AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING WEDNESDAY, SEPTEMBER 6, 2023 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

- 1) MINUTES:
 - a) Approval/disapproval of the minutes for the August 22, 2023 meeting

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - 1. Request of Robert Wilson, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar (Eddies) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G (CUP2023-0101)
 - 2. Request of Eric R. Pena, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar and Grill) at N98.5' Lot 1 Block 1, Fairway North Subdivision, Hidalgo County, Texas; 2001 South 10th Street. (CUP2023-0102)
 - Request of Sandra L. Gomez on behalf of Desperado Saloon, for a Conditional Use Permit, for one year, for a bar (Desperado Saloon), at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. (CUP2023-0106)
 - **4.** Request of Eziquel Oritz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Eutopia) at Lot 3, North Park Village Subdivision Phase 2, Hidalgo County, Texas; 1200 Auburn Avenue Suite 320. **(CUP2023-0115)**
 - **5.** Request of Magda Villarreal for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a guest house, at Lot 35, Block 2, Colonia McAllen

No. 2 Subdivision, Hidalgo County, Texas; 2220 South 26th Street. (CUP2023-0105)

- 6. Request of Shahid Rashid for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 7 and 8, Block 45, North McAllen Subdivision, Hidalgo County, Texas; 220 North Main Street. (CUP2023-0108)
- Request of Victoria Ortega for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas; 601 East Nolana Avenue. (CUP2023-0109)

b) REZONING:

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

3) SUBDIVISIONS:

- a) Casa Corsica Subdivision, 3700 North Ware Road, Graco Real Estates (SUB2023-0089)
 (FINAL) KH
- **b)** The Villas on Freddy Phase II Subdivision, 1500 Freddy Gonzalez Road, The Villas on Freddy, LLC (SUB2020-0039) (REVISED FINAL) M&H
- c) Journey Church Subdivision, 7001 State Highway 107, Journey Church RGV, Inc. (SUB2023-0091) (PRELIMINARY) MGE
- d) Rancho Valencia Subdivision, 1200 East El Rancho Road, Francisco Pons Ballesteros, (SUB2023-0090) (FINAL) MGE
- e) Encino Estates Subdivision, 6700 North Shary Road, Silver Candle Holdings, LLC, (SUB2023-0088) (PRELIMINARY) BIG
- f) Villas at Northgate Subdivision, 1701 Northgate Lane, Lourdes Gabriela Vela (SUB2023-0087) (PRELIMINARY) RDE

4) ADJOURNMENT:

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

STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday August 22, 2023, at 3:30p.m. at the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present: Gabriel Kamel Vice Chairperson

Emilio Santos Jr. Member Erica De la Garza Member Jesse Ozuna Member

Absent: Michael Fallek Chairperson

Marco Suarez Member Jose Saldana Member

Staff Present: Austin Stevenson Assistant City Attorney III

Edgar Garcia

Luis Mora

Omar Sotelo

Mario Escamilla

Kaveh Forghanparast

Samuel Nunez

Planning Director

Deputy Director

Senior Planner

Planner III

Planner III

Eduardo Garza Planner II
Samantha Trevino Planner I

Jacob Salazar Planner Technician I Magda Ramirez Administrative Assistant

CALL TO ORDER – Vice Chairperson Mr. Gabriel Kamel

PLEDGE OF ALLEGIANCE

INVOCATION-. Mr. Emilio Santos Jr.

1) MINUTES:

a) Approval/disapproval of the minutes for the August 8, 2023 meeting.

The minutes for the regular meeting held on August 8, 2023 was approved as submitted by Ms. Erica De la Garza. Seconding the motion was Mr. Emilio Santos Jr. which carried unanimously with four members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

1) Request of Ricardo Vega and Melinda V. Vega on behalf of Maddie's Pumpkin Patch, for a Conditional Use Permit, for three years, and adoption of an ordinance, for an Event Center (Picture Venue) at 4.983 acres out of Lot 78, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 6712 North Bentsen Road. (CUP2023-0094)

Ms. Samantha Trevino stated that the property is located on the east side of North Bentsen Road, approximately 960 ft. north of Lark Avenue and is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single family residential) District to the north, west, and south, and A-O (agricultural and open space) District to the east. Surrounding land uses includes single-family residences, an orchard, agriculture, and vacant land. An event center is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with the requirements.

The initial application for a Conditional Use Permit for an event center and picture venue for the subject property, known as Maddie's Pumpkin Patch, was submitted on September 8, 2021. City Commission approved the CUP for the subject property for 9 months subject to dust mitigation and fencing the property, which the applicant has done. The Conditional Use Permit was signed and picked up by the applicant on April 14, 2021, which ended up expiring On August 22, 2022. The applicant then applied to continue the operations for another year on August 2, 2022, which was approved by Board. The current CUP was submitted July 18, 2023 for 3 years.

The applicant is proposing to continue the operation of a picture venue and event center from approximately 8 $\frac{1}{2}$ acre property. Approximately, 5 acres are being used for the event center and venue area and 3 $\frac{1}{2}$ acres for the parking area. The hours of operation are from Monday to Sunday from 8:00 A.M. to 8:00 P.M.

The Fire Department has inspected the establishment, and allowed the CUP process to continue. The Health Department stated that the establishment must obtain required health permits for any food sales, provide required restrooms for the public, and trash receptacles. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential properties; however, the proposed hours are operation is from 8:00 A.M. to 8:00 P.M.;
- 2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to North Bentsen Road:
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the picture venue and event area, 1,525 parking spaces are required and no paved parking spaces are provided. A 3 ½ acre of unpaved tract is being used for the parking area. On-site parking will need to be paved and striped and be clear of potholes to comply with City standards;
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

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

Staff recommends disapproval of the request based on noncompliance with the required zoning (C-3 District), requirements #1 (distance), and #3 (parking) of Section 138-118(4) of the Zoning Ordinance.

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

Mr. Emilio Santos Jr. asked why the applicant had not previously requested for more than a one year conditional use permit. Mr. Edgar Garcia stated that because of previous oppositions, the commission wanted to approve for one year only.

After a brief discussion, Mr. Erica De la Garza moved to disapprove with favorable recommendation for a two year conditional use permit and not a three year permit as requested. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with favorable recommendation for a two year conditional use permit with four members present and voting.

2) Request of Samuel Avila on behalf of Cigar Bar, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Bar, at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 & 2214. (CUP2023-0096)

Ms. Samantha Trevino stated that the property is located on the northeast corner of North 23rd Street and Nolana Avenue. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. There is R-3A (multifamily residential apartments) District to the south and C-4 (commercial-industrial) District to the northwest. Surrounding land uses are commercial businesses, offices, bars, churches, libraries and restaurants. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was approved by the City Commission on June 22, 2009 with a variance to the 400 ft. distance requirement. The last approval by the City Commission was on March 28, 2022 with a variance to the distance requirement of being at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property.

The applicant is proposing to continue operating a bar (Cigar Bar) from combined suites 2212 and 2214 as shown on the submitted site plan. The applicant is also proposing to continue using an outdoor seating area as shown on the submitted site plan. The applicant will be utilizing the area for outdoor dining and as well as provide customers a place to smoke. The proposed days and hours of operation are, Monday through Sunday from 1:00 PM to 2:00 AM.

The Fire and Health Departments have inspected the bar and allowed the CUP process to continue. The police activity report for service calls from 2022 to present is attached. The Planning Department

has received no complaints regarding the present use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residence and residentially zoned property to the southeast, a church across the street on the south side of Nolana Avenue, and publicly owned property (McAllen's Public Library) to the west:
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access from North 23rd Street and Nolana Avenue.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The proposed 4,650 sq. ft. bar would require 47 parking spaces; there are 305 parking spaces provided on site. In a site visit conducted by staff, staff noticed that the parking lot was repaved, restriped and re-configured.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

At the Planning and Zoning Commission meeting of August 22, 2023, no one appeared in opposition to the Conditional Use Permit (CUP) request. The Board unanimously voted to recommend disapproval with a favorable recommendation of the request for 1 year. There were four Board members present and voting.

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

Being no discussion, Mr. Emilio Santos Jr. moved to disapprove with favorable recommendation. Ms. Erica De la Garza seconded the motion, which was disapproved with favorable recommendation with four members present and voting.

3) Request of Dionicio D. Longoria, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop and Art Gallery, at Lot 4, Block 4, Orange Terrace Subdivision, NO. 3. Hidalgo County, Texas: 1013 Pecan Boulevard, Suite B. (CUP2023-0097)

Ms. Samantha Trevino stated that the property is located on the South side of Pecan Boulevard between North 10th Street and North 12th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, east, and west, and R-1(single family residential) District to the south. A smoke shop is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with requirements.

This is the initial Conditional Use Permit application for this location for a smoke shop and art gallery.

The applicant is proposing to operate a smoke shop and art gallery under the name of Interstate 420 from the existing suite on the first story of the building.

The proposed hours of operation are Monday – Thursday from 10.00 A.M. to 10.00 P.M. and Friday-Saturday from 10:00 A.M. to 12:00 A.M.

The Fire Department conducted an inspection of the establishment and determined to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Pecan Boulevard:
- c) The abovementioned business must provide parking in accordance with the city offstreet parking ordinance as a minimum, and make provisions to prevent use of
 adjacent streets for parking, especially those in adjacent residential areas, by
 providing additional onsite parking. Currently there is a multi-tenant
 commercial/residential building on the property. The plaza consists of beauty shop
 next door and some apartments on the second story. The proposed smoke shop shall
 require 9 parking spaces; parking spaces are proposed to be provided on the front
 and side of the building. For the parking spaces of the common parking area, 1
 accessible parking space is required and provided on site, as per section 138-400(a)
 of the Off-Street Parking and Loading requirements, all off-street parking must be
 clearly striped and free of potholes;
- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or

residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspection Department as part of the building permit review process.

At the Planning and Zoning Commission meeting of August 22, 2023, no one appeared in opposition to the Conditional Use Permit (CUP) request. The Board unanimously voted to recommend disapproval with a favorable recommendation of the request for 1 year. There were four Board members present and voting.

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

Being no discussion, Ms. Erica De la Garza moved to disapprove with favorable recommendation. Mr. Emilio Santos Jr. seconded the motion, which was disapproved with favorable recommendation with four members present and voting.

4) Request of Oralia Davila on behalf of Iglesia Casa de Refugio y Restauracion Pentecostes Inc. for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an Institutional Use (Church) at Lots 7, 8, and 9, Block 1, Young's Subdivision, Hidalgo County, Texas; 21 South 24th Street. (CUP2023-0092) (TABLED ON 8/8/2023.)

Vice Chairperson Mr. Gabriel Kamel asked if the item was going to be removed from table. Mr. Eduardo Garza stated yes. Ms. Erica De la Garza motioned to remove from table. Mr. Emilio Santos Jr. seconded the motion which was removed from table with four members present and voting.

Mr. Eduardo Garza stated that the subject property is located on the northeast corner of Austin Avenue and South 24th Street. The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 (light industrial) District to the north, east, and west, and R-2 (duplex-fourplex) District and C-3 (general business) District to the south. Surrounding land uses include Jessie's Meat Market, Go Car Wash, and apartments. An institutional use is permitted in an I-1 District with a Conditional Use Permit and in compliance with requirements.

This is the first Conditional Use Permit request for this property. The Conditional Use Permit request application was submitted on July 10, 2023.

The applicant is proposing to operate a church with a main sanctuary area and a play area for the children. Based on the 100 seats proposed in the sanctuary area, 25 parking spaces are required; the applicant is proposing 30 parking spaces on site. The site plan must also show proper amount of maneuvering space of 24 feet and won't be allowed to back up onto the street. The proposed hours of operation for the sanctuary are Wednesdays from 5 PM to 8:30 PM and Saturdays from 5 PM to 8:30 PM.

An approved building permit showing correct parking spaces and maneuvering space will be required and will be subject to compliance with all requirements. The Fire Department will conduct their inspections once the construction for the proposed church is completed and prior to occupancy.

Should the Conditional Use Permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The church must comply with the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Austin Avenue and has access from South 24th Street.
- The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking especially in residential areas. Based on the proposed 100 seats, 25 parking spots are required; the applicant is proposing 30 parking spaces on site.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits:
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to a residentially zoned or used property shall be screened by a 6 ft. opaque fence.

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

Staff did receive one phone call in opposition to the request citing possible traffic concerns.

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

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve. Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

b) REZONING:

1) Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartments) District: 0.878 acres out of Lot 308, John H. Shary Subdivision, Hidalgo County, Texas; 3925 North Bentsen Road. (REZ2023-0043)

Mr. Eduardo Garza stated that the property is located on the southwest corner of Nolana Avenue and North Bentsen Road. The tract has 194.29 ft. of frontage along North Bentsen Road and 204.20 ft. of frontage along Nolana Avenue according to the submitted survey.

The applicant is proposing to rezone the property to R-3A (multifamily residential apartments) District in order to develop the tract of land for a multifamily apartment development. A proposed subdivision under the name Brier Village Phase II was approved in preliminary form on June 20, 2023.

The adjacent zoning is A-O (agricultural and open space) District to the east, R3-A (multifamily residential apartment) District to the west and south, and C-4 (commercial-industrial) District to the north.

The subject property is vacant. Surrounding land uses are City of McAllen Public Works Department and Recycling Center, Hidalgo County Irrigation District No. 1 canal right-of-way, single family residences, and vacant land.

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

The development trend for this area along North Bentsen Road is primarily single family residential and multifamily residential along Nolana Avenue.

The requested zoning does not conform to the Future Land Use Plan designation. However, there is a R-3A (multifamily apartment residential) District to the south and west.

The proposed development area would have 0.878 acres (38,245.68 square feet). Based on the maximum density per gross acres in the R-3A District: 38-one bedroom units, 30-two bedroom units, and 25-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of a townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

A recorded subdivision plat, site plan review by the development team, and access management curb cut approvals is required prior to building permit issuance. Required park land dedication or

a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

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

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

Being no discussion, Ms. Erica De la Garza moved to approve. Mr. Jesse Ozuna seconded the motion which was approved with four members present and voting.

2) Rezone from R-1 (single family residential) District to R-3A (multifamily apartment residential) District: 76.461 acres (77.76 acres deed call), being all of Lots 11, 19, and 20, Section 234, Texas-Mexican Railway Company's Survey, said 77.76 acre tract also being all of Lots 17, 18, 19, 20, 21, 22, 23, and 24, Palmland Groves, Hidalgo County, Texas; 12501 North Rooth Road. (REZ2023-0036)(TABLED ON 8/8/2023)

Mr. Samuel Nunez requested the item be removed from table. Ms. Erica De la Garza motioned to remove from table. Mr. Emilio Santos Jr. seconded the motion which was removed with four members present and voting.

Mr. Samuel Nunez sated that the property is located along the northwest corner of North Rooth Road and Schunior Road.

The applicant is proposing to rezone the property to R-3A (multifamily apartment residential) District in order to develop the tract of land for detached fourplex development. No feasibility plan or site plan have been submitted for the proposal.

The adjacent zoning is R-1 (single-family residential) District to the east across North Rooth Road, A-O (agricultural and open space) District to the south, and R-3A (multifamily apartment residential) District to the west and east.

The subject property is vacant.

The Envision McAllen Future Land Use Plan categorizes this property as Complete Communities. Single-family detached homes, duplexes, townhomes, civic, and parks and open spaces uses are considered most appropriate for this area.

The development trend for this area along North Rooth Road is primarily single-family residential with surrounding agricultural uses or vacant land.

ANALYSIS: The requested zoning does not conform to the Future Land Use Plan designation. However, there are two existing and one potential R-3A (multifamily apartment residential) District properties to the east and west.

The proposed development area would have 76.461 acres (3,330,641.16 square feet). Based on the maximum density per gross acres in the R-3A District: 3,331-one bedroom units, 2,665-two bedroom units, and 2,220-three bedroom units would be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district use, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

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

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

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

At the Planning and Zoning Commission meeting of August 8, 2023 three adjacent owners appeared in opposition to this request. Staff received an email from the applicant requesting to table this item. After the Board was informed of this request, they asked to speak to the owners who were present in opposition to this request. The owners made public comment individually citing how this proposal would be at odds with the surrounding uses and how Rooth Road would not support the traffic density this proposal would bring. Their comments were taken for public record and the owners were informed that this item would be heard at the next available meeting.

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

Being no discussion, Ms. Erica De la Garza moved to approve. Mr. Emilio Santos Jr. seconded the motion which was approved with four members present and voting.

3) CONSENT:

a) Villas on Bentsen Subdivision, 5912 N. 42nd Street, Carlo and Brooke Cantu, (SUB2023-0086) (FINAL) QHA

Being no discussion, Ms. Erica De la Garza moved to approve the subdivision in final form. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

5) SUBDIVISIONS:

a) Austin 495 Plaza Subdivision, 4101 Pecan Boulevard, Jinguo Liu (SUB2022-0126) (REVISED PRELIMINARY) TE (TABLED ON 8/8/2023)

Mr. Mario Escamilla requested the item be removed from table. Mr. Emilio Santos Jr. motioned to remove from table. Ms. Erica De la Garza seconded the motion which was removed with four members present and voting.

Mr. Mario Escamilla stated the applicant has withdrawn the variance request and no further board action was needed.

Being no discussion, Ms. Erica De la Garza moved to remove item from the agenda. Mr. Emilio Santos Jr. seconded the motion, which was removed with four members present and voting.

b) Melissa Palma Estate Subdivision, 400 Northgate Lane, Cesar Palma and Melissa Ann Tijerina (SUB2023-0078) (PRELIMINARY) RDE

Mr. Mario Escamilla stated Northgate Lane: 15 ft. ROW dedication for 35 ft. from centerline for 70 ft. total ROW. Paving: 44 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. Front: 45 ft. or in line with average setbacks of existing structures or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Northgate Lane. Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. Finalize wording for plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multifamily residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Pending Items: Engineer must clarify if HOA is proposed for 1-Lot single family subdivision, prior to final. 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. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168 Pending Items: Engineer must clarify if HOA is proposed for 1-Lot single family subdivision, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and can go up or down; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements prior to recording. As per Traffic Department, Trip Generation for 1-Lot single family subdivision is waived. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must submit withdrawal letter regarding existing subdivision on file at this location, prior to final.

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

Being no discussion, Ms. Erica De la Garza moved to approve subject to conditions noted. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

c) Silverado Moon Subdivision, 8100 North Taylor Road, Fortis Land Company, LLC (SUB2023-0053) (REVISED PRELIMINARY) RDE

Mr. Mario Escamilla stated North Taylor Road: Proposing 10 ft. of dedication for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Auburn Avenue (5 Mile Line Road): Proposing 40 ft. of dedication for 60 ft. from centerline for 120 ft. total ROW. Paving: 65 ft. Curb & gutter: Both sides Revision Needed: Centerline should be a continuous line, review and revise prior to final. Revise street name as shown above where applicable prior to final. Clarify 40 ft. existing on the south side of Auburn Avenue, any additional/ existing dedications must be referenced with document number on plat, finalize prior to final. Label total ROW after accounting for dedication from center line prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Interior Street: Dedication as needed for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides Revisions Needed: Subdivision layout currently exhibits stub outs, clarify stub outs along lots 90 and 91 and lots 108 and 109, subdivision layout will have to be revised to provide for "Knuckle" design as dead end street are not permitted as this is a private subdivision, review and revise prior to final. As per plat submitted on July 19th,2023, subdivision provides for knuckle design. Street names will be established prior to final and plat will need to revised accordingly. As per plat submitted on June 2nd,2023 subdivision proposed to be private and for single family use, gate details are required. Gate details are under review and ROWs are subject to increase for gate areas, finalize prior to final. Auto Turn Study may be required to verify compliance with maneuvering space needed along lots 82-84, subdivision layout along lots may have to be adjusted to allow for maneuvering space finalize prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. E/W Quarter Mile Collector (northern boundary): Dedication as needed for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Pending Items: Engineer submitted a variance application on July 7, 2023 in reference to the ROW dedication requirements for the E/W collector(1/4 Mile Collector) along the Northern Boundary the engineer has indicated that the street would not be able to extend east as there is an existing drain ditch and there are existing established developments to the north of this subdivision. After review of the ownership map submitted on July 12,2023, due to the developed properties to the north and existing canal to the west and collector alignment, the E/W collector street along the northern boundary is not feasible. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N/S collector(Eastern Boundary, 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving 40 ft. Curb & gutter: Both Sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created. As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare

Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision layout does not comply with 1200 ft. block length requirement. Engineer submitted a variance application on August 1, 2023 , requesting a variance to the 1200ft. Block Length requirement. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions Needed: ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving face to face required, and 10 ft. of ROW back of curb around Culde-Sac required. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear:10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along Auburn Avenue (5 Mile Line Road), North Taylor Road, and both sides of all interior streets. Also N/S 1/4 mile as may be required, finalize wording for note prior to final. 5 ft. sidewalk might be required by Engineering Dept. prior to final. Finalize note wording requirements prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line Road) and North Taylor Road. Also N/S 1/4 mile as may be required, finalize wording for note prior to final. Revision Needed: Revise note#11 as shown above prior to final. Landscaping Ordinance: Section 110-46 Required. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line Road) and North Taylor Road. Also N/S 1/4 mile as may be required, finalize wording for note prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Private Subdivision proposed as per plat submitted on June 2nd,2023. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: (Extraterritorial jurisdiction) Proposed:(Extraterritorial jurisdiction). As per application dated June 2nd,2023 proposed land use is single-family. Pending Items: Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Pending Items: Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-family subdivision is not within City limits, (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance

does not apply unless annexed. Engineer must clarify annexation status prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. Pending review by City Manager's Office. As per Parks Department, per application dated June 2nd,2023 proposed 121 lot single-family subdivision is not within City limits, (ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status prior to final. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat. Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalized. At the Planning and Zoning Commission meeting of August 8th, 2023, the subdivision was approved in Revised Preliminary Form subject to conditions noted. As per plat submitted on August 11th,2023, plat exhibits an additional acreage due to addition 40 ft. along eastern plat boundary. Engineer must clarify status of remnant tract, due to addition 40 ft. along eastern plat boundary. Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utilities approvals.

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

ZOHO Corporation Subdivision, 3300 South Ware Road, City Of McAllen (SUB2023-0077) (PRELIMINARY) CH

Mr. Mario Escamilla stated South Ware Road: Dedication as needed for 60 ft. from centerline for 120 total ROW Paving: By State Curb & gutter: By State Revisions Needed: Dedications may increase to accommodate any improvements that may exist in property boundaries, finalize ROW requirements prior to final. Revise street references as shown above were applicable, prior to final. Include additional ROW details throughout plat boundary as to ensure compliance ROW. requirement's throughout plat boundary, prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Neuhaus Drive: Proposing 20 ft. ROW dedication for 80ft. total ROW. Paving: 40 ft. Curb & gutter: both sides Revisions Needed: For Neuhaus Drive provide centerline along plat boundary prior final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Non-compliance N/S collector(Western Boundary of Lot 1 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving 40 ft., Curb & gutter: Both Sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created. Clarify status of existing and proposed drainage easements/ plans as it is reviewed in conjunction with dedication requirements, finalize prior to final. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. E/W collector(Approximately Southern Boundary of Lot 1 1/4 Mile Location): Dedication as needed for 60 ft. total R.O.W. Paving 40 ft., Curb & gutter: Both Sides. Pending Items: Please provide ownership map to verify that no landlocked properties exist or will be created. Clarify status of existing and proposed drainage easements/plans as it is reviewed in conjunction with dedication

requirements, finalize prior to final. Street alignment and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Revision needed: Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 1200 ft. maximum block length requirement. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: Provide for alley or service drive easement on the plat prior to final. Alley or service drive easement cannot dead-end. Private Access Service Drive Easement must be minimum 24 ft. with 24 ft. of paving and in compliance with Fire and Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front: Neuhaus Drive/ South Ware Road: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revisions Needed: Revise plat note as shown above prior to final. Proposing: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: Revise note as shown above prior to final. Proposing: In accordance with the Zoning Ordinance or grater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revision Needed: Include note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: See front setback requirements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South Ware Road and Neuhaus Drive. Revisions Needed: Include note as shown above prior to final. Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. Finalize wording for plat note prior to final. **Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and as may be required by ordinance and others as needed(streets) prior to final, Revisions Needed: Revise note #6 as shown above, finalize note wording as may be required prior to final. A buffer shall be provided to screen refuse areas (including refuse dumpsters, compactors and contained compactors), outdoor storage areas and loading docks from public streets. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along. Staff reviewing any restrictions regarding access from perimeter streets, finalize wording for note as applicable 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 required. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: Include note as shown above, prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 134-168 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Pending Items: Engineer must clarify if HOA is proposed for Commercial/ Industrial subdivision, prior to final. 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. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Pending Items: Engineer must clarify if HOA is proposed for Commercial/ Industrial subdivision, prior to final. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: Lot 1: C-1 (Office Building) District and Lot 2: I-1(Light Industrial) District Proposed: Lot 1:C-1 (Office Building) District and Lot 2: I-1(Light Industrial) District. Rezoning to C-1 for portion of Lot 1 and I-1 for lot 2, Approved at the City Commission meeting of July 24,2023. Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning to C-1 for portion of Lot 1 and I-1 for lot 2, Approved at the City Commission meeting of July 24,2023. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Any abandonments must be done by separate process, not by plat.

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

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

e) Sharpless Square, 3501 Auburn Avenue, Moon City Endevors, LLC (SUB2023-0083) (PRELIMINARY) RDE

Mr. Kaveh Forghanparast stated Auburn Avenue (5 Mile Line): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. to 85 ft. Curb & gutter: both sides Revisions needed: Clarify/revise the centerline which does not follow the ROW curve line on the east side. prior to final. If 120 ft. is the "existing ROW", add the wording to the label, prior to final. Reference the document number on the plat for the existing ROW and provide a copy for staff review prior to Clarify and submit document for the existing 10 ft. U.E. overlapping the ROW. Any abandonment must be done by separate instrument and referenced on the plat prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. Ware Road: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: By the States Curb & gutter: By the State Revisions needed: Add "N." before the name of the street to be read as "N. Ware Road", prior to final. If 130 ft. is the "existing ROW", add the wording to the label, prior to final. Show and label the total existing ROW and ROW on both sides of the centerline adjacent to the subdivision boundary, to finalize dedication requirement prior to final. Reference the document number on the plat for the existing ROW, adjacent to the subdivision boundary, and provide a copy for staff review prior to Show and label ROW from centerline and total ROW after dedication to determine compliance with ROW requirement, prior to final. Clarify and submit document for the existing 10 ft. U.E. overlapping the ROW. Any abandonment must be done by separate instrument and referenced on the plat prior to recording. Some recorded plats in the area show 130.35 ft. for the existing ROW instead of 130 ft. Verify and clarify prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. *Alley/service

drive easement required for commercial properties. Proposing (Plat note #9): A Private service drive easement will be established as part of the site plan and will be maintained by Lot owner and not the City of McAllen. Clarify if the proposed access easement will be also/shared as a service drive easement prior to final. Subdivision Ordinance: Section 134-106. Auburn Avenue/N. Ware Road: In accordance with the Zoning Ordinance, or greater for approved site plan, easement, or in line with the existing, whichever is greater applies. Clarify/Revise plat note #2 as shown above prior to final. Proposed: Auburn Avenue: 45 ft. or greater for easements or approved site plan; or in line with existing structures. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Revised plat note #2 as shown above prior to final. Proposed: In accordance with the Zoning Ordinance or greater for easements or approved site plan. 5 ft. setback from alley/service drive required. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Clarify/Add "Interior" to the setback note prior to final. Proposed: Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner: Refer to the front setback note requirement. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Ware Road and Auburn Avenue. Add a plat note as shown above prior to final. Engineering Department may require 5 ft. sidewalk. Finalize prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Required. No curb cut, access, or lot frontage permitted along N. Ware Road. Add a plat note as shown above prior to final, as per Traffic Department requirement. Submit a site plan to clarify how the 25 ft. common access easement on Lots 2 & 3 along Auburn Avenue complies with landscape strip requirement along the front, prior to final. Revise prior to final. Clarify if Lot 1 will share access easement with Lots 2 &3 and extends it to Lot 1 if applicable, prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3L Proposed: C-3L. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Use a darker/bold line to show the original subdivision boundary prior to final. Use a lighter line for contour lines prior to final. Show the legal description of all adjacent properties on all sides prior to final, including north side of Auburn Ave. and west side of N. Ware Rd. Use a dashed line for any easement including the access easement prior to final. Signature blocks must comply with Sec. 134-61 of the Subdivision ordinance. Must comply with City's Access Management Policy.

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

Being no discussion, Mr. Emilio Santos Jr. moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Ms. Erica De la Garza seconded the motion,

which was approved with four members present and voting.

f) Barton Subdivision, 8501 North Main Street; Antonio Esparza (SUB2023-0082) (PRELIMINARY) TE

Mr. Kaveh Forghanparast stated N. Bicentennial Blvd: Dedication required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft.-105 ft. Curb & gutter: both sides Revisions needed: Add "N." to the label for N. Bicentennial Blvd. on plat prior to final. Show and label centerline prior to final to establish ROW dedication requirement prior to final. Show and label, centerline, total existing ROW, and ROW on both sides of the centerline to determine if any ROW dedication is required prior to final. Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. All ROW requirements must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Northgate Lane: Dedication required for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides. Revisions needed: If 35 ft. is the existing ROW, label it accordingly prior to final. Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. Additional ROW dedication requirement will be determined based on the existing ROW prior to final. All ROW requirements must be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Frontera Rd.: Dedication required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final. Clarify/remove the dashed line where the existing 40 ft. ROW merges to existing 60 ft. ROW on the southwest side of the subdivision, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. N. Main Street: Dedication required for 30 ft. from centerline for 60 ft. ROW Paving: min. 40 ft. Curb & gutter: both sides Revisions needed: Add "N." to the label for N. Bicentennial Blvd. on plat prior to final. Include the Document number for the existing ROW on the plat and provide a copy for staff review prior to final, Subdivision Ordinance: Section 134-105, Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving: 32 ft. Curb & gutter: both sides Revisions needed: Submit gate details prior to final. Additional ROW may be required at entrance area prior to final. The proposed location of interior street must be approved by the Traffic Department prior to final, since it is too close to the intersection. The ROW for interior street is proposed to be adjacent to N. Bicentennial ROW. Clarify/revise the plat, since Internal street cannot have curb cut along N. Bicentennial and the buffer may not be placed on the ROW. Lot A may need to extend all the way south to Lot 3. Provide ROW width dimension for internal street prior to final. Cul-de-Sac length is more than 600 ft. Revise to show compliance. If a variance to Cul-de-Sac length is requested and approved, the paving requirement will increase to 40 ft. Submit paying layout for Cul-de-Sac to show compliance with 96 ft. of paying and 10 ft. ROW around the curb prior to final. Street name proposed to be Barton Drive. Street name will be assigned by staff prior to final. An approved variance will be required if another name is requested. Clarify prior to final. Add "(private subdivision)" after the name of the street prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Revise the plat to comply with block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Revisions needed: Subdivision layout does not comply with cul-de-sac requirement, please revise accordingly prior to final as internal street exceeds the maximum 600 ft. No connection to N. Bicentennial Blvd. is allowed - If variance is requested to exceed 600 ft. length requirement for cul-de-sac, paving width of street must increase to 40 ft.**Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater

for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Lot A as shown on plat is a corner lot on both N. Bicentennial Blvd. and N/S internal street. Clarify the use prior to final. A plat note may be needed for Lots A and B or note #16 may need to be revised to include Lot B. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Bicentennial Blvd., Frontera Rd., Northgate Lane, N. Main St., and both sides of internal streets. 5 ft. sidewalk may be required by Engineering Department. Finalize prior to final. Plat note #9 will need to be revised as shown above, and once sidewalk requirements are finalized. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Bicentennial Boulevard, Frontera Road, and Northgate Lane. Revise plat note #10 as shown above prior to final. Other buffers may be required prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd., Northgate Ln., and Frontera Rd. Revise plat note #12 as shown above prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Add a plat note as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Submit the HOA document for staff review prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Clarify Lot 3 area prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. Zoning Ordinance: Article V Required. Rezoning Needed Before Final Approval. The project engineer must verify if all lots are zoned residential. Based on the submitted plat boundary, a small portion on the east side of Lots B, 1, and 2 and the northeast side of Lot 3 seem to be A-O District. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Based on 4 residential lots, a Park Fee of \$2,800 based on \$700 per dwelling to be paid prior to recording. Clarify the use of Lots A & B, prior to final. Total amount of park fees is subject to change if amount of proposed lots or dwelling units change. 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. Remove the irrigation line from the plat prior to final. Clarified the claimed easements on the plat or reference the document number prior to final. Use a lighter shade for original lot lines of Ebony Heights Citrus Grove Subdivision since it is being confused with the proposed subdivision lot lines. Add contour lines on the plat inside the subdivision boundary prior to final. Use a light shade to avoid confusion. Submit gate details to determine if additional ROW will be required at entrance prior to final. Must comply with City's Access Management Policy. Show the legal description of all adjacent lots on all sides, including the west

side of N. Bicentennial Blvd., south side of Frontera Rd., east side of N. Main St., and north side of Northgate Lane. Clarify note #16 prior to final. The note might be required to be revised or removed prior to final/recording. Please verify that signature blocks wording complies with Sec. 134-61 of the subdivision ordinance. The owner's signature block is required to be revised prior to recording based on the private subdivision and surrounding public streets. Clarify lot area for lot 3 prior to final. Any abandonment must be done by separate instrument and referenced on the plat. An expired subdivision application with the same name for this property was on file and was verbally requested to be withdrawn by the previous engineer. A written withdrawal request is needed prior to final. Must comply with City's Access Management Policy.

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

Being no discussion, Ms. Erica De la Garza moved to approve in preliminary form subject to conditions noted, drainage and utilities approvals. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

g) Bright Woods Subdivision, 2700 Sprague Road, Star Trail Holdings, LLC, **(SUB2023-0084)** (PRELIMINARY) S2E

Mr. Kaveh Forghanparast stated Sprague Road: Dedication as required for 40 ft. from center line for 80ft. total ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: Show and label centerline to establish ROW dedication requirement prior to final. Show and label the total existing ROW and ROW on both sides of centerline to finalize the ROW dedication requirements prior to final. Show the document number on the plat for the existing ROW and provide a copy for staff review prior to final. All ROW requirements must be finalized prior to final approval. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Show ROW dedication for an E/W guarter mile collector on the north side prior to final. Clarify if the E/W interior street is proposed in lieu of the northern boundary prior to final. If so, a temporary stub out to be extended to the west will be reviewed by staff prior to final. Submit a vicinity map showing the distance between the E/W interior street centerline and Guadalupe Ave. centerline to review the temporary stub out prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Interior Streets: Dedication as required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides Revisions needed: Clarify if the subdivision is proposed to be public or private and submit gate details if proposed to be private to verify compliance. Submit paving layout for the Cul-de-Sac to verify compliance with 96 ft. of paving face to face and 10 ft. additional ROW around the curb prior to final. A temporary turnaround at the east end of street fronting Lots 33 to 36 will be required on the plat, if layout remains as shown. Money must be escrowed prior to recording to remove the turnaround when the street is extended to the east, if layout remains as shown. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. 1,200 ft. Block Length. Submit a revised layout to comply with block length requirement. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Revise the plat to show alley/service drive easement prior to final. Alley/service drive easement required for commercial and multifamily properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or

greater for easements or approved site plan. Add a setback note as shown above prior to final. Revise the plat/clarify the front side of Lots 38, 44, 45, 51, 52, and 58 to finalize the setback requirement prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements or approved site plan. Add a setback note as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements or approved site plan. Add a setback note as shown above prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or site plan. Add a setback note as shown above prior to final. Revise the plat/clarify the corner side of Lots 38, 44, 45, 51, 52, and 58 to finalize the setback requirement prior to final. Zoning Ordinance: Section 138-356 Non-compliance. Garage: 18 ft. except wherever greater setback is required, greater setback applies. Add a setback note as shown above, prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Frontera Road, both sides of all interior streets, and along quarter mile collector. Finalize the quarter mile collector requirement to finalize the sidewalk note requirement prior to final. Engineering Department may require 5 ft. sidewalk prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, Frontera Road, and quarter mile collector. A plat note for the buffer is required and will be finalized once the guarter mile collector is finalized prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add a plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Frontera Road, and guarter mile collector. A plat note for the curb cut is required and will be finalized once the quarter mile collector is finalized prior to final. Finalize the quarter mile collector requirement to finalize the note requirement prior to final. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for any lots with more than 4 dwelling units. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Clarify if the subdivision is public or private. If the subdivision is private, add a plat note as shown above prior to final. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if public subdivision is proposed. Clarify if the subdivision is public or private to finalize the respective Section of the ordinance. After the Section is finalized, a plat note will be required. 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. A plat note to cross-reference the HOA document number is needed on the plat prior to final. Submit the HOA document for staff review prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public/private streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. The minimum lot width requirement is 50 ft. Some lots have a frontage less than 50 ft. Verify and correct prior to final. Revise the plat/clarify the front side of Lots 38, 44, 45, 51, 52, and 58 to finalize the setback requirement prior to final. Based on the application, the development is proposed for a duplex on each lots. As per the ordinance, the minimum lot size for a duplex is 5,600 SF. Some lots do not show the area and some are less than the minimum requirement. Revise prior to final. Number of lots and density around the Cul-de-Sac created lots that may not comply with requirements including frontage, parking, landscaping, etc. Revise the plat to reduce the number of lots to comply with requirements or submit site plan for all

lots around the Cul-de-Sac showing compliance will all City requirements prior to final. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. An annexation and initial zoning to R-3A was approved by the City Commission on March 28, 2023. Land dedication in lieu of fee. Based on the application submitted on August 8, 2023, 99 lots are proposed for a duplex on each lot. Based on total of 198 dwelling units, 3.1482 acres of park land dedication is required prior to recording. If the number of dwelling units changes prior to recording, additional park land dedication might be required. Park Fee of \$700 per dwelling unit to be paid prior to recording (if requested by the applicant and approved by City Manager's Office). Based on the application submitted on August 8, 2023, 99 lots are proposed for a duplex on each lot. Based on total of 198 dwelling units, 3.1482 acres of park land dedication is required prior to recording. If the number of dwelling units changes prior to recording, additional park land dedication might be required. If park fee in lieu of land dedication is needed, a request must be submitted and approved by the City Manager's Office. (Based on 198 dwelling units, \$138,600 will be required). Review and approval by the City Manager's Office is required, if paying park fee in lieu of park land dedication is requested by the applicant. Based on the application submitted on August 8, 2023, 99 lots are proposed for a duplex on each lot. Based on total of 198 dwelling units, 3.1482 acres of park land dedication is required prior to recording. If the number of dwelling units changes prior to recording. additional park land dedication might be required. If park fee in lieu of land dedication is needed, a request must be submitted and approved by the City Manager's Office. (Based on 198 dwelling units, \$138,600 will be required). 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. Use a bold line for the original subdivision boundary prior to final. Clarify the discrepancy between the south side bearing of the subdivision and the survey prior to final. Label the common lots (e.g. Lot A, Lot B, etc.) and add a plat note to clarify prior to final. A break point between C14 and the west side of the lot is missing. Please verify all break points and revise plat as necessary prior to final. Number of lots and density around the Cul-de-Sac created lots that may not comply with requirements including frontage, parking, landscaping, etc. Revise the plat to reduce the umber of lots to comply with requirements or submit site plan for all lots around the Cul-de-Sac showing compliance will all City requirements prior to final. Some lots dimensions and information are overlapped with other texts, please revise prior to final. Clarify the note read as "To Hidalgo County Irrigation District No. 1 Vol 24 Pages 168-171 Doc. 2880111" provide a copy for staff review and clarify the overlap on a "proposed 20 ft. easement to Hidalgo Country Irrigation District No 1". Any abandonment must be done by separate instrument and referenced on the plat prior to final/recording. Signature blocks complying with Sec. 134-61 of the subdivision ordinance is required prior to final. Legal description of all adjacent lots on all sides are required prior to final. Must comply with City's Access Management Policy.

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

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

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Emilio Santos Jr. adjourned the meeting at 3:59p.m. with Mr. Jesse Ozuna seconding the motion with four members present and voting.

	Vice Chairperson Gabriel Kamel
ATTEST:	
Magda Ramirez, Administrative Assistant	

Planning Department

Memo

TO: Planning and Zoning Commission

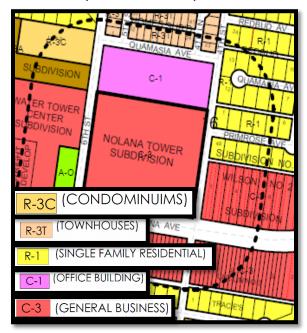
FROM: Planning Staff

DATE: August 17, 2023

SUBJECT: REQUEST OF ROBERT WILSON, FOR A CONDITIONAL USE PERMIT,

FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A BAR (EDDIES) AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITE G (CUP2023-0101)

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





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

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

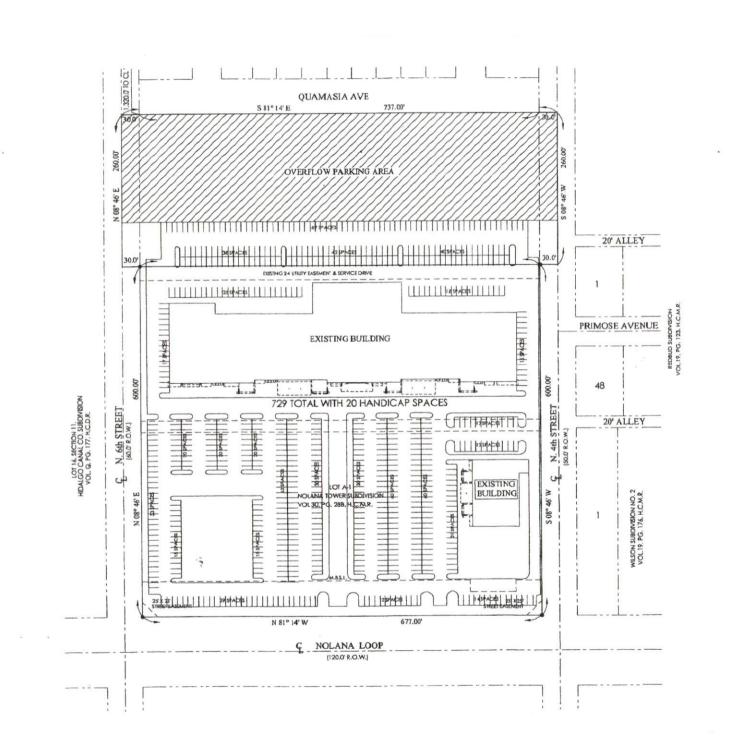
A police activity report is attached for service calls from September 2022 to present. Fire Department has inspected the establishment and found it to be in compliance, pending Health Department inspection. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

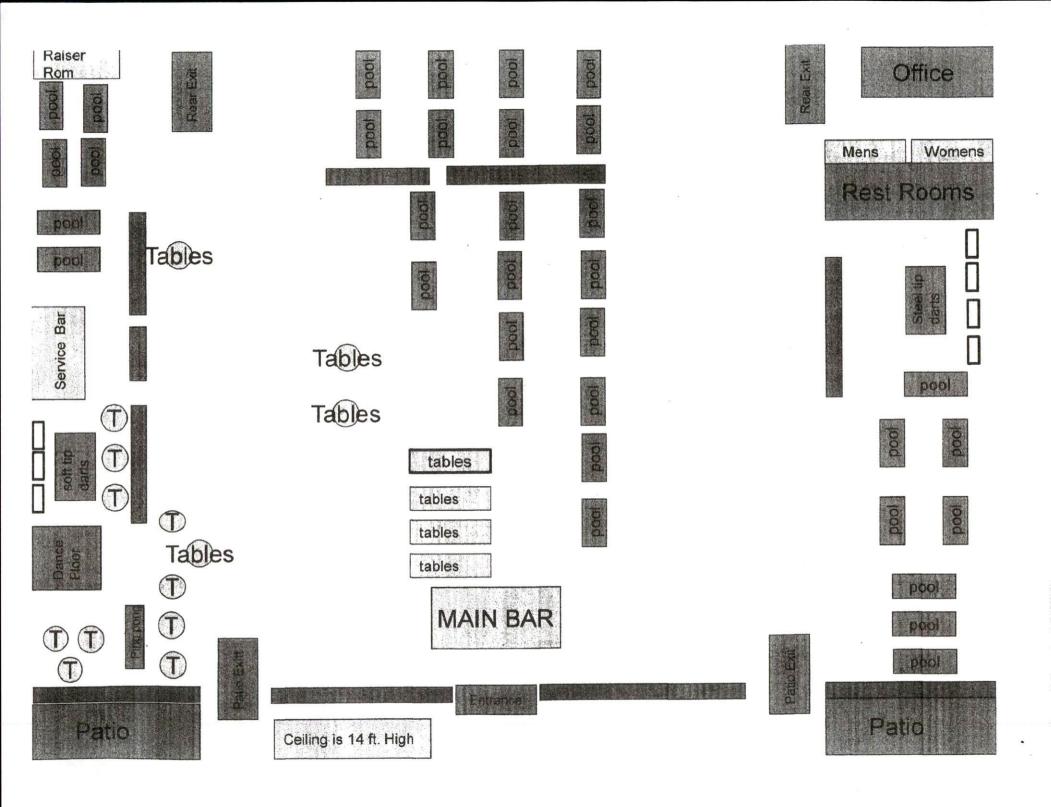
- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
- c) The abovementioned business must provide parking in accordance with the city offstreet parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 11,875 sq. ft. bar/pool hall requires 149 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;
- d) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- e) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- f) The abovementioned business must make provisions to keep litter to a minimum, and

to keep it from blowing onto adjacent streets and properties;

g) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process.

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











McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 01/01/2022 00:00 Incident Type: All

To Date/Time: 08/22/2023 23:59 **Location:** 2001 S 10th St, McAllen [Suerte]

<u>Date</u>	<u>Time</u>	Incident Type	Incident No.	Case Status	Incident Address	Qualifier
8/11/2022	21:26	Accident w/Injuries	2022-00055728	Inactive	400 NOLANA AVE	G
5/23/2023	1:02	Assault	2023-00036917	Closed by Adult Arrest	400 NOLANA AVE	G
7/15/2023	10:53	Auto Theft	2023-00050869	Open	400 NOLANA AVE	G
10/12/2022	0:43	CIVIL MATTER	2022-00071102	Inactive	400 NOLANA AVE	G
1/4/2023	1:17	CRIMINAL MISCHIEF	2023-00000815	Unfounded	400 NOLANA AVE	G
5/23/2023	2:11	Disorderly Conduct	2023-00036921	Closed by Adult Arrest	400 NOLANA AVE	G
9/8/2022	21:32	Domestic Disturbance	2022-00062860	Closed by Adult Arrest	400 NOLANA AVE	G
9/8/2022	21:32	Domestic Disturbance	2022-00062860	Closed by Adult Arrest	400 NOLANA AVE	G
9/8/2022	21:32	Domestic Disturbance	2022-00062860	Closed by Adult Arrest	400 NOLANA AVE	G
5/22/2023	22:54	Disturbance - Non Domestic	2023-00036896	Inactive	400 NOLANA AVE	G
2/22/2022	11:27	Hit and Run	2022-00012243	Suspended	400 NOLANA AVE	G
8/29/2022	15:15	Hit and Run	2022-00060256	Suspended	400 NOLANA AVE	G
4/28/2023	19:32	Lost/Found Property	2023-00030144	Inactive	400 NOLANA AVE	G
1/3/2023	21:35	Intoxicated Person	2023-00000784	Closed by Adult Arrest	400 NOLANA AVE	G
9/17/2022	2:49	Police Services	2022-00064983	Inactive	400 NOLANA AVE	G
7/8/2022	9:05	Police Services	2022-00047000		400 NOLANA AVE	G
9/10/2022	23:53	Improperly Parked Vehicle	2022-00063437		400 NOLANA AVE	G
12/4/2022	20:31	Domestic Disturbance	2022-00085199		400 NOLANA AVE	G
4/14/2023	19:23	Alarm Burglary	2023-00026571		400 NOLANA AVE	G
5/17/2023	3:57	Alarm Burglary	2023-00035400		400 NOLANA AVE	G
6/17/2023	1:57	Disturbance - Non Domestic	2023-00043613		400 NOLANA AVE	G
7/7/2023	20:36	Harassment	2023-00048943		400 NOLANA AVE	G
7/8/2023	17:54	Follow Up	2023-00049149		400 NOLANA AVE	G

McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

Incident Type	▼ Count
Accident w/Injuries	1
Alarm Burglary	2
Assault	1
Auto Theft	1
CIVIL MATTER	1
CRIMINAL MISCHIEF	1
Disorderly Conduct	1
Disturbance - Non Domestic	2
Domestic Disturbance	4
Follow Up	1
Harassment	1
Hit and Run	2
Improperly Parked Vehicle	1
Intoxicated Person	1
Lost/Found Property	1
Police Services	2
Grand Total	23

Planning Department

Memo

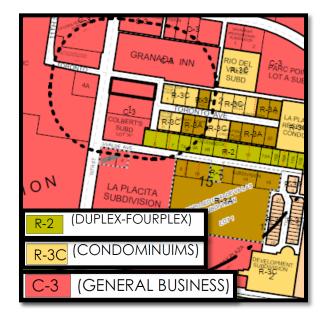
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 28, 2023

SUBJECT: REQUEST OF ERIC R. PENA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (SUERTE BAR AND GRILL) AT N98.5' LOT 1 BLOCK 1, FAIRWAY NORTH SUBDIVISION, HIDALGO COUNTY, TEXAS; 2001 SOUTH 10TH STREET. (CUP2023-0102)

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





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

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

A police activity report is attached for service calls from September 2022 to present. The Health and Fire Departments have inspected the bar and allowed the CUP process to be continued. The Planning Department has received no complaints regarding this use. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

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

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

BUILDING Smerte Barz + Errillon 1012

2001 STH 10TH ST.

TORONTO







McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 01/01/2022 00:00 Incident Type: All

To Date/Time: 08/22/2023 23:59 **Location:** 2001 S 10th St, McAllen [Suerte]

<u>Date</u>	<u>Time</u>	Incident Type	Incident No.	Case Status	Address	Qualifier
3/19/2022	22:38	Suspicious Person/Vehicle	2022-00018811		2001 S 10TH ST	
5/6/2022	16:03	MINOR ACC	2022-00031319		2001 S 10TH ST	
10/17/2022	0:38	Alarm Burglary	2022-00072414		2001 S 10TH ST	
11/6/2022	7:54	Alarm Burglary	2022-00077889		2001 S 10TH ST	
11/6/2022	1:17	Domestic Disturbance	2022-00077813	Inactive	2001 S 10TH ST	
11/9/2022	3:00	Alarm Burglary	2022-00078600		2001 S 10TH ST	
11/10/2022	3:27	Alarm Burglary	2022-00078855		2001 S 10TH ST	
11/18/2022	21:26	Theft	2022-00081071	Inactive	2001 S 10TH ST	
12/2/2022	21:23	Domestic Disturbance	2022-00084601	Inactive	2001 S 10TH ST	
12/2/2022	20:18	Domestic Disturbance	2022-00084591		2001 S 10TH ST	
12/3/2022	2:11	Theft	2022-00084669	Suspended	2001 S 10TH ST	
12/7/2022	6:17	Alarm Burglary	2022-00085795		2001 S 10TH ST	
12/9/2022	2:04	Public Intoxication/Drunk	2022-00086263	Closed by Adult Arrest	2001 S 10TH ST	
12/9/2022	22:04	Suspicious Person/Vehicle	2022-00086509	Inactive	2001 S 10TH ST	
12/10/2022	19:00	MINOR ACC	2022-00086738		2001 S 10TH ST	
12/15/2022	1:08	Improperly Parked Vehicle	2022-00087823	Inactive	2001 S 10TH ST	
12/18/2022	0:40	Domestic Disturbance	2022-00088680	Inactive	2001 S 10TH ST	
12/18/2022	2:06	Domestic Disturbance	2022-00088702		2001 S 10TH ST	
12/30/2022	23:01	Domestic Disturbance	2022-00092016	Inactive	2001 S 10TH ST	
1/15/2023	0:04	Intoxicated Driver	2023-00003649		2001 S 10TH ST	
1/18/2023	0:07	Intoxicated Driver	2023-00004609		2001 S 10TH ST	
1/22/2023	2:20	Public Intoxication/Drunk	2023-00005723	Closed by Adult Arrest	2001 S 10TH ST	
1/22/2023	2:20	Public Intoxication/Drunk	2023-00005723	Closed by Adult Arrest	2001 S 10TH ST	
2/17/2023	22:23	Police Services	2023-00012406	·	2001 S 10TH ST	
2/26/2023	4:02	Suspicious Person/Vehicle	2023-00014578		2001 S 10TH ST	
3/5/2023	0:31	Domestic Disturbance	2023-00016367		2001 S 10TH ST	
3/5/2023	20:21	Domestic Disturbance	2023-00016524		2001 S 10TH ST	
3/11/2023	1:20	Assault	2023-00017857	Inactive	2001 S 10TH ST	

McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

<u>Date</u>	<u>Time</u>	Incident Type	Incident No.	Case Status	Address	Qualifier
3/11/2023	1:20	Assault	2023-00017857	Inactive	2001 S 10TH ST	
4/9/2023	1:32	Suspicious Person/Vehicle	2023-00025090		2001 S 10TH ST	
4/15/2023	5:41	Alarm Burglary	2023-00026678		2001 S 10TH ST	
4/24/2023	1:55	Alarm Burglary	2023-00028993		2001 S 10TH ST	
4/27/2023	2:58	Alarm Burglary	2023-00029717		2001 S 10TH ST	
6/1/2023	1:39	Suspicious Person/Vehicle	2023-00039228	Inactive	2001 S 10TH ST	
6/11/2023	20:13	Disturbance - Non Domestic	2023-00042114	Inactive	2001 S 10TH ST	
6/18/2023	20:28	Domestic Disturbance	2023-00044054	Inactive	2001 S 10TH ST	
6/26/2023	18:35	Intoxicated Person	2023-00046068		2001 S 10TH ST	
7/24/2023	9:46	Follow Up	2023-00053178		2001 S 10TH ST	

Incident Type	Count
Alarm Burglary	8
Assault	2
Disturbance - Non Domestic	1
Domestic Disturbance	9
Follow Up	1
Improperly Parked Vehicle	1
Intoxicated Driver	2
Intoxicated Person	1
MINOR ACC	2
Police Services	1
Public Intoxication/Drunk	3
Suspicious Person/Vehicle	5
Theft	2
Grand Total	38

Memo

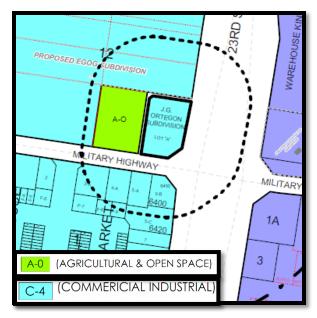
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 28, 2023

SUBJECT: REQUEST OF SANDRA L. GOMEZ ON BEHALF OF DESPERADO SALOON, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR (DESPERADO SALOON), AT LOT A, J.G. ORTEGON SUBDIVISION, HIDALGO COUNTY, TEXAS; 6328 SOUTH 23RD STREET. (CUP2023-0106)

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





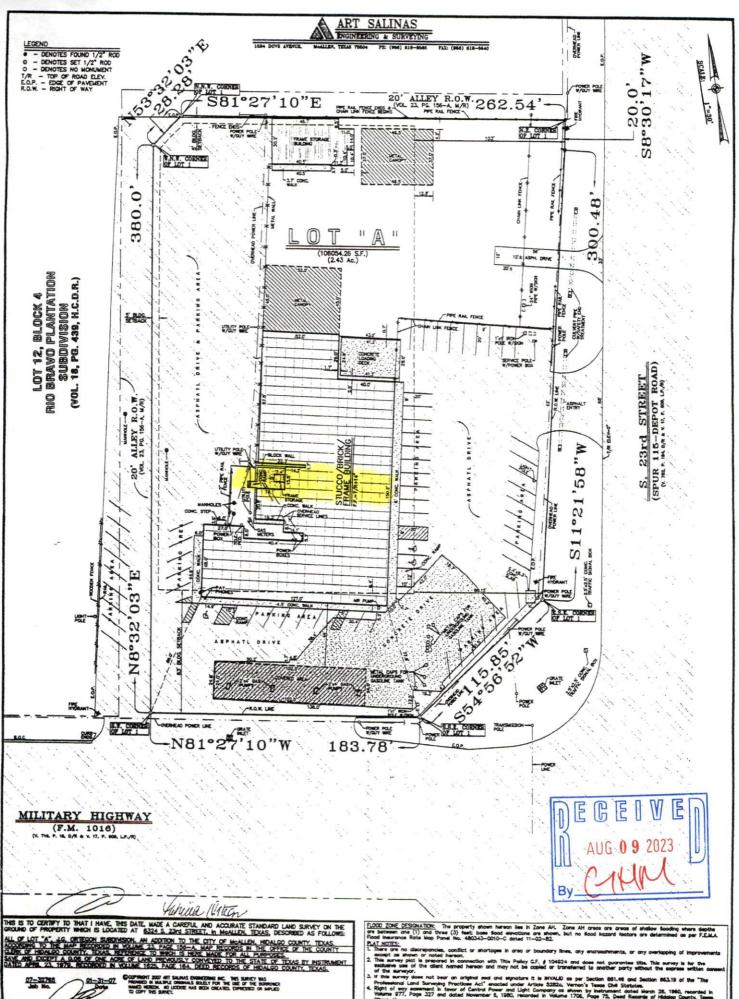
HISTORY: The initial Conditional Use Permit for this establishment was approved by the Planning and Zoning Comission in September of 1991 and has been renewed annually to different tennants. The last permit was approved for one year on July 6, 2022.

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

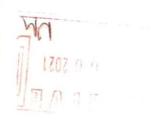
A police activity report is attached for service calls from September 2022 to present. The Health and Fire Departments inspections are still pending. Should the Conditional Use Permit be approved, the applicant will be required to sign the application acknowledging and agreeing to the conditions of the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

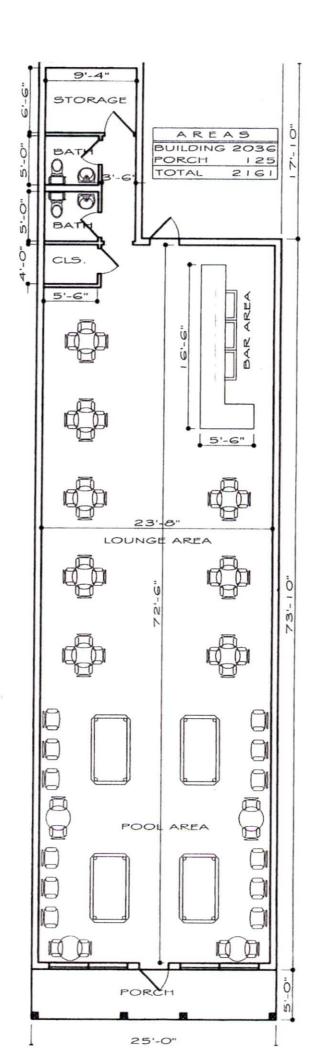
- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. This establishment is not within 400 feet of the above mentioned zones or uses;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to South 23rd Street and Military Highway;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the establishment, 2,036 square feet, 21 parking spaces are required for this use and 21 additional spaces are required for the remainder of the building. There are 56 parking spaces provided in the common parking area in the front and rear of the building. The parking lot must be maintained free of potholes and clearly striped.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process. The allowable number of persons within the building is 116 persons.

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



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McALLEN POLICE DEPARTMENT

CALLS FOR SERVICE REPORT

From Date/Time: 01/01/2022 00:00 Incident Type: All

To Date/Time: 08/14/2023 23:59 **Location:** 6328 S 23rd St, McAllen (Desperado Saloon)

Call Date	Time	Incident Number	Incident Type	Location
11/19/2022	23:01	2022-00081353	Assist Other Agency	6328 S 23RD ST, MCALLEN
11/19/2022	22:53	2022-00081351	Assist Other Agency	6328 S 23RD ST, MCALLEN
2/27/2022	2:27	2022-00013393	Domestic Disturbance	6328 S 23RD ST, MCALLEN
1/13/2022	23:07	2022-00003014	Assault	6328 S 23RD ST, MCALLEN

Memo

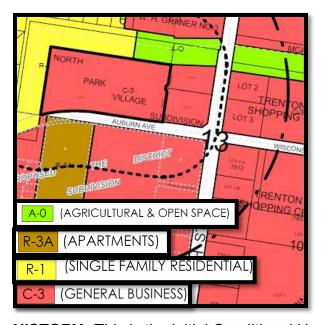
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 28, 2023

SUBJECT: REQUEST OF ENRIQUE ORTIZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR (EUTOPIA) AT LOT 3, NORTH PARK VILLAGE SUBDIVISION PHASE 2, HIDALGO COUNTY, TEXAS; 1200 AUBURN AVENUE SUITE 320. (CUP2023-0115)

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





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

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

The Health and Fire Department have inspected the location and have Ok'd the CUP process to continue. The Planning Department has not received any complaints regarding this issue. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the north and south;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to Auburn Avenue;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 18 parking spaces are required and More than 250 are provided as per site plan with shared parking within the plaza.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Chief Building Official and Fire Marshal. The occupancy load will be established by the Building Inspections Department as part of the building permit review process

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

NORTH PARK VILLAGE LOUNGE / SPEAKEASY

1200 AUBURN AVE., SUITE 320 McALLEN TEXAS



DATE: 6-30-22 PROJECTS 011622 DRAWN BY: G.Z. CHECKED BY: FILE NAME:

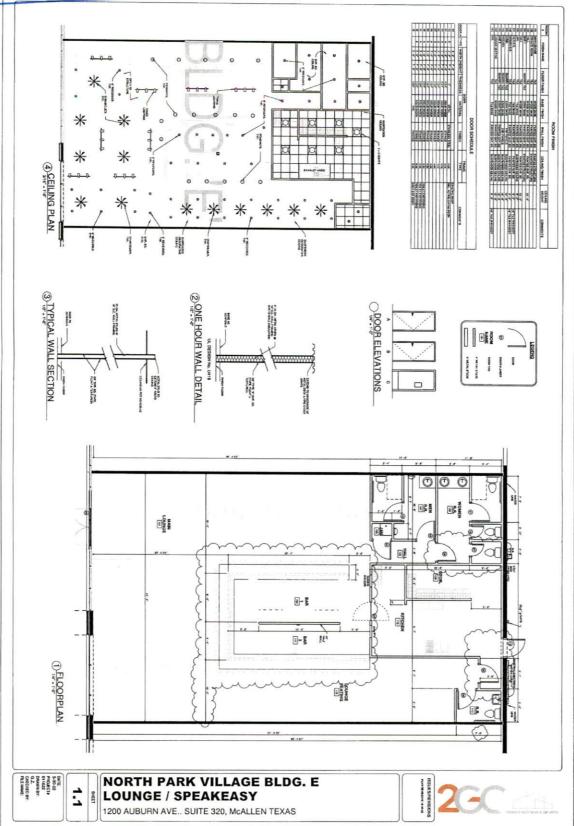
O SITE PLAN

NORTH PARK VILLAGE BLDG. E LOUNGE / SPEAKEASY

1200 AUBURN AVE., SUITE 320, McALLEN TEXAS











Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

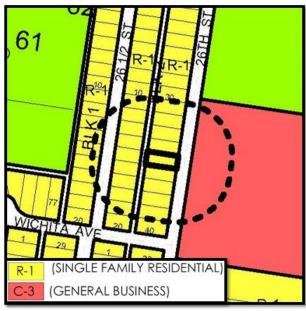
DATE: August 24, 2023

SUBJECT: REQUEST OF MAGDA VILLARREAL FOR A CONDITIONAL USE

PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A GUEST HOUSE, AT LOT 35, BLOCK 2, COLONIA MCALLEN NO. 2 SUBDIVISION. HIDALGO COUNTY. TEXAS: 2220 SOUTH 26TH

STREET. (CUP2023-0105)

DESCRIPTION: The subject property is located along the east side of South 26th Street approximately 200 feet north of Wichita Avenue. The property is zoned R-1 (single-family residential) District and has a Lot size of 5,880 square feet. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit (CUP) and in compliance with requirements. The adjacent zoning is C-3 (general business) District to the east and R-1 (single-family residential) District to the north, south, and west. Surrounding land uses are single-family residences and the McAllen Flea Market.





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

REQUEST/ANALYSIS: The proposed one-story guest house would have a size of 280 square feet once it is completed. According to the submitted floor plan, the proposed guest

house will include a living area, a closet, a restroom, and a covered patio area.

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

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

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the Lot size is 5,880 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

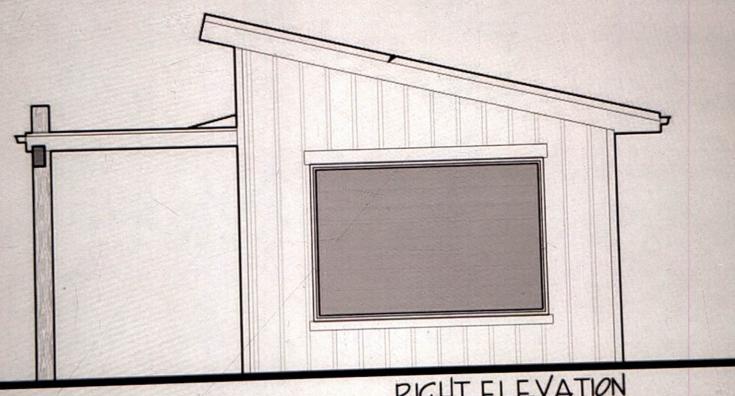
If approval is granted to this request, the applicant must still comply with all other Zoning Ordinance and Building Code requirements.

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

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



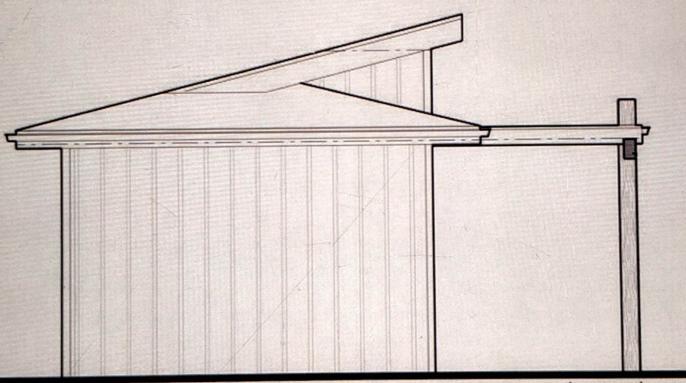




RIGHT ELEVATION



159,364 trees planted with Ecologi



LEFT ELEVATION

NEW STYLES COLLECTIONS COST-TO-BUILD MATERIAL LISTS GARAGE PLANS

159,364 trees planted with Ecologi



280 Square Foot Backyard Office Retreat

Stories

















Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 24, 2023

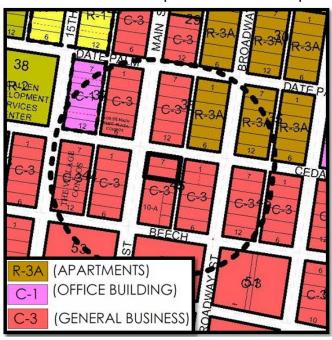
SUBJECT: REQUEST OF SHAHID RASHID FOR A CONDITIONAL USE PERMIT, FOR

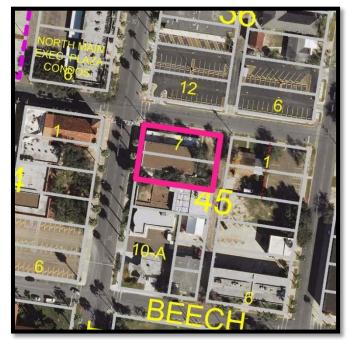
ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER AT LOTS 7 AND 8, BLOCK 45, NORTH MCALLEN SUBDIVISION, HIDALGO

COUNTY, TEXAS; 220 NORTH MAIN STREET. (CUP2023-0108)

*THE APPLICANT HAS WITHDRAWN THIS ITEM

BRIEF DESCRIPTION: The property is located on the southeast corner of Cedar Avenue and North Main Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District in all directions and R-3A (multifamily residential apartment) District to the northeast. Surrounding land uses include a vacant church, SALT-New American Table Restaurant, Horizon Montessori School, commercial businesses, offices, Archer Park, Casa De Palmas Hotel, and apartments. An event center is allowed in a C-3 (general business) District with a Conditional Use Permit and in compliance with the requirements.





SUMMARY/ANALYSIS: The applicant is proposing to change the use of an existing 8,265 sq.

ft. gymnasium to an event center, and operate under the name of The Venue on Main. The hours of operation for events and conferences will be Friday & Saturday from 4:00 PM to 12:00 AM and Sunday from 9:00 AM to 2:00 PM. The applicant is also proposing for the venue to be used as a dance studio on Monday to Thursday from 10:00 AM to 2:00 PM.

During the site visit, staff noticed that some parking spaces need to be paved according to the City requirements. The Fire and Health Departments inspected the property and allowed the CUP process to continue. The applicant must obtain the required health permits. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and a vacant church;
- 2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to Business 83 via Cedar Avenue and North Main Street:
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the main hall, 47 parking spaces are required with 7 spaces proposed on site and an additional 43 parking spaces are provided from the school parking lot. A recorded parking agreement is required and the parking lots must be paved according to Section 138-400 of the Zoning Ordinance, free of potholes, and clearly striped;
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

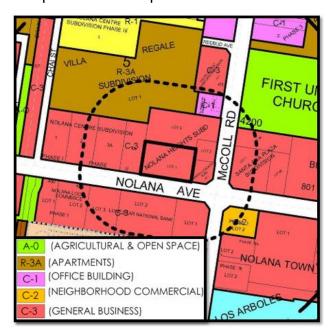
DATE: August 24, 2023

SUBJECT: REQUEST OF VICTORIA ORTEGA FOR A CONDITIONAL USE PERMIT, FOR

ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR AN EVENT CENTER AT LOT 1, NOLANA HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 601

EAST NOLANA AVENUE. (CUP2023-0109)

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





HISTORY: A Conditional Use Permit for a bar was initially approved in April of 1999 and was renewed annually until 2005. The bar was closed and a new application was submitted and approved for a dancehall in May of 2008 and was been renewed annually until 2016. The last approval for a dancehall was on November 12, 2018 by City Commission with a variance to the distance requirement. City Commission approved a Conditional Use Permit for an event center

for the existing building on November 8, 2021. A site plan review for the subject property was approved by the Planning and Zoning Commission on April 19, 2022. A CUP request for an event center with the proposed additions was approved by City Commission on May 9, 2022. A right-of-way abandonment for a 36 ft. shared access easement for Lots 1 and 3 was approved by City Commission on June 13, 2022.

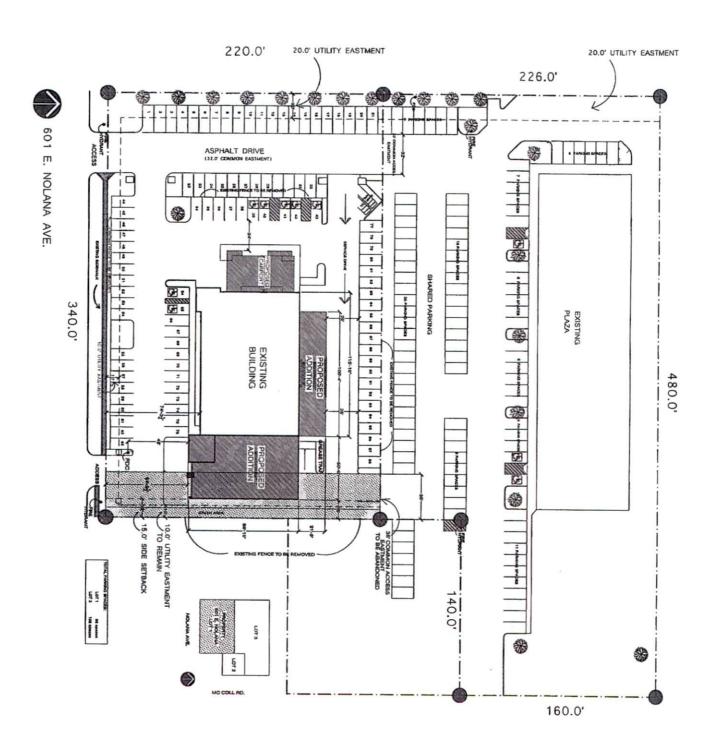
REQUEST/ANALYSIS: The applicant is proposing to operate an event center named The Grand Event Center/Vidor Falls, from the existing building and proposed additions, approximately 17,225 sq. ft. The hours of operation are from 5:00 P.M. to 2:00 A.M. daily.

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

- 1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and a church (First United Methodist);
- 2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to East Nolana Avenue and does not generate traffic into residential areas;
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the building, 173 parking spaces are required and 203 spaces are provided. 98 spaces are provided on lot and 105 parking spaces are provided as shared parking with Lot 3, which has a common access easement to the west. The parking lot has to be free of potholes and clearly striped.
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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



V.O. 8-10-23





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: August 25, 2023

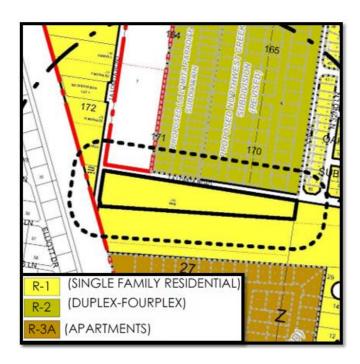
SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A

(MULTIFAMILY APARTMENT RESIDENTIAL) DISTRICT: 5.411 ACRES, MORE OR LESS, OUT OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS;

3401 LA LOMITA ROAD. (REZ2023-0044)

LOCATION: The property is located on the south side of La Lomita Road.

PROPOSAL: The applicant is proposing to rezone the property to R-3A (multifamily residential apartments) District in order to develop the tract of land for a detached duplex development. A submitted feasibility plan depicts that the subject property will be split up into 13 different lots.





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

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

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan categorizes this

property as Complete Communities. This area would be most appropriate for single-family detached homes, duplexes, neighborhood scale mixed-use urban projects, and Civic and Parks and Open Space uses.

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

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

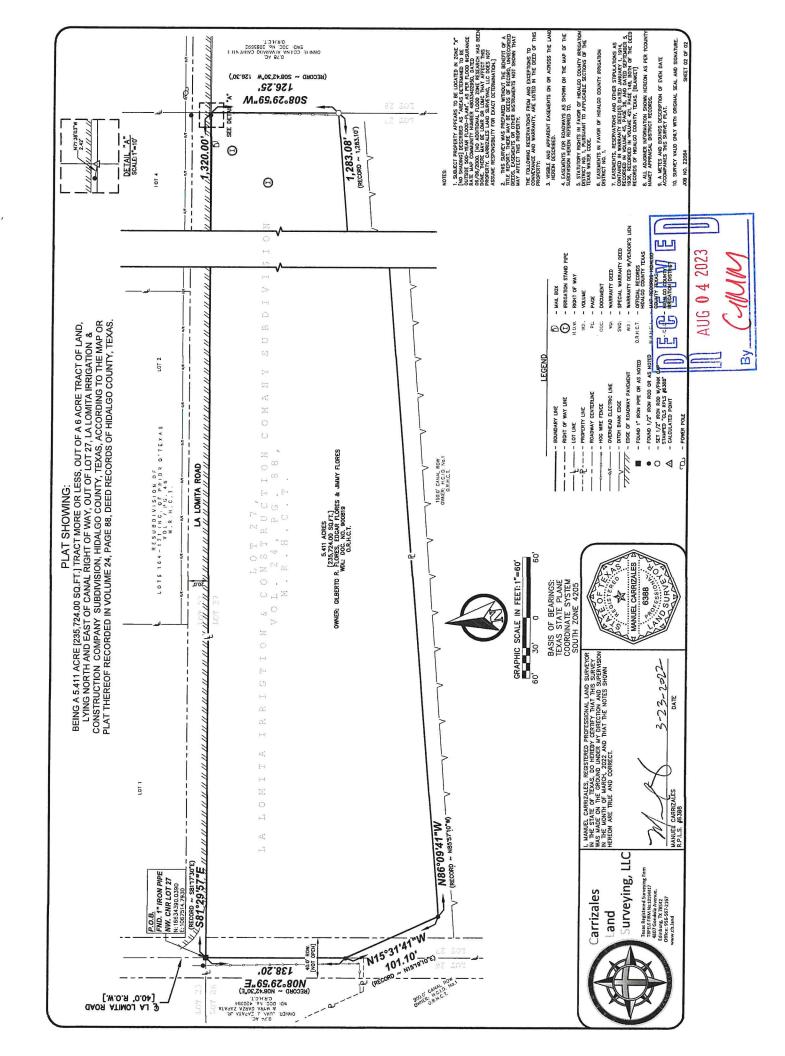
La Lomita Road is designated as a major collector road and is constructed as a two lane rural roadway. There are no curb and gutter or sidewalk adjacent to the subject tract. The Hidalgo County Irrigation District No. 1 Main Canal is also located along the rear of the entire subject tract.

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

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

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

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



Carrizales Land Surveying, LLC

Texas Registered Surveying Firm TBPELS Firm No:10194417

METES AND BOUNDS DESCRIPTION A 5.411 ACRE TRACT

BEING A 5.411 [235,724.00 SQ.FT] TRACT MORE OR LESS, OUT OF A 6 ACRE TRACT OF LAND, LYING NORTH AND EAST OF CANAL RIGHT OF WAY, OUT OF LOT 27, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 88, DEED RECORDS OF HIDALGO COUNTY, TEXAS; AS CONVEYED TO GILBERTO R. FLORES, EDGAR FLORES AND JIMMY FLORES, BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 900819, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 5.411 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a one (1)-inch iron pipe found [N:16634390.0390, E:1067514.7930], on the centerline of La Lomita Road for the Northwest corner of said Lot 27 and of this tract of land, and the POINT OF BEGINNING;

THENCE, South 81 degrees 29 minutes 57 seconds East, (Record ~ North 81 degrees 17 minutes 30 seconds East) with the north line of said Lot 27, a distance of 1320.00 feet to a point from which a found half (1/2)-inch iron rod bears North 71 degrees 38 minutes 03 seconds West for the northwest corner of a 0.78 acre tract of land conveyed to Corina Alvarado Carpenter by virtue of Special Warranty Deed recorded in document number 2085692 ORHCT, for the Northeast corner of said Lot 27 and of this tract of land;

THENCE, South 08 degrees 29 minutes 59 seconds West, (Record ~ South 08 degrees 42 minutes 30 seconds West) along the west line of said 0.78 acre tract of land and the east line of said Lot 27, a distance of 126.25 feet (Record ~ 126.30 feet) to a half (1/2)-inch iron rod with a pink cap stamped "C.L.S. RPLS #6388" set on the north line of a 150.0 foot canal right of way conveyed to Hidalgo County Irrigation District No. 1, for the southwest corner of said 0.78 acre tract of land and the Southeast corner of this tract of land:

THENCE, North 86 degrees 09 minutes 41 seconds West, (Record ~ North 85 degrees 57 minutes 10 seconds West) with the north line of said 150.0 foot canal right of way a distance of 1,283.08 feet (Record ~ 1,283.10 feet) to a half (1/2)-inch iron rod found on the east line of a 200.0 foot canal right of way conveyed to Hidalgo County Irrigation District No. 1, for the Southwest corner of this tract of land;

THENCE, North 15 degrees 31 minutes 41 seconds West (Record ~ North 15 degrees 19 minutes 10 seconds East) with the east line of said 200.00 foot canal right of way a distance of 101.10 feet to a half (1/2)-inch iron rod found on the west line of said Lot 27 for an exterior corner of this tract of land;

THENCE, North 08 degrees 29 minutes 59 seconds East, (Record ~ North 08 degrees 42 minutes 30 seconds East) with the west line of Lot 27, at a distance of 138.20 feet to the POINT OF BEGINNING; containing 5.411 acres of land [235,724.00 Sq. Ft.] more or less.

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

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

Manuel Carrizales

-23 - 2 = 22 Date

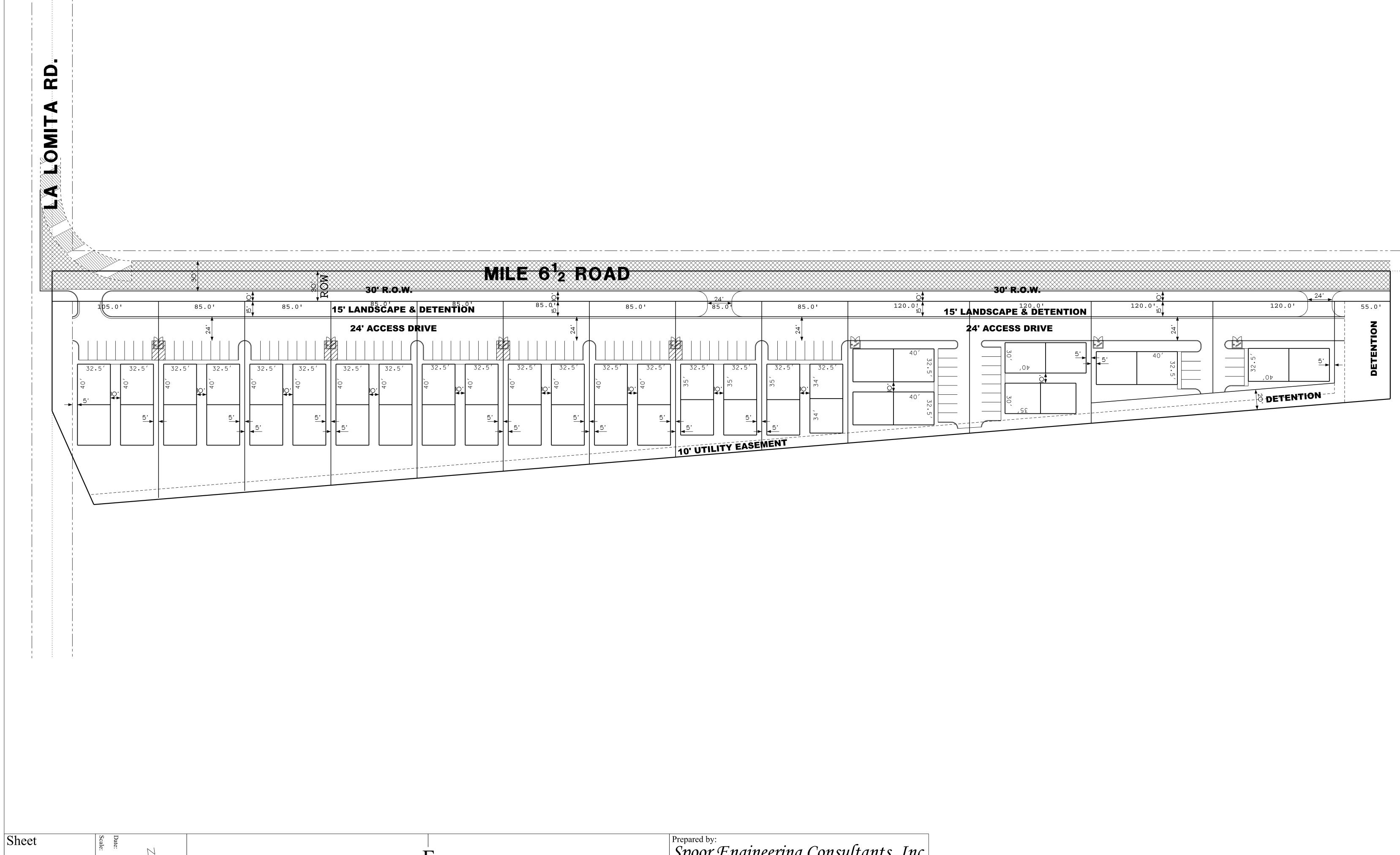
Registered Professional Land Surveyor Texas Registration Number 6388











SITE PLAN

LA LOMITA TERRACE

Prepared by:

Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning FIRM # F-6003 202 South 4th. Street McAllen, Texas 78501 (956) 683 1000 SEC@spooreng.com



City of McAllen Planning Department

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

Project Information	Subdivision Name Casa Corsica Subdivision Location McAllen, TX City Address or Block Number 3700 N. WARERD Number of Lots 6 Gross Acres 9.073 Ac. Net Acres 9.073 Ac. ETJ Tes Mino Existing Zoning C-3 Proposed Zoning C-3 Rezoning Applied for Tes No Date Existing Land Use Agriculture Proposed Land Use Commercial Irrigation District # Replat Tes No Commercial X Residential Agricultural Exemption Tes No Estimated Rollback Tax Due 26,893.03					
	Parcel # 1444188 Tax Dept. Review					
er	Name Christian A. McClendon - Graco Real E. SB MCALLEN, LTD. and 34TH AND SC	state. Authorized Agent Fo DNCY #2, LTD.	Phone 806-745-9718			
Owner	Address 5307 W. Loop 289, Suite 30					
		State TX				
er	Name Graco Real Estate		Phone 806-745-9718			
Developer	Address 5307 W. Loop 289, Suite 30					
Dev	City Lubbock S Contact Person Tyler Parr		ZIP			
	Name Kimley-Horn		Phone 972-471-9403			
neer			E-mail Caleb.Jones@kimley-horn.com			
Engin	City Richardson		Zip _75080			
	Contact Person Caleb Jones					
_	Name John G. Mosier		Phone 210-541-9166			
Surveyor	Address 10101 Reunion Place, Suite 4	100	E-mail Greg.Mosier@kimley-horn.com			
Sur	City San Antonio	State TX	Zip <u>78216</u>			
			ENTERED			

KF

MAY 1 1 2023

Name: 1001

Minimum Developer's Requirements Submitted with Application

Proposed Plat Submittal

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)

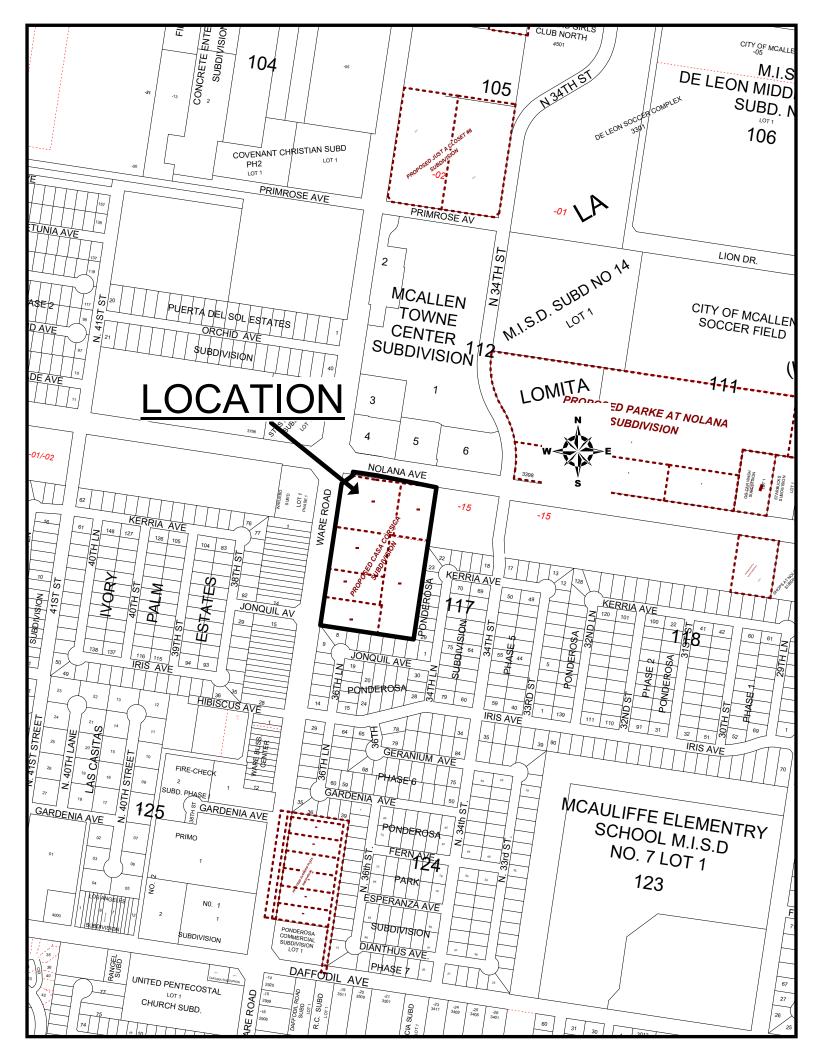
Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal 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	usigned by: istian d. Mellendon accontrasse	Date
Print Name _	Christian A. McClendon	
Owner	Authorized Agent □	

The Planning Department is now accepting DocuSign signatures on application



STATE OF TEXAS **COUNTY OF LUBBOCK**

CHRISTIAN A. MCCLENDON , THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CASA CORSICA SUBDIVISION 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 WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER/DEVELOPER: CHRISTIAN A. MCCLENDON GRACO REAL ESTATE AUTHORIZED AGENT FOR SB MCALLEN, LTD. 5307 W. LOOP 289, SUITE 302

LUBBOCK, TEXAS, 79414

OWNER/DEVELOPER: CHRISTIAN A. MCCLENDON GRACO REAL ESTATE AUTHORIZED AGENT FOR 34TH AND SONCY NO. 2 5307 W. LOOP 289, SUITE 302

STATE OF TEXAS COUNTY OF LUBBOCK

DATED THIS _____

LUBBOCK, TEXAS, 79414

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTIAN A. MCCLENDON 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 EXPRESSED AND IN THE CAPACITY THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE

____ DAY OF ___

NOTARY PUBLIC MY COMMISSION EXPIRES _

> LOT 14 JONQUIL AVENUE LOT 16 VOL.37, PG, 66

DATE

SURVEYOR'S NOTES

- 1. ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH ZONE (FIPS 4205) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

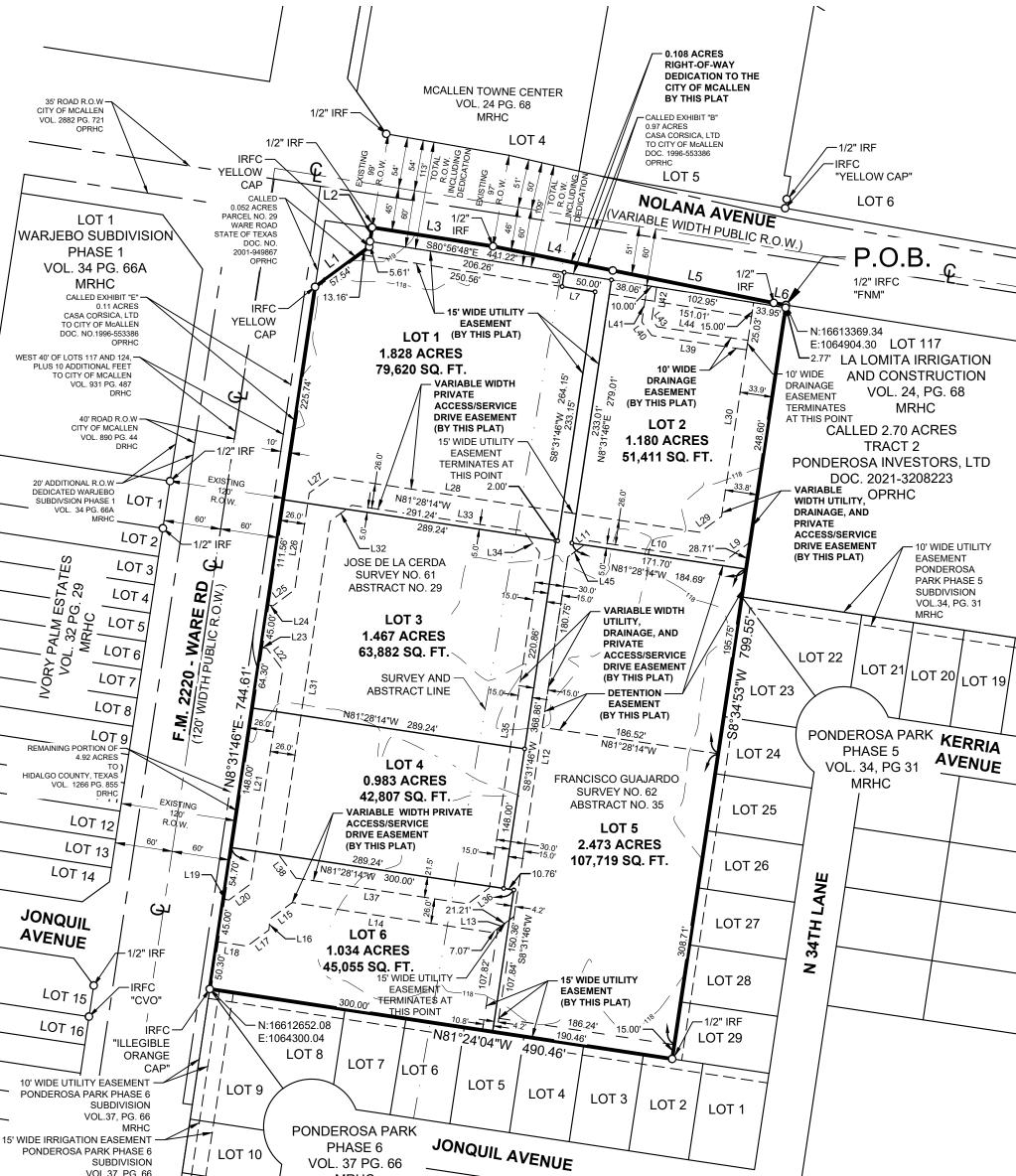
STATE OF TEXAS **COUNTY OF BEXAR**

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

STATE OF TEXAS COUNTY OF DALLAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE MCALLEN PLANNING COMMISSION.



	LINE TABLE			LINE TABLE		LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N53°31'35"E	70.71'	L16	S08°31'46"W	12.17'	L31	N08°31'46"E	355.39'
L2	N08°26'11"E	20.50'	L17	S53°31'55"W	28.28'	L32	N53°31'44"E	28.28'
L3	S81°07'05"E	128.32'	L18	N81°28'29"W	32.00'	L33	S81°28'15"E	182.24'
L4	S78°36'34"E	128.11'	L19	S81°28'14"E	6.00'	L34	S36°28'14"E	28.28'
L5	S78°36'34"E	172.21'	L20	N53°31'41"E	28.28'	L35	S08°31'46"W	355.39'
L6	S79°50'43"E	12.98'	L21	N08°31'46"E	227.00'	L36	S53°31'46"W	28.28'
L7	S80°56'48"E	35.00'	L22	N36°30'59"W	28.31'	L37	N81°28'14"W	182.24'
L8	S08°31'46"W	15.00'	L23	N81°28'14"W	5.97'	L38	N36°28'14"W	28.28'
L9	S53°31'46"W	33.55'	L24	S81°28'14"E	6.00'	L39	N81°28'14"W	100.41'
L10	N81°28'14"W	143.00'	L25	N53°31'46"E	28.28'	L40	N36°28'14"W	17.73'
L11	S53°31'45"W	28.28'	L26	N08°31'46"E	102.56'	L41	N08°31'46"E	38.52'
L12	S08°31'46"W	381.39'	L27	N53°31'46"E	28.28'	L42	S08°31'46"W	34.29'
L13	S53°31'46"W	28.28'	L28	S81°28'14"E	391.24'	L43	S36°28'14"E	9.44'
L14	N81°28'14"W	212.24'	L29	N53°31'46"E	28.28'	L44	S81°28'14"E	96.27'
L15	S53°31'46"W	28.28'	L30	N08°31'46"E	226.63'	L45	N53°31'45"E	21.21'

MRHC

LOTTABLE					
LOT NO.	ACRES	SQ. FT.			
LOT 1	1.828	79,620			
LOT 2	1.180	51,411			
LOT 3	1.467	63,882			
LOT 4	0.983	42,807			
LOT 5	2.473	107,719			
LOT 6	1.034	45,055			
OVERALL BOUNDARY	9.073	395,210			
IGHT-OF-WAY DEDICATION	0.108	4,716			

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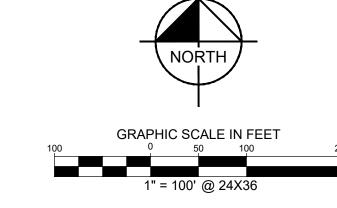
LEGEND

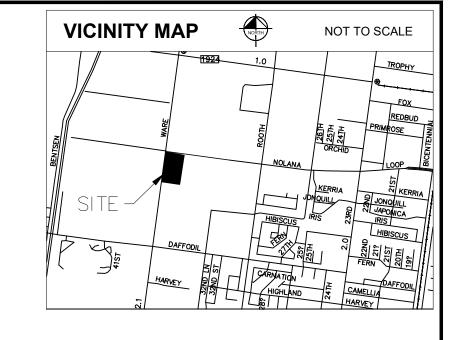
1/2" IRON ROD FOUND 1/2" IRON ROD W/PLASTIC CAP FOUND 1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET IRSC P.O.B. POINT OF BEGINNING ROW RIGHT-OF-WAY

MEAS. MEASURED VOL. VOLUME PG. DOC. DOCUMENT

OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS OPRHC MAP RECORDS OF HIDALGO COUNTY, TEXAS

- -635- - EXISTING CONTOUR --- €-- RIGHT OF WAY CENTERLINE





A METES AND BOUNDS **DESCRIPTION OF** A 9.073 ACRE TRACT

BEING a 9.073 acre (395,210 square feet) tract of land situated in the Jose De La Cerda Survey No. 61, Abstract No. 29 and the Francisco Guajardo Survey No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas; being a portion of Lot 117 of La Lomita Irrigation & Construction Co. Subdivision, plat of which is recorded in Volume 24, page 67-69 of the Deed Records of Hidalgo County, same being a portion of that certain 9.073 acre tract described in instrument to SB McAllen, LTD, recorded in Document No. 2022-3356741 of the Official Public Records of Hidalgo County; and of that certain 1.207 acre tract described in instrument to 34thand Soncy No.2, LTD. recorded in Document No. 2022-3356751 of the Official Public Records of Hidalgo County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "FNM" found on the southerly line of Nolana Loop (variable width public right-of-way), same being the southerly line of that certain 0.97 acre tract described in the Special Warranty Deed to the City of McAllen in Document 1996-553386 of the Official Public Records of Hidalgo County, and marking the northwest corner of a called 2.70 acres, described as Tract 2 in the Contribution Special Warranty Deed to Ponderosa Investors, LTD in Document No. 2021-3208223 of the Official Public Records of Hidalgo County, for the northeast corner of the herein described tract;

THENCE, South 08°34'53" West, 799.55 feet along the westerly line of the said 2.70 acre Tract 2, and the west line of Ponderosa Park Subdivision, Phase 5, plat of which is recorded in Volume 34, Page 31 of the Map Records of Hidalgo County, to a 1/2-inch iron rod found marking the southwest corner of Lot 29 of said Phase 5;

THENCE, North 81°24'04" West, 490.46 feet along the northerly line of Ponderosa Park Subdivision, Phase 6, plat of which is recorded in Volume 37, Page 66 of the Map Records of Hidalgo County to a 1/2-inch iron rod with orange plastic cap found on the easterly line of Ware Road (F.M. 2220 - 120 foot wide public right-of-way), marking the northwest corner of Lot 8 of said Phase 6;

THENCE, North 08°31'46" East, 744.61 feet along the easterly right-of-way line of said Ware Road to a 1/2-inch iron rod with a yellow plastic cap found for corner;

THENCE, along a cutback corner at the intersection with the southerly right-of-way line of Nolana Loop (variable width public right-of-way) and easterly right-of-way line of said Ware Road, the following two (2) courses and

1. North 53°31'35" East, 70.71 feet to a 1/2-inch iron rod with a yellow plastic cap found for corner; 2. North 08°26'11" East, 20.50 feet to a 1/2-inch iron rod found for corner;

THENCE, along the southerly right-of-way line of said Nolana Loop the following two (2) courses and distances:

1. South 81°07'05" East, 128.32 feet to a 1/2-inch iron rod found for corner; 2. South 78°36'34" East, 300.32 feet to a 1/2-inch iron rod found for corner; 3. South 79°50'43" East, 12.98 feet to the **POINT OF BEGINNING** and containing 9.073 acres of land in Hidalgo

County, Texas. The basis of this description is the Texas State Plane Coordinate System, South Zone (FIPS 4205) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This description was generated on 3/7/2023 at 9:00 PM, based on geometry in the drawing file K:\SNA_Survey\064587306-McAllen Nolana and Ware Rd\Dwg\Plats\Casa Corsica Plat.dwg, in the office of Kimley-Horn and Associates in San Antonio,

GENERAL SUBDIVISION PLAT NOTES:

ACCORDING TO COMMUNITY PANEL NO. 480343000C, DATED NOVEMBER 2, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), ALL OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "B" (SHADED) WHICH IS DEFINED BY FEMA AS " AREAS OF 500-YEAR FLOOD, 0.2% ANNUAL CHANCE FLOOD HAZARD" AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD"

FRONT: NOLANA AVENUE/N. WARE ROAD: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER

INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR

CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER, IS GREATER APPLIES.

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.

- 3. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 97,139 CUBIC-FEET 2.23 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
- 4 NO STRUCTURE SHALL BE PERMITTED OVER ANY FASEMENT. FASEMENTS 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
- 5. DRAINAGE DETENTION POND TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL
- 6. COMMON AREAS, AND ANY PRIVATE/SERVICE DRIVE EASEMENTS. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- 7. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GRATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 8. 20 FT. X 20 FT. CORNER CLIP EASEMENTS IS REQUIRED AT ALL INTERSECTIONS OF SERVICE DRIVE EASEMENTS (AS SHOWN ON THE PLAT).
- 9. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. WARE ROAD AND NOLANA AVENUE. SIDEWALK REQUIREMENT MAY INCREASE TO 5 FT. AS PER THE ENGINEERING DEPARTMENT PRIOR TO FINAL.
- 10. 6 FT. OPAQUE BUFFER REQUIRED FORM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND
- 11. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 12. 50-YEAR DETENTION VOLUME REQUIRED: 2.23 AC-FT

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

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

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF <u>CASA CORSICA SUBDIVISION</u> WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

APPROVED BY DRAINAGE DISTRICT:

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

RAUL E. SESIN, P.E., C.F.M., GENERAL MANAGER, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DATE
DATE
A CORSICA SUBDIVISION WAS REVIEW

HIDALGO COUNTY JUDGE

STATE OF TEXAS COUNTY OF HIDALGO

, COUNTY CLERK OF HIDALGO, CERTIFY THAT THE

PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ____ ON THE ___ DAY OF _____, 20__, AND WAS RECORDED IN BOOK _____ SHEET(S) THE

PLAT RECORDS OF HIDALGO COUNTY _____ AT ____ O'CLOCK ___ON THE __ DAY OF

HIDALGO COUNTY CLERK

RESUBDIVISION PLAT ESTABLISHING CASA CORSICA

CHRISTIAN A. MCCLENDON -CHRISTIAN A. MCCLENDON GRACO REAL ESTATE GRACO REAL ESTATE AUTHORIZED AGENT FOR AUTHORIZED AGENT FOR SB MCALLEN, LTD. 34TH AND SONCY #2. LTD 5307 W. LOOP 289, SUITE 302 5307 W. LOOP 289, SUITE 302 LUBBOCK, TEXAS, 79414 LUBBOCK, TEXAS, 79414

> KIMLEY-HORN AND ASSOCIATES, INC. 2600 N. CENTRAL EXPRESSWAY, SUITE 400 RICHARDSON, TEXAS 75080 TBPELS FIRM REGISTRATION NO. F-928 CONTACT: JONATHAN KERBY, P.E.

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400 SAN ANTONIO, TEXAS 78216 PH: (210) 541-9166 FAX: (210) 541-8699 CONTACT: JOHN G. MOSIER, R.P.L.S. TBPLS FIRM REGISTRATION NO. 10193973

BEING A 9.073 ACRE TRACT OF LAND SITUATED IN THE JOSE DE LA CERDA SURVEY NO. 61, ABSTRACT NO. 29, AND THE FRANCISCO GUAJARDO SURVEY NO. 62, ABSTRACT NO. 35, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS; CONTAINING 7.866 OF THAT CERTAIN 9.073 ACRE TRACT DESCRIBED IN INSTRUMENT TO SB MCALLEN, LTD, RECORDED IN DOCUMENT NO. 2022-3356741 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY; AND ALL OF THAT CERTAIN 1.207 ACRE TRACT DESCRIBED IN INSTRUMENT TO 34TH AND SONCY NO. 2, LTD, RECORDED IN DOCUMENT NO. 2022-3356751 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

San Antonio, Texas 78216 FIRM # 10193973

JONATHAN KERBY, REGISTERED PROFESSIONAL ENGINEER NO. 127734

08/31/2023 Page 1 of 4 SUB2023-0089



Reviewed On: 8/31/2023

SUBDIVISION NAME: CASA CORSICA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Ware Road: Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: By the State Curb & gutter: By the State **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Applied
Nolana Avenue: Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: 65 ft. to 85 ft. Curb & gutter: Both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. * Proposed: VARIABLE WIDTH PRIVATE ACCESS/SERVICE DRIVE EASEMENT (BY THIS PLAT) * Private access/service drive easement must be at least 24 ft. wide. Proposed private access/service drive easement ranges from 26 ft. to 45 ft. wide. * Access/service drive easement layout must be approved by Fire and Public Works Departments. * Alley/service drive easement required for commercial properties. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Nolana Avenue/N. Ware Road: In accordance with the Zoning Ordinance or greater for approved site plan or easements or inline with existing structures, whichever is greater applies.	Applied
**Zoning Ordinance: Section 138-356 * Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied

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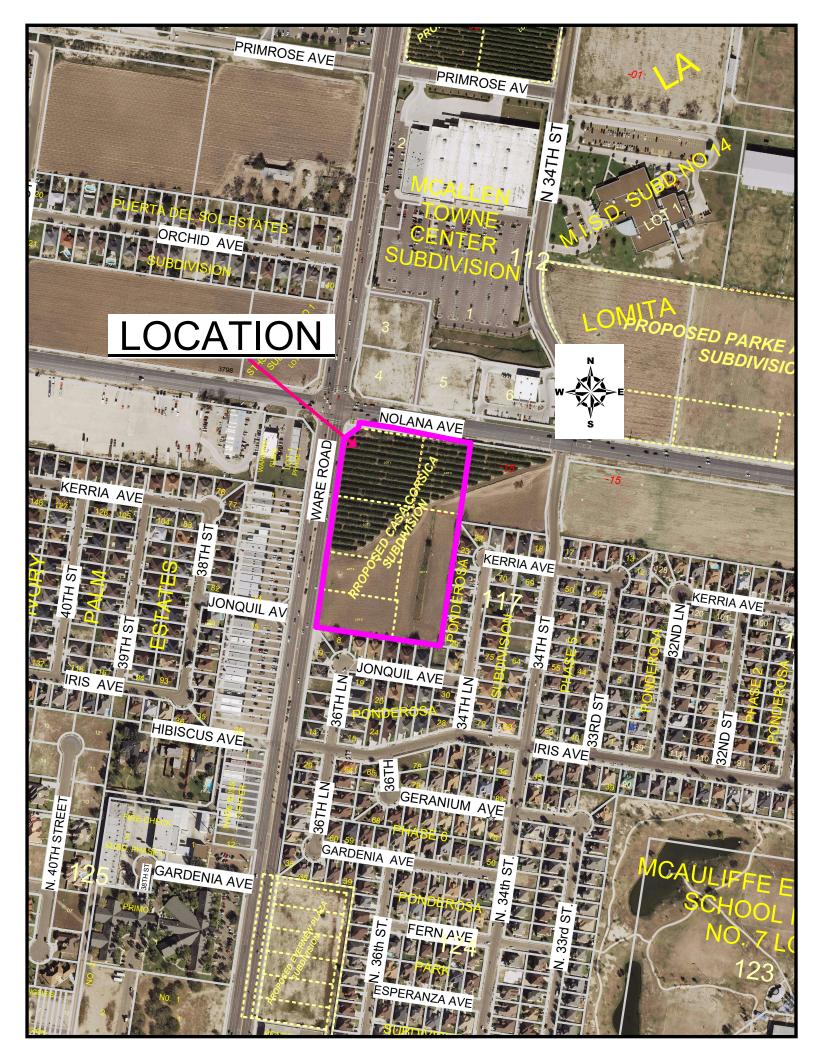
* Interior Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: See Front Setback -Revise corner setback as shown above prior to recording. **Zoning Ordinance: Section 138-356	Required
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Ware Road and Nolana Avenue Revise plat note #9 as shown above prior to recording. ** Sidewalk requirement may increase to 5 ft. as per the Engineering Department. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
**Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

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LOT REQUIREMENTS	
LOT IVE WOUNCEINED	
* Lots fronting public streets ** Lot 5 proposed to be a "flag" lot with a 15 ft. wide portion of the lot extending north and widening to 50 ft. at Nolana Ave. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per the subdivision application submitted on May 11, 2023, the development is proposed to be commercial. Parkland dedication does not apply to commercial developments.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per the subdivision application submitted on May 11, 2023, the development is proposed to be commercial. Parkland dedication does not apply to commercial developments.	NA
Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation is approved. TIA level 3 is approved with conditions.	Applied
* Traffic Impact Analysis (TIA) level 3 is approved with the following conditions:	Required
1a. A shared access easement will be need to be dedicated for the east driveway be centered between proposed drive-thru restaurant and adjacent lot. PENDING	
1b. Proposed median opening and deceleration lane improvements within TxDOT ROW will need to be reviewed and approved by the Texas Department of Transportation (TxDOT) in accordance with their standards. Construction or escrow of these improvements may be required.	
2. As per McAllen Access Management policy, spacing requirement along Ware Road @ 50 MPH is 425 ft. and for Nolana is 360 ft please show dimensions to ensure spacing is being met. Access along Nolana would be need to have a shared access with the undeveloped land east of the subject property - PENDING	
COMMENTS	
Comments: - Use Sec. 134-61 of the subdivision ordinance for the signature blocks' wording, including the owner's acknowledgement prior to recording and clarify why there are two owner's signature blocks. *Must comply with City's Access Management Policy. *The Planning and Zoning Commission approved the subdivision in preliminary form at the meeting of June 6, 2023, subject to the conditions noted, drainage, and Utilities approval. * As per the Utilities Department, the subdivision has received MPU Board approval.	Required

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RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED, AND COMPLYING WITH TRAFFIC DEPARTMENT'S REQUIREMENTS.	Applied



SCANNED

City of McAllen Planning Department APPLICATION FOR

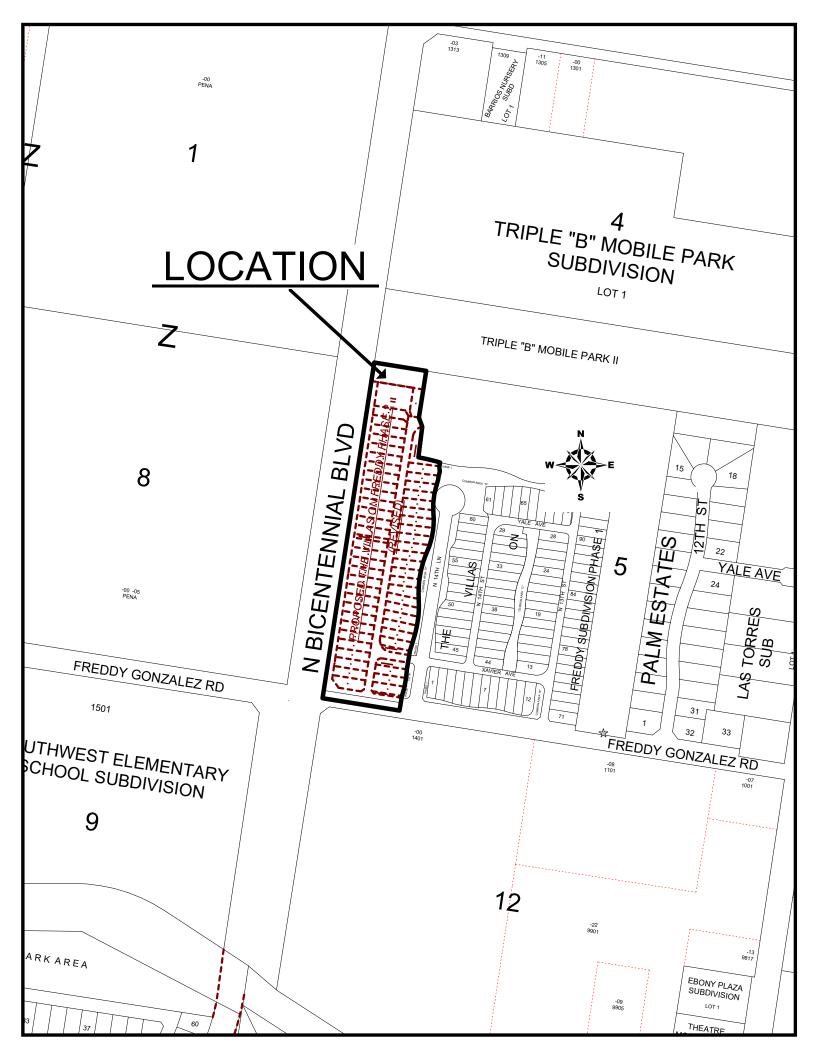
311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW

	SUBDIVISION TENT ILE VIZ
Project Description	Subdivision Name Location NEC Freddy 6007002 & 2000000000000000000000000000000
Owner	Name The Villas on Fredly LLC Phone 90 (956) 381-0981 Address 2005. 10th St., Ste. 1700 City McAllen state TX zip 78 501 E-mail 90 f Kurth amelden and hunt. com
Developer	Name The Individual LC Phone 90(990) 381-0981 Address 200 5. 10th St. Se. 1700 City McAllu State TX Zip 78501 Contact Person 90 Fred L. Kuth, f.E. E-mail 90 fkurth@Meldenandwat.com
Engineer	Name Wilden & Hult Thic Phone 976) 38-098 Address 15 W. Mc Intwe St City Fdiving State Tx Zip 7854 Contact Person Fyld (/UYA) P. E-mail FKUALO MEIOPNANCH LINE COM
Surveyor	Name Melden & Funt The Phone (954) 381 098 Address 115 W Mc Tutyre St. City Park May State Tr zip 7854

Submitted with Application	\$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies 2 Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying 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
n Developer's Requirements	PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted 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
Minimum	not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½ by 11" copies/legible copy of the plat, affected by changes.
Owner's Signature	I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization. Signature Print Name Fred L. Kurh Owner Authorized Agent 10/19

Proposed Plat Submittal



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. COMMUNTY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
- 2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- 3. MINIMUM SETBACKS SHALL BE: AS FOLLOWS OR GREATER FOR EASEMENTS.

LOT 120 SHALL BE 20 FEET (FRONTING SOUTH) LOTS 139-162 SHALL BE 10 FEET (FRONTING EAST)

LOTS 163-192 SHALL BE 20 FEET (FRONTING EAST)

LOT 120 SHALL BE 10 FEET (NORTH)

LOTS 139-162 SHALL BE 23 FEET (GARAGE WEST) LOTS 163-192 SHALL BE 10 FEET (WEST)

SIDE CORNER: 5 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES:

LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE LOTS 139-159 SHALL BE 3 FEET SOUTH SIDE AND 7 FEET NORTH SIDE LOTS 160-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE

20 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 44,044 C.F. (1.001 ac-ft). 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 MC46, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP TOP LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF N. 10TH STREET AND FREDDY GONZALEZ. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 96) N=16632426.4526, E=1077730.38009, ELEV.=104.17
- 7. NO STRUCTURES ALLOWED OVER ANY EASEMENT.
- 8. 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 9. 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG FREDDY GOZALEZ ROAD AND N. BICENTENNIAL BLVD.
- 10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG FREDDY GONZALEZ ROAD AND/OR N. BICENTENNIAL
- 11. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- 12. NO DWELLINGS SHALL BE ALLOWED IN ANY COMMON AREAS.
- 13. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALKS & TRAILS PLAN.
- 14. 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.
- 15. COMMON OR DETENTION AREAS AND PRIVATE STREETS/ALLEYS AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS/HOA AND NOT THE CITY OF McALLEN
- 16. 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.
- 17. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAS ON FREDDY PHASE II, RECORDED AS DOCUMENT NUMBER , 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 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL
- 18. A 25-FOOT BY 25-FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS, AND 10-FOOT BY 10-FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET/ALLEY INTERSECTIONS.
- 19. ALL EASEMENTS SHOWN IN PLAT ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
- 20. 4-FOOT WIDE MINIMUM SIDEWALK REQUIRED ON FREDDY GONZALEZ ROAD AND N. BICENTENNIAL BLVD.
- . COMMON AREAS A2, D2, D3 AND F ARE TO BE FOR LANDSCAPING PURPOSES ONLY AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS\HOA AND NOT THE CITY OF McALLEN.
- 22. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES ONTO 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 TRANSPARENT 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.

SUBDIVISION MAP OF THE VILLAS ON FREDDY PHASE II

(PRIVATE SUBDIVISION) BEING 8.416 ACRES OUT OF LOT 5, SECTION 278

TEXAS-MEXICAN RAILWAY COMPANY SURVEY RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 8.416 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, SAID 8.416 ACRES BEING A PART OR PORTION OUT OF LOT 5, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS, WHICH SAID 8.416 ACRES ARE OUT OF A CERTAIN TRACT THAT WAS CONVEYED TO THE VILLAS ON FREDDY, LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3022928, HIDALGO COUNTY OFFICIAL RECORDS: SAID 8.416 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, SECTION 278 AND BEING WITHIN THE EXISTING FREDDY GONZALEZ ROAD;

THENCE, S 80° 59' 20" E ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING FREDDY GONZALEZ ROAD, A DISTANCE OF 125.00 FEET TO A NAIL SET [NORTHING: 16632609.262, EASTING: 1075913.210] FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, N 08° 45' 19" E ALONG THE EAST LINE OF A CERTAIN TRACT THAT WAS CONVEYED THE CITY OF MCALLEN, BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED IN INSTRUMENT NUMBER 1838944, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,268.65 FEET TO A NO. 4 REBAR SET, [NORTHING: 16633863.128, EASTING: 1076106.316] FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, S 80° 57' 12" E A DISTANCE OF 204.33 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS

- 3. THENCE, S 09° 04' 38" W A DISTANCE OF 133.58 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT
- 4. THENCE, S 19° 47' 07" E A DISTANCE OF 37.53 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT
- 5. THENCE, S 07° 04' 38" W A DISTANCE OF 119.97 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT

6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 06° 53' 17", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 72.13 FEET, A TANGENT OF 36.11 FEET, AND A CHORD THAT BEARS S 77° 07' 29" E A DISTANCE OF 72.09 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT

THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01° 25' 59", A RADIUS OF 600.00 FEET, AN ARC LENGTH OF 15.01 FEET, A TANGENT OF 7.50 FEET, AND A CHORD THAT BEARS S 74° 23' 49" E A DISTANCE OF 15.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT

8. THENCE, S 14° 53' 11" W A DISTANCE OF 14.52 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°02' 51", A RADIUS OF 203.96 FEET, AN ARC LENGTH OF 71.37 FEET, A TANGENT OF 36.05 FEET, AND A CHORD THAT BEARS S 07° 27' 58" W, A DISTANCE OF 71.00 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

10. THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 22°14'51", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 116.49 FEET. A TANGENT OF 58.99 FEET, AND A CHORD THAT BEARS S 06° 21' 58" W, A DISTANCE OF 115.76 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;

11. THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 28°28'25", A RADIUS OF 300.00 FEET, AN ARC

TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT: 12. THENCE, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 27°20'02", A RADIUS OF 400.00 FEET, AN ARC

LENGTH OF 149.09 FEET, A TANGENT OF 76.12 FEET, AND A CHORD THAT BEARS S 09° 28' 45" W, A DISTANCE OF 147.56 FEET

LENGTH OF 190.83 FEET, A TANGENT OF 97.26 FEET, AND A CHORD THAT BEARS S 10° 02' 57" W, A DISTANCE OF 189.02 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT; 13. THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 20°41'24", A RADIUS OF 400.00 FEET, AN ARC

LENGTH OF 144.44 FEET, A TANGENT OF 73.02 FEET, AND A CHORD THAT BEARS S 06° 43' 38" W, A DISTANCE OF 143.66 FEET

- TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT; 14. THENCE, S 17° 04' 20" W A DISTANCE OF 60.10 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- 15. THENCE, S 08° 55' 03" W A DISTANCE OF 72.95 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT:

16. THENCE, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 15°05'29", A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 105.36 FEET, A TANGENT OF 52.99 FEET, AND A CHORD THAT BEARS S 10° 53' 40" W, A DISTANCE OF 105.05 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

17. THENCE, S 09° 05' 08" W AT A DISTANCE OF 26.98 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF FREDDY GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 56.98 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 5, SECTION 278, FOR THE SOUTHEAST CORNER OF THIS TRACT;

18. THENCE, N 80° 59' 20" W ALONG THE SOUTH LINE OF SAID LOT 5, SECTION 278 AND WITHIN THE EXISTING FREDDY GONZALEZ ROAD, A DISTANCE OF 302.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.416 ACRES OF LAND, MORE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

THIS THE _____ DAY OF ______20 ____

HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR FASEMENTS.

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

PRESIDENT SECRETARY

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

ATTESTED BY:

CITY SECRETARY

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

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VILLAS ON FREDDY PHASE II , OF THE CITY OF MCALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

JOE QUIROGA, TRUSTEE TEXAS NATIONAL BANK 4908 SOUTH JACKSON ROAD EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO

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

AND SEAL OF OFFICE, THIS THE _____ DAY OF _____

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

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VILLAS ON FREDDY PHASE II SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AS EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS AND UTILITY EASEMENTS THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. OWENERSHIP AND MAINTENANCE OF ALL STREET IMPROVEMENTS AND COMMON AREAS SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE VILLAS ON FREDDY PHASE II HOMEOWNER'S ASSOCIATION. RIGHT-OF-WAY DEDICATION FOR FREDDY GONZALEZ ROAD AND N. BICENTENNIAL BLVD. IS BEING DEDICATED TO THE PUBLIC BY THIS PLAT.

OWNER: THE VILLAS ON FREDDY, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BY: RHODES ENTERPRISES, INC. (MEMBER) NICK RHODES, PRESIDENT 200 S. 10TH STREET, STE, 1700

McALLEN, TEXAS 78501

BY: RIVERSIDE DEVELOPMENT SERVICES. LLC (MEMBER)

ANTONIO M. AGUIRRE, JR., MANAGER 2606 ZINNIA AVENUE, McALLEN, TEXAS 78504

STATE OF TEXAS COUNTY OF HIDALGO

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO M. AGUIRRE, JR. 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

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.

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

DATED THIS THE _____DAY OF ____

DATE PREPARED: 01/06/23 DATE REVISED: 03/23/23 ENGINEERING JOB # 20088.00



STATE OF TEXAS **COUNTY OF HIDALGO**

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

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

DATE SURVEYED: 03/25/2019 SURVEY JOB # 19078.08

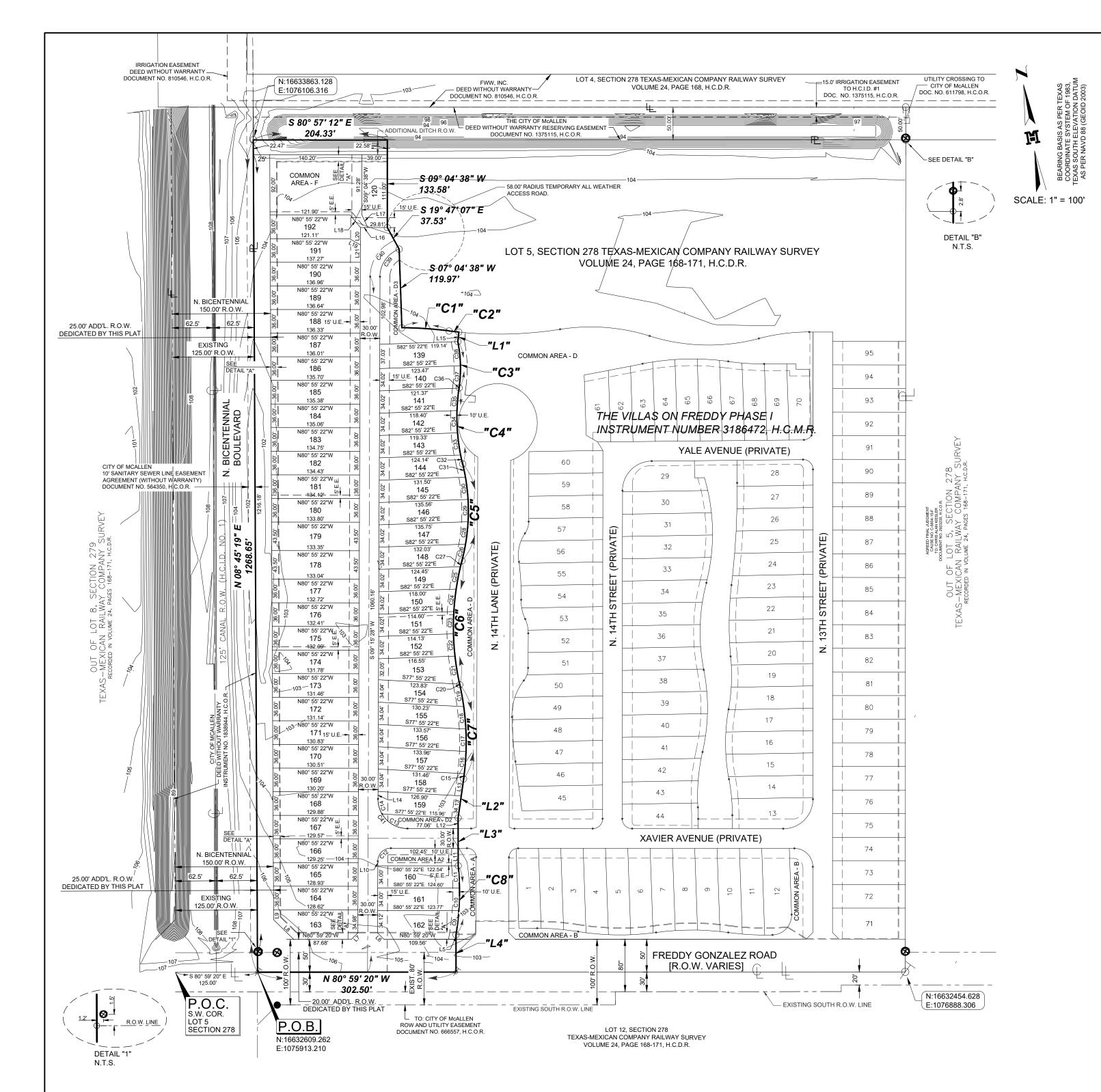




FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO. JR. HIDALGO COUNTY CLERK

INSTRUMENT NUMBER___ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

115 W. McINTYRE - EDINBURG, TX 78541



	BOUNDARY Curve Table							
Curve #	ve # Length Radius Delta		Chord Direction	Chord Length	Tangent			
"C1"	"C1" 72.13' 600.00' 006° 53' 17"		S77° 07' 29"E'	72.09'	36.11			
"C2" 15.01' 600.0		600.00'	001° 25' 59"	S74° 23' 49"E'	15.01'	7.50		
"C3"	71.37'	203.96'	020° 02' 51"	S7° 27' 58"W'	71.00'	36.05		
"C4"	116.49'	300.00'	022° 14' 51"	S6° 21' 58"W'	115.76'	58.99		
"C5"	149.09'	300.00'	028° 28' 25"	S9° 28' 45"W'	147.56'	76.12		
"C6"	190.83'	400.00'	027° 20' 02"	S10° 02' 57"W'	189.02'	97.26		
"C7"	144.44'	400.00'	020° 41' 24"	S6° 43' 38"W'	143.66'	73.02		
"C8"	105.36'	400.00'	015° 05' 29"	S10° 53' 40"W'	105.05'	52.99		

			LOT Cur	ve Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C9	37.27'	400.00'	005° 20' 17"	N15° 46' 15"E'	37.25'	18.65'
C10	34.02'	400.00'	004° 52' 25"	N10° 39' 54"E'	34.01'	17.02'
C11	34.07'	400.00'	004° 52' 47"	N5° 47' 19"E'	34.06'	17.04'
C12	31.35'	20.00'	089° 49' 10"	S54° 10' 03"W'	28.24'	19.94'
C13	46.76'	45.00'	059° 32' 15"	S51° 09' 14"E'	44.69'	25.74'
C14	24.07'	45.00'	030° 38' 34"	S6° 03' 49"E'	23.78'	12.33'
C15	8.16'	400.00'	001° 10' 06"	N16° 29' 17"E'	8.16'	4.08'
C16	34.02'	400.00'	004° 52' 23"	N13° 28' 02"E'	34.01'	17.02'
C17	34.07'	400.00'	004° 52' 50"	N8° 35' 26"E'	34.06'	17.05'
C18	34.38'	400.00'	004° 55' 28"	N3° 41' 17"E'	34.37'	17.20'
C19	33.81'	400.00'	004° 50' 37"	N1° 11' 46"W'	33.80'	16.92'
C20	1.14'	400.00'	000° 09' 48"	S3° 32' 10"E'	1.14'	0.57'
C21	43.21'	400.00'	006° 11' 20"	S0° 21' 36"E'	43.18'	21.62'
C22	34.03'	400.00'	004° 52' 28"	S5° 10' 18"W'	34.02'	17.02'
C23	34.06'	400.00'	004° 52' 41"	S10° 02' 53"W'	34.05'	17.04'
C24	34.33'	400.00'	004° 55' 05"	S14° 56' 46"W'	34.32'	17.18'
C25	34.88'	400.00'	004° 59' 47"	S19° 54' 11"W'	34.87'	17.45'
C26	25.97'	300.00'	004° 57' 38"	N21° 14' 09"E'	25.96'	12.99'
C27	9.18'	400.00'	001° 18' 53"	S23° 03' 31"W'	9.18'	4.59'
C28	34.39'	300.00'	006° 34' 03"	N15° 28' 19"E'	34.37'	17.21'
C29	34.04'	300.00'	006° 30' 02"	N8° 56' 16"E'	34.02'	17.04'
C30	34.13'	300.00'	006° 31' 06"	N2° 25' 42"E'	34.11'	17.08'
C31	20.56'	300.00'	003° 55' 36"	N2° 47' 39"W'	20.56'	10.28'
C32	13.98'	300.00'	002° 40' 14"	S3° 25' 20"E'	13.98'	6.99'
C33	34.20'	300.00'	006° 31' 54"	S1° 10' 44"W'	34.18'	17.12'
C34	34.02'	300.00'	006° 29' 51"	S7° 41' 36"W'	34.00'	17.03'
C35	34.28'	300.00'	006° 32' 52"	S14° 12' 58"W'	34.27'	17.16'
C36	0.42'	300.00'	000° 04' 50"	S17° 31' 49"W'	0.42'	0.21'
C37	33.79'	200.00'	009° 40' 48"	N12° 43' 49"E'	33.75'	16.94'
C38	37.17'	200.00'	010° 38' 53"	N2° 33' 59"E'	37.11'	18.64'
C39	54.39'	45.00'	069° 15' 11"	S43° 53' 03"W'	51.14'	31.07'
C40	70.34'	60.00'	067° 10' 10"	S42° 50' 33"W'	66.38'	39.84'
C41	70.83'	45.00'	090° 10' 50"	S35° 49' 57"E'	63.74'	45.14'
	•	•	-			

BOUNDARY Line Table				
Length	Direction			
14.52'	S14° 53' 11"W			
60.10'	S17° 04' 20"W			
72.95'	S08° 55' 03"W			
56.98'	S09° 05' 08"W			
	Length 14.52' 60.10' 72.95'			

	Lot Line Table				
Line #	Length	Direction			
L5	6.98'	N09° 05' 08"E			
L6	14.11'	S35° 51' 56"E			
L7	14.17'	N54° 08' 04"E			
L8	42.90'	N36° 37' 25"W			
L9	15.13'	S08° 45' 19"W			
L10	6.89'	S09° 15' 28"W			
L11	26.83'	S08° 55' 03"W			
L12	16.12'	S08° 55' 03"W			
L13	25.97'	N17° 04' 20"E			
L14	11.41'	S09° 15' 28"W			
L15	14.52'	N14° 53' 11"E			
L16	11.03'	N80° 55' 22"W			
L17	21.75'	N15° 55' 22"W			
L18	24.80'	N30° 55' 22"W			
L19	19.00'	N50° 55' 22"W			
L20	26.50'	S09° 15' 28"W			
L21	26.50'	S09° 15' 28"W			

139 4509.78 0.104 167 4670.04 0.107 140 4178.90 0.096 168 4681.41 0.107 141 4064.88 0.093 169 4692.77 0.108 142 4030.54 0.093 170 4704.14 0.108 144 4349.16 0.100 172 4726.87 0.109 145 4551.21 0.104 173 4738.24 0.109 146 4623.36 0.106 174 4749.61 0.109 148 4368.64 0.105 175 4760.97 0.109 149 4112.80 0.094 177 4783.71 0.110 150 3945.75 0.091 178 5794.05 0.133 152 3913.35 0.090 180 4822.54 0.111 153 4460.86 0.102 181 4833.91 0.111 155 4492.97 0.103 182 4845.27 0.111 156 4556.27 0.105 184 4868.01 0.112	120	4238.36	0.097	166	4658.67	0.107
141 4064.88 0.093 169 4692.77 0.108 142 4030.54 0.093 170 4704.14 0.108 143 4127.88 0.095 171 4715.51 0.108 144 4349.16 0.100 172 4726.87 0.109 145 4551.21 0.104 173 4738.24 0.109 146 4623.36 0.106 174 4749.61 0.109 147 4563.64 0.105 175 4760.97 0.109 148 4368.64 0.100 176 4772.34 0.110 149 4112.80 0.094 177 4783.71 0.110 150 3945.75 0.091 178 5794.05 0.133 151 3880.09 0.089 179 5810.64 0.133 152 3913.35 0.090 180 4822.54 0.111 153 4460.86 0.102 181 4833.91 0.111	139	4509.78	0.104	167	4670.04	0.107
142 4030.54 0.093 170 4704.14 0.108 143 4127.88 0.095 171 4715.51 0.108 144 4349.16 0.100 172 4726.87 0.109 145 4551.21 0.104 173 4738.24 0.109 146 4623.36 0.106 174 4749.61 0.109 147 4563.64 0.105 175 4760.97 0.109 148 4368.64 0.100 176 4772.34 0.110 149 4112.80 0.094 177 4783.71 0.110 150 3945.75 0.091 178 5794.05 0.133 151 3880.09 0.089 179 5810.64 0.133 152 3913.35 0.090 180 4822.54 0.111 153 4460.86 0.102 181 4833.91 0.111 154 4327.87 0.099 182 4845.27 0.111	140	4178.90	0.096	168	4681.41	0.107
143 4127.88 0.095 144 4349.16 0.100 145 4551.21 0.104 146 4623.36 0.106 147 4563.64 0.105 148 4368.64 0.100 149 4112.80 0.094 150 3945.75 0.091 151 3880.09 0.089 152 3913.35 0.090 153 4460.86 0.102 154 4327.87 0.099 155 4492.97 0.103 156 4556.27 0.105 157 4520.49 0.104 159 4190.05 0.096 160 4209.69 0.097 161 4230.49 0.097 162 5305.01 0.122 163 5278.23 0.121 164 4635.94 0.106	141	4064.88	0.093	169	4692.77	0.108
144 4349.16 0.100 172 4726.87 0.109 145 4551.21 0.104 173 4738.24 0.109 146 4623.36 0.106 174 4749.61 0.109 147 4563.64 0.105 175 4760.97 0.109 148 4368.64 0.100 176 4772.34 0.110 149 4112.80 0.094 177 4783.71 0.110 150 3945.75 0.091 178 5794.05 0.133 151 3880.09 0.089 179 5810.64 0.133 152 3913.35 0.090 180 4822.54 0.111 153 4460.86 0.102 181 4833.91 0.111 154 4327.87 0.099 182 4845.27 0.111 155 4492.97 0.103 183 4856.64 0.111 157 4520.49 0.104 185 4879.37 0.112 159 4190.05 0.096 187 4902.11 0.113	142	4030.54	0.093	170	4704.14	0.108
145 4551.21 0.104 173 4738.24 0.109 146 4623.36 0.106 174 4749.61 0.109 147 4563.64 0.105 175 4760.97 0.109 148 4368.64 0.100 176 4772.34 0.110 149 4112.80 0.094 177 4783.71 0.110 150 3945.75 0.091 178 5794.05 0.133 151 3880.09 0.089 179 5810.64 0.133 152 3913.35 0.090 180 4822.54 0.111 153 4460.86 0.102 181 4833.91 0.111 154 4327.87 0.099 182 4845.27 0.111 156 4556.27 0.105 184 4868.01 0.112 157 4520.49 0.104 185 4879.37 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113	143	4127.88	0.095	171	4715.51	0.108
146 4623.36 0.106 174 4749.61 0.109 147 4563.64 0.105 175 4760.97 0.109 148 4368.64 0.100 176 4772.34 0.110 149 4112.80 0.094 177 4783.71 0.110 150 3945.75 0.091 178 5794.05 0.133 151 3880.09 0.089 179 5810.64 0.133 152 3913.35 0.090 180 4822.54 0.111 153 4460.86 0.102 181 4833.91 0.111 154 4327.87 0.099 182 4845.27 0.111 155 4492.97 0.103 183 4856.64 0.111 156 4556.27 0.105 184 4868.01 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 161 4230.49 0.097 189 4924.84 0.113	144	4349.16	0.100	172	4726.87	0.109
147 4563.64 0.105 148 4368.64 0.100 149 4112.80 0.094 150 3945.75 0.091 151 3880.09 0.089 152 3913.35 0.090 153 4460.86 0.102 154 4327.87 0.099 155 4492.97 0.103 156 4556.27 0.105 158 4393.43 0.101 159 4190.05 0.096 160 4209.69 0.097 161 4230.49 0.097 162 5305.01 0.122 163 5278.23 0.121 164 4635.94 0.106	145	4551.21	0.104	173	4738.24	0.109
148 4368.64 0.100 176 4772.34 0.110 149 4112.80 0.094 177 4783.71 0.110 150 3945.75 0.091 178 5794.05 0.133 151 3880.09 0.089 179 5810.64 0.133 152 3913.35 0.090 180 4822.54 0.111 153 4460.86 0.102 181 4833.91 0.111 154 4327.87 0.099 182 4845.27 0.111 155 4492.97 0.103 183 4856.64 0.111 156 4556.27 0.105 184 4868.01 0.112 157 4520.49 0.104 185 4879.37 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112	146	4623.36	0.106	174	4749.61	0.109
149 4112.80 0.094 177 4783.71 0.110 150 3945.75 0.091 178 5794.05 0.133 151 3880.09 0.089 179 5810.64 0.133 152 3913.35 0.090 180 4822.54 0.111 153 4460.86 0.102 181 4833.91 0.111 154 4327.87 0.099 182 4845.27 0.111 155 4492.97 0.103 183 4856.64 0.111 156 4556.27 0.105 184 4868.01 0.112 157 4520.49 0.104 185 4879.37 0.112 158 4393.43 0.101 186 4890.74 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112	147	4563.64	0.105	175	4760.97	0.109
150 3945.75 0.091 178 5794.05 0.133 151 3880.09 0.089 179 5810.64 0.133 152 3913.35 0.090 180 4822.54 0.111 153 4460.86 0.102 181 4833.91 0.111 154 4327.87 0.099 182 4845.27 0.111 155 4492.97 0.103 183 4856.64 0.111 156 4556.27 0.105 184 4868.01 0.112 157 4520.49 0.104 185 4879.37 0.112 158 4393.43 0.101 186 4890.74 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112	148	4368.64	0.100	176	4772.34	0.110
151 3880.09 0.089 152 3913.35 0.090 153 4460.86 0.102 154 4327.87 0.099 155 4492.97 0.103 156 4556.27 0.105 157 4520.49 0.104 159 4190.05 0.096 160 4209.69 0.097 161 4230.49 0.097 162 5305.01 0.122 163 5278.23 0.121 164 4635.94 0.106	149	4112.80	0.094	177	4783.71	0.110
152 3913.35 0.090 180 4822.54 0.111 153 4460.86 0.102 181 4833.91 0.111 154 4327.87 0.099 182 4845.27 0.111 155 4492.97 0.103 183 4856.64 0.111 156 4556.27 0.105 184 4868.01 0.112 157 4520.49 0.104 185 4879.37 0.112 158 4393.43 0.101 186 4890.74 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112 192 4885.21 0.112	150	3945.75	0.091	178	5794.05	0.133
153 4460.86 0.102 181 4833.91 0.111 154 4327.87 0.099 182 4845.27 0.111 155 4492.97 0.103 183 4856.64 0.111 156 4556.27 0.105 184 4868.01 0.112 157 4520.49 0.104 185 4879.37 0.112 158 4393.43 0.101 186 4890.74 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 161 4230.49 0.097 189 4924.84 0.113 162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112 164 4635.94 0.106 192 4885.21 0.112	151	3880.09	0.089	179	5810.64	0.133
154 4327.87 0.099 182 4845.27 0.111 155 4492.97 0.103 183 4856.64 0.111 156 4556.27 0.105 184 4868.01 0.112 157 4520.49 0.104 185 4879.37 0.112 158 4393.43 0.101 186 4890.74 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 161 4230.49 0.097 189 4924.84 0.113 162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112 164 4635.94 0.106 192 4885.21 0.112	152	3913.35	0.090	180	4822.54	0.111
155 4492.97 0.103 183 4856.64 0.111 156 4556.27 0.105 184 4868.01 0.112 157 4520.49 0.104 185 4879.37 0.112 158 4393.43 0.101 186 4890.74 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 161 4230.49 0.097 189 4924.84 0.113 162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112 164 4635.94 0.106 192 4885.21 0.112	153	4460.86	0.102	181	4833.91	0.111
156 4556.27 0.105 184 4868.01 0.112 157 4520.49 0.104 185 4879.37 0.112 158 4393.43 0.101 186 4890.74 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 161 4230.49 0.097 189 4924.84 0.113 162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112 164 4635.94 0.106 192 4885.21 0.112	154	4327.87	0.099	182	4845.27	0.111
157 4520.49 0.104 185 4879.37 0.112 158 4393.43 0.101 186 4890.74 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 161 4230.49 0.097 189 4924.84 0.113 162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112 164 4635.94 0.106 192 4885.21 0.112	155	4492.97	0.103	183	4856.64	0.111
158 4393.43 0.101 186 4890.74 0.112 159 4190.05 0.096 187 4902.11 0.113 160 4209.69 0.097 188 4913.47 0.113 161 4230.49 0.097 189 4924.84 0.113 162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112 164 4635.94 0.106 192 4885.21 0.112	156	4556.27	0.105	184	4868.01	0.112
159 4190.05 0.096 160 4209.69 0.097 161 4230.49 0.097 162 5305.01 0.122 163 5278.23 0.121 164 4635.94 0.106 187 4902.11 0.113 188 4913.47 0.113 189 4924.84 0.113 190 4936.21 0.113 191 4869.27 0.112 192 4885.21 0.112	157	4520.49	0.104	185	4879.37	0.112
160 4209.69 0.097 161 4230.49 0.097 162 5305.01 0.122 163 5278.23 0.121 164 4635.94 0.106 188 4913.47 0.113 189 4924.84 0.113 190 4936.21 0.113 191 4869.27 0.112 192 4885.21 0.112	158	4393.43	0.101	186	4890.74	0.112
161 4230.49 0.097 162 5305.01 0.122 163 5278.23 0.121 164 4635.94 0.106 189 4924.84 0.113 190 4936.21 0.113 191 4869.27 0.112 192 4885.21 0.112	159	4190.05	0.096	187	4902.11	0.113
162 5305.01 0.122 190 4936.21 0.113 163 5278.23 0.121 191 4869.27 0.112 164 4635.94 0.106 192 4885.21 0.112	160	4209.69	0.097	188	4913.47	0.113
163 5278.23 0.121 191 4869.27 0.112 164 4635.94 0.106 192 4885.21 0.112	161	4230.49	0.097	189	4924.84	0.113
164 4635.94 0.106 192 4885.21 0.112	162	5305.01	0.122	190	4936.21	0.113
	163	5278.23	0.121	191	4869.27	0.112
165 4647.31 0.107	164	4635.94	0.106	192	4885.21	0.112
	165	4647.31	0.107	_		

Area # SQ, FT, Acres Area # SQ, FT, Acres

Lot Area Table

Lot Area Table

Common Area Table				
Area #	SQ, FT,	Acres		
A2	3200.22	0.075		
D2	1967.33	0.045		
D3	5978.32	0.137		
F	13151.97	0.302		

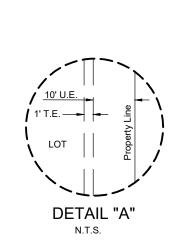
SUBDIVISION MAP OF THE VILLAS ON FREDDY PHASE II

BEING 8.416 ACRES OUT OF LOT 5, SECTION 278
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

LEGEND & ABBREVIATIONS	K
FOUND No.4 REBAR FOUND No.5 REBAR SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT SET NAIL P.O.C - POINT OF COMMENCEMENT P.O.B - POINT OF BEGINNING H.C.O.R HIDALGO COUNTY OFFICIAL RECORDS H.C.I.D HIDALGO COUNTY IRRIGATION DISTRICT R.O.W RIGHT-OF-WAY S.W. COR SOUTHWEST CORNER SQ. FT SQUARE FEET U.E UTILITY EASEMENT DEDICATED BY THIS PLAT T.E TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT E.E ELECTRICAL EASEMENT DEDICATED BY THIS PLAT DOC. NO DOCUMENT NUMBER N.T.S NOT TO SCALE ADD'L ADDITIONAL	
- PROPERTY LINE - LOT LINE	
- CENTERLINE	

NOTE: ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET

WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.



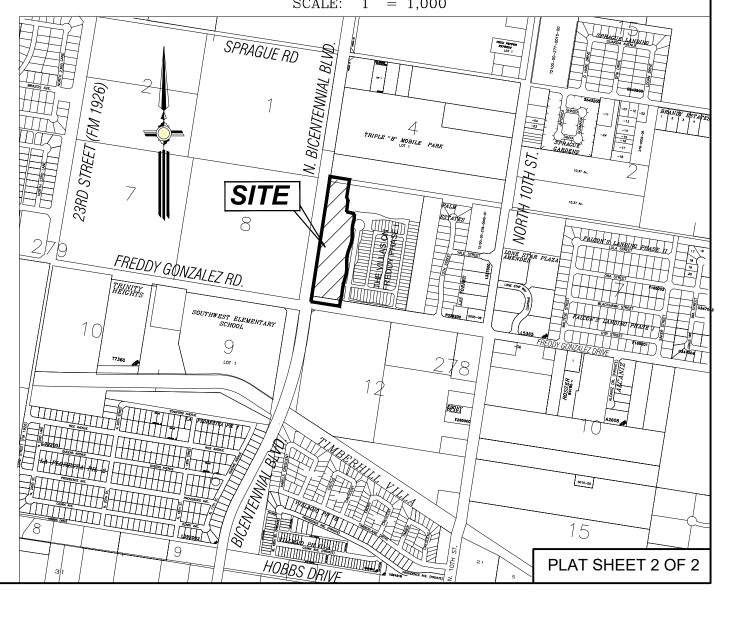
 DRAWN BY:
 / R.N.
 DATE
 04-02-20

 SURVEYED, CHECKED
 J.L.G.
 DATE
 10-31-22

 FINAL CHECK
 DATE



LOCATION MAP



08/31/2023 Page 1 of 4 SUB2020-0039



Reviewed On: 8/31/2023

SUBDIVISION NAME: THE VILLAS ON FREDDY PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Freddy Gonzalez Road - 20 ft. ROW dedication, for 50 ft. from center line for 100 ft. ROW Paving:65 ft. Curb & gutter: both sides. *Must escrow monies if improvements are not constructed prior to recording.	Applied
N. 15th Street (Private), Xavier Ave. (Private), Zurich Ave. (Private): 30 ft. ROW Paving 30 ft. Curb & gutter both sides *Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City Commission on May 13, 2019. **Fire Lanes and HOA enforcement of no parking on the streets per Fire Department requirements.	Applied
Bicentennial Boulevard - Proposed 25 ft. additional ROW for 150.50-150.87 ft. total ROW **Engineer to clarify if improvements have been built and ROW has been acquired or dedicated. Paving: By the state Curb & gutter: Both sides	Applied
* 800 ft. Block Length **Variance request to the 800 ft. block length requirement approved by City Commission at the May 13, 2019 meeting.	Compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: LOTS 120 SHALL BE 20 FEET (FRONTING SOUTH) LOTS 139-162 SHALL BE 10 FEET (FRONTING EAST) LOTS 163-192 SHALL BE 20 FEET (FRONTING EAST) **Originally 23 ft. Garage setback was proposed so vehicles don't overlap over the sidewalks. Based on The sidewalks plans submitted in 2019, the sidewalks were proposed to be built along the rear side of the lots, not at the front. The engineer requested a variance for 20 ft. garage setback to match The Villas on Freddy Phase I Subdivision, with a proposed note as shown above. The variance request was approved by the Planning and Zoning commission on July 12, 2023. ***Setbacks under plat note #3 must be revised as previously approved for TVOF II prior to recording. If any changes are proposed, variance might be required. ****Zoning Ordinance: Section 138-356	Applied
* Rear: LOT 120 SHALL BE 10 FEET (NORTH) LOTS 139-162 SHALL BE 23 FEET (GARAGE WEST) LOTS 163-192 SHALL BE 10 FEET (GARAGE WEST) ***Plat note #3 to be revised as shown above prior to recording. ****Zoning Ordinance: Section 138-356	Applied

08/31/2023 Page 2 of 4 SUB2020-0039

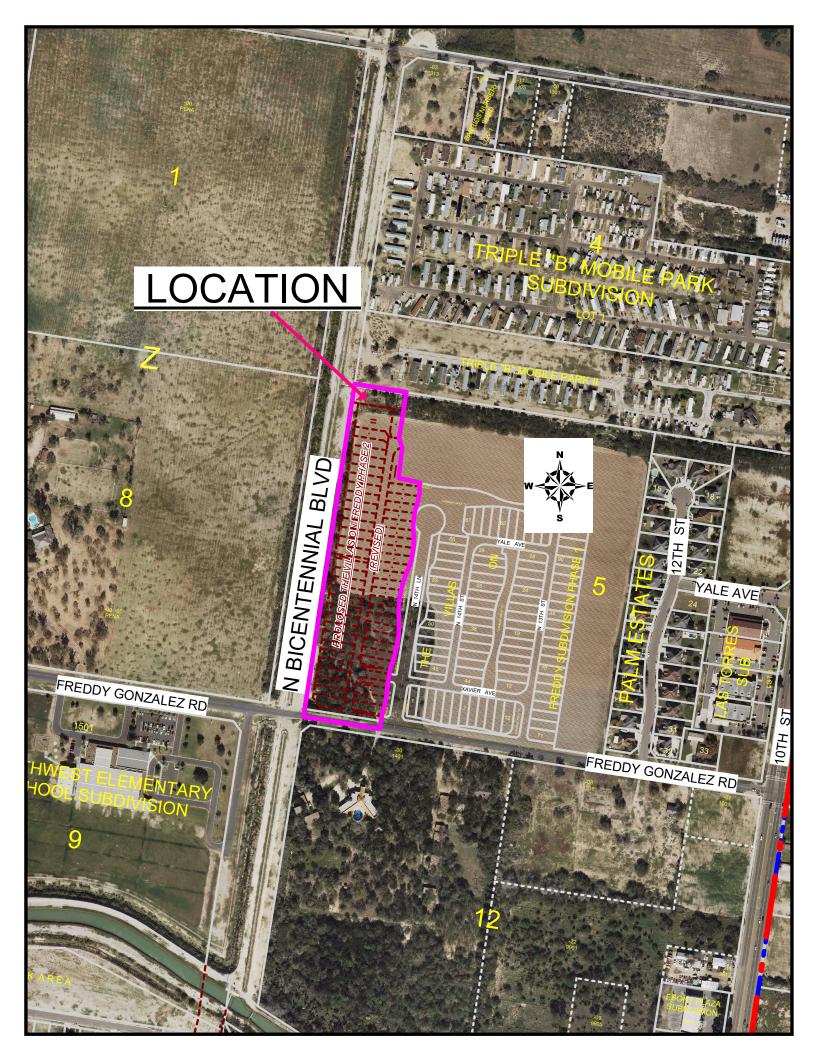
* Interior sides: LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE LOTS 139-159 SHALL BE 3 FEET SOUTH SIDE AND 7 FEET NORTH SIDE LOTS 160-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE **The engineer requested side setbacks as shown above on August 18, 2023, and be	Applied
considered in revised final form by the Planning and Zoning Commission. ****Zoning Ordinance: Section 138-356	
* Side Corner: 5 FEET, OR GREATER FOR EASEMENTS	Applied
* Garage: (Proposed) 20 ft. except where greater setback is required, greater setback applies. **Originally 23 ft. Garage setback was proposed so vehicles don't overlap over the sidewalks. Based on The sidewalks plans submitted in 2019, the sidewalks were proposed to be built along the rear side of the lots, not at the front. The engineer is asking for 20 ft. garage setback to match The Villas on Freddy Phase I Subdivision, with a proposed note as shown above. ***Setbacks under plat note #3 must be revised as previously approved for TVOF II prior to recording. If any changes are proposed, variance might be required. *******Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., Bicentennial Blvd. and both sides of all interior streets; however Engineer submitted a Walking Trails plan for the interior street which provides for sidewalks along the front of each unit. Sidewalks are located along some streets, while others are within common areas. **Variance request for sidewalk requirement approved by City Commission on May 13, 2019 as per Walking Trails Plan for the interior streets, etc.	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. and Bicentennial Blvd.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
. Cster warded must be ward at time of education improvements.	
NOTES	
	Applied
NOTES * No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial	Applied NA
* No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial Blvd. * Site plan must be approved by the Planning and other Development Department prior to	
* No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial Blvd. * Site plan must be approved by the Planning and other Development Department prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access,	NA
* No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial Blvd. * Site plan must be approved by the Planning and other Development Department prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, Private Streets must be maintained by the lot owners and not the City of	NA NA

08/31/2023 Page 3 of 4 SUB2020-0039

LOT REQUIREMENTS	
* Minimum lot width and lot area - All lots must be minimum 20 ft. wide and corner lot must be minimum 24 ft. wide in R-3T district.	Compliance
* Lots fronting public streets	Compliance
ZONING/CUP	
* Existing : R3T Proposed: R3T	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee* Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Park Fee of \$700 to be paid prior to recording * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Complete
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic Department Trip generation has been approved.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy ***Gate detail must be submitted and approved, prior to recording ***Previously approved, The Villas on Freddy II, is splitting into two new phases: The Villas on Freddy Phase II and Phase III. Must comply with overall Master Plan requirements. ***The Villas on Freddy Phase II was approved in Final form at the P&Z meeting of July 7, 2020 and a 6-month extension on September 21, 2021, and revised final form at the P&Z meeting of December 21, 2021, and May 16, 2023. ****At the Planning and Zoning Commission meeting of May 16, 2023, the Board approved the subdivision in revised final form and approved the variance request for garage setback to be at 20 ft. instead of the originally approved 23 ft. On June 23, 2023, the engineer clarified that the variance request included front setback of Lot 120 & Lots 163-192 to be at 20 feet too. They also clarified that the rear setback for Lots 139-162 will remain at 23 ft. Staff scheduled the subdivision to be heard by the Planning and Zoning Commission on July 12, 2023, so that the meeting minutes would reflect the setbacks as requested by the engineer. ****The engineer requested revised side setbacks on August 18, 2023, and be considered in revised final form by the Planning and Zoning Commission. ****Setbacks will have to be shown on plat note #3 as previously approved for TVOF II prior to final. If any changes are proposed, variance might be required.	Applied

08/31/2023 Page 4 of 4 SUB2020-0039

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



SUB2023-0091

City of McAllen

Planning Department

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

Project Information	Subdivision Name_Journey Church Location 670 feet west of Glasscock Rd, south side of SH 107 City Address or Block Number 700/ 54/107 Number of Lots 2 Gross Acres 3.284 Net Acres 3.260 ETJ Yes XNO Existing Zoning C-3 Proposed Zoning C-3 Rezoning Applied for Yes XNO Date Existing Land Use C-3 Proposed Land Use C-3 Irrigation District #UNITED Replat Yes XNO Commercial X Residential Agricultural Exemption Yes XNO Estimated Rollback Tax Due \$0 Parcel # 729846 Tax Dept. Review
	Water CCN □MPU \Sharyland Water SC Other Legal Description 3.284 Acre Tract of Land out of Lot 492 john H. Shary Subdivision (Vol. 1 Pg. 17 H.C.M.R.)
Owner	Name Journey Church RGV, Inc. Phone McAllen Address 2317 Fullerton Ave. E-mail_fcruz.signs@yahoo.com City McAllen State TX Zip 78504
Developer	Name Journey Church RGV, Inc. Address 2317 Fullerton Ave. City McAllen State TX Contact Person Fernando Cruz
Engineer	Name M Garcia Engineering, LLC Phone (956) 598-5417 Address 1022 E. Griffin Parkway Suite 202B E-mail mariano@mgarciaengineering.com City Mission State TX Zip 78572 Contact Person Mariano Garcia
Surveyor	Name Rio Delta Surveying Phone (956) 262-0222 Address 24593 FM 88 E-mail jmgonzalezrpls@msn.com City Monte Alto State TX Zip 78538

Owners Signature

Proposed Plat Submittal

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

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

Signature

Signature

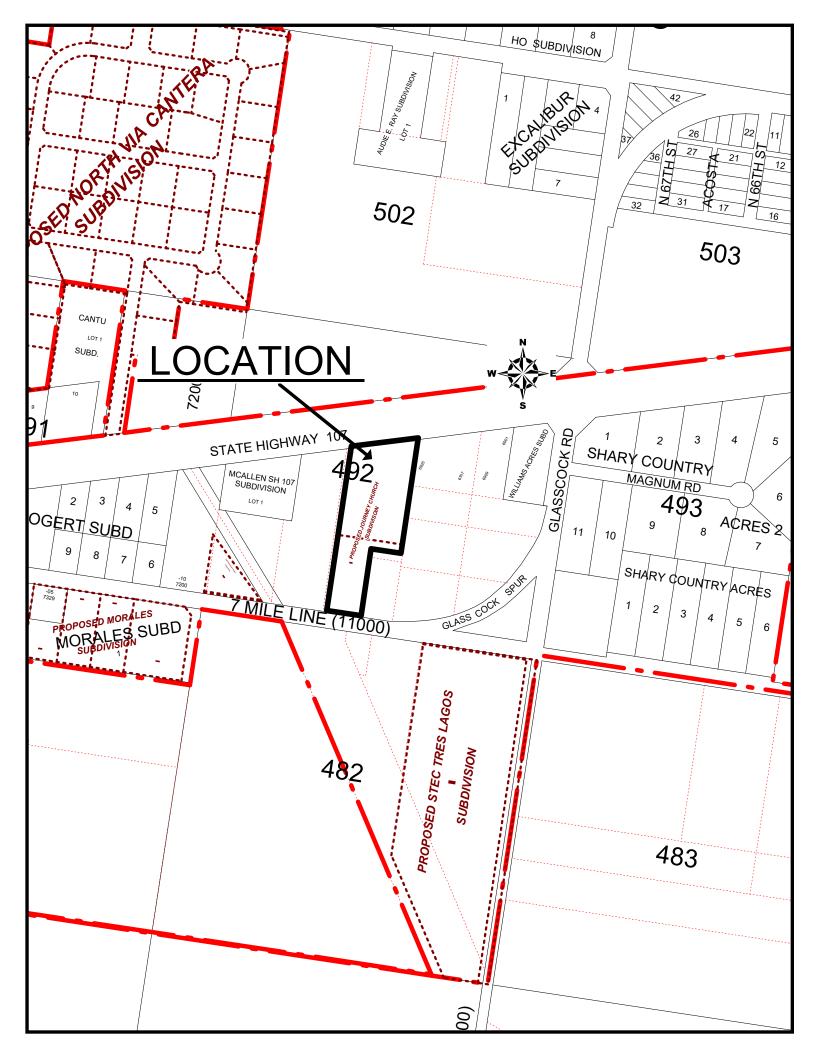
Owner

Date

Print Name

Authorized Agent

The Planning Department is now accepting DocuSign signatures on application



	146.00	
STATE OF TEXAS COUNTY OF HIDALGO	S. H. 107	
I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS JOURNEY CHURCH SUBDIVISION TO THE CITY OF	S.H. 107 (172.00' EXIST. RD. R.O.W.)	
MCALLEN, TEXAS AND WHOSE NAME(S) IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE	RF BEARS, 0.54, 0.	
OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.	263.85'	
BY: MANAGING MEMBER		
JOURNEY CHURCH RGV, LTD.	N 82 33 NAIL IN PP X: 1056797.92 Y: 16639425.74	
NOTARY PUBLIC'S CERTIFICATION COUNTY OF HIDALGO	EXISTING R.O. DOCUMENT	URCH RGV, INC. ROFIT CORPORATION NO. 3356660 R.H.C.T.
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.	146.00 O.F	R.H.C. I.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 202		
NOTARY PUBLIC		
	422.35	
STATE OF TEXAS COUNTY OF HIDALGO	10.0' UTILITY EASEMENT (DEDICATED BY THIS PLAT)	
ENGINEER'S STATEMENT:	VOL. 188	(OEPKE 8, PG. 64 H.C.T.
I, MARIANO GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.	6.03	
STATE OF TEXTS		
MARIANO GARCIA, P.E. REG. LICENSED ENGINEER No. 90956 DATE MARIANO GARCIA MARIANO GARCIA		
90956 ************************************		
SO ONAL ENG		
SURVEYOR'S STATEMENT & ALMA DELIA A L JOSE MARIO GONZALEZ A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DOCUMENT N		E, INC.,
I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.	H.C.T.	DRPORATION NO. 311979 H.C.T.
AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.	148.00 254.00' UTILITY EASEMENT	
MARIO GONZALEZ, R.P.L.S. NO. 5571 RIO DELTA SURVEYING 24593 FM 88	(DEDICATED BY THIS PLAT)	
24593 FM 88 MONTE ALTO, TX. 78538 T.B.P.L.S. FIRM # 10013900	10.0' UTILITY EASEMENT	
I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF	(DEDICATED BY THIS PLAT) All 148.00	
MCALLEN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY OF MCALLEN WHEREIN MY APPROVAL IS REQUIRED.	LOT 2	
	(1.01 ACRES)	
CHAIRMAN PLANNING AND ZONING COMMISSION DATE:	LUIS GARCIA DOCUMENT NO. 3367174	
	(DEDICATED BY THIS PLAT)	
STATE OF TEXAS COUNTY OF HIDALGO		
I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.		
MAYOR CITY OF MCALLEN DATE:		
	EXIST. 15.00' S.W.S.C. EASEMENT P.O.B.	
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1	EXISTING R.O.W.	200
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 STRUCTURE DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY	151.00 151.00 691.	P.O.C. S.E.C. LOT 4 JOHN H. SH
ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.		36" E VOL. 1, PG.
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1		
BY:		
RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE:	SUBDIVISION PLAT	
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT	OF	
ON THIS THE DAY OF, 20 NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION	JOURNEY CHURCH SUBDIVISION	
TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF	BEING A 3.284 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOL 1, PG. 17, HIDALGO COUNTY MAP RECORDS,	
THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.	HIDALGO COUNTY, TEXAS	

PRESIDENT

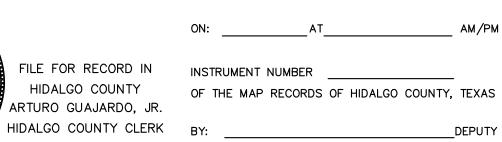
SECRETARY

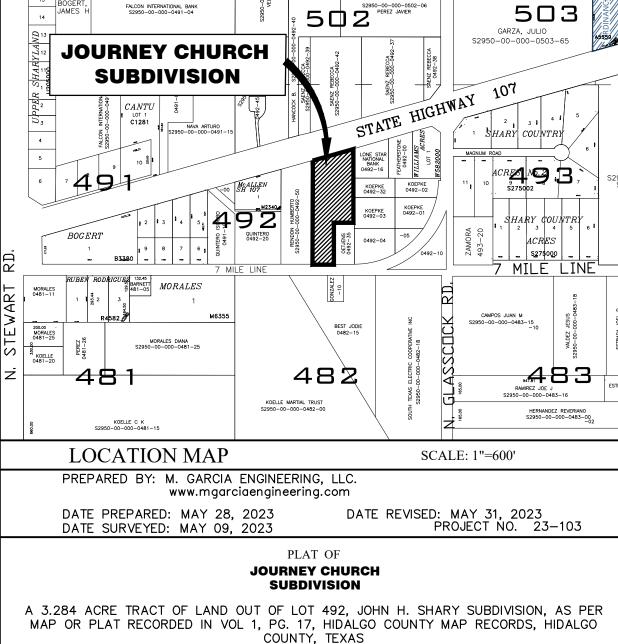
PRINCIPAL CONTACTS

CITY, STATE & ZIP CODE ADDRESS OWNER: JOURNEY CHURCH RGV, LTD. 2317 FULLERTON AVE. MCALLEN, TX. 78504 (956) 222-1981 ENGINEER: MARIANO GARCIA, P.E. 1022 E GRIFFIN PKWY,#202B MISSION, TX 78572 (956) 598-5417 SURVEYOR: MARIO GONZALEZ, RPLS 24593 FM 88 MONTE ALTO, TEXAS 78538 (956) 262-0222

S.E.C. LOT 492 JOHN H. SHARY SUBD.

VOL. 1, PG. 17, M.R.H.C.T.





METES & BOUNDS

A 3.284 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOL 1, PG. 17, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), LOCATED IN THE COUNTY OF HIDALGO, ON THE SOUTH SIDE OF S.H. 107, APPROXIMATELY 574.00 FEET WEST FROM GLASSCOCK ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT EXISTING 70-FOOT RIGHT-OF-WAY CENTERLINE OF SAID GLASSCOCK ROAD AND THE APPARENT EXISTING 70-FOOT RIGHT-OF-WAY CENTERLINE OF MILE 7 NORTH ROAD INTERSECTION, FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 492; THENCE. N 81°27'36" W. WITH THE SAID MILE 7 NORTH ROAD EXISTING 70-FOOT RIGHT-OF- WAY CENTERLINE, ALSO BEING THE APPARENT SOUTH LOT LINE OF SAID LOT 492, A DISTANCE OF 691.70 FEET TO A POINT. THENCE, N 08'32'24" E, A DISTANCE OF 35.00 TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 3.284 ACRE TRACT AND THE POINT OF BEGINNING (P.O.B.) OF SAID 3.284 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°27'36" W, WITH THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID MILE 7 NORTH ROAD AND THE APPARENT SOUTH LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 135.70 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, N 08'32'24" E, WITH THE APPARENT WEST LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 650.93 FEET TO A HALF INCH IRON ROD FOUND ON THE APPARENT EXISTING 172-FOOT SOUTH RIGHT-OF-WAY LINE OF S.H. 107 FOR THE APPARENT NORTHWEST CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE. N 82°50'04" E. WITH THE APPARENT NORTH LOT LINE OF SAID 3.284 ACRE TRACT, ALSO BEING THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 263.85 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08°32'24" W, WITH THE APPARENT EAST LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 457.35 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR AN EXTERIOR CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED:

THENCE, N 81°27'36" W, WITH THE APPARENT LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 118.30 FEET TO A HALF INCH IRON ROD SET WITH PLASTIC CAP STAMPED 2791 FOR AN INTERIOR CORNER OF SAID 3.284 ACRE TRACT HEREIN DESCRIBED;

THENCE, S 08'32'24" W, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 492 AND WITH THE APPARENT LOT LINE OF SAID 3.284 ACRE TRACT, A DISTANCE OF 265.00 FEET TO A HALF INCH IRON FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 3.284 ACRE TRACT FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 3.284 ACRE OF LAND MORE OR LESS.

BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. THE FLOOD DESIGNATION FOR THIS PROPERTY IS "ZONE C"-AREAS OF MINIMAL FLOODING. FIRM COMMUNITY PANEL No.: 480334 0295 C JUNE 6, 2000

MAP REVISED: 2. PROJECT BENCHMARK:

E= 16639425.74

BM - MC36 LOCATED ON A PP, APPROXIMATELY 661 FT WEST FROM THE CENTER OF GLASSCOCK ROAD. ELEV=146.91 TEXAS SOUTH (4205) HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88 N= 1056797.92

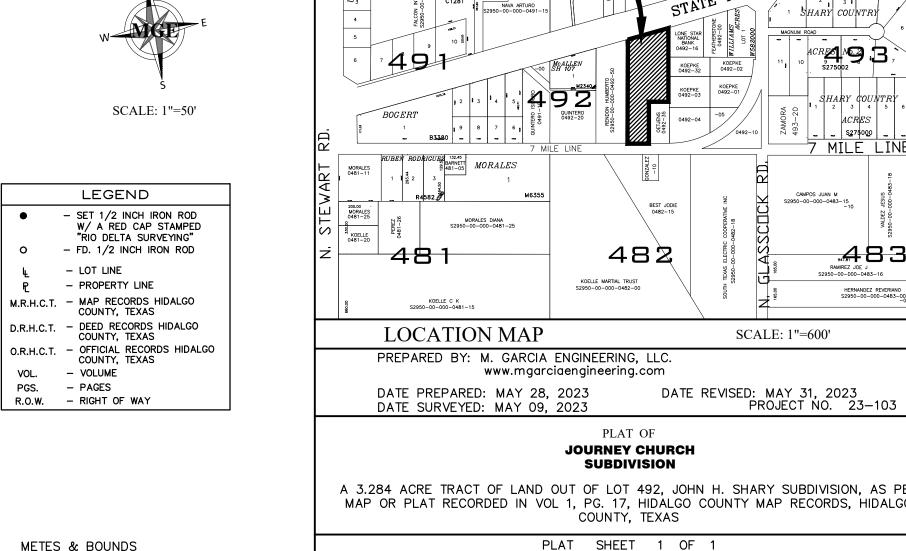
3. BUILDING SETBACK LINES:

FRONT:..... IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS..

- 4. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF ASPHALT AT CENTER OF LOT.
- 5. STORM WATER DETENTION OF 25,976.74 C.F. OR (0.596 Ac-Ft) IS REQUIRED FOR THIS SUBDIVISION.
- 6. 6FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 7. 8FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 8. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 9. 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
- 10. 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.
- 11. 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.



Preliminary This document has been released for preliminary purposes only by Mariano Garcia, P.E. Licence No. 90956. JUNE- 2023



09/01/2023 Page 1 of 4 SUB2023-0091



Reviewed On: 9/1/2023

SUBDIVISION NAME: JOURNEY CHURCH REQUIREMENTS		
State Highway 107: Dedication for 75 ft. from centerline for total 150 ft. ROW Paving: By the State	Non-compliance	
Mile 7 Road: Dedication as needed for 40 ft. from centerline for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: - If 35 ft. is the existing ROW from centerline, please label accordingly prior to final Include the document number on the plat for the existing ROW on both sides and provide a copy for staff review prior to final Verify that there is no issue for the overlap of 5 ft. ROW dedication with the existing 15 ft. S.W.S.C. Easement prior to final. City and Sharyland Water need to approve any overlap prior to final Any abandonment must be done by separate instrument and referenced on plat prior to final Street name will be finalized prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance	
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied	
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA	
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA	
ALLEYS		
ROW: 20 ft. Paving: 16 ft. - Alley/service drive easement is required and must be approved by all development departments including Public Works. - If service drive easement is proposed in lieu of an alley, it must be minimum 24 ft. wide. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance	

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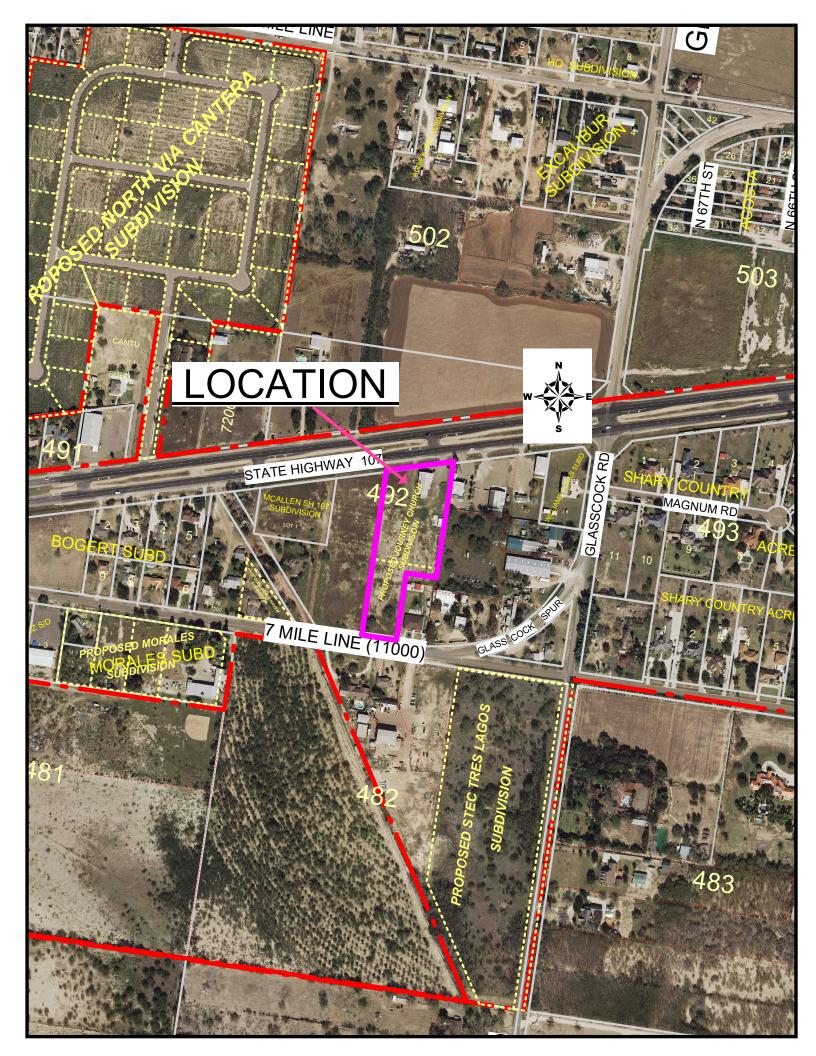
	I
SETBACKS	
* Front: S.H. 107/Mile 7 North Road: In accordance with the Zoning Ordinance or greater for approved site plan, or easements, or in line with existing structures, whichever is greater. - Revise plat note #3 as shown above prior to final. - Proposed: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. **Zoning Ordinance: Section 138-356	Applied
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on State Highway 107 and Mile 7 North Road. - Add a plat note as shown above prior to final. - Engineering Department may require 5 ft. wide minimum sidewalk. **Subdivision Ordinance: Section 134-120 	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
 * Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. - Add a plat note as shown above prior to final. 	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

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* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 * An approved CUP is required for an institutional use including a church. If there is an existing CUP, it needs to be amended for any expansion or change in site plan, ownership, etc. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. * Subdivision application submitted on August 25, 2023, proposes a commercial development. Park fees do not apply to commercial developments unless changed to residential.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Subdivision application submitted on August 25, 2023, proposes a commercial development. Park fees do not apply to commercial developments unless changed to residential.	NA
* Pending review by the City Manager's Office. * Subdivision application submitted on August 25, 2023, proposed a commercial development. Park fees do not apply to commercial developments unless changed to residential.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

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COMMENTS	
Comments: - Provide the legal description of all adjacent lots on all sides, including the north side of State Highway 107 and south sides of Mile 7 Road, prior to final An approved CUP is required for an institutional use including a church. If there is an existing CUP, it needs to be amended for any expansion or change in site plan, ownership, etc The project engineer is responsible to verify any existing easement on the property and show them prior to final Must comply with City's Access Management Policy. * Signature blocks must comply with Sec. 134-61 of the Subdivision Ordinance.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied



City of McAllen Planning Department

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

	g ,
	Subdivision Name_RANCHO VALENCIA
Project Information	Location 840 FEET WEST OF JACKSON RD, SOUTH SIDE OF EL RANCHO RD
	City Address or Block Number 1200 E. EC ZANCHO RO
	Number of Lots 82 Gross Acres 9.18 Net Acres 8.87 ETJ □Yes No
	Existing Zoning <u>R-3T</u> Proposed Zoning <u>R-3T</u> Rezoning Applied for □Yes No Date
	Existing Land Use VACANT Proposed Land Use R-3T Irrigation District # 2
	Replat □Yes No Commercial ResidentialX_
	Agricultural Exemption □Yes No Estimated Rollback Tax Due \$0 € MC
	√Parcel # <u>290257</u> √ Tax Dept. Review <u>M</u> / 15-10-2022
	Water CCN ⊠MPU □Sharyland Water SC Other
	9.18 AC. O/O LOT 1, BLK 17, STEELE & PERSHING SUBDIVISION (H.C.M.R. V 8 PGS 114-115) AND LOT 1, BLK 9, A.J. MCCOLL SUBDIVISION (H.C.M.R. V 21 PG
	598)
Owner	Name ESPONJAS DEVELOPMENT LTD Phone 956-454-7247
	Address 2912 S. JACKSON RD E-mail EDDIECANTU@ICLOUD.COM
	City MCALLEN State TEXAS Zip 78503
Developer	Name FRANCISCO PONS BALLESTEROS Phone 52 55 5104 5367
	Address 505 WEST 15TH STREET E-mail_FRANCISCOPONS@SEDELPRADO.COM
	City <u>AUSTIN</u> State <u>TEXAS</u> Zip <u>78701</u>
	Contact Person FRANCISCO PONS BALLESTEROS
	A CAROLA FAIGINEEDING LLG
Engineer	Name M GARCIA ENGINEERING, LLC Phone (956) 207-6036
	Address 1616 E. GRIFFIN PARKWAY #146 E-mailmariano@mgarciaengineering.com
	City MISSION State TEXAS Zip 78572
	Contact Person MARIANO GARCIA, P.E.
yor	Name QUINTANILLA, HEADLEY & ASSOC., INC. Phone (956) 381-6480
Surveyor	Address 124 E. STUBBS ST. E-mail_alfonsoq@qhaengineering.com
	City EDINBURG State TEXAS Zip 78539
	ENTERE

NOV 1 0 2022

Initial: Nm

Proposed Plat Submittal

In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 28 1/2" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

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

Documents must be submitted in PDF format. No scanned documents

Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

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

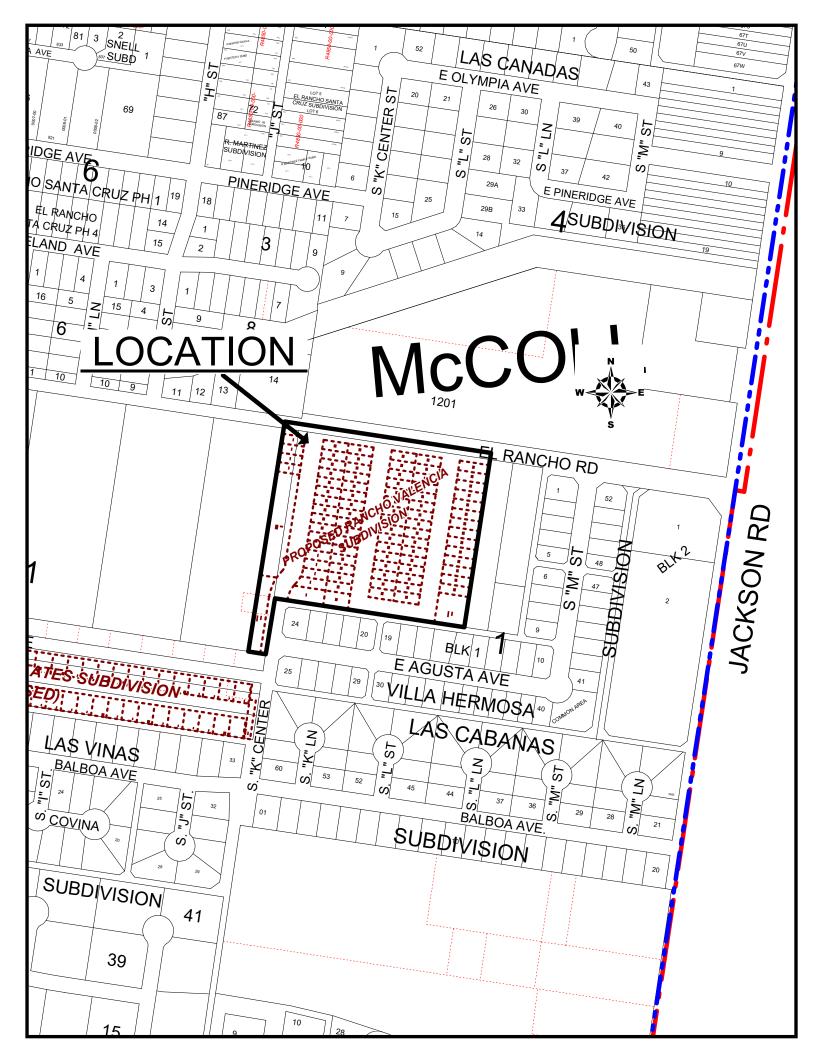
Date /

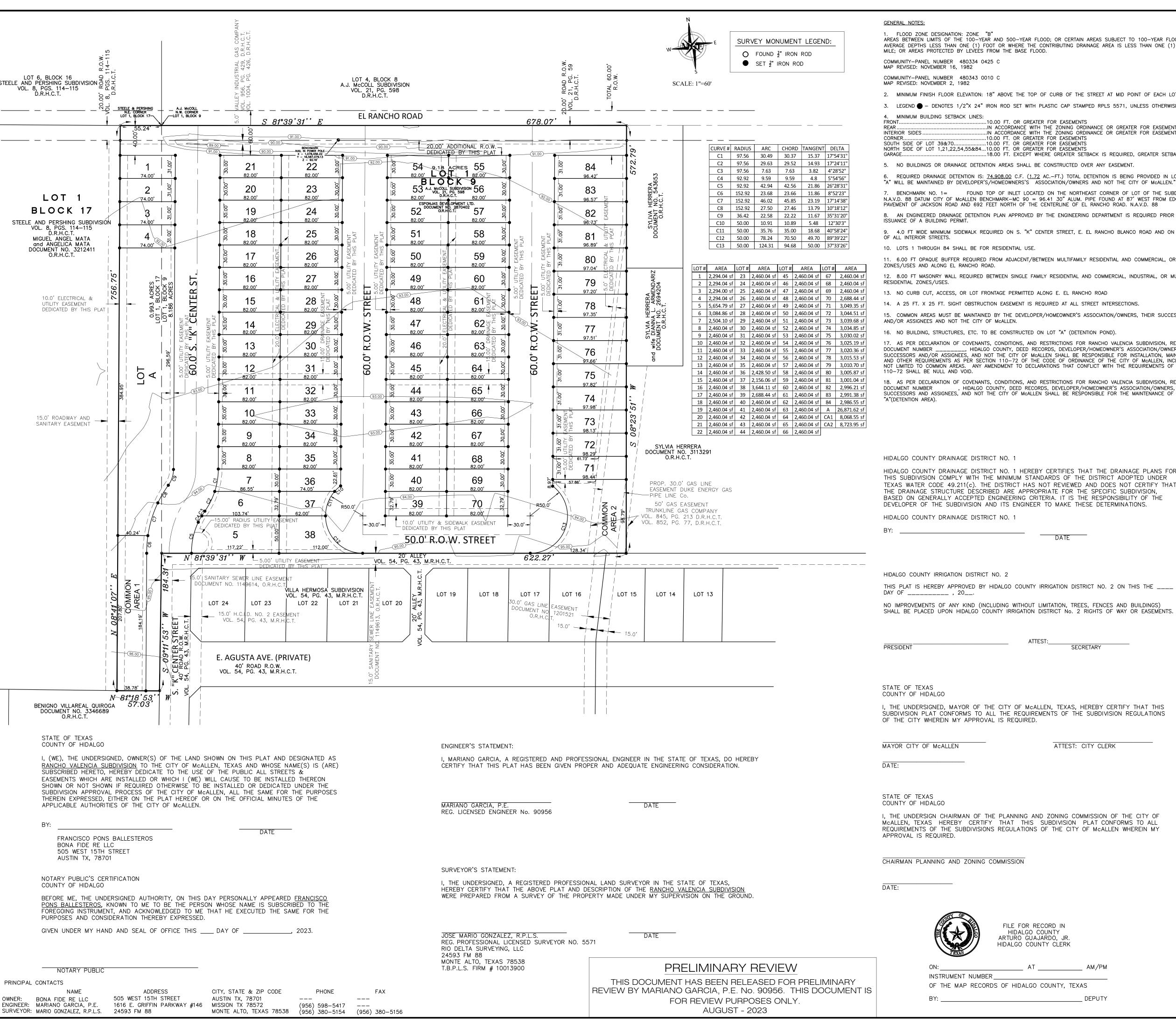
Print Name FRANCISCO PONS BALLESTEROS

Owner

Authorized Agent p

The Planning Department is now accepting DocuSign signatures on application





 FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982

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

- 2. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
- 3. LEGEND - DENOTES 1/2"X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 5571, UNLESS OTHERWISE NOTED.

.10.00 FT. OR GREATER FOR EASEMENTS ...IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS ...IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS INTERIOR SIDES .10.00 FT. OR GREATER FOR EASEMENTS10.00 FT. OR GREATER FOR EASEMENTS SOUTH SIDE OF LOT 39&70

NORTH SIDE OF LOT 1,21,22,54,55&84...10.00 FT. OR GREATER FOR EASEMENTS18.00 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

5. NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT REQUIRED DRAINAGE DETENTION IS: 74,908.00 C.F. (1.72 AC.-FT.) TOTAL DETENTION IS BEING PROVIDED IN LOT "A". LOT

 BENCHMARK NO. 1= FOUND TOP OF INLET LOCATED ON THE NORTHEAST CORNER OF LOT OF THE SUBDIVISION. N.A.V.D. 88 DATUM CITY OF McALLEN BENCHMARK-MC 90 = 96.41 30" ALUM. PIPE FOUND AT 87' WEST FROM EDGE OF PAVEMENT OF JACKSON ROAD AND 692 FEET NORTH OF THE CENTERLINE OF EL RANCHO ROAD, N.A.V.D. 88

8. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO

- 9. 4.0 FT WIDE MINIMUM SIDEWALK REQUIRED ON S. "K" CENTER STREET, E. EL RANCHO BLANCO ROAD AND ON BOTH SIDES OF ALL INTERIOR STREETS.
- 10. LOTS 1 THROUGH 84 SHALL BE FOR RESIDENTIAL USE.
- 11. 6.00 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG EL RANCHO ROAD.
- 12. 8.00 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG E. EL RANCHO ROAD
- 14. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
- 15. COMMON AREAS MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AND NOT THE CITY OF McALLEN.
- 16. NO BUILDING, STRUCTURES, ETC. TO BE CONSTRUCTED ON LOT "A" (DETENTION POND).
- 17. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RANCHO VALENCIA SUBDIVISION, RECORDED AS DOCUMENT NUMBER ___, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S 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 ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION
- 18. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RANCHO VALENCIA SUBDIVISION, RECORDED A , HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR DOCUMENT NUMBER SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LOT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURE 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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS)

SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

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

MAYOR CITY OF McALLEN ATTEST: CITY CLERK

COUNTY OF HIDALGO

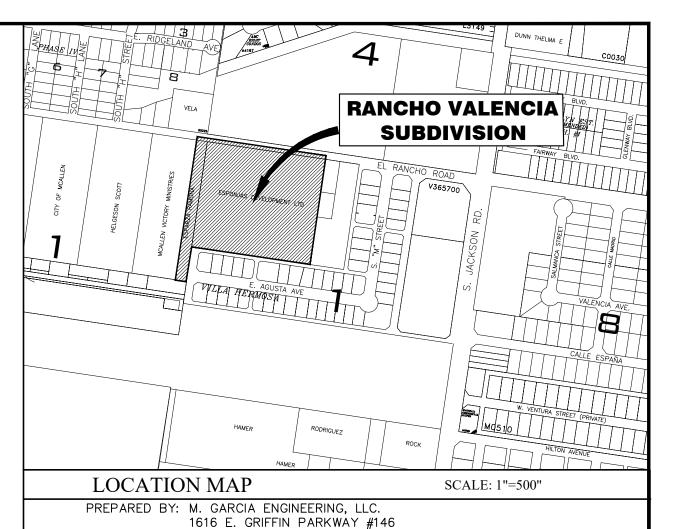
I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY OF McALLEN WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION



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

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



RANCHO VALENCIA SUBDIVISION

PROJECT NO. 22-125

MISSION TX, 78572

DATE PREPARED: JUNE 13, 2023

DATE SURVEYED: JUNE 13, 2023

A 9.18 ACRE TRACT OF LAND OUT OF LOT 1. BLOCK 17. STEELE AND PERSHING SUBDIVISION. HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114 AND 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1952613 AND 1952614, OFFICIAL RECORDS, AND JUDGEMENT DECLARING HEIRSH CAUSE NO. P 35,349, PROBATE RECORDS, HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 1

METES AND BOUNDS

A 9.18 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114 AND 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1952613 AND 1952614, OFFICIAL RECORDS, AND JUDGEMENT DECLARING HEIRSHIP CAUSE NO. P 35,349, PROBATE RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION AND IN THE CENTERLINE OF EL RANCHO ROAD FOR THE NORTHEAST CORNER OF THE McALLEN VICTORY MINISTRIES, INC. TRACT (THE WEST 4.00 ACRES OF THE EAST 5.00 ACRES OF THE NORTH 26.69 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, ACCORDING OT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 854459, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°25' W, 55.24 FEET FROM THE NORTHEAST CORNER OF LOT 1, BLOCK 17, STEELE AND PERSHING

THENCE; S 81°25' E, ALONG THE NORTH LINE OF LOT 1, BLOCK 17, STEELE AND PERSING SUBDIVISION AND THE CENTERLINE OF EL RANCHO ROAD, PASSING AT 55.24 FEET THE NORTHEAST CORNER OF LOT BLOCK 17, STEELE AND PERSHING SUBDIVISION, THE NORTHWEST CORNER OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION, AND CONTINUING ALONG THE NORTH LINE OF LOT 1, BLOCK 9, A.J. MCCOLL ROAD AND THE CENTERLINE OF EL RANCHO ROAD, A TOTAL DISTANCE OF 678.07 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE SYLVIA HERRERA TRACT (A 0.57 OF AN ACRE OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 543653 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2694204, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°38'22" W, ALONG THE WEST LINE OF THE SYLVIA HERRERA TRACT AND THE WEST LINE OF THE FRANK HERRERA TRACT (A TRACT OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 543654, OFFICIAL RECORDS HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF EL RANCHO ROAD, A TOTAL DISTANCE OF 572.79 FEET TO A 1/2" IRON ROD FOUND ON AN INTERIOR LINE OF VILLA HERMOSA SUBDIVISION (RECORDED IN VOLUME 54 PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THE FRANK HERRERA TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°25' W (MAP RECORD: N 81°26'35" W), ALONG THE INTERIOR LINE OF VILLA HERMOSA SUBDIVISION, A DISTANCE OF 622.27 FEET TO A 1/2" IRON PIPE FOUND ON THE EAST LINE OF LOT BLOCK 17, STEELE AND PERSHING SUBDIVISION AND THE WEST LINE OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION FOR AN EXTERIOR CORNER OF VILLA HERMOSA SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°26'24" W (MAP RECORD: S 09°07'40" W), ALONG THE EAST LINE OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, THE WEST LINE OF LOT 1, BLCOOK 9, A.J. MCCOLL SUBDIVISION, THE WEST LINE OF VILLA HERMOSA SUBDIVISION AND THE WEST RIGHT OF WAY LINE OF SOUTH "K" STREET, A DISTANCE OF 184.31 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE BENIGNO VILLARREAL TRACT (A TRACT OUT OF THE NORTH 2.50 ACRES OF THE NORTH 10.00 ACRES OF THE SOUTH 20.00 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2171934, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST EASTERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 81°04'22" W, ALONG THE NORTH LINE OF THE BENIGNO VILLARREAL TRACT, A DISTANCE OF 57.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE McALLEN VICTORY MINISTRIES, INC. TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; S 08°55'38" E, ALONG THE EAST LINE OF THE McALLEN VICTORY MINISTRIES, INC. TRACT, PASSING A 1/2" IRON ROD FOUND AT 736.75 FEET FOR THE SOUTH RIGHT OF WAY LINE OF EL RANCHO ROAD, A TOTÁL DISTANCE OF 756.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.18 ACRES OF

BEARINGS ARE IN ACCORDANCE WITH JACKSON MEADOWS SUBDIVISION, RECORDED IN VOLUME 52, PAGE 184, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVISION PLAT RANCHO VALENCIA **SUBDIVISION**

A 9.18 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114 AND 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1952613 AND 1952614, OFFICIAL RECORDS, AND JUDGEMENT DECLARING HEIRSHIP CAUSE NO. P 35,349, PROBATE RECORDS, HIDALGO COUNTY, TEXAS.



1616 E. GRIFFIN PARKWAY #146 MISSION TX 78572 www.mgarciaengineering.com Firm Reg. No. F-9828

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Reviewed On: 9/1/2023

SUBDIVISION NAME: RANCHO VAL	ENCIA SUBDIVISION
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
E. El Rancho Road: 20 ft. of additional ded Paving: 52 ft. Curb & gutter :Both Sides Revisions Needed: -Please provide how existing ROW was dedocument for staff review, prior to recording-Revise street name references as shown a -Clarify abandonment status of ROW Ease along street and irrigation easement, as to dedications, etc. provide a copy of any referecording. Reference to abandonment with finalize prior to NTP/recordingAny relocation of easements(gas, irrigation finalize easement dedications prior to NTP/***Subdivision Ordinance: Section 134-105***Monies must be escrowed if improvement South "K" Center Street (N/S 1/4 Mile Colle Paving 40 ft. Curb & gutter: Both Sides. Revisions Needed: -Clarify dedications along southwestern plat to ensure compliance with required ROW of Base on existing dedications, 20 ft. of ROW ROW requirements prior to NTP/ recording	above were applicable, prior to recording. In ment granted to Valley Industrial Gas Company In ensure there is no overlap/issues with ROW In enced document for staff review, finalize prior to Indocument number on plat is needed as applicable, In, etc.) must be outside of ROW and shown on plat, In recording. In and/or COM Thoroughfare Plan Into are not constructed prior to recording. In action of the industrial content of the indus
 Include ROW labeling on plat, prior to reco ***Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvement 	and/or COM Thoroughfare Plan
Interior Streets: 60 ft. of total ROW dedicated Paving: 40 ft. Curb & gutter: Both Sides Pending Items: -Developer submitted a variance application reduced from 60 ft. to 50 ft. for the street Relayout submitted on February 14,2023 the will remain as well as "Knuckle" along the Striping needed as necessary. At the Plann	n on April 13, 2023 requesting that the ROW be OW along the south side of lots 39 & 70, as per engineer has indicated that the 40 ft. paving width EE and SW ends of the interior streets proposed. It and indicated that if approved that a 10 ft. U.E go the lots as applicable as well as any no parking ing and Zoning Commission meeting of May Revised Preliminary Form subject to conditions interior Streets ROW for to recording/Mylar printing. and/or COM Thoroughfare Plan into are not constructed prior to recording.
Paving Curb & gutter ***Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvement	

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

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	NA
Paving Curb & gutter ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan	
***Monies must be escrowed if improvements are not constructed prior to recording.	
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
LEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision layout is being processed with public works recycle centralized locations and individual bins for collection. ***Subdivision Ordinance: Section 134-106	Applied
ETBACKS	
* Front: 10.00 ft. or greater for easements. **Front setback under review in correlation with curb cut access requirements, finalize prior to final.	Required
**Zoning Ordinance: Section 138-356	A 1' 1
* Rear: In accordance with the Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements. South Side of Lot 39 & 70:10.00 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Required
* Corner:10.00 ft. or greater for easements Revision Needed: -Clarify proposed note regarding side specific setback along E. El Rancho Road as corner setback note appears to address setback requirements, finalize prior to recording. **Proposed side specific setbacks: North Side of Lot 1,21,22,54,55 & 84. ***Zoning Ordinance: Section 138-356	Required
*Garage:18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
DEWALKS	
* 4 ft. wide minimum sidewalk required along E. El Rancho Road and on both sides of S. "K" Center Street and all interior streets. Revisions Needed: -Revise note#9 as shown above prior to recording. **Proposing: 4.0 ft. wide minimum sidewalk required on S. K Center Street, E. El Rancho Blanco Road and on both sides of all interior streets. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize note wording prior to final. ****Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time, including the	Required
southside of E/W interior street.	

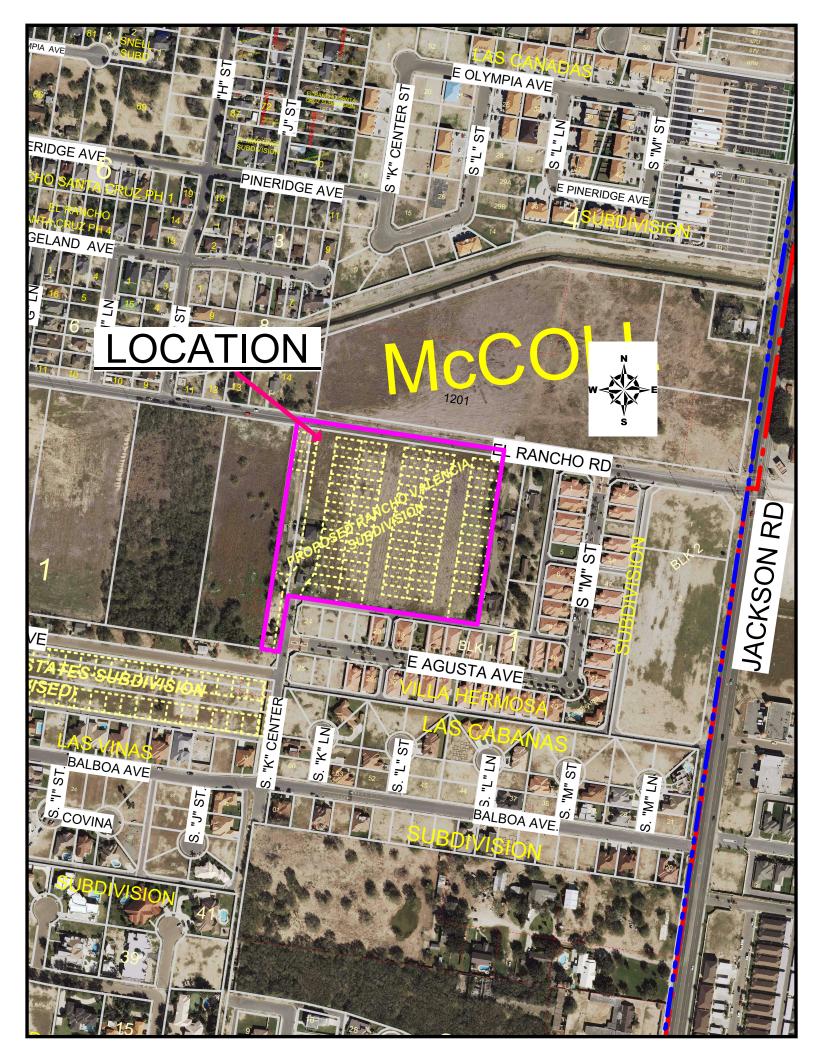
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along E. El Rancho Road. Revisions Needed: -Revise note #11 as shown above prior to recording. **Proposing:6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along El Rancho Road. ***Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along E. El Rancho Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. ***Zoning Ordinance: Section 138-210.	Applied
*Proposing: Common areas must be maintained by the developer/ homeowner's association/owners, their successors and/or assignees and not the City of McAllen. Revisions needed: -In note include reference to "lot owners", finalize wording for note prior to recording.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance

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ZONING/CUP	
* Existing: R3-T (Townhouse Residential) District Proposed:R3-T (Townhouse Residential) District ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording.	Required
* Pending review by the City Managers Office. As per plat submitted on November 10th,2022, plat depicts 84 lots, as per City of McAllen Parkland Dedication Ordinance land dedication is over an acre. A variance request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office. Parkland dedication requirements must be finalized prior to recording.	Required
RAFFIC	
* As per Traffic Department, Trip Generation approved no TIA is required.	Compliance
 * Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation approved no TIA is required. 	Applied
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Any abandonments including any gas and irrigation easements needing to be abandoned must be done by separate process, not by plat. *Any changes to plat including but not limited to name, easement locations, row, may require Planning and Zoning Commission action in the future. * Subdivision was approved in Preliminary form at the Planning and Zoning Commission meeting of December 6, 2022. *The subdivision was approved in Revised Preliminary form at the Planning and Zoning Commission meeting of May 2nd, 2023, subject to conditions noted.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



City of McAllen Sub2023-0088

Planning Department

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

Project Information	Subdivision Name ENCINO ESTATES Location N. SHARY ROAD City Address or Block Number 700 A. SUARY RO Number of Lots 37 Gross Acres 12.15 Net Acres 12.15 ETJ Yes No Existing Zoning N.A. Proposed Zoning 3-A Rezoning Applied for Yes No Date Existing Land Use VACANT Proposed Land Use Irrigation District # UNITED IRR. Replat Yes No Commercial Residential Agricultural Exemption Yes No Estimated Rollback Tax Due 293 127 Parcel # 293 127 Water CCN MPU Sharyland Water SC Other MPU Sharyland Water SC Other
	Legal Description 12.15 Acre tract out of Lot 435, John H. Shary Subd.,
Owner	Name SILVER CANDLE HOLDINGS, 11C Phone 956-566-1763 Address 1242 E. Busines 83 Sk.7 E-mail ruben d plata Dhotmail, com City Mission State X Zip 78572
Developer	Name Same as Above Owner Phone Address E-mail City State Zip Contact Person
Engineer	Name Barrera Infrastructure Group Inc. Phone 956-687-3355 Address 3525 W. Freddy Gonzalez Ave, Suite B2 E-mail rene@big-engineering.com City Edinburg State TX Zip 78539 Contact Person Rene, Barrer, P.E.
Surveyor	Name PAGES Sots TV: Phone 95-460-1605 Address 1008 S. (RODUCOOD E-mail Zip 785T) DE GE I WE AUG 15 2023

Proposed Plat Submittal

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 3 who

Date 07/25/2023

Print Name _

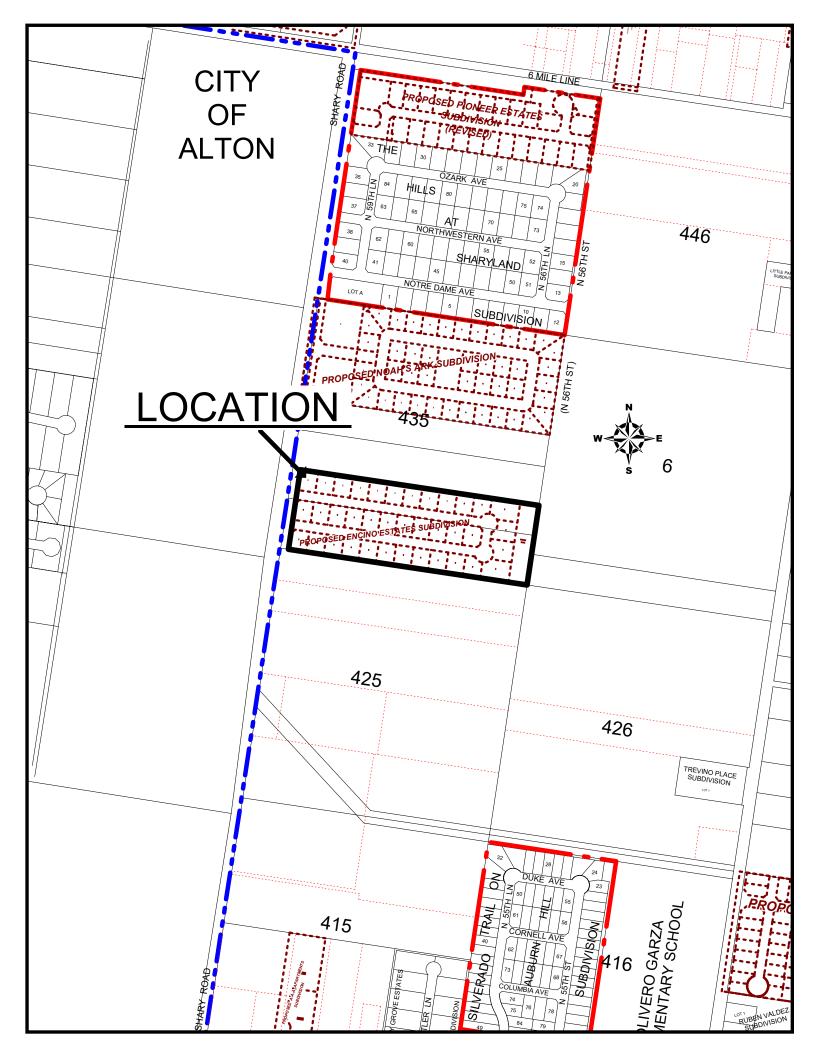
Ruben D. Plate

Owner

Authorized Agent

Jose Alberto Vela

The Planning Department is now accepting DocuSign signatures on application



STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: 1 (WE), QUALITY MILTI INVESTMENTS ILC. AS OWNER (S) OF ENCOMPASSED WITHIN THE PROPOSED ENGINO ESTATES SUPPORT LOCATION LOCAT	TO PUBLIC USE THE STREET, F TEXAS LOCAL GOVERNMENT MEET, STATE ET, OTS SCALE: 1"=100' SYMBOL LEGEND DENOTES 60-D NAIL DENOTES FOUND 1 ROD DENOTES FOUND 1 ROD DENOTES NO MONUMENT	BIGHT OF WAY	HES SLED. 1, 260.00' 1, 260.
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: THE ENGINO ESTATES IS LOCATED APPROXIMATELY 1/2 MILE SOUTH OF MILE 6 ROAD ON THE EAST SIDE OF SHARY ROAD (FM 494), THIS DEVELOPMENT LIES WITHIN THE CITY OF MCALLEN E-T.J. STATE OF TEXAS CITY OF MCALLEN 1, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZON MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONTINUE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS RECOMMENDED.	NFORMS TO ALL REQUIREMENTS OF THIS DOCUMENT HAS BEEN		GENERAL PLAT NOTES & RESTRICTIONS: 1. FLOOD ZONE STATEMENT: THE TRACT LIES IN "ZONE X" AND ZONE "A", 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. ZONE "A" IS DEFINED AS A FLOOD ZONE WITH NO BASE FLOOD ELEVATION DETERMINED. F.E.M.A.—F.L.R.M. MAP NO. 480334 0295 D, MAP REVISED JUNE 6, 2000. 2. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE—BUILDING FRONT
STATE OF TEXAS CITY OF MCALLEN I THE UNDERSIONED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED. MAYOR CITY OF MCALLEN STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON	HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE \$ 232.028(a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ENCINO ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT HIDALGO COUNTY JUDGE DATE ATTEST: HIDALGO COUNTY CLERK COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ENCINO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON	METES AND BOUNDS DESCRIPTION: A 12.15 ACRE TRACT OF LAND OUT OF LOT FOUR HUNDRED THIRTY—FIVE (4.35), JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 12.15 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 435, JOHN H. SHARY SUBDIVISION, THENCE SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, WITH THE SOUTH LINE OF LOT 435, JOHN H. SHARY SUBDIVISION, A DISTANCE OF 60.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE CURRENT EAST RIGHT OF WAY LINE OF FM 494 (SHARY ROAD) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, WITH THE CURRENT EAST RIGHT OF WAY LINE OF SAID FM 494 (SHARY ROAD). A DISTANCE OF 420.21 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE QUALITY MULTI INVESTMENTS, LIC PROPERTY, AS PER WARRANTY DEED PECORDED IN DOCUMENT NO. 2294965, OFFICIAL RECORDS FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND; THENCE SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, WITH THE SOUTH LINE OF THE SAID QUALITY MULTI INVESTMENTS, LIC PROPERTY, AS PER WARRANTY DEED PROCROBED IN DOCUMENT NO. 2294965, OFFICIAL RECORDS FOR THE NORTHWEST CORNER OF THIS STRACT OF LAND; THENCE SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, WITH THE SOUTH LINE OF THE SAID QUALITY MULTI INVESTMENTS, LIC PROPERTY FOR THE NORTHWEST CORNER OF THE SAID QUALITY MULTI INVESTMENTS, LIC PROPERTY FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND; THENCE SOUTH OB DEGREES 41 MINUTES 10 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 435, JOHN H. SHARY SUBDIVISION, A DISTANCE OF 420.21 FEET TO A HALF (1/2) INCH IRON ROD MITH A YELLOW CAP STAMPED ROWS PROP, FOUND AT THE SOUTHEAST CORNER OF SAID LOT 435, JOHN H. SHARY SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND,	 5.0 FEET MINIMUM WIDE ADA COMPLIANT SIDEWALK IS REQUIRED ALONG SHARY RD FRONTAGE DURING SUBDIVISION STACE. A 4.0 FEET SIDEWALK ADA COMPLIANT IS REQUIRE ON BOTH SIDES IF INTERNAL STREET DURING BUILDING PERRINT STACE. 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB MEASURED AT FRONT AND CENTER OF EACH LOT. ELEVATION CRITICICATE MAY BE REQUIRED FOR COTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CRITICIAL SHALL BE REQUIRED FOR ALL LOTS WITHIN THE ESTSAIDSTED SPECIAL HAZARD FLOOD ZONE "AE" AT THE TIME FOR A DEVELOPMENT FERMIT APPLICATION. 5. CITY OF MALLED BENCHMARK W. A2 JS. LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF GLASSCOCK ROAD AND 6 MILE LUNE, THE MONLIMENT IS 28 FEET WEST OF THE CENTERLINE OF GLASSCOCK ROAD AND A MILE LUNE, THE MONLIMENT IS 28 FEET WEST OF THE CENTERLINE OF GLASSCOCK ROAD AND A MILE LUNE, THE MONLIMENT IS 28 FEET WEST OF THE CENTERLINE OF GLASSCOCK ROAD AND THE CENTERLINE OF MILE SELVE AND ADDITIONAL PROPRIEMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 64,482 CUBIC-FEET (1.48 ACRE-FEET) OF STORM WATER RUNOFF. 7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER POSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE. 8. 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 PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER PLANTINGS (E
MANUEL CAPRIZALES, RPLS R.P.L.S. No. 6388 4807 GONDOLA AVE EDINEURG, TEXAS 78542 STATE OF TEXAS COUNTY OF HIDALGO I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION. For Review Only 5-16-23 RENE BARRERA, P.E. LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 86862 S8862	I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE ENDING ESTATES SUBDIVISION LOCATED AT SHARY ROAD IN HIDALOO COUNTY, TEVAS, SUBJECT TO THE SUBDIVISIONS POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVLOPERS DESION ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES. DEVELOPER AND HIS DESION ENGINEER SHALL BEAP FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION ENCLUSIVE EASEMENT. CARLOS LIMA DATE GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION ENCLUSIVE EASEMENT. CARLOS LIMA DATE GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION 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 SPECIAL SUBDIVISION, BASED ON GENERALLY ACCOPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMANDINS.	THENCE NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 435, JOHN H. SHARY SUBDIVISION, A DISTANCE OF 1,280,00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.15 ACRES, MORE OR LESS. THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS THE DAY OF, 20 NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT 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 ATTEST: PRESIDENT SECRETARY UNITED IRRIGATION DISTRICT NOTES • ALL IRRIGATION DISTRICT NOTES • ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL. • NO UTILITY COMPANY, PURILE 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 PREMITTED IRRIGATION UNITED IRRIGATION DISTRICT IS SECRETARY.	WATER CLEARANCE, NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY. 12. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTAURD AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ODDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS. 13. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG MUE 6 ROAD, ALSO ALONG \$\frac{1}{2}\$ MILE COLLECTOR ROADS REQUIRED. 14. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONE/USES. 15. NO CURB CLIT AND/OR ACCESS OR LOT FRONTAGE PERMITTED ALONG MILE 6 ROAD AND ALSO ALONG \$\frac{1}{2}\$ MILE COLLECTOR ROADS (LOTS 1 AND 34). 16. ALL SHARPLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION. 17. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT 18. NO CURB CUT, ACCESS, OR LOT FRONTACE PERMITTED ALONG SHARY ROAD. 19. A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
PRINCIPAL CONTACTS: NAME ADDRESS CITY & ZIP PHO OWNER: QUALITY MULTI INV. LLC ENGINEER: RENE BARRERA, P.E. SURVEYOR: MANUEL CARRIZALES ABO7 GONDOLA AVE EDINBURG, TX. 78539 956–68	87-3355 956-992-8801	 NO PERMANENT STRUCTURE, UTILITY FOLE, HOLE, WALL, FENDE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EWST ON ANY DISTRICT ASSEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE ASSEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REVOIVAL AT VIOLATORS 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. 	ON:ATAM/PM

09/01/2023 Page 1 of 5 SUB2023-0088



Reviewed On: 9/1/2023

SUBDIVISION NAME: ENCINO ESTATES REQUIREMENTS		
STREETS AND RIGHT-OF-WAYS		
North Shary Road: Dedication as needed for 120 ft. total ROW Paving: By the state Curb & gutter: By the state Revisions needed: -Revise street name as shown above were applicable, prior to final -Provide copy of document regarding 30 ft. additional ROW for staff review, ROW requirements subject to change once document and details have been provided finalize prior to finalLabel ROW dedications, on both sides of centerline to verify if any additional ROW dedication are required prior to finalPlease show document on plat where the existing 30 ft. Original ROW was dedicated prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording. 5 1/2 Mile Road E/W collector(Southern Boundary,1/2Mile Location): Dedication as needed for 40 ft. from centerline for 80ft. total R.O.W.	Non-compliance	
Paving _52 ft Curb & gutter: Both Sides. Pending Items: -Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to finalCity Street names will be established prior to final and plat will need to revised accordinglyPlease provide ownership map to verify that no landlocked properties exist or will be created. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.		
North 56th Street, N/S collector(Eastern Boundary,1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. Paving _40 ft Curb & gutter: Both Sides. Pending Items: -Street alignment, transitions and R.O.W being reviewed by staff and plat would need to be revised accordingly as applicable prior to final. ROW subject to increase as applicable to accommodate transitions and street alignment, finalize prior to finalPlease provide ownership map to verify that no landlocked properties exist or will be created. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance	

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	Interior Street: Dedication as needed for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both Sides	Non-compliance
	Revisions Needed: -Proposed Interior dedications present 50 ft. ROW, Subdivision layout does not comply with	
	ROW requirements, please revise accordingly prior to final. If no changes please submit variance request for ROW dedication requirements for interior streets, finalize ROW	
	requirements prior to finalStreet names will be established prior to final and plat will need to revised accordinglyClarify if subdivision is proposed to be private as gate details are required and ROW are subject to increase for gate areas, sidewalks, islands, etc. finalize prior to final and submit gate details as applicable. Gates on private streets shall be setback with a turnaround as specified by the city engineer. Gate clearance and mechanisms shall comply with the requirements of the Fire Marshall for emergency access.	
	**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	
	Paving Curb & gutter	NA
	**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	
	* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
	* 900 ft. Block Length for R-3 Zone Districts. Revisions Needed:	Non-compliance
	-Subdivision layout does not comply with block length requirement, please revise accordingly prior to final. If no changes please submit variance request for 900 ft. maximum block length requirement.	
	**Subdivision Ordinance: Section 134-118	
	* 600 ft. Maximum Cul-de-Sac. **Subdivision layout currently does note propose any Cul-De- Sac's. ***Subdivision Ordinance: Section 134-105	NA
L	LEYS	
	ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. Pending Items:	Non-compliance
	-Alley/service drive easement requirements are based on annexation and R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. ***Subdivision Ordinance: Section 134-106	
E	TBACKS	
	* Front: 20 ft. or greater for easements, whichever is greater applies. Revisions Needed:	Non-compliance
	-Revise note as shown above and/or clarify proposed note, as a variance request will be required regarding specific setbacks (ex. carports), finalize setback requirements prior to final. Proposing: 20 feet or greater for easements. Unenclosed carport front: 10 feet or greater for easements. **Zoning Ordinance: Section 138-356	
	* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed:	Non-compliance
	-Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	

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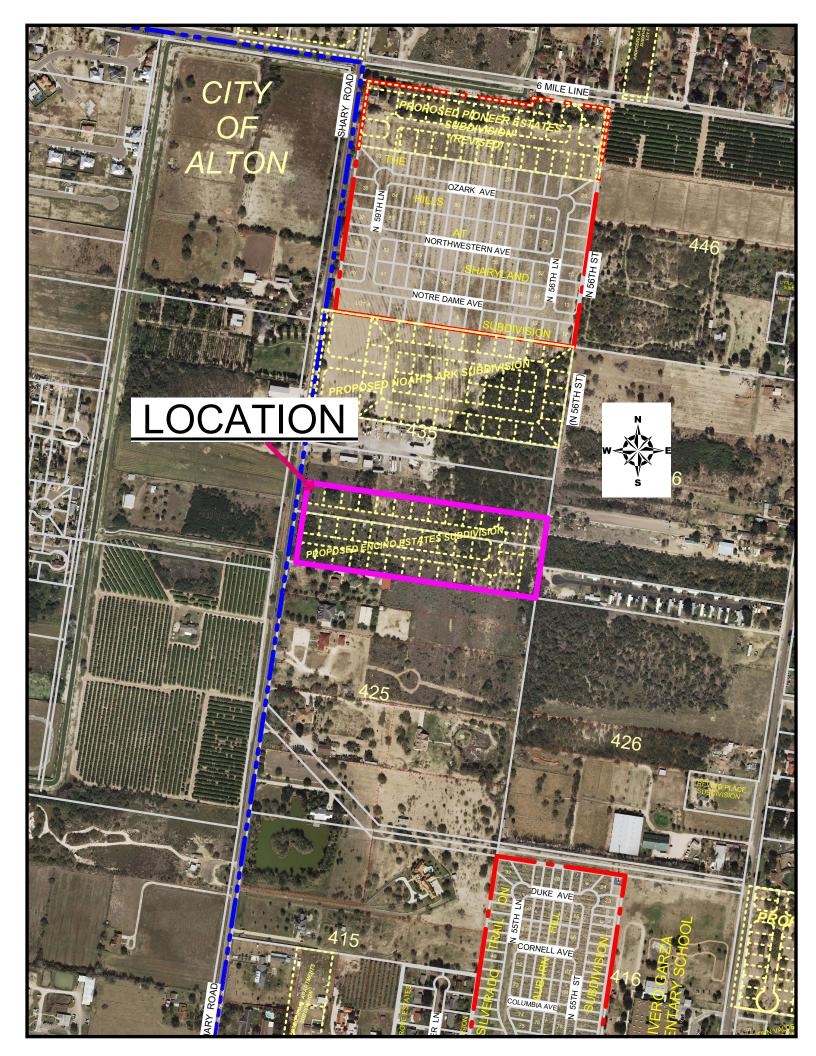
* Sides: In accordance with the zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed:	Non-compliance
 -Revise note as shown above and/or clarify proposed note, prior to final. -Proposing: 5 feet or greater for easements as P.U.D **Zoning Ordinance: Section 138-356 	
* Corner:10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Revise note as shown above prior to final. Proposing: 10 feet or greater for easements, whichever is greater **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
**Setbacks are based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. Setbacks requirements subject to increase once zoning requirements and street alignment/designation has been finalized. *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required along North Shary Road, North 56th Street,5 1/2 Mile Road and both sides of all interior streets. Revisions Needed: -Revise note #3 as shown above prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. 	Applied
**Subdivision Ordinance: Section 134-120	
* 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 North Shary Road, North 56th Street, and 5 1/2 Mile. Revisions needed: -Revise note #13 as shown above, prior to final. * Proposing:* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 6 Road, and also along 1/4 mile collector roads (lot 1 and 34). **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
1	

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NOTE:	
NOTES	
* No curb cut, access, or lot frontage permitted along North Shary Road, North 56th Street and 5 1/2 Mile Road. Revision required: -Revise note #18 as shown above, prior to finalAs per Traffic Department, as per McAllen Access Management, spacing requirement along Shary Road is 360 ft. between streets, driveways. Proposed street location do not meet this requirement. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. **Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development, submit a site plan for staff review prior to final. ***Zoning Ordinance: Section 138-210.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions required: -Include note as shown above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets. Revisions needed: -Common Lot "A", must have a minimum of 25 ft. of frontage onto interior street, plat must be revised to provide for frontage, finalize prior to final. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area. **Compliance is based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review **Zoning Ordinance: Section 138-356	Applied

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ZONING/CUP	
* Existing: (Extraterritorial jurisdiction) Proposed:R-3A(Multi-family) District **As per application dated August 15th,2023 proposed land use is Multi-family. Pending Items: - Engineer must clarify annexation status as zoning requirements must be finalized prior to	Non-compliance
finalSubdivision requirements subject to change once zoning requirements are finalized. ***Zoning Ordinance: Article V	
 * Rezoning Needed Before Final Approval Pending Items: - Engineer must clarify annexation status as zoning requirements must be finalized prior to final. ***Zoning Ordinance: Article V 	Non-compliance
PARKS	
* Land dedication in lieu of fee. As per Parks Department, per application dated August 15th,2023 proposed 37 lot multi-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, per application dated August 15th,2023 proposed 37 lot multi-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final.	TBD
* Pending review by City Manager's Office. As per Parks Department, per application dated August 15th,2023 proposed 37 lot multi-family subdivision is not within City limits,(ETJ) therefore City of McAllen Park Land Dedication and Park Development Fees Ordinance does not apply unless annexed. Engineer must clarify annexation status and number of units prior to final.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Must comply with City's Access Management Policy Any abandonments must be done by separate process, not by plat Engineer must clarify annexation status as zoning requirements must be finalized prior to final. Subdivision requirements subject to change once zoning requirements are finalizedSetbacks are based on R-3A Zoning District. Rezoning to R-3A must be finalized prior to final plat review. Setbacks requirements subject to increase once zoning requirements and street alignment/designation has been finalized.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

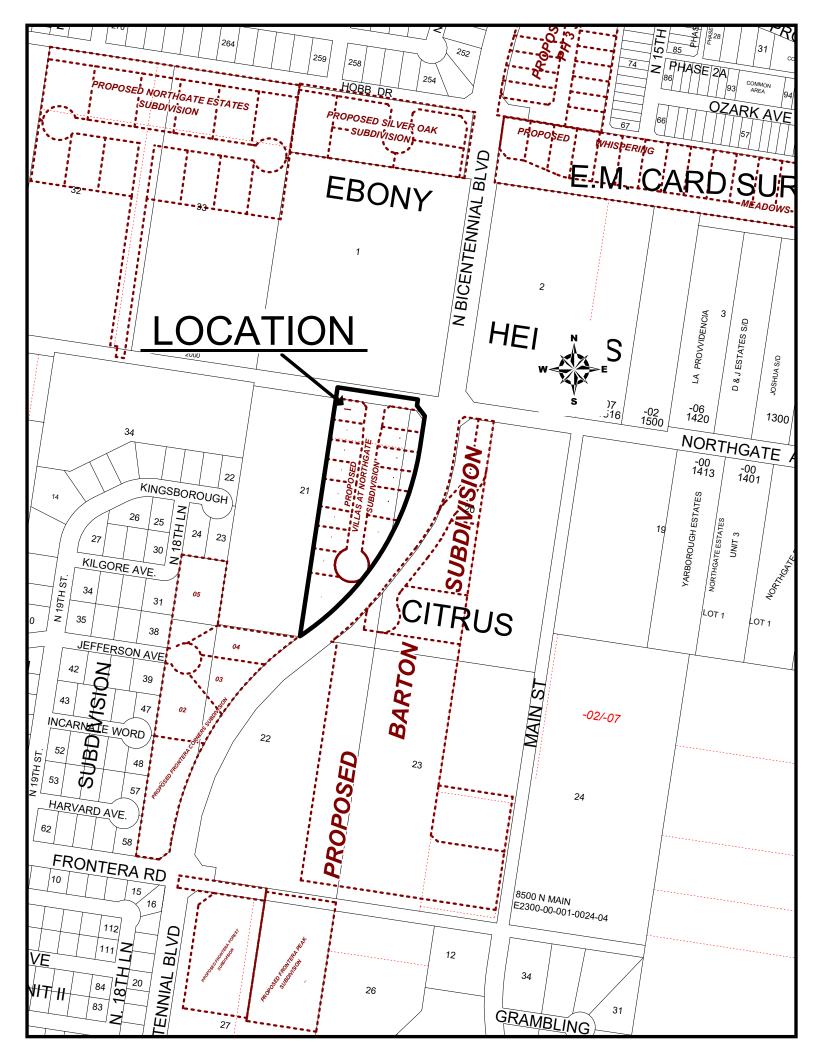


J182023-008-

City of McAllen Planning Department

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

Project Information	Subdivision Name VILLAS AT NORTHGATE SUBDIVISION 2,600 FEET WEST FROM THE INTERSECTION OF. 10TH ST. AND NORTHGATE LN ON THE SOUTH RIGHT-OF-WAY OF NORTHGATE LN. City Address or Block Number										
Developer Owner	Name LOURDES GABRIELLA VELA Phone E-mail City MCALLEN, State TEXAS Zip 78504 Name LOURDES GABRIELLA VELA Phone E-mail City MCALLEN State E-mail City MCALLEN State TEXAS Zip 78504 City MCALLEN State TEXAS Zip 78504 Contact Person LOURDES GABRIELLA VELA										
Engineer	Name IVAN GARCIA P.E., R.P.L.S. Phone 956-380-5152 Address 921 S. 10TH STREET E-mail RIODELTA2004@YAHOO.COM City EDINBURG State TEXAS Zip 78539 Contact Person										
Surveyor	Name IVAN GARCIA P.E., R.P.L.S. Phone 956-380-5152 Address 921 S. 10TH STREET E-mail RIODELTA2004@YAHOO.COM City EDINBURG State TEXAS Zip 78539 AUG 0 9 ZUZ3										



BEING A 3.816 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 21. EBONY HEIGHTS CITRUS GROVES UNIT No. 1. RECORDED IN VOLUME 5. PAGE 39 MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3,816 ACRES TRACT BEING THE SAME LAND DESCRIBED IN A WARRANTY DEED FROM MICHAEL A, EGAN AND WIFE, DONNA L, EGAN TO MARIA DE LOURDES VELA AND HUSBAND, LUIS FABIAN VELA, AND RECORDED IN DOCUMENT #928329, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



ABBREVIATION LEGEND

LEGEND

CAPPED 1/2" IRON ROD SET

1/2" IRON ROD FOUND

CALCULATED POINT

COTTON PICKER SPINDLE SET

X "X" MARK SET IN CONCRETE

PROJECT SITE LOCATION MAP SCALE: 1" = 2000

ENGINEERIN

DELTA

RIO

FIRM REGISTRATION No. F-7628 SURVEY FIRM No. 10194027 10TH AVENUE EDINBURG, TEXAS 956-380-5152 (FAX) 956-380-

921 S. (TEL)

PRELIMINARY

PLAT SHEET
LAS AT NORTHGATE
LLEN, TEXAS, TEXAS
HIDALGO COUNTY

VILLAS AT MCALLEN, T

PLAT

METES AND BOUNDS

THERES 5 8° 5" 2" WUNDER THE EAST USE OF THE SAN LIST 7 OF BERNY HEARTS GITRED GROUPS UNIT NO. 1. TO FOR COLON THE STREET STATE OF THE STREET STATE OF THE STATE

NORTHGATE LANE, PASSING AT 801.34 FEET A 1/2-INCH CAPPED IRON ROD SET ON T OF NORTHGATE LANE, AND CONTINUING FOR A TOTAL DISTANCE OF 821.34 FEET THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

GENERAL PLAT NOTES:

THE PROPERTY IS IN ZONE "X" — AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D MAP REVISED: JUNE 6, 2000.

3. 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.

MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF MICALLEN ZONING CODE

25 FT. OR GREATER FOR EASEMENTS. 10 FT. OR GREATER FOR EASEMENTS SIDES: 6 FT. OR GREATER FOR EASEMENTS.

CORNER: 10 FT. OR GREATER IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OR APPROVED SITE PLAN FOR EASEMENTS

18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

A DRAINAGE DETENTION OF 18.83% OF OR 0.432 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION BE DETAINED IN COMMON LOT "A" AND COMMON LOT "B". COMMON LOT "A" AND COMMON LOT FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE NOT MAINTAIN DETENTION AREA.

ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.

EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PI GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTE FASTMENT.

THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEA CURB INTERSECTION.

4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND 5 FT. SIDEWALK REQUIRED ON NORTHGATE LANE.

14. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTHGATE LANE.

COMMON LOT A AND COMMON LOT B, IDENTIFIED AS A DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WH MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, FABIAN VELA SIGNINGS HE AND COMMENDANCE (SERVI) THEN A TO BE ASSEMBLED AND AND THE MANAGES AND ASSEMBLED ASSEMBLED AND ASSEMBLED ASSEMBLED AND ASSEMBLED AND ASSEMBLED ASSEMBLED AND ASSEMBLED ASSEMBLED AND ASSEMBLED ASSEMBLED AND ASSEMBLED ASSEMBLED ASSEMBLED ASSEMBLED AND ASSEMBLED ASS

THE MAP RECORDS OF HIDALGO COUNTY, TEXAS



LANE

NORTHGATE

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALCO
I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT
AND DESIGNATED HERRIN AS THE WILLAS AT MORTHIGATE. TO THE CITY OF
MEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS,
WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEVER LINES, STORM
SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR
WHICH I (WE) WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER
THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE
SAME FOR THE PURPOSES THERIN EXPRESSED, EITHER ON THE PLAT
HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES
OF THE CITY OF MCALLEN.

LUIS FABIAN VELA 5713 N CYNTHIA CR MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED LUIS FABIAN VELA. KNOWN TO ME TO BE THE PROSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, ARD NO
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND
ONSDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

HOMEOWNERS' ASSOCIATION ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I. LUIS LABON VELA PRESIDENT OF FABIAN VELA SUBDIVISION HOMEOWNERS' ASSOCIATION, (DOCUMENT NUMBER , HIDALGO COUNTY DEED RECORDS), AGREE TO THE CONDITIONS STATED IN NOTE #15 OF THE PLAT NOTES.

LUIS FABIAN VELA (PRESIDENT)

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED LUIS FABIAN YELA, 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 PURPOSES AND CONSIDERATIONS
THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF ___

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

3 SQ FT ACRES 6952

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS ______ DAY OF ______, 2019 SUBJECT TO THE FOLLOWING:

6618

N8° 35 17'E 817.82

LOT 21 EBONY HEIGHTS CITRUS --GROVES UNIT No.1

VOL.5, PAGE 39, M.R.H.C LUIS A. FIGUEROA & MARIA DIANA

DOC. #1857266, W.D.

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 MINIMIM STANDARDS OF THE DISTRICT AMOPTED UNDER TEASS WATER CODE NO. 49.21(C). THE DISTRICT HAS NOT REVEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED AND REAPPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON CENERALLY ACCEPTED ENGINEERING CRITERIA, IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

PHONE & FAX

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

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

PLANNING AND ZONING CHAIR

STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

CITY MAYOR

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

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUNG THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THESE ARE NAPARENT DISSCREADINGS, CONFLICTS, OVERLAPPING OF IMPROVMENT VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THA ACCOMPANYING PLAT, AND THAT THE CORRES MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

*

115662

IVAN GARCIA P.E., R.P.L.S. DATE REG. PROFESSIONAL LAND SURVEYOR No. 6469 SURVEY FIRM No. 10194027

STATE OF TEXAS - COUNTY OF HIDALGO

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



AN GARCIA P.E. R.P.L. AN GARCIA P.E. R.P.L. AN GARCIA P.E. R.P.L.S G.F. /Y.\ 1"=40 JULY 07, 2023

SUB 019 02

SHT 2

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

NAME ADDRESS ER(S): LUIS FABIAN VELA 5713 N CYNTHIA CR MARIA DE LOURDES VELA 921 S. 10TH AVENUE EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083 VEYOR: IVAN GARCIA P.E. R.P.L.S.

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Reviewed On: 9/1/2023

SUBDIVISION NAME: VILLAS AT NORTHGATE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Northgate Lane: Proposing 15 ft. dedication for 35 ft. from centerline for 70 ft. total ROW Paving: 44 ft. Curb & gutter: both sides Revisions Needed: -Label total ROW after accounting for dedication from center line as "Total", prior to final. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
North Bicentennial Blvd.: Dedication as needed for 75ft. from centerline for 150 ft. Total ROW. Paving: 65-105 ft. Curb & gutter Both Sides. Revisions Needed: -Include street name as shown above, prior to final. -Clarify what appears to be a remnant tract along eastern plat boundary adjacent to North Bicentennial Boulevard prior to final, subdivision requirement subject to change once clarified, finalize prior to final. -Verify alignment of existing N. Bicentennial Blvd to the North and South prior to final. -Label existing ROW dedications, from centerline, total, etc., prior to final. -Label existing ROW dedications, from centerline, total, etc., prior to final. -Include document numbers on plat and provide any documents as applicable regarding any existing ROW dedications for N. Bicentennial Blvd. -City of McAllen thoroughfare plan designates N. Bicentennial Blvd, as a Hi-Speed arterial with 150 ft. of ROW. Current subdivision layout does not comply with required ROW dedication requirements. ****Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording. Interior Street: Dedication as needed for 50 ft. total ROW. Paving: 32 ft. Curb & gutter: Both Sides *Plat dedication ranges proposes 50-60 ft. of total ROW dedication. Revisions Needed: -Street names will be established prior to final and plat will need to revised accordingly. -Engineer must clarify if subdivision is proposed to be private as gate details were submitted, clarify prior to final. - As per plan submitted on August 9th ,2023 gate details submitted entrance exhibits 60 ft. of total ROW with islands, engineer must clarify pavement width on both sides of islands as 20 ft. of paving is required face to face on both sides, row subject to increase to accommodate paving, gate mechanisms, islands and 4 ft. sidewalk on both sides finalize prior to final - The ROW for interior street is proposed to be adjacent to N. Bicentennial ROW. Clarify/revise	Non-compliance Non-compliance

09/01/2023 Page 2 of 5 SUB2023-0087

Davis a Court 9 autton	NA
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.	
Paving Curb & gutter	NA
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac Revisions Needed:	Non-compliance
 The ROW for interior street is proposed to be adjacent to N. Bicentennial ROW. Clarify/revise the plat, since Internal street cannot have curb cut along N. Bicentennial and the buffer may not be placed on the ROW. Cul-De-Sac may have to be adjusted/moved to accommodate for improvements such as buffers. Finalize prior to final. -ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to final. As per Fire Department requirements, 96 ft. of paving faceto face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105 	
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family properties. **Subdivision is proposed to be single-family residential. ***Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements. ***Zoning Ordinance: Section 138-356	Applied
* Rear:10 ft. or greater for easements. ***Zoning Ordinance: Section 138-356	Applied
* Interior sides: 6 ft. or greater for easements. ***Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements Revisions needed: -Revise note as shown above, prior final. *Proposing: 10 ft. or greater in accordance with the subdivision ordinance or approved site plan for easements. ***Zoning Ordinance: Section 138-356	Non-compliance
*Garage:18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

09/01/2023 Page 3 of 5 SUB2023-0087

	,
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Northgate Lane, North Bicentennial Boulevard and both sides of all interior streets. Revisions Needed: -Revise note #9 as shown above prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements, finalize wording for note prior to final. **Subdivision Ordinance: Section 134-120	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 Northgate Lane and North Bicentennial Boulevard. Revisions Needed: -Revise note #11 as shown above,prior to final. **Subdivision buffers must be located out of the ROW. ***Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Northgate Lane and North Bicentennial Boulevard. Revisions Needed: -Revise note #14 as shown above prior to final. **As per Traffic Department, No individual access to Bicentennial Blvd or Northgate lane would be granted. ***Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: -Include note as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final.	Non-compliance
* 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	Required

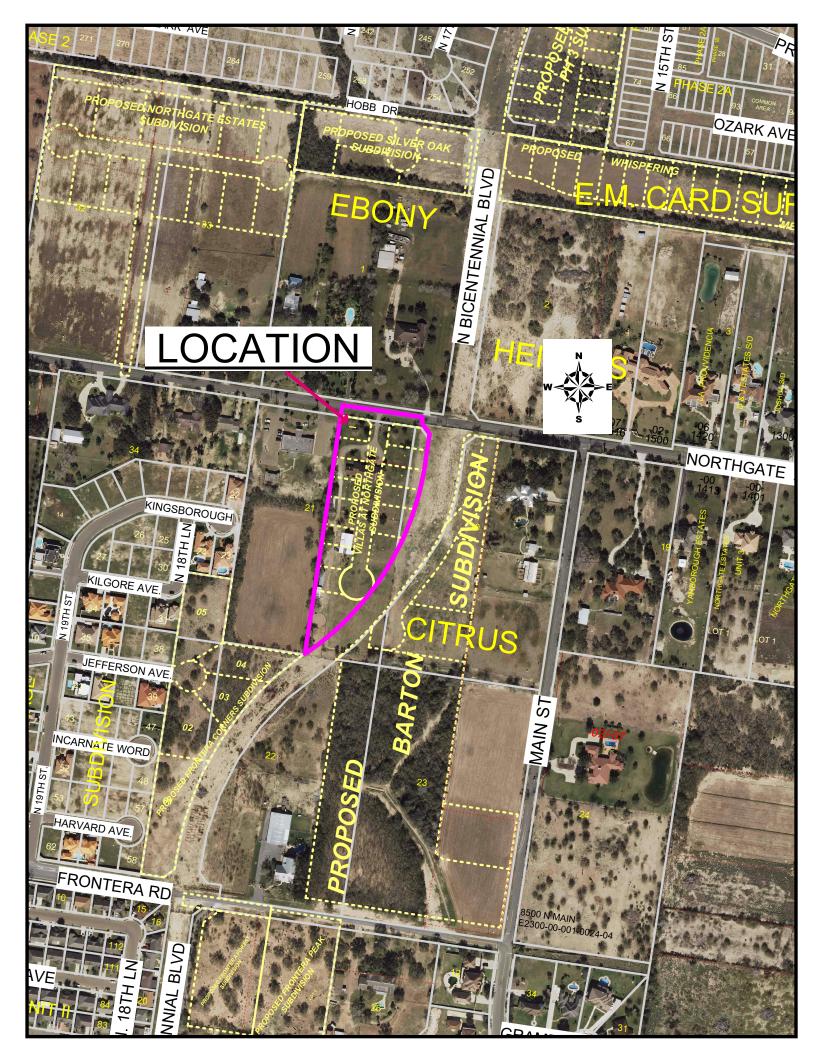
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* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ****Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per plat submitted on August 9th,2023 a total of 13 lots proposed park fees total to \$9,100 (\$700 X13 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on August 9th,2023 a total of 13 lots proposed park fees total to \$9,100 (\$700 X13 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	Required
* Pending review by the City Manager's Office. As per plat submitted on August 9th,2023 a total of 13 lots proposed park fees total to \$9,100 (\$700 X13 per lot/dwelling unit) payable prior to plat recording. If the number of lots/dwelling units changes fees will be adjusted accordingly.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for a 15-single family Lot Subdivision is waived.	Compliance
 * Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation for a15-single family Lot Subdivision is waived. 	NA
COMMENTS	
Comments: -Must comply with City's Access Management Policy Any abandonments must be done by separate process, not by platClarify what appears to be a remnant tract along eastern plat boundary adjacent to North Bicentennial Boulevard prior to final, subdivision requirement subject to change once clarified, finalize prior to finalClarify and or label dashed line running through lot 9-13 and common area B, prior to final, subdivision requirement subject to change once clarified, finalize prior to final.	Required

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RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

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



Р	PRESENT																							
Α	ABSENT																							
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Michael Fallek	Р	Р	Р	Р	Α	Р	Р	Р	Α	Р	Р	Α	Р	Р	Р	Α								
Gabriel Kamel	Р	Α	Р	Р	Р	Р	Р	Α	Р	Р	Р	Р	Α	Α	Α	Р								
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Emilio Santos Jr.	Α	Р	Р	Р	Р	Р	Р	Р	Р	Α	Ρ	Р	Α	Р	Р	Р								
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Aaron D. Rivera	Р	Р	Р	Α	Р	Р	Р	Р	Α	Р	Α	Р	Р	Р	Р									
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Erica de la Garza-Lopez								Р																
Aaron D. Rivera								Р																



PLANNING DEPARTMENT



311 N 15th Street McAllen, TX 78501 Phone: 956-681-1250 Fax: 956-681-1279

2023 CALENDAR

			Meetings:			Deadlines:									
_	City Commis			nning & Zo	-		D- Zoning/CUP Application N - Public Notification								
	ublic Utility		Zoni	ng Board o	f Adjustme	nt	* Holiday Office is closed								
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28	HOLIDAY	30	31				25	26	27	28 N. 7/42 8 7/42	29 HPC	30			
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PLANNING DEPARTMENT



311 N 15th Street McAllen, TX 78501 Phone: 956-681-1250 Fax: 956-681-1279

2023 CALENDAR

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C	ity Commis	ssion		Planning	& Zoning	Board	D- Zoning/CUP Application N - Public Notification										
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Deadline	es and Meetin	g Dates are	subject to cha	nge at any tii	me. Please o	contact the	e Plannin	g Department	at (956) 681-1	250 if you hav	e any questi	ons.					