

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
FRIDAY, SEPTEMBER 20, 2024 - 10:00 AM
MCALLEN DEVELOPMENT CENTER, 311 N. 15TH STREET
EXECUTIVE CONFERENCE ROOM 3**

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

1) CONSENT:

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

2) 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.



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

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

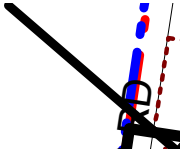
Signature Victoria Alvarez Date 9/8/23

Print Name Victoria Alvarez

Owner Authorized Agent

The Planning Department is now accepting DocuSign signatures on application

LOCATION



NITA LOR RD

PROPOSED VICTORIA'S OAKS SUBDIVISION

LOT 1

-18
2700

-05
2612

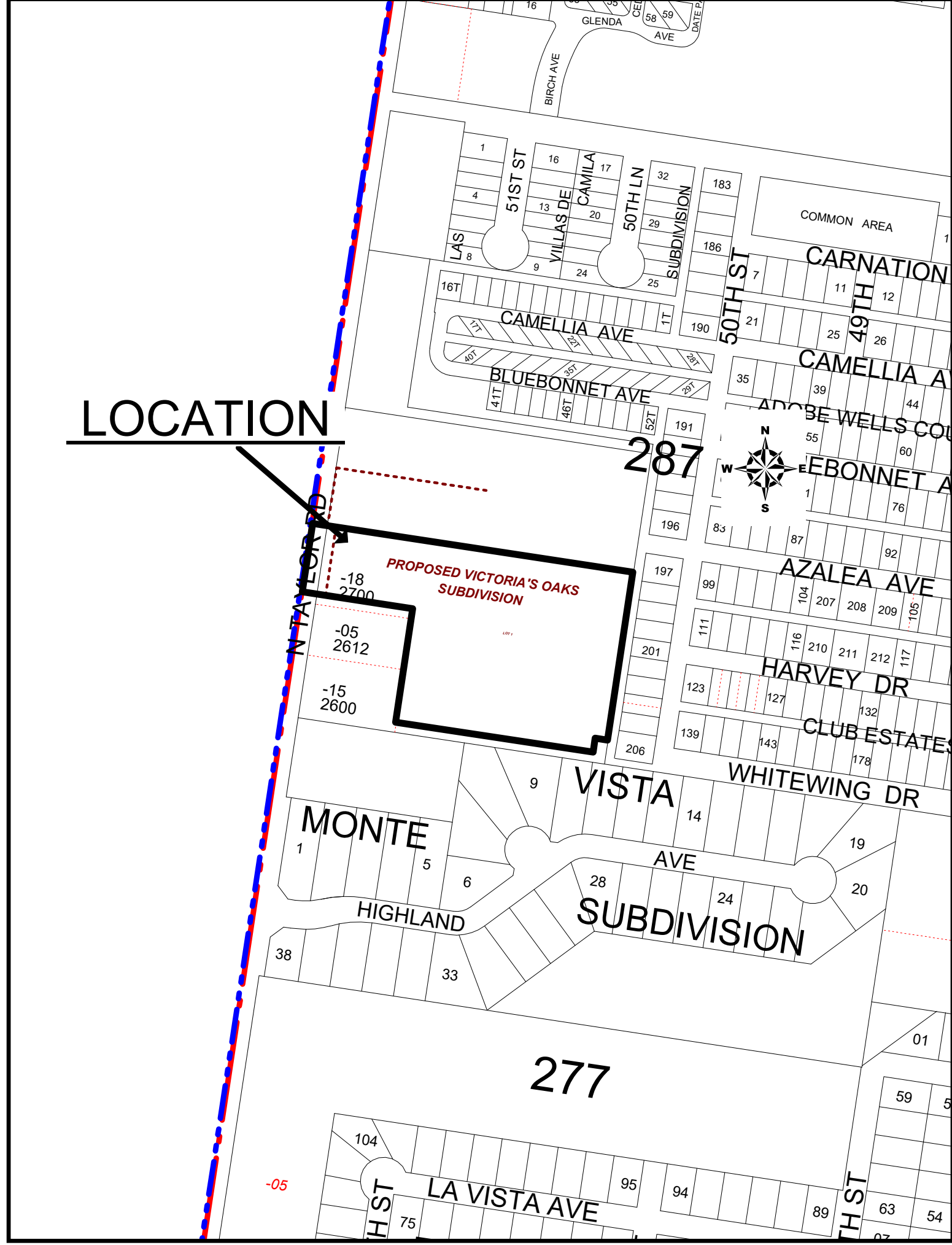
-15
2600

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 CAUSE TO BE INSTALLED OR DEDICATED UNDER THE PROVISIONS OF THE PLAT AND HEREBY CERTIFY THAT I HAVE FULLY CONSIDERED THE PROPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OTHER ORAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

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

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

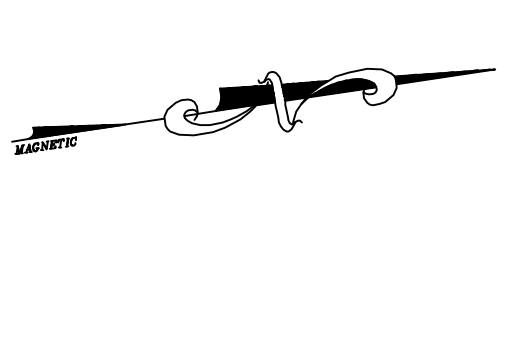
I, JAVIER HINOJOSA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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.

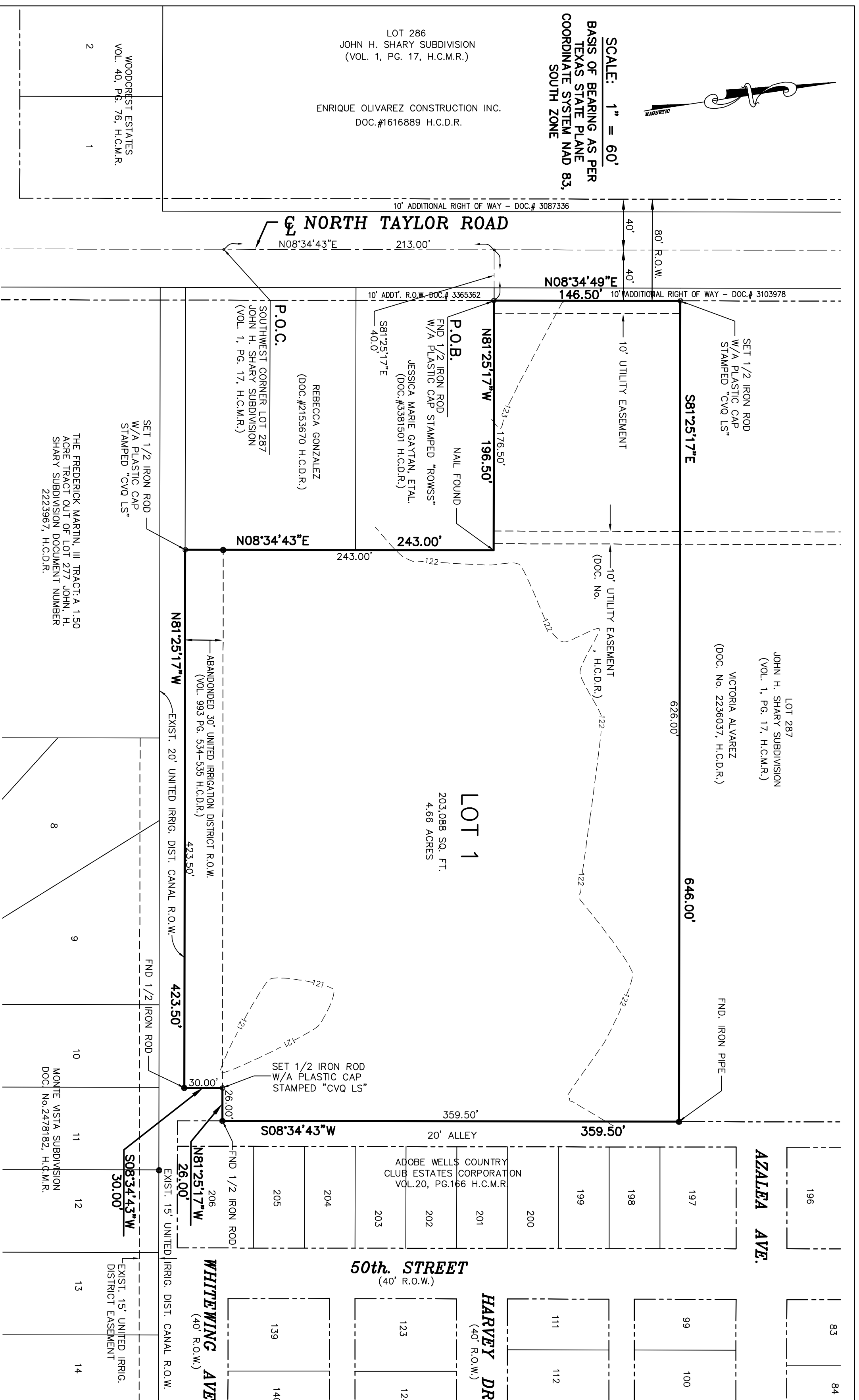
CARLOS VASQUEZ, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.O. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: _____
TPELS FIRM NO. 10119600



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



- GENERAL NOTES**
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
 - MINIMUM BUILDING SETBACK ARE AS FOLLOWS:
FRONT N. TAYLOR RD. - 45 FEET OR IN LINE WITH AVERAGE SETBACKS, OR EXISTING STRUCTURES OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES
REAR IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENT
SIDE IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENT
GARAGE 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 - THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480334 0400 C; REVISED NOVEMBER 16, 1982.
 - THE DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO BUILDING PERMIT.
 - DRAINAGE DETENTION REQUIRED OF 0.293 ACRE FEET OR 12,771 CUBIC FEET FOR THIS SUBDIVISION. AN INDIVIDUALIZED DETENTION PLAN SHALL BE SUBMITTED TO THE CITY McALLEN AS PART OF THE BUILDING PERMIT.
 - MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTERLINE PAVEMENT OF TAYLOR ROAD AT THE MIDPOINT OF THE LOT.
 - PROJECT BENCHMARK: ELEVATION = 1222.22 TOP OF GATE INLET LOCATED 15' SOUTH OF THE SOUTH PROPERTY LINE OF THIS SUBDIVISION. (MCH&S ELEVATION = 1233.30 - 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP - LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF TAYLOR RD. AND DAFODIL ST.)
 - A 4 FOOT WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH TAYLOR ROAD.
 - SET 1/2" ø IRON ROD ON ALL LOT CORNERS.
 - 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - 6 FOOT GRAPEL BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
 - 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 OR PIPES 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 EASEMENT OR RIGHT OF WAY FROM AN IRRIGATION DISTRICT. ANY CONNECTION MUST BE AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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, WITHIN SAID TAYLOR ROAD, 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° 23' 23" E, ALONG THE COMMON LINE OF SAID ALVAREZ TRACT OF LAND AND SAID TRACT OF LAND DEEDED TO JESSICA MARIE GAYTAN 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' 43" 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" SET, ON THE EAST RIGHT-OF-WAY LINE OF SAID TAYLOR ROAD, FOR THE NORTHWEST CORNER HEREOF;

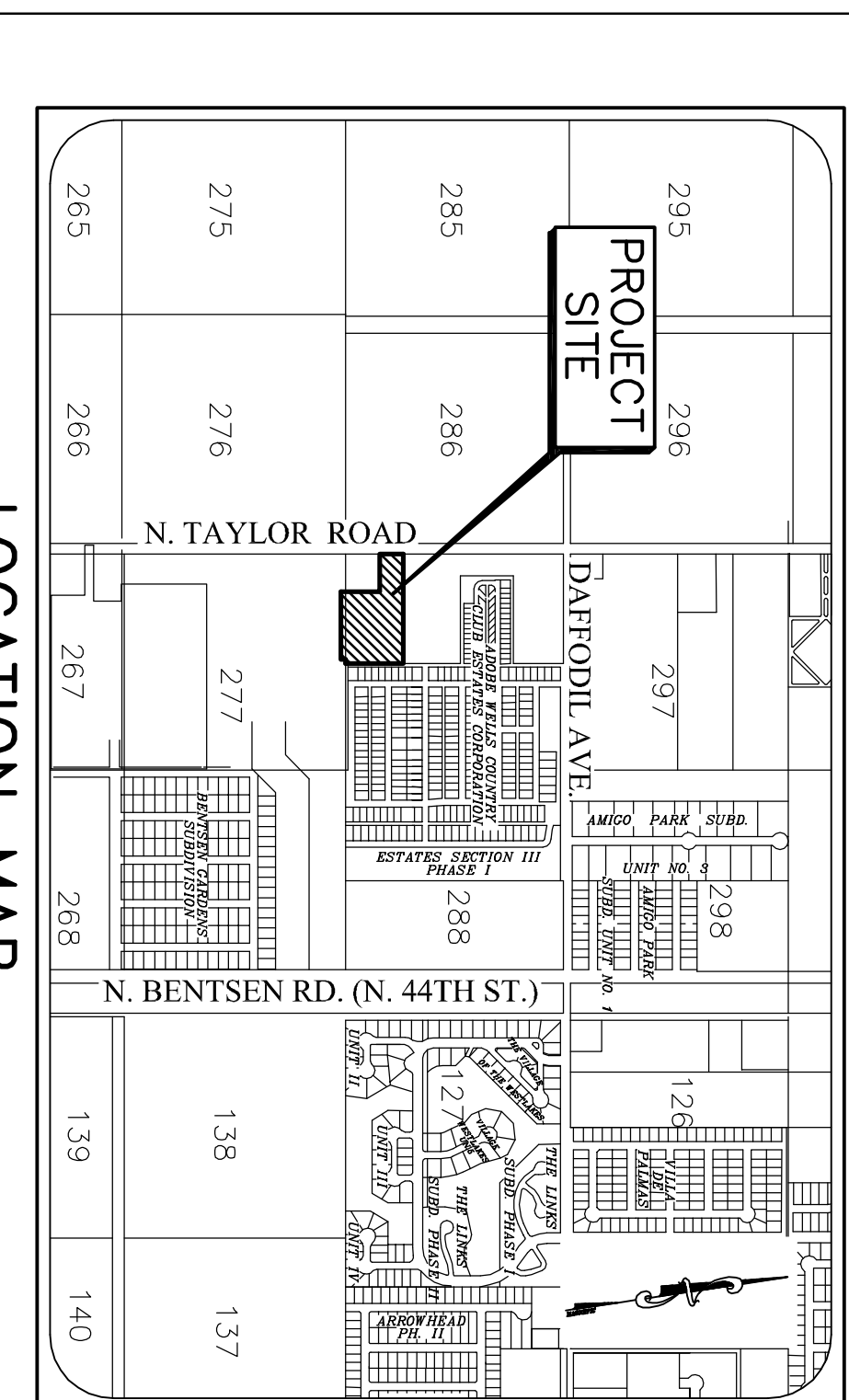
THENCE S 81° 23' 17" E, A DISTANCE OF 646.00 FEET, TO AN IRON PIPE FOUND, ON THE WEST LINE OF ADGEE WELLS COUNTRY CLUB STATE TRACT MAP REFERENCE: VOLUME 20 PAGE 186, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER HEREOF;

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.



LOCATION MAP
SCALE: 1" = 1000'

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

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



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

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
DOWNER: 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



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>	Applied
	NA
	NA
LOT REQUIREMENTS	
<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>	Applied
	Compliance
ZONING/CUP	
<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>	Applied
	NA
PARKS	
<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>	NA
	Required
	NA
TRAFFIC	
<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>	Compliance
	NA

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

MONTE

HIGHLAND

50TH ST

LA VISTA AVE

EMERALD

51ST ST

CAMELLIA AVE

BLUEBONNET AVE

VISTA

SUBDIVISION

287

277

50TH LN

51ST ST

50TH ST



WHITEWING DR

48TH ST

CARNATION

49TH

CAMELLIA A

BLUEBONNET A

AZALEA AVE

HARVEY DR

CLUB ESTATE

59

63

54

08

COMMON AREA

ADOBE WELLS CO

CLUB ESTATE

WHITEWING DR

VISTA AVE

SUBDIVISION

HIGHLAND

MONTE

N TAYLOR RD

50TH ST

LA VISTA AVE

EMERALD

51ST ST

48TH ST



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
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
- 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)

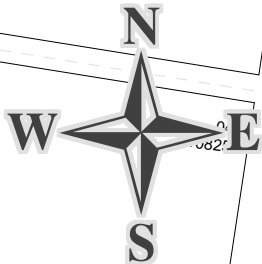
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 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



10801

SPRAGUE RD

-03
1313

1309
BARRIOS NURSERY
SUBD

-11
1305

-00
1301

N BICENTENNIAL BLVD

LOCATION

TRIPLE "B" MOBILE PARK
SUBDIVISION
LOT 1

TRIPLE "B" MOBILE PARK II

PROPOSED THE VILLAS ON FREDDY

PHASE 3
SUBDIVISION

PROPOSED YALE CORNER
SUBDIVISION
(REVISED)

N BICENTENNIAL BLVD

CA F

192

190

PHASE 2

185

180

175

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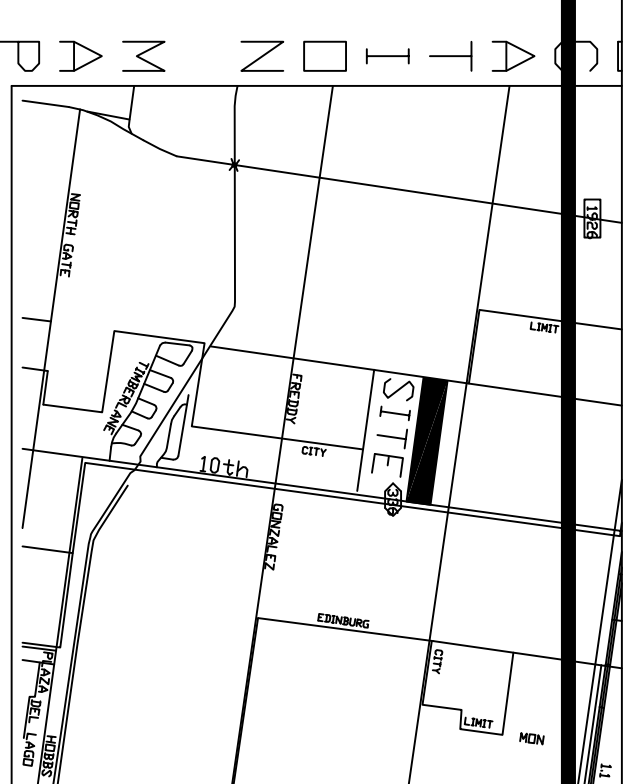
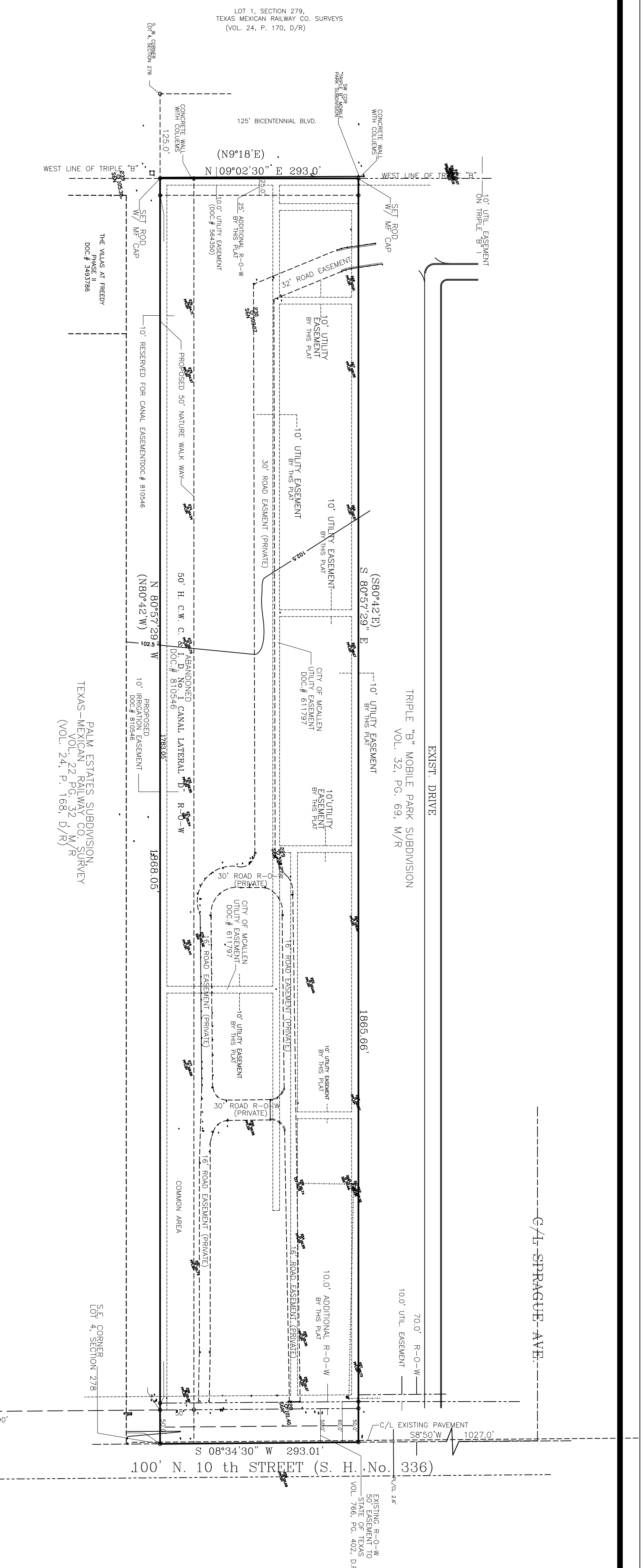
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SCALE = 1"=100'



DESCRIPTION OF 12.625 ACRES OF LAND OUT OF LOT 4, SECTION 278, 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 278, 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 with the West line of said street, to a point of intersection with the East line of Lot 4, for the Northeast 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 W/MF for the Northwest corner thereof.

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 thereof.

THENCE, with the East line of Lot 4, in 100' foot North 10th Street (S H # 336), to the point of BEGINNING. Containing 12.625 acres of land more or less of which the East 50 feet containing 0.34 acre lies in 100' foot North 10th Street (S H # 336).

HIDALGO COUNTY BRANAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE BRANAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM BRANAGE PLAN FOR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 4921C(2) THE DISTRICT HAS NOT RECEIVED AND DOES NOT CERTIFY THAT THE BRANAGE STRUCTURES DESCRIBED HEREON COMPLY WITH THE BRANAGE PLAN FOR THE DISTRICT. THE GENERAL ENGINEER HAS REVIEWED THE BRANAGE PLAN AND HAS GENERALLY ACCEPTED ENGINEERING DISTRICT #1 IS THE RESPONSIBILITY OF THE RECIPIER 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 _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DAMAGE OR OBLITERATION OF WATER TO ANY LOT IN THIS SUBDIVISION. THE DISTRICT HAS NO AUTHORITY TO PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

- NOTES:
1. DEFINITION OF 0.34 ACRE SET IS REQUIRED FOR THIS SUBDIVISION.
 2. RECIPIER MUST PROVIDE EVIDENCE OF DEFINITION FOR APPROVED PERMIT.
 3. MINIMUM FLOOR 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 0323 C REVISED NOV. 16, 1982.
 5. ALL LOTS FOR LEASE ONLY.
 6. MAXIMUM NUMBER OF CELEBR SPACES FOR SUBDIVISION IS 39.
 7. EXISTING MOBILE HOMES SHALL BE 1400 SQUARE FEET.
 8. EXISTING MOBILE HOMES BEGAN AS NEW EXIST, BUT ANY ADDITIONS, NEW CONSTRUCTION, OR IF MOBILE HOMES ARE REMOVED, COMPLIANCE WITH SET-BACKS WILL BE REQUIRED.
 9. NON-SITE OR EASEMENT LINE RECORDER PRODUCES THE GREATER SETBACK FROM SITE TO NEAREST CORNER OF MOBILE HOME TO THE FRONT.
 10. 5' WALK REQUIRED ALONG 10th St. (S.H. 4336).
 11. 6' GRASS BUFFER REQUIRED FROM ADJACENT MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONE/USES AND ALONG NORTH BICENTENNIAL BOULEVARD.
 12. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH BICENTENNIAL BOULEVARD.
 13. COMMON AREAS, ANY PRIVATE STREETS/DRIVE, DATE AREAS/ETC. MUST BE MAINTAINED BY THE PARK OWNERS AND NOT THE CITY OF MALLEEN.

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 PLAN.

REGISTERED PROFESSIONAL ENGINEER
 F. E. RECHENBACH NO. 26893

MAJOR, CITY OF MALLEEN
 .AD.2024.

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2024.

SECRETARY _____ PRESIDENT _____

STATE OF TEXAS:
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, # 4893 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHENIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

REGISTERED PROFESSIONAL LAND SURVEYOR
 MALLEEN, TEXAS

NOTARY PUBLIC

STATE OF TEXAS:
 COUNTY OF HIDALGO:

I, WILLIAM BEKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN STATED.

STATE OF TEXAS:
 COUNTY OF HIDALGO:

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 F. E. RECHENBACH NO. 26893

MAJOR, CITY OF MALLEEN
 .AD.2024.

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 2024.

SECRETARY _____ PRESIDENT _____

DATE: JULY 24 2024

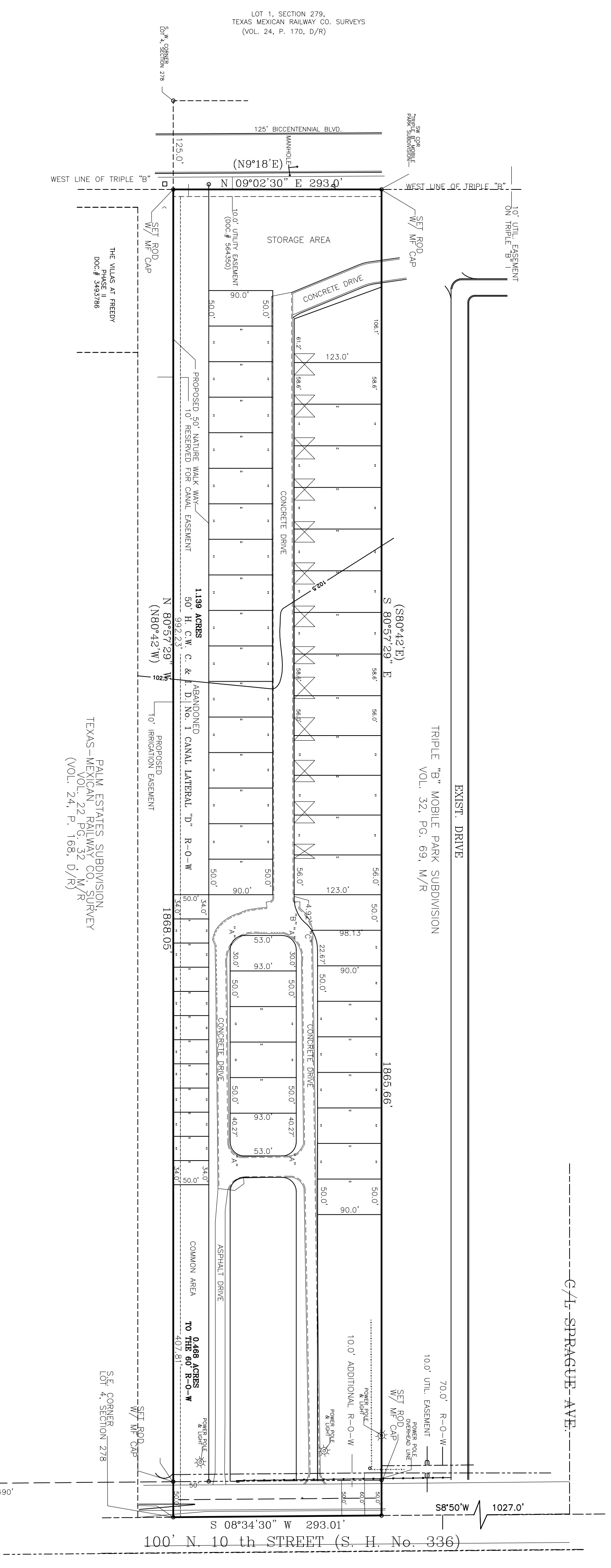
MAP
 OF
 TRIPLE "B" MOBILE HOME PARK II
 MALLEEN TEXAS

DESCRIPTION OF A 12.625 ACRE TRACT OF LAND OUT OF LOT 4, SECTION 278, 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

PREPARED BY
 BIG D. ENGINEERING
 DARIO V. GUERRA III
 1603 E. HACKBERRY AVE
 MALLEEN, TEXAS 78004
 REGISTRATION NO. 64669
 EMAIL: HDENGINE@aol.com
 TEL: (956) 266-1818

REGISTERED BY
 MICHAEL FABIAN SURVEYING, INC.
 1603 E. HACKBERRY AVE
 MALLEEN, TEXAS 78004
 REGISTRATION NO. 64669
 EMAIL: SURVEY@MFBANSURVEYING.COM
 TEL: (956) 266-1818

W0# 04330C7S



CURVE	DELTA	RADIUS	LENGTH
A	90°00'00"	20.0'	31.42'
B	52°01'00"	46.03'	42.85'
C	42°18'52"	50.0'	39.54'

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

BEGINNING at a point at the Southwest corner of Lot 4, Section 278, 1st & Southeast corner of Lot 5, 2nd & West of Triple "B", said point being located in 100' foot North 10th Street (S. H. No. 336).

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 1878.13 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, for the Northwest corner hereof;

THENCE, with the East line of Lot 4, in 100' foot North 10th Street (S. H. No. 336), 293.01 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 (S. H. No. 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 (956) 283-4860

REGISTERED PROFESSIONAL
 LAND SURVEYOR

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



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

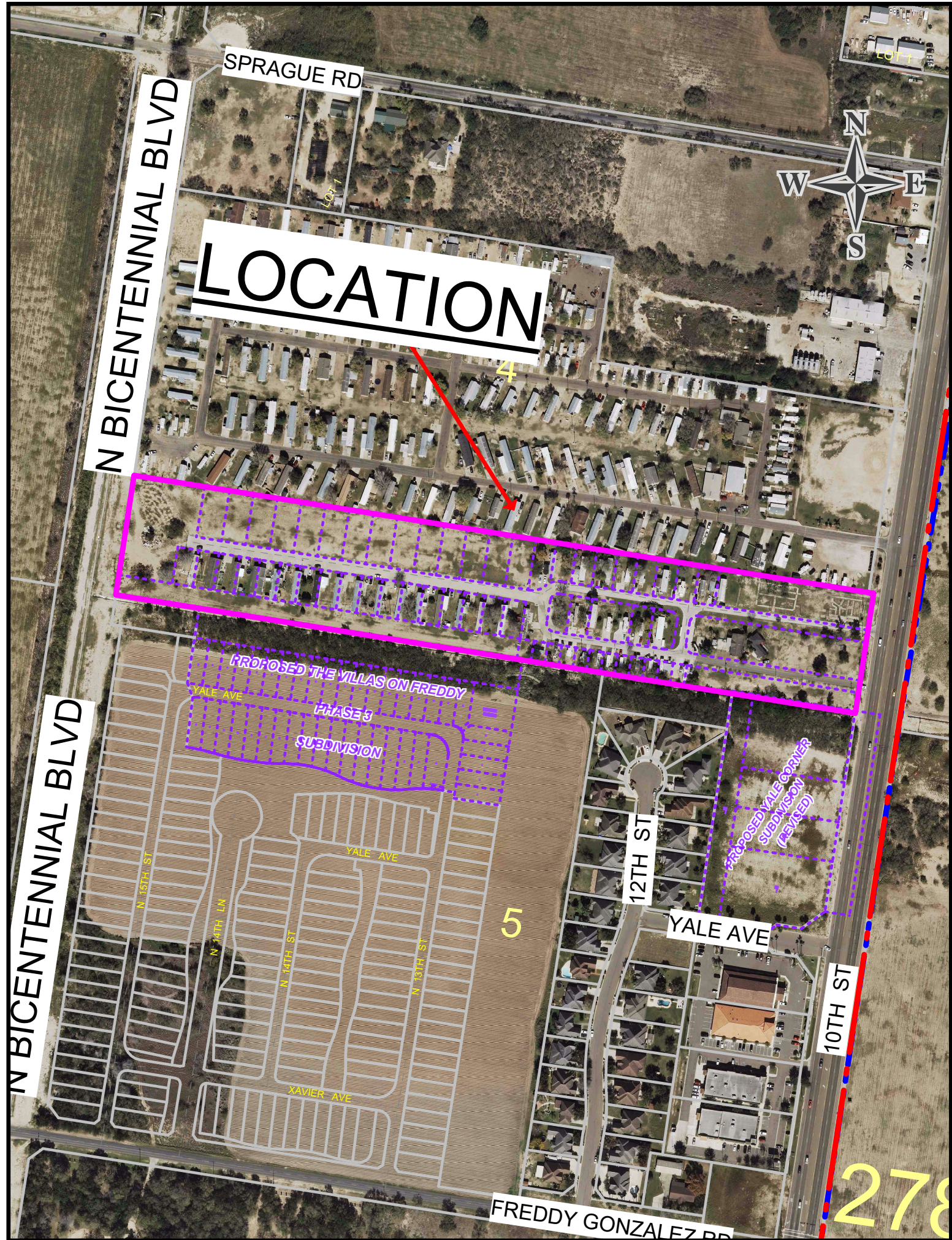
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<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

PROPOSED YALE CORNER
SUBDIVISION
(REVISED)

N BICENTENNIAL BLVD

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: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

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

*Submit documents to subdivisions@mcallen.net

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

PLAT TO SHOW:

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

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

Owner(s) Signature(s)

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

Signature  Date 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.

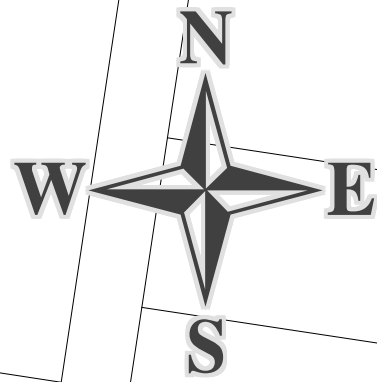
The variance will not affect adjoining property owners, since the variance preserves the current neighborhood conditions. If Right-of-Way and street expansion occurs, the Right-of-Way will encroach existing structures in the neighborhood.

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

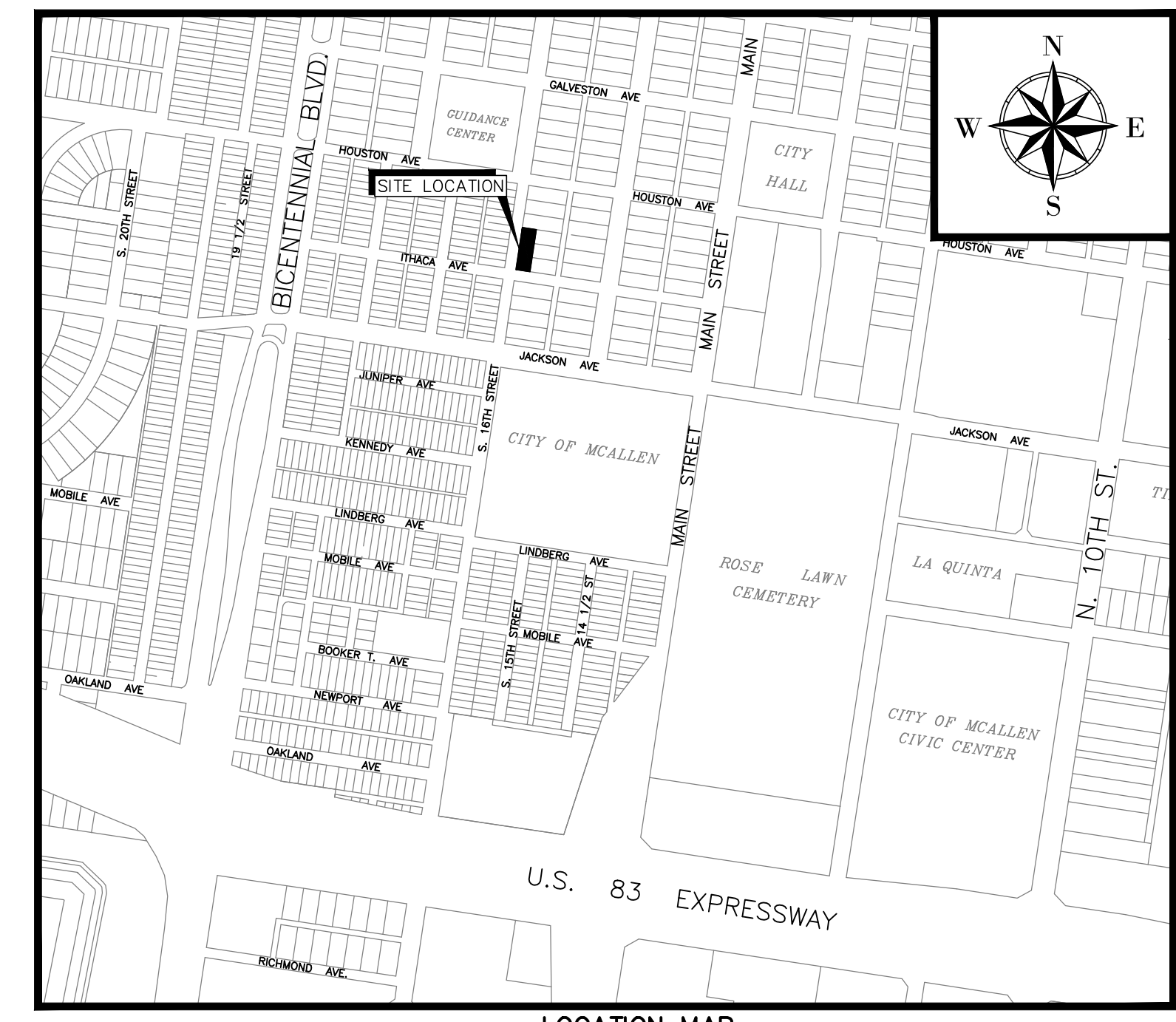
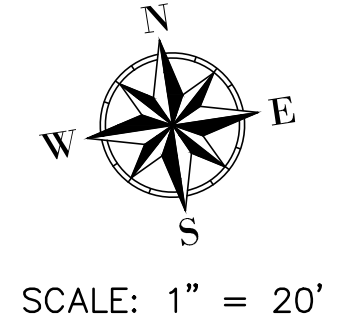
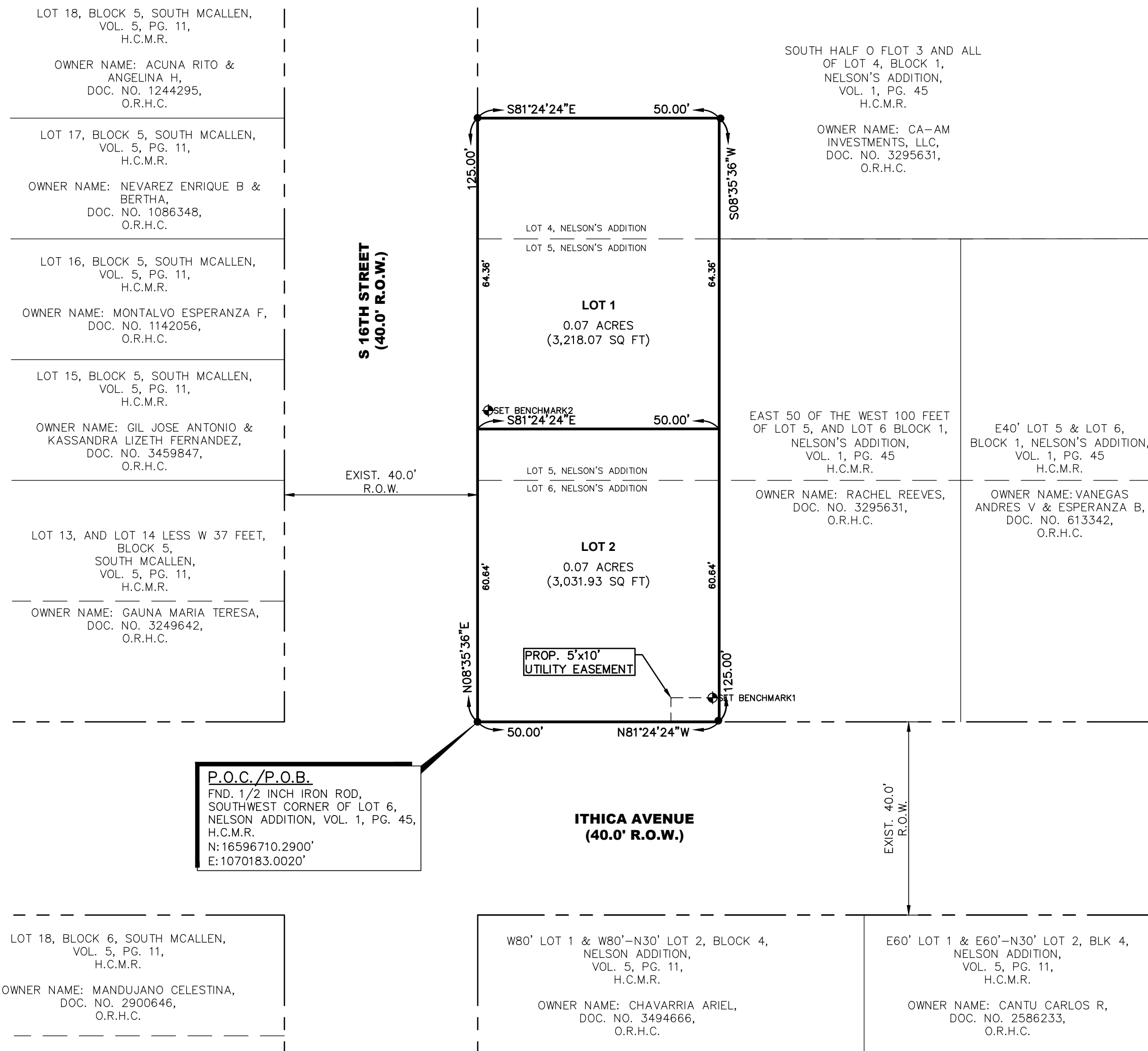


16TH ST



ITHACA AV

PROPOSED
LAW OFFICE OF ALEJANDRO
GUERRA SUBD



KMB SUBDIVISION

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.

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

GENERAL NOTES

- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT, AS PER 54 SECTION 6.2 (d) (6) OF THE SUBDIVISION ORDINANCE.
- SETBACK AS FOLLOWS: (EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES)
FRONT 16TH STREET..... 10 FEET OR GREATER EASEMENT
REAR..... 0 FEET IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS
SIDES..... 6 FEET IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS
GARAGE..... 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- FLOOD INSURANCE RATING:
INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480343 0010 C,
REVISED NOVEMBER 2, 1982 ZONE C,
AREAS OF MINIMAL FLOODING. (NO SHADING)
- BENCHMARK1: SET IRON ROD
AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
NORTHING: 16596707.9300
EASTING: 1070231.6410
ELEVATION: 126.582'
- BENCHMARK2: SET IRON ROD
AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
NORTHING: 16596773.6900
EASTING: 1070194.8190
ELEVATION: 126.524'
- DRAINAGE DETENTION REQUIRED OF 0.585 AC-FT TO BE DETAINED WITHIN THE SUBDIVISION.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT.
- MINIMUM 4 FT. WIDE SIDEWALK REQUIRED ON ITHICA AVENUE AND S 16TH STREET.
- A 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG WISCONSIN ROAD.
- 8FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NEAREST CITY OF MCALEN BENCHMARK IS MC82 SAID BENCHMARK IS LOCATED APPROXIMATE 100 FEET NORTH OF THE SOUTHWEST CORNER INTERSECTION OF BROADWAY AVENUE AND JACKSON AVENUE, ELEV=125.01 (N=16596351.33919, E=1071202.75224).

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

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

NO.	SHEET	REVISION	DATE	APPROVED

DATE OF PREPARATION: June 2024 SHEET 1 OF 1

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



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>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets **Subdivision Ordinance: Section 134-1</p>	<p>Applied</p>
<p>* Minimum lot width and lot area **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-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>	<p>Applied</p>
<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>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee.</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of lots/dwelling units changes, park fees will be adjusted accordingly, prior to recording.</p>	<p>Required</p>
<p>* Pending review by the City Manager's Office.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Trip Generation is waived for 2 lot townhouse subdivision.</p>	<p>Applied</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>NA</p>
<p>COMMENTS</p>	
<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>	<p>Applied</p>

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN 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

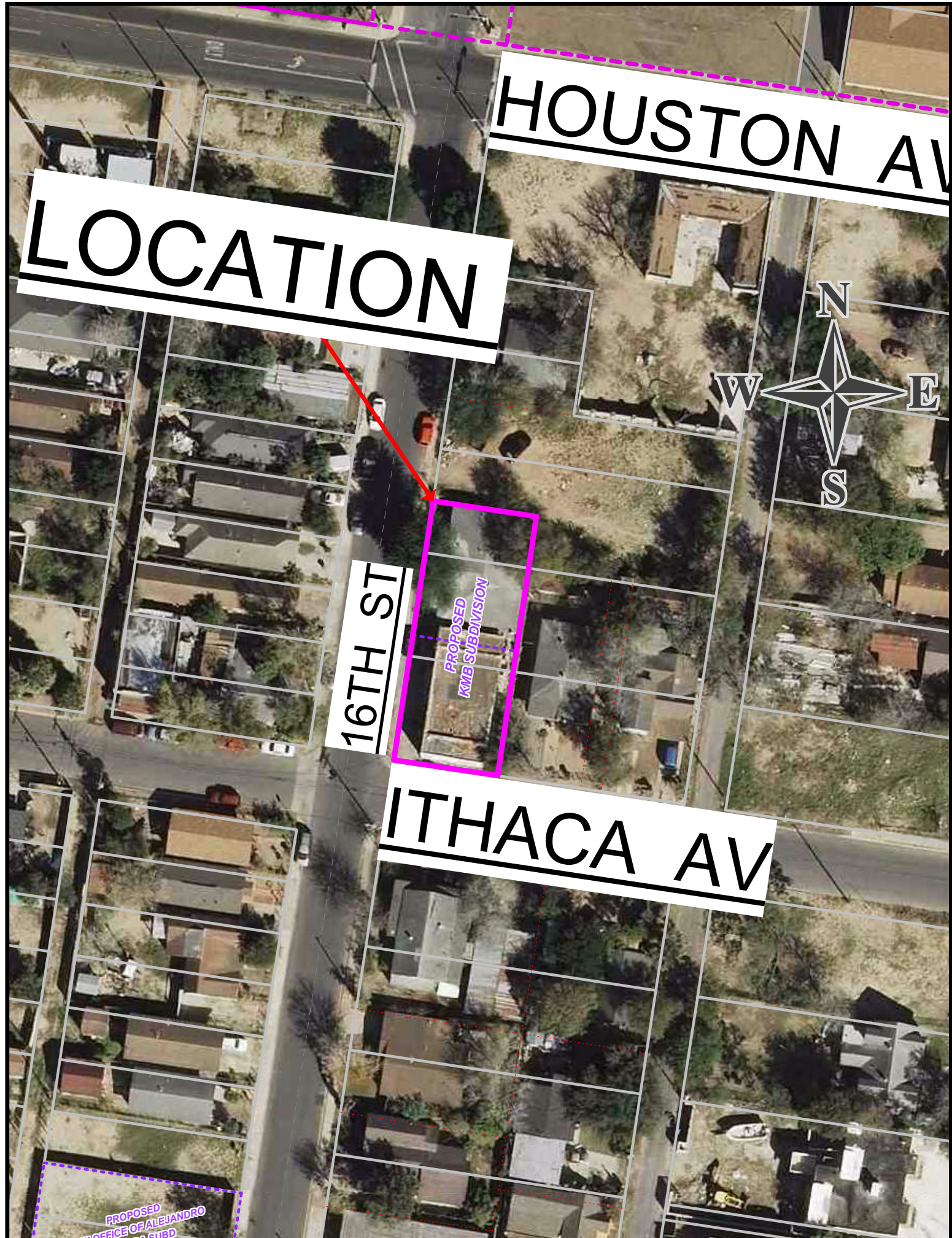


16TH ST

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 78141</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 78141</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)

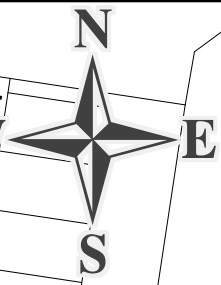
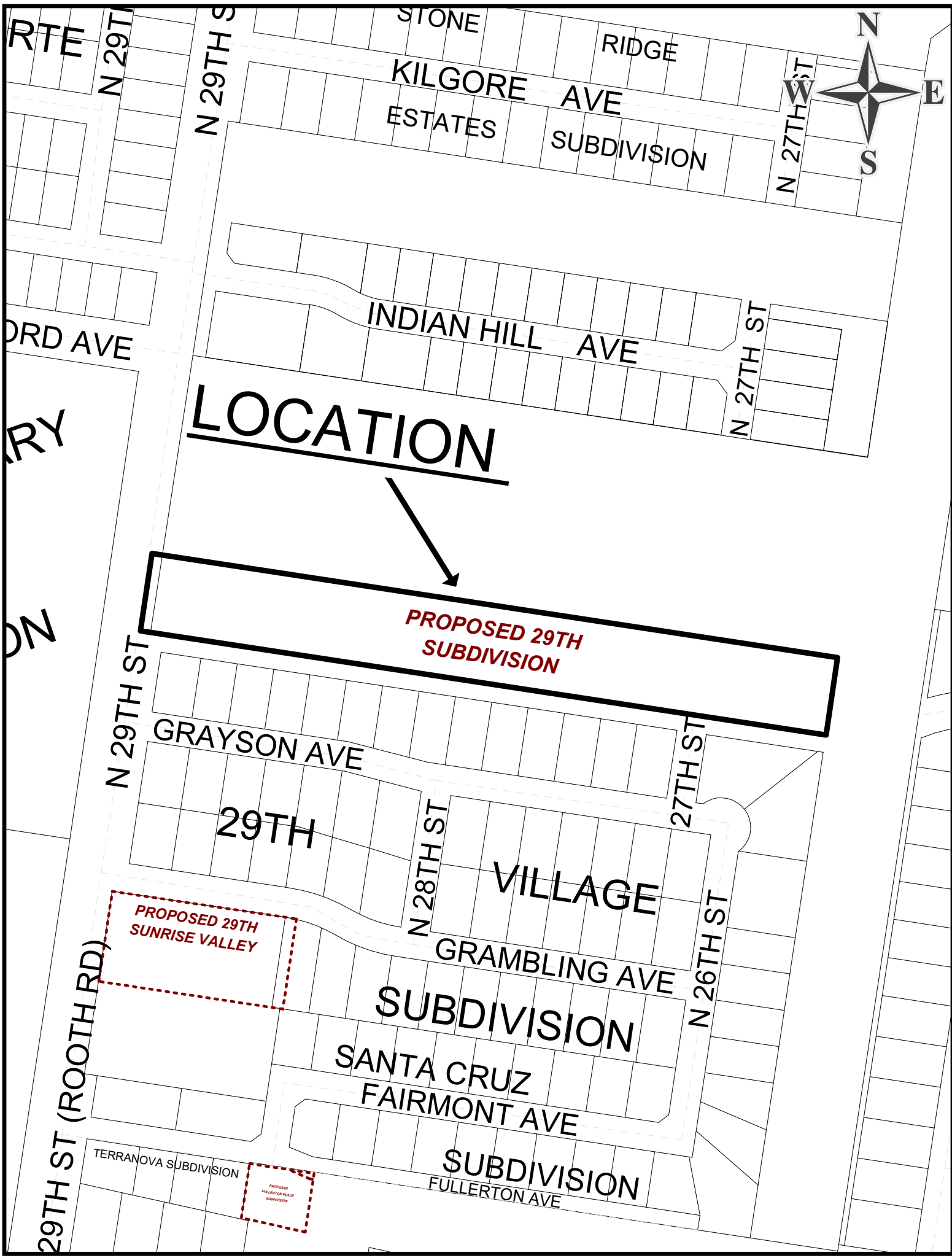
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

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
FULLERTON PLACE
SUBDIVISION

29TH ST (ROOTH RD)

N 29TH ST

N 29TH ST

N 27TH ST

N 27TH ST

RTE

RD AVE

RY

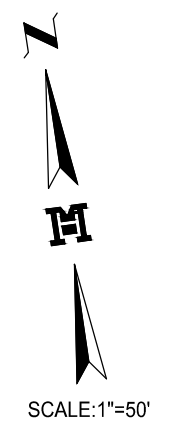
ON

STONE RIDGE

KILGORE AVE
ESTATES SUBDIVISION

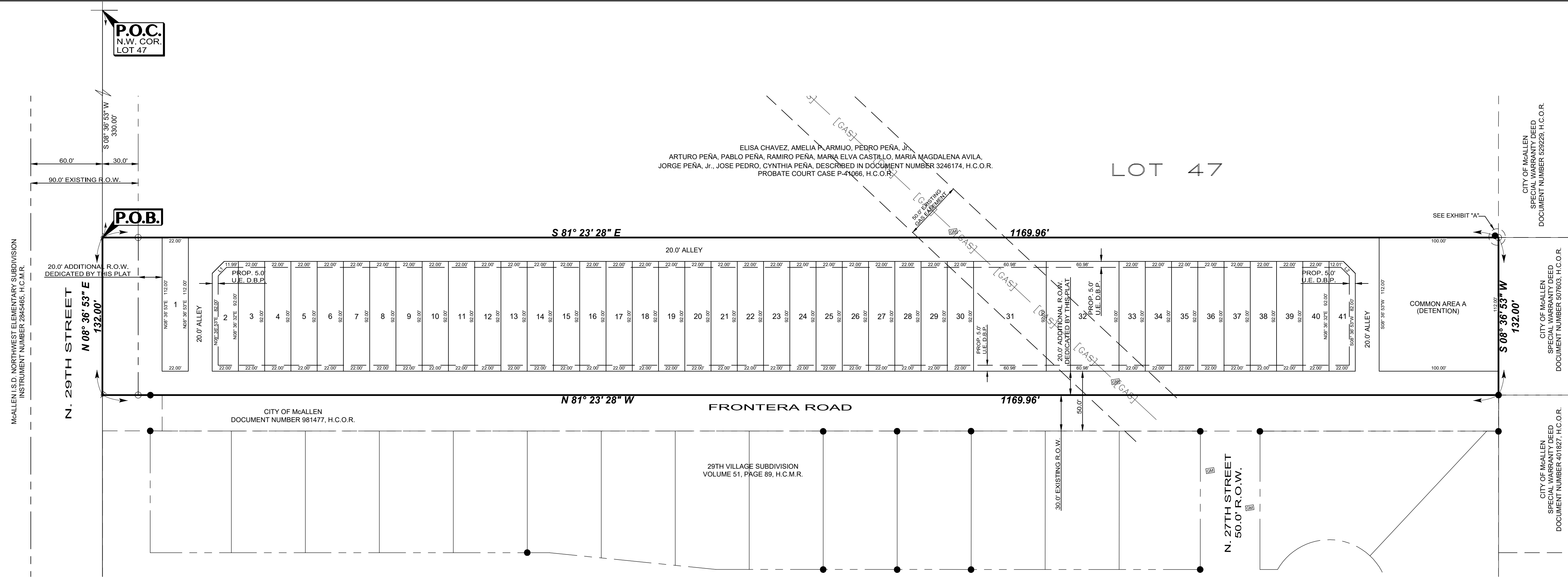
INDIAN HILL AVE

POC.
N.W. COR.
LOT 47



ELISA CHAVEZ, AMELIA P. ARMUJO, PEDRO PEÑA, JR.
ARTURO PEÑA, PABLO PEÑA, RAMIRO PEÑA, MARNA ELVA CASTILLO, MARIA MAGDALENA AVILA,
JORGE PEÑA, JR., JOSE PEDRO, CYNTHIA PEÑA, DESCRIBED IN DOCUMENT NUMBER 3246174, H.C.O.R.
PROBATE COURT CASE P-4066, H.C.O.R.

LOT 47



CITY OF McALLEN
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 507603, H.C.O.R.

CITY OF McALLEN
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 507603, H.C.O.R.

CITY OF McALLEN
SPECIAL WARRANTY DEED
DOCUMENT NUMBER 401827, H.C.O.R.

LEGEND & ABBREVIATIONS

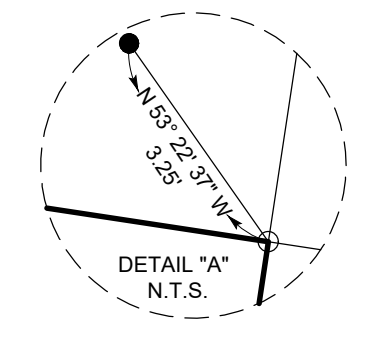
- FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- FOUND PK NAIL
- SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ⊕ SET NAIL
- ⊕ CURVE PC AND PT
- P.O.B. - POINT OF BEGINNING
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL 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 :

1. 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.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: 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.
4. 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.
5. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
6. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
7. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. 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.
9. 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.
10. 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



Line Table		
Line #	Length	Direction
L1	14.14'	N53° 36' 43"E
L2	14.14'	S38° 23' 17"E

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

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.

1. 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;
2. 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.
3. 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 LINE OF SAID LOT 47 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. 29TH STREET, FOR THE SOUTHWEST CORNER OF THIS TRACT.
4. 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.

STATE OF TEXAS
COUNTY OF HIDALGO

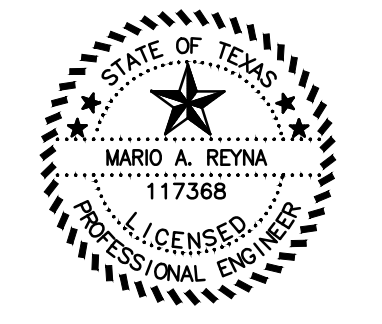
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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



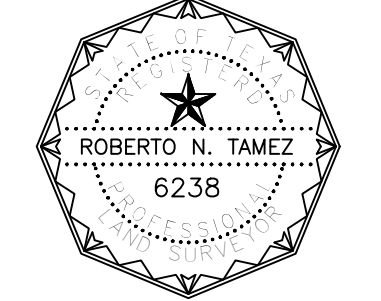
THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

LOCATION MAP



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



City of McAllen
SUBDIVISION PLAT REVIEW

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>

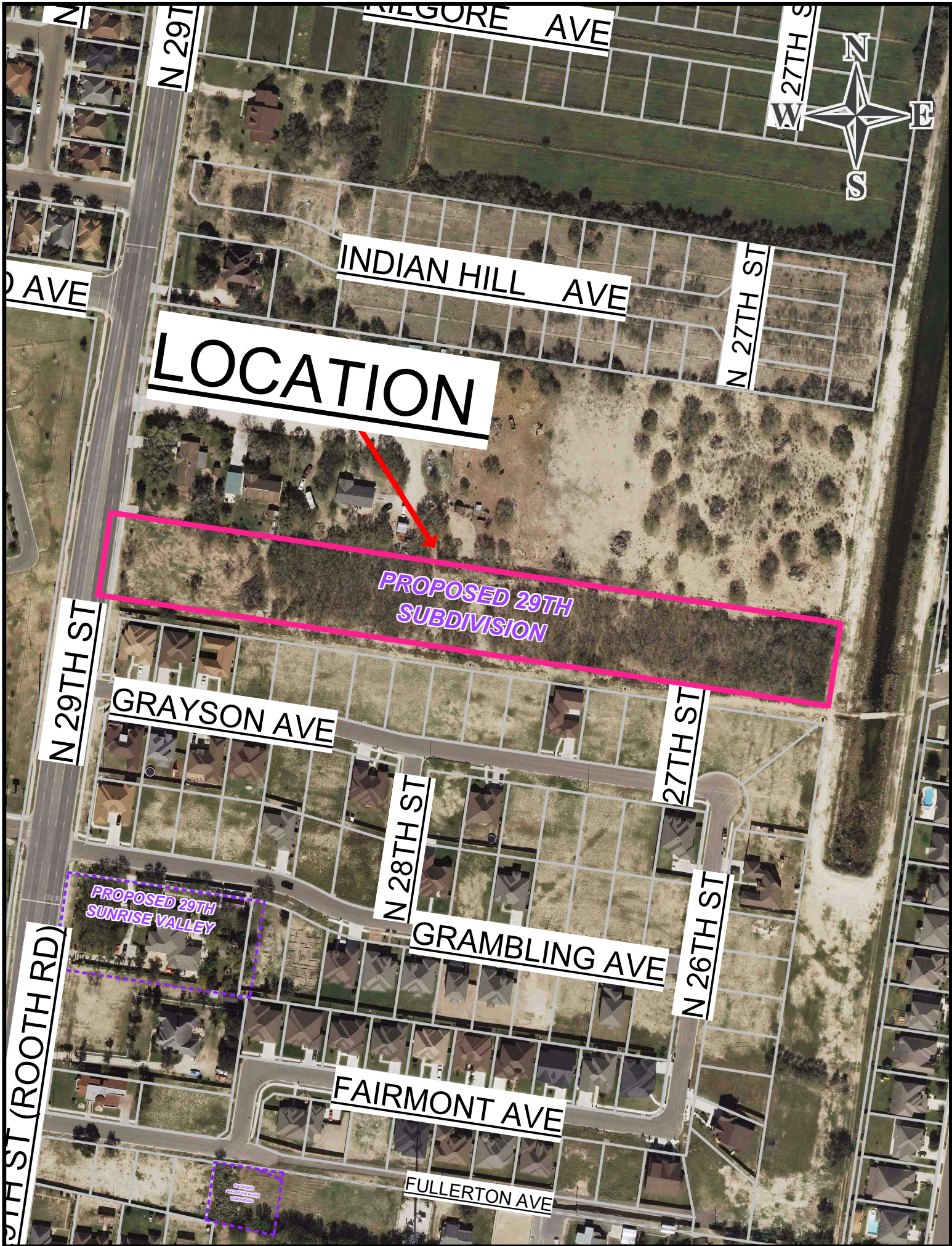
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<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

AVE

N 29TH ST

GRAYSON AVE

N 27TH ST

N 28TH ST

GRAMBLING AVE

N 26TH ST

ST (ROOTH RD)

FAIRMONT AVE

FULLERTON AVE

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 <u>Las Brisas Phase II Subdivision^{FT}</u>	
	Legal Description <u>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</u>	
	Location <u>On the southwest corner of Rooth Road and Monte Cristo Road</u>	
	City Address or Block Number <u>3105 Monte Cristo Road</u>	
	Total No. of Lots <u>136^{FT}</u> Total Dwelling Units <u>134^{FT}</u> Gross Acres <u>26.710</u> Net Acres <u>26.710</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>135</u> Lots) Replat: <input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Applied for Rezoning <input checked="" type="checkbox"/> No / <input type="checkbox"/> Yes: Date <u> </u>	
	Existing Land Use <u>Exist Building^{FT}</u> Proposed Land Use <u>Residential-Single Family^{FT}</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>224742</u>		
Estimated Rollback Tax Due <u>36,015.54</u> Tax Dept. Review <u>MC 8/26/24</u>		
Owner	Name <u>ML Rhodes LLC</u> Phone <u>956-287-2800</u>	
	Address <u>200 S. 10th St Suite 1700^{FT}</u> E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rhodes Development Inc</u> Phone <u>956-287-2800</u>	
	Address <u>200 S. 10th St. Suite 1700^{FT}</u> E-mail <u>bfrisby@rhodes.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Brad Frisby, VP</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 West McIntyre Street,^{FT}</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,^{FT}</u> E-mail <u>robert@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u>	

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

- 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)

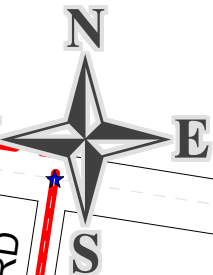
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 08.14.2024

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

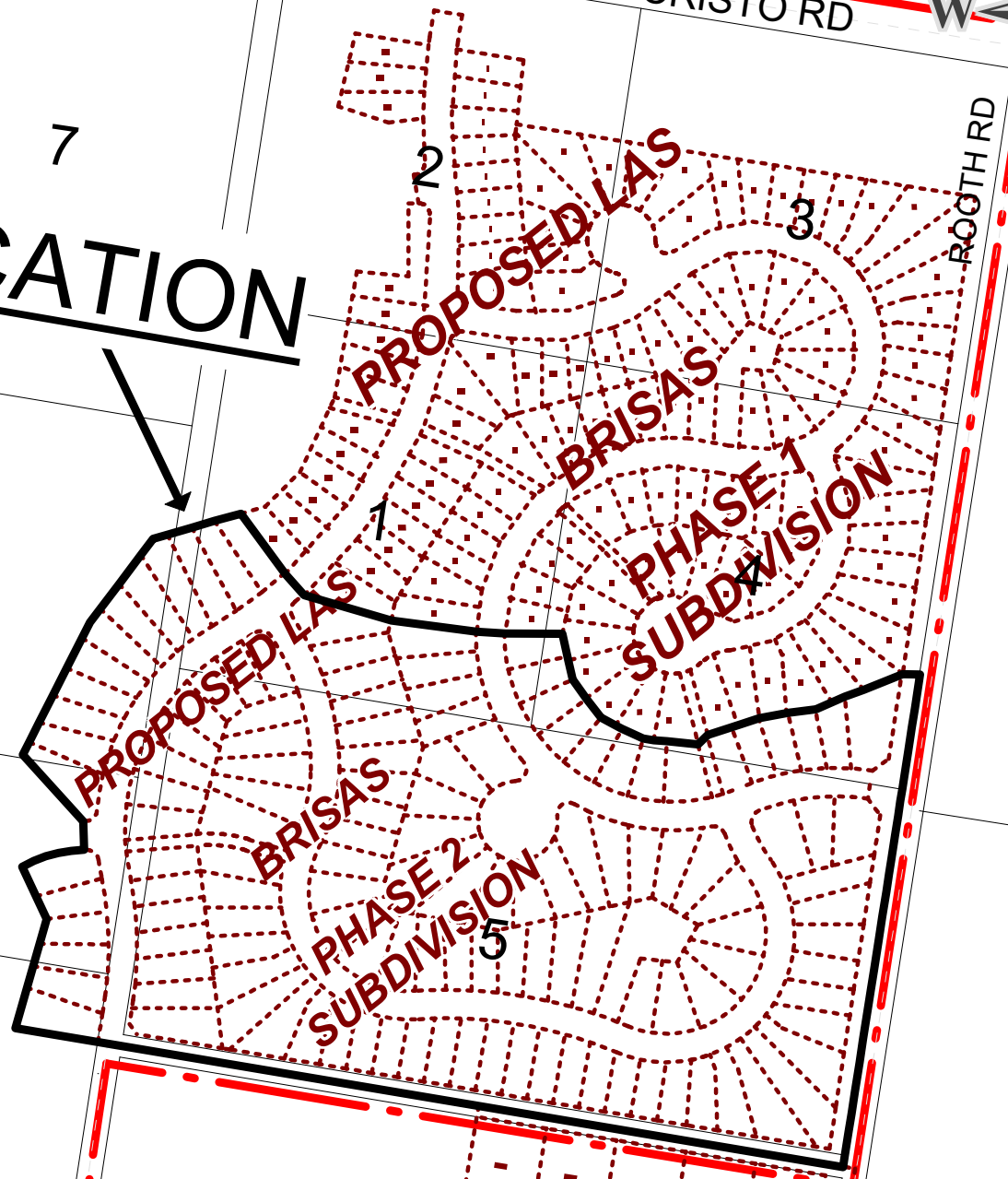
BRISAS

PHASE 2
SUBDIVISION

5

PROPOSED TESORO DEL VALLE SUBDIVISION

11



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 26.710 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1, 4 AND 5, BLOCK 1, LOTS 8, 9 AND 10, BLOCK 5, M AND M SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20, HIDALGO COUNTY MAP RECORDS, SAID 26.710 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2770289, HIDALGO COUNTY OFFICIAL RECORDS, SAID 26.710 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF LOT 5, OF SAID BLOCK 1:

THENCE, N 80° 34' 50" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND AT THE NORTHEAST INTERSECTION OF TWO COUNTY ROADS BEARS N 80° 34' 50" W A DISTANCE OF 1,255.85 FEET AND N 09° 25' 10" E A DISTANCE OF 20.00 FEET, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, N 80° 34' 50" W AT A DISTANCE OF 1,290.60 FEET PASS A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 1,445.13 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 16° 00' 00" E A DISTANCE OF 199.42 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 25° 00' 00" W A DISTANCE OF 101.23 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 27° 42' 11", A RADIUS OF 235.00 FEET, AN ARC LENGTH OF 113.63 FEET, A TANGENT OF 57.95 FEET, AND A CHORD THAT BEARS N 74° 43' 18" E A DISTANCE OF 112.52 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 01° 24' 33" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 42° 15' 18" W A DISTANCE OF 158.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 27° 00' 00" E A DISTANCE OF 260.39 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, N 37° 00' 00" E A DISTANCE OF 183.61 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 73° 35' 53" E A DISTANCE OF 159.47 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, S 36° 23' 58" E A DISTANCE OF 130.94 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
11. THENCE, S 41° 25' 11" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 73° 53' 58" E A DISTANCE OF 159.47 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, S 82° 25' 40" E A DISTANCE OF 151.34 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
14. THENCE, S 86° 44' 13" E A DISTANCE OF 50.06 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
15. THENCE, S 89° 30' 00" E A DISTANCE OF 100.28 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 13° 00' 00" E A DISTANCE OF 81.63 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, S 35° 30' 00" E A DISTANCE OF 81.68 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 62° 00' 00" E A DISTANCE OF 81.54 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, S 84° 00' 00" E A DISTANCE OF 102.14 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, N 41° 58' 50" E A DISTANCE OF 23.85 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, N 72° 00' 00" E A DISTANCE OF 95.15 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
22. THENCE, N 81° 00' 00" E A DISTANCE OF 100.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
23. THENCE, N 68° 00' 00" E A DISTANCE OF 164.29 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
24. THENCE, S 08° 40' 10" W A DISTANCE OF 868.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.710 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

- 1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE :

FRONT : 20 FEET MINIMUM OR GREATER FOR EASEMENTS, OR AS SHOWN ON "FRONT SETBACK TABLE" GREATER APPLIES, AS PER AGREEMENT.

REAR : 10 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS.

GARAGE : 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED MASTER DRAINAGE REPORT SHALL BE 798,520 C.F. (18,286 AC.-FT.) AND FOR PHASE 1 BASED ON (0.190 Ac. Ft. Per ac). STORM WATER RUNOFF GENERATED SHALL BE 193,362 C.F. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. CITY OF McALLEN BENCHMARK: NUMBER MC24, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF ROOTH ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652113.3155, 1072415.84758, ELEV.=118.08

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 8' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG MONTE CRISTO ROAD AND 29TH STREET (ROOTH ROAD).

9. 8' MASONRY WALL WILL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD, A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 28689298, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, 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.

13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.

14. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

15. * DENOTES CURVED SETBACK.

16. CITY OF McALLEN ACTING BY AND THROUGH THE LAS BRISAS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

17. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MONTE CRISTO ROAD AND N. 29TH STREET (ROOTH ROAD), SIDEWALK FOR INTERIOR STREETS: SHALL 4 FT. WIDE MINIMUM AND BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

18. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF McALLEN CODE OF ORDINANCES:

THE CITY OF McALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAS BRISAS PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"), PURSUANT TO SECTION 134-168 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF McALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

19. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

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

22. NO CURB CUT, ACCESS , OR LOT FRONTAGE PERMITTED ALONG MONTE CRISTO AND N. 29TH STREET (ROOTH ROAD)

23. COMMON AREAS, ANY PRIVATE STREETS/ DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS / PID AND NOT THE CITY OF McALLEN.

24. PUBLIC IMPROVEMENT DISTRICT (PID) OR HOMEOWNER'S ASSOCIATION COVENANTS UST BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECORDING.

25. COMMON AREAS 125,126,127,128 AND 129 WILL BE MAINTAINED BY LOT OWNERS/ HOA/PID AND NOT THE CITY OF McALLEN.

26. LOTS 126 & 127 WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICES. THIS LOT WILL BE OWNER/MAINTAINED BY THE LOT OWNERS / HOA/PID AND NOT CITY OF McALLEN.

SUBDIVISION MAP OF LAS BRISAS PHASE II SUBDIVISION 26.710 ACRES OUT OF LOTS 1, 4 AND 5, BLOCK 1, LOTS 8, 9 AND 10, BLOCK 5, M AND M SUBDIVISION, VOLUME 8, PAGE 20, H.C.M.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LAS BRISAS PHASE II SUBDIVISION LOCATED AT CITY OF McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF 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

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

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

PRESIDENT SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS BRISAS PHASE II SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND 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 HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

HDP BRISAS LLC, DELAWARE LIMITED LIABILITY COMPANY. DATE:

ML RHODES LLC, PRESIDENT 1316 SHEMAN AVENUE, #215 EVANSTON, ILLINOIS 60201

STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

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

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

STATE OF TEXAS COUNTY OF HIDALGO

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

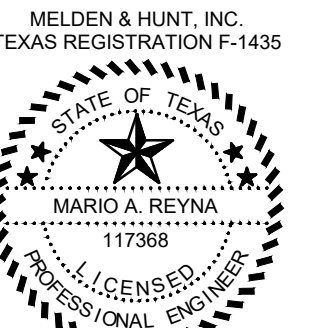
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE DAY OF 20

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368 STATE OF TEXAS DATE PREPARED: 05/02/24 ENGINEERING JOB # 24075.00



STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE DAY OF 20

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238 STATE OF TEXAS DATE SURVEYED: 05/16/2024 SURVEY JOB # 24524.00



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

ATTESTED BY:

CITY SECRETARY DATE

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE



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

ON: AT AM/PM

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

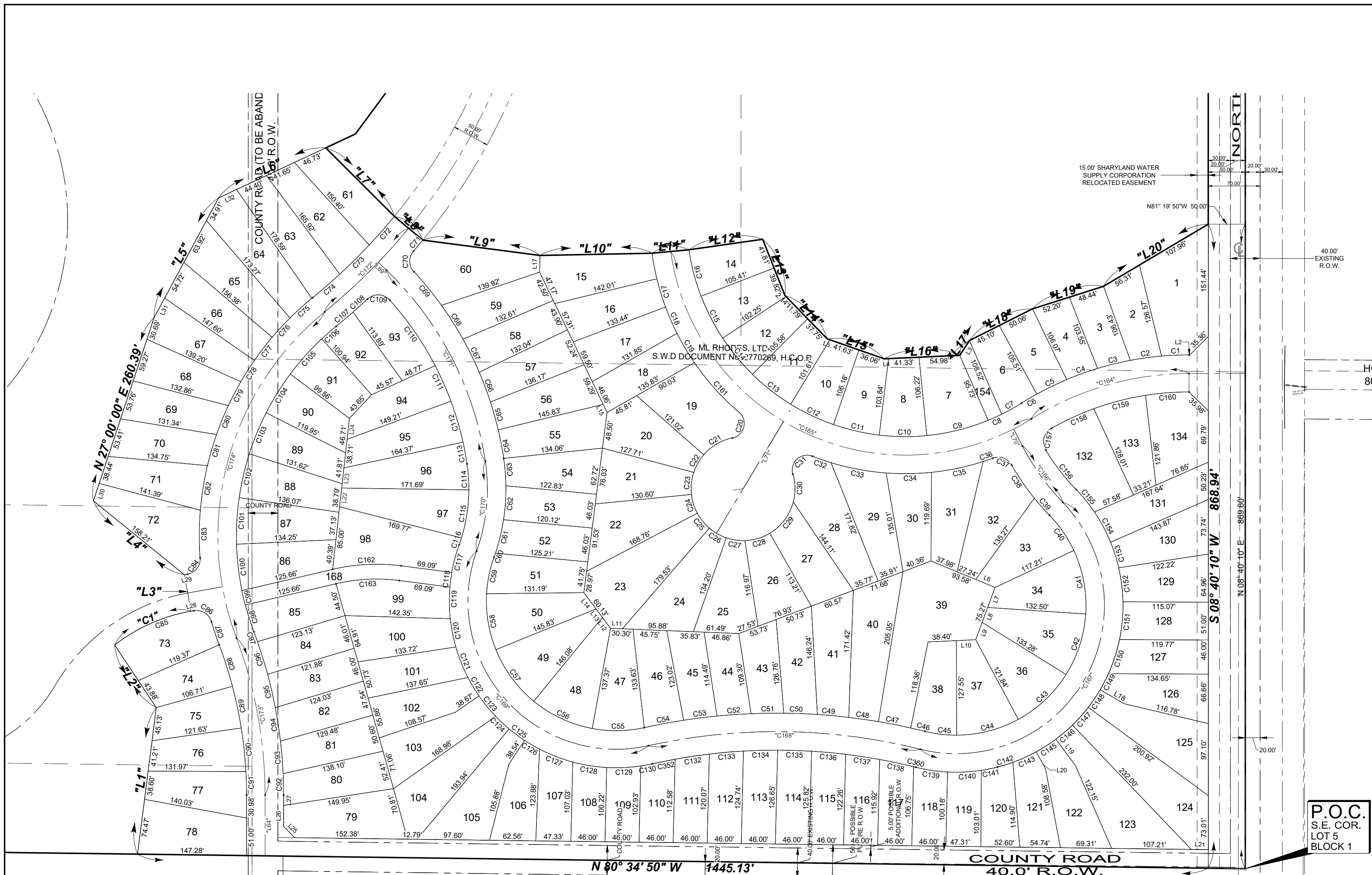
BY: DEPUTY

DRAWN BY: +R.N./R.D.J. DATE 05-02-24 SURVEYED, CHECKED J.L.G. DATE FINAL CHECK DATE



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

**SUBDIVISION MAP OF
LAS BRISAS PHASE II
SUBDIVISION
26.710 ACRES OUT OF LOTS 1, 4 AND 5, BLOCK 1,
LOTS 8, 9 AND 10, BLOCK 5,
M AND M SUBDIVISION,
VOLUME 8, PAGE 20, H.C.M.R.,
CITY OF CALLEN,
HIDALGO COUNTY, TEXAS**



LOT AREA TABLES

Lot #	SQ. FT.	AC.
1	11,744.05	0.270
2	5,608.33	0.129
3	4,886.86	0.112
4	5,015.53	0.115
5	5,004.39	0.115
6	5,333.91	0.122
7	7,122.04	0.163
8	5,576.70	0.128
9	5,508.31	0.126
10	5,520.76	0.127
11	5,522.84	0.127
12	9,497.55	0.218
13	5,480.90	0.126
14	5,507.97	0.128
15	7,862.84	0.176
16	6,619.62	0.152
17	6,477.04	0.149
18	6,133.14	0.141
19	9,040.45	0.208
20	7,598.16	0.174
21	6,889.22	0.156
22	7,909.62	0.184
23	11,155.48	0.256
24	8,450.95	0.194
25	7,092.71	0.163
26	6,277.34	0.144
27	6,805.82	0.156
28	9,863.61	0.226
29	7,770.93	0.178
30	6,277.20	0.144
31	6,942.39	0.159
32	8,760.32	0.201
33	7,125.13	0.164
34	7,094.53	0.163
35	7,229.11	0.166
36	7,162.70	0.164
37	7,048.93	0.162
38	6,241.99	0.143
39	16,667.62	0.383
40	9,820.56	0.225
41	7,854.38	0.180
42	6,382.54	0.147
43	5,653.90	0.130
44	5,137.24	0.118
45	5,804.79	0.129
46	6,332.92	0.145
47	6,897.22	0.158
48	7,399.78	0.170
49	7,434.83	0.171
50	7,111.85	0.163
51	6,261.85	0.144
52	5,612.09	0.129
53	5,558.46	0.128
54	6,313.29	0.145
55	6,938.75	0.159
56	6,863.25	0.158
57	6,355.63	0.146
58	6,132.32	0.142
59	6,467.09	0.148
60	9,478.27	0.218
61	6,747.43	0.155
62	7,592.99	0.174
63	8,047.58	0.185
64	8,826.24	0.203
65	7,930.84	0.182
66	7,078.27	0.162
67	6,787.85	0.156
68	6,444.85	0.148
69	6,247.01	0.143
70	6,336.85	0.145
71	6,762.07	0.155
72	8,945.20	0.205
73	7,570.36	0.174
74	5,744.63	0.132
75	5,736.44	0.134
76	6,330.44	0.145
77	6,850.22	0.157
78	8,961.94	0.206
79	8,787.30	0.202
80	6,784.64	0.156
81	6,286.24	0.144
82	5,872.98	0.135
83	6,942.29	0.160
84	5,622.72	0.129
85	6,027.69	0.138
86	6,664.08	0.153
87	6,786.69	0.156
88	6,668.39	0.153
89	6,330.31	0.145
90	5,731.62	0.132
91	5,415.04	0.124
92	5,355.92	0.123

LOT - LINE TABLES

Line #	Length	Direction
L1	199.42	N16° 00' 00"E
L2	101.23	N25° 00' 00"W
L3	50.00	N01° 24' 33"W
L4	158.21	N42° 15' 18"W
L5	183.61	N37° 00' 00"E
L6	159.47	N73° 35' 53"E
L7	130.94	S36° 23' 58"E
L8	50.00	S41° 25' 11"E
L9	159.47	S73° 53' 58"E
L10	151.34	S82° 25' 40"E
L11	22.54	N10° 01' 58"E
L12	37.27	S51° 00' 00"E
L13	44.18	S28° 00' 00"E
L14	25.94	N20° 00' 00"W
L15	23.01	N80° 34' 49"W
L16	25.42	N15° 00' 00"E
L17	27.36	N15° 00' 00"E
L18	24.88	N15° 00' 00"E
L19	21.35	S35° 57' 20"E
L20	28.38	S08° 40' 10"W
L21	17.17	S35° 30' 00"E
L22	4.01	S88° 34' 23"W
L23	24.82	N27° 00' 00"E
L24	22.54	N10° 01' 58"E
L25	37.27	S51° 00' 00"E
L26	44.18	S28° 00' 00"E
L27	25.94	N20° 00' 00"W
L28	23.01	N80° 34' 49"W
L29	25.42	N15° 00' 00"E
L30	27.36	N15° 00' 00"E
L31	30.06	N37° 00' 00"E
L32	26.69	N73° 35' 53"E

BOUNDARY LINE TABLES

Line #	Length	Direction	Line #	Length	Direction
"L1"	199.42	N16° 00' 00"E	"L12"	100.28	S89° 30' 00"E
"L2"	101.23	N25° 00' 00"W	"L13"	81.63	S13° 00' 00"E
"L3"	50.00	N01° 24' 33"W	"L14"	81.68	S35° 30' 00"E
"L4"	158.21	N42° 15' 18"W	"L15"	81.54	S62° 00' 00"E
"L5"	183.61	N37° 00' 00"E	"L16"	102.14	S84° 00' 00"E
"L6"	159.47	N73° 35' 53"E	"L17"	23.85	N41° 58' 50"E
"L7"	130.94	S36° 23' 58"E	"L18"	95.15	N72° 00' 00"E
"L8"	50.00	S41° 25' 11"E	"L19"	100.64	N81° 00' 00"E
"L9"	159.47	S73° 53' 58"E	"L20"	164.29	N68° 00' 00"E
"L10"	151.34	S82° 25' 40"E			

BOUNDARY - CURVE TABLES

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	113.63	235.00	027° 42' 11"	S74° 43' 18"W	112.52	57.95

CENTERLINE - LINE TABLES

Line #	Direction	Length
"L64"	S 08° 40' 10" W	81.98
"L65"	N 37° 32' 00" W	15.04
"L70"	N 89° 54' 20" W	25.80
"L71"	S 39° 37' 37" W	106.91

CENTERLINE - CURVE TABLES

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
"C164"	32° 07' 27"	400.00	224.27	N82° 36' 27"E	221.34	115.17
"C165"	113° 59' 46"	320.00	636.67	S56° 27' 24"E	536.74	492.72
"C166"	16° 50' 23"	320.00	94.05	S26° 56' 10"E	93.71	47.37
"C167"	148° 02' 39"	200.00	516.77	S38° 39' 58"W	384.55	698.50
"C168"	28° 32' 14"	800.00	370.53	N80° 34' 50"W	367.22	188.65
"C169"	122° 11' 10"	200.00	426.51	N32° 45' 21"W	350.16	362.20
"C170"	28° 13' 29"	250.00	123.15	N14° 13' 30"E	121.91	62.85
"C171"	37° 38' 46"	450.00	295.67	N18° 42' 38"W	290.38	153.39
"C172"	11° 29' 07"	799.97	160.36	N53° 47' 59"E	160.09	80.45
"C173"	20° 39' 41"	600.00	216.36	S1° 39' 40"E	215.19	
"C174"	11° 32' 02"	390.00	486.92	S23° 46' 31"W	455.90	280.93

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	5° 00' 15"	425.00	37.12	N83° 49' 57"W	37.11	18.57
C2	5° 44' 24"	425.00	42.58	N89° 12' 17"W	42.56	21.31
C3	6° 07' 34"	425.00	45.44	S84° 51' 44"W	45.42	22.74
C4	5° 58' 31"	425.00	44.32	S78° 48' 42"W	44.30	22.18
C5	6° 03' 34"	425.00	44.95	S72° 47' 39"W	44.93	22.49
C6	3° 13' 10"	425.00	23.88	S68° 09' 18"W	23.88	11.94
C7	5° 57' 21"	295.00	30.67	N69° 31' 23"E	30.65	15.35
C8	3° 53' 07"	295.00	26.00	N74° 26' 38"E	26.00	10.01
C9	16° 38' 37"	295.00	85.69	N84° 42' 30"E	85.39	43.15
C10	12° 28' 48"	295.00	64.28	S80° 43' 48"E	64.13	32.26
C11	12° 20' 18"	295.00	63.53	S68° 19' 15"E	63.40	31.89
C12	12° 27' 46"	295.00	64.17	S55° 55' 13"E	64.04	32.21
C13	12° 43' 42"	295.00	65.53	S43° 19' 29"E	65.40	32.90
C14	12° 19' 46"	295.00	63.48	S30° 47' 45"E	63.36	31.86
C15	12° 20' 07"	295.00	63.51	S18° 27' 49"E	63.39	31.88
C16	12° 36' 28"	295.00	64.91	S5° 59' 32"E	64.78	32.59
C17	6° 37' 27"	345.00	39.89	S6° 23' 17"E	39.86	19.97
C18	6° 25' 46"	345.00	38.71	S14° 54' 53"E	38.69	19.38
C19	7° 38' 46"	345.00	46.34	S21° 50' 09"E	46.31	23.05
C20	127° 35' 09"	20.00	44.54	N23° 01' 35"E	35.89	40.63
C21	37° 20' 34"	70.00	45.62	S68° 06' 52"W	44.82	23.65
C22	22° 25' 34"	70.00	27.40	S38° 15' 46"W	27.22	13.88
C23	24° 37' 42"	70.00	30.09	S14° 44' 07"W	29.86	15.28
C24	21° 49' 09"	70.00	26.66	S6° 29' 18"E	26.50	13.49
C25	21° 14' 23"	70.00	25.95	S30° 01' 05"E	25.80	13.13
C26	21° 41' 03"	70.00	26.49	S51° 28' 48"E	26.33	13.41
C27	20° 55' 54"	70.00	25.57	S72° 47' 12"E	25.43	12.93
C28	28° 57' 17"	70.00	35.38	S82° 16' 04"W	35.00	18.07
C29	44° 21' 41"	70.00	54.20	N45° 36' 38"E	52.85	28.54
C30	31° 03' 42"	70.00	37.95	N7° 53' 56"E	37.49	19.45
C31	127° 35' 09"	20.00	44.54	S56° 09' 40"W	35.89	40.63
C32	4° 23' 50"	345.00	26.48	S62° 14' 41"E	26.47	13.25
C33	12° 35' 23"	345.00	25.81	S70° 44' 18"E	25.66	13.06
C34	10° 10' 00"	345.00	61.22	S82° 06' 54"E	61.14	30.69
C35	11° 50' 24"	345.00	71.29	N86° 52' 49"E	71.17	35.77
C36	2° 19' 15"	345.00	13.97	N79° 47' 58"E	13.97	6.99
C37	80° 07' 37"	21.00	29.37	N61° 17' 51"W	27.03	17.66
C38	8° 59' 07"	345.00	54.10	S25° 43' 36"E	54.05	27.11
C39	5° 08' 10"	345.00	30.93	S32° 47' 17"E	30.92	15.47
C40	18° 56' 20"	175.00	57.85	N25° 53' 12"W	57.58	29.19
C41	28° 50' 43"	175.00	88.10	N1° 59' 40"W	87.18	45.01
C42	28° 23' 32"	175.00	86.72	N26° 37' 27"E	85.83	44.27
C43	29° 14' 46"	175.00	89.33	N55° 26' 36"E	88.36	45.66
C44	28° 24' 20"	175.00	86.78	N84° 16' 09"E	85.87	44.29
C45	14° 12' 58"	175.00	43.42	S74° 25' 12"E	43.31	21.82
C46	1° 21' 21"	825.00	19.52	N67° 59' 23"W	19.52	9.76
C47	3° 05' 10"	825.00	44.44	N70° 12' 27"W	44.43	22.22
C48	2° 49' 10"	825.00	40.60	N73° 09' 52"W	40.59	20.30
C49	2° 57' 08"	825.00	42.51	N76° 03' 02"W	42.51	21.26
C50	3° 08' 59"	825.00	45.35	N79° 06' 06"W	45.35	22.68
C51	3° 03' 53"	825.00	44.13	N82° 12' 28"W	44.12	22.07
C52	3° 12' 20"	825.00	46.16	N85° 20' 34"W	46.15	23.09
C53	3° 08' 36"	825.00	45.26	N88° 31' 02"W	45.25	22.64
C54	3° 45' 32"	825.00	54.13	S88° 01' 54"W	54.12	27.07
C55	23° 08' 40"	175.00	70.69	S82° 16' 37"E	70.21	35.83
C56	28° 48' 07"	175.00	87.97	N56° 18' 13"W	87.05	44.94
C57	2					



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>	<p>Non-compliance</p>
	<p>NA</p>
	<p>Non-compliance</p>
<p>ALLEYS</p>	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106</p>	<p>NA</p>
<p>SETBACKS</p>	
<p>* Front: 20 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>	<p>Non-compliance</p>
<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>	<p>Non-compliance</p>
<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>	<p>Applied</p>
<p>* Corner: 10 feet or greater for easements **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>* Garage: 18 feet except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356</p>	<p>Applied</p>
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<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>	<p>Non-compliance</p>
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Required</p>

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>

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

MONTE CRISTO RD

ROOTH RD

ROGERS RD

ROGERS RD

LOCATION



7

2

3

8

1

5

9

11

PROPOSED LAS BRISAS

BRISAS

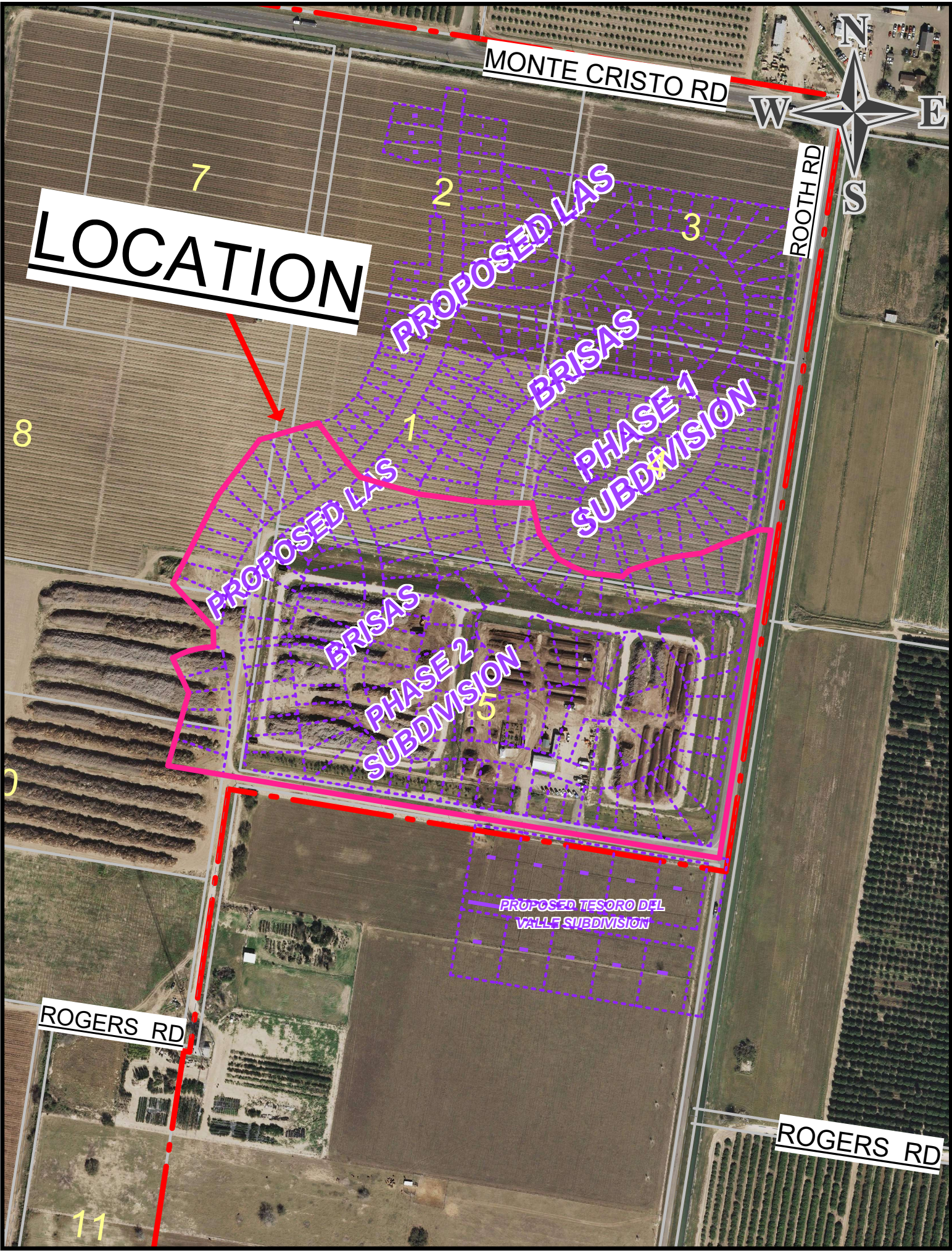
PHASE 1 SUBDIVISION

PROPOSED LAS BRISAS

BRISAS

PHASE 2 SUBDIVISION

PROPOSED TESORO DEL VALLE SUBDIVISION





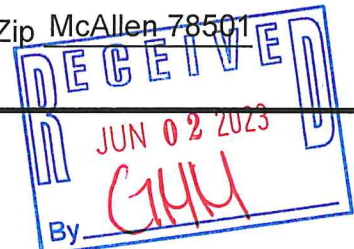
SUB2023-0054

Planning Department

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

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

ke F



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

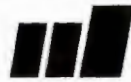
Signature _____ Date _____

Print Name Emanuel Hernandez X

Owner Authorized Agent X

The Planning Department is now accepting DocuSign signatures on application

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 PLAT OR PLAT RECORDED IN VOLUME 9 PAGE 1 77 DEED RECORDS, HIDALGO CO, TX</u> <u>The Villages At Dallas</u> EH 8/21/24
	Street Address <u>601 Dallas Ave</u>
	Number of lots <u>40</u> Gross acres <u>3.59</u> Existing Zoning <u>R3T</u> Existing Land Use <u>Vacant</u>
<input type="checkbox"/> Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)	
Applicant	Name <u>THE VILLAGES AT DALLAS LLC</u> Phone <u>956 530 1368</u>
	Address <u>601 Dallas Ave</u> E-mail <u>eh.smartpecunia.me</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>
Owner	Name <u>SMART PECUNIA LLC</u> Phone <u>956 529 69991</u>
	Address <u>808 Shary Rd Ste #5 # 330</u> E-mail <u>info@smartpecunia.me</u>
	City <u>Mission</u> State <u>TX</u> Zip <u>78572</u>
Authorization	To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.
	Signature <u></u> Date <u>8/21/2024</u> Print Name <u>Emanuel Hernandez</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent
Office	*FOR OFFICE USE ONLY*
	APPLICATION FILING FEE: <input type="checkbox"/> \$250.00 Accepted by <u>KF</u> Payment received by _____ Date _____ Rev 06/21

RECEIVED
 AUG 21 2024
 By NG



City of McAllen
Planning Department
REASON FOR APPEAL

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

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

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

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land. VARIANCE TO MAINTAIN EXISTING 52.7 FT. R.O.W. EN 8/21/24

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

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

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

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

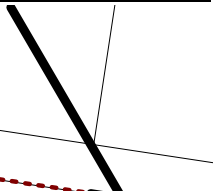
The variance will be not be detrimental as the end conditions keep ROW continuity with adjacent properties also granted the requested variance

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

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

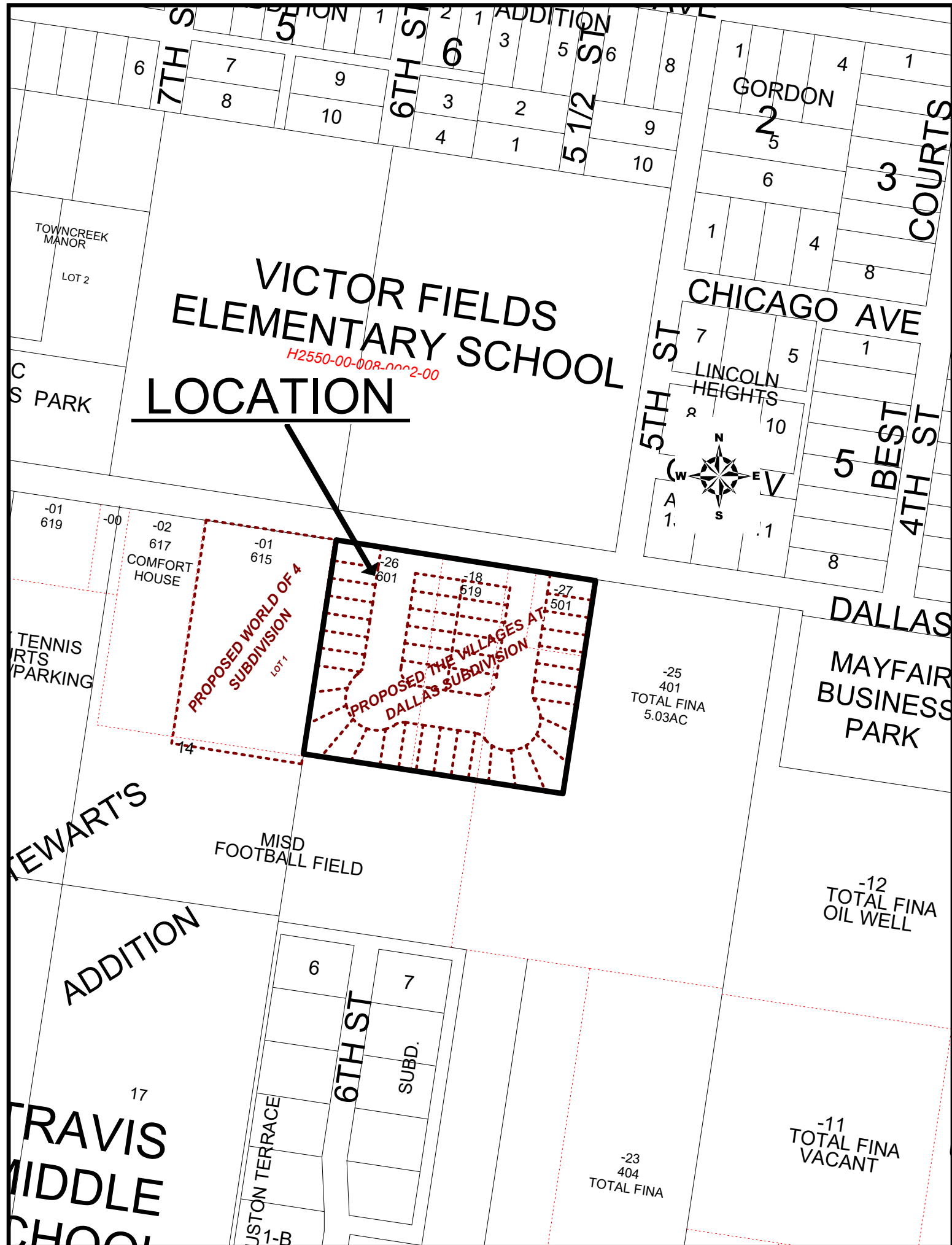
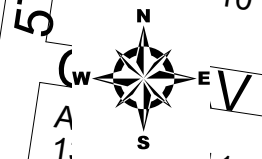
VICTOR FIELDS ELEMENTARY SCHOOL LOCATION

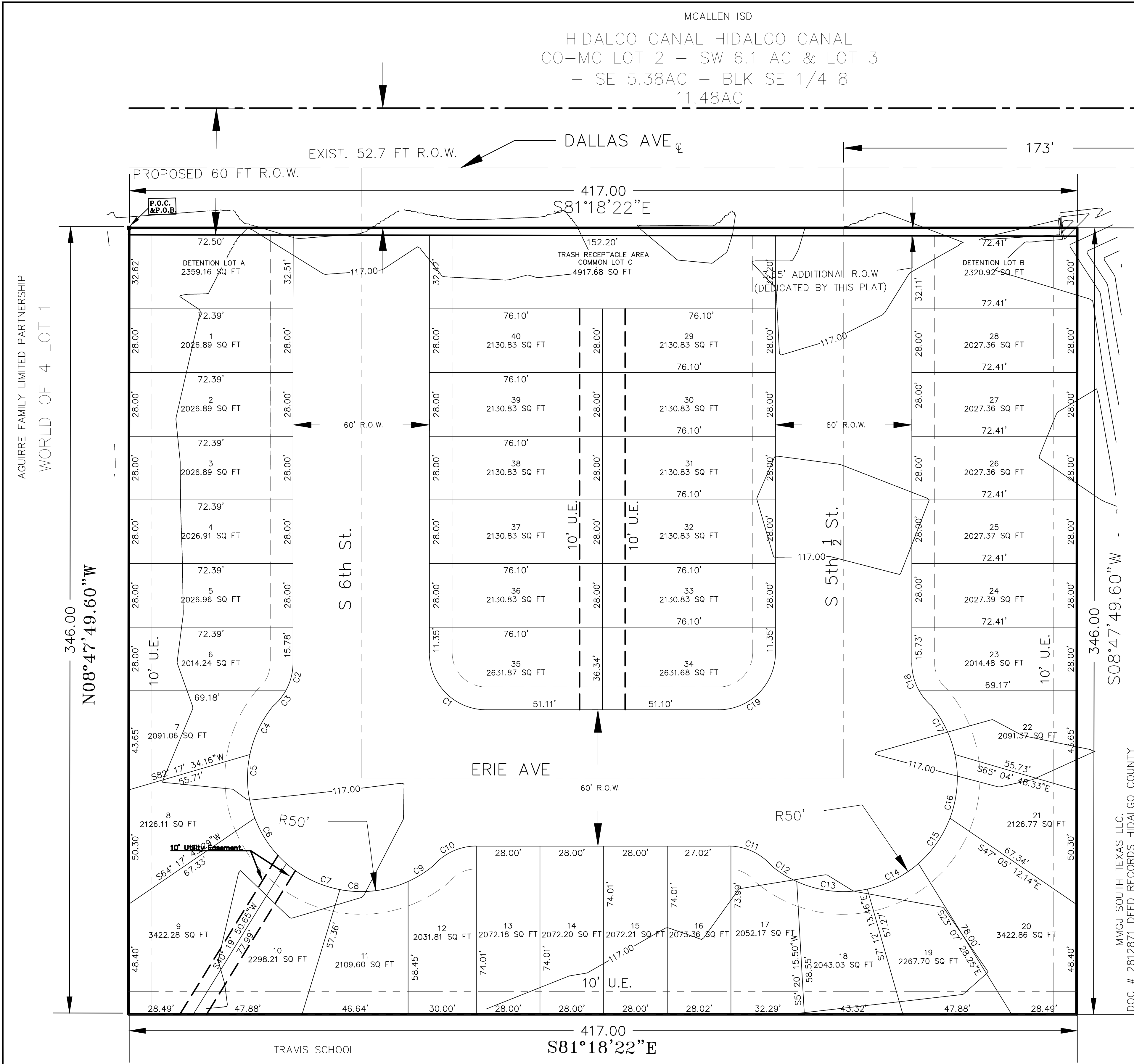
H2550-00-008-nnc2-00



PROPOSED WORLD OF 4
SUBDIVISION
LOT 1

PROPOSED THE VILLAGES AT
DALLAS SUBDIVISION

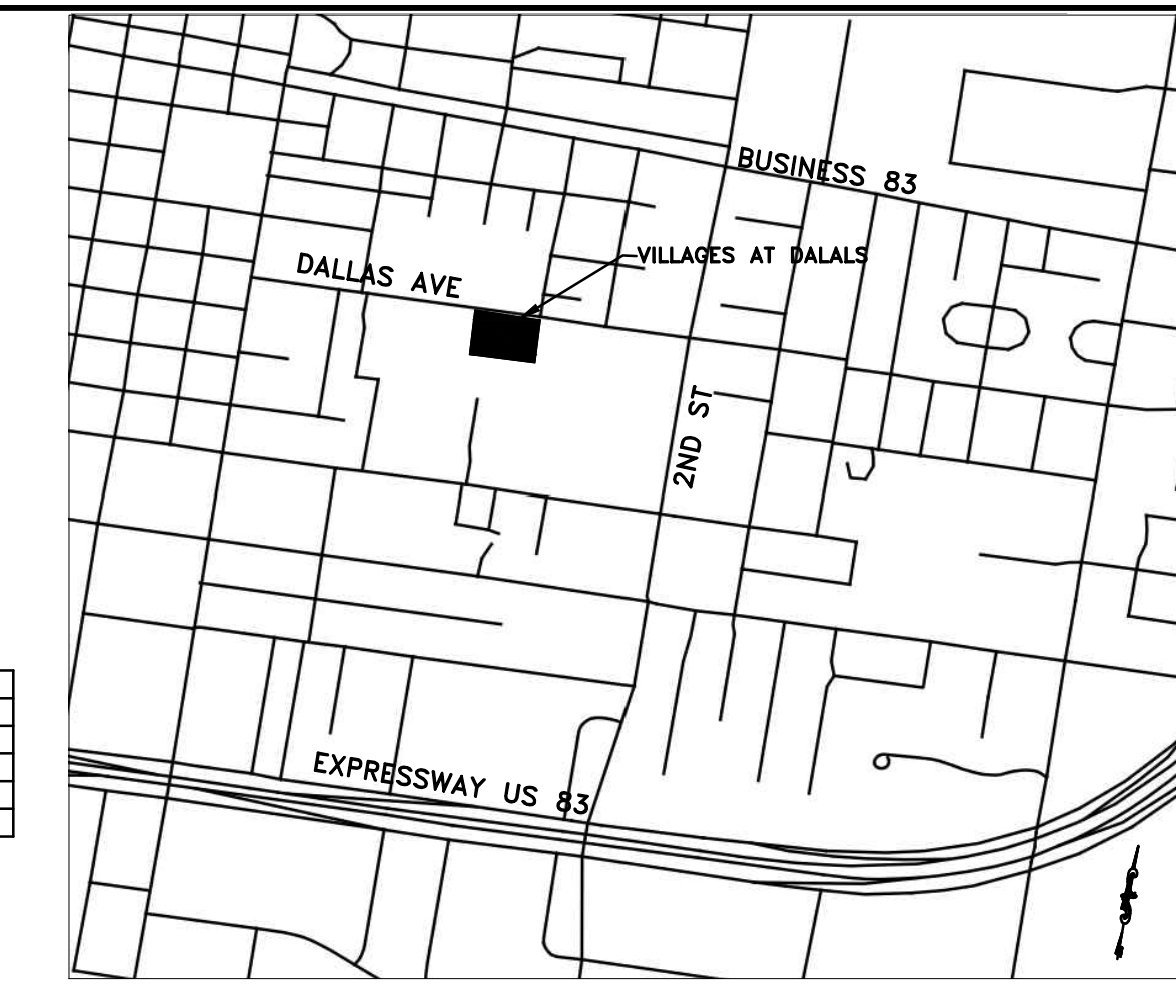




SCALE 1" = 20'

LEGEND

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



Curve Table

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

METES AND BOUNDS

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

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

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

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

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

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

SURVEYOR'S CERTIFICATE:

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

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

MAY 2023
DATE OF SURVEY

ENGINEER'S CERTIFICATE:

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

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

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

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

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

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

PRINCIPAL CONTACTS:

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



Reviewed On: 9/5/2024

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

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

ALLEYS	
ROW: 20 ft. Paving: 16 ft. - 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. *Alley/service drive easement required for commercial and multifamily properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* 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
* 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
* Corner: 10 ft. or greater for easements - Add a plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* 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
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 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
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dallas Avenue. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**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



PROPOSED WORLD OF 4
SUBDIVISION
LOT 1

PROPOSED THE VILLAGES AT
DALLAS SUBDIVISION

MISD FOOTBALL FIELD

-12
TOTAL FINA
OIL WELL

-11
TOTAL FINA
VACANT

-23
404
TOTAL FINA

-25
401
TOTAL FINA
5.03AC

6TH ST

SUBD.

HOUSTON TERRACE

TRAVIS
MIDDLE
SCHOOL

ADDITION

STEWART'S

TENNIS
COURTS
G/PARKING

COMFORT
HOUSE

OC
US PARK

TOWN CREEK
MANOR
LOT 2

7TH

6TH

5 1/2 ST

GORDON

COLLETT

5TH ST

4TH ST

BEST



Sub 2024-0092

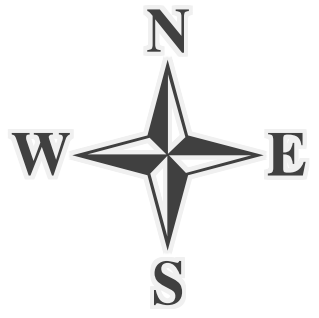
City of McAllen Planning Department

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>47</u> Net Acres <u>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

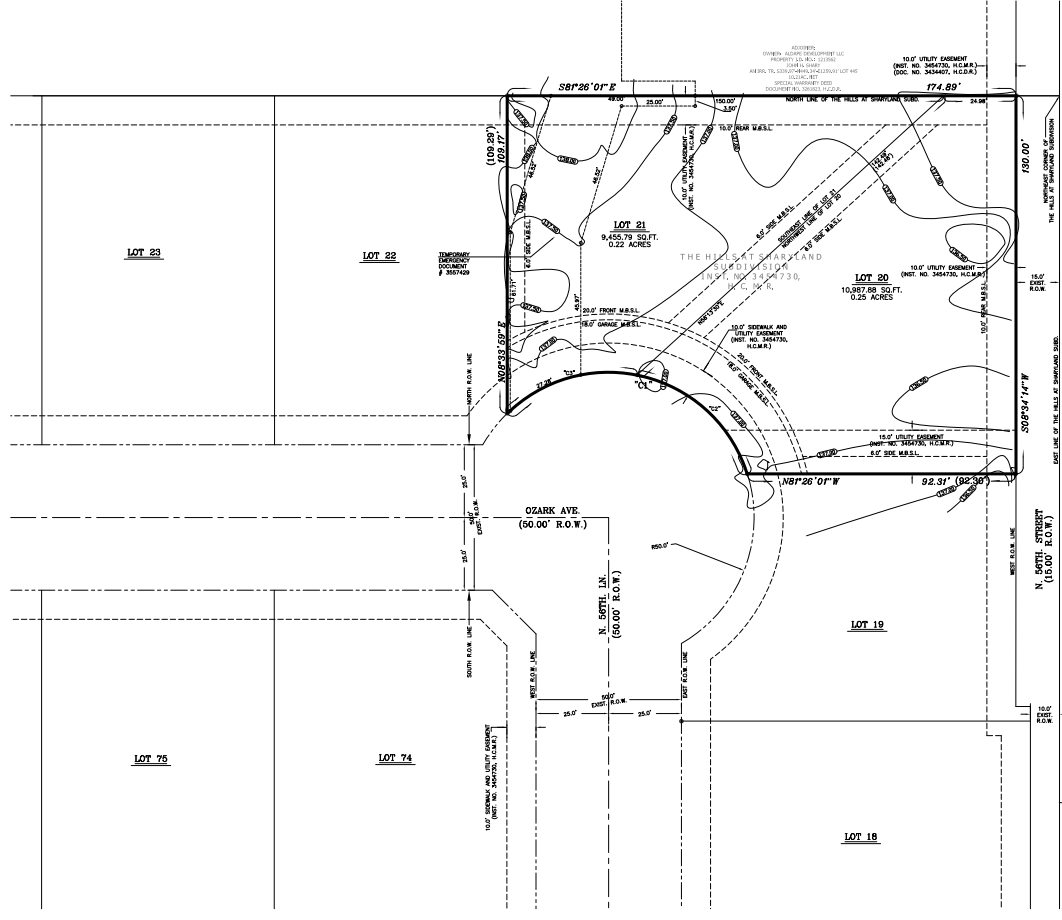
N 56TH LN

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. 2817'5067574"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')

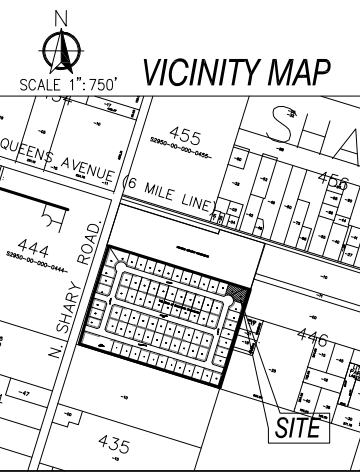
() DENOTES INFORMATION FROM THE RECORDED PLAT

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.

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

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.

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



City of McAllen
SUBDIVISION PLAT REVIEW

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 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>

RECEIVED

AUG 21 2024

BY MR

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)

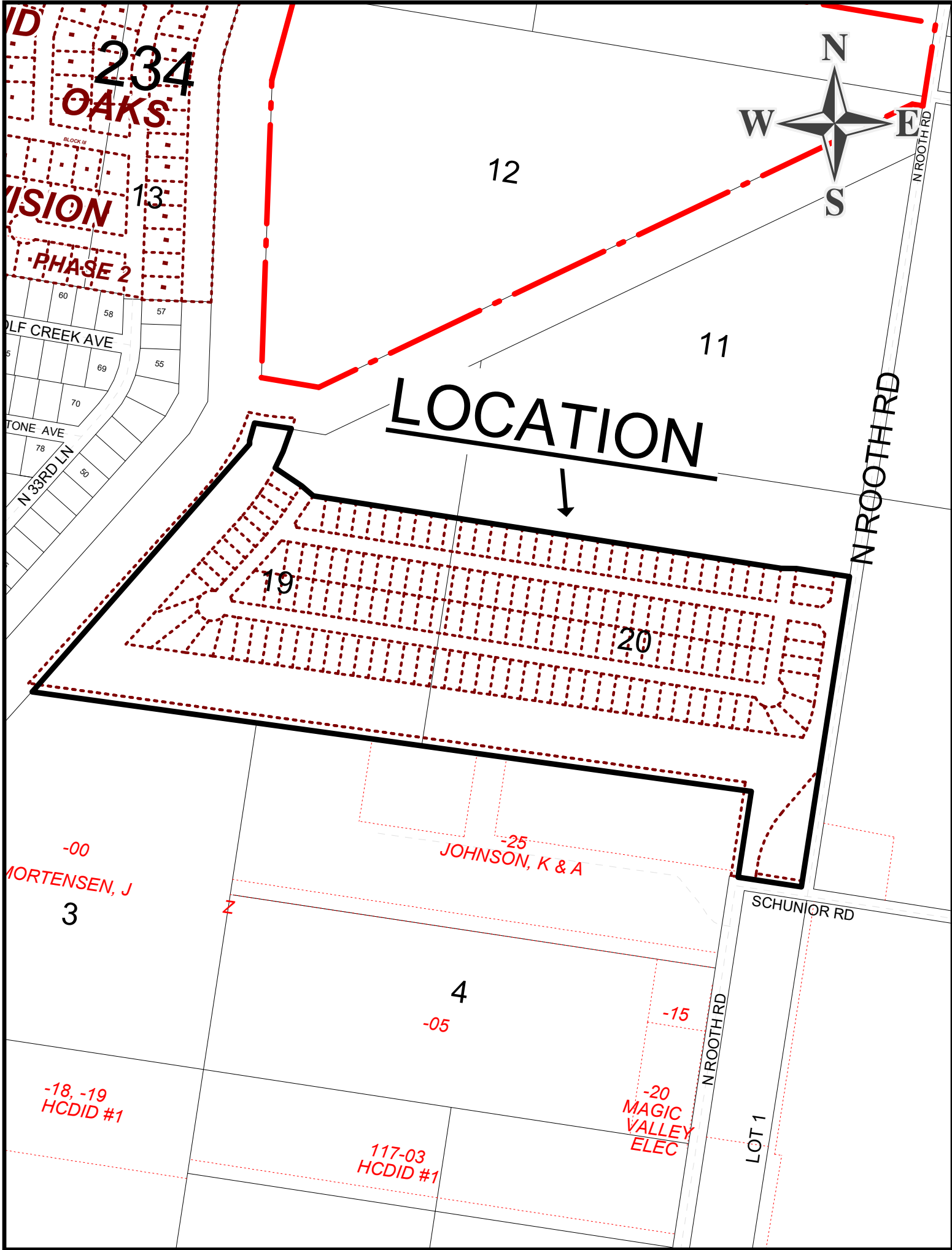
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

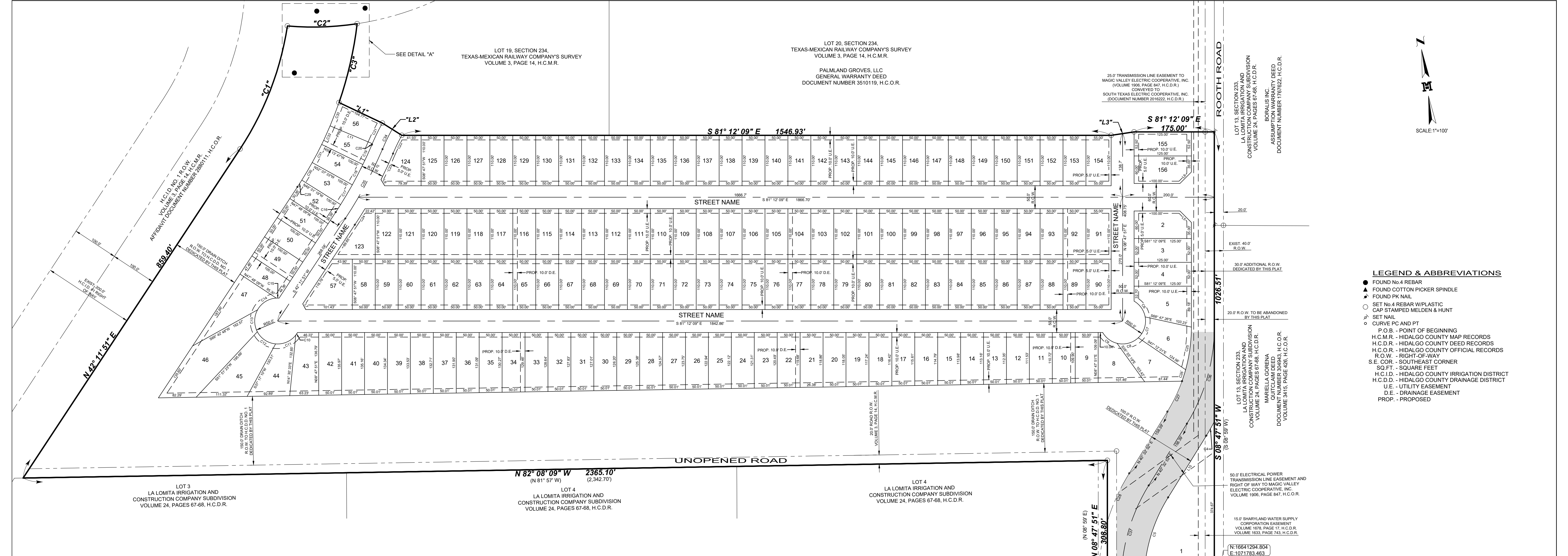
Signature  Date 08.16.2024

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	6.78'
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"	822.96'	50.00'	25.01'	N39° 25' 34"E	49.99'
C18	003° 06' 14"	822.96'	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'

Lot Area Table

Lot #	SQ. FT.	Area
1	37047.88	0.851
2	7187.50	0.165
5	8947.39	0.205
6	7701.21	0.177
7	7592.65	0.174
8	6563.77	0.151
43	7721.03	0.177
44	7850.62	0.180
45	10747.22	0.247
46	15798.48	0.363
47	8921.01	0.205
48	4738.22	0.109
52	4893.59	0.112
53	4729.13	0.109
54	4729.13	0.109
55	4729.14	0.109
56	5297.82	0.122
57	8724.52	0.200
123	6352.36	0.146
124	7389.80	0.170

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' 55"	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'

Boundary Line Table

Line #	Length	Direction
"L1"	104.77'	S55° 54' 15"E
"L2"	50.09'	S48° 53' 10"E
"L3"	50.56'	S89° 43' 59"E

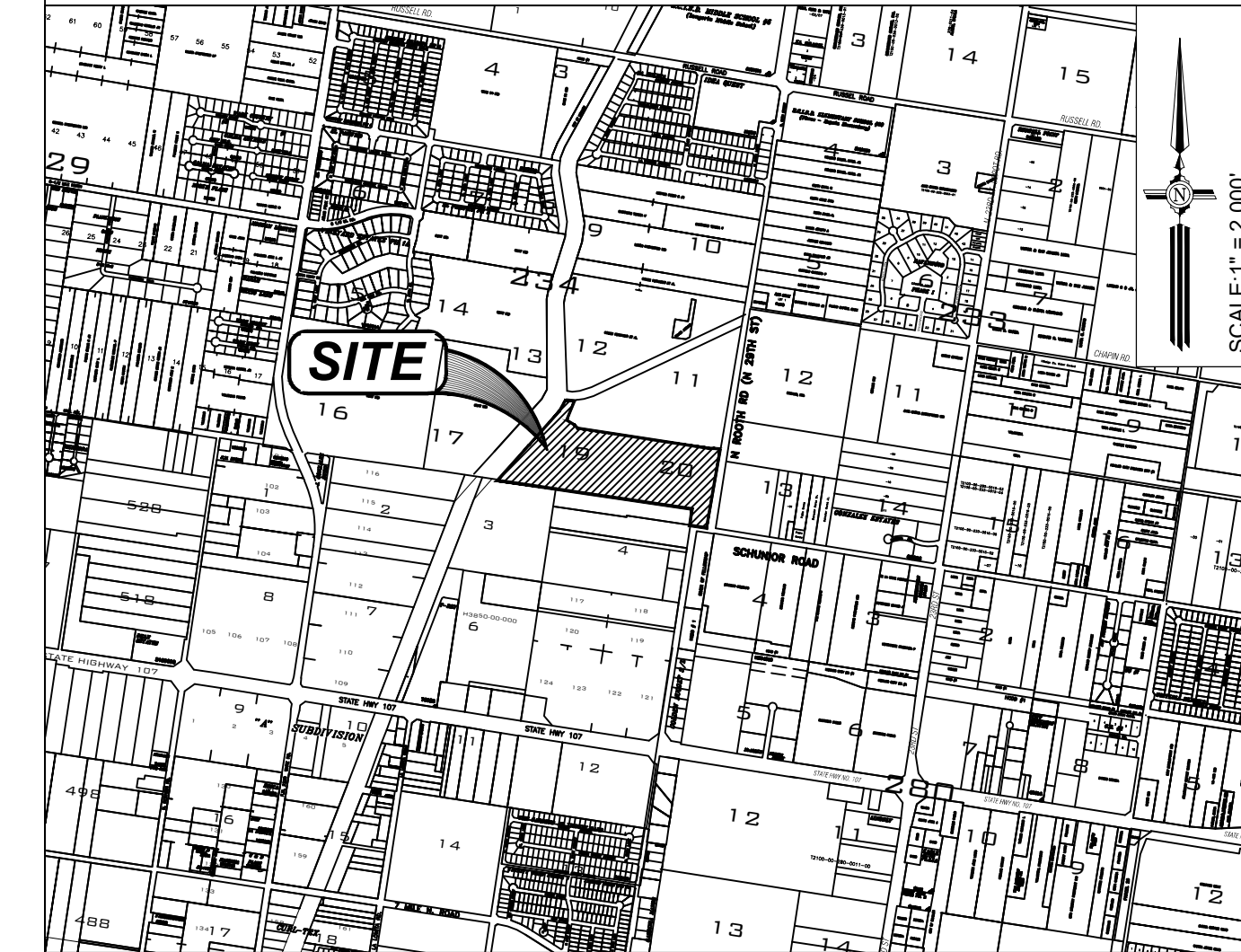
Lot Line Table

Line #	Length	Direction
L4	152.67'	N80° 51' 09"W
L5	35.36'	N36° 12' 09"W
L6	35.36'	N53° 47' 51"E
L7	14.22'	N19° 30' 09"W
L8	15.64'	N22° 37' 43"W
L9	44.24'	N09° 01' 14"E
L10	158.39'	N40° 32' 52"E
L11	100.01'	N58° 20' 01"W

Centerline Line Table

Line #	Length	Direction
L12	43.93'	N08° 47' 51"E

LOCATION MAP



DRAWN BY: J.L.G. DATE: 08-12-2024
 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

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



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

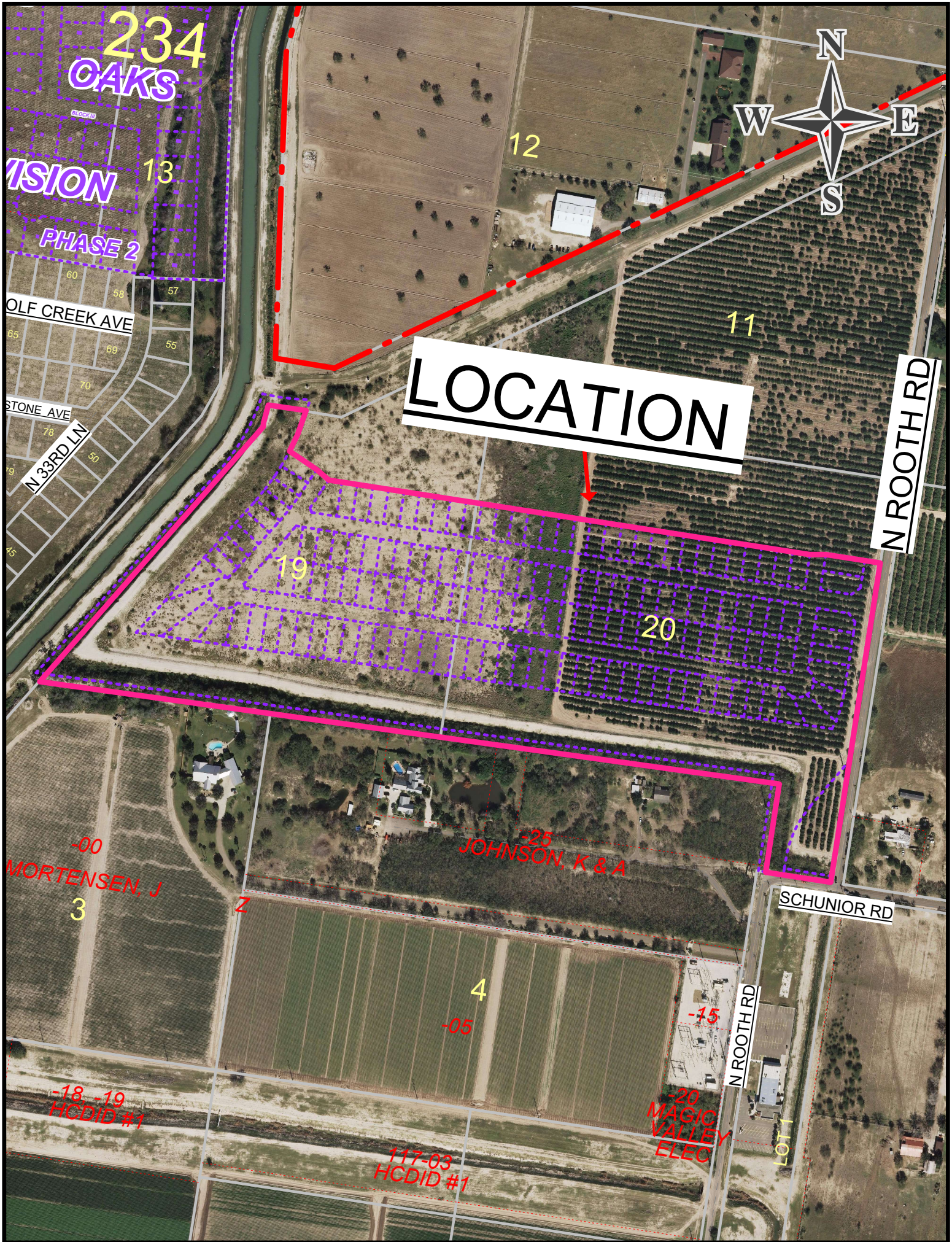
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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

OLF CREEK AVE

STONE AVE

N 33RD LN

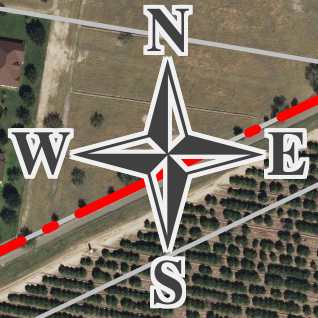
LOCATION

N Rooth RD

SCHUNIOR RD

N Rooth RD

LOT



12

11

19

20

-00

MORTENSEN, J

3

-25

JOHNSON, K & A

4

-05

-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@spooreseng.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

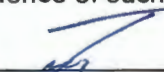
PLAT TO SHOW:

- 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)

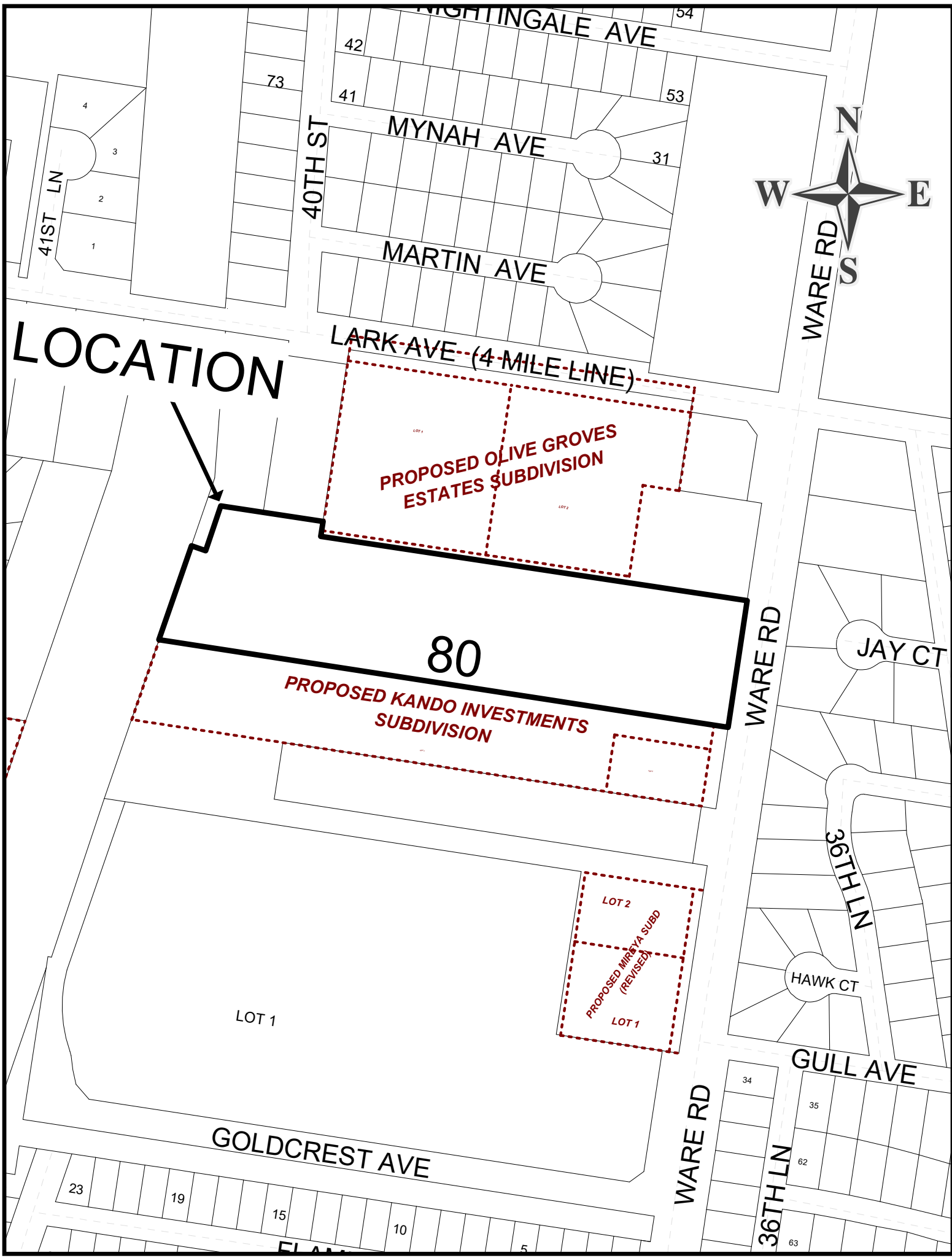
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date Jan. 5, 2024

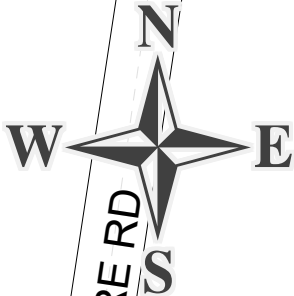
Print Name Ricardo Daniel Martinez, Man. Member

Owner Authorized Agent

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



LOCATION



80

**PROPOSED KANDO INVESTMENTS
SUBDIVISION**

**PROPOSED OLIVE GROVES
ESTATES SUBDIVISION**

**PROPOSED MIRYA SUBD
(REVISED)**

LOT 1

LOT 2

LOT 1

GOLDCREST AVE

MYNAH AVE

MARTIN AVE

LARK AVE (4 MILE LINE)

GULL AVE

40TH ST

41ST LN

WARE RD

WARE RD

36TH LN

36TH LN

JAY CT

HAWK CT

23

19

15

10

5

42

41

73

4

3

2

1

54

53

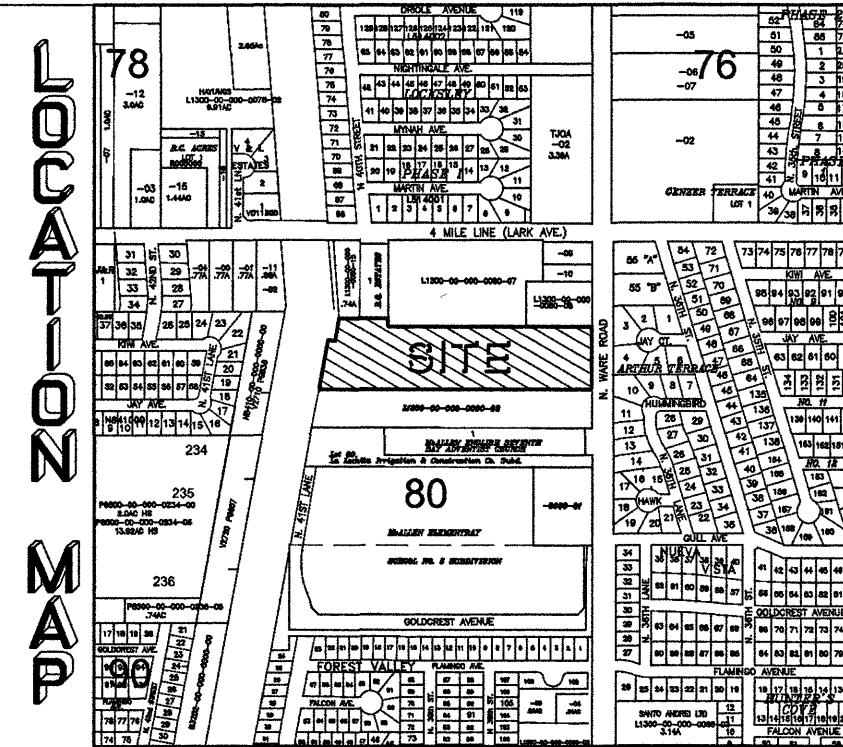
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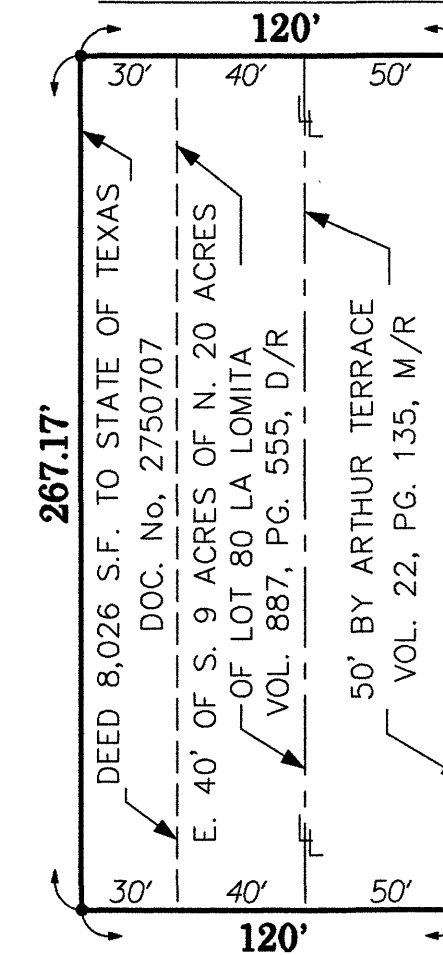
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63



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)



Habitat Development Group, LLC, a Texas Limited Liability Company

BY: Ricardo Daniel Martinez, Managing Member
 302 S. 10th St.
 McAllen, Texas 78501

STATE OF TEXAS
 COUNTY OF HIDALGO:

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

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:

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.

STEPHEN SPOOR
 REGISTERED PROFESSIONAL ENGINEER
 P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN DATE

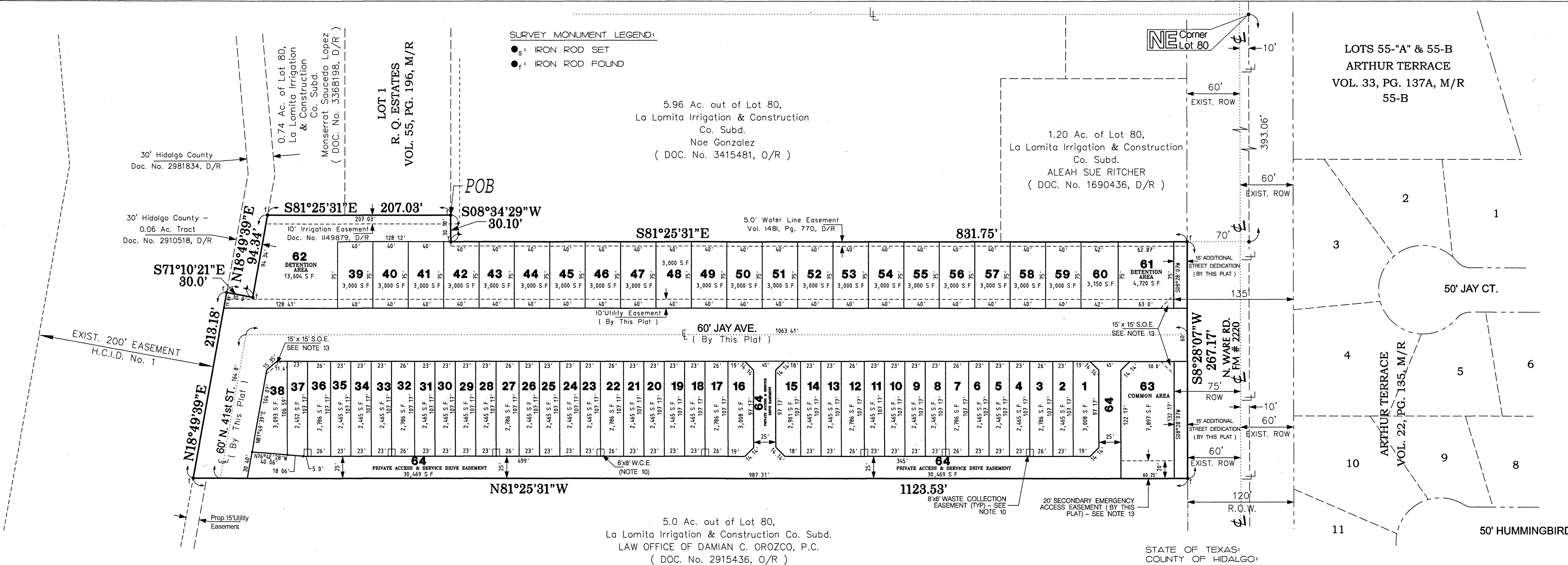
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.216(G) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR 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

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 (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



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
LOCKESLEY SUBD.

MYNAH AVE
PHASE I

MARTIN AVE

LARK AVE (4 MILE LINE)



WARE RD

LOCATION

PROPOSED OLIVE GROVES
ESTATES SUBDIVISION

80

PROPOSED KANDO INVESTMENTS
SUBDIVISION

MCALEN ENGLISH SEVENTH DAY
ADVENTIST CHURCH SUBD
LOT 1

MCALEN

ELEMENTARY
SCHOOL NO 5

LOT 2
PROPOSED WILKEY SUBD
(REVISION)
LOT 1

36TH LN

HAWK CT

GULL AVE

GOLDCREST AVE

WARE RD

36TH LN

FOREST
FLAMINGO AVE

NUEVA