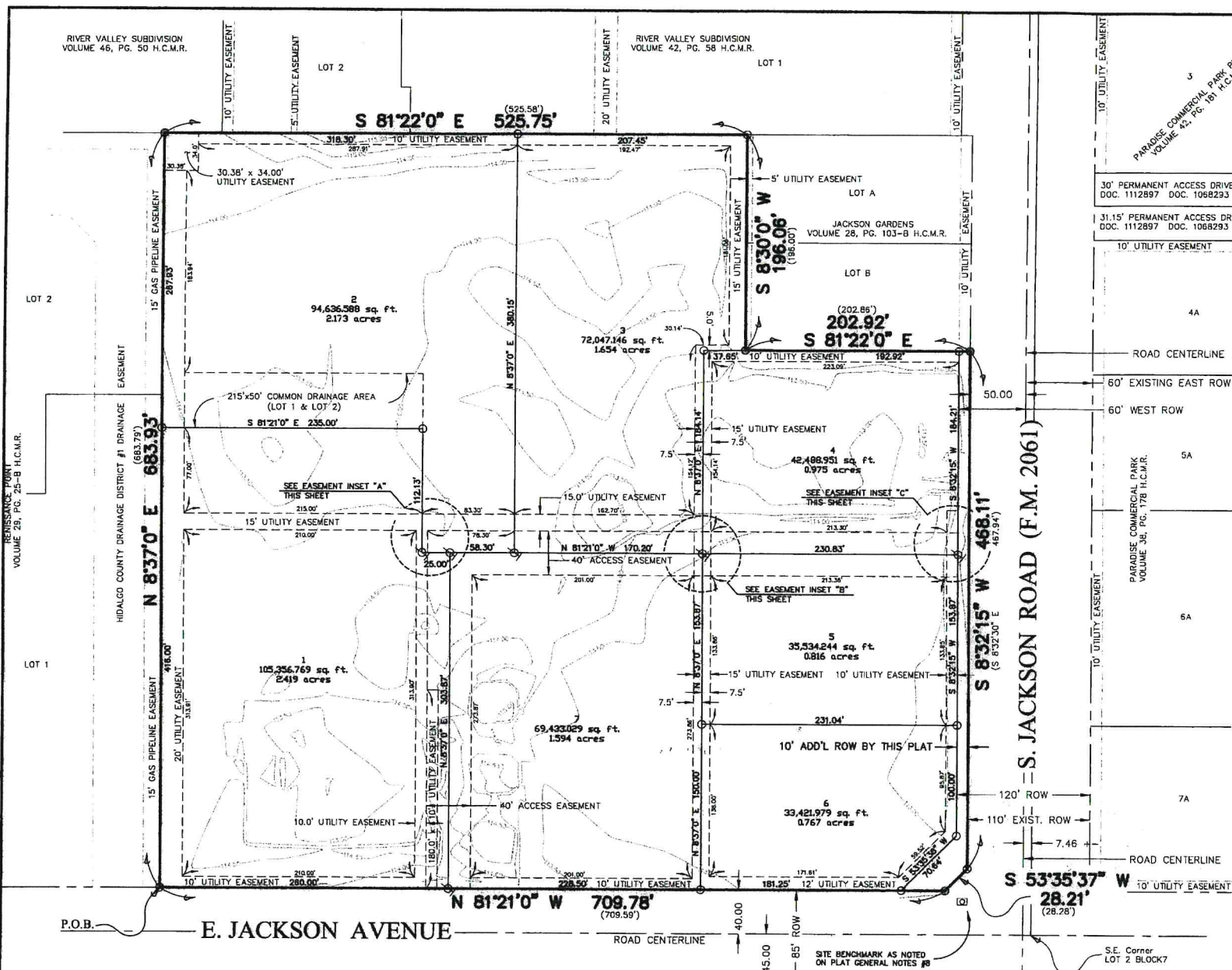


PROFESSIONAL LICENSE NO. 110942
 PROFESSIONAL IN CHARGE
 GARRETT SMALL
 PROJECT MANAGER
 KK
 QUALITY CONTROL
 WFM
 DRAWN BY
 JKP/HV
 PROJECT NAME

VALVOLINE INSTANT OIL CHANGE
 900 S JACKSON
 MCALLEN, TX 78503

PROJECT NUMBER
 06-23-20047
 SHEET NAME
 TRUCK MANEUVERING
 PLAN
 SHEET #
 C-3.0
 AUG 07 2024
 MS





LOTS 2-B & 2-C	LOT 2-A	ACCESS ESMT	LOT 5	LOT B	LOT A
WAL-MART SUBDIVISION #2 VOLUME 30, PG. 144-B H.C.M.R.	WAL-MART SUBDIVISION #2 VOLUME 30, PG. 47-B H.C.M.R.	DOC. #450746	WAL-MART SUBDIVISION #2 VOLUME 27, PG. 11 H.C.M.R.	MIK-MARK MASSO SUBDIVISION VOLUME 27, PG. 132-A H.C.M.R.	

METES & BOUNDS DESCRIPTION

BEGINNING AT AN (X) MARK IN CONCRETE WALK AT THE SOUTHWEST CORNER OF SAID LOT "A", FOR THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF LOT 1, RENAISSANCE POINTE SUBDIVISION, RECORDED IN VOL. 29, PAGE 25-B, MAP RECORDS AND LOCATED ON THE NORTH LINE OF EAST JACKSON AVENUE;

THENCE, WITH THE WEST LINE OF LOT "A", CHARTER PALMS SUBDIVISION AND THE EAST LINE OF LOTS 1 AND 2, RENAISSANCE POINTE SUBDIVISION, NORTH 8 DEG. 37 MIN. EAST, 883.93 (ORIG. MAP CALL 883.93) FEET TO AN IRON ROD AT THE NORTHWEST CORNER OF LOT "A", CHARTER PALMS SUBDIVISION, FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE MOST NORTHERLY NORTH LINE OF SAID LOT "A", SOUTH 81 DEG. 22 MIN. EAST, 525.75 (ORIG. MAP CALL 525.58) FEET TO AN IRON ROD W/ 1/2" CAP SET AT THE MOST NORTHERLY NORTHEAST CORNER OF LOT "A", FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF; SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT "A", JACKSON GARDENS SUBDIVISION, RECORDED IN VOL. 28, PAGE 103-B, MAP RECORDS;

THENCE, THE COMMON LINE BETWEEN LOT "A", CHARTER PALMS SUBDIVISION AND LOTS "A" AND "B", JACKSON GARDENS SUBDIVISION, SOUTH 8 DEG. 30 MIN. WEST, 198.06 (ORIG. MAP CALL 198.06) FEET TO AN IRON ROD AT AN INTERIOR CORNER OF LOT "A", CHARTER PALMS SUBDIVISION, FOR AN INTERIOR CORNER HEREOF;

THENCE, THE MOST SOUTHERLY NORTH LINE OF LOT "A", CHARTER PALMS SUBDIVISION AND SOUTH LINE OF LOT B, JACKSON GARDENS SUBDIVISION, SOUTH 81 DEG. 22 MIN. EAST, 202.92 (ORIG. MAP CALL 487.94) FEET TO AN IRON ROD AT THE MOST SOUTHERLY NORTHEAST CORNER OF LOT "A", FOR THE MOST SOUTHERLY NORTHEAST CORNER HEREOF; SAID POINT BEING THE MOST SOUTHERLY NORTHEAST CORNER HEREOF; SAID POINT BEING THE WEST LINE OF JACKSON ROAD (F.M. NO. 2081);

THENCE, WITH THE EAST LINE OF LOT "A", AND WEST LINE OF JACKSON ROAD (F.M. NO. 2081), SOUTH 8 DEG. 32 MIN. 15 SEC. WEST (ORIG. MAP CALL SOUTH 8 DEG. 32 MIN. 30 SEC. WEST), 488.11 (ORIG. MAP CALL 487.94) FEET AND SOUTH 53 DEG. 35 MIN. 37 SEC. WEST, 28.21 (ORIG. MAP CALL 28.21) FEET TO AN IRON ROD AT THE SOUTHWEST CORNER OF LOT "A", FOR THE SOUTHWEST CORNER HEREOF; SAID POINT BEING ON THE NORTH LINE OF EAST JACKSON AVENUE;

THENCE, WITH THE SOUTH LINE OF LOT "A" AND NORTH LINE OF EAST JACKSON AVENUE, NORTH 81 DEG. 21 MIN. WEST, 709.78 (ORIG. MAP CALL 709.50) FEET TO THE POINT OF BEGINNING CONTAINING 458,850.13 SQUARE FEET OR 10.534 ACRES OF LAND, MORE OR LESS.

LEGEND

- - SET 1/2 INCH IRON ROD
- ⊙ - FD. 1/2 INCH IRON ROD
- ⊗ - FD. CURB 'X' MARK
- ⊙ - SET NAIL
- (xxx.xx) - ORIGINAL MAP CALL OF CHARTER PALMS SUBDIVISION VOLUME 22, PAGE 149 HIDALGO COUNTY MAP RECORDS

SCALE: 1" = 60'

Jackson Crossing Center Subdivision

A RESUBDIVISION OF 10.534 ACRES BEING ALL OF LOT "A" CHARTER PALMS SUBDIVISION AS PER RECORDED MAP IN VOLUME 22, PAGE 149 HIDALGO COUNTY MAP RECORDS CITY OF McALLEN, TEXAS

7 Commercial Lots
Plat Scale: 1"=60' JOB # 1057.001
Preparation Date: September 15, 2008
Drawn by: R. Hernandez

AEC ENGINEERING, L.L.C.
Agricultural * Environmental * Civil

P.O. Box 480 Office: (956) 380-8558
Edinburg, Texas 78540 Fax: (956) 380-8110
www.aecengineering.net

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS JACKSON CROSSING CENTER 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, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH (WE) WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN & 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: ROE MANAGEMENT, L.L.C., IT'S GENERAL PARTNER
R. DAVID GUERRA, PRESIDENT DATE 1/22/09

STATE OF TEXAS
COUNTY OF HIDALGO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 22, 2009, BY R. DAVID GUERRA, PRESIDENT OF ROE MANAGEMENT, L.L.C., GENERAL PARTNER OF FOR PETE, LTD., ON BEHALF OF SAID ENTITIES.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 7/18/2011

ROSA ELVA SANCHEZ
Notary Public State of Texas
My Commission Expires 04-18-2011

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 OF THE CITY OF McALLEN
DATE 1/26/09

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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN
DATE 1/23/09

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: Colby Garcia 1/24/09

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 JACKSON CROSSING CENTER SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREOF.

SECURITY INTEREST HOLDER
M Villarreal DATE 1/22/09

AL VILLARREAL
INTERNATIONAL BANK OF COMMERCE
1623 CENTRAL BLVD
BROWNSVILLE, TX 77850
PHONE: 956-547-1320
FAX: 956-504-9447

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mr. Al Villarreal, 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 22nd DAY OF January, 2009.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 7/18/2011

ROSA ELVA SANCHEZ
Notary Public State of Texas
My Commission Expires 04-18-2011

STATE OF TEXAS
COUNTY OF HIDALGO

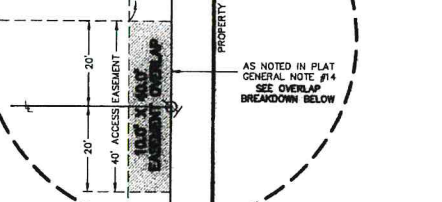
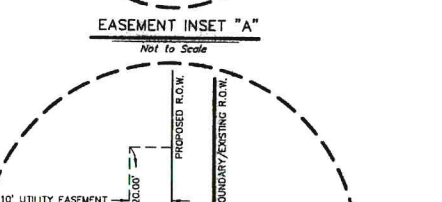
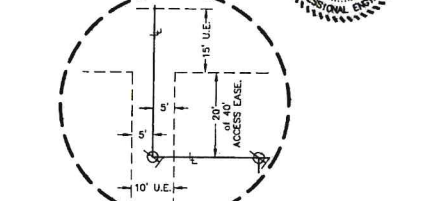
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL SURVEYOR
JOSE MARIO GONZALEZ, RPLS - RD DELTA SURVEYING
8207 MATEO ESCOBAR
MONTE ALTO, TEXAS 78838
TEL: 956-380-5154 FAX: 956-380-5156
NO. 5571 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER
CARLOS GARZA, PE - AEC ENGINEERING, L.L.C.
P.O. BOX 480
EDINBURG, TEXAS 78540
TEL: 956-380-8558 FAX: 956-380-8110
NO. 92802 STATE OF TEXAS

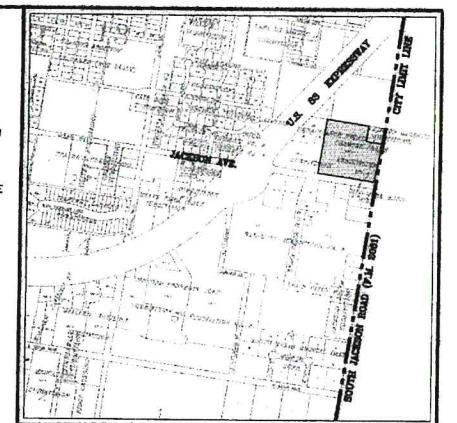


EASEMENT OVERLAP TABLE

EASEMENT OVERLAP TABLE	FT.	SQ.FT.	AC.
UTILITY EASEMENT	15.0'	---	---
ACCESS EASEMENT	40.0'	---	---
TOTAL OVERLAP AREA	---	600	0.014

EASEMENT OVERLAP TABLE

EASEMENT OVERLAP TABLE	FT.	SQ.FT.	AC.
UTILITY EASEMENT	10.0'	---	---
ACCESS EASEMENT	40.0'	---	---
TOTAL OVERLAP AREA	---	400	0.009



- GENERAL NOTES:**
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
 - THIS SUBDIVISION IS IN ZONE ZONE "B" COMMUNITY-PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 2, 1982
 - SETBACKS:
 - FRONT (LOTS 4-6) - 60 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS ALONG SOUTH JACKSON ROAD (F.M. 2081).
 - FRONT (LOTS 1 & 7) - 40 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS ALONG EAST JACKSON AVENUE.
 - FRONT (LOTS 2 & 3) - 30 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - CORNER (LOT 6) - 40 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS ALONG EAST JACKSON AVENUE.

- **ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
- A TOTAL OF 1.77 ac-ft (0.41 ac-ft FOR LOT 1, 0.38 ac-ft FOR LOT 2, 0.31 ac-ft FOR LOT 3, 0.15 ac-ft FOR LOT 4, 0.12 ac-ft FOR LOT 5, 0.12 ac-ft FOR LOT 6, AND 0.28 ac-ft FOR LOT 7) SHALL BE DETERMINED BY THIS SUBDIVISION. DETENTION SHALL BE HANDLED PER LOT AND SHALL REQUIRE BOTH SITE PLAN AS WELL AS DRAINAGE APPROVAL FOR EACH INDIVIDUAL LOT PRIOR TO BUILDING PERMIT ISSUANCE.
 - STORMWATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE (detention areas) AND RELEASED INTO AN APPROVED SEWER SYSTEM AT THE PRE-DEVELOPMENT RATE FOR A 10-YEAR FREQUENCY STORM EVENT.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT ZONES/USES. MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
 - 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - SITE BENCHMARK HAS BEEN DESIGNATED AS AN EXISTING STORM SEWER DRAINAGE INLET LOCATED AT THE SOUTH EAST CORNER OF THIS SUBDIVISION ALONG THE NORTH CURB LINE OF E. JACKSON AVENUE AND IS MARKED WITH A SQUARE CUT AND HAS AN ELEVATION OF 112.88 AT ITS TOP. SEE BENCHMARK, THIS SHEET.
 - THE NEAREST CITY OF McALLEN BENCHMARK IS MC 79 LOCATED AT THE NORTHEAST CORNER OF MCCOLL ROAD AND U.S. BUSINESS HIGHWAY 83 WITH AN ELEVATION OF 118.20.
 - A 4 FOOT MINIMUM SIDEWALK REQUIRED ON SOUTH JACKSON ROAD AND EAST JACKSON AVENUE.
 - FRONTAGE FOR LOTS 4, 5, AND 6 SHALL BE JACKSON ROAD (F.M. 2081).
 - SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
 - ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE.
 - ALL STORM SEWER LINES, MANHOLES, INLETS, DETENTION AREAS, ETC., SHALL NOT BE CONSIDERED PUBLIC IN NATURE AND SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNER(S).
 - AREAS WHERE ACCESS EASEMENTS & UTILITY EASEMENTS OVERLAP SHALL BE CONSIDERED ACCESS & UTILITY EASEMENTS.
 - THE 40 FOOT ACCESS EASEMENT WILL BE SHARED AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

DRAINAGE NOTE:

THE DRAINAGE DETENTION POND LOCATED ON THE SOUTH WEST CORNER OF LOT 2 AND CONTAINED WITHIN A 0.247 ACRE SITE IS A PERPETUAL DRAINAGE AREA FOR THE PURPOSE OF PROVIDING FOR THE DETENTION OF DRAINAGE WATERS PRODUCED FROM LOT 1 AND THE ADJOINING TRACT OF LAND IMMEDIATELY NORTH OF AND ADJACENT TO LOT 1 OTHERWISE KNOWN AS LOT 2 OF JACKSON CROSSING CENTER SUBDIVISION. THIS 0.247 ACRE DRAINAGE AREA AND DRAINAGE POND CONTAINED THEREIN MAY NOT BE REMOVED, RELOCATED, REDUCED IN SIZE, COVERED OR OTHERWISE ALTERED AND/OR IMPROVED, EXCEPT FOR PURPOSES OF MAINTENANCE, WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE CITY OF McALLEN AND THE CONSENT OF THE OWNER OF LOT 1, WHICH CONSENT SHALL NOT UNREASONABLY BE WITHHELD. THE MAINTENANCE OF THE 0.247 ACRE DRAINAGE AREA AND DRAINAGE POND SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOTS 1 & 2.

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

ON: 1/27/09 AT 3:41 AM/PM

INSTRUMENT NUMBER 196536
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: Imelda Feal DEPUTY

RECEIVED
AUG 07 2009
NS

GENERAL NOTES

- 1. This survey was performed utilizing that certain title report prepared by Fidelity National Title Insurance Company, OH NCS No. GLW2301634 & G.F. No. SAT-41-4000412302475-DB (Issue Date: December 8, 2023, Effective Date: November 5, 2023) pursuant to Section 663.16(b) of the Professional Land Surveying Practices Act (revised August, 2013) and reflects only those easements and encumbrances of record mentioned therein. Quiddity performed no additional research of the public records. The surveyed tract may be subject to additional government regulations and restrictions prior to further site development.
2. The graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 4803430010C, effective date November 2, 1982, indicates that the subject tract is located within Zone "B" (medium shaded) which is defined by FEMA 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 of where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood. (medium shading)" This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of Quiddity or the undersigned.
3. This survey does not provide any determination concerning wetlands, fault lines, toxic wastes (or any other environmental issue), archeological sites or obscured or poorly marked gravesites. An expert consultant should address such matters.
4. The subject tract has access to the public street right-of-way of S. Jackson Road (County Clerk's File No. 1965536, M.R.).
5. All square footage quantities shown on this survey are based upon the mathematical closure of the boundary courses and distances. Said quantities do not indicate the positional accuracy of the boundary monumentation.
6. The bearings shown hereon are Texas State Coordinate System GRID, South Zone (NAD'83), as determined by Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet. Please review the record instruments cited herein to compare the survey bearings and distances with the record calls.
7. All elevations shown hereon are NAVD'88 datum, as determined by Global Positioning System (GPS). The contour interval is one foot.
8. The underground improvements shown hereon are based upon a SUE Investigation Drawing prepared by Vosburg Welsh and S.U.E. (dated March 13, 2024).
9. Quiddity makes no assessment whether the ramps or other handicap accessible structures shown hereon meet the standards of the Americans with Disabilities Act (ADA). An expert consultant should address such matters.
10. This survey does not reflect lease interests.
11. The word "certify" is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief. As such, it constitutes neither a guarantee nor a warranty, expressed or implied.
12. The adjoining ownership information was obtained from the Hidalgo County Appraisal District tax rolls and may not reflect the current ownership status.
13. This tract is situated within Zone "X" (Auto-Urban Commercial) per City of McAllen Planning & Zoning web site checked on January 2024 and is therefore subject to the restrictions stipulated by the City of McAllen for said zone.
14. Zoning Requirements:
Source of Zoning Information: National Due Diligence Services.
Phone Number: (407) 426-7979
The effective date of the current zoning requirements is 11/08/2023.
The current zoning classification is: C-3 General Business- Based on the zoning report provided to surveyor.
The property is zoned within the City of McAllen.
Building Setback Requirements:
-Front: 15'
-Side: 10'
-Back: 5'
-The height of buildings may not exceed the depth of the front yard plus the width of the street right-of-way which it faces.
15. There are 39 regular parking spaces and two handicap parking spaces, a total of 41 parking spaces located within this tract.
16. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. No information was found of proposed changes in street right of way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SYMBOL LEGEND

- WATER METER
GAS METER
ELECTRIC BOX
ELECTRIC PULL BOX
TELEPHONE RISER
CLEANOUT
STORM DRAIN MANHOLE
WATER VALVE
BOLLARD
LIGHT STANDARD
IRRIGATION CONTROL VALVE
SIGN
TRANSFORMER
POWER POLE
FIRE HYDRANT
SANITARY SEWER MANHOLE
WATER RISER
ELECTRIC METER
1/2" IRON ROD FOUND
PK NAIL FOUND
POINT OF BEGINNING
POINT OF COMMENCING
MAP RECORDS OF HIDALGO COUNTY TEXAS
OFFICIAL DEED RECORDS OF HIDALGO COUNTY TEXAS
DEED RECORDS OF HIDALGO COUNTY TEXAS
WATER RIGHTS RECORDS OF HIDALGO COUNTY TEXAS

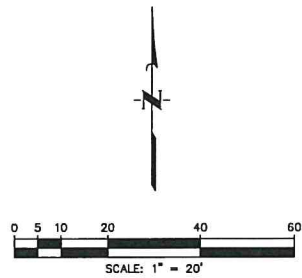
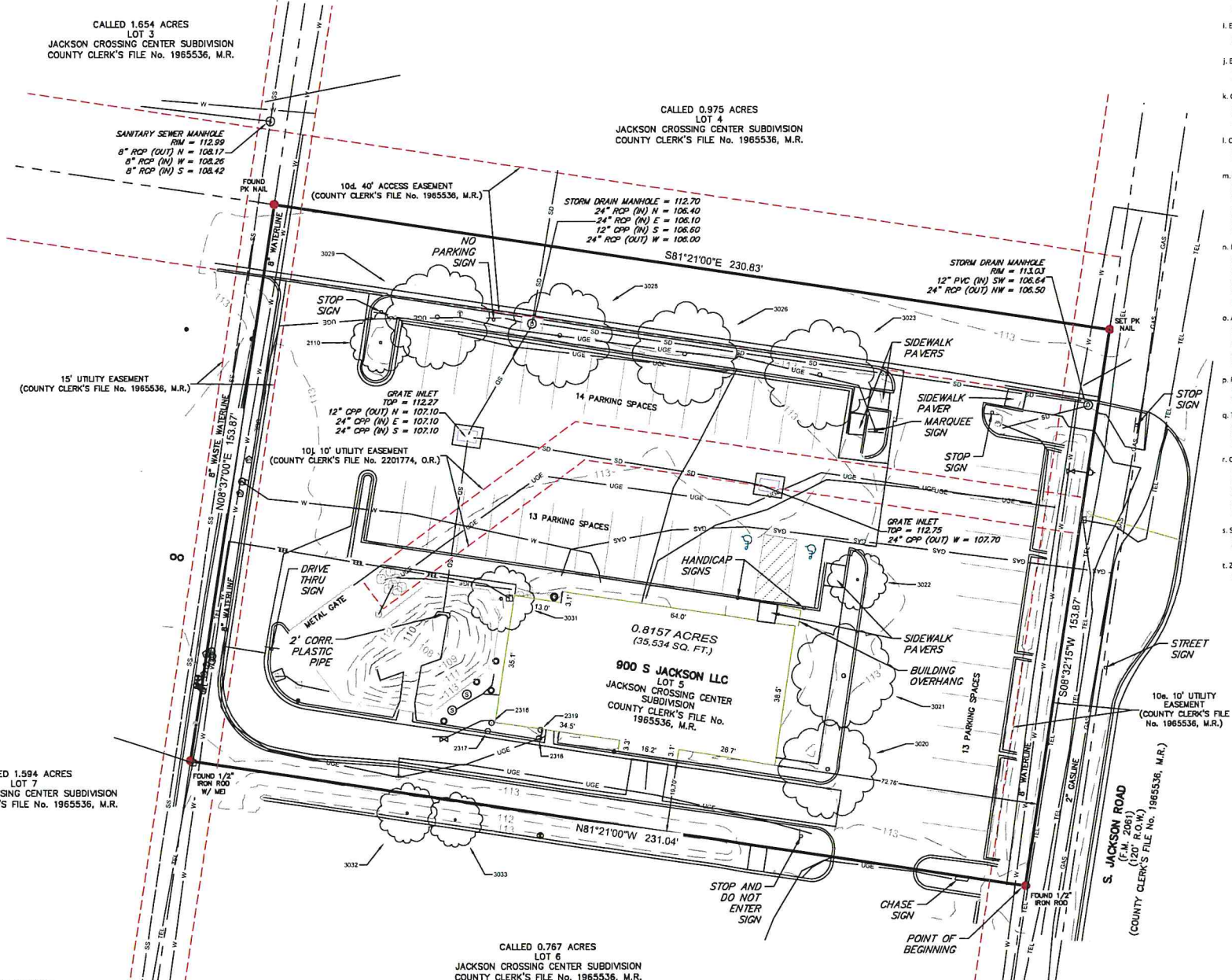
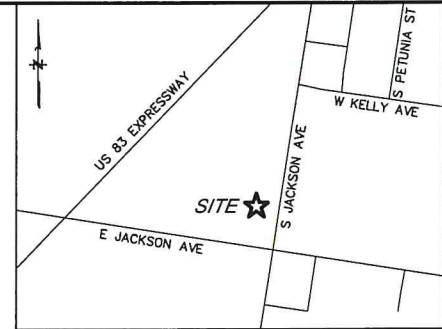


Table with 5 columns: TREE No., NORTHING, EASTING, TREE TYPE, TREE SIZE (IN). Lists trees 2110 through 3033 with their respective coordinates and types (OAK, BUSH, PALM).



- 1. The following restrictive covenants of record (limited below (We must either insert specific recording data or delete this exception):
THOSE RECORDED IN DOCUMENT NO. 1965536 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; AND THOSE RECORDED IN VOLUME 1778, PAGE 874 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS; AND ALSO THOSE RECORDED UNDER HIDALGO COUNTY CLERK'S FILE NUMBER(S) 1729917, 1969163, 2017558 AND 2215026. (As shown hereon).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
d. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat:
Purpose: utility
Affects: Northerly 40 feet [As shown hereon].
e. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat:
Purpose: utility
Affects: Easterly 10 feet [As shown hereon].
f. Subject to rights of way, easement and conditions as more fully described and reserved in Warranty Deed recorded in Volume 19, Page 289, Deed Records of Hidalgo County, Texas. [May effect, not plottable].
g. Easements for underground irrigation pipelines as reserved in Deed dated April 21, 1982, executed by Franklin R. Brant, individually and as Independent Executor of the Estate of Walter D. Brant, deceased; and Inez Brant Burdette to Charter Medical Southwest, Inc., recorded in Volume 1778 Page 874, Deed Records of Hidalgo County, Texas. [Blanket easement, not plottable].
h. Right of Way Easement dated June 14, 1995, executed by Charter Palms to Central power and Light Company, filed under Clerk's File No. 483478, Official Records of Hidalgo County, Texas. [Over and across easement, not plottable].
i. Easements and reservations as shown according to the map or plat thereof recorded under Document No. 1965536, Map Records of Hidalgo County, Texas. [As shown hereon].
j. Easement and Right of Way dated March 31, 2011 executed by Frontera Star Foods to AEB Texas Central Company, filed under Clerk's File No. 2201774, Official Records of Hidalgo County, Texas. [As shown hereon].
k. Cross Easement Agreement dated March 30, 2009 between FDR Pete, Ltd., Golden Coral Corporation and the Aaronson Limited Partnership, filed under Clerk's File No. 1986027, Official Records of Hidalgo County, Texas. [Affects, not plottable].
l. Conveyance of Water Rights dated June 29, 1982 from Charter Medical Corporation to the City of McAllen, recorded in Volume 2, Page 125, Water Rights Records of Hidalgo County, Texas. [Not a survey matter].
m. Oil, Gas, and Mineral Lease dated December 3, 1943, executed by Mary Grant, et al to Phillips Petroleum Company, recorded in Volume 51, Page 350, Oil and Gas Records of Hidalgo County, Texas and undated in Volume 71, page 595, Oil and Gas Lease Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals. Title to said interest not checked subsequent to date of aforesaid instrument. [Not a survey matter].
n. Mineral reservations and/or conveyances as set forth in instrument dated April 21, 1982, executed by Franklin R. Brant, individually and as Independent Executor of the Estate of Walter D. Brant, deceased; and Inez Brant Burdette to Charter Medical Southwest, Inc., recorded in Volume 1778 Page 874, Deed Records of Hidalgo County, Texas, together with all rights incident to the owners and lessees of the minerals. [Not a survey matter].
o. All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land that are not listed. [Not a survey matter].
p. Restrictive Covenant Agreement dated July 17, 2009 by and between FDR Pete, Ltd., and JM Morgan Cruise Bank, filed under Clerk's File No. 2017500 Official Records of Hidalgo County, Texas. [Not a survey matter].
q. The terms, provisions and conditions, including the right to buy assignments and create liens, set forth in instrument recorded under Clerk's File No. 1969163, and filed under Clerk's File No. 2017598, official Deed Records of Hidalgo County, Texas. [Not a survey matter].
r. Covenants, conditions, and restrictions, and other instruments recorded in the public records and purporting to impose a transfer fee or conveyance fee payable upon the conveyance of an interest in real property or payable for the right to make or accept such a transfer, and any and all fees, liens or charges, whether recorded or unrecorded, if any, currently due payable or that will become due or payable, and any other rights deriving therefrom, that are assessed pursuant thereto. [Not a survey matter].
s. Statutory rules, rules, regulations, easements, and liens in favor of Hidalgo County Irrigation District No. 2, pursuant to applicable sections of the Texas Water Code. [Not a survey matter].
t. Zoning and building ordinances in favor of the City of McAllen. [See zoning report provide by client].

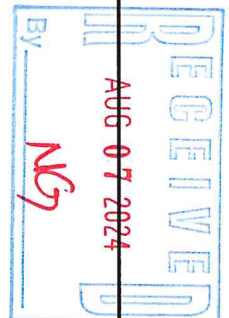


VICINITY MAP NOT TO SCALE
ADDRESS: 900 S. JACKSON RD, McALLEN, TX 78577

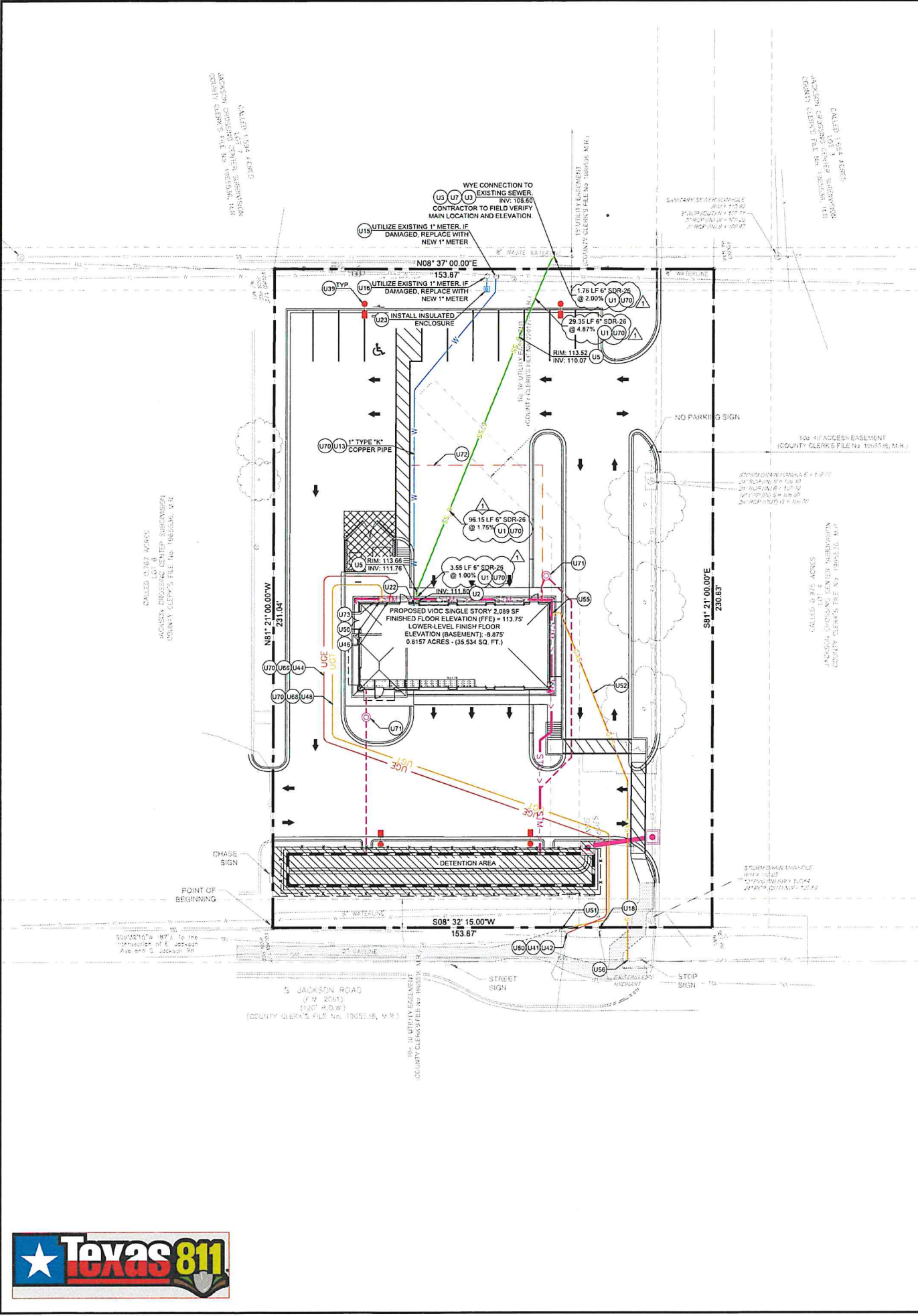
FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B EXCEPTIONS FROM COVERAGE
Effective Date: November 5, 2023, 8:00 AM
GF No.: SAT-41-4000412302475-DB
Issued: December 8, 2023, 8:00 AM Commitment No. 4000412302475
Legal description of land:
TRACT 1: Lot 5, of JACKSON CROSSING CENTER SUBDIVISION, a subdivision in Hidalgo County, Texas, according to the map or plat thereof recorded in under County Clerk's File No. 1965536, of the Map Records of Hidalgo County, Texas.
TRACT 2: Non-exclusive access easement, set forth in instrument recorded under Clerk's File No. 1969163, and filed under Clerk's File No. 2017598, official Deed Records of Hidalgo County, Texas.
TRACT 3: Non-exclusive cross access easement set forth in instrument recorded under Clerk's file No. 1986027, Official Records of Hidalgo County, Texas.
LEGAL DESCRIPTION OF LAND:
BEGINNING at a 1/2" iron rod found at the southeast corner of Lot 5 and the northeast corner of Lot 6 of said Jackson Crossing Center Subdivision and in the northwesterly right-of-way line of S. Jackson Road (120' wide) recorded in the aforesaid plat for the southeast corner of the tract described herein;
THENCE, North 81°21'00" West, departing said right-of-way, and along the common line of said Lot 5 and Lot 6, for a distance of 231.04 feet to a 1/2" iron rod (with a WEI cap) found in the of Lot 7 of said Jackson Crossing and for the northwest corner of said Lot 6 and the southwest corner of the tract described herein;
THENCE, North 08°37'00" East, along the common line of said Lots 5 and 7, a distance of 153.87 feet to a PK nail found at the northeast corner of said Lot 7 and the northwest corner of the tract described herein;
THENCE, South 81°21'00" East, along the common line of Lot 5 and Lot 4 of said Jackson Crossing, for a distance of 230.83 feet, to a PK nail set for the northeast corner of the tract described herein, and in the northwesterly right-of-way of said S. Jackson Road;
THENCE, South 08°32'15" West, along said right-of-way of S. Jackson Road and the east line of said Lot 5, a distance of 153.87 feet to the POINT OF BEGINNING, containing 0.8157 of an acre of land in Hidalgo County, Texas as shown on Drawing No. 19679 filed under Job No. 17056-0019-01 in the office of Quiddity, San Antonio, Texas.

ALTA/NSPS LAND TITLE SURVEY OF 0.8157 ACRES LOT 5, JACKSON CROSSING CENTER SUBDIVISION CITY OF McALLEN HIDALGO COUNTY, TEXAS

QUIDDITY logo and contact information: TBPELS Registration Nos. F-23290 & 10046100, 4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511



Signature of Troy A. Trobaugh, Registered Professional Land Surveyor No. 6241, dated June 13, 2024.



UTILITY KEY NOTES

- U1 SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
- U2 SANITARY SEWER POINT OF ENTRY (PER MEP PLANS)
- U3 SANITARY SEWER POINT OF CONNECTION
- U5 SANITARY SEWER CLEAN-OUT, REFER TO DETAIL ON C-10.1
- U7 SANITARY SEWER WYE CONNECTION, REFER TO DETAIL ON C-10.1
- U13 DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE)
- U14 IRRIGATION WATER LINE (TYPE AND SIZE PER IRRIGATION PLAN)
- U15 DOMESTIC WATER METER (SEE NOTE FOR SIZE)
- U16 IRRIGATION WATER METER (SEE NOTE FOR SIZE)
- U18 EXISTING FIRE HYDRANT
- U22 BACKFLOW PREVENTER IN BUILDING
- U23 REDUCED PRESSURE BACKFLOW PREVENTER, REFER TO DETAIL ON C-10.1
- U28 WATER LINE POINT OF CONNECTION (PER MEP PLANS)
- U27 WATER LINE POINT OF ENTRY (PER MEP PLANS)
- U28 CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
- U39 LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)
- U40 POWER POLE WITH POLE MOUNTED TRANSFORMER
- U41 EXISTING POWER POLE
- U42 POLE MOUNTED TRANSFORMER
- U44 UNDERGROUND ELECTRIC SERVICE
- U46 ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS)
- U47 UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 2" CONDUITS)
- U50 TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS)
- U51 TELEPHONE SERVICE POINT OF CONNECTION
- U52 GAS SERVICE LINE, CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE.
- U53 GAS METER
- U55 GAS LINE POINT OF ENTRY (PER MEP PLANS)
- U56 GAS LINE POINT OF CONNECTION
- U59 UTILITIES TO BE BURIED IN THE SAME TRENCH.
- U60 CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. ELECTRIC SERVICE LINE, CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. NO OTHER UTILITIES ALLOWED IN ELECTRIC DITCH, CONTRACTOR SHALL INSTALL TWO (2) - 4" SECONDARY CONDUITS FROM THE TRANSFORMER TO THE BUILDING. (SEE MEP PLANS).
- U68 TELEPHONE SERVICE LINE, CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS.
- U70 UTILITY TRENCH AND BEDDING, REFER TO DETAIL ON C-10.1
- U71 SUMP PUMP, SEE MEP PLANS
- U72 BELL HOSE LOCATION, SEE MEP PLANS
- U73 HVAC CONDENSER, SEE MEP PLANS

EXISTING LEGEND

--- EASEMENT LINE	○ WATER METER
--- BUILDING SETBACK LINE	□ ELECTRIC BOX
1 FOOT CONTOUR	□ ELECTRIC PULL BOX
BURIED TELECOM	□ CLEANOUT
BURIED WATER	□ STORM DRAIN MANHOLE
BURIED GAS	□ WATER VALVE
BURIED ELECTRIC	□ BOLLARD
OVERHEAD ELECTRIC	□ LIGHT STANDARD
UNKNOWN UTILITY	□ IRRIGATION CONTROL VALVE
STORM SEWER	□ SIGN
	□ TRANSFORMER
	□ POWER POLE
	□ FIRE HYDRANT
	□ SANITARY SEWER MANHOLE
	□ WATER RISER
	□ ELECTRIC METER
	□ 1/2" IRON ROD FOUND
	□ PK NAIL FOUND
	□ POINT OF BEGINNING
	□ POINT OF COMMENCING
	□ MAP RECORDS OF HIDALGO COUNTY TEXAS
	□ OFFICIAL DEED RECORDS OF HIDALGO COUNTY TEXAS
	□ OFFICIAL RECORDS OF HIDALGO COUNTY TEXAS
	□ DEED RECORDS OF HIDALGO COUNTY TEXAS
	□ WATER RIGHTS RECORDS OF HIDALGO COUNTY TEXAS

PROPOSED LEGEND

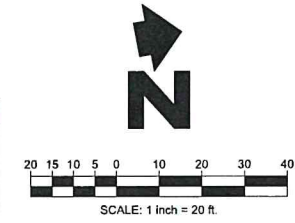
--- PROPERTY LINE	--- CURB AND GUTTER
--- EASEMENT LINE	--- EASEMENT LINE
--- GAS	--- GAS LINES
--- UGT	--- TELEPHONE LINES
--- SS	--- SANITARY SEWER LINES
--- W	--- WATER LINES
--- UGE	--- UNDERGROUND ELECTRIC LINES
--- OHE	--- OVER HEAD ELECTRIC LINES
○	○ LIGHT POLES
○	○ SANITARY SEWER CLEAN OUT
○	○ SANITARY SEWER MANHOLE
○	○ WATER METER
○	○ RPZ/BFP
○	○ DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
--- STM --->	--- EXISTING STORM SEWER PIPE
--- STM --->	--- STORM SEWER PIPE
--- STM --->	--- STORM SEWER ROOF DRAIN AND SUMP PUMP PIPE

GENERAL UTILITY NOTES:

- CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HULL OFF FROM THE APPROPRIATE AUTHORITIES.
- AUTHORIZATION MUST BE OBTAINED FROM THE (CITY WATER/SEWER AUTHORITY) TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
 - APPROVAL OF SUBMITTED PLANS
 - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
- AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAN, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
- BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
- CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
- COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
- ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
- ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
- COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
- ALL WATER LINES SHALL HAVE AT LEAST FOUR AND ONE HALF (4.5) FEET ABOVE GROUND COVER FROM THE TOP OF THE PIPE TO THE FINISHED GROUND SURFACE.
- ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K-COPPER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES.



SURVEY PROVIDED BY:
 CUIDITY
 4350 LOCKHILL-SELMA ROAD, SUITE 100
 SAN ANTONIO, TEXAS 78249
 (210) 494-5511
 DATED: MARCH, 2024



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DATE	ISSUE
06/12/2024	OWNER REVIEW SET
06/27/2024	PERMIT SET
08/05/2024	PERMIT SET REV1

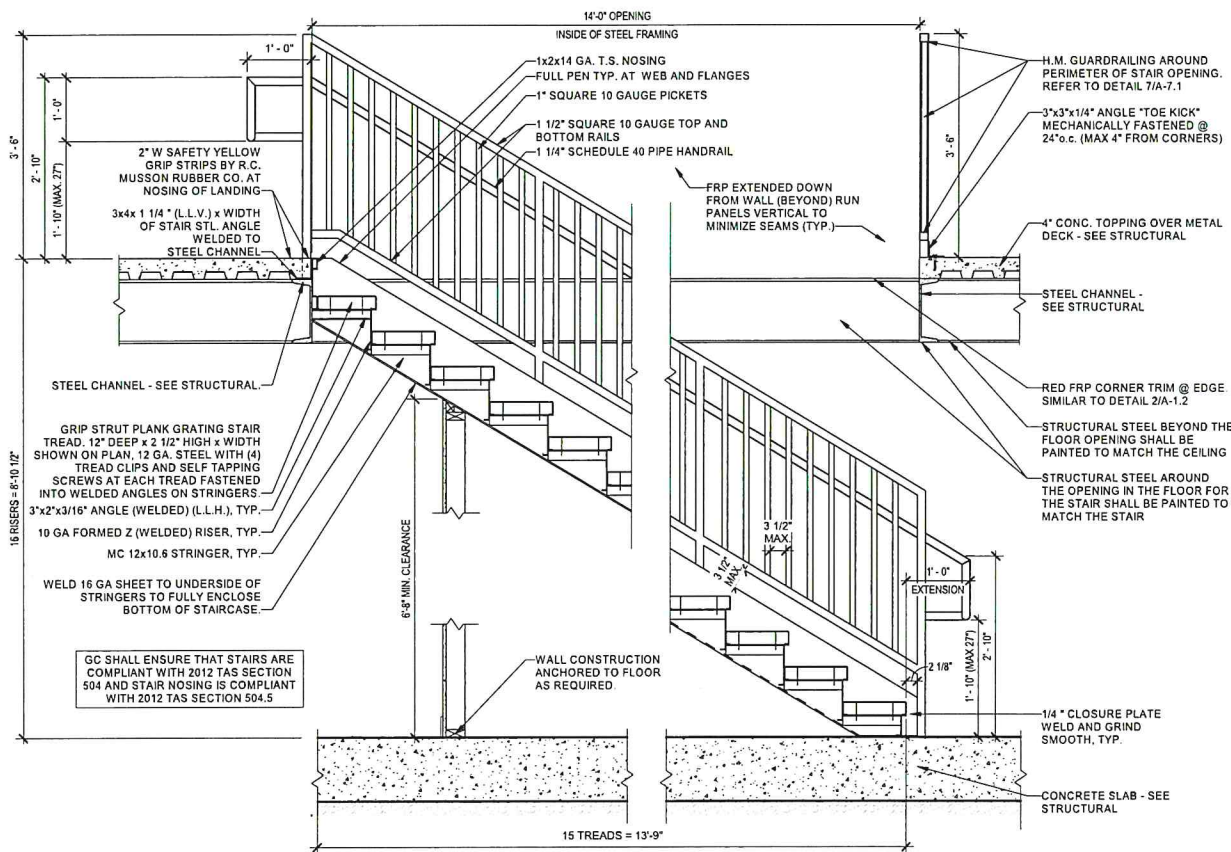


PROFESSIONAL IN CHARGE GARRETT SMALL
PROJECT MANAGER KX
QUALITY CONTROL WFM
DRAWN BY JKP/hw
PROJECT NAME

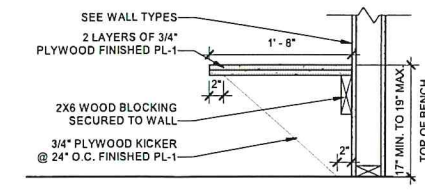
VALVOLINE INSTANT OIL CHANGE
 900 S JACKSON
 McALLEN, TX 78503

PROJECT NUMBER 06-23-20047
SHEET NAME UTILITY PLAN
SHEET # C-6.0

AUG 07 2024
By M6



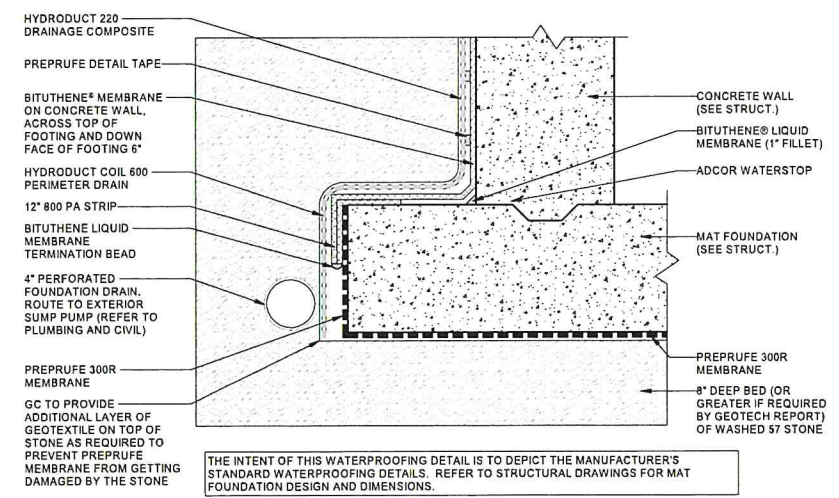
4 STAIR DETAIL
A-1.1 Scale: 3/4" = 1'-0"



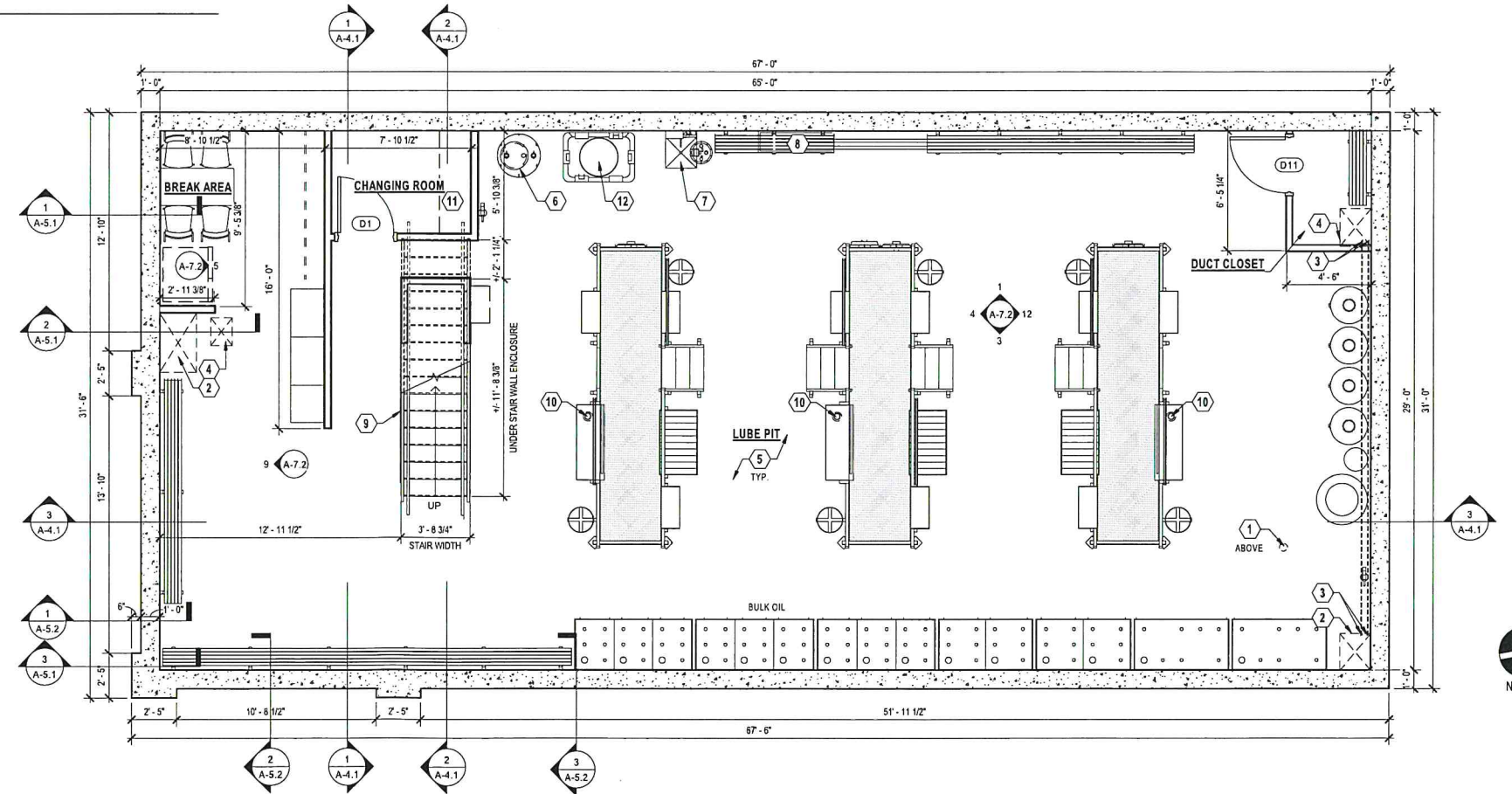
3 BENCH DETAIL
A-1.1 Scale: 1" = 1'-0"

- FLOOR PLAN KEY NOTES:**
- 5" PVC CHASE UP THRU SLAB w/ LIP OF PIPE EXTENDING 1" BELOW FINISH FACE OF CEILING. COORDINATE LOCATION w/ STRUCTURAL, PLUMBING, AND CEILING PLANS.
 - LINE OF CHASE ABOVE
 - ROUTE PROCESS PIPING FROM DRUM TRANSFER STATION @ UPPER LEVEL, DOWN IN CHASE TO LUBE BAR DRUM TRANSFER IN LUBE PIT. COORDINATE ROUTING IN FIELD
 - MECHANICAL DUCT ABOVE. SEE MECHANICAL PLANS
 - PROVIDE UNDERSLAB WATERPROOFING BENEATH ENTIRE LOWER LEVEL - SEE WATERPROOFING DETAILS ON THIS SHEET.
 - ABOVE SLAB SUMP PUMP - SEE PLUMBING
 - LUBE PIT/SUMP CROCK BASIN - SEE PLUMBING
 - BUMP HAT STORAGE
 - WALL ENCLOSURE UNDER STAIRS. INSTALL 5/8" PLYWOOD OVER 2X4 STUDS. FINISHED FACE OF PLYWOOD TO BE ALIGNED WITH OUTSIDE FACE OF STAIR STRINGER. INSTALL W-2 ON SURFACE, ALL SIDES
 - TIRE ROTATION AIR LINE LOCATION. G.C. TO COORDINATE W/ VENDOR
 - CHANGING BENCH - SEE DETAIL ON THIS SHEET
 - OIL/WATER SEPARATOR AND STAND - SEE PLUMBING

- GENERAL NOTES**
- INTERIOR WALLS SURROUNDING RESTROOMS AND OFFICE SHALL BE PROVIDED w/ SOUND BATT INSULATION TO EXTEND FULL HEIGHT TO TRUSS, OR JOIST SPACE TO ACHIEVE W/OC ACCEPTABLE SOUND ENCLOSURE. VAPOR BARRIER IS NOT REQUIRED IN THESE WALLS. EXTERIOR WALLS PER R-VALUES REQUIRED, REFER TO SHEET A-4.1.
 - ALL EXTERIOR WALLS & AREAS ABOVE CEILINGS (JOIST & TRUSS SPACES) SHALL BE PROVIDED WITH BATT INSULATION TO ACHIEVE A COMPLETELY INSULATED THERMAL ENVELOPE AS REQUIRED. PROVIDE VAPOR BARRIER PER LOCAL CLIMATE REQUIREMENTS. BLOWN-IN INSULATION IS UNACCEPTABLE.
 - ALL GYPSUM BOARD IN SERVICE BAYS AND STORAGE AREA SHALL BE 5/8" HIGH ABUSE FIRE SHIELD BY NATIONAL GYPSUM.
 - ALL WALLS EXTENDING TO UNDERSIDE OF TRUSSES SHALL BE BRACED TO STRUCTURE AS REQUIRED. PROVIDE NECESSARY BLOCKING FOR STABLE, SECURE INSTALLATION.
 - REFER TO SHEET G-3.1 FOR EQUIPMENT SCHEDULES AND LOCATIONS.
 - DIMENSIONS FOR INTERIOR WALLS ON PLANS ARE TO ROUGH FRAMING (U.N.O.) EXTERIOR DIMENSIONS ARE TO FINISHED SURFACES AND OPENINGS.
 - REFER TO STRUCTURAL FOR FLOOR PENETRATION LOCATIONS
 - POLYETHYLENE VAPOR BARRIER TO BE USED ON WALL/CEILING APPLICATIONS WHERE UNFACED BATT INSULATION IS USED.



2 WATERPROOFING DETAIL
A-1.1 Scale: 1 1/2" = 1'-0"



1 FLOOR PLAN - LOWER LEVEL
A-1.1 Scale: 1/4" = 1'-0"



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JAMI MARIE COOK, ARCHITECT

PROFESSIONAL IN CHARGE
JAMI MARIE COOK
PROJECT MANAGER
SMK
QUALITY CONTROL
JMC
DRAWN BY
SMK

PROJECT NAME



VALVOLINE INSTANT OIL CHANGE

900 S JACKSON RD
MCALLEN, TX,
78503

PROJECT NUMBER
06-23-20047

SHEET NAME

FLOOR PLAN - LOWER LEVEL

SHEET #

A-1.1

AUG 07 2024

1/6

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FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS			CEILING/ EXPOSED STRUCTURE	REMARKS
			FULL HEIGHT	WAINSCOT BOTTOM	WAINSCOT TOP		
UPPER LEVEL							
WAITING	F-2	B-1	PR-3PT-1	W-1	PR-3PT-1	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT
SERVICE BAYS	F-1	B-2	PR-3PT-5	W-2	PR-3PT-5	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT
DRUM TRANSFER STATION	F-1	B-2	PR-3PT-5	N/A	N/A	PR-3PT-3	N/A
UTILITY	F-1	B-1	PR-3PT-5	W-1	PR-3PT-5	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT
OFFICE	F-2	B-1	PR-3PT-5	W-1	PR-3PT-5	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT
UNISEX RESTROOM	F-2	B-1	PR-3PT-1	W-1	PR-3PT-1	PR-3PT-3	SEE INTERIOR ELEVATIONS FOR WAINSCOT
MECHANICAL	F-3	B-1	PR-1PT-5	N/A	N/A	PR-2PT-5	N/A
ACCESS CHASE	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LOWER LEVEL							
LUBE PIT	F-3	B-1	PR-1PT-5	W-2	N/A	PR-2PT-5	W-2 AT STAIR ONLY, PT-6 AS SHOWN ON INTERIOR ELEVATIONS.
BREAK AREA	F-3	B-1	PR-1PT-5	N/A	N/A	PR-2PT-5	N/A
CHANGING ROOM	F-3	B-1	PR-1PT-5	N/A	N/A	PR-2PT-5	N/A
DUCT CLOSET	F-3	B-1	PR-1PT-5	N/A	N/A	PR-2PT-5	N/A

NOTES:
1. ANY MOISTURE PROBLEMS SUCH AS ROOF LEAKS, IMPROPER GRADING, ETC. MUST BE CORRECTED PRIOR TO PAINT APPLICATION.
2. CLEAN & PREPARE ALL SURFACES ACCORDING TO COATING MFG. RECOMMENDATIONS.
3. ALL GALVANIZED SURFACES SHALL BE CORROSION PROTECTED PER SPEC. RUSTED AREAS SHOULD BE PREPARED PER SSPC-SP10 OR SP13 HAND OR POWDER TOOL CLEANING & PRIME WITH PR-2 PRIOR TO APPLICATION OF SPECIFIED FINISH COATS.
4. ALL SURFACES SHALL RECEIVE (2) APPLICATIONS OF TOP COAT, APPLIED ACCORDING TO MFG. RECOMMENDATIONS.
5. ENTIRE DOOR & FRAME SHALL BE PAINTED ONE COLOR AS NOTED.
6. ALL WELDS SHALL BE GROUND SMOOTH PRIOR TO PRIME COAT.
7. ALL EXPOSED LINTELS SHALL BE PAINTED THE SAME COLOR AS THE DOOR FRAME AT MAIN DOORS AND TO MATCH THE DESERT SAND METAL COLORS AT ALL OTHER EXPOSURES.

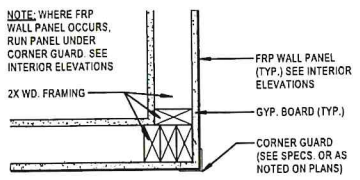
NOTES (CONTINUED):
8. ALL EXPOSED STEEL AT STAIR, STAIR RAIL AND PIT OPENING SHALL BE PAINTED PT-4.
9. LIGHT BROOM FINISH ON LUBE PIT FLOOR WITH (3) COATS OF MASTERKURE CC HIGH GLOSS. TWO COATS AT INITIAL FINISH AND ONE COAT AFTER CLEANING, JUST PRIOR TO TURN-OVER.
10. WALL FINISHES ON THE LOWER LEVEL SHALL EXTEND UP BETWEEN THE BEAM POCKETS TO THE UNDERSIDE OF THE METAL FLOOR DECK.

FINISH LEGEND

MARK	COLOR	FINISH	MANUFACTURER	PRODUCT
PRIMERS:				
PR-1	TINTED TO MATCH		SHERWIN WILLIAMS	HEAVY DUTY BLOCK FILLER B42W150
PR-2	TINTED TO MATCH		SHERWIN WILLIAMS	PRO-CRYL PRIMER 866-1300 SERIES
PR-3	TINTED TO MATCH		SHERWIN WILLIAMS	PREP-RITE 200 PRIMER B28W200
PAINTS:				
PT-1	SW7012 (CREAMY)	GLOSS	SHERWIN WILLIAMS	WATER BASED ALKYL URETHANE ENAMEL B53
PT-2	SW7515 (HOMESTEAD BROWN)	GLOSS	SHERWIN WILLIAMS	SHER-CRYL HPA
PT-3	CEILING WHITE	GLOSS	SHERWIN WILLIAMS	WATER BASED ALKYL URETHANE ENAMEL B53
PT-4	VALVOLINE RED	GLOSS	SHERWIN WILLIAMS	WATER BASED ALKYL URETHANE ENAMEL B53 - Color to match Pantone #85 RED
PT-5	ULTRA WHITE	GLOSS	SHERWIN WILLIAMS	WATER BASED ALKYL URETHANE ENAMEL B53
PT-6	SW2936 (BLACK EMERALD)	GLOSS	SHERWIN WILLIAMS	WATER BASED ALKYL URETHANE ENAMEL B53
WALL PANELS:				
W-1	S-480N - LIGHT GRAY	SMOOTH	MARLITE	FRP PANEL W/ MATCHING COLOR TRIMS - CLASS C
W-2	MAUNA LOA (I295)	SATIN SANDSTONE	CRANE COMPOSITES	FRP PANEL W/ MATCHING COLOR TRIMS - CLASS C
PLASTIC LAMINATE:				
PL-1	DOVE GREY	MATTE	WILSONART	STANDARD HPL FINISH D92-60
FLOOR FINISH:				
F-1	SEE FINISH NOTE F		SILIKAL / SHERWIN WILLIAMS	SEAMLESS, RESINOUS SYSTEM - SEE FINISH NOTE F
F-2	569 EBONY		TARKETT	12'x12'x1/8" VCT (Vmax Floor)
F-3	CLEAR	HIGH GLOSS	BASF	MASTERKURE CC 300 SB, 3 COATS, MIN. - SEE FINISH NOTE E
BASE:				
B-1	BLACK	SMOOTH	ROPPE OR EQUAL	700 SERIES 4" RUBBER COVE BASE
B-2	SEE FINISH NOTE F		SILIKAL	SEAMLESS, RESINOUS SYSTEM
SOLID SURFACE:				
SS-1	BAJA MELANGE	#9230 ML	WILSONART	GIBRALTER (WINDOW SILLS)

FINISH NOTES

- A. W-1 FINISH SHALL BE MARLITE .090 PANELS. CONTACT (330) 343-6621. USE B-1 BASE W/ THIS WALL FINISH. REFER TO DETAIL 4/A-7.1
- B. W-2 FINISH IS AVAILABLE THROUGH CRANE COMPOSITES. CONTACT: KEVIN BELLINGER @ (704) 904-4730. REFER TO DETAIL 5/A-7.1
- C. PROVIDE STANDARD FRP TRIMS & MOLDINGS IN COLORS TO MATCH FRP FOR FINISHES W-1 & W-2. COMPLY W/ MANUFACTURERS INSTALLATION GUIDELINES USING ONLY APPROVED ADHESIVES AND SEALANTS
- D. INSIDE OF ALL VERTICAL CHASES TO BE PAINTED PT-5
- E. PROVIDE LIGHT BROOM FINISH @ CONCRETE SURFACES SCHEDULED TO RECEIVE F-3
- F. F-1 SHALL BE A SEAMLESS, RESINOUS QUARTZ FLOORING SYSTEM AS MANUFACTURED BY SILIKAL OR DUR-A-FLEX. QUARTZ FLOORING SYSTEM SHALL CONSIST OF 61 CO SELF-LEVELING BLACK SURFACE COAT, FOLLOWED BY BROADCAST COAT (70% BLACK, 10% GREY, 10% WHITE), FOLLOWED BY TWO TOPCOATS OF R71 SEALER. INTEGRAL BIAS IS INCLUDED AS PART OF THIS FLOORING SYSTEM. PROVIDE YELLOW CAUTION STRIPING AND BLUE END-OF-BAY MARKING INTEGRAL W/ FLOOR FINISH - SEE FLOOR PLAN. PAINT TO BE SHERWIN WILLIAMS, PROPAK WATERBORNE TRAFFIC PAINT - BLUE. FOR PRICING, DISTRIBUTION, AND INSTALLATION, CONTACT THE FOLLOWING:
*JOHN COCHRAN (SILIKAL) (864) 328-4572
*MATTHEW SIMPKINS (DUR-A-FLEX) (317) 690-4696
*GREG SOLTIS (RES-TEK) (404) 805-6494



2 CORNER GUARD DETAIL
A-1.2 Scale: 1 1/2" = 1'-0"

FLOOR PLAN KEY NOTES:

- 1 YELLOW SAFETY STRIPE INTEGRAL W/FLOOR FINISH. REFER TO FINISH NOTE "F" & PIT OPENING PLAN DETAIL 1/A-9.1
- 2 FRP FINISH THIS WALL (OR AREA). PROVIDE/INSTALL TRIM AS REQUIRED. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS & DETAILS 4 & 5/A-7.1
- 3 PLASTIC LAMINATE COUNTERTOP AND WALL CABINETS. TOP OF FRP @ 52" A.F. REFER TO INTERIOR ELEVATIONS & DETAIL 5/A-7.1
- 4 LINE OF METAL AWNING/CANOPY ABOVE. REFER TO DETAIL 1/A-6.2
- 5 PIPE BOLLARD (SEE PLANS FOR QUANTITY/LOCATION). REFER TO DETAIL 6/A-10.1
- 6 SINK/LAV. REFER TO INTERIOR ELEVATIONS & PLUMBING
- 7 (2) WATER FOUNTAINS (HILO) REFER TO INTERIOR ELEVATIONS AND PLUMBING
- 8 ELECTRICAL PANEL. REFER TO ELECTRICAL
- 9 DRUM TRANSFER SHELVING. REFER TO INTERIOR ELEVATIONS AND DETAIL 3/A-7.1
- 10 ROUTE LUBE BAR LINES DOWN IN SHAFT TO TANKS IN LUBE PIT
- 11 PROVIDE SEALED/ COLORED CONCRETE APRONS IN FRONT OF OVERHEAD DOORS. REFER TO CIVIL FOR EXTENT OF PAVING AND FINISH MATERIAL
- 12 EXTEND FLOOR FINISH (F-1) TO OUTER EDGE OF SLAB @ BAY DOORS
- 13 PROVIDE PVC SLEEVE ROUTED THROUGH CONCRETE SIDEWALL AND WALL FOR SERVICE BELL RINGER HOSE. COORDINATE REQUIREMENTS WITH VALVOLINE C.M. PRIOR TO SIDEWALL CURB INSTALLATION. SEE DETAIL 3/A-2.1
- 14 PVC PIPE ROUTED THRU FLOOR SLAB TO LOWER LEVEL. LIP OF PIPE TO EXTEND 1" BELOW CEILING. TOP OF PIPE TO EXTEND 10" ABOVE SLAB. PROVIDE PVC CAP. REFER TO STRUCTURAL
- 15 PROVIDE 1 1/4" x 1 1/4" x 16 GA. STAINLESS STEEL CORNER GUARDS OVER FRP PANELS GUARDS TO STOP AT TOP OF FRP. REFER TO DETAIL 2/A-1.2
- 16 MECHANICAL DUCT. REFER TO MECHANICAL
- 17 EYEWASH LOCATION. REFER TO PLUMBING
- 18 LOCATION OF SIGNAGE ABOVE. REFER TO EXTERIOR ELEVATIONS AND SIGN SCHEDULE
- 19 "OPEN" SIGNAGE. REFER TO EXTERIOR ELEVATIONS, SIGN SCHEDULE, AND ELECTRICAL
- 20 EXTERIOR ACCESS DOOR. REFER TO EXTERIOR ELEVATIONS & DOOR SCHEDULE
- 21 ANTI-FREEZE FUNNEL BY G.C. MOUNTED ON WALL ABOVE PVC CHASE @ 30" AFF REFER TO DETAIL 6/A-7.1
- 22 ROYAL BLUE STRIPE INTEGRAL WITH FLOOR FINISH. REFER TO FINISH NOTE "F" & PIT OPENING PLAN DETAIL 1/A-9.1
- 23 SLOPE CONCRETE TOPPING APPROXIMATELY 30' @ AROUND FLOOR DRAIN (TYP.)
- 24 LOCATION OF MECHANICAL EQUIPMENT. REFER TO MECHANICAL
- 25 AIR PRESSURE SHUT OFF VALVE LOCATION FOR AIR COMPRESSOR
- 26 AUTO AIR DRYER. REFER TO OPERATIONS EQUIPMENT PLAN G-3.1. (COORDINATE LOCATION IN MECHANICAL ROOM WITH VIOC C.M.)
- 27 SMOKE DETECTOR. (COORDINATE LOCATION IN MECHANICAL ROOM WITH VIOC C.M.)
- 28 BLUE GUIDE SQUARE ON FLOOR - INTEGRAL WITH FLOOR FINISH. REFER TO FINISH NOTE "F" & PIT OPENING PLAN DETAIL 1/A-9.1
- 29 WATER HEATER ON SHELF ABOVE. REFER TO PLUMBING AND DETAIL 2/A-7.1
- 30 STOP POINT FOR FRP WALL FINISH
- 31 NO FRP WALL FINISH IN THIS LOCATION
- 32 AIRLINE PEDESTAL (BY OWNER)
- 33 ANTI-FREEZE FUNNEL. REFER TO DETAIL 6/A-7.1
- 34 ALUMINUM DOWNSPOUT. REFER TO EXTERIOR ELEVATIONS AND ROOF PLAN
- 35 3/4" PLYWOOD ON ENTIRE WALL. PAINT PT-1 (BY G.C.)
- 36 2" Ø HOLE TO BE CORE DRILLED THRU FLOOR. G.C. TO COORDINATE LOCATIONS WITH VIOC C.M.
- 37 FURNISH AND INSTALL VESTIBULAR TRACK PROTECTOR - 24 1/4" HIGH =, MODEL #DSP-34 FROM NORTHERN TOOL & EQUIPMENT. SECURELY MOUNT TO FLOOR (EACH SIDE OF DOOR) TO COVER/ PROTECT VITECTOR ELECTRONIC EYES AND LIFTECH EQUIPMENT WITHOUT BLOCKING SIGHT LINE
- 38 USE 2x8 WOOD STUDS AT PLUMBING WALL
- 39 USE 2x8 WOOD STUDS AT STAIR WALL
- 40 LOCATION OF ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL
- 41 SLOPE CONCRETE TOPPING APPROXIMATELY 30' @ AROUND FLOOR DRAIN. SLOPE OF CONCRETE SHALL NOT EXCEED 1:48

GENERAL NOTES

- A. INTERIOR WALLS SURROUNDING RESTROOMS AND OFFICE SHALL BE PROVIDED W/ SOUND BATT INSULATION TO EXTEND FULL HEIGHT TO TRUSS OR JOIST SPACE TO ACHIEVE VIOC ACCEPTABLE SOUND ENCLOSURE. VAPOR BARRIER IS NOT REQUIRED IN THESE WALLS. EXTERIOR WALLS PER R-VALUES REQUIRED. REFER TO SHEET 4-1.
- B. ALL EXTERIOR WALLS & AREAS ABOVE CEILINGS (JOIST & TRUSS SPACES) SHALL BE PROVIDED WITH BATT INSULATION TO ACHIEVE A COMPLETELY INSULATED THERMAL ENVELOPE AS REQUIRED. PROVIDE VAPOR BARRIER PER LOCAL CLIMATE REQUIREMENTS BLOW-IN INSULATION IS UNACCEPTABLE.
- C. ALL GYPSUM BOARD IN SERVICE BAYS AND STORAGE AREA SHALL BE 5/8" HIGH ABUSE FIRE SHIELD BY NATIONAL GYPSUM
- D. ALL WALLS EXTENDING TO UNDERSIDE OF TRUSSES SHALL BE BRACED TO STRUCTURE AS REQUIRED. PROVIDE NECESSARY BLOCKING FOR STABLE. SECURE INSTALLATION.
- E. REFER TO SHEET G-3.1 FOR EQUIPMENT SCHEDULES AND LOCATIONS
- F. DIMENSIONS FOR INTERIOR WALLS ON PLANS ARE TO ROUGH FRAMING (U.N.O.) EXTERIOR DIMENSIONS ARE TO FINISHED SURFACES AND OPENINGS
- G. REFER TO STRUCTURAL FOR FLOOR PENETRATION LOCATIONS
- H. POLYETHYLENE VAPOR BARRIER TO BE USED ON WALL/ CEILING APPLICATIONS WHERE UNFACED BATT INSULATION IS USED

KEY TO WALL TYPES

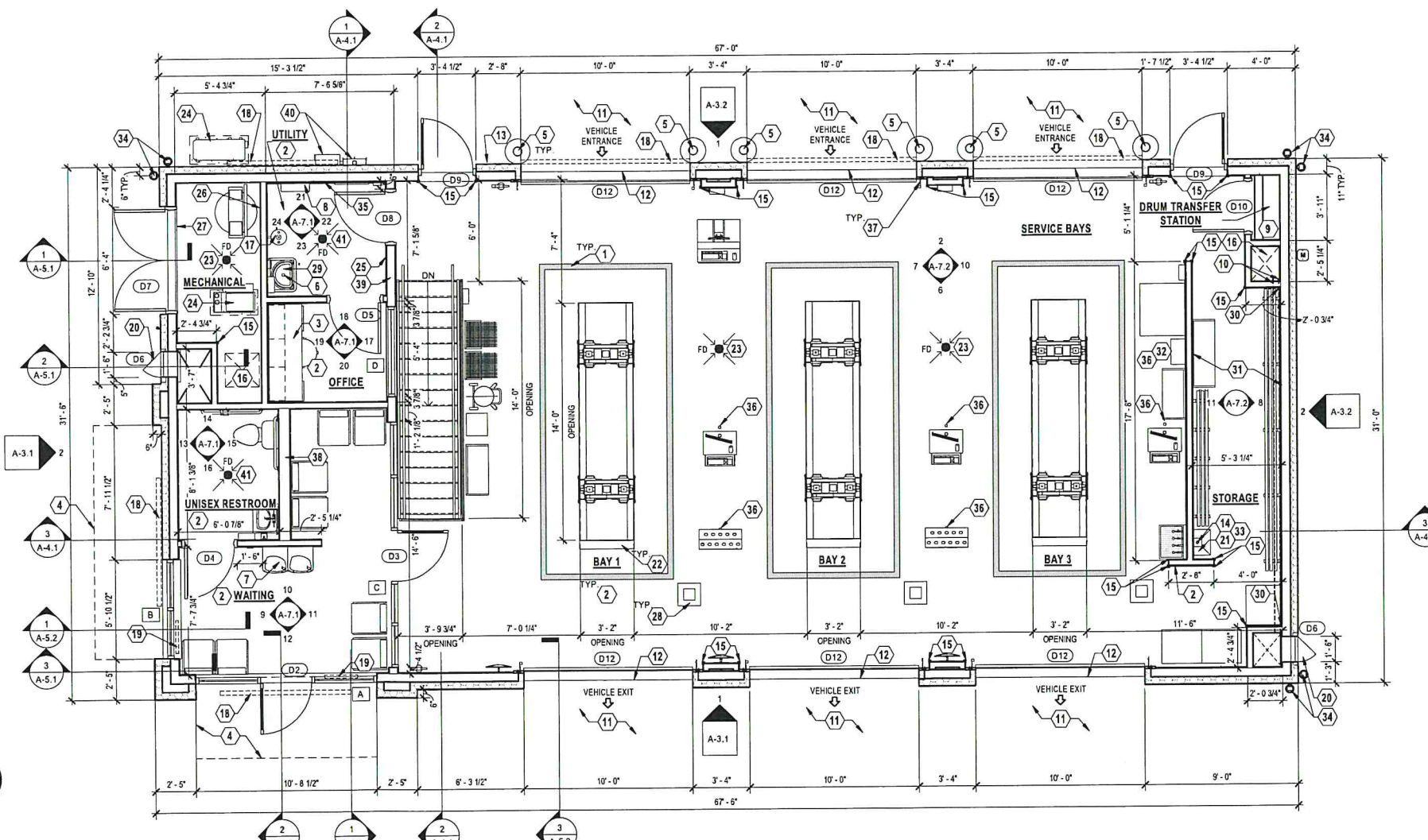
- EXTERIOR WALL: EXTERIOR FINISH, OVER AIR/MOISTURE BARRIER, OVER PLYWOOD SHEATHING (PER STRUCTURAL), OVER 2x6 WALL STUDS (TYPE & SPACING PER STRUCTURAL). PROVIDE 5/8" HIGH ABUSE GYPSUM WALL BOARD ON INTERIOR FACE OVER POLYETHYLENE VAPOR BARRIER. INSULATE STUD CAVITY WITH BATT INSULATION.
 - INTERIOR WALL: 2x4 STUDS @ 16" O.C. (U.N.O.) OR 2x6, 2x8 WHERE NOTED ON PLANS, W/ P.T. SILL PLATE AND DOUBLE TOP PLATES W/ 5/8" GYPSUM BOARD EACH SIDE. EXTEND WALL AND SECURE TO STRUCTURE. INSULATE STUD CAVITY WITH SOUND BATT WHERE NOTED. INTERIOR WALLS IN THE LOWER LEVEL SHALL EXTEND UP TO THE UNDERSIDE OF THE METAL FLOOR DECK.
- NOTE: REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION



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1 FLOOR PLAN - UPPER LEVEL
A-1.2 Scale: 1/4" = 1'-0"

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JAMI MARIE COOK, ARCHITECT
PROFESSIONAL IN CHARGE
JAMI MARIE COOK
PROJECT MANAGER
SMK
QUALITY CONTROL
JMC
DRAWN BY
SMK
PROJECT NAME



VALVOLINE INSTANT OIL CHANGE
900 S JACKSON RD
MCALLEN, TX,
78503

PROJECT NUMBER
06-23-20047
SHEET NAME

FLOOR PLAN - UPPER LEVEL

SHEET #
A-1.2

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JAMI MARIE COOK, ARCHITECT

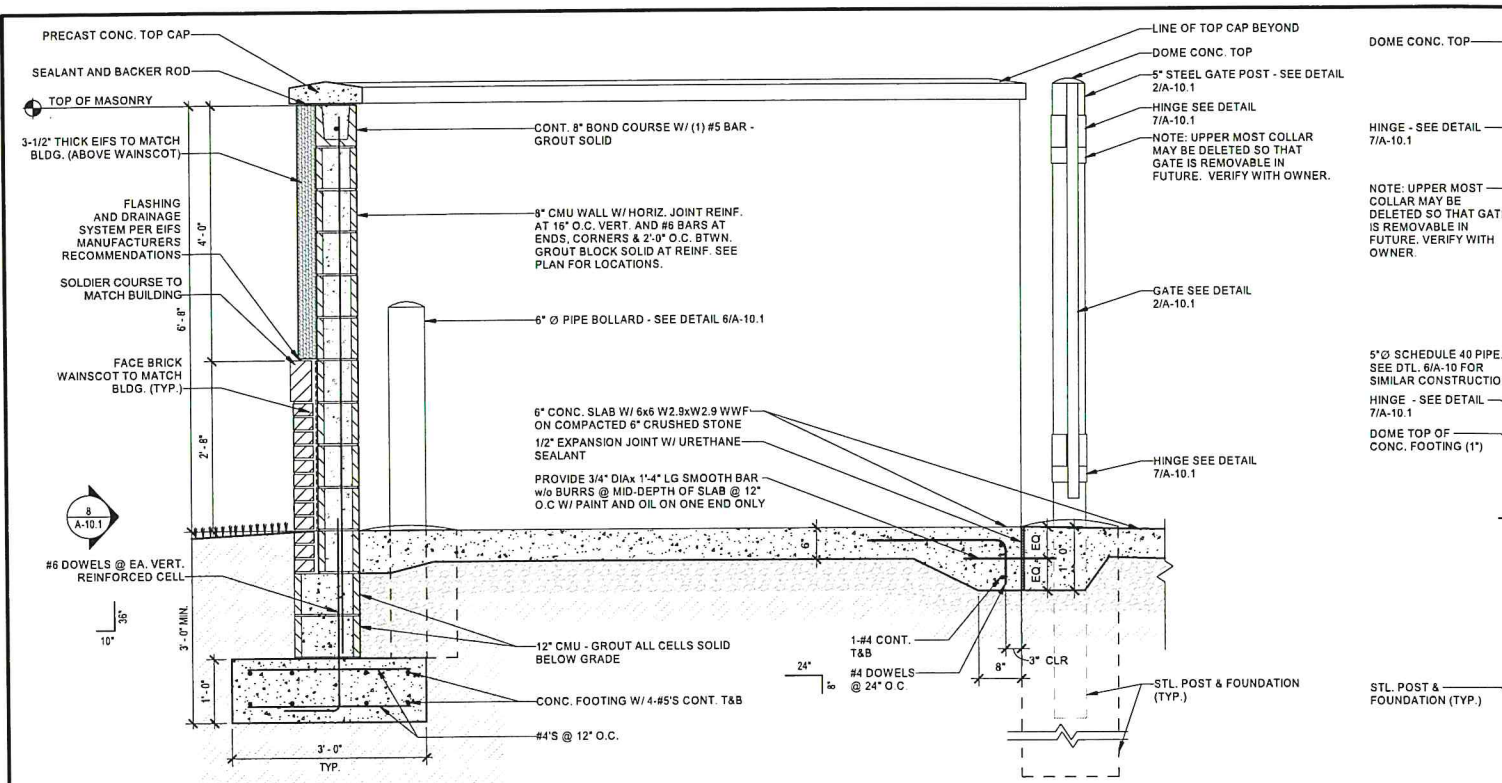
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SMK
QUALITY CONTROL
JMC
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PROJECT NAME

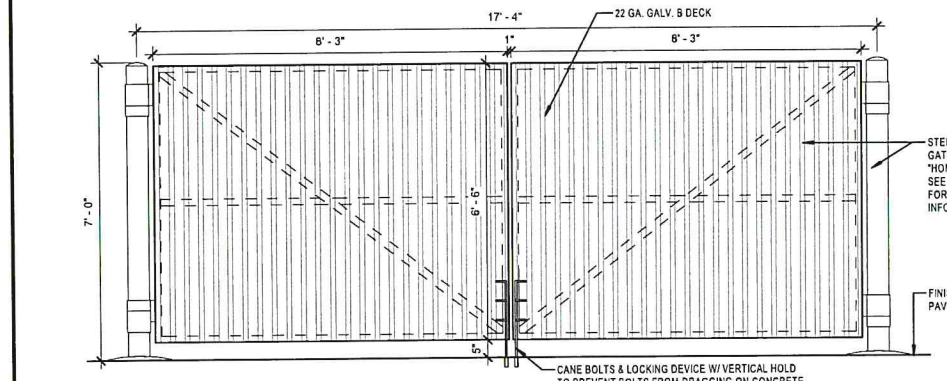
VALVOLINE INSTANT OIL CHANGE

900 S JACKSON RD
MCALLEN, TX,
78503

PROJECT NUMBER
06-23-20047
SHEET NAME
DUMPSTER ENCLOSURE
SHEET #

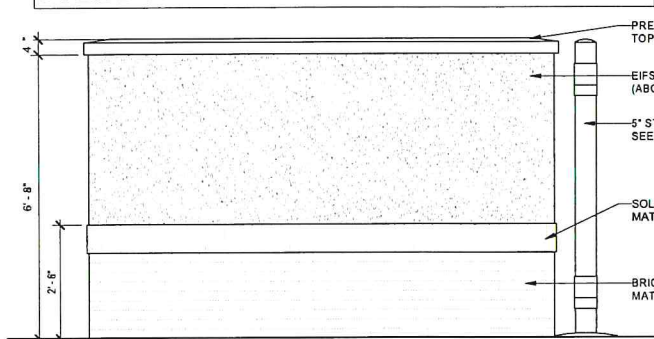


1 SECTION @ TRASH ENCLOSURE
A-10.1 Scale: 3/4" = 1'-0"

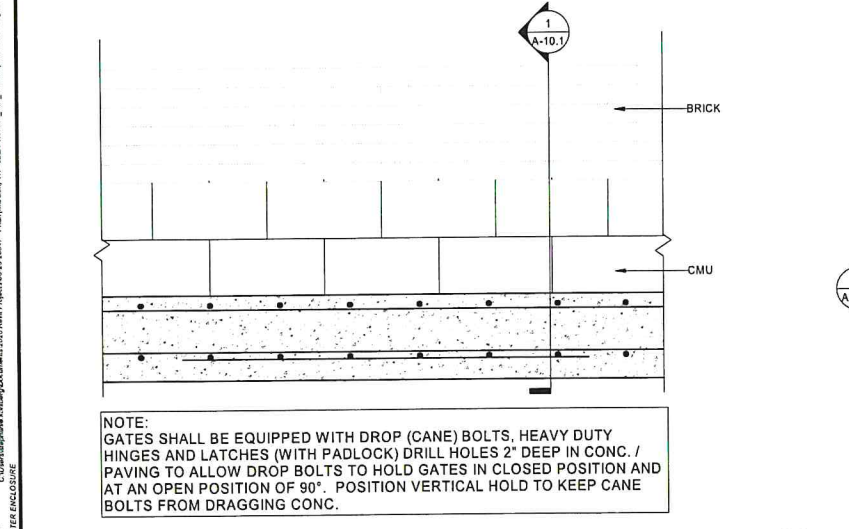


4 A-10.1/4 - DUMPSTER ENCLOSURE FRONT ELEVATION BRICK/EIFS
A-10.1 Scale: 1/2" = 1'-0"

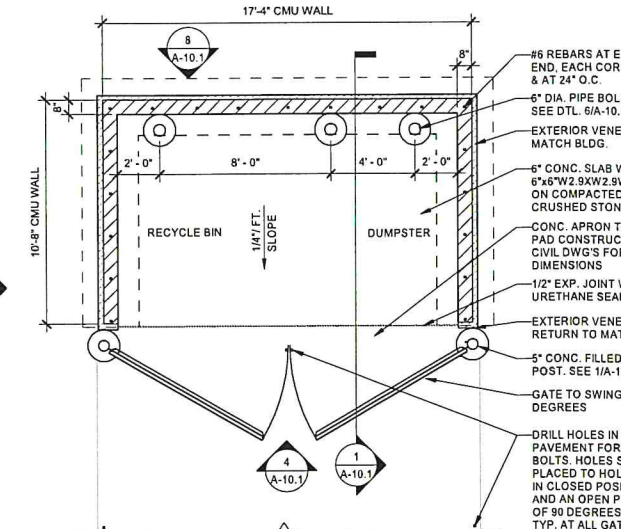
NOTE: ALL EXTERIOR TRASH ENCLOSURE STEEL SHALL BE GALVANIZED



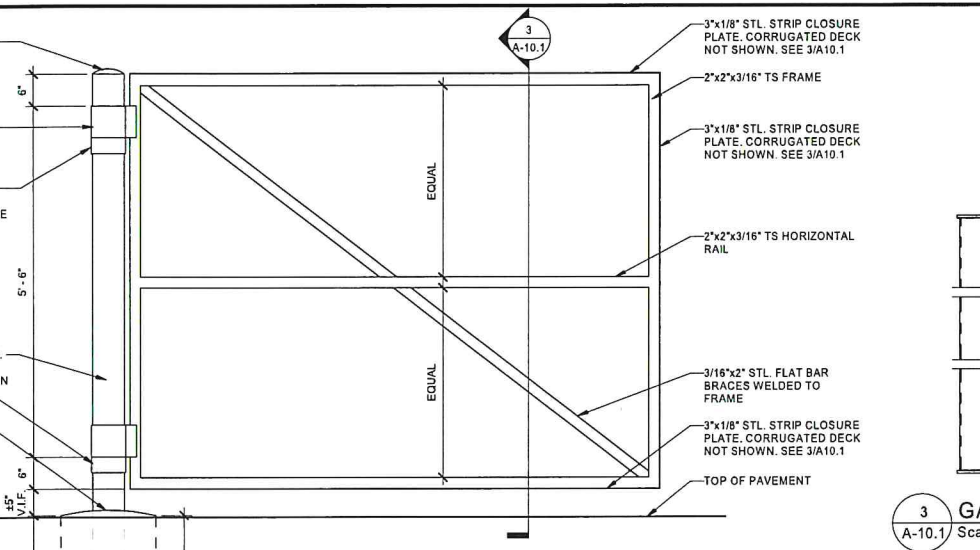
5 TYP. DUMPSTER ENCLOSURE SIDE ELEVATION
A-10.1 Scale: 1/2" = 1'-0"



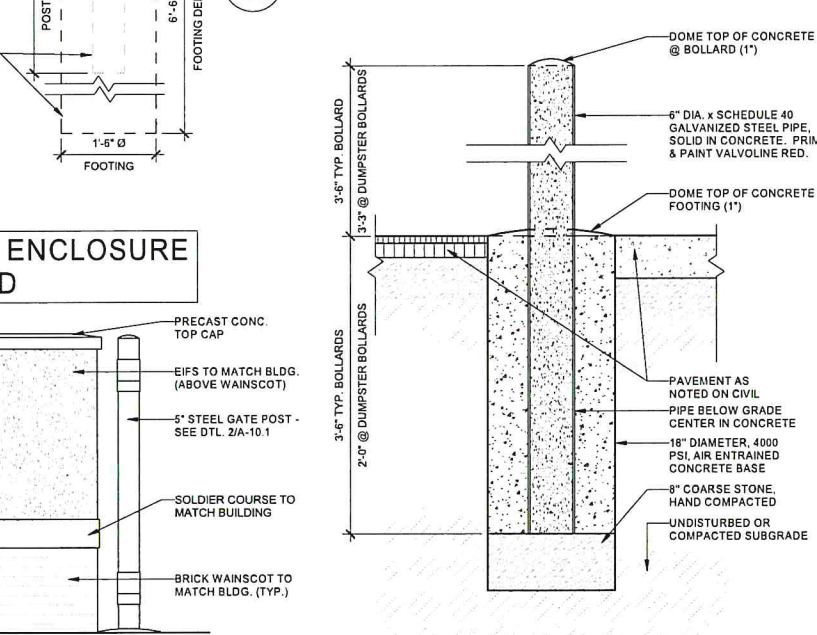
8 FOOTING DETAIL
A-10.1 Scale: 1" = 1'-0"



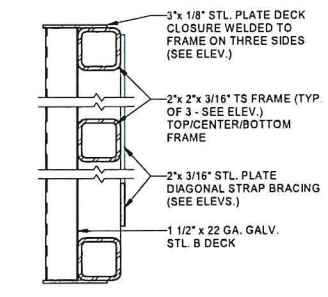
9 DUMPSTER ENCLOSURE PLAN
A-10.1 Scale: 1/4" = 1'-0"



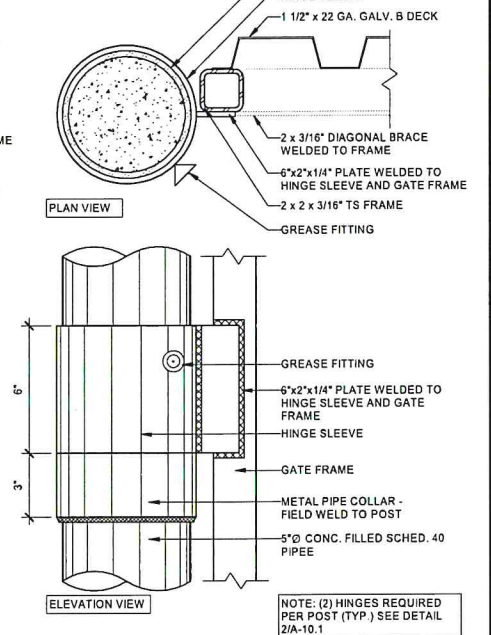
2 TRASH ENCLOSURE GATE DETAIL
A-10.1 Scale: 3/4" = 1'-0"



6 BOLLARD DETAIL
A-10.1 Scale: 1" = 1'-0"



3 GATE SECTION
A-10.1 Scale: 3" = 1'-0"



7 HINGE DETAIL
A-10.1 Scale: 3" = 1'-0"

DUMPSTER EXTERIOR FINISH NOTES
REFER ALSO TO "EXTERIOR FINISHES", SHEET A-3.1 AND A-3.2

EIFS:	MATCH BUILDING EIFS
BRICK:	MATCH BUILDING BRICK
MORTAR:	MATCH BUILDING MORTAR
TOP CAP:	CUSTOM CAST STONE - "LIGHT BUFF" (OR APPROVED EQUAL)
SEALER:	ALL BRICK SURFACES SHALL BE TREATED W/ SEALER. REFER TO SPECIFICATIONS.

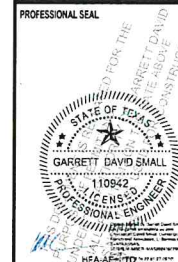
BOLLARDS / GUARD POSTS:
FIELD PAINT: PR-2 FOLLOWED BY TWO COATS OF PT-4

GATES & GATE POSTS:
FIELD PAINT: PR-2 FOLLOWED BY TWO COATS OF PT-2

C:\Users\jcook\Documents\2020\Draw Projects\06-23-20047 - Plan\A-10.1.dwg
6/23/24 9:43:11 AM
A-10.1 - DUMPSTER ENCLOSURE

COPYRIGHT NOTICE
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DATE	ISSUE
06/12/2024	OWNER REVIEW SET
06/27/2024	PERMIT SET
08/05/2024	PERMIT SET REV1



PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE

GARRETT SMALL

PROJECT MANAGER

KK

QUALITY CONTROL

WFM

DRAWN BY

JKP/HV

PROJECT NAME



VALVOLINE INSTANT OIL CHANGE

900 S JACKSON
McALLEN, TX 78503

PROJECT NUMBER

05-23-2024

SHEET NAME

LANDSCAPE PLAN

SHEET #

C-9.0

AUG 07 2024

By NG

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
	QL	Quercus laceyi / Lacey Oak	4.5" Cal.		8	
	TF	Trachycarpus fortunei / Windmill Palm	7" Cal.	Container	8	
GROUND COVERS						
	CT	Cynodon x 'Tifton 328' / Tifgreen Bermudagrass	sod		7,418 sf	

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY SODDED WITH GRASS SPECIFIED ON PLANS.

MAINTENANCE:

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFLOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-6" IN PLANTING BEDS) (1'-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

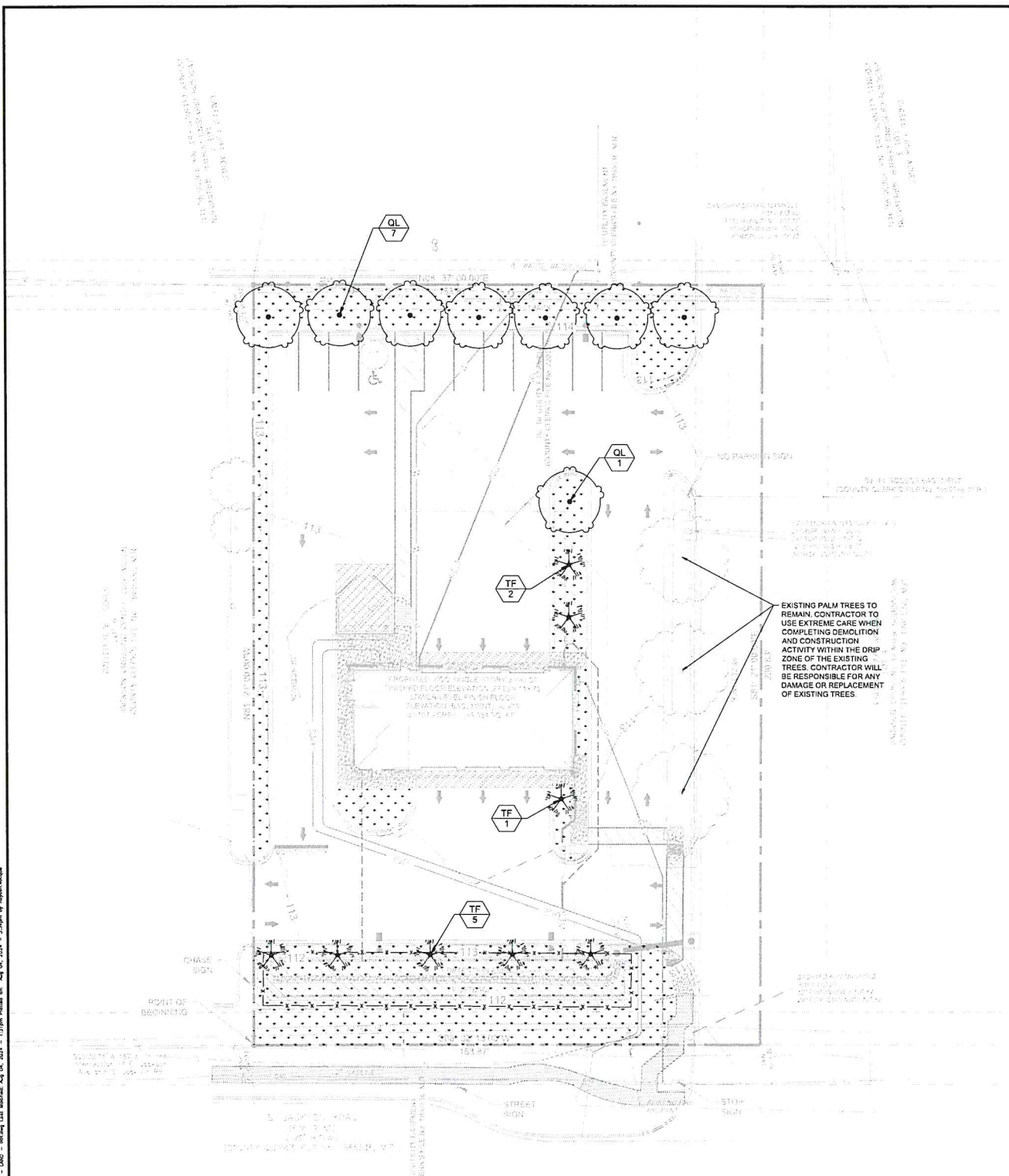
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12".

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

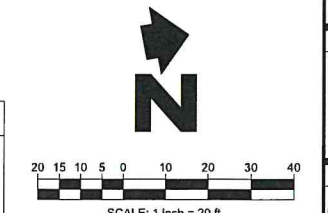
IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.

CITY PLANTING REQUIREMENTS

	REQUIRED	PROVIDED
LANDSCAPE STRIP ALONG PROPERTY LINE CONTIGUOUS TO A PUBLIC STREET	10 FT MIN.	30 FT.
3 OAK TREES REMOVED (34" TOTAL)	34 REPLACEMENT INCHES	8 OAKS (36")
3 PALMS REMOVED (56" TOTAL)	56 REPLACEMENT INCHES	8 PALMS (56")
3 EXISTING PALMS TO REMAIN (58" TOTAL)	N/A	N/A



SURVEY PROVIDED BY:
QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
(210) 484-5511
DATED: MARCH, 2024





NOTICE
AUTO REPAIR
FOR
THIS PROPERTY
CUP 2024-0091

CITY OF JACKSONVILLE
BUREAU OF PERMITS

FOR MORE INFORMATION
SCAN THE QR CODE

Memo

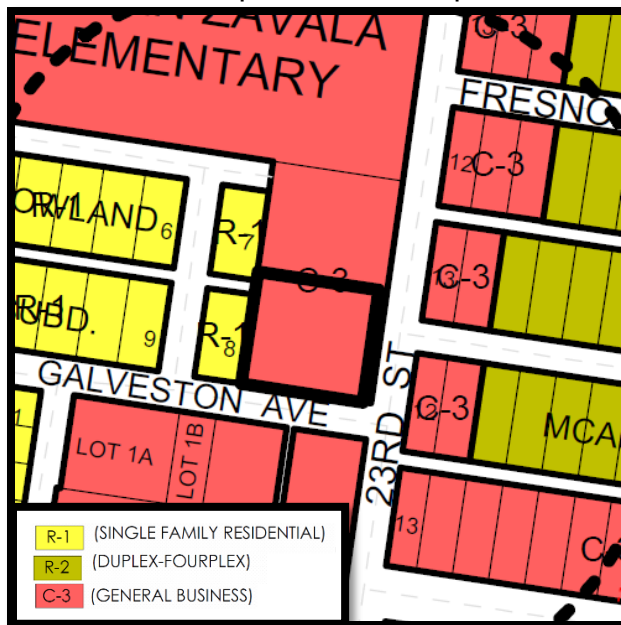
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 31st, 2024

SUBJECT: REQUEST OF IGNACIO ALVAREZ ON BEHALF OF NA INVESTMENT GROUP, LLC , FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A SMOKE SHOP, AT SOUTHEAST 160 FEET BY 172 FEET OF NORTHEAST 10 ACRES OF LOT 156, LA LOMITA (HOIT) SUBDIVISION, HIDALGO COUNTY, TEXAS; 630 SOUTH 23RD STREET, BUILDING 100, SUITE 120. (CUP2024-0092)

DESCRIPTION: The property is located along the northwest corner of South 23rd Street and Galveston 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.



HISTORY:

An application for a conditional use permit for this location to operate a smoke shop (vape and CBD) was submitted on August 7, 2024.

ANALYSIS:

The applicant is proposing to operating a smoke shop from an existing 266 sq. ft. suite. The hours of operation are proposed to be 24 hours, 7 days a week.

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 South 23rd Street as well as Galveston Avenue, and does not generate traffic into residential areas;
3. The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Four parking spaces are required and 37 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.

RECOMMENDATION:

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

Rear Door

630 south 23rd street suite 120

Restroom

wall ↘

A/C

Glass display

office

Glass display

Glass display

N →

Window

seats seats seats

Front Door

RECEIVED
AUG 07 2024
By: KJS



site plan

40ft

98 246 76.177 Degrees

RECEIVED

AUG 07 2024

By NG



Memo

TO: Planning and Zoning Commission

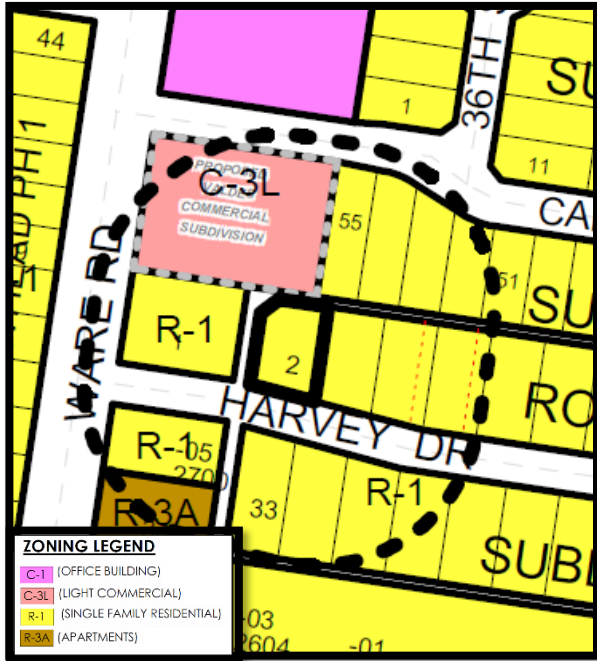
FROM: Planning Staff

DATE: September 4, 2024

SUBJECT: REQUEST OF EFRAIM T. VELA ON BEHALF OF DEV HARVEY, LLC. FOR A CONDITIONAL USE PERMIT, FOR A LIFE OF USE, AND ADOPTION OF AN ORDINANCE, FOR A PARKING FACILITY AT LOT 2, ROSALINDA SUBDIVISION, HIDALGO COUNTY, TEXAS; 3616 HARVEY DRIVE. (CUP2024-0084)

(Tabled – P&Z 08/20/2024)

BRIEF DESCRIPTION: 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.



HISTORY: 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.

REQUEST/ANALYSIS: 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.

RECOMMENDATION: 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.

PLANNING AND ZONING COMMISSION MEETING 08/20/24:

At the Planning and Zoning Commission meeting of August 20, 2024, three people appeared in opposition to the conditional use permit request. The opposition cited issues with the existing parking area and apartment tenants parking on Harvey Drive. After staff presented their analysis and their recommendation of approval, the board unanimously voted to table this item so city staff can discuss the existing issues with the applicant and opposition.

East

North

(6ft opaque fence)

Lot #2 (6ft opaque fence)

10ft

Grass

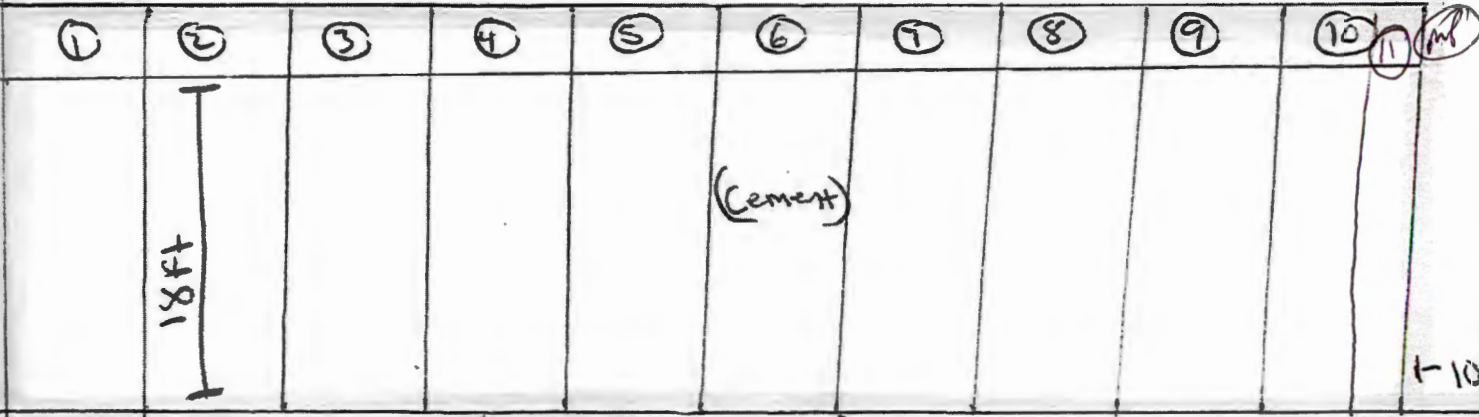
Tree #1

100ft

Tree #2

(10 feet of Grass)

9ft



22ft

18ft

(Cement)

10ft

(Parking for 11)

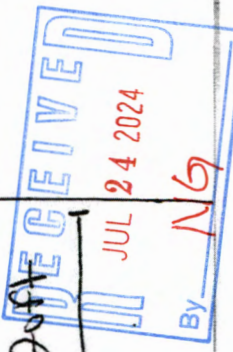
20ft

Ally West

Drive

Harvey

South



20ft





NOTICE
PARKING FACILITY
FOR
THIS PROPERTY
CUP2024-0084

Memo

TO: Planning and Zoning Commission

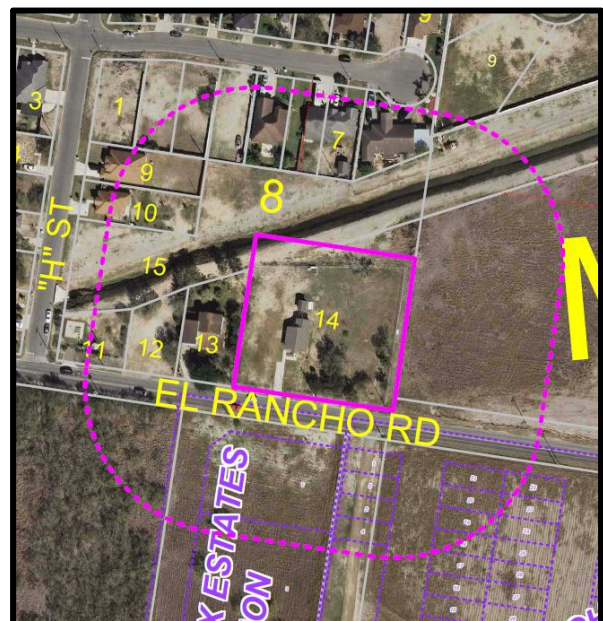
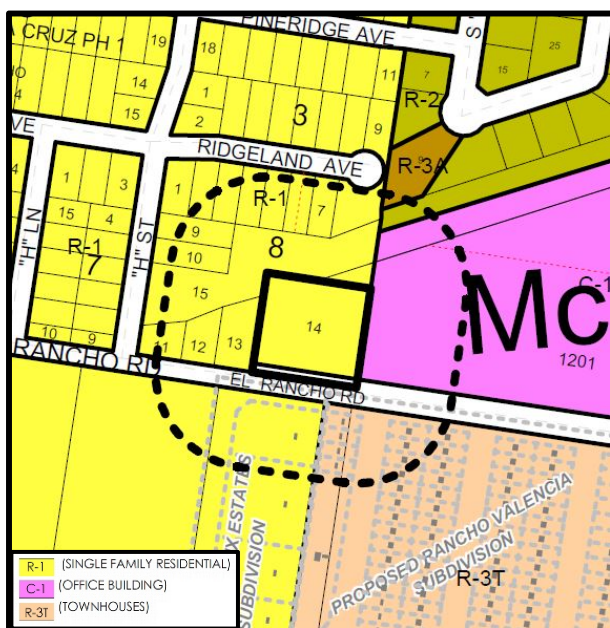
FROM: Planning Staff

DATE: September 3, 2024

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTI-FAMILY RESIDENTIAL APARTMENTS) DISTRICT: A 1.0 ACRE TRACT BEING A PIECE OF LAND OUT OF THE SOUTH FIVE & 24/100 ACRES OF THE SOUTH PART OF LOT “K” IN LOT 6, BLOCK 16, STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 1021 EAST EL RANCHO ROAD. (REZ2024-0042)

LOCATION: The property is located along the north side of East El Rancho Road, approximately 241 feet east of South “H” Street. It has 208.7 feet of frontage along El Rancho Road.

PROPOSAL: The applicant is proposing to rezone the subject property to R-3A (multi-family residential apartments) District in order to construct a 24 unit, three story gated apartment complex. A feasibility plan has been submitted and is attached.



ADJACENT ZONING: The subject property is zoned R-1 (single-family residential) District and adjacent zoning is R-1 District to the north, south and west. There is C-1 (office building) District to the east and R-3T (multi-family residential townhouse) District southeast across El Rancho Road.

LAND USE: An existing single family house is located on the property which will be removed prior to construction. Surrounding land uses include single-family residences, duplex-fourplex residences and multi-family apartments.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Parks and Open Space. This area denotes parks, recreational facilities, drainage ways and trails that are currently in existence or planned.

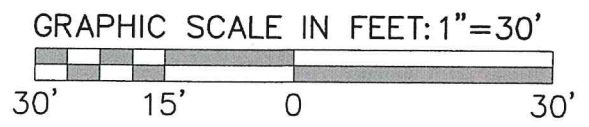
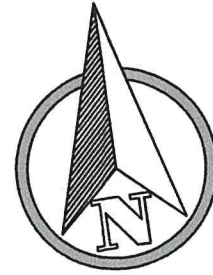
DEVELOPMENT TRENDS: The development trend for the area to the north and west is established single family residential and vacant land to the east and south across East El Rancho Road. Established zoning along the north side of East El Rancho Road is clearly delineated between single family and commercial districts.

ANALYSIS: The requested zoning does not conform to the Parks and Open Space Future Land Use Plan designation. Large multifamily developments are not considered compatible. The proposed zoning does not conform to the development trend of the area. Such developments should be nearby and served by Parks and Open Space uses such as schools, city hall and recreational centers but not within Parks and Open Space category itself.

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

RECOMMENDATION: Staff recommends disapproval of the rezoning request to R-3A (multi-family residential apartments) District since the requested zoning does not conform to the Parks and Open Space land use designation for the property as indicated on the Envision McAllen 2040 Comprehensive Plan.

LOT 13
SANTA CRUZ SUBD.
PHASE IV
. 24, PG. 78,
M.R.H.C.T.
ER PEREZ CASANOVA
O.R.H.C.T.



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

MDM
Development + Construction

OFFICE CO. INFO:
2515 COLORADO ST
SUITE 6
MISSION TX 78572

PROJECT TITLE:
PROJECT NAME

PROJECT ADDRESS

REVISION DATE	REVISION BY	COMMENTS

DRAWN BY:
JSSG

ISSUE DATE:
07/26/2024

JOB NUMBER:
YYDDMM

REVISOR:
T.G. & J.T.

DESCRIPTION:

SITE PLAN

SHEET NUMBER:

SHEET NUMBER

SCALE:
1/16

5'SIDEWALK

5'SIDEWALK

6 EAST FL RANCHO ROAD [40.0' ROW]

LOT 15
EL RANCHO SANTA CRUZ SUBD.
PHASE IV
VOL. 24, PG. 78,
M.R.H.C.T.
OWNER: ESTER PEREZ CASANOVA
O.R.H.C.T.

S81°16'28"E

208.70'

S77°19'15"E
10.06'

208.70'

208.70'

LOT 6, BLOCK 16,
STEEL AND PERSHING SUBDIVISION
VOL. 8, PG. 114,
D.R.H.C.T.

1.000 ACRES
[43,555.69 SQ.FT.]
OWNER: FERNANDO VELA ET AL
AFH: DOC. NO. 3319451
O.R.H.C.T.

15.75 AC.
A.J. MCCOLL SUBD.
VOL. 21 PG. 598,
D.R.H.C.T.
OWNER: EL RANCHO INVESTMENTS
WD: DOC. No. 553536
O.R.H.C.T.

LOT 13
EL RANCHO SANTA CRUZ SUBD.
PHASE IV
VOL. 24, PG. 78,
M.R.H.C.T.
OWNER: ESTER PEREZ CASANOVA
O.R.H.C.T.

N08°43'32"E

S08°43'32"W

N81°16'28"W

208.70'

P.O.B.
N: 16587185.7540
E: 1078011.2061

EAST EL RANCHO ROAD [40.0' R.O.W.]

PLAT SHOWING:

A 1.000 ACRE [43,555.69 SQ.FT.] TRACT
BEING PIECE OF PARCEL OF LAND SITUATED IN HIDALGO COUNTY, TEXAS,
AND DESCRIBED AS BEING THE SOUTH FIVE & 24/100 ACRES OF THE
SOUTH PART OF LOT "K" IN LOT 6, BLOCK 16, STEELE & PERSHING
SUBDIVISION OF PARTS OF PORCIONES 66 & 67, HIDALGO COUNTY,
TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE
115, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

SAVE AND EXCEPT A 4.24 ACRE TRCT OF LAND PREVIOUSLY CONVEYED
AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN
DEED DATED MARCH 3, 1969 FROM JUAN VELA AND EIFE LEONILA VELA TO
RAUL R. CASANOVA AND WIFE, ESTHER P. CASANOVA, RECORDED IN
VOLUME 1226, PAGE 546, DEED RECORDS OF HIDALGO COUNTY, TEXAS.



GRAPHIC SCALE IN FEET: 1"=30'



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

LEGEND

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- LOT LINE
- P - PROPERTY LINE
- - - ROADWAY CENTERLINE
- X - CHAINLINK FENCE
- O/E - OVERHEAD ELECTRIC LINE
- DITCH BANK EDGE
- CONCRETE CURB AND GUTTER
- CONCRETE
- - FOUND 1/2" IRON ROD OR AS NOTED
- - SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- △ - CALCULATED POINT
- ⊕ - POWER POLE
- ⊞ - MAIL BOX
- ⊞ - WATER METER
- ⊞ - SEWER CLEAN OUT
- ⊞ - TREE
- ⊞ - T-POLE CLOSE HANGER
- R.O.W. - RIGHT OF WAY
- VOL. - VOLUME
- PG. - PAGE
- DOC. - DOCUMENT
- CONC. - CONCRETE
- DW. - DRIVEWAY
- SW. - SIDEWALK
- WD. - WARRANTY DEED
- AFH. - AFFIDAVIT OF HEIRSHIP
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
- D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS

NOTES:

1. SUBJECT PROPERTY APPEARS TO BE LOCATED IN ZONE "C" DESCRIBED AS "AREAS OF MINIMAL FLOODING". AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803430010C, DATED 11/02/1982. [NO ADDITIONAL FLOOD ZONE RESEARCH HAS BEEN DONE. THERE MAY BE LOMR OR LOMC THAT AFFECT THIS PROPERTY. CARRIZALES LAND SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.]
2. SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE COMMITMENT OF No. 222442913 AS ISSUED BY FIDELITY NATIONAL TITLE INSURANCE.
- THE FOLLOWING EXCEPTIONS ARE LISTED IN THE SCHEDULE "B" OF SAID COMMITMENT:
3. STATUTORY RIGHTS, RULES, REGULATIONS, EASEMENTS AND LIENS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. (BLANKET) [SEE COMMITMENT ITEM 10-A]
4. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-B]
5. SUBJECT TO RIGHTS OF WAYS, EASEMENTS AND CONDITIONS AS MORE FULLY DESCRIBED AND RESERVED IN WARRANTY DEED RECORDED IN VOLUME 19, PAGE 113, DEED RECORDS, HIDALGO COUNTY, TEXAS. [SEE COMMITMENT ITEM 10-C] [BLANKET]
6. ANY VISIBLE AND APPARENT UNRECORDED EASEMENTS ON THE INSURED PROPERTY. [SEE COMMITMENT ITEM 10-I]
7. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A PUBLIC ROAD. [SEE COMMITMENT ITEM 10-K]
8. BUILDING, ZONING, PLATTING AND/OR REGULATORY LAWS AND/OR ORDINANCES OF ANY MUNICIPAL AND/OR OTHER GOVERNMENTAL AUTHORITY. [SEE COMMITMENT ITEM 10-N]
9. ALL ADJOINER INFORMATION SHOWN HEREON AS PER HIDALGO COUNTY APPRAISAL DISTRICT RECORDS.
10. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
11. SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

Carrizales Land Surveying, LLC
Texas Registered Surveying Firm
TBPELS FIRM No: 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF JULY, 2022 AND THAT THE NOTES SHOWN HEREON ARE TRUE AND CORRECT, AND THAT THERE ARE NO BOUNDARY CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN HEREON.

Manuel Carrizales 7-12-2022
DATE

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





NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0042



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024 - 0042
CITY OF McALLEN PLANNING DEPT
WWW.MCALLEN.TX
WWW.MCALLEN.NET

Memo

TO: Planning and Zoning Commission

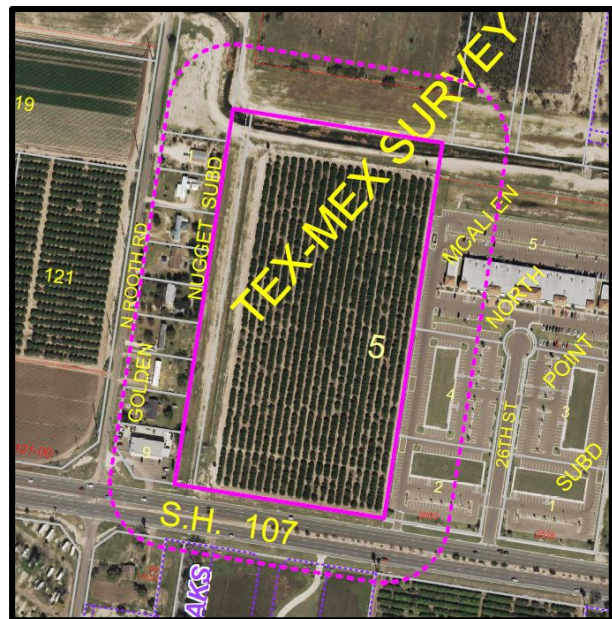
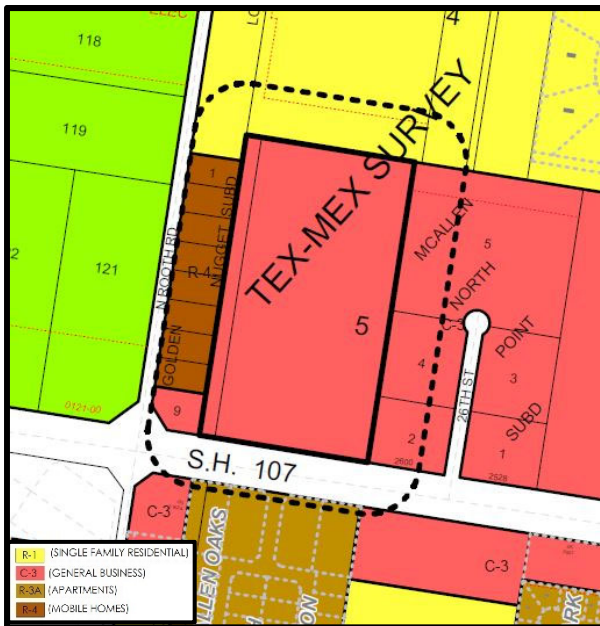
FROM: Planning Staff

DATE: September 4, 2024

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: A 17.904 ACRE TRACT OF LAND, OUT OF LOT 5, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 2700 STATE HIGHWAY 107. (REZ2024-0044)

LOCATION: The subject property is located along the north side of State Highway 107, east of North 29th Street (Rooth Road).

PROPOSAL: The applicant is proposing to rezone the property to R-3T (multi-family residential townhouse) District for a townhouse development. A feasibility plan has not been submitted at this time. A subdivision plat has not been submitted for review.



ADJACENT ZONING: The subject property is zoned C-3 District. The adjacent zoning is R-1 (single family residential) District to the north, C-3 District to the east and southwest, R-4 (mobile home and modular home) District to the west and R-3A (multi-family residential apartment) District to the south across State Highway 107.

LAND USE: There is an orange orchard on the property. Surrounding land uses include Collision Masters Auto Body Shop, single-family residences, mobile homes and manufactured homes, Citrus Valley R.V. Park, Fred Loya Insurance offices and farm land.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for the front portion of this property along S.H. 107 as Regional Commercial which consists of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses, generally along major roadway corridors that connect outside the city limits.

The future land use for the remaining north portion of the subject property is designated as Complete Communities. Single family homes make up the majority of this land use category although townhomes are similar in character and should be encouraged to create diversity in housing types.

DEVELOPMENT TRENDS: The development trend along this portion of S.H. 107 is single family residential and commercial uses.

ANALYSIS: The requested zoning does not conform to the Future Land Use Plan designation for the southern portion of this property. The proposed zoning does conform to the development/ rezoning trend in the area. The traffic generated by Regional Commercial uses is generally not compatible with residential housing.

The northern portion of this property conforms to the Future Land Use Plan designation and aligns with the development trend for the area.

Rezoning the property to R-3T District will allow townhouse development on the tract fronting S.H. 107 and allow for a multi-family residential townhouse subdivision on the interior portion of the property.

A recorded subdivision plat and an approved site plan will be required prior to building permit issuance for any future development on this property. Any future developments must also comply with the permitted and conditional use requirements of the zoning district in which it is located.

The submitted survey encompasses an irrigation district canal r-o-w and easement but are not buildable areas for this development.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multi-family residential townhomes) District.

NOTE:

1. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.
2. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.
3. THIS SURVEY IS SUBJECT TO EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORDS.
4. SURVEY CONDUCTED WITH TITLE COMMITMENT DATED DECEMBER 25, 2023, OF # 24-776830-ED AS PROVIDED BY CLIENT.
5. SURVEYOR CONDUCTED ABSTRACT RESEARCH MARCH 2024 WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

PLAT SHOWING

A 17.904 ACRE TRACT OF LAND, OUT OF LOT 5, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS PER MAP OR PLAT RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

REQUESTED BY:

ADDRESS: W STATE HWY 107
EDINBURG, TEXAS

SURVEYED: MARCH 25, 2024

FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2000

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

[Signature]

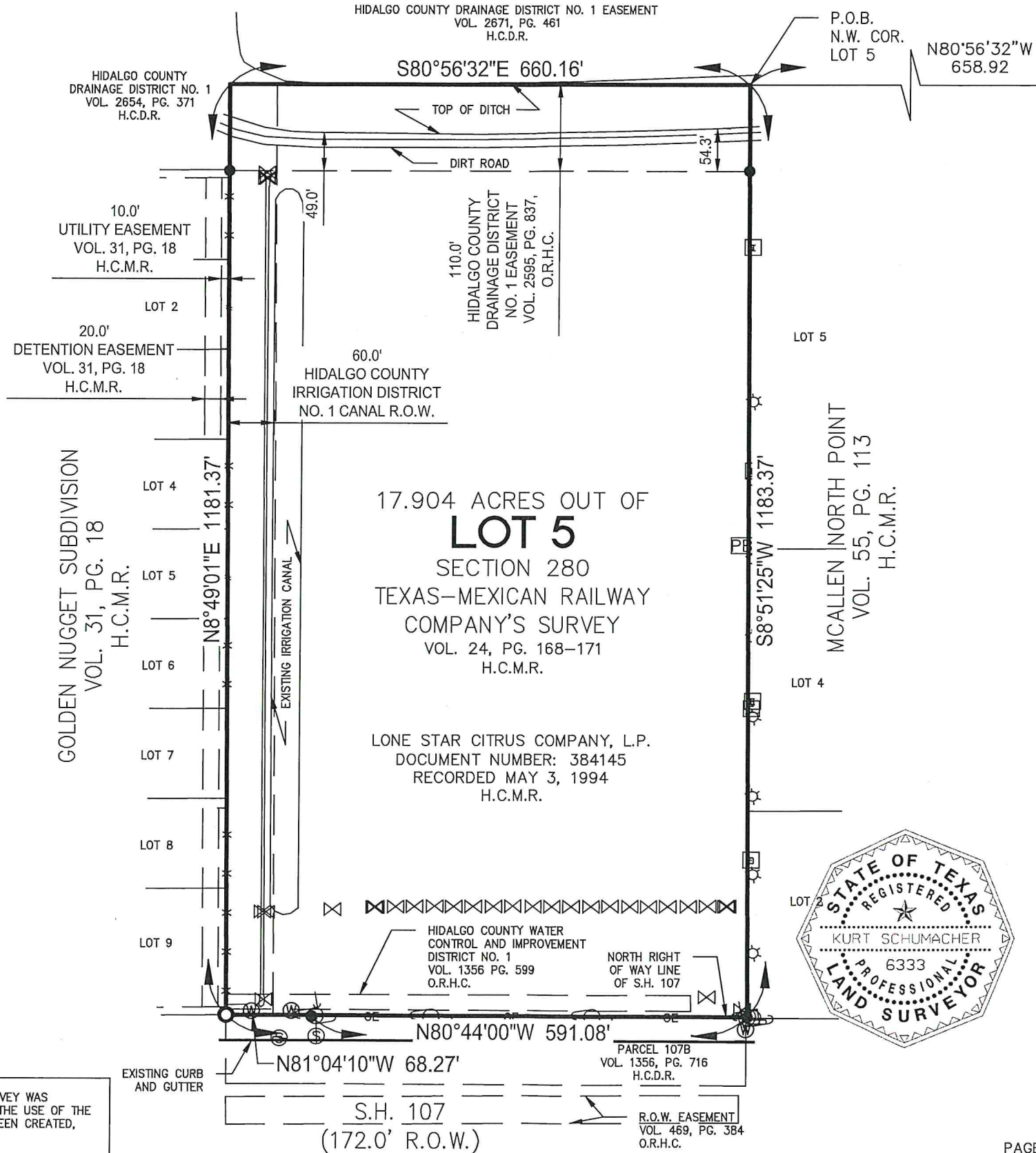
03-25-2024

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333

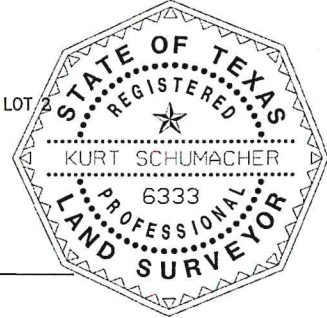
JOB NUMBER

2024_027

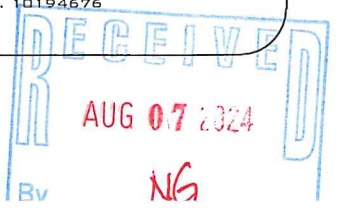
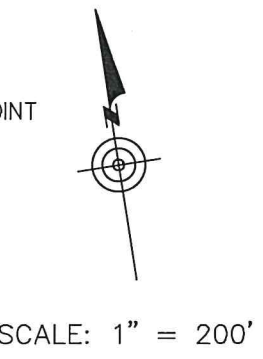
© COPYRIGHT 2024 KANE LINDSEY LLC., THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.



LEGEND	
●	- SET 1/2 INCH IRON ROD
○	- FD. 1/2 INCH IRON ROD
⊙	- FD. 1/2 INCH IRON PIPE
⊛	- LIGHT POLE
⊚	- GUY WIRE
⊞	- WATER VALVE
⊟	- TRAFFIC SIGN
⊠	- CHAINLINK FENCE
⊡	- WOOD FENCE
—○—	- OVERHEAD POWER LINE
⊞	- ELECTRICAL BOX
⊞	- VALVES FOR IRRIGATION
⊞	- SANITARY SEWER MANHOLE
⊞	- WASTEWATER MANHOLE
⊞	- POWERPOLE
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.D.R.	- HIDALGO COUNTY DEED RECORDS
O.R.H.C.	- OFFICIAL RECORDS OF HIDALGO COUNTY
VOL.	- VOLUME
PG.	- PAGE
R.O.W.	- RIGHT OF WAY
P.O.C.	- POINT OF COMMENCING
P.O.B.	- POINT OF BEGINNING



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
4307 N. 22ND ST., SUITE B
MCALLEN, TEXAS 78504
(956) 458-8391
TBPELS FIRM NO. 10194676





NOTICE
REZONING
FOR
THIS PROPERTY
REZ2024-0044

Sub 2024-0086

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>Balboa Acres E 50' LOT 19 BLK 27</u>
	Location <u>S Wane Rd and Elmira Ave LOT 19</u>
	City Address or Block Number <u>3508 Elmira Ave</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>.14</u> Net Acres <u>.14</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u>.14</u> Acres) / <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	Existing Zoning <u>R1</u> Proposed Zoning <u>R1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>Residential R1</u> Proposed Land Use <u>Residential R1</u>
	Irrigation District # <u>N/A</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input type="checkbox"/> No Parcel # <u>120829</u>	
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D.L</u>	
Owner	Name <u>Rocio Granados, Jorge Jimenez</u> Phone <u>956-309-8210</u>
	Address <u>3508 Elmira Ave</u> E-mail <u>rocioliconay@gmail.com</u>
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78503</u>
Developer	Name <u>same as owner</u> Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Engineer	Name _____ Phone _____
	Address _____ E-mail _____
	City _____ State _____ Zip _____
	Contact Person _____
Surveyor	Name <u>Art Salinas</u> Phone <u>956-618-5565</u>
	Address <u>1524 Dove Avenue</u> E-mail _____
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>

EDG

Isaac Villalobos

Kratos Development LLC
956-777-7451 - Built by kratos@gmail.com

BY: CW

AUG 06 2024

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 Rocio Granados Date 06/02/2024

Print Name Rocio Granados

Owner Authorized Agent

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

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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Owner(s) Signature(s)

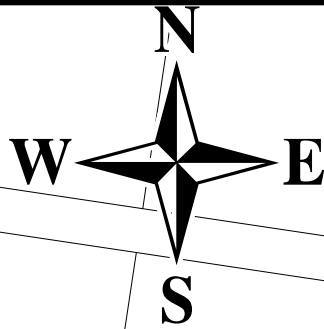
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 08/06/2024

Print Name Jorge A Jimenez

Owner Authorized Agent

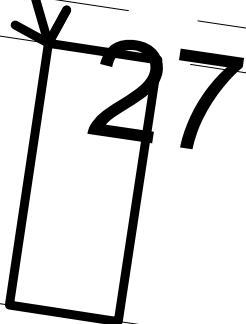
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



BALBOA²⁶ ACRE

LOCATION

↑
WARE RD



8-A

8-B

ELMIRA AVE

28

20-A

20-B

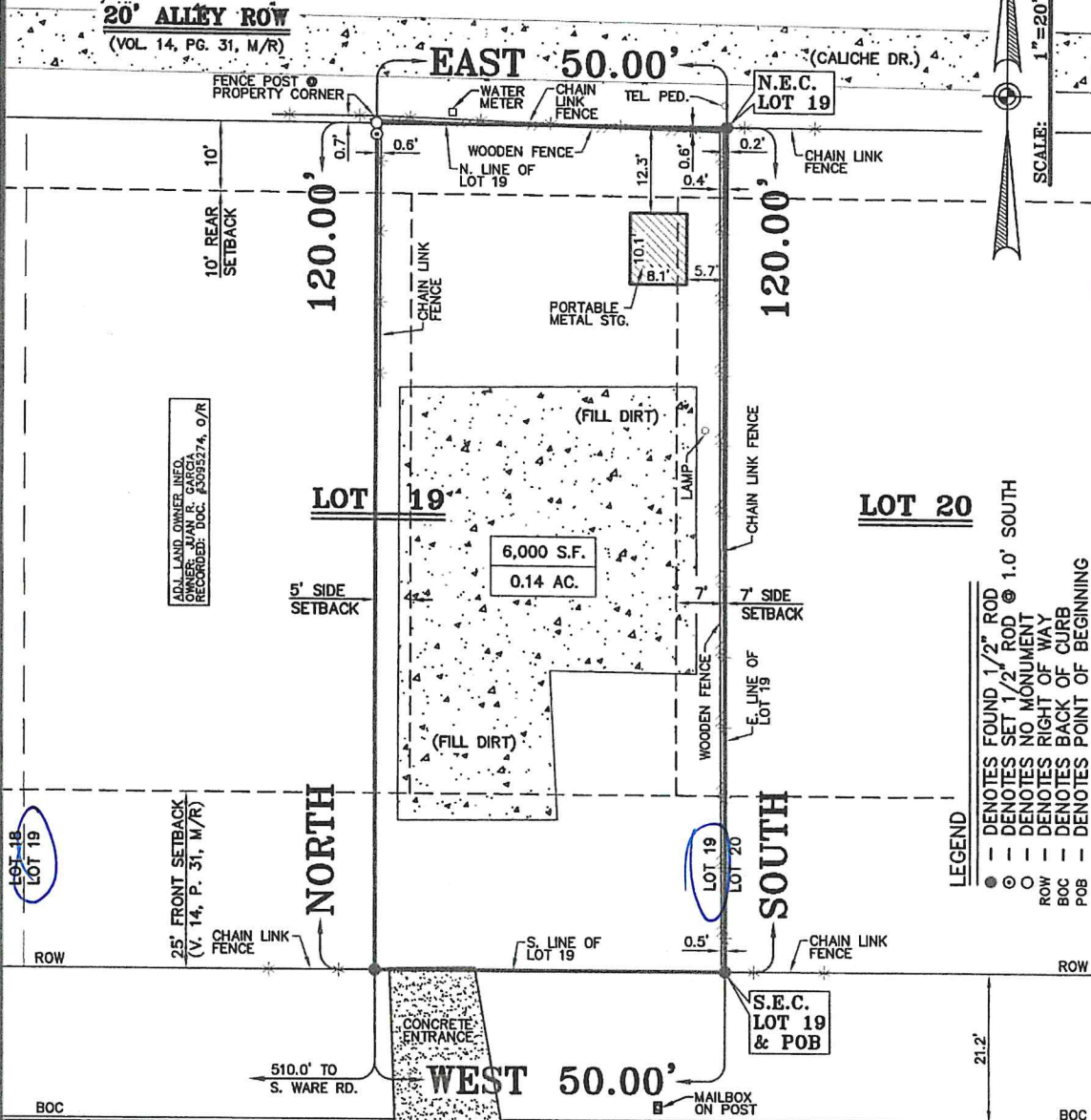
21-A

21-B

22-A

22-B

FRANCISCA AVE



LEGEND

- DENOTES FOUND 1/2" ROD
- DENOTES SET 1/2" ROD @ 1.0' SOUTH
- DENOTES NO MONUMENT
- DENOTES RIGHT OF WAY
- DENOTES BACK OF CURB
- DENOTES POINT OF BEGINNING

ELMIRA AVE.
(80' ROW-VOL 14, PG. 31, M/R)

FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone AH. Zone AH areas are areas of shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0010-C dated 11-02-82.

- PLAT NOTES:**
- There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
 - This survey was prepared without the benefit of a title policy. Easement research is not within the scope of this boundary survey.
 - This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
 - This is a standard survey and does not include a subsurface utility or topographic investigation.
 - Blanket easements, rules, regulations, and rights in favor of Hidalgo County Water Improvement District No. 3.
 - Utility easement in favor of as shown by instrument dated December 27, 1977, recorded in Volume 1558, Page 91, Deed Records of Hidalgo County, Texas. (Blanket)
 - Building setback lines as per City zoning ordinance, unless otherwise noted.
 - Subject to any oil, gas and mineral lease of record.
 - Bearing Beals: "S. line of Lot 19, Block 27, Balboa Acres"
 - Client: Jorge Alejandro Jiménez and Rocío Granados

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE GROUND WHICH IS LOCATED AT 3508 ELMIRA AVE., in McALLEN, TEXAS, DESCRIBED AS FOLLOWS:
A 0.14 ACRE TRACT OF LAND, BEING THE EAST 50.00 FEET OF LOT 19, BLOCK 27, BALBOA ACRES, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 14, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

24-67876 08-02-24
Job No. Date

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AUG 06 2024
CW
L.S.



Reviewed On: 9/6/2024

SUBDIVISION NAME: BALBOA ACRES EAST HALF OF LOT 19, BLOCK 27	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Elmira Avenue: 80 ft. ROW existing Paving: approximately 36 ft. existing Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<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: existing conditions remain *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: 25 ft. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: 18 ft. except where greater setback required, greater setback applies **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Required
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on **Subdivision Ordinance: Section 134-120</p>	NA

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

* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA
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 public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* 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	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	Required

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

* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - 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.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

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



BALBOA²⁶ ACRE

LOCATION

WARE RD



27

ELMIRA AVE

28

FRANCISCA AVE

20-A

20-B

21-A

21-B

22-A

22-B

8-A

8-B

4

4

5

5-E



SUB2023-0101

Planning Department

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

SUBDIVISION PLAT REVIEW APPLICATION

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

RECEIVED
 SEP 11 2023
 By GMM

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

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

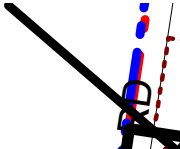
Signature Victoria Alvarez Date 9/8/23

Print Name Victoria Alvarez

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

LOCATION



NITA LOR RD

PROPOSED VICTORIA'S OAKS SUBDIVISION

LOT 1

-18
2700

-05
2612

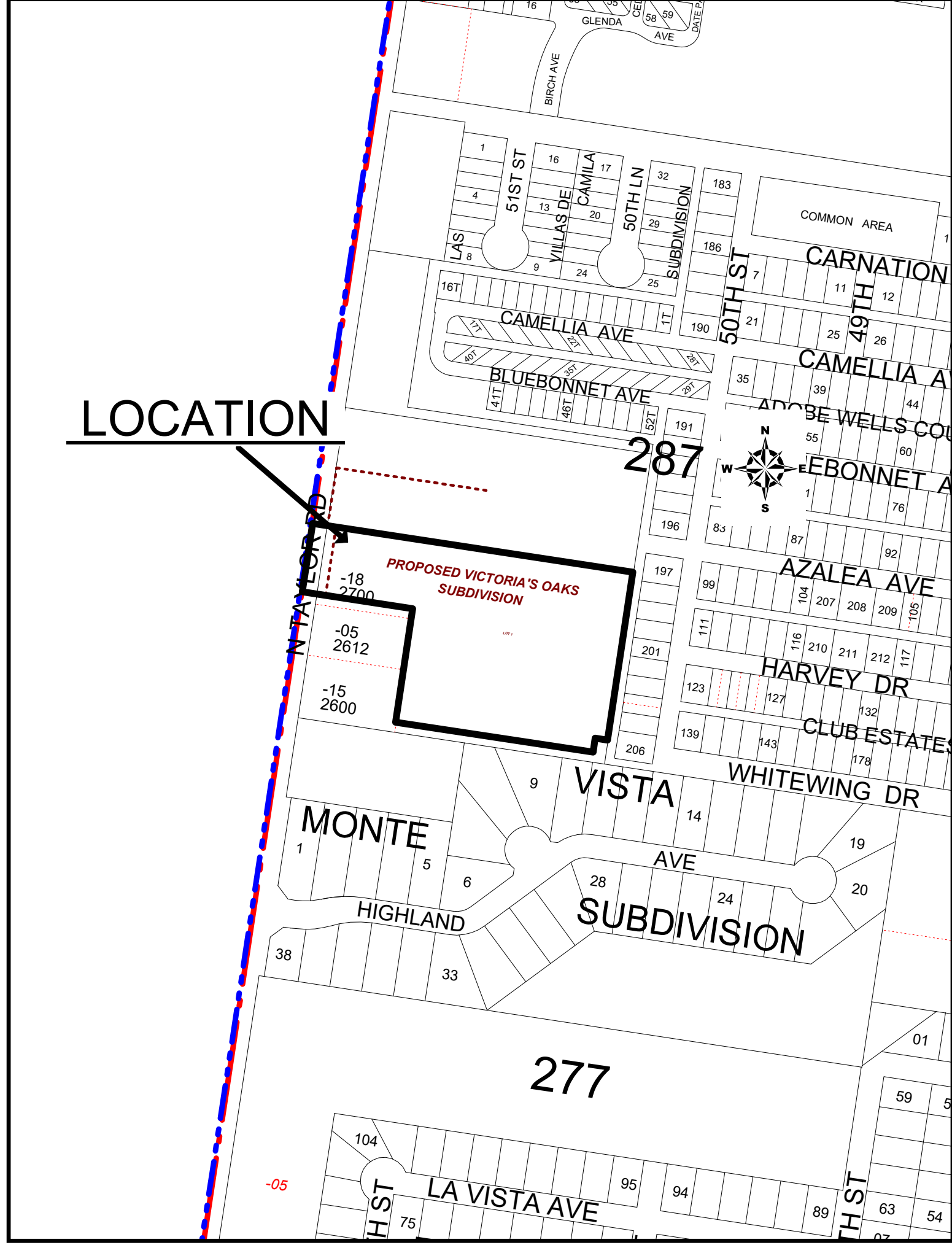
-15
2600

287



277

-05



SUBDIVISION PLAT OF
VICTORIA'S OAKS
SUBDIVISION

A TRACT OF LAND CONTAINING 4.66 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF LOTS 277 AND 287, JOHN H. SHARY SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VICTORIA'S OAKS SUBDIVISION PLAT, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WILL BE INSTALLED OR DEDICATED UNDER THE PROVISIONS OF THE PLAT AND THE CITY OF McALLEN, TEXAS, AND I HEREBY PROPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR IN THE MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

VICTORIA ALVAREZ
5920 N. CYNTHIA CT.
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED VICTORIA ALVAREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2024 A.D.

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

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

MAYOR: CITY OF McALLEN _____ DATE _____

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

CHAIRMAN: PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

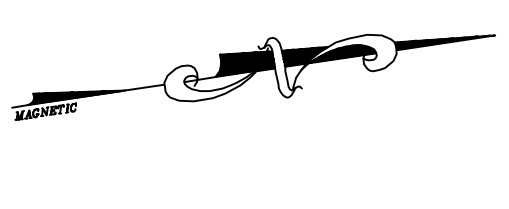
I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808 _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, 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.

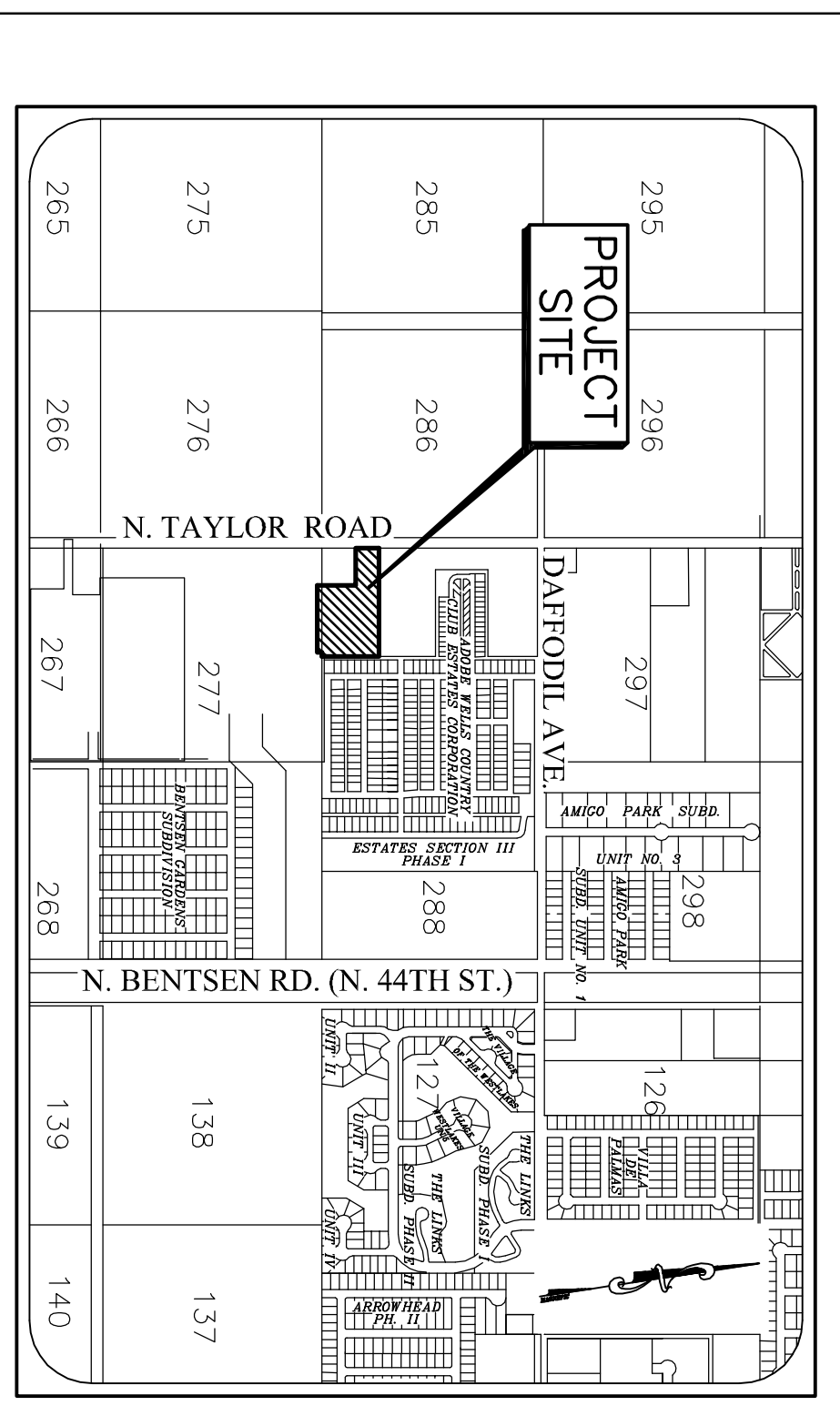
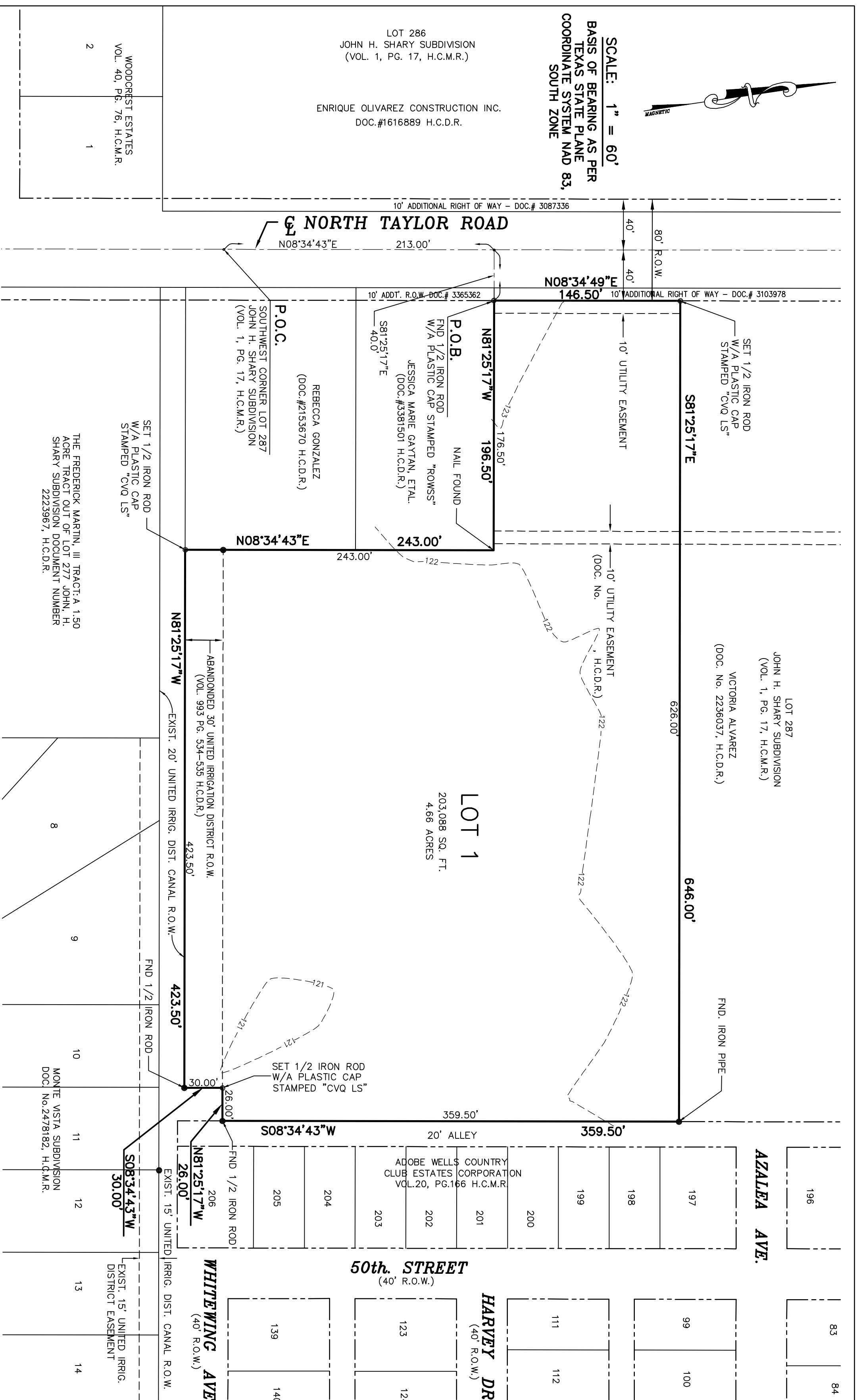
CARLOS VASQUEZ, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608 _____ DATE _____
C.V.O. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: _____
TPELTS FIRM NO. 10119600



SCALE: 1" = 60'
BASIS OF BEARING AS PER
TEXAS STATE PLANE
COORDINATE SYSTEM NAD 83,
SOUTH ZONE

LOT 286
JOHN H. SHARY SUBDIVISION
(VOL. 1, PG. 17, H.C.M.R.)
ENRIQUE OLIVAREZ CONSTRUCTION INC.
DOC.#1616889 H.C.D.R.

WOODCREST ESTATES
VOL. 40, PG. 76, H.C.M.R.
2
1



LOCATION MAP
SCALE: 1" = 1000'

METS AND BOUNDS

A TRACT OF LAND CONTAINING 4.66 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 287, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AND A 30.00 FOOT, ABANDONED CANAL, RIGHT-OF-WAY, MAP REFERENCE: VOLUME 1 PAGE 17 AND AMENDED IN VOLUME 1, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 4.66 ACRES OF LAND ALSO BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCING, FOR REFERENCE AT THE SOUTHWEST CORNER OF SAID LOT 287, WITHIN TAYLOR ROAD, THENCE N 08° 34' 39" E, ALONG THE WEST LINE OF SAID LOT 287, A DISTANCE OF 213.00 FEET, TO THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO JESSICA MARIE GAYTAN RECORDED IN DOCUMENT NUMBER 3381501 DEED RECORDS, HIDALGO COUNTY, TEXAS, THENCE S 81° 25' 17" E, ALONG THE COMMON LINE OF SAID ALVAREZ TRACT OF LAND AND SAID LOT 287, A DISTANCE OF 17.00 FEET, TO THE POINT OF BEGINNING, ON THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, RECORDED IN DOCUMENT NUMBER 3103978, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE POINT OF BEGINNING, AND THE MOST NORTHERN SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 34' 49" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, A DISTANCE OF 146.50 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS", ON THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, FOR THE NORTHWEST CORNER HEREOF;

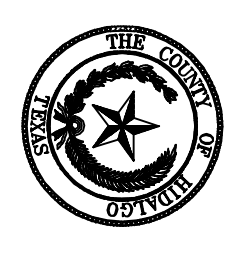
THENCE S 81° 25' 17" E, A DISTANCE OF 646.00 FEET, TO AN IRON PIPE FOUND, ON THE WEST LINE OF ADGEE WELLS COMPANY CLUB STATE TRACT MAP REFERENCE: VOLUME 20 PAGE 186, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 08° 34' 43" W, A DISTANCE OF 30.00 FEET, TO A 1/2" IRON ROD FOUND, FOR THE MOST SOUTHERN SOUTHEAST CORNER HEREOF;

THENCE N 81° 25' 17" W, A DISTANCE OF 423.50 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO REBECCA GONZALEZ, RECORDED IN DOCUMENT NUMBER 2153670 DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08° 34' 43" E, ALONG THE EAST LINE OF SAID GONZALEZ TRACT AND SAID GAYTAN TRACT, A DISTANCE OF 243.00 FEET, TO A NAIL FOUND, ON THE NORTHEAST CORNER OF SAID GAYTAN TRACT, FOR AN INSIDE CORNER HEREOF;

THENCE N 81° 25' 17" W, ALONG THE NORTH LINE OF SAID GAYTAN TRACT, A DISTANCE OF 196.50 FEET, TO THE POINT OF BEGINNING, CONTAINING 4.66 ACRES OF LAND, MORE OR LESS.



FILE 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

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: VICTORIA ALVAREZ	5920 N. CYNTHIA CT.	McALLEN, TX 78504	(956) 458-2277
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

UPDATED: JUNE 28, 2024
DATE OF PREPARATION: JANUARY, 2023
DRAWN BY: P.GONZALEZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TPELTS FIRM NUMBER F-1295



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 9/6/2024

SUBDIVISION NAME: VICTORIA'S OAKS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North Taylor Road: 40 ft. of dedication from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides - Based on the plat submitted on July 1, 2024, there is an existing 40 ft. from centerline whereby an additional 10 ft. of ROW dedication was dedicated by separate document #3103978. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied
<p>E/W collector(Southern Boundary,1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving _40 ft._ Curb & gutter: Both Sides. Pending Items: -Engineer submitted a variance application on December 1st, 2023 in reference to the ROW dedication requirements for the E/W collector(1/4 Mile Collector) along the southern boundary the engineer has indicated that the street would not be able to extend south as there are existing established developments around this subdivision. After review of the area, due to the developed properties to the east and south, the E/W collector street along the southern boundary is not feasible. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	Applied
<p>Paving _____ Curb & gutter _____ ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.</p>	NA
<p>* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118</p>	Applied
<p>* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105</p>	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Service Street: In residential subdivisions which have lots abutting major or minor arterials or major collectors, the residences on such lots shall not face the major or minor arterial or major collector, unless: There shall be provided, in addition to any front setback, a 20-foot planting area (as defined in chapter 110, article II, Landscaping) between such lot and the major or minor arterial or major collector; If rear garbage pickup and/or rear access are not available to such lot, there shall be placed a service street, in addition to the planting area described in subsection (d)a.1., between the front lot line of such lot, and such planting area. Such service street shall also be at least 20 feet wide, and built to city plans and specifications by the developer, finalize service street requirements prior to final. ***Subdivision Ordinance: Section 134-106</p>	NA

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

SETBACKS	
<p>* Front/North Taylor Road: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Revisions Needed: -Revise note as shown above, prior to recording. ** Proposing:45 ft. or in line with existing structure , whichever is greater applies. ***Subdivision Ordinance: Section 134-106 ****Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: Proposing: In accordance with the zoning ordinance, or greater for easement. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: Proposing: In accordance with the zoning ordinance, or greater for easement. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: Interior Lot **Current subdivision layout does not propose any buildable lots abutting a street. ***Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along North Taylor Road. Revisions needed: -Finalize wording for note as applicable, prior to recording. **Proposing: A 4 foot wide sidewalk required on east side of N. Taylor Road. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to recording. ****Subdivision Ordinance: Section 134-120</p>	Required
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revisions Needed: -Include note as shown above prior to recording. **Landscaping Ordinance: Section 110-46</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>*Must comply with City Access Management Policy **As per Traffic Department, Only one driveway would be permitted along N. Taylor Road</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	NA
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA

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

<p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 134-168 applies if private subdivision is proposed.</p> <p>***Section 110-72 applies if public subdivision is proposed.</p> <p>****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Homeowner's Association Covenants must be submitted for staff review, prior to recording.</p> <p>***Section 134-168 applies if private subdivision is proposed.</p> <p>****Section 110-72 applies if public subdivision is proposed.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p>	<p>Applied</p>
	<p>NA</p>
	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets.</p> <p>**Clarify status of remnant tract along southern plat boundary and ensure compliance with minimum lot frontage requirements. As per updated plat submitted on December 11th,2023 area along southern boundary clarified.</p> <p>***Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	<p>Applied</p>
	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p> <p>* Park Fee of \$700 (\$700 X 1 lot/dwelling unit) to be paid prior to recording. Fees are payable prior to recording and can go up or down; as they are dependent on the amount of lots/dwelling units. Must comply with Parkland dedication ordinance requirements prior to recording.</p> <p>* Pending review by the City Manager Office.</p>	<p>NA</p>
	<p>Required</p>
	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation for one-single family lot subdivision is waived.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p> <p>**As per Traffic Department, Trip Generation for one-single family lot subdivision is waived.</p>	<p>Compliance</p>
	<p>NA</p>

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

COMMENTS	
Comments: -Must comply with City's Access Management Policy. -Any abandonments must be done by separate process, not by plat. -On plat clarify if easements are being dedicated by this plat review and revise as applicable.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

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

LOCATION

N TAYLOR RD

PROPOSED VICTORIA'S OAKS
SUBDIVISION

MONTE

HIGHLAND

VISTA
AVE
SUBDIVISION

LA VISTA AVE

EMERALD

51ST ST

50TH LN

50TH ST

CARNATION

49TH

CAMELLIA A

W EEBONNET A

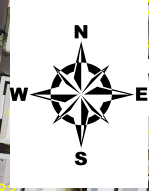
AZALEA AVE

HARVEY DR

WHITEWING DR

50TH ST

48TH ST



287

277



SUB 2024-0055



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>TRIPLE "B" MOBILE PARK II</u>
	Legal Description <u>12.547 acres of land out of Lot 4, Section 278, Texas Mexican Railway Co. Survey</u>
	Location <u>0.22 Mile South of Sprage Street West side of 10th Street</u>
	City Address or Block Number <u>10601 North 10th Street</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>58</u> Gross Acres <u>12.54</u> Net Acres <u>12.207</u>
	<input type="checkbox"/> Public Subdivision/ <input type="checkbox"/> Private and Gated <input checked="" type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	For Fee Purposes: <input checked="" type="checkbox"/> Commercial (<u>12.54</u> Acres)/ <input type="checkbox"/> Residential (<u> </u> Lots) Replat: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
	Existing Zoning <u>R4 C3</u> Proposed Zoning <u>N/A</u> Applied for Rezoning <input checked="" type="checkbox"/> No/ <input type="checkbox"/> Yes: Date <u> </u>
	Existing Land Use <u>Mobile Home</u> Proposed Land Use <u>Mobile Home</u>
	Irrigation District # <u>1</u> Water CCN: <input type="checkbox"/> MPU/ <input type="checkbox"/> Sharyland Water SC Other <u> </u>
Agricultural Exemption: <input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No Parcel # <u>297552</u>	
Estimated Rollback Tax Due <u>0</u> Tax Dept. Review <u>MLC</u>	

Owner	Name <u>FWW INC.</u> Phone <u>956)358_9119</u>
	Address <u>305 West Jonquil Ave</u> E-mail <u>drbieker1@icloud.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>

Developer	Name <u>FWW Inc.</u> Phone <u>956)358 9119</u>
	Address <u>305 West Jonquil Ave.</u> E-mail <u>drbieker1@icloud.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>William Bieker</u> President

Engineer	Name <u>Big D Engineering</u> Phone <u>956) 960 3201</u>
	Address <u>P O Box 721025</u> E-mail <u>bigdengine@aol.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u>
	Contact Person <u>Dario Guerra</u>

Surveyor	Name <u>Michael Fabian Surveying Inc.</u> Phone <u>956)630 1432</u>
	Address <u>1203 East Hackberry Ave.</u> E-mail <u>survey@mfabiansurveyig.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>

MAY 13 2024

av. cu

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
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- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

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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


PLAT TO SHOW:

- Metes and bounds
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- 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

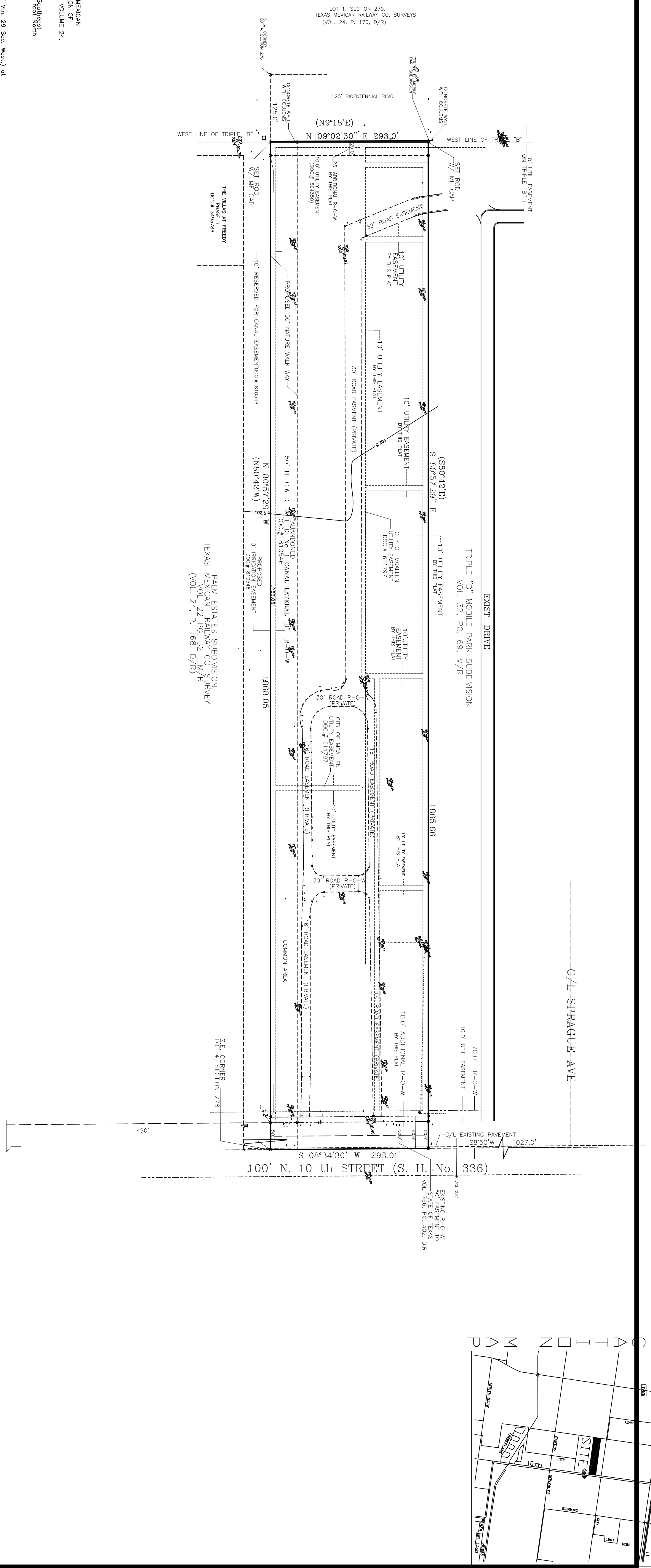
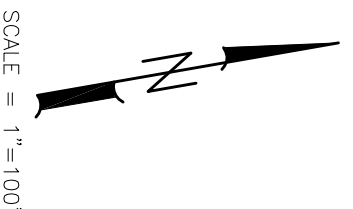
Owner(s) Signature(s)

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 5/13/24
 Print Name W.B. Bieker O.D. General Manager

Owner Authorized Agent

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



DESCRIPTION OF 12.625 ACRES OF LAND OUT OF LOT 4, SECTION 27B, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, TOGETHER WITH A PORTION OF ABANDONED HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, CANAL RECORDED IN VOLUME 24, PAGE 170, DEED RECORDS

BEGINNING at a point at the Southeast Corner of Lot 4, Section 27B, for the Southeast Corner of the following described tract of land, said point being located in 100' foot North 10th Street (S H # 336).

THENCE, with the South line of Lot 4, and South line of 50 abandoned Hidalgo County Irrigation District #1 Canal, (North 80 Deg 57 Min. 29 Sec. West.) at 50.0 feet pass an iron rod found on the West line of 100 foot North 10th Street (S H # 336), and on a line of 100 feet from the West end of the intersection with the East line of Lot 4, for the Northeast Corner of the West portion of the tract containing the Southeast Corner thereof.

THENCE, with the East right of way line of 125 foot Bicentennial Boulevard, North 09 Deg. 02 Min. 30 Sec. East, 293.0 feet to an iron rod V/MF for the Northwest corner hereof.

THENCE, with the South line of said Tract "B", Mobile Park Subdivision, parallel to the South line of Lot 4, and South line of 50 abandoned Hidalgo County Irrigation District #1 Canal, (North 80 Deg 57 Min. 29 Sec. West.) at 50.0 feet pass an iron rod found on the West line of 100 foot North 10th Street (S H # 336), and at 1865.66 feet to a point of the intersection with the East line of Lot 4, for the Northeast Corner hereof.

THENCE, with the East line of Lot 4, in 100 foot North 10th Street (S H # 336), and on a line of 50 feet from the West end of the intersection with the East line of Lot 4, for the Northeast Corner hereof.

THENCE, with the East line of Lot 4, in 100 foot North 10th Street (S H # 336), and on a line of 50 feet from the West end of the intersection with the East line of Lot 4, for the Northeast Corner hereof.

NOTES:

1. DEFINITION OF 0.34 ACRES IS REQUIRED FOR THIS SUBDIVISION.
2. GENERAL MAP MUST BE PROVIDED AND APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR A BUILDING PERMIT.
3. MINIMUM PAVED DRIVEWAY ELEVATION SHALL BE 20" INCHES ABOVE PAVEMENT CENTERLINE.
4. THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO. 48333X 022X C REVISED NOV. 16, 1982.
5. ALL LOTS FOR LEASE ONLY.
6. MAXIMUM NUMBER OF CELEBRITY HOMES FOR SUBDIVISION IS 25.
7. CELEBRITY HOMES SHALL BE 1400 SQUARE FEET.
8. EXISTING MOBILE HOMES BEING AS NOW EXIST, BUT ANY ADDITIONS, NEW CONSTRUCTION, OR IF MOBILE HOMES ARE REMOVED, COMPLIANCE WITH SET-BACKS WILL BE REQUIRED. SET-BACKS SHALL BE AS FOLLOWS:
9. FROM FRONT 10 FT. FROM NEAREST CORNER OF MOBILE HOME TO THE FRONT FRONT.
10. 5' FROM SETBACK TO NEAREST CORNER OF MOBILE HOME TO THE FRONT FRONT.
11. 15 FT. FROM R-O-W LINE ADJOINING PUBLIC STREETS.
12. 5 FT. TO LOT LINE (TO FT. BETWEEN BUILDINGS).
13. 10' FROM SETBACK TO NEAREST CORNER OF MOBILE HOME TO THE FRONT FRONT.
14. 15 FT. FROM SETBACK TO NEAREST CORNER OF MOBILE HOME TO THE FRONT FRONT.
15. 15 FT. FROM SETBACK TO NEAREST CORNER OF MOBILE HOME TO THE FRONT FRONT.

HIDALGO COUNTY BRANAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE BRANAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM BRANAGE PLAN OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE CHAPTER 49.003. THE DISTRICT HAS NOT RECEIVED AND DOES NOT CERTIFY THAT THE BRANAGE STRUCTURES DESCRIBED IN THESE BRANAGE PLANS COMPLY WITH THE MINIMUM BRANAGE PLAN GENERALLY ACCEPTED IN HIDALGO COUNTY. IT IS THE RESPONSIBILITY OF THE RECOVERER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY BRANAGE DISTRICT NO. 1
RAUL E. SISIN P.E. C.F.M. DATE _____
GENERAL MANAGER
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
WILL NOT BE RESPONSIBLE FOR DAMAGE OR OBLITERATION OF WATER TO ANY LOT IN THIS SUBDIVISION. PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, DAVID GUERRA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 26893
MAJOR, CITY OF McALLEN

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, CHARMAN PLANNING COMMISSION
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, MICHAEL FABIAN
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 26893
MAJOR, CITY OF McALLEN

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, DARIO V. GUERRA III
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 26893
MAJOR, CITY OF McALLEN

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, WILLIAM BREKER
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

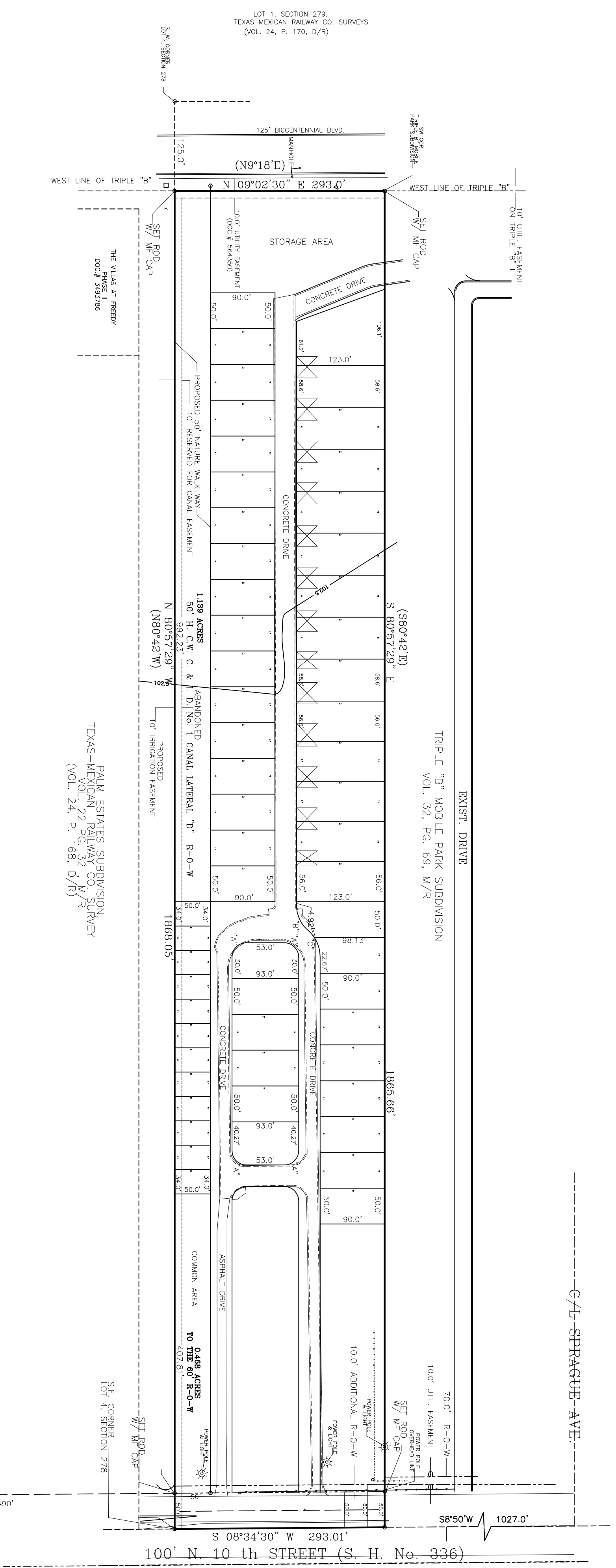
STATE OF TEXAS:
COUNTY OF HIDALGO:
I, MICHAEL FABIAN
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 26893
MAJOR, CITY OF McALLEN

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, DARIO V. GUERRA III
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 26893
MAJOR, CITY OF McALLEN

MAP OF
TRIPLE "B" MOBILE HOME PARK II
MCALEN TEXAS

DESCRIPTION OF A 12.625 ACRE TRACT OF LAND OUT OF LOT 4, SECTION 27B, TEXAS-MEXICAN RAILWAY COMPANY SURVEY TOGETHER WITH A PORTION OF ABANDONED HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, CANAL RECORDED IN VOL. 24, PG. 170, D/R

BIG D. ENGINEERING DARIO V. GUERRA III McALLEN, TEXAS 78604 REGISTRATION NO. 26893 PHONE: 409.455.8832 EMAIL: HDRENGINE@AOL.COM TEL: 950.264.1616	REGISTERED BY MICHAEL FABIAN SURVEYING, INC. 1803 E. HACKBERRY AVE MCALLEN, TEXAS 78501 PHONE: 409.455.8832 REGISTRATION # 101950669 EMAIL: MSURVEY@MFBANSURVEYING.COM TEL: 409.455.8832
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CURVE	DELTA	RADIUS	LENGTH
A	90°00'00"	20.0'	31.42'
B	52°01'00"	46.03'	42.83'
C	42°15'21"	50.0'	39.54'

SITE PLAN
TRIPLE "B"
MOBILE HOME PARK II
CITY OF MCALLEN
HIDALGO COUNTY TEXAS

BEGINNING at a point at the Southeast corner of Lot 4, Section 279, 1st & Southeast corner of Section 28, T29S, R18E, S42W, and

THENCE, with the South line of Lot 4, and South line of 50 abandoned Hidalgo County irrigation District # Canal (Neen 80 Deg 57 Min, 2 Sec West) at (N80°57'29" E, 1865.66' feet) to an iron rod w/MF cap set at the intersection with the East line of 125 foot Bicentennial Boulevard, for the Southwest corner hereof;

THENCE, with the East right-of-way line of 125 foot Bicentennial Boulevard, S 80°57'29" E, 1865.66' feet to an iron rod w/MF cap set on the South line of Triple "B" Mobile Park Subdivision, for the Northwest corner hereof;

THENCE, with the South line of said Triple "B" Mobile Park Subdivision, parallel to the South line of Lot 4, (South 80 Deg, 57 Min, 2 Sec East), at 1815.66 feet pass on to the South line of Lot 4, (South 80 Deg, 57 Min, 2 Sec East), at 1815.66 feet to a point of intersection with the East line of Lot 4, for the Northeast corner hereof;

THENCE, with the East line of Lot 4, in 100 foot North line of Lot 4, (South 80 Deg, 57 Min, 30 Sec West) 293.0 feet to THE POINT OF BEGINNING, Containing 12,825 acres of land more or less of which the East 50 feet containing 0.34 acre lies in 100 foot North 10th Street (F M # 336).

REVISED 7/24/2024
 ADDED EXISTING STREET LIGHTS
 ADJACENT TO NORTH 10TH STREET

PREPARED BY:
MICHAEL FABIAN SURVEYING, INC.
 1203 E. HACKBERRY AVE.
 MCALLEN, TEXAS 78501 (949) 788-4860

REGISTERED PROFESSIONAL
 LAND SURVEYOR

MICHAEL FABIAN
 CDB - SM
 POINT STATE AGENCY
 DATE: 07/24/2024
 EMAIL ADDRESS: SIMPLY@MFSURVEYING.COM
 PHONE # 10193985



City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 9/5/2024

SUBDIVISION NAME: TRIPLE "B" MOBILE PARK II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>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 the centerline, prior to recording. - Label total ROW after accounting for ROW dedication, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	Required
<p>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 recording. - Label the centerline, prior to recording. * 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 is requiring a license agreement that would allow continued use of land until expansion of North Bicentennial Boulevard. License agreement must be finalized prior to recording **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan</p>	Required
<p>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. At the Planning and Zoning meeting of August 20, 2024, the variance was approved to maintain existing conditions of the interior drives. **Subdivision Ordinance: Section 134-105 **Manufactured homes and recreational vehicles: Section 122-94 **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>	NA

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

<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multifamily properties **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p>SETBACKS</p>	
<p>* 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</p> <p>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 recording. **Zoning Ordinance: Section 138-356 **Manufactured homes and recreational vehicles: Section 122-93</p> <p>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 recording. **Zoning Ordinance: Section 138-356 **Manufactured homes and recreational vehicles: Section 122-93</p> <p>* 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</p> <p>* 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</p> <p>* Corner **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>	<p>Required</p> <p>Required</p> <p>Required</p> <p>NA</p> <p>NA</p> <p>Applied</p>

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

SIDEWALKS	
<ul style="list-style-type: none"> * 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 recording. - Proposing: 4 ft. walk required along 10th St. (S.H. #336) **Subdivision Ordinance: Section 134-120 	Required
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Provide plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46 	Required
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard **Must comply with City Access Management Policy 	Applied
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Plat notes will be required once site plan is finalized regarding maximum number of spaces, minimum space area, not for sale, etc. 	Required
<ul style="list-style-type: none"> * 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 recording. 	Required
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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
<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/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 	Applied

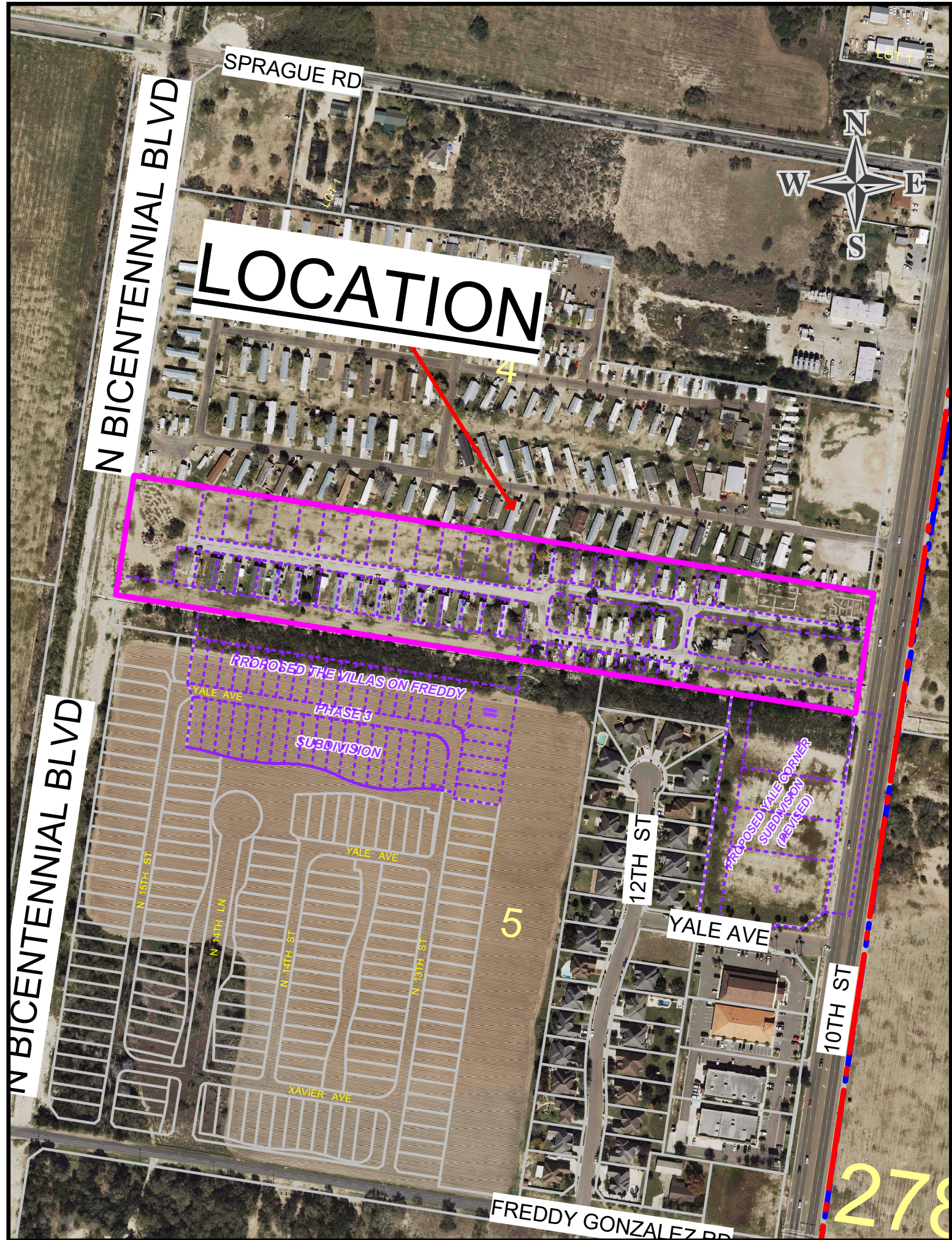
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * 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 122-93 	<p>Applied</p>
ZONING/CUP	
<ul style="list-style-type: none"> * 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 recording. ***Zoning Ordinance: Article V 	<p>Required</p>
<ul style="list-style-type: none"> * 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 recording. ***Zoning Ordinance: Article V 	<p>Required</p>
PARKS	
<ul style="list-style-type: none"> * 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). 	<p>Required</p>
<ul style="list-style-type: none"> * 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). 	<p>Required</p>
<ul style="list-style-type: none"> * 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). 	<p>Required</p>
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation is approved, no TIA required.. 	<p>Applied</p>
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	<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, prior to recording.- 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.- Plat submitted on July 24, 2024 shows 25 ft. of additional ROW dedication by this plat, Engineering Department is requiring a license agreement that would allow continued use of land until expansion of North Bicentennial Boulevard. License agreement must be finalized prior to recording <p>*Must comply with City's Access Management Policy.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

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



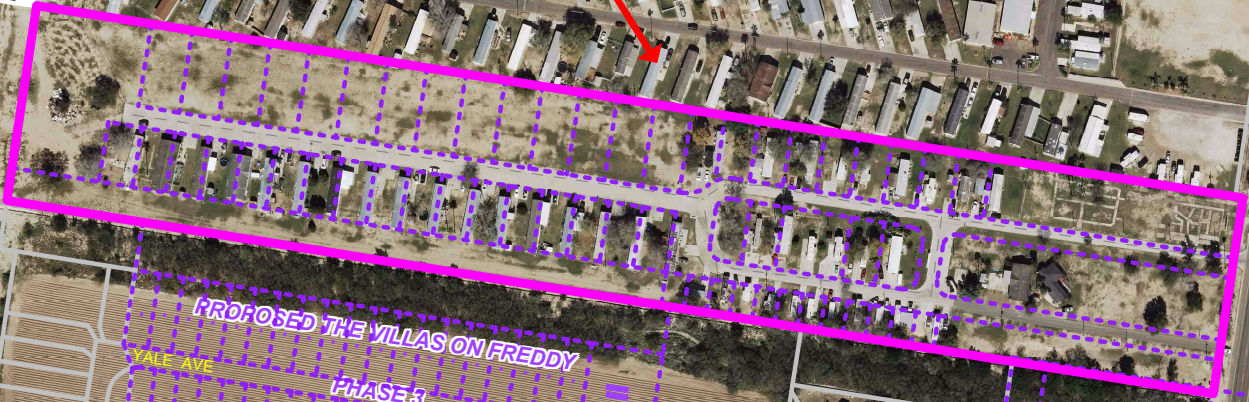
SPRAGUE RD

N BICENTENNIAL BLVD

LOCATION



4



PROPOSED THE VILLAS ON FREDDY

PHASE 3

SUBDIVISION

YALE AVE

YALE AVE

PROPOSED YALE CORNER
SUBDIVISION
(REVISED)

N BICENTENNIAL BLVD

N 18TH ST

N 17TH LN

N 16TH ST

N 15TH ST

XAVIER AVE

5

12TH ST

YALE AVE

10TH ST

FREDDY GONZALEZ DR

278



City of McAllen

Planning Department

SUB2024-0070

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

Project Information	Subdivision Name <u>KMB SUBDIVISION</u> ^{RPS}
	Legal Description <u>NELSON ADDITION W50' LOTS 5 & 6 & S25'-W50' LOT 4 BLK 1</u> <u>821 South 16th Street</u>
	Location <u>NORTHEAST CORNER FROM THE INTERSECTION OF ITHACA AVE. AND S 16TH STREET</u>
	City Address or Block Number _____
	Total No. of Lots <u>2</u> Total Dwelling Units <u>2</u> Gross Acres <u>0.14</u> Net Acres <u>0.14</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (_____ Acres) / <input checked="" type="checkbox"/> Residential (<u>2</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	Existing Zoning <u>R3T</u> ^{RPS} Proposed Zoning <u>R3T</u> ^{RPS} Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date _____
	Existing Land Use <u>TOWNHOMES</u> Proposed Land Use <u>TOWNHOMES</u>
	Irrigation District # <u>NONE</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Property ID: <u>244826</u> <u>I.D.L</u>	
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>NPG</u>	
Owner	Name <u>DE LA FUENTE INVESTMENTS LLC</u> Phone <u>956-330-9277</u>
	Address <u>520 E NEWPORT LN</u> E-mail <u>oscar.mario.delafuente@gmail.com</u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>
Developer	Name <u>SAMES INC.</u> Phone <u>956-702-8880</u>
	Address <u>200 S. 10TH STREET, SUITE 1500</u> E-mail <u>lhernandez@samengineering-surveying.com</u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>LUIS BRANDO HERNANDEZ</u>
Engineer	Name <u>MARIO A GARCIA</u> Phone <u>956-702-8880</u>
	Address <u>200 S. 10TH STREET, SUITE 1500</u> E-mail <u>mario@samengineering-surveying.com</u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>MARIO A GARCIA</u>
Surveyor	Name <u>LEO L. RODRIGUEZ, JR.</u> Phone <u>956-702-8880</u>
	Address <u>200 S. 10TH STREET, SUITE 1500</u> E-mail <u>lrodriguez@samengineering-surveying.com</u>
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>

JUN 21 2024

BY: _____

CH

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 06/21/2024

Print Name LUIS BRANDO HERNANDEZ

Owner Authorized Agent

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

VAR 2024-0038



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 NELSON ADDITION W50' LOTS 5 & 6 & S25' - W50' LOT 4 BLK 1

Street Address 821 S 16th St. McAllen TX

Number of lots 2 Gross acres 0.14

Existing Zoning R-3T Existing Land Use Residential

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

Applicant

Name Luis B. Hernandez Phone 956-702-8880

Address 200 S. 10th, Ste. 1500 E-mail lhernandez@samengineering-surveying.com

City McAllen State TX Zip 78501

Owner

Name DE LA FUENTE INVESTMENTS LLC. Phone 956-330-9277

Address 520 E Newport LN E-mail oscar.mario.delafuente@gmail.com

City McAllen State TX Zip 78501

Authorization

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

Yes No

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

Signature [Signature] Date 8/8/2024

Print Name Luis B. Hernandez Owner Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: \$250.00

Accepted by EDG Payment received by _____ Date 8-9-24

Rev 06/21

AUG 09 2024

BY: _____



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.

The project is located within the Downtown area of City of McAllen, the project consist of splitting the existing tract of land into 2 individual lots. There were 2 residential structures on this tract, one of the structures will remain in Lot 1, and on Lot 2 there will be a brand new residential building. The required additional Right-of-Way dedication will encroach into Lot 1 of the existing residential structure and for Lot 2 the final build-able space will not be suitable to accommodate the new town home residential structure. The surrounding area at this neighborhood is already developed and future road/street expansion seems not feasible not only for this project but for the adjoining properties.

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

The variance is necessary for preserving the existing structure of the owner that will remain in Lot 1 and is also necessary to accommodate the new town home in Lot 2.

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

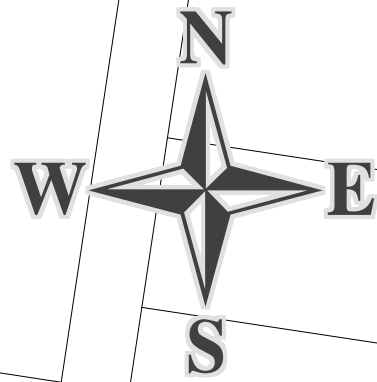
The variance will not affect adjoining property owners, since the variance preserves the current neighborhood conditions. If Right-of-Way and street expansion occurs, the Right-of-Way will encroach existing structures in the neighborhood.

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 property and neighborhood has already been developed and have existing residential properties, it is not expected a necessary Right-of-Way expansion from 40 ft to 60 ft since this is a local street and residential neighborhood. The proposed subdivision is not planning to drastically change the existing conditions of the property, but just splitting the tract into two (2) individual lots. Dedicating 10 ft of Right-of-Way will cause encroachment to the existing structure in this property and, in the future, the adjoining properties.

HOUSTON AV

LOCATION

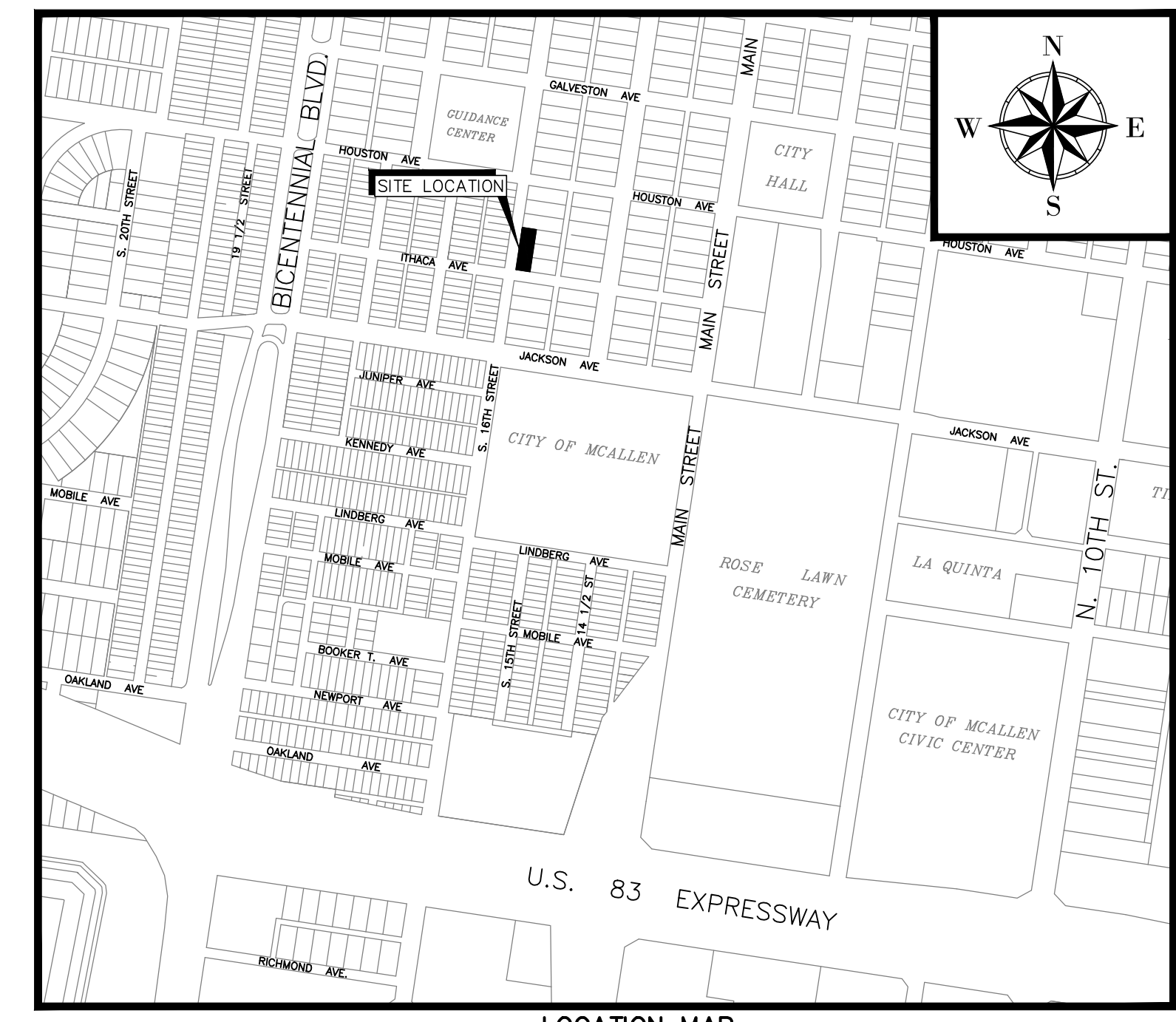
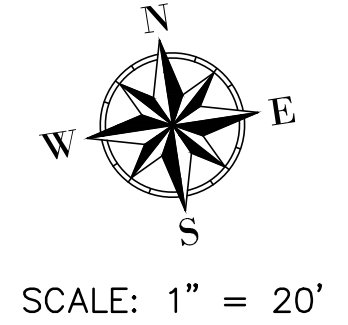
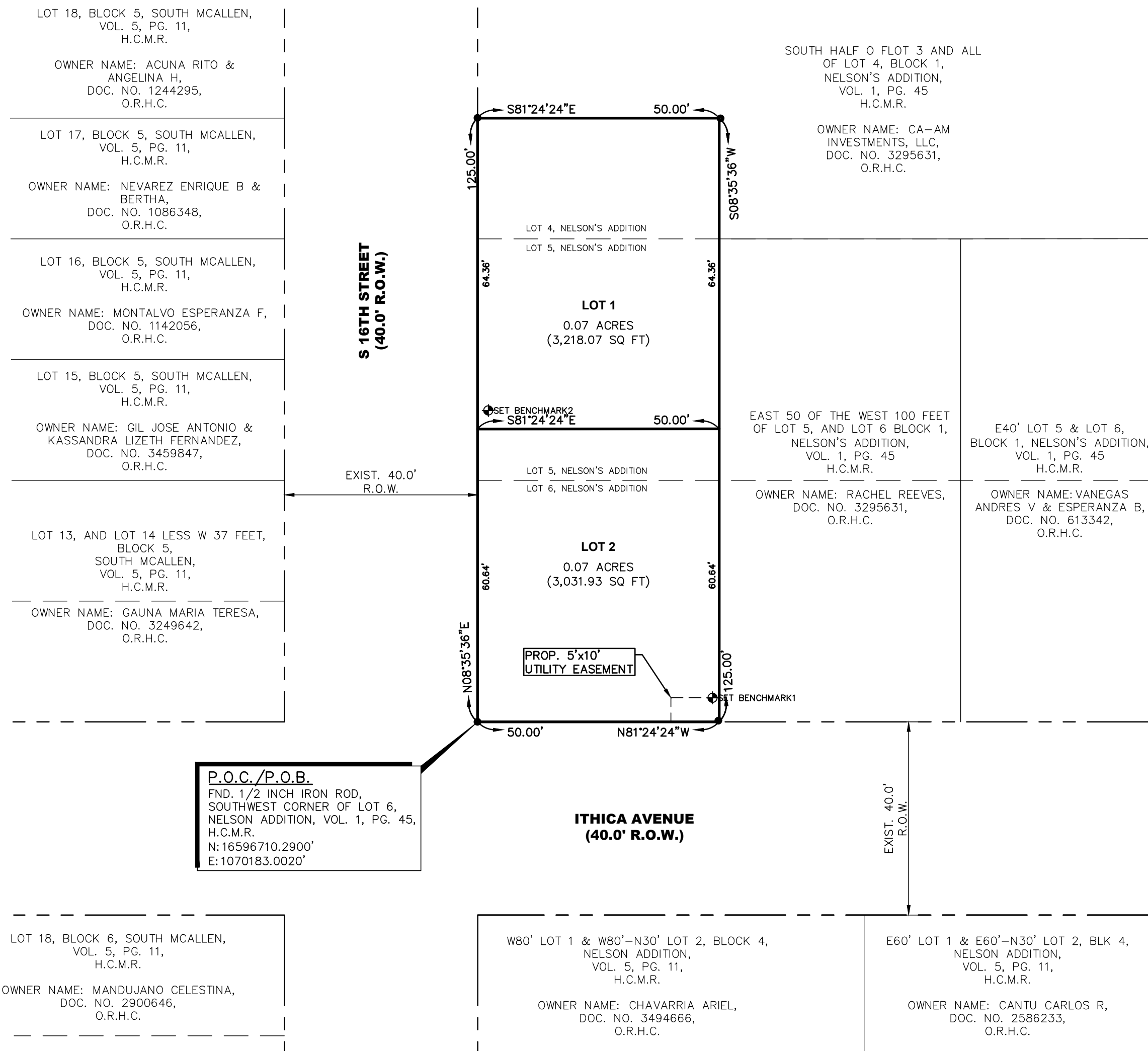


16TH ST



ITHACA AV

PROPOSED
LAW OFFICE OF ALEJANDRO
GUERRA SUBD



P.O.C./P.O.B.
FND. 1/2" IRON ROD,
SOUTHWEST CORNER OF LOT 6,
NELSON ADDITION, VOL. 1, PG. 45,
H.C.M.R.
N:16596710.2900'
E:1070183.0020'

LEGEND	
●	- FND. 1/2" IRON ROD
○	- SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
⦿	- FND. 5/8" IRON ROD
⊕	- ON-SITE BENCHMARK
△	- SET CONCRETE MONUMENTS
⊕	- CENTER LINE
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.O.R.	- HIDALGO COUNTY OFFICIAL RECORDS
P.U.E.	- PUBLIC UTILITY EASEMENT
P.O.B.	- POINT OF BEGINNING
MON.	- MONUMENT
PROP.	- PROPOSED
ELEV.	- ELEVATION
R.O.W.	- RIGHT OF WAY
FND.	- FOUND

STATE OF TEXAS
COUNTY OF HIDALGO

I, DE LA FUENTE INVESTMENT, LLC, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **KMB SUBDIVISION** TO THE CITY OF MCALEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALEN, 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 MCALEN.

DE LA FUENTE INVESTMENT, LLC
OSCAR DE LA FUENTE—REGISTERED AGENT
PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
DE LA FUENTE INVESTMENT, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
COUNTY OF HIDALGO

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 THE GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALEN 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 MCALEN DATE
CITY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

MARIO A GARCIA, PE NO. 137503 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED, LEO L. RODRIGUEZ, JR., A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LEO L. RODRIGUEZ, JR., RPLS NO. 2448 DATE

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	DE LA FUENTE INVESTMENTS LLC	520 E NEWPORT LN	McALLEN, TEXAS 78501	(956) 330-9277	
ENGINEER:	MARIO A GARCIA, P.E.	200 S. 10TH ST., STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	LEO L. RODRIGUEZ, JR., RPLS	200 S. 10TH ST., STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

0.143 (6,250.00 SQ. FT.) OF AN ACRE COMPRISED OF 0.0287 (1,250.00 SQ. FT.) OF AN ACRE OUT OF LOT 4, BLOCK 1, 0.0573 (2,500.00 SQ. FT.) OF AN ACRE OUT OF LOT 5, BLOCK 1, AND 0.0573 (2,500.00 SQ. FT.) OF AN ACRE OUT OF LOT 6, BLOCK 1, NELSON'S ADDITION, AN ADDITION TO THE CITY OF MCALEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 45, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 0.143 (6,250.00 SQ. FT.) OF AN ACRE COMPRISED OF 0.0287 (1,250.00 SQ. FT.) OF AN ACRE OUT OF LOT 4, BLOCK 1, 0.0573 (2,500.00 SQ. FT.) OF AN ACRE OUT OF LOT 5, BLOCK 1, AND 0.0573 (2,500.00 SQ. FT.) OF AN ACRE OUT OF LOT 6, BLOCK 1, NELSON'S ADDITION, AN ADDITION TO THE CITY OF MCALEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 45, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP, FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, OF SAID NELSON'S ADDITION, BEING ON THE INTERSECTION OF SIXTEENTH STREET (HAVING A 40.00' R.O.W.) AND NORTH AVENUE (HAVING A 40.00' R.O.W.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16596710.2900', E=1070183.0020'.

THENCE; NORTH 08°35'36" EAST, ALONG THE WEST LINE OF LOT 6, BLOCK 1, OF SAID NELSON'S ADDITION AND EAST RIGHT OF WAY LINE SIXTEENTH STREET (HAVING A 40.00' R.O.W.), AT A DISTANCE OF 50.00 FEET, TO A POINT, FOR THE COMMON CORNER OF LOT 5 AND LOT 6, BLOCK 1, OF SAID NELSON'S ADDITION, CONTINUING AT A DISTANCE OF 100.00 FEET, TO A POINT, FOR THE COMMON CORNER OF LOT 4 AND LOT 5, BLOCK 1, OF SAID NELSON'S ADDITION, CONTINUING TO A TOTAL DISTANCE OF 125.00 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CA-AM INVESTMENTS, LLC, AS RECORDED IN DOCUMENT NUMBER 3295631, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING, OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°24'24" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO CA-AM INVESTMENTS, LLC, A DISTANCE OF 50.00 FEET, TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP, FOR AN INTERIOR CORNER OF SAID TRACT OF LAND CONVEYED TO CA-AM INVESTMENTS, LLC, AND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°35'36" WEST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO CA-AM INVESTMENTS, LLC, AT A DISTANCE OF 25.00 FEET, TO A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO FOR THE COMMON LINE OF LOT 4 AND LOT 5, BLOCK 1, OF SAID NELSON'S ADDITION, CONTINUING TO A DISTANCE OF 75.00 FEET, TO A POINT, FOR THE COMMON LINE OF LOT 5 AND LOT 6, BLOCK 1, OF SAID NELSON'S ADDITION, CONTINUING TO A TOTAL DISTANCE OF 125.00 FEET, TO A POINT, FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO RACHEL REEVES, BEING ON THE NORTH RIGHT OF WAY LINE OF NINTH AVENUE AND THE SOUTH LINE OF LOT 6, BLOCK 1, OF SAID NELSON'S ADDITION, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°24'24" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF NINTH AVENUE AND THE SOUTH LINE OF LOT 6, BLOCK 1, OF SAID NELSON'S ADDITION, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 0.143 (6,250.00 SQ. FT.) OF AN ACRE, MORE OR LESS.

SURVEY NOTES:

- BASIS OF BEARING: WEST LINE LOT 6, BLOCK 1, NELSON'S ADDITION, AS PER MAP RECORDED IN VOLUME 1, PAGE 45, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

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

ON: _____ AT _____
AM/PM.

INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
MCALEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

NO.	SHEET	REVISION	DATE	APPROVED



Reviewed On: 9/4/2024

SUBDIVISION NAME: KMB SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

<p>Ithica Avenue: 10 ft. ROW dedication as required for 30 ft. from centerline for a 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides - Label total ROW after accounting for dedication, prior to final. - Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. - Engineer submitted a variance application (VAR2024-0038) to not dedicate additional ROW and maintain the existing 40 ft. ROW on August 9, 2024. If the request is approved staff recommends a 10-foot sidewalk and utility easement to be dedicated by plat as per the Engineering Department. **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>South 16th Street: 10 ft. ROW dedication as required for 30 ft. from centerline for a 60 ft. total ROW. Paving: 40 ft. Curb & gutter: both sides - Label total ROW after accounting for dedication, prior to final. - Reference document number on the plat for the existing ROW and provide a copy for staff review as applicable, prior to final. - Engineer submitted a variance application (VAR2024-0038) to not dedicate additional ROW and maintain the existing 40 ft. ROW on August 9, 2024. If the request is approved staff recommends a 10-foot sidewalk and utility easement to be dedicated by plat as per the Engineering Department. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Applied</p>
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	<p>Applied</p>
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>Applied</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/multi-family properties - As per Public Works Department this subdivision will utilize residential collection. **Subdivision Ordinance: Section 134-106</p>	<p>Applied</p>

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

SETBACKS	
<p>* Front: (South 16th Street) Lot 1: In accordance with the Zoning Ordinance or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. (Ithica Avenue) Lot 2: In accordance with the Zoning Ordinance or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. - Revise front setback as shown above, prior to final. **Zoning Ordinance: Section 138-356 & 367</p>	Non-compliance
<p>* Rear: In accordance with Zoning Ordinance or greater for easements. - Revise plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements - Revise plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: In accordance with Zoning Ordinance or greater for easements. - Revise 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 Ithica Avenue and South 16th Street **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. - Revise plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **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 Departments prior to building permit issuance.</p>	Applied
<p>* Common Areas, any private drives, gate 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
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</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 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>* 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>	NA
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if 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
LOT REQUIREMENTS	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	Applied
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	Applied
ZONING/CUP	
<p>* Existing: R-3T Proposed: R-3T **City Commission approved a rezoning request from R-2 to R-3T on April 22, 2024. ***Zoning Ordinance: Article V</p>	Applied
<p>* Rezoning Needed Before Final Approval **City Commission approved a rezoning request from R-2 to R-3T on April 22, 2024. ***Zoning Ordinance: Article V</p>	Applied
PARKS	
<p>* Land dedication in lieu of fee.</p>	NA
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of lots/dwelling units changes, park fees will be adjusted accordingly, prior to recording.</p>	Required
<p>* Pending review by the City Manager's Office.</p>	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Trip Generation is waived for 2 lot townhouse subdivision.</p>	Applied
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	NA
COMMENTS	
<p>Comments: - Owner's signature block must comply with requirements set forth in Section 134-61. - Clarify if utility easement will be dedicated by plat or separate document. - Any abandonments must be done by separate document, not by plat. - Subdivision needs to be renamed to "Nelson Addition Lots 5A and 6A Subdivision", prior to final. Application will need to be revised to reflect the name change as well. *Must comply with City's Access Management Policy.</p>	Applied

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

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

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

HOUSTON AV

LOCATION

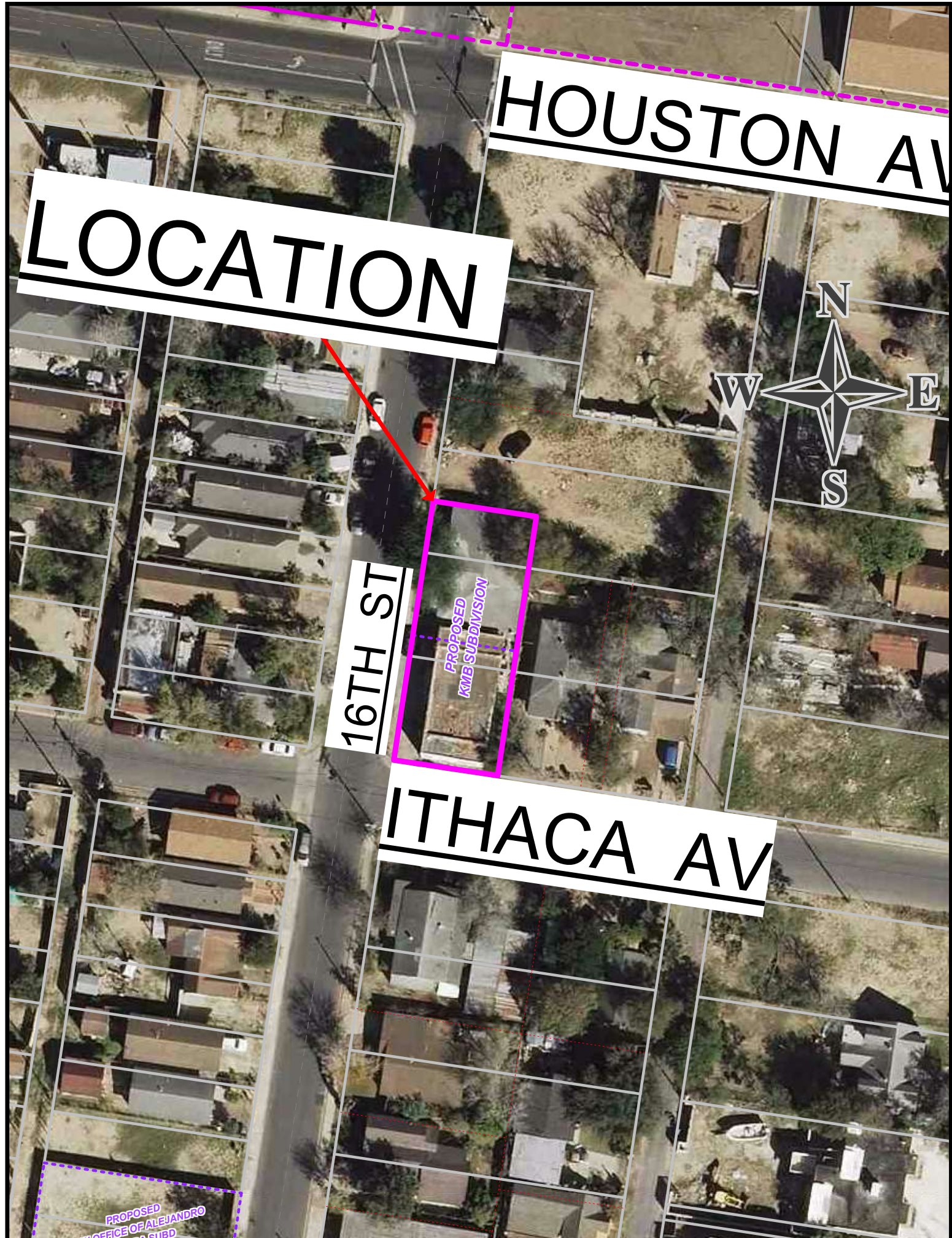


16TH ST

PROPOSED
KIMB SUBDIVISION

ITHACA AV

PROPOSED
OFFICE OF ALEJANDRO
SUBD



SUB2024-0097

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>29th Subdivision</u>
	Legal Description <u>3.545 +/- Acres being out of lot 47 La Lomita Irrigation and Construction Company Subdivision, of porciones 61,62 and 63</u> <u>Volume 24, Pages 67-69</u>
	Location <u>North East Corner of North 29th St & Frontera Rd</u>
	City Address or Block Number <u>8516 N. 29th Street</u>
	Total No. of Lots <u>42</u> Total Dwelling Units <u>42</u> Gross Acres <u>3.545</u> Net Acres <u>3.454</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input type="checkbox"/> Residential (<u>42</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-3T</u> Applied for Rezoning <input type="checkbox"/> No / <input checked="" type="checkbox"/> Yes: Date <u>8-21-24</u>
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhomes</u>
	Irrigation District # <u>HCID #1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other <u> </u>
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>210518</u>	
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D.L</u>	
Owner	Name <u>Real Estate Team Holdings LP</u> Phone <u>956-607-1762</u>
	Address <u>1100 Union Ct.</u> E-mail <u>Escriebeme@hotmail.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78572</u>
Developer	Name <u>Real Estate Team Holdings LP</u> Phone <u>956-607-1762</u>
	Address <u>1100 Union Ct.</u> E-mail <u>Escriebeme@hotmail.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78572</u>
	Contact Person <u>Sergio Govela</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and valeria@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>
	Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Valeria Garza</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>
	Address <u>115 West McIntyre Street, Edinburg, Texas 781</u> E-mail <u>robert@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

KF

RECEIVED
 AUG 29 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 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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)

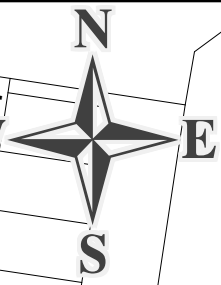
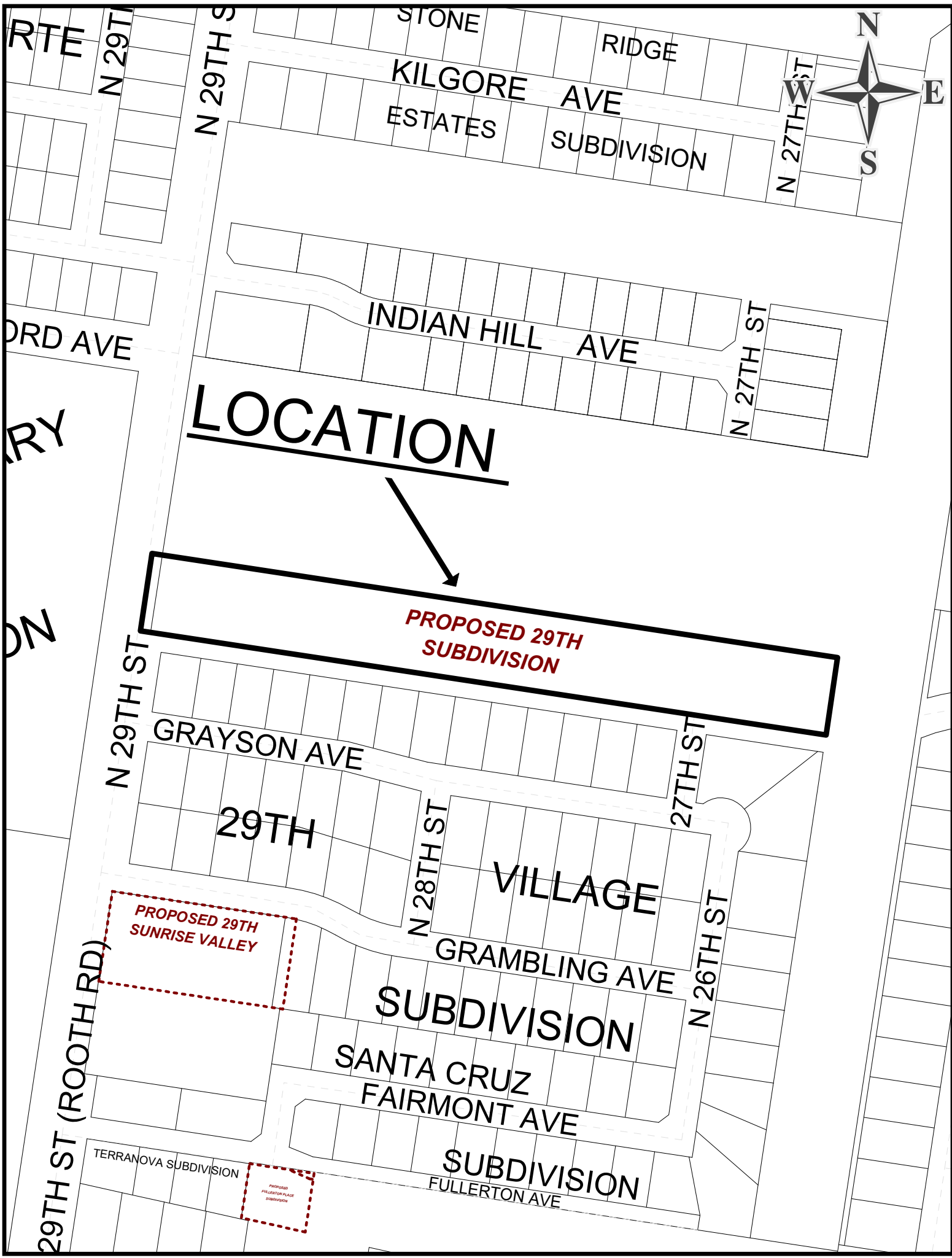
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 08.23.2024

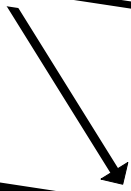
Print Name Mario A. Reyna, P.E.

Owner Authorized Agent

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



LOCATION



PROPOSED 29TH SUBDIVISION

N 29TH ST

GRAYSON AVE

29TH

N 28TH ST

VILLAGE

27TH ST

GRAMBLING AVE

SUBDIVISION

N 26TH ST

SANTA CRUZ FAIRMONT AVE

SUBDIVISION

TERRANOVA SUBDIVISION

FULLERTON AVE

PROPOSED 29TH SUNRISE VALLEY

PROPOSED FULLERTON PLACE SUBDIVISION

29TH ST (ROOTH RD)

RTE

N 29TH ST

N 29TH ST

STONE

RIDGE

KILGORE AVE

ESTATES

SUBDIVISION

N 27TH ST

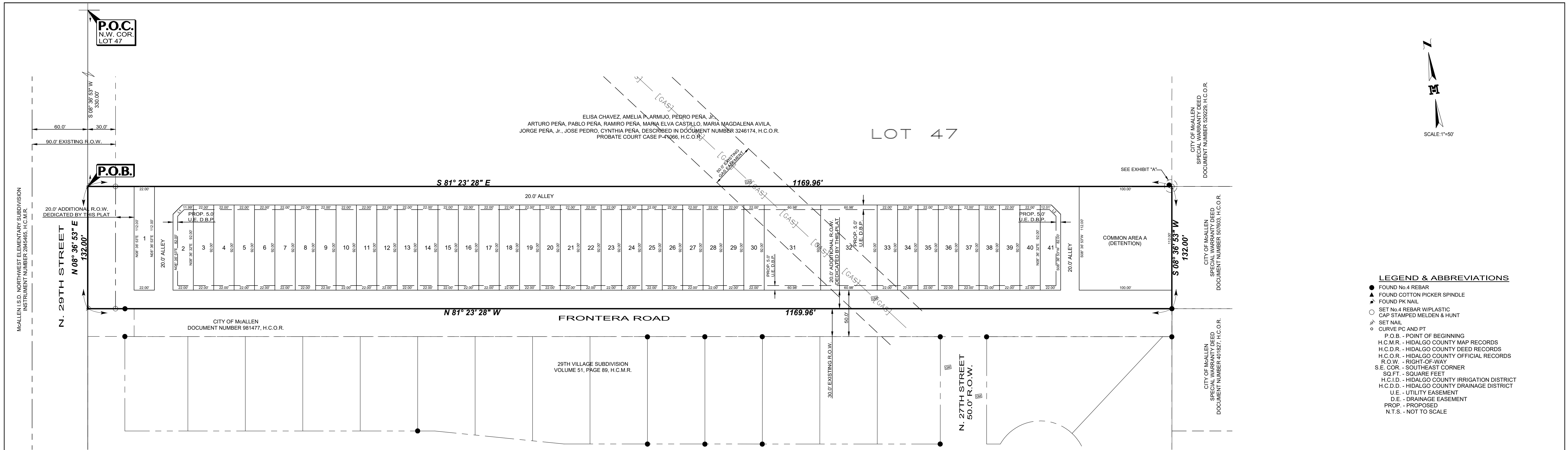
DRD AVE

RY

ON

INDIAN HILL AVE

N 27TH ST



- LEGEND & ABBREVIATIONS**
- FOUND No.4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - FOUND PK NAIL
 - SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊕ SET NAIL
 - ⊕ CURVE PC AND PT
 - P.O.B. - POINT OF BEGINNING
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - R.O.W. - RIGHT-OF-WAY
 - S.E. COR. - SOUTHEAST CORNER
 - SO.FT. - SQUARE FEET
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - PROP. - PROPOSED
 - N.T.S. - NOT TO SCALE

- GENERAL NOTES :**
- THIS SUBDIVISION IS IN FLOOD ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED, JUNE 6, 2000.
 - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
 - MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
 FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
 GARAGE: 18 FT. OR IF GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
 - NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
 - 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.
 - 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.
 - SANITARY SEWER LINE SHALL BE PRIVATE AND MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATED/ LOT OWNER(S), THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN.
 - COMMON/DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.

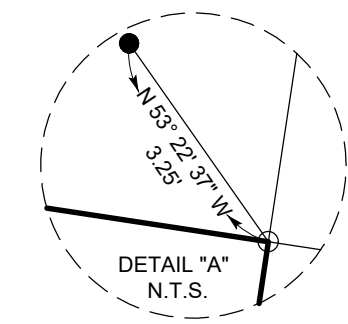
**SUBDIVISION MAP OF
29TH SUBDIVISION**

BEING A SUBDIVISION OF 3.545 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOT 47, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION OF PORCIONES 61, 62 AND 63, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 24, PAGES 67-69, HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 3.545 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 47, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-69, HIDALGO COUNTY DEED RECORDS, SAID 3.545 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO REAL ESTATE TEAM HOLDINGS, LP, BY VIRTUE OF A WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2662793, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.545 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET;
- THENCE, S 08° 36' 53" W ALONG THE WEST LINE OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.
- THENCE, S 81° 23' 28" E, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST EXISTING RIGHT OF WAY OF SEMINARY ROAD, AND THE WEST LINE OF SAID SEMINARY HEIGHTS SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1,169.96 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF A CERTAIN TRACT CONVEYED TO CITY OF McALLEN BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 507603, HIDALGO COUNTY OFFICIAL RECORDS FROM WHICH A NO. 4 REBAR FOUND BEARS N 53° 22' 37" W A DISTANCE OF 3.25 FEET, FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 08° 36' 53" W, ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO CITY OF McALLEN, A DISTANCE OF 132.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO CITY OF McALLEN RECORDED UNDER DOCUMENT NUMBER 981477, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 81° 23' 28" W, ALONG THE NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO CITY OF McALLEN, AT A DISTANCE OF 1,129.76 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,139.96 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY OF N. 29TH STREET, CONTINUING A TOTAL DISTANCE OF 1,169.96 FEET TO A NAIL SET ON THE WEST LNER OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 08° 36' 53" E, ALONG THE WEST LINE OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET, A DISTANCE OF 132.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.545 ACRES OF LAND, MORE OR LESS.



Line Table		
Line #	Length	Direction
L1	14.14'	N53° 36' 43"E
L2	14.14'	S36° 23' 17"E

Lot Area Table		
Lot #	SQ. FT.	Area
2	1973.49	0.045
41	1974.45	0.045

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 08/23/2024
ENGINEERING JOB # 240097.00

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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

DATED THIS THE _____ DAY OF _____, 20____.

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

DATE SURVEYED: 07/26/2024
T-1240, PG.2
SURVEYING JOB No. 24097.08



DRAWN BY: J.L.G. DATE 08-23-2024
 SURVEYED, CHECKED DATE _____
 FINAL CHECK DATE _____

M MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

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

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

BY: _____ DEPUTY



Reviewed On: 9/6/2024

SUBDIVISION NAME: 29TH SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North 29th Street: Dedication as needed for 50 ft. from centerline for 100 ft. total ROW Paving : 65 ft. Curb & gutter: Both Sides - Label centerline to establish ROW requirements. - Provide document numbers on plat regarding any existing dedication or acquisitions as applicable prior to final as well as documents for staff review. Dedication requirements to be established once ROW details regarding existing dedications are provided, finalize prior to final. - Label ROW after accounting for dedication as Total ROW, prior to final. - Label ROW from centerline to new plat boundary, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan</p>	Non-compliance
<p>Frontera Road: Minimum 30 ft. ROW dedication for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - Label the centerline to establish ROW requirements. - Label ROW after accounting for dedication as total ROW, prior to final. - Provide document numbers on plat regarding any existing dedication or acquisitions as applicable prior to final as well as documents for staff review. Dedication requirements to be established once ROW details regarding existing dedications are provided, finalize prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>North 27th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Provide for North 27th Street to provide connectivity to the N/S **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length - If rezoning to R-3T is not approved R-1 zoning requirements will apply. **Subdivision Ordinance: Section 134-118</p>	Non-compliance

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

<p>* 900 ft. Block Length for R-3 Zone Districts - Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes, submit a variance request for 900 ft. maximum block length requirement. - If rezoning to R-3T is not approved R-1 zoning requirements will apply. **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p>
<p>ALLEYS</p>	<p>NA</p>
<p>ROW: 20 ft. Paving: 16 ft. - Must provide for 8 x 8 ft dumpster easements and comply with Public Works requirements. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	<p>Non-compliance</p>
<p>SETBACKS</p>	
<p>* Front: 10 ft. or greater for easements - Revise front setback as shown above, prior to final. - If rezoning to R-3T is not approved R-1 zoning requirements will apply. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Rear: In accordance with the Zoning Ordinance or easements, whichever is greater applies - Clarify rear setback, prior to final. - If rezoning to R-3T is not approved R-1 zoning requirements will apply. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements - If rezoning to R-3T is not approved R-1 zoning requirements will apply. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Corner: 10 feet or greater for easements - Revise corner setback as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>* Garage: 18 feet except where greater setback is required; greater setback applies - Revise garage setback as shown above, prior to final. **Zoning Ordinance: Section 138-356</p>	<p>Non-compliance</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on North 29th Street, Frontera Road, and both sides of North 27th Street. - Sidewalk may increase to 5 ft. as per Engineering Department - Include a plat note as applicable as shown above, wording to be finalized prior to final. **Subdivision Ordinance: Section 134-120</p>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street - Revise plat note #6 as shown above, prior to final. **Landscaping Ordinance: Section 110-46</p>	<p>Non-compliance</p>

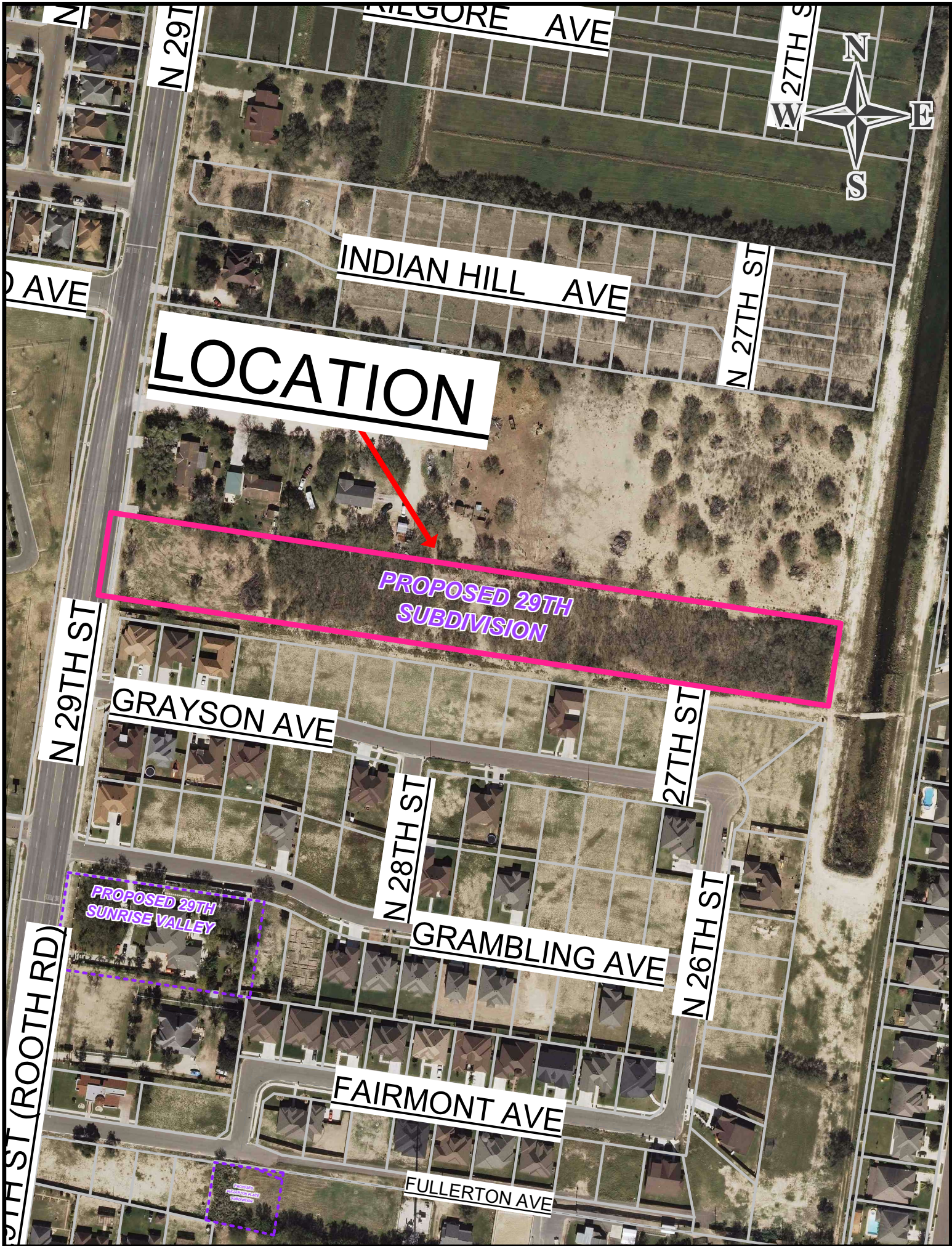
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
NOTES	Required
<p>* No curb cut, access, or lot frontage permitted along North 29th Street and Frontera Road - Provide a plat note as shown above, prior to final. **Must comply with City Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. **Zoning Ordinance: Section 138-210 * Common Areas, detention areas etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #10 as shown above, prior to final. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	Non-compliance
	Applied
	Non-compliance
	NA
	Required
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets - Once plat is revised to show North 27th Street, detention area must be a minimum 25 ft. width and front an interior street. **Subdivision Ordinance: Section 134-1</p>	Non-compliance
<p>* Minimum lot width and lot area - As per plat submitted on August 29, 2024, Lots 2 and 41 are not meeting the minimum 2,000 sq. ft. lot area, please revise accordingly. - Once plat is revised to show North 27th Street, detention area must be a minimum 25 ft. width and front an interior street . Lots 1 & 41 will not have enough width for a buildable area after accounting for corner setback. *Corner lots should be at least four feet wider than the minimum lot size in residential zones. **Provide preliminary site plan for multi-family lots to verify compliance with landscaping requirements. **Zoning Ordinance: Section 138-356</p>	Non-compliance

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

ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-3T - A rezoning application was submitted on August 21, 2024. - Rezoning to R-3T must be finalized prior to final. ***Zoning Ordinance: Article V 	Non-compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval - A rezoning application was submitted on August 21, 2024. - Rezoning to R-3T must be finalized prior to final. ***Zoning Ordinance: Article V 	Non-compliance
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per plat submitted on August 29th,2024 a total of 41 lots proposed park fees total to \$28,700 (\$700 X 41 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. 	Required
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on August 29th,2024 a total of 41 lots proposed park fees total to \$28,700 (\$700 X 41 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. 	Required
<ul style="list-style-type: none"> * Pending review by the City Manager's Office. As per plat submitted on August 29th,2024 a total of 41 lots proposed park fees total to \$28,700 (\$700 X 41 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly. 	Required
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	TBD
<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"> - Any abandonments must be done by separate document before final, and be referenced on plat. - Provide a site plat for lots 31 and 32 to establish if buildable lots, prior to final. - Please submit copy of 50 ft. gas easement document for staff review prior to final. - Lots 1 & 41 will not have enough width for a buildable area after accounting for corner setback. *Must comply with City's Access Management Policy. 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.</p>	Applied

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



LOCATION

*PROPOSED 29TH
SUBDIVISION*

*PROPOSED 29TH
SUNRISE VALLEY*



REGGORE AVE

INDIAN HILL AVE

N 29TH ST

N 27TH ST

N 27TH ST

GRAYSON AVE

N 29TH ST

N 27TH ST

N 28TH ST

GRAMBLING AVE

N 26TH ST

FAIRMONT AVE

FULLERTON AVE

N 25TH ST (ROOTH RD)

SUB2024-0093

City of McAllen Planning Department

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

Project Information

Subdivision Name Las Brisas Phase II Subdivision^{FT}

Legal Description 26.710 Acres Being out of Lots 1,4 and 5, Block 1, Lots 8,9 and 10 Block 5 M& M Subdivision Hidalgo County, Texas

Location On the southwest corner of Rooth Road and Monte Cristo Road

City Address or Block Number 3105 Monte Cristo Road

Total No. of Lots 136^{FT} Total Dwelling Units 134^{FT} Gross Acres 26.710 Net Acres 26.710

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

For Fee Purposes: Commercial (Acres) / Residential (135 Lots) Replat: Yes / No

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

Existing Land Use Exist Building^{FT} Proposed Land Use Residential-Single Family^{FT}

Irrigation District # HCID #1 Water CCN: MPU / Sharyland Water SC Other

Agricultural Exemption: Yes / No Parcel # 224742

Estimated Rollback Tax Due 36,015.54 Tax Dept. Review MC 8/26/24

Owner

Name ML Rhodes LLC Phone 956-287-2800

Address 200 S. 10th St Suite 1700^{FT} E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Developer

Name Rhodes Development Inc Phone 956-287-2800

Address 200 S. 10th St. Suite 1700^{FT} E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Contact Person Brad Frisby, VP

Engineer

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

Address 115 West McIntyre Street,^{FT} E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and valeria@meldenandhunt.com

City Edinburg State Texas Zip 78541

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

Surveyor

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

Address 115 West McIntyre Street,^{FT} E-mail robert@meldenandhunt.com

City Edinburg State Texas Zip 78541

AUG 26 2024

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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- 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)

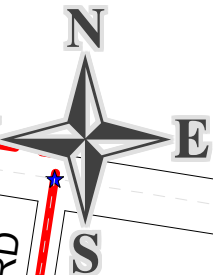
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 08.14.2024

Print Name Mario A. Reyna, P.E.

Owner Authorized Agent

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



MONTE CRISTO RD

ROOTH RD

ROGERS RD

ROGERS RD

LOCATION

7

2

3

8

PROPOSED LAS BRISAS

BRISAS

PHASE 1
SUBDIVISION

PROPOSED LAS BRISAS

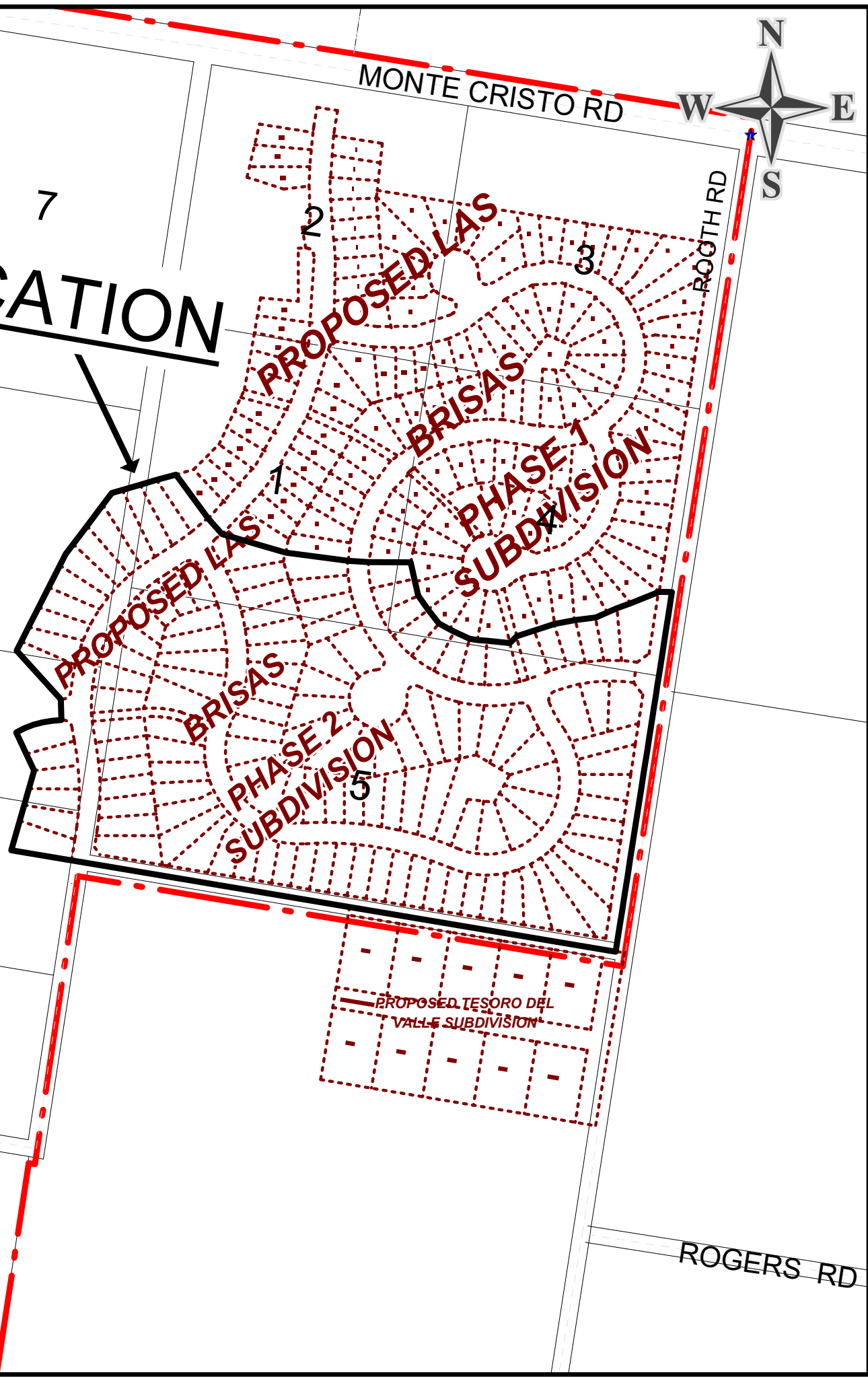
BRISAS

PHASE 2
SUBDIVISION

5

PROPOSED TESORO DEL VALLE SUBDIVISION

11





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/5/2024

SUBDIVISION NAME: LAS BRISAS PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>North 29th Street (N. Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: on both sides - Correct the street label to "North 29th Street (Rooth Road)" and show on plat - Please label Center Line. - Dedication must be finalized once centerline is established. - Please show and label R.O.W. from centerline after the dedication. - Show document number for existing ROW dedication and submit documents for staff review. - Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on plat. - Clarify if existing 30 ft. ROW is a portion of the HCID No. 1 Canal ROW, prior to final. - North 29th Street dedication to be in line with ROW dedication for Las Brisas Phase I. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>County Road E/W: for 30 ft. dedication of ROW from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - Label the centerline. - Dedication must be finalized once centerline is established. - All comments referencing "possible and future" must be removed as it should be labeled as total ROW or ROW dedicated by this plat. - Sharyland easement may not overlap the street ROW. Any abandonment must be done by separate document and referenced on the plat. - Show and label ROW from centerline after dedication. - Provide document number for ROW dedication and provide a copy for staff review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Non-compliance
<p>Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be finalized prior to recording. - Show the R.O.W. for all streets. - Please finalize all ROW requirements prior to final. - Temporary paved turnarounds are required at the end of streets not continuing at this time by plat or separate document 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

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

<p>* 1,200 ft. Block Length Revisions needed: - Dimensions of centerline is needed prior to final. **Subdivision Ordinance: Section 134-118</p> <p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p> <p>* 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Revisions needed: - Please provide dimensions of Cul-de-Sacs. - Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. ***Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. **Subdivision Ordinance: Section 134-105</p>	Non-compliance
	NA
	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	NA
SETBACKS	
<p>* Front: 20 feet minimum or greater for easements, or as shown on "Front Setback Table" greater applies, as per agreement. - No Front Setback Table is shown on plat, please clarify and revise as needed. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: 10 ft. or greater for easements - Clarify rear setback as there are indications of a possible 11 ft. easement at the rear of the lots. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: 5 feet or greater for easement, as per agreement - Proposed subdivision complies with minimum setback requirements, as per the agreement. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: 10 feet or greater for easements **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Garage: 18 feet except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on North 29th Street (Rooth Road) and County Road. - Sidewalk may increase to 5 ft. as per Engineering Department. - Sidewalk for interior streets: Sidewalk design plan must be submitted, prior to final. City ordinance will not apply, provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. **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

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

BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street (Rooth Road) and County Road. - Revise plat note as applicable, wording to be finalized prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Revise plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North 29th Street (Rooth Road) and County Road. - Revise plat note as applicable, wording to be finalized prior to final. **Must comply with City Access Management Policy 	Non-compliance
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Applied
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. 	Applied
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied
<ul style="list-style-type: none"> * Public Improvement District (PID) (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 Vegetation Ordinance, including but not limited to common areas. **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 	Applied
<ul style="list-style-type: none"> * Public Improvement District (PID) 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 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets - The subdivision must comply with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1 	Required
<ul style="list-style-type: none"> * Minimum lot width and lot area - Project engineer to verify that all lots comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, and 5,000 sq. ft. minimum lot size, or in compliance per Agreement. **Zoning Ordinance: Section 138-356 	Required
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V 	Applied

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

<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 Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.</p>	<p>Applied</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.</p>	<p>Applied</p>
<p>* Pending review by the City Manager's Office. As per Parks Department in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014, as per agreement.</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, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic, Master TIA approved with conditions.</p>	<p>Applied</p>
<p>COMMENTS</p>	
<p>Comments: - Please use a wider/bold line for the subdivision boundary on all sides. - Need to include document numbers for easements, R.O.W.'s etc. shown on plat. - No easements are shown on plat, clarify and revise as applicable. - Any abandonment must be done by separate document, prior to final and referenced on plat. - Clarify use of lots 168 and 154 and revise lots to be in line with numbering scheme of the plat - Clarify if N/S County Road has been abandoned, if so provide a document number on the plat. * Must comply with City's Access Management Policy. * Must comply with the Agreement and Public Improvement District (PID) conditions. * Must comply with other requirements, as may be applicable, prior to final</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL.</p>	<p>Applied</p>

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MONTE CRISTO RD

ROOTH RD

ROGERS RD

ROGERS RD

LOCATION



7

2

3

8

1

5

9

ROGERS RD

11

PROPOSED LAS BRISAS

BRISAS

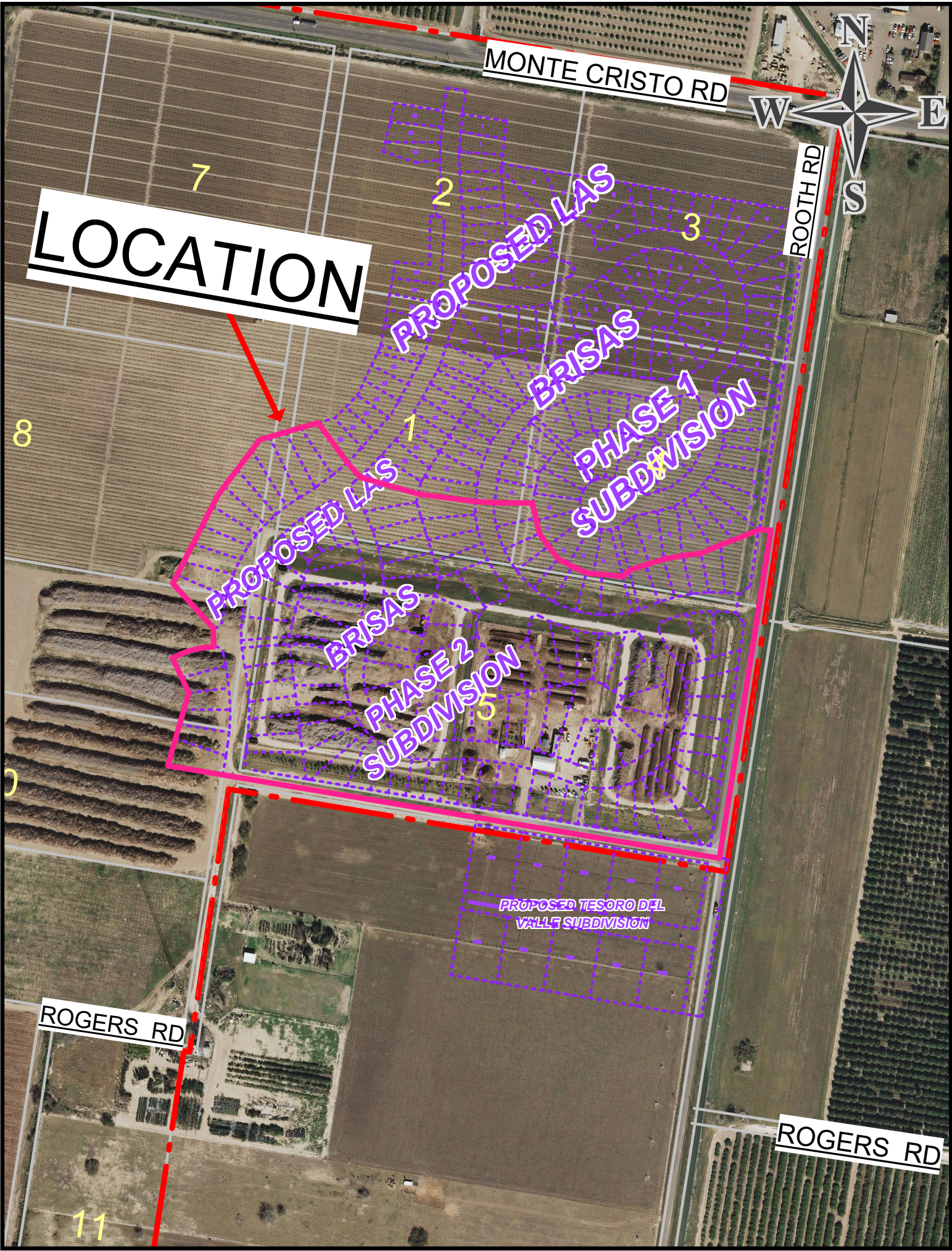
PHASE 1 SUBDIVISION

PROPOSED LAS BRISAS

BRISAS

PHASE 2 SUBDIVISION

PROPOSED TESORO DEL VALLE SUBDIVISION





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)
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- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

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- 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

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*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

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Owners Signature

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

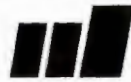
Signature _____ Date _____

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.

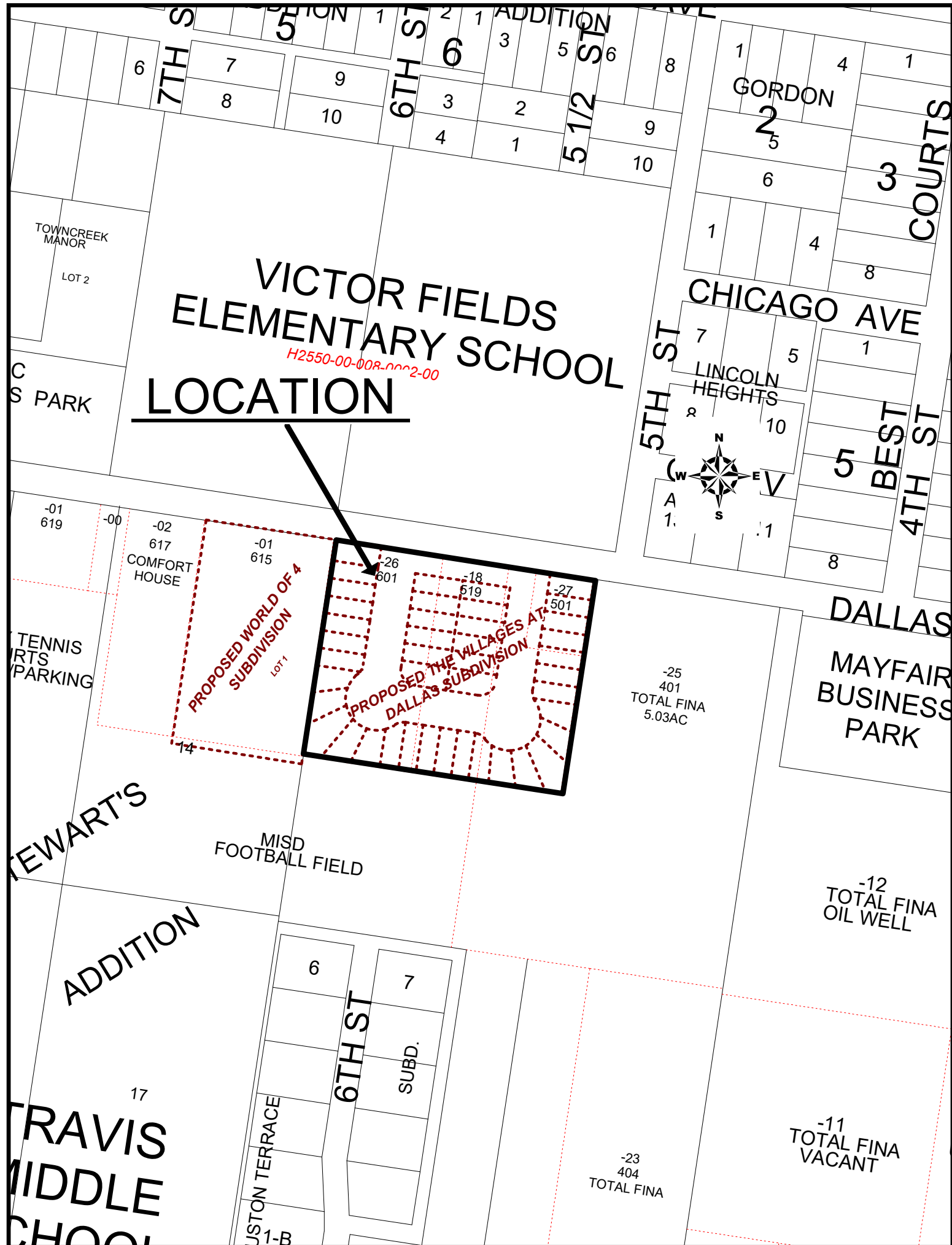
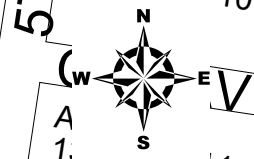
VICTOR FIELDS ELEMENTARY SCHOOL LOCATION

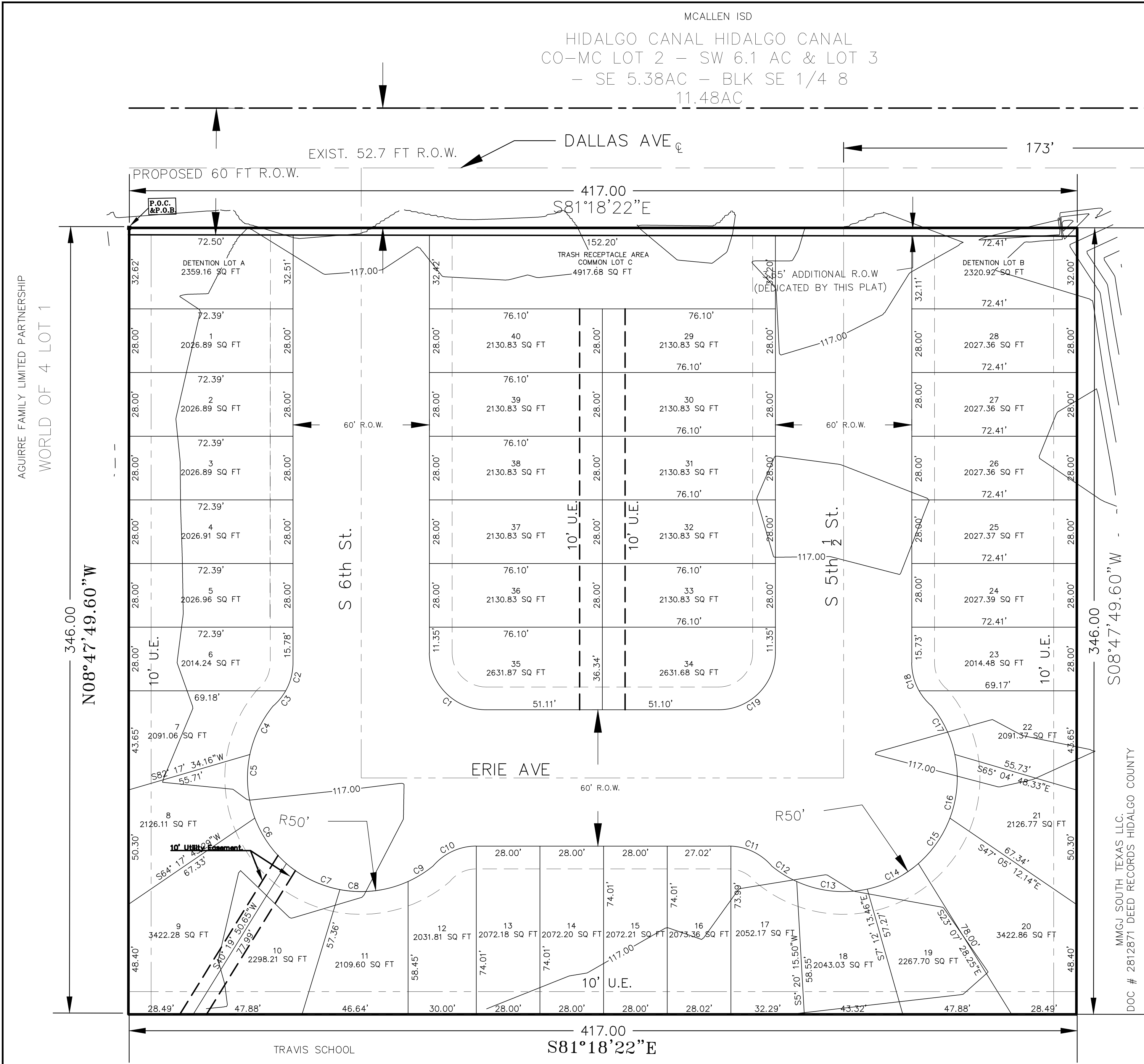
H2550-00-008-nnc2-00



PROPOSED WORLD OF 4
SUBDIVISION
LOT 1

PROPOSED THE VILLAGES AT
DALLAS SUBDIVISION

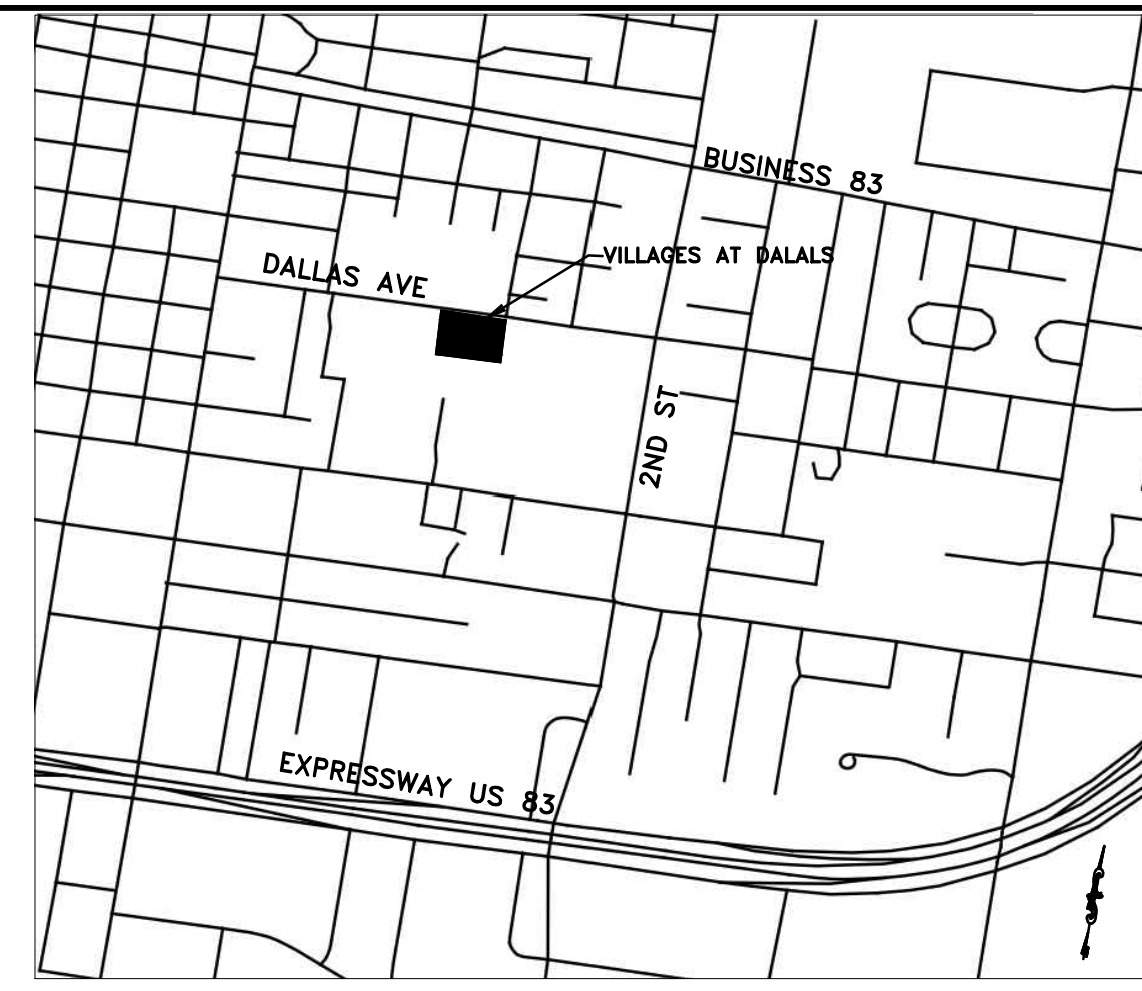




SCALE 1" = 20'

LEGEND

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



Curve #	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



City of McAllen
SUBDIVISION PLAT REVIEW

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	
<ul style="list-style-type: none"> * Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Rear: In accordance with the zoning ordinance or greater for easements - Clarify/revise the plat note as shown above prior to final. - Proposing: READ: 0 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Interior Sides: In accordance with the zoning ordinance or greater for easements - Clarify/revise the plat note as shown above prior to final. - Proposing: 0 ft. or greater for easements **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies - Add a plat note as shown above prior to final **Zoning Ordinance: Section 138-356 	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Dallas Ave. and both sides on all interior streets - Revise the plat note as shown above prior to final. **Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dallas Avenue. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> **Must comply with City Access Management Policy 	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

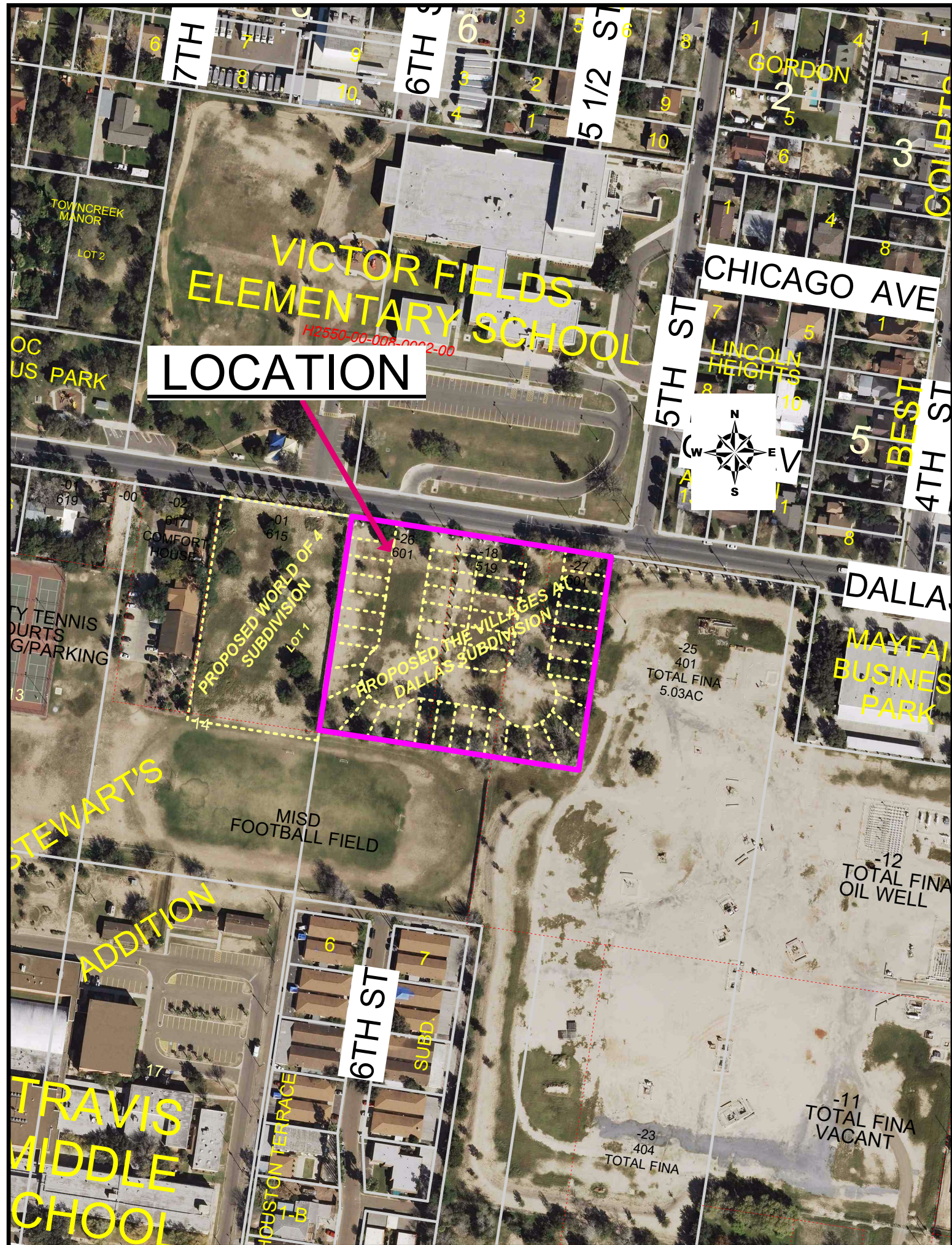
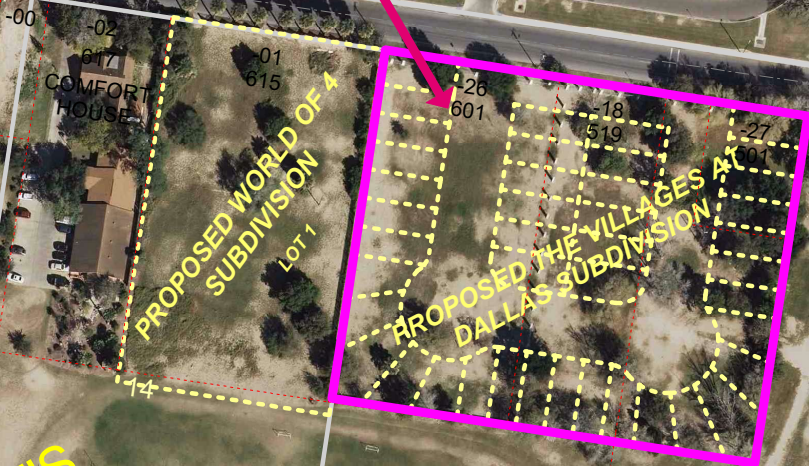
LOCATION

H2550-00-008-0002-00

CHICAGO AVE

LINCOLN HEIGHTS

DALLAS MAYFAIR BUSINESS PARK



Sub 2024-0092

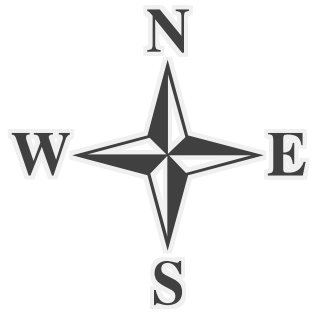
City of McAllen Planning Department

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

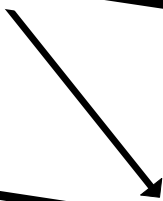
Project Information	Subdivision Name ^{AS} <u>Replat of The Hills of Sharyland Subdivision, Lot 20A</u>
	Legal Description <u>REPLAT OF THE HILLS AT SHARYLAND, LOTS 20 & 21</u>
	Location <u>NORTHEAST CORNER OF OZARK AVENUE AND N. 56TH LANE</u>
	City Address or Block Number <u>9306 N. 56th Lane</u>
	Total No. of Lots <u>1</u> Total Dwelling Units <u>1</u> Gross Acres <u>AS 47</u> Net Acres <u>AS 47</u>
	<input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No
	For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input checked="" type="checkbox"/> Residential (<u>1</u> Lots) Replat: <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
	Existing Zoning <u>R-3A</u> Proposed Zoning <u>R-3A</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>
	Existing Land Use <u>VACANT</u> Proposed Land Use <u>APARTMENTS</u>
	Irrigation District # <u>UID</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other <u> </u>
Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>L20-1559077, L21-1559078</u>	
Estimated Rollback Tax Due <u>N/A</u> Tax Dept. Review <u>I.D.L</u>	
Owner	Name <u>ALDAPE DEVELOPMENT, LLC.</u> Phone <u>956-802-4785</u>
	Address <u>4508 TYLER AVENUE</u> E-mail <u>ACRE.CONSTRUCTION@OUTLOOK.COM</u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78503</u>
Developer	Name <u>SAME AS ABOVE</u> Phone <u> </u>
	Address <u> </u> E-mail <u> </u>
	City <u> </u> State <u> </u> Zip <u> </u>
	Contact Person <u> </u>
Engineer	Name <u>MAS ENGINEERING, LLC.</u> Phone <u>956-537-1311</u>
	Address <u>3911 N. 10TH STREET, SUITE H</u> E-mail <u>MSALINAS6973@ATT.NET</u>
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>MARIO A. SALINAS, P.E.</u>
Surveyor	Name ^{AS} <u>David O. Salinas</u> Phone <u>956-682-9081</u>
	Address <u>2221 W Daffodil Ave</u> E-mail <u>dsalinas@salinasengineering.com</u>
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>

AUG 21 2024 CW

STATES



LOCATION



**REPLAT OF THE HILLS AT
SHARYLAND SUBDIVISION
LOT 20A**

OZARK AVE

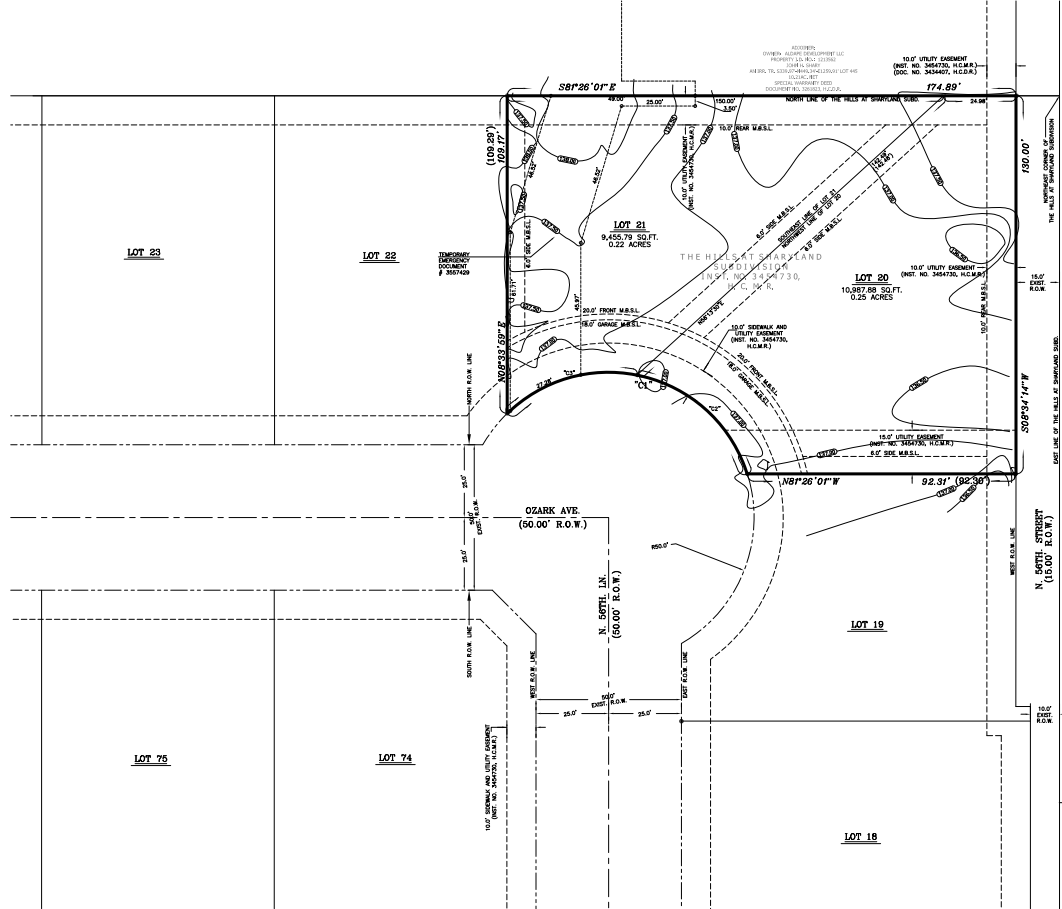
N 56TH LN

N 56TH ST

ST

**MAP
OF
REPLAT OF THE HILLS AT SHARYLAND
SUBDIVISION, LOT 20A**
HIDALGO COUNTY, TEXAS

BEING ALL OF LOTS 20 & 21, THE HILLS AT SHARYLAND SUBDIVISION INSTRUMENT
NUMBER 3454730, H.C.M.R. HIDALGO COUNTY, TEXAS.



ADDRESS:
OWNER: SHARYLAND, L.P.
PROPERTY I.D. NO.: 282474
JOHN H. SHARY 5/8/2004 17.086
LOT 486

ADDRESS:
OWNER: SHARYLAND, L.P.
PROPERTY I.D. NO.: 282474
JOHN H. SHARY 5/8/2004 17.086
LOT 486

- NOTES:
- FLOOD ZONE STATEMENT:
THE TRACT LIES IN "ZONE X"; IS DEFINED AS AREAS WITH 500-YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AN AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOODS. IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480334 0295 D, MAP REVISED JUNE 6, 2000.
 - SETBACKS:
FRONT: 20 FEET EXCEPT 15.00 FEET FOR ENCLOSED CARPORT OR GREATER FOR EASEMENT
REAR: 10.00 FEET OR GREATER FOR EASEMENT
SIDE: 6.00 FEET OR GREATER FOR EASEMENT
CORNER: 10.00 FEET OR GREATER FOR EASEMENT
GARAGE: 18.00 FEET EXCEPT WHERE A GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 - 5.0 FEET WIDE SIDEWALK REQUIRED ON THE EAST SIDE OF N. SHARY ROAD, 5.0 FEET WIDE MINIMUM SIDEWALK ALONG N. 56TH STREET AND 4 FEET FOR BOTH SIDES OF INTERIOR STREETS.
 - MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.
 - CITY OF McALLEN BENCHMARK: MC 42 IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF GLASSCOCK ROAD AND 6 MILE LINE, THE MONUMENT IS 28 FEET WEST OF THE CENTERLINE OF GLASSCOCK ROAD AND 122 FEET NORTH OF THE CENTERLINE OF MILE 6 LINE. ELEV. 149.58 FEET HORIZONTAL DAUM NAD 83 LAT. 2817°50'67.54"N LONG. 098°16'45.90670"W
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 208,519.00 CUBIC-FEET 4.79 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH LOCAL REQUIREMENTS
 - 6.0 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. SHARY ROAD AND N. 56TH STREET.
 - 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.
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. SHARY ROAD AND N. 56TH STREET.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
 - 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - DRAINAGE DETENTION AREAS MUST BE MAINTAINED BY THE LOT OWNERS/HOA, AND NOT THE CITY OF McALLEN.
 - AS PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE HILLS AT SHARYLAND SUBDIVISION, RECORDED AS DOCUMENT NUMBER 3454728 HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, AND DETENTION AREA. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
 - PER DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE HILLS AT SHARYLAND SUBDIVISION, RECORDED UNDER DOCUMENT NUMBER 3454729 HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL LOTS, COMMON DETENTION AREA AND ITS PERIMETER FENCE/WALL.
 - 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
 - ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENTS OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
 - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - UID BLANKET EASEMENT RESERVATION DOC. 1920-1140162, PER 09/22/1920
 - ALL UTILITY EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE NOTED.

METS AND BOUNDS DESCRIPTION:

BEING A 0.47 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 20 AND 21, THE HILLS AT SHARYLAND SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 3454730, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.47 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 21 FURTHER BEING ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF OZARK AVE. FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:
- (1) THENCE, NORTH 08 DEGREES 33 MINUTES 59 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 21, A DISTANCE OF 109.17 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 21 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 - (2) THENCE, SOUTH 81 DEGREES 26 MINUTES 01 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 150.0 FEET PASS THE NORTHEAST CORNER OF SAID LOT 21 AND THE NORTHWEST CORNER OF SAID LOT 20, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 174.89 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 20 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
 - (3) THENCE, SOUTH 08 DEGREES 34 MINUTES 14 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 20, A DISTANCE OF 130.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 20 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
 - (4) THENCE, NORTH 81 DEGREES 26 MINUTES 01 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 92.31 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 20 LOCATED ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID OZARK AVE. AND FURTHER BEING ON A CURVE TO THE LEFT WHOSE RADIUS IS 50.0 FEET FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
 - (5) THENCE, TO THE LEFT COINCIDENT WITH A WESTERN LINE OF SAID LOT 20 AND THE NORTH RIGHT-OF-WAY LINE OF SAID OZARK AVE., AN ARC LENGTH DISTANCE OF 53.43 FEET PASSING THE SOUTHWEST CORNER OF SAID LOT 20 AND THE SOUTHWEST CORNER OF SAID LOT 21, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 21, AT AN ARC LENGTH OF 101.90 FEET (DELTA 116 DEGREES 46 MINUTES 05 SECONDS; CHORD BEARING: NORTH 67 DEGREES 16 MINUTES 31 SECONDS WEST, 85.16 FEET) IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.47 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

MAYOR, CITY OF McALLEN _____ DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

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

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE HILLS AT SHARYLAND SUBDIVISION LOCATED AT SHARY RD. AND SOUTH OF MILE 6 IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION _____ DATE _____

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 _____
DATE OF PREPARATION 8-14-2024

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
"c1"	101.90'	50.00'	116°46'05"	N67°16'31"W 85.16'
"c2"	53.43'	50.00'	61°13'50"	N39°30'23"W 50.93'
(C-11)	(53.45')	(50.00')	(61°15'11")	(N39°31'03"W 50.94')
"c3"	48.47'	50.00'	55°32'16"	S82°06'34"W 46.59'
(C-10)	(48.48')	(50.00')	(55°33'22")	(S82°04'40"W 46.60')
()	DENOTES INFORMATION FROM THE RECORDED PLAT			

THE STATE OF TEXAS
COUNTY OF HIDALGO:

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

ALDAPE DEVELOPMENT, LLC
JAVIER ALDAPE MALDONADO
MANAGING MEMBER
4508 TYLER AVE, McALLEN, TX 75803

STATE OF TEXAS
COUNTY OF HIDALGO:

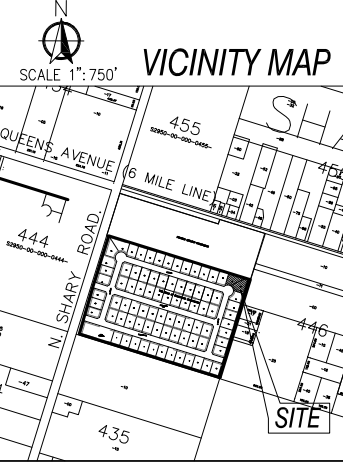
I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO:
CERTIFICATION OF SURVEYOR

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

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

DAVID O. SALINAS, RPLS
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. McALLEN, TEXAS 78501
(956) 682-9081



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

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JAVIER ALDAPE	4508 S. TYLER AVE.	McALLEN, TEXAS 78503	(956) 802-4785
ENGINEER: MARIO A. SALINAS	3911 N. 10TH ST. SUITE H	McALLEN, TEXAS 78501	(956) 537-1311
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081

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

3911 N. 10TH STREET, SUITE H
McALLEN, TEXAS. 78501

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



Reviewed On: 9/3/2024

SUBDIVISION NAME: THE HILLS AT SHARYLAND LOT 20A	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. 56th Street: 30 ft. R.O.W. dedication required for future 60 ft. R.O.W. 15 ft. existing R.O.W. is shown on the plat as per approved variance for future 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - At the meeting of April 5, 2022, the P&Z commission recommended approval of a variance for 10-15 ft. of R.O.W. dedication for N. 56th Street. - At the meeting of April 25, 2022 the City Commission approved the variance request for R.O.W. dedication requirements for N. 56th Street. **The Actions on this variance will apply to this subdivision. - Please provide document number of recorded R.O.W. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>Interior Streets: 60 ft. of R.O.W. (The recorded plat of the Hills proposed 50 ft. R.O.W. with 40 ft. of paving and sidewalk easements provided on both sides.) Paving: 40 ft. Curb & gutter: both sides - Variances approved by P&Z for 50 ft R.O.W. with 10 ft. sidewalk & utility easements will apply. **The Actions on this variance will apply to this subdivision. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	Applied
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	NA
<p>* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	Compliance
<p>* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105</p>	Applied

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

ALLEYS	
<p>R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multifamily residential districts. - Residential subdivision with commercial service. As per public works, this project does not provide for service drives, to be done at the time of site plan review. **Subdivision Ordinance: Section 134-106</p>	Applied
SETBACKS	
<p>* Front: 20 feet except 15 feet for unenclosed carport or greater for easement. **Scripter error on recorded plat. - At the meeting of April 5, 2022, the P&Z commission recommended approval of a variance for 15 ft. front setback for unenclosed carports. **Zoning Ordinance: Section 138-356</p> <p>* Rear: 10.00 feet or greater for easement. **Zoning Ordinance: Section 138-356</p> <p>* Sides: 6.00 feet or greater for easement. **Zoning Ordinance: Section 138-356</p> <p>* Corner: 10.00 feet or greater for easement. **Zoning Ordinance: Section 138-356</p> <p>* Garage: 18.00 feet except where a 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>	Non-compliance
	Applied
	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on N. 56th street per recorded plat and a 4 ft. sidewalk on both sides of interior streets on N. 56th Ln & Ozark Ave. -Revisions Needed: Proposing: "5.0 feet wide sidewalk required on the east side of N. Shary Road. 5.0 feet wide minimum sidewalk along N. 56 th street and 4 feet for both sides of interior streets." **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 56th street. -Buffer lots side only to N. 56th St. these lots are not along N. Shary Rd. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Applied
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along N. 56th Street. -Property only sides only up to N. 56th Street. **Must comply with City Access Management Policy</p>	Non-compliance

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 other Development Departments prior to building permit issuance.</p> <p>* Common Areas, any private service drives, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p>**Section 110-72 applies if private subdivision is proposed.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p>	NA
	Required
	NA
	Required
LOT REQUIREMENTS	
<p>* Lots fronting public streets.</p> <p>**Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
	Applied
ZONING/CUP	
<p>* Existing: R-3A Proposed: R-3A - R-3A (Apartment Residential District)</p> <p>***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval</p> <p>***Zoning Ordinance: Article V</p>	Applied
	NA
PARKS	
<p>* Land dedication in lieu of fee. For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</p> <p>** For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived.</p> <p>* Pending review by the Parkland Dedication Advisory Board and CC.</p> <p>** For the recorded Plat of the Hills, as per Parks Department, a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived.</p>	Applied
	Applied
	Applied
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. As per Traffic Department, TG Waived for replat of the two lots.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat. As per Traffic department, TG Waived for replat of the two lots.</p>	Applied
	Applied

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> * Please reflect the Vicinity Map so that it emphasizes the Lots 20 & 21, specifically with the black boundary line and hatch on them, at the moment the boundary line makes it seem like this replat is for the entire previously recorded subdivision of the Hills. Please show the City limits of the City of McAllen. * For Aldape Development, LLC please verify how many owners will be requiring signatures. This would also need to be reflected on the Notary signatures. * Owner's signature line makes reference to the name of this replat subdivision as "The Hills at Sharyland Subdivision" please correct this subdivision title as this is for the Replat of the Lots 20 & 21. Please update the title of this subdivision wherever else would be required. * Please remove the building setback lines that are shown on the plat, as these lines are not required and more so part of the survey. * Please add the legals for the parcels for the surrounding lots. If Pioneer Estates gets recorded, legal would need to be updated to be shown on the plat. * Needs to add a plat note for the HOA acknowledgement that this replat is part of the original subdivision, finalize prior to final. * Needs to add the plat note for the Temporary Emergency easement that agreed upon between Pioneer & The Hills and the City of McAllen. **Note required regarding the access easement on this property and adjacent subdivisions to the north in order to provide secondary access as required by Fire Department. original conditions, agreement, documents, plat note referencing recorded document number etc. required, finalize note prior to final. *Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; <hr style="width: 50%; margin-left: 0;"/> <p>Chairman, Planning & Zoning Commission DATE</p> <ul style="list-style-type: none"> *Plat Note #2 - Front setback should be for "Unenclosed Carports" *Plat Note #7 - This replat is not along the N. Shary Road, please remove this from the wording. *Plat Note #9 - Makes reference to N. Shary Road, please remove this from the wording. *Plat submitted is missing the Legend Table. *If lots 20 & 21 will be combined to Lot 20A, please clarify the lot boundary line for this replat, as it currently shows them as two separate lots. * Existing Plat notes remain the same. * Re-writing any notes requires a vacate and replat required as may be applicable. *Must comply with City's Access Management Policy. 	<p>Non-compliance</p>
RECOMMENDATION	
<p>RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.</p>	<p>Applied</p>

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

STATES



LOCATION

REPLAT OF THE HILLS AT SHARYLAND SUBDIVISION LOT 20A

20

OZARK AVE

N 56TH ST

N 56TH LN

5

74

73

T

City of McAllen

Planning Department

Sub 2024 0091

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

Project Information	Subdivision Name <u>Cantera Hideaway Subdivision</u> Legal Description <u>41.789 +/- Acres situated in the City of McAllen, Hidalgo County, Texas Being out of Lots 19 and 20 Section 234, Texas-Mexican Railway Company's Survey Volume 3, Page 14 H.C.M.R</u> Location: <u>12501 N. Root 6 Rd</u> City Address or Block Number <u>N/A</u> Total No. of Lots <u>156</u> Total Dwelling Units <u>156</u> Gross Acres <u>41.789</u> Net Acres <u>41.789</u> <input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No For Fee Purposes: <input type="checkbox"/> Commercial (<u> </u> Acres) / <input checked="" type="checkbox"/> Residential (<u>156</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Existing Zoning <u>R2</u> Proposed Zoning <u>R2</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u> Existing Land Use <u>Vacant</u> Proposed Land Use <u>single family homes</u> Irrigation District # <u>HCID #1</u> Water CCN: <input type="checkbox"/> MPU / <input checked="" type="checkbox"/> Sharyland Water SC Other <u> </u> Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>294797</u> Estimated Rollback Tax Due <u>20,668.25</u> Tax Dept. Review <u>UPG 8/21/24</u>
Owner	Name <u>Palmland Groves LLC</u> Phone <u>956-381-0981</u> Address <u>9 Old Orchard Rd</u> E-mail <u>andres.apg6@gmail.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u>
Developer	Name <u>Palmland Groves LLC</u> Phone <u>956-381-0981</u> Address <u>9 Old Orchard Rd</u> E-mail <u>andres.apg6@gmail.com</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u> Contact Person <u>Andres Alonso Perez</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 West McIntyre Street, Edinburg, Texas 784</u> E-mail <u>mario@meldenandhunt.com, beto@meldenandhunt.com and valeria@meldenandhunt.com</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u> Contact Person <u>Mario A. Reyna, P.E., Beto De La Garza, and Valeria Garza</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 West McIntyre Street, Edinburg, Texas 784</u> E-mail <u>robert@meldenandhunt.com</u> City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>

RECEIVED

AUG 21 2024

MR

BY

KCF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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)

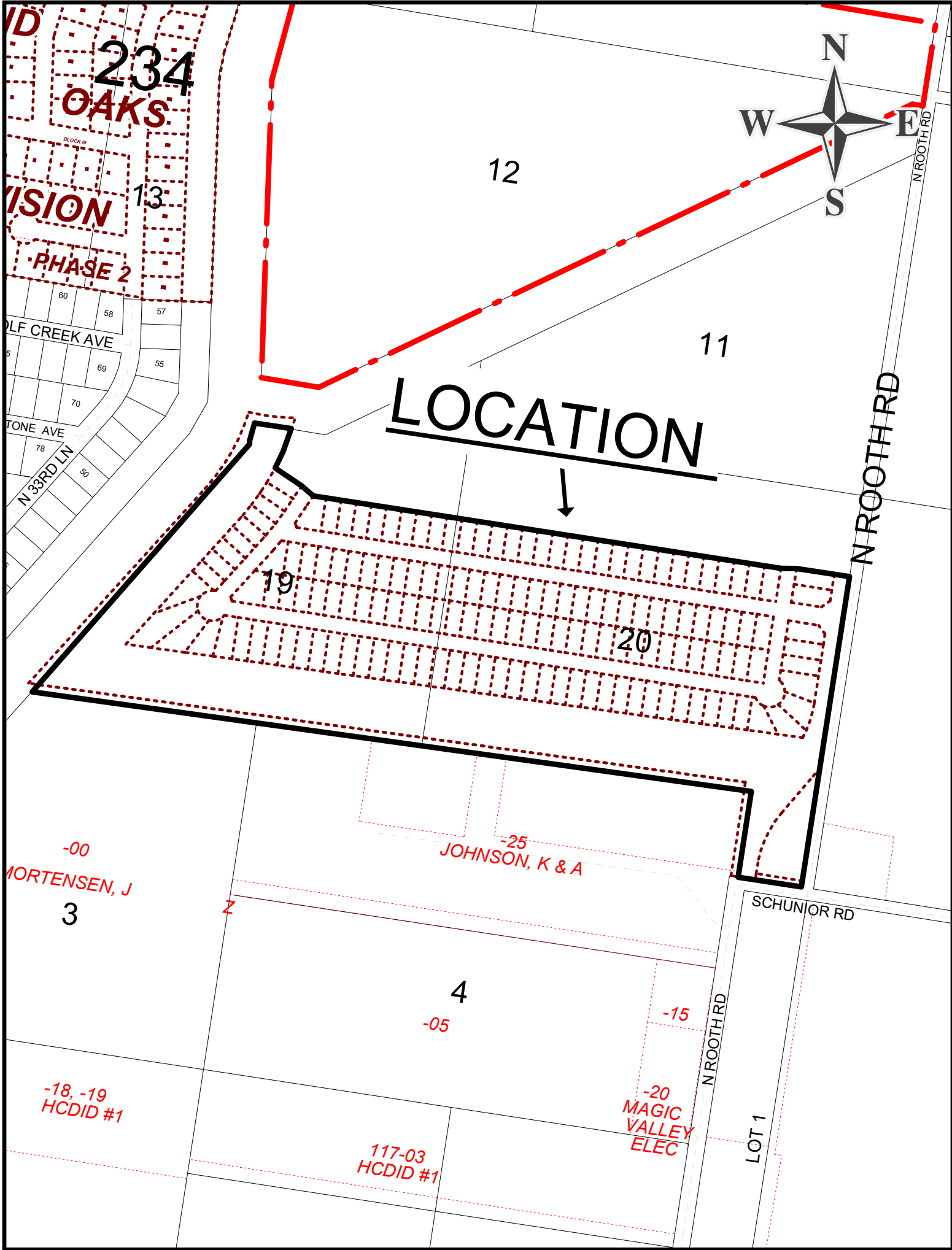
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

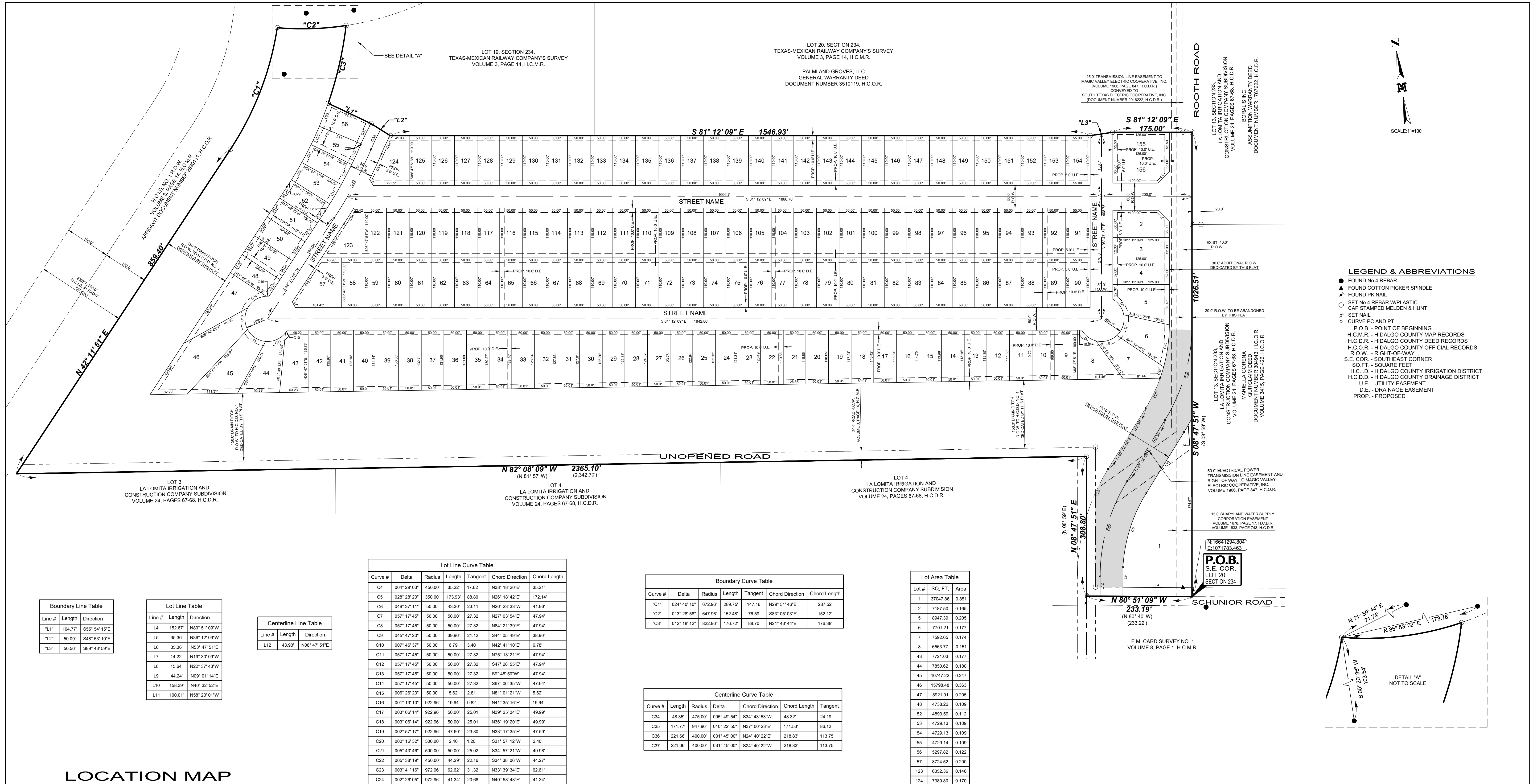
Signature  Date 08.16.2024

Print Name Mario A. Reyna, P.E.

Owner Authorized Agent

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





- LEGEND & ABBREVIATIONS**
- FOUND No.4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - ▲ FOUND PK NAIL
 - SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊙ SET NAIL
 - ⊙ CURVE PC AND PT
 - P.O.B. - POINT OF BEGINNING
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - R.O.W. - RIGHT-OF-WAY
 - S.E. COR. - SOUTHEAST CORNER
 - SQ.FT. - SQUARE FEET
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - PROP. - PROPOSED

Lot Line Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C4	004° 29' 03"	450.00'	35.22'	17.62'	N38° 18' 20"E	35.21'
C5	028° 28' 20"	350.00'	173.93'	88.80'	N26° 18' 42"E	172.14'
C6	049° 37' 11"	50.00'	43.30'	23.11'	N26° 23' 33"W	41.96'
C7	057° 17' 45"	50.00'	50.00'	27.32'	N27° 03' 54"E	47.94'
C8	057° 17' 45"	50.00'	50.00'	27.32'	N84° 21' 39"E	47.94'
C9	045° 47' 20"	50.00'	39.96'	21.12'	S44° 05' 49"E	38.80'
C10	007° 46' 37"	50.00'	6.79'	3.40'	N42° 41' 10"E	6.76'
C11	057° 17' 45"	50.00'	50.00'	27.32'	N75° 13' 21"E	47.94'
C12	057° 17' 45"	50.00'	50.00'	27.32'	S47° 28' 55"E	47.94'
C13	057° 17' 45"	50.00'	50.00'	27.32'	S9° 48' 50"W	47.94'
C14	057° 17' 45"	50.00'	50.00'	27.32'	S67° 06' 35"W	47.94'
C15	006° 26' 23"	50.00'	5.62'	2.81'	N81° 01' 21"W	5.62'
C16	001° 13' 10"	922.96'	19.64'	9.82'	N41° 35' 16"E	19.64'
C17	003° 06' 14"	922.96'	50.00'	25.01'	N39° 25' 34"E	49.99'
C18	003° 06' 14"	922.96'	50.00'	25.01'	N36° 19' 20"E	49.99'
C19	002° 57' 17"	922.96'	47.60'	23.80'	N33° 17' 35"E	47.59'
C20	000° 16' 32"	500.00'	2.40'	1.20'	S31° 57' 12"W	2.40'
C21	005° 43' 48"	500.00'	50.00'	25.02'	S34° 57' 21"W	49.98'
C22	005° 38' 19"	450.00'	44.29'	22.16'	S34° 38' 06"W	44.27'
C23	003° 41' 16"	972.96'	62.62'	31.32'	N33° 39' 34"E	62.61'
C24	002° 26' 05"	972.96'	41.34'	20.68'	N40° 58' 48"E	41.34'
C25	015° 24' 32"	350.00'	94.13'	47.35'	N16° 30' 07"E	93.84'
C26	604° 16' 54"	350.00'	26.16'	13.08'	N26° 20' 50"E	26.15'
C27	012° 03' 34"	350.00'	73.67'	36.97'	N34° 31' 05"E	73.53'
C28	014° 39' 24"	450.00'	115.11'	57.87'	S33° 13' 10"W	114.80'
C29	001° 13' 10"	822.96'	17.51'	8.76'	N41° 35' 16"E	17.51'
C30	003° 06' 14"	822.96'	44.58'	22.30'	N39° 25' 34"E	44.58'
C31	003° 06' 14"	822.96'	44.58'	22.30'	N36° 19' 20"E	44.58'
C32	002° 16' 29"	822.96'	32.67'	16.34'	N32° 48' 14"E	32.67'
C33	003° 47' 09"	822.96'	54.38'	27.20'	N29° 46' 24"E	54.37'

Boundary Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
"C1"	024° 40' 10"	672.96'	289.75'	147.16'	N29° 51' 46"E	287.52'
"C2"	013° 28' 58"	647.96'	152.48'	76.59'	S63° 05' 03"E	152.12'
"C3"	012° 18' 12"	822.96'	176.72'	88.70'	N21° 43' 44"E	176.38'

Centerline Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C34	48.35'	475.00'	005° 49' 54"	S34° 43' 53"W	48.32'	24.19'
C35	171.77'	947.96'	010° 22' 56"	N37° 00' 23"E	171.53'	86.12'
C36	221.66'	400.00'	031° 45' 00"	N24° 40' 22"E	218.83'	113.75'
C37	221.66'	400.00'	031° 45' 00"	S24° 40' 22"W	218.83'	113.75'

Lot Area Table

Lot #	SQ. FT.	Area
1	37047.88	0.851
2	7187.50	0.165
3	8947.39	0.205
4	7701.21	0.177
5	7592.65	0.174
6	6563.77	0.151
7	7721.03	0.177
8	7850.62	0.180
9	10747.22	0.247
10	15798.48	0.363
11	8921.01	0.205
12	4738.22	0.109
13	4893.59	0.112
14	4729.13	0.109
15	4729.13	0.109
16	4729.13	0.109
17	5297.82	0.122
18	8724.52	0.200
19	6352.36	0.146
20	7389.80	0.170

SUBDIVISION MAP OF
CANTERA HIWAY
SUBDIVISION

BEING A SUBDIVISION OF 41.789 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 19 AND 20, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ALSO KNOWN AS LOTS 20-24, PALMLAND GROVES SUBDIVISION OF SECTIONS 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY.
ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, HIDALGO COUNTY MAP RECORDS



DRAWN BY: J.L.G. DATE: 08-12-2024
 SURVEYED, CHECKED: _____ DATE: _____
 FINAL CHECK: _____ DATE: _____

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



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

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/5/2024

SUBDIVISION NAME: CANTERA HIDEAWAY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 29th Street (N. Rooth Road): Dedication needed for 100 ft. total ROW.
 Paving: 65 ft. Curb & gutter: both sides
 Revisions needed:

- Revise the street name to "N. 29th Street (N. Rooth Road)" prior to final.
- Include the document number for the existing ROW on the plat and provide a copy for staff review prior to final.
- The proposed realignment of N. 29th Street, must be verified and finalized based on the City's requirements, prior to final.
- Provide dimension of the ROW dedication at multiple points on the realignment area to verify compliance with requirements prior to final.
- 20 ft. of the existing ROW is proposed to be abandoned fronting Lot 5. Clarify prior to final. Any abandonment must be done by a separate process and referenced on plat prior to final.
- Clarify what is proposed for the existing ROW, if the realignment is approved as proposed, prior to final. Any abandonment must be done by a separate process, not by plat.
- Remove the overlap of the 50 ft. existing Power Transmission Line Easement and ROW for Magic Valley Electrical Cooperative, Inc. and the 25 ft. Transmission Line Easement from the ROW dedication.
- Clarify the status of the the existing transmission poles prior to final. Any existing poles must be moved out of the ROW, as applicable, prior to recording.
- The 50 ft. existing Power Transmission Line Easement and ROW looks open ended. Revise the plat to show the complete layout prior to final.
- It is not clear where the 25 ft. Transmission Line Easement Conveyed to South Texas Cooperative, Inc. ends. Revise the plat to show the complete layout prior to final.
- Clarify and resolve the overlap of the ROW dedication and 15 ft. Sharyland Water Supply Corporation Easement. Any overlap must be resolved or approved by the City and the entity.
- Remove the shading from the realignment of N. 29th Street prior to final.

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

Non-compliance

Schunior Road: Dedication for 40 ft. from centerline for 80 ft. total ROW
 Paving: 52 ft. Curb & gutter: both sides
 Revisions needed:

- Show the centerline and label the existing ROW and ROW on both sides to verify compliance with ROW dedication requirement prior to final.
- Show ROW dedicated by this plat as required above prior to final.
- Show the document number for the existing ROW and provide a copy for staff review prior to final.

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

Non-compliance

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

<p>N/S Collector (west side): Dedication for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - The N/S street on the west of the subdivision is on the collector location. Increase the ROW to 60 ft. on the N/S Street on the west side of the subdivision. 60 ft. ROW with 40 paving is required for a residential collectors. - The E/W interior street on the north side of the subdivision require to be 60 ft. ROW with 40 ft. paving to provide an E/W residential collector to connect to the N/S residential collector. - ROW requirements and dedication must be finalized prior to final. - Street names will be assigned by staff prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Unopened Road (south side): ROW dedication as needed for 30 ft. from centerline for total 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: both sides - The street is aligned at half mile collector location. Show the ROW dedication as required prior to final. - ROW alignment will be finalized based on the N. 29th Street alignment prior to final. - Street names will be assigned by staff prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>Interior Streets: 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: - The property is zoned R-2 District. The current zoning and lot sizes allow multifamily residential on lots. ROW requirement for interior streets is based on multifamily use, unless the rezoned to R-1 District prior to final. Single-family development requires 50 ft. ROW with 32 ft. of paving. - All of the E/W interior street connecting to N. 29th Street, on the north side of the subdivision, require 60 ft. ROW with 40 ft. paving regardless of the zone, as it is considered a residential collector street. - Street names will be assigned by staff prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan</p>	<p>Non-compliance</p>
<p>* 1,200 ft. Block Length - Revise the layout to comply with the block length requirement prior to final. **Subdivision Ordinance: Section 134-118</p>	<p>Non-compliance</p>
<p>* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118</p>	<p>NA</p>
<p>* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105</p>	<p>Applied</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties - The property is zoned R-2 District. The current zoning and lot sizes allow multifamily residential on lots. Rezone the property to R-1 District to avoid multifamily requirements. **Subdivision Ordinance: Section 134-106</p>	<p>Required</p>

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

SETBACKS	
<ul style="list-style-type: none"> * Front: 20 ft. or greater for easements - Clarify/revise the setback note as shown above if the zoning remains the same. Finalize the zoning to finalize the setback note prior to final. - If the subdivision is rezoned to R-1 District, front setback will be 25 ft. or greater for easements. - Proposing: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Whichever is greater. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Rear: 10 ft. or greater for easements - Clarify/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. Whichever is greater. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Interior Sides: In accordance with the Zoning Ordinance or greater for easements - Clarify/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. Whichever is greater. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements - Clarify/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. Whichever is greater. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies - Add the setback note as shown above prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on N. 29th Street, Schunior Road, both sides of all interior streets, and any other streets as applicable, including the unopened street. - Sidewalk will be required on both sides of N. 29th Street for the portion of the street located within this subdivision boundary. - Finalize the streets requirements to finalize the plat note requirement prior to final. **Subdivision Ordinance: Section 134-120 	Non-compliance
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 29th Street and any other streets as applicable. - Finalize the streets requirements to finalize the plat note requirement prior to final. **Landscaping Ordinance: Section 110-46 	Non-compliance
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required

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

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along N. 29th Street, and any other streets as applicable. - Finalize the street ROW requirements and clarify the use and access to Lot 1 prior to final.to finalize the plat note prior to final. **Must comply with City Access Management Policy 	Required
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Clarify the use of Lot 1 to finalize the requirement prior to final. 	TBD
<ul style="list-style-type: none"> * Common/detention areas must be maintained by the lot owners and not the City of McAllen. - Clarify the use of Lot 1 prior to final. If it is a detention lot, the lot label needs to be corrected prior to final. - The application proposes the subdivision to be public. Clarify/revise the plat note as shown above prior to final. - Proposing: Common/detention areas, any service drive, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. - Clarify the use of Lot 1 prior to final. If it is a detention lot, the lot label needs to be corrected prior to final. 	TBD
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Add plat notes to cross-reference the HOA document number prior to final. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Provide the draft HOA document for staff review prior to recording. Signed HOA document will be needed once it's been verified by staff. **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 	Required
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 - Based on the submitted application, single-family development is proposed. **Zoning Ordinance: Section 138-356 	Applied

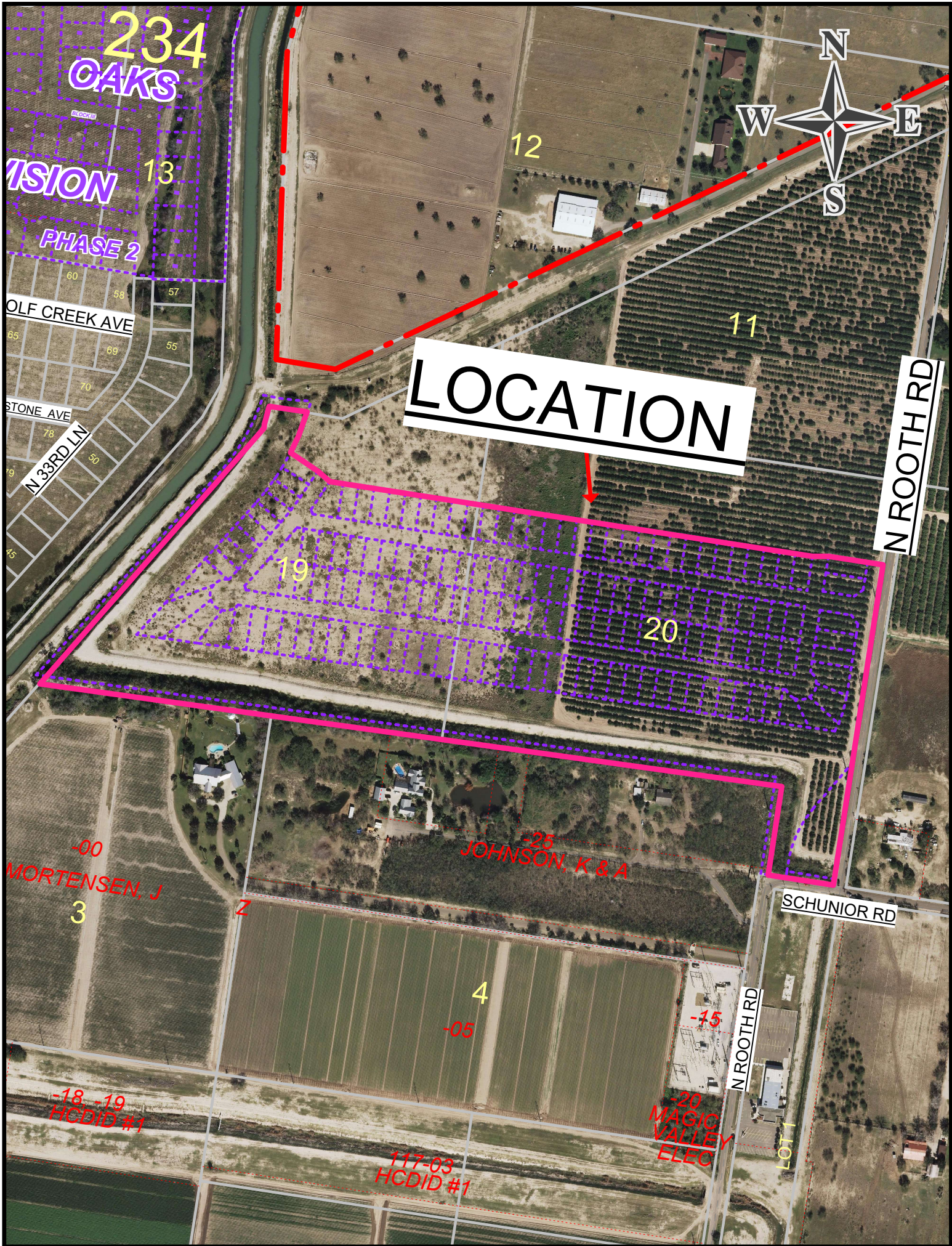
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
<p>* Existing: R-2 Proposed: R-2 ** City Commission disapproved a rezoning request for the subject property to R-3A (multifamily residential apartment) District and alternatively approved it to R-2 (duplex-fourplex residential) District on September 11, 2023. *** The submitted application proposes a single-family residential subdivision within the existing R-2 District. - If the proposed use changes, a rezoning and revised layout will be required prior to final. - The property is zoned R-2 District. The current zoning and lot sizes allow multifamily residential on lots. Some requirements including the interior streets ROW requirement are based on multifamily use, unless it is rezoned to R-1 District prior to final. ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval. ** City Commission disapproved a rezoning request for the subject property to R-3A (multifamily residential apartment) District and alternatively approved it to R-2 (duplex-fourplex residential) District on September 11, 2023. *** The submitted application proposes a single-family residential subdivision within the existing R-2 District. - The property is zoned R-2 District. The current zoning and lot sizes allow multifamily residential on lots. Some requirements including the interior streets ROW requirement are based on multifamily use, unless it is rezoned to R-1 District prior to final. ***Zoning Ordinance: Article V</p>	Required
	Required
PARKS	
<p>* Land dedication in lieu of fee. - Clarify the use of Lot 1 prior to final. If it is a detention lot, the lot label needs to be corrected prior to final. - The submitted application proposed 156 dwelling units. As per the Parks Department, 2.48 acres of park land dedication is required. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and will be reviewed by the City Manager's Office. - Park land dedication requirement will be finalized once the zoning is finalized prior to final.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. - Clarify the use of Lot 1 prior to final. If it is a detention lot, the lot label needs to be corrected prior to final. - The submitted application proposed 156 dwelling units. As per the Parks Department, 2.48 acres of park land dedication is required. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and will be reviewed by the City Manager's Office. - Park land dedication requirement will be finalized once the zoning is finalized prior to final.</p> <p>* Pending review by the City Manager's Office. - Clarify the use of Lot 1 prior to final. If it is a detention lot, the lot label needs to be corrected prior to final. - The submitted application proposed 156 dwelling units. As per the Parks Department, 2.48 acres of park land dedication is required. If park fee in lieu of park land dedication is proposed, a letter must be submitted to the Planning Director and will be reviewed by the City Manager's Office. - Park land dedication requirement will be finalized once the zoning is finalized prior to final.</p>	Required
	Applied
	Applied
TRAFFIC	
<p>* 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.</p>	Required
	TBD

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

COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none">- Clarify the use of Lot 1 prior to final. If Lot 1 is a common Lot, please add the correct label. A plat note to clarify the use may be needed prior to final.- Revise any reference from "Prop." to "by this plat", if they are being dedicated by this plat, prior to final.- Any abandonment must be done by a separate process and referenced on the plat prior to final.- Legal description of all adjacent lots on all sides will be required prior to recording.- Secondary access may be required based on the number of lots. Finalize the requirement prior to final.- The property is zoned R-2 District. The current zoning and lot sizes allow multifamily residential on lots. Some requirements including the interior streets ROW requirement are based on multifamily use. Rezone the property to R-1 District to avoid any multifamily requirement prior to final. <p>*Must comply with City's Access Management Policy.</p>	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied

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



234

OAKS

VISION

PHASE 2

WOLF CREEK AVE

STONE AVE

N 33RD LN

LOCATION

N ROOTH RD

SCHUNIOR RD

N ROOTH RD

LOT

13

12

11

19

20

-00

MORTENSEN, J

3

-25

JOHNSON, K & A

-05

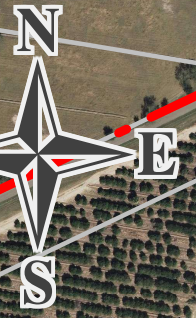
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-15

MAGIC VALLEY ELEC

-18 -19
HCDID #1

117-03
HCDID #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 <u>Habitat at Ware</u> Legal Description <u>6.84 Acres out of Lot 80 La Lomita Irrigation & Construction Co. Subdivision</u> Location <u>The west side of N. Ware Road, approximately 500 feet south of Lark Avenue</u> City Address or Block Number <u>6201 N. Ware Rd</u> Total No. of Lots <u>64</u> Total Dwelling Units <u>60</u> Gross Acres <u>6.84</u> Net Acres <u>6.84</u> <input checked="" type="checkbox"/> Public Subdivision / <input type="checkbox"/> Private and Gated / <input type="checkbox"/> Private but Not Gated within ETJ: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No For Fee Purposes: <input type="checkbox"/> Commercial (<u>0</u> Acres) / <input checked="" type="checkbox"/> Residential (<u>60</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 _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhomes</u> Irrigation District # <u>1</u> Water CCN: <input checked="" type="checkbox"/> MPU / <input type="checkbox"/> Sharyland Water SC Other _____ Agricultural Exemption: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Parcel # <u>210699</u> Estimated Rollback Tax Due <u>N/a</u> Tax Dept. Review _____
Owner	Name <u>Habitat Development Group LLC</u> <u>Ricardo Daniel Martinez, Managing Member</u> Phone <u>956-578-3919</u> Address <u>302 S. 10th Street</u> E-mail <u>daniel@habitatdevelopers.com</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
Developer	Name <u>Same as Owner</u> Phone _____ 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, P.E.</u>
Surveyor	Name <u>Robles & Associates - Reynaldo Robles</u> Phone <u>956-</u> Address <u>107 W. Huisache Street</u> E-mail <u>roblesandassoc@gmail.com</u> City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u>

KF

RECEIVED
JAN 05 2024
 By AP

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)

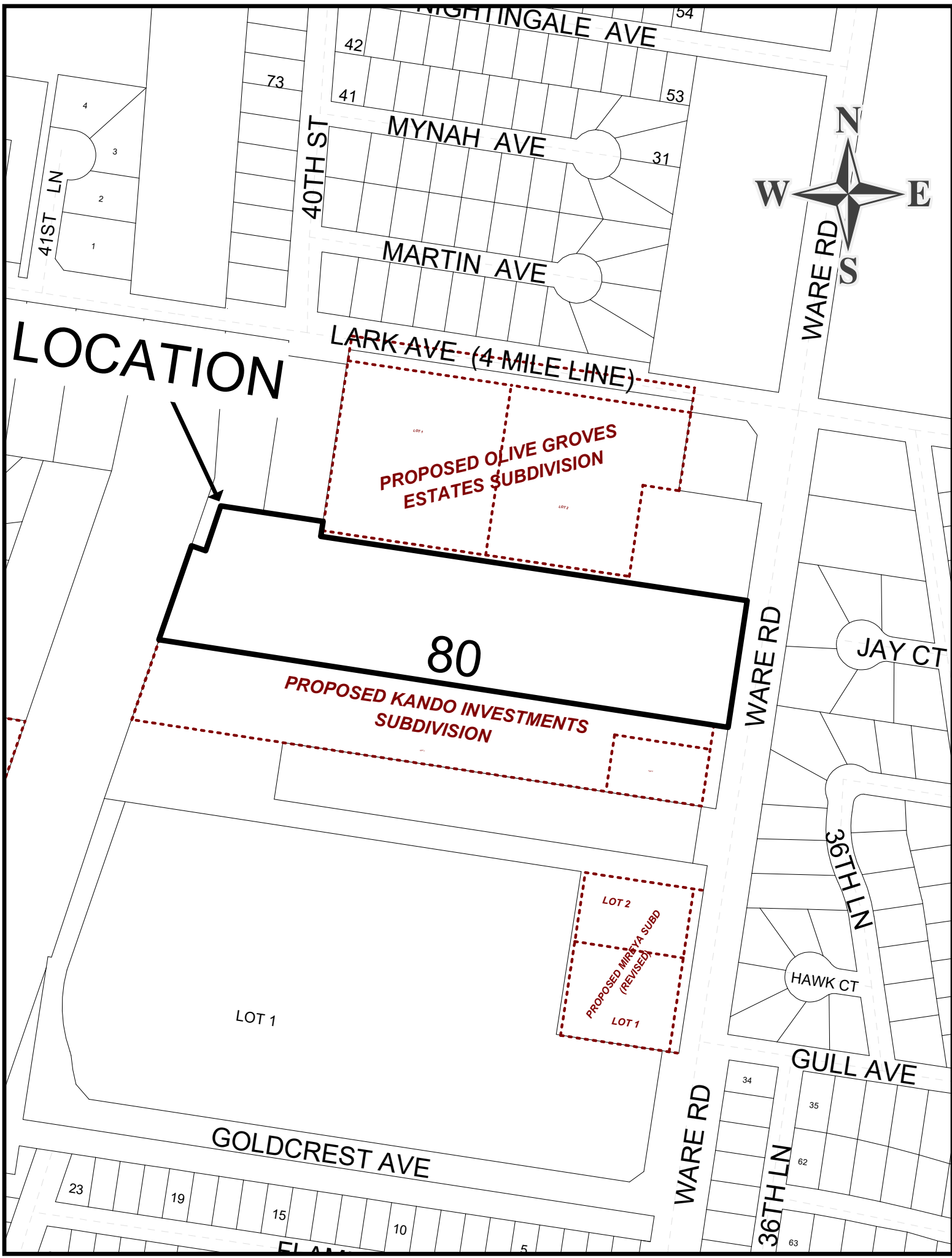
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date Jan. 5, 2024

Print Name Ricardo Daniel Martinez, Man. Member

Owner Authorized Agent

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



LOCATION

NIGHTINGALE AVE 54

42

41

53

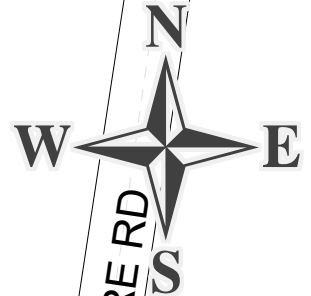
MYNAH AVE

31

40TH ST

MARTIN AVE

WARE RD



LARK AVE (4 MILE LINE)

PROPOSED OLIVE GROVES ESTATES SUBDIVISION

80

PROPOSED KANDO INVESTMENTS SUBDIVISION

WARE RD

JAY CT

36TH LN

HAWK CT

GULL AVE

GOLDCREST AVE

WARE RD

36TH LN

23

19

15

10

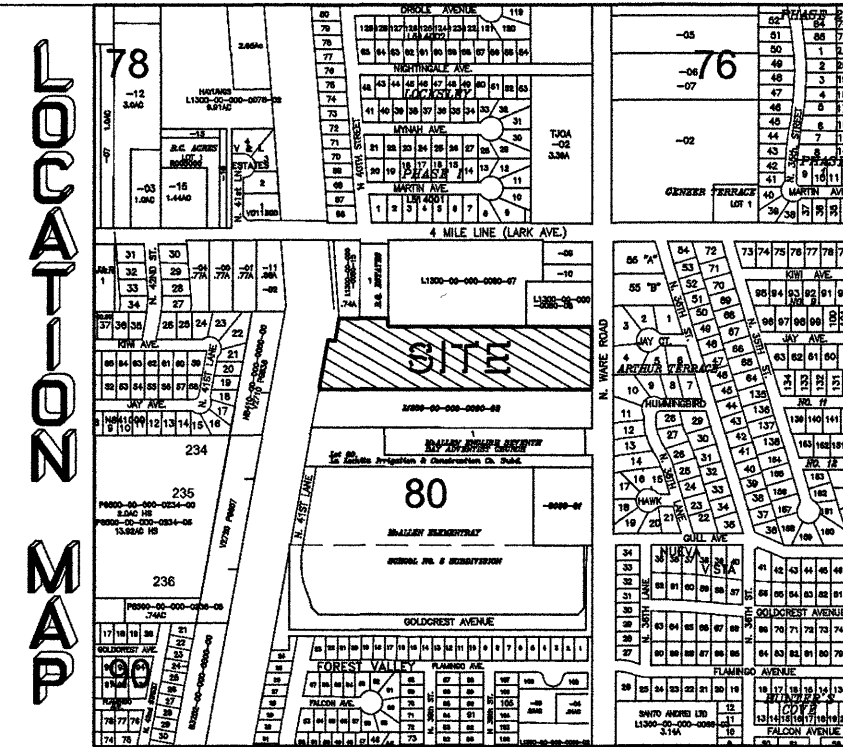
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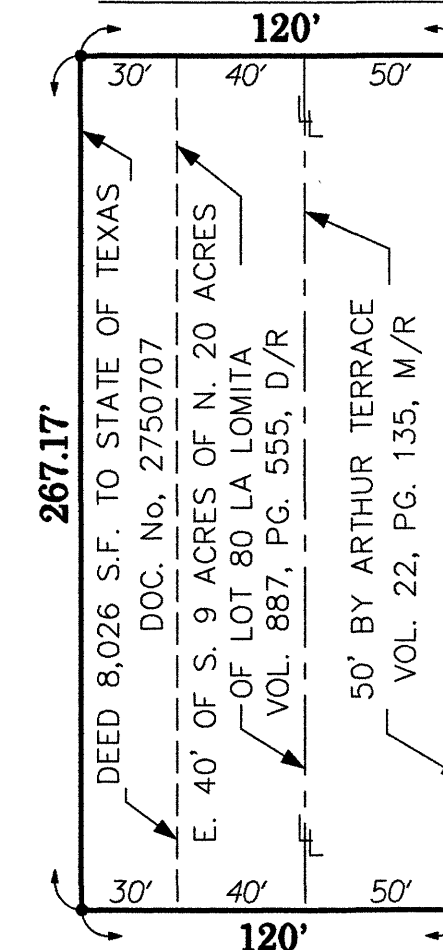
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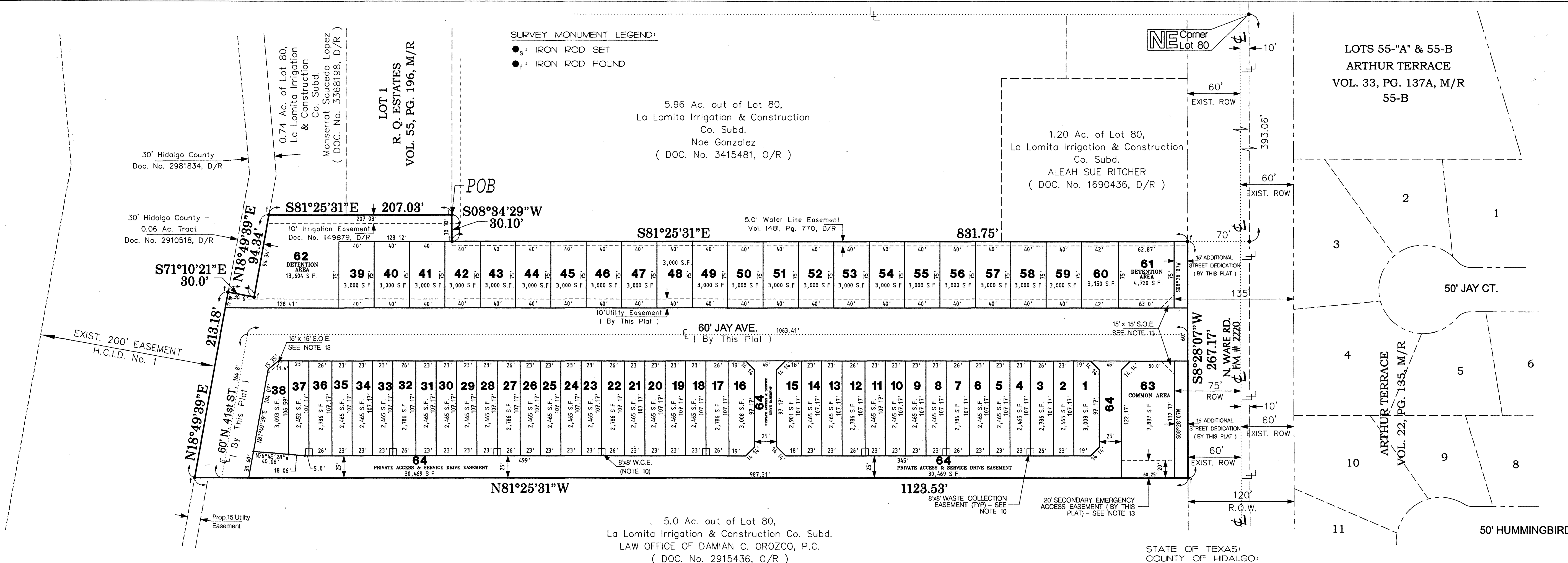
Spoor Engineering Consultants, Inc.
 Consulting Engineers - Civil Land Planning
 FIRM # F6003
 202 South 4th Street McAllen, Texas 78501
 SEC@spooreng.com (956) 683 1000

EXIST. RIGHT OF WAY
 N. WARE RD. (FM#2220)



SURVEY MONUMENT LEGEND:

- 1" IRON ROD SET
- 1" IRON ROD FOUND



NOTES:

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
 LOTS 1 AND 16:
 FRONT: 10 FEET OR GREATER FOR EASEMENTS
 REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
 EAST SIDE: CORNER: 10 FEET OR GREATER FOR EASEMENTS
 WEST SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
 GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 LOTS 15 AND 38:
 FRONT: 10 FEET OR GREATER FOR EASEMENTS
 REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
 EAST SIDE: 3.5 FEET
 WEST SIDE: CORNER: 10 FEET OR GREATER FOR EASEMENTS
 GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 LOTS 2 THROUGH 14 AND 17 THROUGH 37:
 FRONT: 10 FEET OR GREATER FOR EASEMENTS
 REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
 EAST SIDE: 3.5 FEET
 WEST SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
 GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 LOTS 39 THROUGH 60:
 FRONT: 10 FEET OR GREATER FOR EASEMENTS
 REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
 EAST SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
 WEST SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS
 GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C REVISED NOV. 2, 1982.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG N. WARE ROAD AND N. 41ST STREET, AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 5' WIDE MINIMUM SIDEWALK IS REQUIRED ON N. WARE RD. AND A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF N. 41ST ST., JAY AVENUE, AND ALL INTERIOR STREETS.
- BENCHMARK- STATION NAME: MC 76 SET BY ARANDA & ASSOC. LOCATED AT THE SOUTHEAST OF WARE RD. AND MILE 4 RD ELEV.- 125.83 (NAVDS88)
- 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.
- 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.
- DRAINAGE DETENTION OF 1.01 ACRE- FEET (43,940 CUBIC FEET) IS REQUIRED FOR THIS PROPERTY
- 8'x8' WASTE COLLECTION EASEMENT (W.C.E.) SHOWN CENTERED ON LOT LINES BETWEEN LOTS: 3 & 4, 7 & 8, 11 & 12, 17 & 18, 22 & 23, 27 & 28, 32 & 33, AND 36 & 37.

MAP OF HABITAT AT WARE
McAllen, Texas
 BEING A SUBDIVISION OF A 6.84 AC. TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, Hidalgo County, Texas; according to plat recorded in vol. 24, page 68, Deed Records Hidalgo County, Texas.

- PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HABITAT AT WARE, RECORDED AS DOCUMENT NO. _____, HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO PRIVATE SERVICE DRIVES, COMMON AREAS AND DETENTION AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- S.O.E.- DENOTES SIGHT OBSTRUCTION EASEMENT. (BY THIS PLAT)
- SECONDARY EMERGENCY ACCESS EASEMENT TO BE PAVED AND MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN. PAVEMENT WIDTH TO BE 20.0 FEET. INGRESS, EGRESS, AND/OR PARKING BY THE LOT OWNERS OR THEIR GUESTS IS NOT ALLOWED. GATES REQUIRED AT THE EAST AND WEST SIDES OF THE EASEMENT.
- LOT 64 - PRIVATE ACCESS & SERVICE DRIVE EASEMENT REQUIRED TO BE OWNED, PAVED, AND MAINTAINED BY THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND NOT THE CITY OF McALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH WARE ROAD, EXCEPT FOR GATED EMERGENCY ACCESS EASEMENT ON LOT 63, NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 41ST STREET

METES & BOUNDS
 A 6.84 ACRE TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.
 BEGINNING at the southeast corner of Lot 1, R O Estates, City of McAllen, recorded in Volume 55, Page 196, Map Records, for the most northerly northeast corner of the following described tract of land, said point being on the West line of a 5.96 acre tract described in Deed recorded in Document No. 3415481, Official Records.
 THENCE, with the West line of said 5.96 acre tract, South 08 Deg. 34 Min. 29 Sec. West, 30.10 feet to the southwest corner of said 5.96 acre tract for an interior corner hereof;
 THENCE, with the South line of said 5.96 acre tract, South 81 Deg. 25 Min. 31 Sec. East, at 630.0 feet pass the southeast corner of said 5.96 acre tract, and at 831.75 feet a point on the West line of North Ware Road (FM#2220), for the most southerly northeast corner hereof;
 THENCE, with the West line of North Ware Road, South 08 Deg. 28 Min. 07 Sec. West, 267.17 feet to the northeast corner of a 4.32 acre tract as described in Warranty Deed With Vendor's Line recorded in Document No. 2915436, Official Records.
 THENCE, with the North line of said 4.32 acre tract, North 81 Deg. 25 Min. 31 Sec. West, 1123.53 feet to the northwest corner of said 4.32 acre tract, for the southwest corner hereof; said point being on the East line of HOID No. 1 200 foot canal right-of-way;
 THENCE, with the East line of said canal right-of-way, North 18 Deg. 49 Min. 39 Sec. East, 213.18 feet to a point for the most southerly northwest corner hereof, said point being the southwest corner of a 0.06 acre tract as described in Deed recorded in Document No. 2910518, Official Records;
 THENCE, with the South line of said 0.06 acre tract, South 71 Deg. 10 Min. 21 Sec. East, 30.0 feet to the southeast corner of said 0.06 acre tract for an interior corner hereof;
 THENCE, with the East line of said 0.06 acre tract, North 18 Deg. 49 Min. 39 Sec. East, 94.34 feet to the northeast corner of said 0.06 acre tract, for the most northerly northwest corner hereof;
 THENCE, with the South line of Lot 1, R O Estates, and its projection, South 81 Deg. 25 Min. 31 Sec. East, 207.03 feet to the POINT OF BEGINNING, containing 6.84 acres of land, more or less.

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, JAMES B. EZELL, MANAGER
 502 CARDINAL
 McALLEN TX 78504
 STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES B. EZELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING.
 THIS THE _____ DAY OF _____, 2024.
 NOTARY PUBLIC

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

Habitat Development Group, LLC, a Texas Limited Liability Company
 BY: Ricardo Daniel Martinez, Managing Member
 302 S. 10th St.
 McALLEN, TEXAS 78501
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO DANIEL MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.
 NOTARY PUBLIC _____ DATE _____

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

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, REYNALDO ROBLES, 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 FOLLOWING DATE:
 REYNALDO ROBLES, RPLS. #4032 _____ DATE _____
 ROBLES AND ASSOCIATES, PLLC - TEPFELS FIRM #0096700
 107 W. HUISACHE ST. WESLACO, TEXAS 78596

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
 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 HABITAT AT WARE 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.
 GARTHOK LENDING, LLC
 BY: JAMES B. EZELL, MANAGER
 502 CARDINAL
 McALLEN TX 78504
 STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES B. EZELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING.
 THIS THE _____ DAY OF _____, 2024.
 NOTARY PUBLIC

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.
 MAYOR, CITY OF McALLEN _____ DATE _____
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.216(G) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: RALL E. SESIN, P.E., CFM, GENERAL MANAGER _____ DATE _____



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/15/2024

SUBDIVISION NAME: HABITAT AT WARE

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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 on the plat for the existing ROW on the plat and provide a copy for staff review prior to final/recording.
 - Clarify why the centerline is shown 10 ft. to the west of original lot line 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.

Required

Jay Avenue: 60 ft. of total ROW dedication.

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

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

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

Applied

North 41st Street: 60 ft. of total ROW dedication.

Paving: 40 ft. Curb & gutter: Both Sides

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

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

Applied

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

NA

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

**Subdivision Ordinance: Section 134-118

Applied

** 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.

** The Planning and Zoning Commission approved the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approval. The board also approved the requested variances (VAR2024-0036) including a variance request to 900 ft. block length requirement.

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

NA

ALLEYS

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/recording. 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/recording.

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

**Subdivision Ordinance: Section 134-106

Required

SETBACKS

* Front: 10.00 ft. or greater for easements.

Applied

<p>**Zoning Ordinance: Section 138-356</p>	
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356</p>	Applied
<p>* Interior Sides: East side of Lots 2 through 15 and 17 through 38: 3.5 ft. or greater for easements and subject to compliance with building code requirements. Other sides: In accordance with the Zoning Ordinance or greater for easements. - Revise the setback note as shown above prior to final/recording. Remove 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/recording. **Zoning Ordinance: Section 138-356</p>	Required
<p>** The project engineer submitted a variance application (VAR2024-0036) 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. ** The Planning and Zoning Commission approved the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approval. The board also approved the requested variances (VAR2024-0036) including 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 setback will be subject to compliance with building code requirements.</p>	
<p>* Corner: 10 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/recording. **Zoning Ordinance: Section 138-356</p>	Required
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 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. - Revise the note as shown above prior to final/recording. **Subdivision Ordinance: Section 134-120</p>	Required
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road and North 41st Street. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Ware Road and North 41st Street, except for the gated emergency access easement on Lot 63, and private access and service drive easement on Lot 64. - Contact staff to finalized the plat note prior to final/recording. **Must comply with City Access Management Policy</p>	Required

<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **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.</p>	<p>Required</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen.</p>	<p>Applied</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	<p>Required</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* 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</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval. **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</p>	<p>Completed</p>
<p>PARKS</p>	
<p>* 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.</p>	<p>Required</p>
<p>* 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.</p>	<p>Required</p>
<p>* 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.</p>	<p>Required</p>

TRAFFIC	
* As per Traffic Department, Trip Generation is approved.	Applied
* As per Traffic Department, Traffic Impact Analysis (TIA) is not required.	Applied
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> - Consider consolidating the setback notes as all lots have the same front, rear, and garage setbacks. Revise as applicable prior to final/recording. *Must comply with City's Access Management Policy. *Any abandonments must be done by separate process, not by plat. <p>** The project engineer submitted a variance application (VAR2024-0036) including the following variance requests:</p> <ol style="list-style-type: none"> 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. <p>** The Planning and Zoning Commission approved the subdivision in revised preliminary form, subject to the conditions noted, drainage, and utilities approval, on August 20, 2024. The board also approved the requested variances (VAR2024-0036):</p> <ol style="list-style-type: none"> 1. A variance request to 900 ft. block length requirement. 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 setback will be subject to compliance with building code requirements. 	Required
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



NIGHTINGALE AVE
LOCKSLEY SUBD.

PHASE I
MARTIN AVE

LARK AVE (4 MILE LINE)



LOCATION

PROPOSED OLIVE GROVES
ESTATES SUBDIVISION

80

PROPOSED KANDO INVESTMENTS
SUBDIVISION

MCCALLEN ENGLISH SEVENTH DAY
ADVENTIST CHURCH SUBD
LOT 1

MCCALLEN

ELEMENTARY
SCHOOL NO 5

GOLDCREST AVE
SUBDIVISION

FOREST
FLAMINGO AVE

WARE RD

JAY C

36TH LN

HAWK CT

GULL AVE

WARE RD

36TH LN

NUEVA

