

AGENDA

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING WEDNESDAY, NOVEMBER 1, 2023 - 4:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Zoning Board of Adjustment and Appeals 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 Zoning Board of Adjustment and Appeals 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 Zoning Board of Adjustment and Appeals 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 – Chairperson Jose Gutierrez

1. MINUTES:

- a) Minutes for the meeting held on October 18, 2023

2. PUBLIC HEARINGS:

- a) Request of Ariel Olivares on behalf of Eduardo C. Longoria for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 14 feet into the 20 feet front yard setback for an existing metal carport measuring 15 feet by 20 feet, at Lot 1, The Rocks Subdivision, Hidalgo County, Texas; 8218 North 23rd Lane. **(ZBA2023-0093) (TABLED: 10/18/2023)**
- b) Appeal of Sharybak I LLC, Appealing of the decision made by the Building Official of setback encroachment at Lot 1, Sharybak 1 Subdivision, Hidalgo County, Texas; 5001 Expressway 83. **(ZBA2023-0084)**

3. FUTURE AGENDA ITEMS

- a) 612 East Pineridge Avenue
- b) 812 South 26th Street

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE ZONING BOARD OF ADJUSTMENTS AND APPEALS 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 Zoning Board of Adjustment and Appeals convened in a Regular Meeting on Wednesday, October 18, 2023 at 4:30 p.m. in the McAllen City Hall, Commission Chambers with the following present:

Present:	Jose Gutierrez	Chairperson
	Ann Tafel	Vice-Chairperson
	Rogelio Rodriguez	Member
	Hiram A. Gutierrez	Member
	Hugo Avila	Member
	Juan Mujica	Alternate
	Alex Lamela	Alternate
	Pablo Garcia	Alternate

Staff Present:	Benito Alonzo	Assistant City Attorney I
	Edgar Garcia	Planning Director
	Rodrigo Sanchez	Senior Planner
	Omar Sotelo	Senior Planner
	Hilda Tovar	Planner II
	Samantha Trevino	Planner I
	Porfirio Hernandez	Planner I
	Jessica Puga	Technician I
	Carmen White	Administrative Assistant

CALL TO ORDER –Chairperson Jose Gutierrez

1. MINUTES:

- a)** Minutes for the meeting held on October 4, 2023.

The minutes for the meeting held on October 4, 2023 and were approved. The motion to approve the minutes were made by Mr. Hugo Avila. Mr. Hiram Gutierrez seconded the motion, which carried unanimously with five members present and voting.

As per Chairperson Jose Gutierrez’s suggestion, the following items had been recommended for approval by staff. They are as follows:

2. PUBLIC HEARINGS:

- a)** Request of Ron Adkins for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 9 feet into the 10 feet rear yard setback for an existing carport measuring 17 feet by 16 feet 2 inches at Lot 16, Block 8, Milmor Subdivision, Hidalgo County, Texas; 1106 North 15th Street. **(ZBA2023-0090)**
- c)** Request of Maria S. Herrera for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 26 feet into the 30 foot front yard setback for a proposed canopy measuring 15 feet by 26 feet at Lot 1-B Block 3, Altamira Subdivision, Hidalgo County, Texas; 6 South 26th Street. **(ZBA2023-0092)**

- d) Request of Maria Saldaña for a Special Exception to the City of McAllen Zoning Ordinance to allow an encroachment of 12 feet into the 20 foot front yard setback for a proposed carport measuring 23 feet by 16 feet at Lot 11, Los Encinos Unit 2 Subdivision, Hidalgo County, Texas; 3036 Olga Avenue. **(ZBA2023-0091)**
- e) Request of Ana G. Hinojosa de Soto on behalf of Leopoldo Hinojosa for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 4 feet 8 inches into the 10 feet rear yard setback for an existing metal carport measuring 16 feet by 18 feet, at Lot 116, Arrowhead Phase 2 Subdivision, Hidalgo County, Texas; 2820 North 39th Street. **(ZBA2023-0095)**

Chairperson Jose Gutierrez asked if there was anyone else present in opposition of the special exceptions. There was one in opposition of the special exceptions.

Mr. Hugo Avila **moved** to approve the previously outlined special exceptions listed on the agenda as **2a, 2c, 2d and 2e** as per staff's recommendation, limited to the submitted plans corresponding to each item. Mr. Hiram Gutierrez seconded the motion. The Board voted unanimously to approve with five members present and voting.

- b) Request of Friaco Cardenas for a variance to the City of McAllen Zoning Ordinance to allow an encroachment of 12.7 feet into the 25 feet rear yard setback for an existing porch measuring 16.8 feet by 34 feet at Lot 42, Taylor Crossing Subdivision, Hidalgo County, Texas; 6001 North 51st Street. **(ZBA2023-0094)**

Ms. Trevino stated the applicant was requesting to encroach 12.7 feet into the 25 feet rear yard setback for an existing patio that they use for protection from the sun for their pets, grandkids, and plants.

The subject property was located on the west side of North 51st Street and east of North Taylor Road and is Zoned R-1 (single-family residential) District. There is R-1 District to the North and East, and A-O (agricultural and open space) District to the South.

Taylor Crossing Subdivision was recorded January 6, 2010. The plat states a 25-foot rear yard setback for double fronting Lots. A non-compliance notice was issued August 25, 2023 for construction of a patio without a permit. A building permit application was submitted September 11, 2023. A variance application was submitted September 15, 2023.

The applicant was currently encroaching into the 25-foot rear yard setback and 10-foot rear yard utility easement. He is proposing to move the patio to clear the 10-foot utility easement and will only be encroaching into the 25-rear yard setback. The applicant provided a letter confirming the changes that will be made if the request was approved. Staff has not received any phone calls, emails, or letters in opposition to the variance request.

Staff was recommending approval of the variance request since the double fronting lot requirement no longer applied.

Vice-Chairperson Tafel asked staff what type of material was the patio made of and if it could be moved. Ms. Trevino stated they were going to move the posts over so that it would be over to the 25-foot setback. They were going to take half of it and move it over along the house in the back to make it look longer.

Ms. Trevino stated they were going to clear the 10-foot utility easement. The rear yard setback was still 25 feet.

Mr. Friaco Cardenas, the applicant stated he wanted to have half of the patio built longer along the house towards the back instead of towards the street. Chairperson Gutierrez explained to the applicant the meaning of the variance stating that anything could be built there should he decide to sell the house it goes with the land.

Board member Mujica asked applicant if his intentions was to demolish the existing structure and construct it within the setbacks to comply. Mr. Cardenas responded yes.

Chairperson Jose Gutierrez asked if there was anyone present in opposition of the variance request. There was no one in opposition of the variance request.

Chairperson Jose Gutierrez asked if there was anyone else present in favor of the variance request. There was no one in favor of the variance request.

Vice-Chairperson Tafel asked the applicant if there was going to be a cover over the patio. Mr. Cardenas stated yes, it was going to be a metal roof.

Following discussion, Mr. Hiram Gutierrez **moved** to approve the variance request. Mr. Hugo Avila seconded the motion. The Board voted unanimously to approve the variance request with five members present and voting.

- f) Request of Ariel Olivares on behalf of Eduardo C. Longoria for a special exception to the City of McAllen Zoning Ordinance to allow an encroachment of 14 feet into the 20 feet front yard setback for an existing metal carport measuring 15 feet by 20 feet, at Lot 1, The Rocks Subdivision, Hidalgo County, Texas; 8218 North 23rd Lane. **(ZBA2023-0093)**

Ms. Tovar stated the applicant was requesting a special exception to encroach 14 feet into the 20 feet front yard setback for an existing carport measuring 15 feet by 20 feet to shield from elements such as extreme heat, rain, wind, hail and standing water on the street.

The subject property was located along the East side of North 23rd Street intersection with Emory Avenue. The lot had 67.60 feet of frontage and 145 feet of depth for a total of 9,228 square feet. The property is zoned R-1 (Single family residential) District. The surrounding zones include R-1 (single-family residential) all around.

The Rocks subdivisions was recorded on May 26, 1998. The plat shows a 20 feet front yard setback for the subdivision. The house was built in the year of 2000 with a two-car garage. A stop work order was issued on June 6, 2023 for building a carport without a permit. A building permit application to enclose garage was submitted in March 10 2000. However, permit application was not finalized. Building permit application was renewed in September 28, 2023. An application for a building permit for the existing carport was submitted in June 14, 2023. On September 14, 2023, the applicant applied for a special exception to encroach 14 feet into a 20 feet front yard setback.

The applicant is requesting a special exception to encroach 14 feet into the 20 feet front yard setback for an existing carport measuring 15 feet by 20 feet to shield from elements

such as extreme heat, rain, wind, hail and standing water on the street.

Existing carport was built without a building permit. Site visit by staff revealed that the existing carport was encroaching into the front 5 feet utility easement and the 6 feet side setback. Applicant was proposing to reduce the size of the carport to comply with the setback requirements.

Property was built with a garage. According to the applicant, the previous owners enclosed the garage without a building permit approval. Building permit application was renewed and approved on September 28, 2023.

Staff site visit revealed that one carport was built in the same subdivision at Lot 2. An application for 5 feet utility easement abandonment located in the front of the property was submitted in December 7, 2023. Application was still under review.

Special exceptions are issued to and recorded for the present applicant/owner only. New property owners would need to apply for a new special exception request.

Staff had not received any phone calls, emails, or letters in opposition to the special exception request.

Staff was recommending disapproval of the special exception due to being non-characteristic of the neighborhood.

Mr. Ariel Olivares, representing brother-in-law, Eduardo Longoria. He stated when this house was built originally was a model home office for the subdivision and never as a garage. It had been enclosed and used as a sales office. He stated the person who applied for the permit to build that house did not get a final inspection done to get the enclosure. Mr. Longoria had been there for 16 years and the house was built 23 years ago. Mr. Olivares stated that after Mr. Longoria received a citation they went ahead, reapplied, and renewed the application permit to get a final inspection. Inspections went out, did the final inspection in which all went through. Mr. Olivares stated that Mr. Longoria had a carport built not knowing he needed a building permit. The contractor started the process and installed four posts. That was when the City inspector came and stopped construction. He stated that they had applied for the special exception and looked at the easement in front and decided the proposed 20 feet by 20 feet the applicant was willing to reduce it to 15 feet by 20 feet so he would not be encroaching into any of the easements. The carport would help since they were an elderly couple with medical conditions and inclement weather. Mr. Olivares stated that someone had brought up the suggestion if the carport could be put somewhere else. He stated that 23rd was a very busy street and that The Rocks had a 12-foot concrete wall around the subdivision that was behind the applicant's house. They thought about putting it off Emory Avenue but the turn was too close.

Chairperson Jose Gutierrez asked if there was anyone else present in favor of the special exception. There was no one in favor of the special exception.

Chairperson Jose Gutierrez asked if there was anyone present in opposition of the special exception. There was no one in opposition of the special exception.

Chairperson Gutierrez stated by recommending that if the applicant get with staff to see if he had other options of where to relocate the carport to the rear yard.

Following discussion, Vice-Chairperson Ann Tafel **moved** to table the special exception until the next meeting. Mr. Hiram Gutierrez seconded the motion. The Board voted unanimously to approve the special exception with five members present and voting.

3. FUTURE AGENDA ITEMS:

- a) 5001 Expressway 83

ADJOURNMENT

There being no further business to come before the Zoning Board of Adjustment and Appeal, Chairperson Jose Gutierrez **moved** to adjourn the meeting.

Chairperson Jose Gutierrez

Carmen White, Administrative Assistant

**ITEM 2A WILL
REMAIN TABLED
UNTIL THE NEXT
MEETING**

Memo

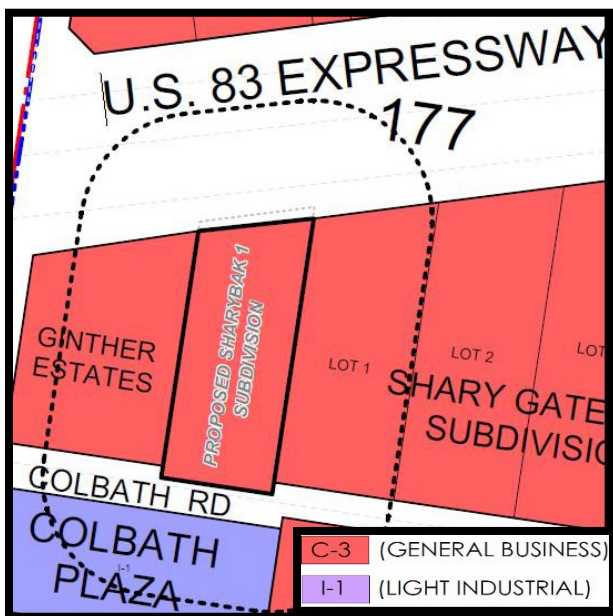
TO: Zoning Board of Adjustment & Appeals

FROM: Planning Staff

DATE: October 24, 2023

SUBJECT: REQUEST OF SHARYBAK I, LLC, APPEALING OF THE DECISION MADE BY THE BUILDING OFFICIAL OF SETBACK ENCROACHMENT AT LOT 1, SHARYBAK 1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 5001 EXPRESSWAY 83. (ZBA2023-0084)

REASON FOR APPEAL: The applicant is appealing the decision of the Building Official of a setback encroachment into the average front yard setback as required in McAllen Code of Ordinances (MCO) Sec. 138-367 (a).



PROPERTY LOCATION AND VICINITY: The subject property is located between Expresssway 83 and Colbath Road, approximately 300 ft. east of North Taylor Road; property is zoned C-3 (General Business) District. There is C-3 District to the north, east, and west of the property, and there is I-1 (Light Industrial) District to the south.

BACKGROUND AND HISTORY: Sharybak 1 was recorded March 23, 2023. Building permit was submitted December 8, 2022, and was issued April 3, 2023.

For the front yard setback, the plat states "In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies."

The initial site plan application was submitted September 16, 2022, and at that time the setback was not delineated on the plan. Staff issued comments on the site plan on September 27, 2022 and noted the lack of a setback notation. After a few more rounds of reviews, the applicant submitted a site plan with a proposed 60 foot front yard setback on November 18, 2022. The fifth site plan submittal was the first one where the building was shown at 60 ft. Comments for that review were sent out December 12, 2022 wherein the language on the plat regarding existing average setback was noted. This was the last site plan reviewed; the proposed 60 ft. setback was not approved at this time.

The final plat was approved at the Planning and Zoning Commission meeting of December 20, 2022. The Board approved the subdivision under consent with written staff comments requiring the removal of a 60 ft. setback line on the plat and requiring language referencing the City's Zoning Ordinance. On December 21st the City received a mylar for review before recording. At this point, the setback line had been removed and the front yard setback note now read as follows: In accordance with zoning ordinance, or greater for easements, or approved site plan, or in line with average setback, *which ever is greater applies* (emphasis added).

The initial building permit application for Sharybak I Subdivision was submitted on December 8, 2022 and was issued out on April 3, 2023. In that approved building permit, conditions were noted which needed to be complied with, including minimum setback requirements. For the front yard setback, the condition read as follows: Proposing: 60 ft. or in line with existing structure, or approved site plan, or greater for easements, which ever is greater applies. In that same section there was a condition stating no structure would be permitted within any setbacks or easements.

On July 27, 2023, notice was posted on Sharybak I's jobsite noting an encroachment into setbacks. The Planning Department received a complete Zoning Board of Adjustment and Appeals application on August 17, 2023.

ANALYSIS: The applicant is appealing the decision of the Building Official of setback encroachment of the plaza. The setback for this property is the average of the already existing buildings as required by MCO Sec. 138-367 (a). It is customary for a developer, engineer, or contractor to provide calculations for their proposed setback when the average setback clause has been triggered. As of the writing of this memo, there have been no official submittals by the applicant to determine the average setback.

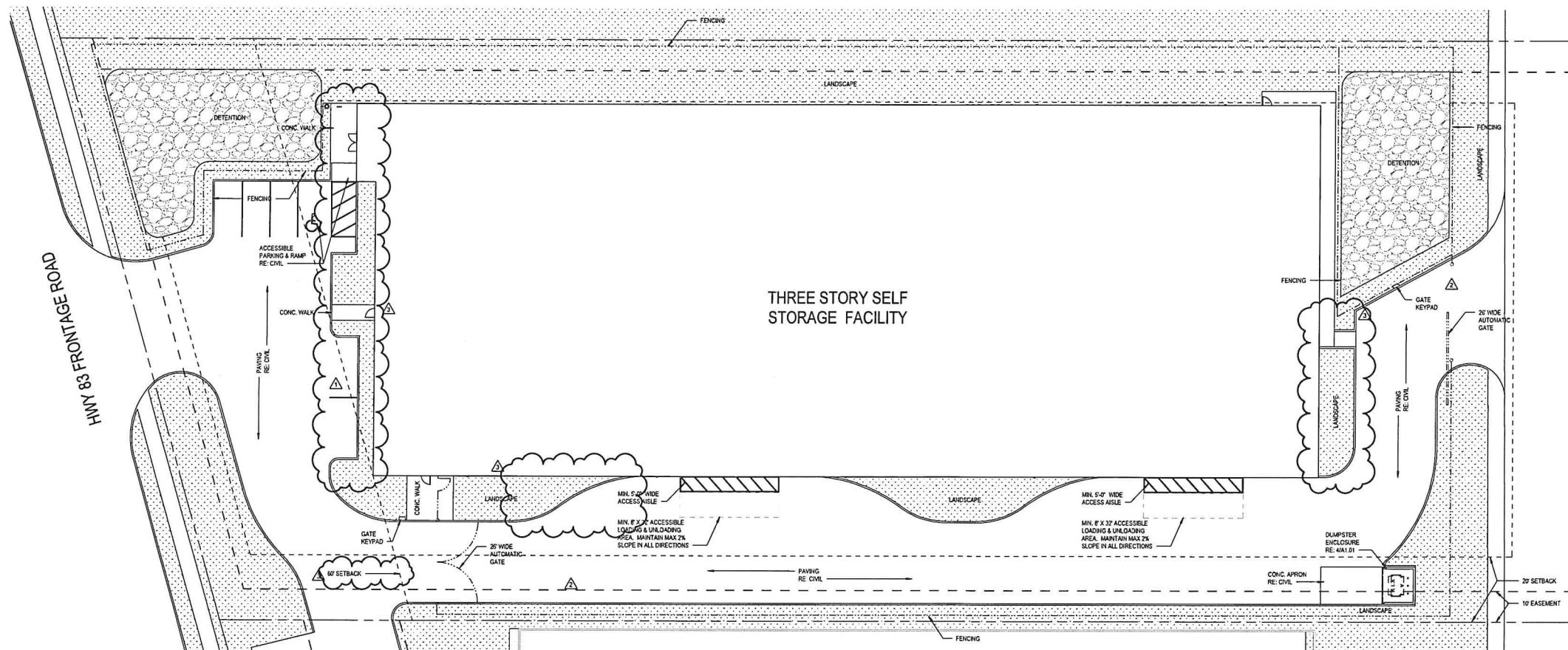
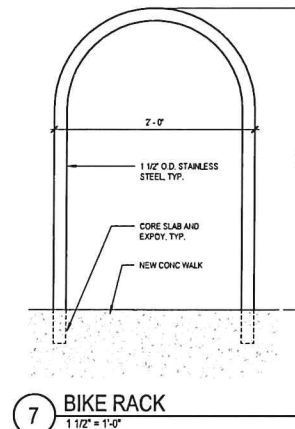
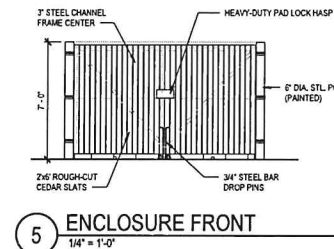
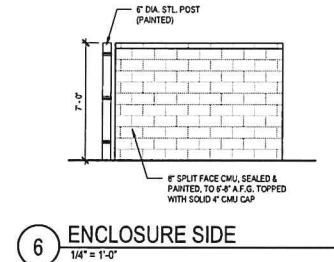
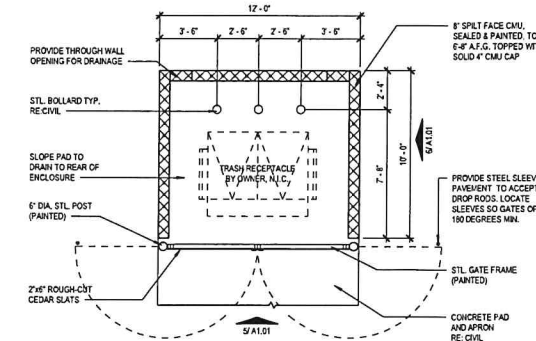
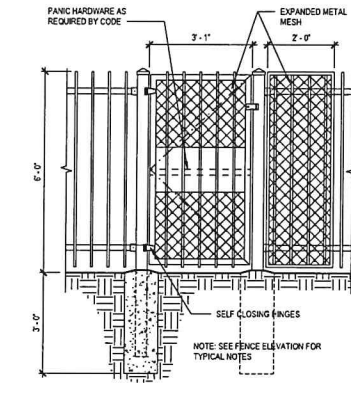
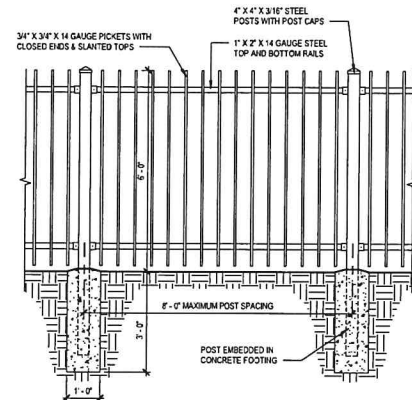
Ginther Estates, the lot to the west, has a noted setback of 75 ft. or greater for easements.

Shary Gateway, the four lots to the east, has a noted setback of 75 ft. or greater for approved site plan or easements.

As such, the average setback before Sharybak I was recorded was at least 75 ft. Staff calculations, based off submitted building permits, but without the benefit of a survey, have calculated the average to be approximately 77.75 ft. If the construction on Sharybak I is accurate to the submitted building permit, there is an 17 ft. 9 in. encroachment into the average setback set by MCO Sec. 138-367 (a).

Staff fielded calls regarding the encroachment from a neighboring property owner concerned with sight obstruction of their existing buildings.

RECOMMENDATION: Staff is recommending disapproval of the request as the structure on Sharybak I is within the average setback and no calculations have been submitted by the applicant.



GENERAL NOTES - SITE PLAN

1. PRIOR TO THE COMMENCEMENT OF WORK THE CONTRACTOR SHALL WALK THROUGH THE STAGING AREA(S) AND THE ENTIRE SITE WITH OWNER. CONTRACTOR SHALL OUTLINE SEQUENCE OF WORK AND SPECIAL ACCESS REQUIRED OUTSIDE OF THE INDICATED WORK AREA SHOWN ON SITE PLAN, TO INSURE THAT ONGOING AND TIMELY OPERATIONS WILL NOT BE HINDERED IN ANY WAY.

2. CONTRACTOR SHALL LIMIT SITE WORK AND STAGING AREAS ONLY THAT WHICH IS NECESSARY FOR INSTALLING OF NEW WORK. CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE AND SOILS EROSION. ANY DAMAGE TO EXISTING SITE DUE TO CONSTRUCTION ACTIVITIES OR SITE ACCESS SHALL BE RESTORED TO ITS ORIGINAL CONDITION. REFER TO TREE PROTECTION PLAN.

3. EXISTING CURB CUTS AND CONCRETE DRIVEWAYS SHALL BE PROTECTED FROM DAMAGE AND DESTRUCTION.

4. ALL SITE DEBRIS AND CLEARED MATERIALS SHALL BE REMOVED AND DISCARDED FROM THE SITE PER PROJECT MANUAL SPECIFICATIONS. ABSOLUTELY NO

5. REFER TO LANDSCAPE PLAN FOR TREE PRESERVATION REQUIREMENTS.

6. UNDER NO CIRCUMSTANCES EITHER BY CONTRACTOR OR UTILITY CONTRACTOR, SHALL ANY TREES OF ANY SIZE WHICH ARE NOTED "TO BE REMOVED" ON THE LANDSCAPE PLANS BE DEMOLISHED OR PARTIALLY REMOVED WITHOUT FIRST OBTAINING PERMISSION BY THE OWNER AND ALSO WITHOUT NOTIFICATION AND RESPONSE TO PROCEED FROM THE LANDSCAPE ARCHITECT.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR REROUTING ANY EXISTING SERVICES THAT MAY BE AFFECTED BY CONSTRUCTION IN SUCH A MANNER THAT WOULD ENABLE CONTINUATION OF LIFE SAFETY SERVICES WITHOUT HINDRANCE.

8. ANY TEMPORARY INTERRUPTION OF UTILITY SERVICES SHALL BE DECLARED TO THE OWNER WITH ADVANCE NOTIFICATION. CONTRACTOR SHALL ABIDE TO THE

9. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WALKING THE SITE AND SECURING ANY ACCESS GATES OR FENCE OPENINGS THAT MAY ALLOW UNAUTHORIZED

GMS WASTE DISPOSAL DUMPSTER

ENCLOSURE SPECIFICATIONS

ENCLOSURE DIMENSIONS
10' INTERIOR SIDE WALL TO

10' INTERIOR OF GATE TO INTERIOR OF REAR WALL

GATES

MUST SWING OPEN FULLY 180 DEGREES, SLIDING BARREL BOLTS MUST BE INSTALLED ON INSIDE WALL OF EACH GATE AT BOTTOM CORNERS. HOLES LARGE ENOUGH TO RECEIVE BARREL BOLTS MUST BE DRILLED IN PARKING LOT SURFACE FULLY CLOSED LOCATION AND THE FULLY OPEN 180 DEGREE LOCATION.

OPENING AND CLOSING OF GATES

IT SHALL BE THE RESPONSIBILITY OF THE CUSTOMER TO OPEN AND CLOSE THE GATES ON SERVICE DATES. IT IS RECOMMENDED THAT THE GATES BE OPENED AT THE START OF THE BUSINESS ON SERVICE DAYS.

SPACE REQUIREMENTS FOR AREA TO BE UTILIZED
TRUCK

A. **SIDE LOAD TRUCK:** SINCE SIDE LOAD DUMPS ARE SERVICED WITH THE TRUCK PARKED PARALLEL TO THE ENCLOSURE AND THE LIFTING MECHANISM IS LOCATED DIRECTLY BEHIND THE DRIVER'S FRONT DOOR, SIGNIFICANT PORTIONS OF THE TRUCK EXTEND BEYOND THE DUMPER'S FRONT AND REAR DIRECTIONS. IT IS REQUIRED THEREFORE THAT THE AREAS DESCRIBED BELOW BE CLEAR AND UNIMPEDED FOR A TRUCK SERVING SIDE DUMPER ENCLOSURES.

B. **FRONT LOAD TRUCK:** SINCE A FRONT LOAD TRUCK IS SIGNIFICANTLY LARGER THAN A SIDE LOAD TRUCK THE SPACE REQUIREMENTS ARE GREATER. A FRONT LOAD TRUCK SERVES THE DUMPS WHILE PARALLEL PERPENDICULAR TO THE ENCLOSURE AND THE TRUCKS FRONT END IS POSITIONED AGAINST THE FACE OF DUMPER. THE AREA DESCRIBED BELOW MUST BE CLEAR AND UNIMPEDED FOR A TRUCK SERVING SIDE DUMPER.





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/15/2022

SUBDIVISION NAME: SHARYBAK 1

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

U.S. Expressway 83 (Frontage Rd.): 300 ft. ROW existing
Paving: By the State Curb & gutter: By the State
***Staff reviewed existing adjacent subdivision to the east and west, and there is no need for additional ROW dedication.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are not built prior to recording.
**COM Thoroughfare Plan

Colbath Road: 20ft. additional dedication for 40 ft. from centerline for 80 ft. ROW
Paving: 52 ft. Curb & gutter: both sides
Revisions Needed:
-Please include total, existing, by this plat etc., labeling/annotation, prior to recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are not built prior to recording.
**COM Thoroughfare Plan

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

* 1,200 ft. Block Length.
**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts.
**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.
**Subdivision Ordinance: Section 134-105

Applied

Required

Applied

Compliance

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties.
**As per plat submitted December 6th,2022, a plat note in lieu of Alley/service drive easement requirement.
***Per plat submitted proposing note: Minimum 24 ft. wide private service drive easement for city services will be provided as part of the site plan review for this property.
****Note wording must be finalized prior to recording.
**Subdivision Ordinance: Section 134-106

Required

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

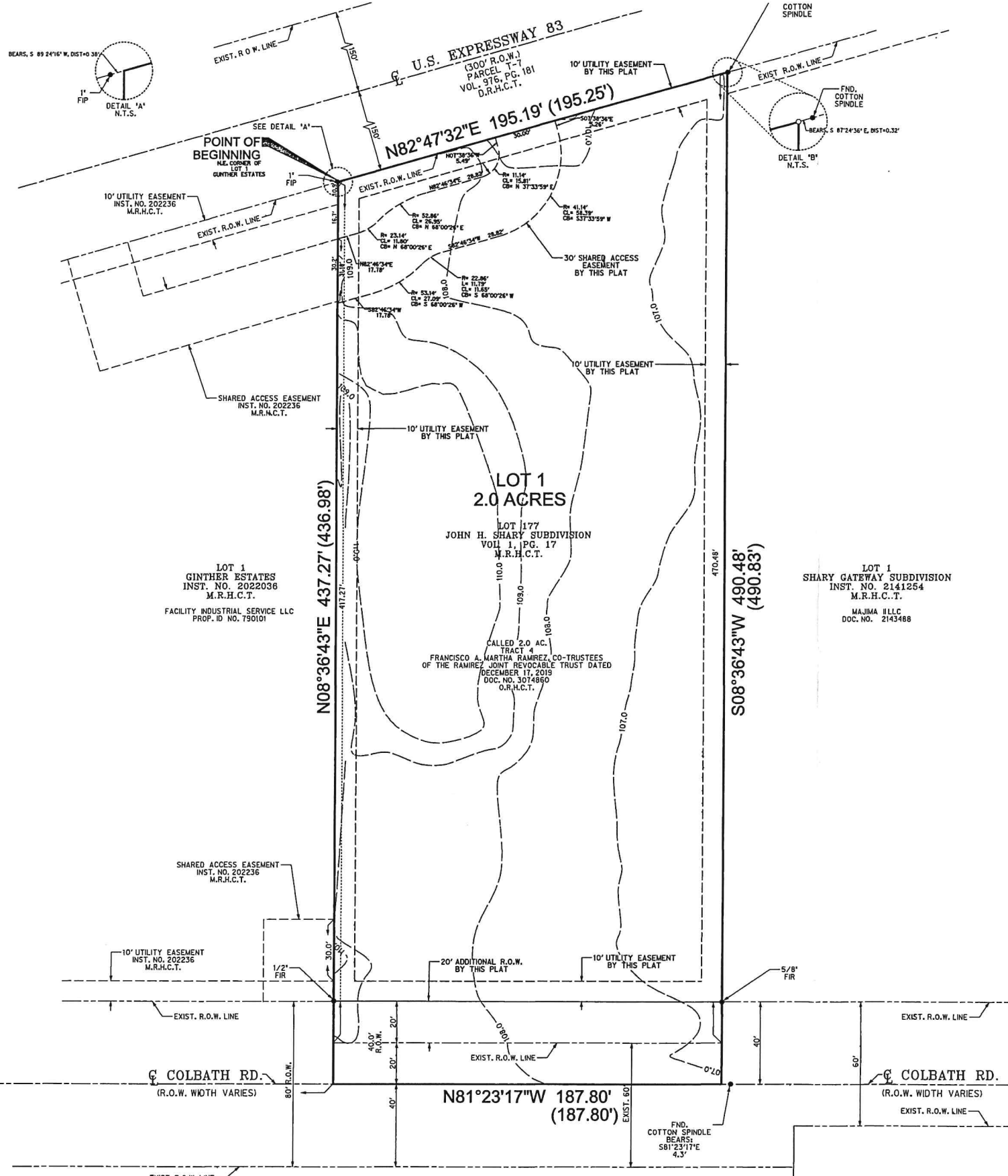
SETBACKS	
<p>* Front/U.S. Expressway 83 (Frontage Rd.): In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> - Remove setback line annotation from plat, prior to recording. -Note wording must be finalized, prior to recording. <p>*Proposing: Front: Proposing: 60 ft. or in line with existing structure, or approved site plan, or greater for easements, which ever is greater applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Sides: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies.</p> <p>**Zoning Ordinance: Section 138-356</p>	Applied
<p>* Corner: Interior Lot</p> <p>**Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage: Commercial Development</p> <p>**Zoning Ordinance: Section 138-356</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on U.S. Expressway 83 (Frontage Rd.) and Colbath Road.</p> <p>Revisions needed:</p> <ul style="list-style-type: none"> - Please revise plat note #10 as shown above and once finalized prior to recording. <p>**5 ft. sidewalk may be required on U.S. Expressway 83 (Frontage Rd.) and Colbath Road as per Engineering Department prior to recording.</p> <p>***Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</p> <p>Revisions Needed:</p> <ul style="list-style-type: none"> -Revise note as shown above prior to recording. <p>* Additional buffers may be required at time of site plan review.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Required
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>*Must comply with City Access Management Policy.</p>	Required
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Required

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

<p>* * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: -Note wording must be finalized, prior to recording. **Proposing: Common Areas, and service drives must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168</p>	Required
	Applied
	NA
	NA
LOT REQUIREMENTS	
<p>* Lots fronting public streets. **Subdivision Ordinance: Section 134-1</p> <p>* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356</p>	Compliance
	Compliance
ZONING/CUP	
<p>* Existing: C-3(General Business) District Proposed: C-3(General Business) District ***Zoning Ordinance: Article V</p> <p>* Rezoning Needed Before Final Approval **Proposed zoning is compliant with current zoning. ***Zoning Ordinance: Article V</p>	Compliance
	NA
PARKS	
<p>* Land dedication in lieu of fee. Proposed land use for this subdivision is commercial. Commercial developments do not apply to Parks</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Proposed land use for this subdivision is commercial. Commercial developments do not apply to Parks</p> <p>* Pending review by the City Manager's Office. Proposed land use for this subdivision is commercial. Commercial developments do not apply to Parks.</p>	NA
	NA
	NA
TRAFFIC	
<p>**As per Traffic Department, Trip Generation approved and no TIA is required.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation approved and no TIA is required.</p>	Compliance
	NA

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

COMMENTS	
Comments: *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



LEGEND
O - Set 1/2" Iron Rod with cap stamped "HALFF" (unless otherwise noted)
FIR - Found Iron Rod
FIP - Found Iron Pipe
M.R.H.C.T. - Map Records Hidalgo County Texas
D.R.H.C.T. - Deed Records Hidalgo County Texas
O.R.H.C.T. - Official Records Hidalgo County Texas
R.O.W. - Right of Way
VOL. - Volume
PG. - Page
() - Record
CL - Centerline

METES AND BOUNDS

BEING a 2.00 acre (67,116 sq. ft.) tract of land situated in the City of McAllen, Hidalgo County, Texas, out of Lot 177 of the John H. Shary Subdivision, as recorded in Volume 1, Page 17, as recorded in Map Records of Hidalgo County, Texas (M.R.H.C.T.), same being out of that called 2.0 acres (Tract 4) conveyed to Francisco A. and Martha Ramirez, Co-trustees, as described in Document No. 3074860 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 2.0 acre tract and being more particularly described as follows:

BEGINNING at a common corner of said 2.0 acre tract and Lot 1 of the Glinther Estates Subdivision as recorded in Instrument No. 2022036 M.R.H.C.T., same being in the south right of way line of Expressway 83 (300' right of way width), from where a 1-inch iron pipe found bears South 89° 24' 16" West, a distance of 0.38 feet, for the northwesterly corner of the herein described tract;

THENCE North 82° 47' 32" East, along said south right of way line, a distance of 195.19 feet to common corner of said 2.0 acre tract and Lot 1 of the Shary Gateway subdivision as recorded in Instrument No. 2141254 M.R.H.C.T., from where a cotton spindle found bears South 87° 24' 36" East, a distance of 0.32 feet, for the northeasterly corner of the herein described tract;

THENCE South 08° 36' 43" West, leaving said south right of way line and along the common line of said 2.0 acre tract and said Lot 1, at a distance of 490.48 feet pass a 5/2-inch iron rod found in the existing north right of way line of Colbath Avenue (right of way varies), continuing along said common line for a total distance of 490.48 feet to the south line of aforementioned Lot 177, for the southeast corner of the herein described tract;

THENCE North 81° 23' 17" West, along said south line of Lot 177, same being the centerline of said Colbath Avenue, a distance of 187.80 feet to the southeast corner of said Lot 1 of Glinther Estates Subdivision, for the southwest corner of the herein described tract;

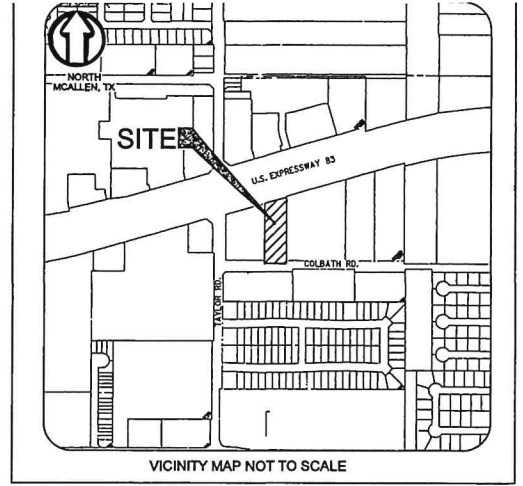
THENCE North 08° 36' 43" East, leaving said south line of Lot 177 and along the common line of said 2.0 acre tract and said Lot 1 of Glinther Estates Subdivision, at a distance of 40.00 feet pass 1/2-inch iron found in the existing north right of way line of Colbath Avenue, continuing along said common line for a total distance of 437.27 feet to the POINT OF BEGINNING and containing an area of 2.00 acre (67,116 sq. ft.) of land, more or less.

- GENERAL NOTES:**
- The Basis of Bearing is being referenced to the Texas Coordinate System, South Zone (4205) as derived from the Western Data System VRS Rio Grande Valley Cooperative Network. All distances are shown in feet.
 - By graphical plotting, the parcel described hereon lies within designation Zone "B" which is defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (Medium shading)", according to the current Federal Emergency Management Agency Maps which make up part of the National Flood Insurance Administration Report; Community-Panel No. 4803340400C dated November 16, 1982.
 - Benchmark Information:**
MC80- Located 16 feet north of a canal, 80 feet south of US Expressway 83, and approximately 500 feet east of Taylor Road.
Elevation=104.41 feet (NAVD88)
Temporary Bench Mark (TBM) Information:
X Cut on sidewalk on the south side of Colbath Rd. adjacent to the southeast corner of subdivision boundary. Elevation=117.52 feet (NAVD88)
 - Minimum Building Setback Lines shall be:**
Front: U.S. Expressway 83; In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, which ever is greater applies.
Rear: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies.
Sides: In accordance with the zoning ordinance or greater for easements or site plan, which ever is greater applies.
 - Minimum finish floor elevation: 18" above top of curb whichever is greater.
 - Storm water detention required for this development is 0.28 ac-ft to be detained within the regional detention system. Detention areas shall be maintained by the lot owners and not the City of McAllen.
 - An engineered drainage detention plan, approved by The City of McAllen Engineering Department, shall be required prior to issuance of building permit.
 - No building allowed over any easement.
 - 6 ft. opaque buffer is required from adjacent/between multi-family residential and commercial, or industrial, zones/uses.
 - A 5 ft. wide minimum sidewalk required on US Expressway 83 and Colbath Road.
 - All corners, angle points and points of curvature or tangency delineating the boundary of the land shown herein as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" or left as found those monuments that represent or reference the boundary.
 - The developer shall be responsible for detaining and accommodating more than the detained volume shown on this plat if it is determined, at the permit stage, that the detention requirements are greater than stated on this plat, due to the impervious area being greater than the plat engineer considered in the hydraulic calculations for this subdivision.
 - Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.
 - Minimum 24 ft. wide private service drive easement for city services will be provided as part of the site plan review for this property.
 - 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.
 - United Irrigation District Blanket Irrigation Easement per 12/05/1916, Dec. # 1916-570261.**

UNITED IRRIGATION DISTRICT
This plat approved by United Irrigation District on this 23 day of February, 2023.
No improvements of any kind (including without limitation trees, fences and buildings) shall be placed upon United Irrigation District right of way or easements. Approval of this plat does not release any rights that the district may have whether shown or not.

President

Attest: Susan Kauramath
Secretary



STATE OF TEXAS:
COUNTY OF HIDALGO:

I, the undersigned owner of the land shown on this plat and designated herein as SHARYBAK 1 LOT 1 SUBDIVISION to the City of McAllen, Texas and whose name is subscribed hereon, hereby dedicated to the use of the public all streets, alleys, paths, water courses, drains, easements, waterlines, sanitary 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 and required otherwise to be installed or dedicated under the subdivision approval process of the process of the City of McAllen at the same for the purposes therein expressed, either on the plat herein or on the official minutes of the applicable authorities of the City of McAllen.

Phillip P. Bakke, Manager
Sharybak I, LLC, A Texas Limited Liability Company
Phillip P. Bakke, Manager
207 Roosevelt Ave.
San Antonio, Texas 78210

Phillip P. Bakke, General Partner
Sharybak I, LLC, A Texas Limited Liability Company
Sharybak LTD, A Texas Limited Partnership, Manager
Phillip P. Bakke, General Partner
207 Roosevelt Ave.
San Antonio, Texas 78210

STATE OF TEXAS:
COUNTY OF HIDALGO:

Before me, the undersigned authority on this day personally appeared Phillip P. Bakke and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated. Given under my hand and seal of office.

Dated this 30 day of January, A.D. 2023.
Denise M. Davila

STATE OF TEXAS
COUNTY OF HIDALGO

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

Given under my hand and seal of office, this 1st day of March, 2023.
Michael
Chairman, Planning and Zoning Commission

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, the undersigned Mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this city wherein my approval is required.

Given under my hand and seal of office, this 8th day of March, 2023.
Raul Garcia, Jr.
Attest: Secretary, City of McAllen
Mayor, City of McAllen

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Tex. Water Code 49.211(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

Raul Garcia, Jr. 03/13/23
Raul E. Sese, P.E., C.F.M.
General Manager
Hidalgo County Drainage District No. 1

SHARYBAK 1 LOT 1 SUBDIVISION
A SUBDIVISION OF 2.0 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS OUT OF LOT 177 JOHN H. SHARY SUBDIVISION
AVO: 052235.001
DATE OF PREPARATION: 12/15/2022
REVISION DATE: 01/24/2023
BY

HALFF

UNITED IRRIGATION 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, public entity, party or person is allowed to cross, above or below ground any irrigation district easement or right of way with lines, pipes, open ditches or other use without first obtaining a crossing permit from United Irrigation District.
- No permanent structure, utility pole, pole, well, fence, driveway, or road will be allowed to be constructed or exist on any district easement or right of way without written approval by irrigation district. Any unauthorized structure within the easement boundary is subject to immediate removal at violator's expense.
- No utility company, public entity, party or person is allowed to connect to any district facility without first obtaining a permit from irrigation district. Any

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, Juan M. Castillo, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the property made under my supervision on the ground.

Juan M. Castillo
Registered Professional Land Surveyor
State of Texas No. R146

01-26-2023
Date



STATE OF TEXAS:
COUNTY OF HIDALGO:

I, Raul Garcia, Jr., a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Raul Garcia, Jr.
Registered Professional Engineer
P.E. Registration No. 94855

1/26/23
Date



PRINCIPAL CONTACTS
OWNER: BAKKE DEVELOPMENT 800 F I AKF/IFW DR MCALLEN TX 78501 PH: (210) 641-2006

City of McAllen

P.O. BOX 220 - McALLEN, TEXAS 78505-0220

BUILDING PERMIT

Online.

PERMIT NO. CMM2022-11457

DATE ISSUED 04/03/2023

GENERAL CONTRACTOR Mo Verdecanna
Mo Verdecanna
1512 S Flores
San Antonio, TX 78204

PHONE 2102272612

TYPE OF CONSTRUCTION New

BLDG HGT 31

NO OF FLOORS 1

BLDG SQ FT 108804 NO. PARKING SPACES SQ FT LOT 20584
8

LOT FRONT 60

TOC ELEV 6

EXISTING USE OF LOT Vacant

NEW USE OF LOT S-1 Storage - Moderate Hazard

Type of Construction II Ed. Building Code 2018 Fire Sprinkler Sys. Yes Occupancy # 222

FOUNDATION

EXT WALL

ROOF

Concrete Slab

Masonry Solid

Metal

FOR RESIDENTIAL USE ONLY NO OF UNITS 0 NO BDRMS 0 NO BATHRMS SQ FT CARPORT 0 SQ FT LIVING 0

OWNER RAMIREZ FRANCISCO A & MAR
PO BOX 360 HIDALGO TX 78557-0360

IMPROVEMENT VALUE 5000000

PHONE

LOT 0177 BLOCK 000 SUBDIVISION JOHN H SHARY

SITE ADDRESS 5001 EXPWY 83

ZONING C-3 General Business District L.U. CODE Building/Commercial

The foregoing is a true and correct description of the improvements proposed by the undersigned applicant, and the applicant certifies that he will have full authority over construction of same.

The permit shall not be held to permit, or be an approval of the violation, or modification of any provisions of City ordinances, codes, subdivision restrictions or State law, or be a waiver by the City of such violation. Alterations, changes, or deviations from the plans authorized by this permit is unlawful without written authorization from the Building Inspection Department.

The applicant hereby agrees to comply with all City ordinances, codes, subdivision restrictions and State laws and assumes all responsibility for such compliance.

It is understood that the improvements shall not be occupied until a Certificate of Occupancy has been issued, or otherwise approved by the Building Inspection Department.

Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for six months after the time work is commenced. Otherwise, permit is good for one year only.

Authorized Agent/Owner

Date

4/03/2023

City of McAllen

P.O. BOX 220 - McALLEN, TEXAS 78505-0220


PERMIT CONDITIONSPERMIT NO: **CMM2022-11457**PERMIT TYPE: **Commercial / New or Addition**ADDRESS: **5001 EXPWY 83**LOT: **0177**BLOCK: **000**SUBDIVISION: **JOHN H SHARY**

#	CONDITION DESCRIPTION
Building Inspections Permit Conditions	
1	Drinking fountain required. (table 2902.1, 2018 IBC)
2	All buildings or facilities must comply 100% to the Texas Accessibility Standards. Initial: <u>ML</u>
3	The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official. The deferred items must be submitted directly to the Fire Prevention Department within 30 working days from the building permit issue date. Fire sprinkler system (monitored) Per Section 903, 2018 International Building Code. Fire alarm system- Per Section 907 of the 2018 International Building Code. Standpipe system- as per Section 905 of the 2018 International Building Code. Print: <u>Mario Lozano</u> Sign: <u>[Signature]</u> Date: <u>4/3/2023</u>
4	The building mechanical, electrical and lighting systems must comply with Section C408 System Commissioning of the 2015 International Energy Conservation Code. Commercial Energy Commissioning Forms A & B provided by the City of McAllen are required to be filled out and submitted for review prior to receiving a final inspection. Print: <u>Mario Lozano</u> Sign: <u>[Signature]</u> Date: <u>4/3/2023</u>
5	Stairway construction as per the 2018 International Building Code
6	Firestopping/Draftstopping required.
7	Fire partition: one hour required. (Section 708, IBC)
8	This is to certify that the elevation at <u>5001 Expressway 83</u> , also know as Lot <u>177</u> , Block <u> </u> , Subdivision <u>John H Shary</u> is at <u>18"</u> , <u>X</u> top of curb or <u> </u> at crown of the middle of the street. If the elevation is to be different than what is required on the subdivision plat, I will obtain an independent Professional Engineer's letter of approval on elevation. If the elevation is to be different than what is required on the subdivision plat, the permit holder will obtain an independent professional engineer's letter of approval on elevation.
9	Restroom facilities must meet City Codes and Texas Accessibility Standards.
10	Sprinkler system required and shall comply with NFPA 13 and IBC 2018. (Plans must be approved by the City of McAllen and State Board of Insurance) Automatic Sprinkler System Automatic sprinkler system shall be monitored by an approved supervising station per section 901.6.1. A house meter shall be required to provide electrical power to monitored circuit, device or component. Print: <u>Mario Lozano</u> Sign: <u>[Signature]</u> Date: <u>4/3/2023</u>
11	Texas Architectural Barrier Act Project Registration No. TABS2023006682

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
12	<p>Exit passageway shall have walls, floors, and ceilings of not less than 1-hour fire resistance rated assembly as per Section 1024, 2018 International Building Code.</p> <p>Doors (including frame assembly) to the exit passageway enclosures shall be a 1-hour fire door and shall comply with Section 402.8.7, 2018 International Building Code.</p> <p>Duct penetrations at exit passageway (corridor) shall be protected as per Section 714, 2018 International Building Code.</p>
13	Doors shall swing in the direction of egress travel where serving an occupant load of 50 or more persons as per Section 1010.1.2.1, 2018 International Building Code.
14	Panic and fire exit hardware is required. Where panic and fire exit hardware is installed, it shall comply with Section 1010.1.10 of the 2018 International Building Code.
15	<p>All plans and specifications for construction or for substantial renovation, modification, or alteration of a building or facility that has an estimate construction cost of \$50,000 or more and that is subject to the provisions of the Texas Civil Statutes, Article 9102 shall be submitted to the Texas Department of Licensing and Regulation for review and approval. Information below must be submitted to City of McAllen Inspections prior to Issuance of Building Permit. Buildings or Facilities that have an estimate construction cost of less than \$50,000 require no submittal to TX. Dept. of licensing and Regulation, but require 100% compliance with TDLR.</p> <p>I hereby notify the Texas Department of Licensing and Regulation of the described project and of my intent to perform, or cause to be performed, all services necessary to design said project in accordance with the provisions of Article 9102, Texas Civil Statutes. I certify that I am the owner/contractor/registered design professional with overall responsibility for the design of the project and whose seal is affixed to the construction documents. You may contact the TDLR at 1-800-803-9202.</p>
16	Gutters and leaders placed on the outside of buildings, other than Group R-3, private garages and buildings of Type V construction, shall be of noncombustible material or a minimum of Schedule 40 plastic pipe. Sec. 1502.4 of the 2018 International Building Code

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
17	<p>Design and installation of roof drainage systems shall comply with the International Plumbing Code.</p> <p>1101.7 Roofs shall be designed for the maximum possible depth of water that will pond thereon as determined by the relative levels of roof deck and overflow weirs, scuppers, edges or serviceable drains in combination with the deflected structural elements. In determining the maximum possible depth of water, all primary roof drainage means shall be assumed to be blocked.</p> <p>1105.1 Roof Drains shall be installed in accordance with the manufacture's instructions. The inside opening for the roof drain shall be obstructed by the roofing membrane.</p> <p>1105.2 The connection between roofs and roof drains which pass through the roof and into the interior of the building shall be made water tight by the use of approved flashing material.</p> <p>1108.1 Secondary (emergency) roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason.</p> <p>1108.2 Secondary roof drain systems shall have the end point of discharge separate from the primary system. Discharge shall be above grade, in a location that would normally be observed by the building occupants or maintenance personnel.</p> <p>1108.3 Secondary (emergency) roof drain systems shall be sized in accordance with Section 1106 based on the rainfall rate for which the primary system is sized in Tables 1106.2, 1106.3 and 1106.6. Scuppers shall be sized to prevent the depth of ponding water from exceeding that for which the roof was designed as determined by Section 1101.7. Scuppers shall not have an opening dimension of less than 4 inches (102 mm). The flow through the primary system shall not be considered when sizing the secondary roof drain system.</p>
18	<p>TEMPERED WATER HAVING A TEMPERATURE RANGE BETWEEN 85°F (29°C) AND 110°F (43°C) SHALL BE DELIVERED TO HAND-WASHING SINKS. HOT WATER SHALL BE SUPPLIED FOR UTILITY SINKS AND MOP SINKS FOR BUILDING MAINTENANCE PURPOSES.</p> <p>INITIAL </p>
19	Need to identify job site (address)
20	Service Sink Required. (table 2902.1, 2018 IBC)
21	Exit signs required.
22	Emergency lights required.
23	Fire extinguishers required.
24	Address required on front and rear doors of all commercial buildings.
25	Plumbing to City Code and Ordinance. (2018 IPC) ELECTRICAL TO CITY CODE AND ORDINANCE. (2017 NEC) Mechanical to City Code and Ordinance. (2018 IMC)
26	Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. Section 713, of the 2018 International Building code.
27	Hydraulic elevators with a sump pump pit shall have installed an oil separator which oil-bearing, grease-bearing or flammable wastes shall be discharged before emptying into the building drainage system or other point of disposal as per Sec. 1003.4 of the 2018 International Plumbing Code.

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
28	<p>Need to identify job site (address)</p> <p>Toilet facilities shall be provided for workers during construction and be maintained in a sanitary condition as per Sec. 311, IPC 2018.</p> <p>All building and construction debris must be contained and detained with a temporary enclosure and disposed of properly during construction and prior to final.</p> <p>**ALL CONSTRUCTION AS PER THE 2018 INTERNATIONAL BUILDING CODE (IBC).</p> <p>**OTHER CODE AND CITY ORDINANCES MAY APPLY.</p> <p>**MEXICO BLOCK SHALL NOT BE USED UNLESS APPROVED BY THE BUILDING OFFICIAL.</p> <p>No occupancy is allowed until a final inspection is made and certificate of occupancy issued. (This means no furniture, fixtures, merchandise, etc.).</p>
Planning Permit Conditions	
29	<p>Must comply with SPR2022-0047 Review Requirements:</p> <p>Landscaping square footage required <u>8,712 SF</u></p> <p>a. Trees required at 10 ft. in height when planted with caliper size as follows:</p> <p><u>24</u> -2 1/2" caliper or</p> <p><u>12</u> -4" caliper or</p> <p><u>6</u> -6" caliper or</p> <p><u>10</u> -palm trees (80% max) (6 ft. of clear trunk) and 19 2 1/2" Caliper</p> <p>b. Minimum 10 ft wide landscaped strip is required inside the property line along <u>US Expressway 83</u></p> <p>c. For lots with less than 200' in depth, a 5 ft. landscape strip with 3 ft. hedge is required inside the property line along _____</p> <p>d. 50% of landscaping must be visible in front areas.</p> <p>e. Each parking space must be within 100 ft of a landscaped area with trees.</p> <p>f. Water system required for all landscaped areas.</p> <p>g. All landscape materials shall be properly installed and maintained to ensure continuous healthy growth & development and kept free from refuse and debris.</p> <p>h. The owner shall be responsible for the irrigation of all landscape areas and plant materials, utilizing an automatic, underground irrigation system.</p> <p>i. Xeriscape areas shall provide a minimum of 50 percent of the landscaped areas with ground cover or grasses. Xeriscape areas not covered by grasses or ground cover shall be mulched. **Should Xeriscape be proposed, a landscape plan showing the xeriscape areas shall be provided to the Planning Department for review and approval, prior to installation of such materials.</p> <p>j. All Hydro-mulch areas will need to be at 100% growth at the time of final inspection.</p> <p>k. A native, non-palm tree, as listed in section 110-56(h) with a minimum caliper of two inches and a minimum height of six feet shall be the equivalent of one and one-half required trees. Native tree credit is in addition to credit for large caliper and existing tree credit.</p> <p>Signature: <u>[Signature]</u> Date: <u>4/3/2023</u></p>

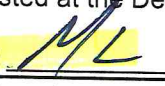
PERMIT CONDITIONS

#	CONDITION DESCRIPTION
30	<p>Right-of-Way, excluding sidewalk and driveway areas must be landscaped; however, it will not be credited toward the required landscaping.</p> <p>The number of palm trees shall not exceed 80% of the total number trees required.</p> <p>Palm trees shall have a minimum of six (6) feet of clear trunk.</p> <p>Caliper is the average diameter of the tree measured 12 in. from ground level.</p> <p>Single trunk, hard wood shade trees shall be a minimum of ten ft. in height from ground level to top of crown.</p> <p>No multi-trunk trees will be credited towards the landscape requirement.</p> <p>**If you have not already discussed the cost of the landscaping with the owner, or have not provided for it in your contract, please clarify the matter as soon as possible since a final occupancy shall not be issued until the landscaping is completed and other permit requirements have been fulfilled.</p> <p>**If you have any questions concerning landscaping requirements, please contact the Planning Department at (956)681-1250.</p>
31	<p>Must comply with parking and maneuvering space requirements set forth in SPR2022-0047: Spaces Required <u>5</u> Spaces Provided <u>5</u> a. Accessible parking spaces required <u>1</u>, of which <u>1</u> should be van accessible with an 8 ft. aisle.</p> <p>Signature: <u>[Signature]</u> Date: <u>4/3/2023</u></p>
32	<u>4</u> ft. sidewalk required along <u>Colbath Road</u> .
33	R.O.W. permit required from Engineering Dept. (paving, curb cut & sidewalk)
34	Separate sign permit required for each sign.
35	<p>Where a landscape buffer is proposed, it shall be in combination with a chain link fence and installed in such a manner that the adjacent property is visually screened and shall be a minimum of six (6) feet in height, continuous and uninterrupted, and 100 percent opaque.</p> <p>A masonry screen eight (8) feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family residential use or zone.</p> <p>Where such use has 200 ft. or less in common with any residential use or zone, the buffer shall be eight (8) feet in height but may be cedar planks.</p>
36	<p><u>6</u> ft. buffer required around dumpster area. (if visible from the street)</p> <p>A buffer with a minimum of six (6) feet in height shall be provided to screen refuse areas (including refuse dumpsters, compactors, and contained compactors), outdoor storage areas and loading docks when visible from public streets.</p>
37	Paving of alley required.
38	Conditional Use Permit required if use changes to a use that requires CUP.
39	<p>Subdivision required: Sharybak 1 Lot 1</p> <p>5 feet wide minimum sidewalk required on US Expressway 83 and Colbath Road <u> </u>.</p>

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
40	<p>Minimum setback (Must comply with SPR2022-0047 requirements): Front - Front/U.S. Expressway 83 (Frontage Rd.): Proposing: 60 ft. or in line with existing structure, or approved site plan, or greater for easements, which ever is greater applies. Rear - In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies. Sides - In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies.</p> <p>No structure is permitted to be built within any setbacks (nor easements), should a structure encroach additional processes will be required.</p> <p>Signature: <u>[Signature]</u> Date: <u>4/3/23</u></p>
41	If TABC is required, it must comply and obtain required approvals and variances.
42	This is for Temporary Signs
43	<p>As per the irrigation district, Sharybak Subdivision is ok to proceed. Please see attached email.</p> <p>SIGN: <u>[Signature]</u> DATE: <u>4/3/23</u></p>
44	<p>This permit is for the new construction of a household item storage facility only. Must comply with setbacks. This permit is subject to the site plan review approved for this location.</p> <p>If use changes, or if new additions, alterations, or constructions are made, additional permits will be required.</p> <p>SIGN: <u>[Signature]</u> DATE: <u>4/3/23</u></p>

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
Fire Inspection Permit Conditions	
45	<p>1. Shall comply with all applicable 2018 International Fire Code (IFC) requirements.</p> <p>2. Fire Suppression System: Plans shall be submitted to the fire prevention division for review and approval prior to system installation or modification (2018 IFC Sec 901.2.).</p> <p>3. Fire Sprinkler System: Plans shall be submitted to the fire prevention division for review and approval prior to system installation or modification.</p> <p>If a new system is to be installed and the system requires more than one riser or is a high hazard occupancy then those plans must have a third party review conducted by an independent company (Ex: ISO, Factory Mutual) with any comments provided prior to submittal to the Fire Prevention Division.</p> <p>4. Fire Alarm System: Plans shall be submitted to the fire prevention division for review and approval prior to system installation or modification (2018 IFC Sec 907. 1.1 & 907.1.2).</p> <p>5. Portable Extinguishers: shall be installed where required per the 2018 IFC Sec 906.1 with the size and distribution of the extinguishers to comply with 2018 IFC Sec 906.3.</p> <p>6. Existing Fire Protection Systems: which include but is not limited to lighted exit signs, emergency lights, fire extinguishers, fire sprinklers, kitchen hood extinguishment systems and fire or smoke alarm systems must remain IFC compliant (operational, monitored and inspected).</p> <p>7. The Fire Prevention Division requires 24-hour in advance notification for an inspection. Inspections can be requested at the Development Center located at 311 N. 15th.</p> <p>Initial: </p>
Utilities Permit Conditions	
46	<p>****Installation of utilities will need to be in accordance to "Approved for Construction" plans and NTP. No occupancy will be allowed until all utility improvements have been accepted and approved by MPU. ***</p> <p>Individual water service and water meter required for each unit.</p> <p>Individual sewer service required for each unit with clean-out at right-of-way line.</p> <p>Backflow preventer assembly required where applicable.</p> <p>Any Grease Trap(s) installation must be approved by Pre-Treatment Department prior to final Approval.</p>
47	<p>MG - SELF STORAGE - Application approved under condition that floor drains next to elevator drum get eliminated.</p>

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
Engineering Inspection Permit Conditions	
48	<p>In no instance shall site's grading and runoff on residential properties adversely affect neighboring properties. Residential lots shall be graded to provide positive drainage towards the front of the lot at a minimum of 1% slope. In the event of a difference in grade between adjacent properties, each property shall be graded to drain away from the deviation.</p> <p>Permittee or contractor or subcontractor will notify the engineering department and the effected utility immediately of any damage to other utilities, either city or privately owned.</p> <p>Permittee should be responsible for not placing any structure within any easement or setback.</p> <p>Contractors working for Permittee are responsible for obtaining line locates from all affected public utilities prior to any excavation.</p> <p>Please contact the COM Engineering Department at (956) 681-1150 for any future construction within City Right-Of-Way and to obtain proper permit approvals.</p> <p>Please call (956) 681-1328 to schedule an engineering inspection for formed sidewalk, driveways or improvements within the Right-Of-Way.</p> <p>Asphalt pavement repair due to fire line connection must be constructed to City standards and specifications. Must provide sand backfill and pavement repair 1 ft on all sides of trench and with a saw cut edge.</p> <p>All building and construction debris must be contained and detained with a temporary enclosure and disposed of properly during construction and prior to final.</p> <p>**A set of plans and a copy of the Construction Permit and Conditions must be in the Construction Site at the time of inspection.</p> <p>Proposed construction to be outside of Right-Of-Ways, easements, and setbacks.</p> <p>NO CONSTRUCTION DEBRIS ON CITY ROADS, GUTTERS OR CITY ROW.</p>

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
49	<p>All temporary traffic control within the City of McAllen's jurisdiction shall conform to the Texas Manual on Traffic Control Devices as well as the provisions of this policy including construction work zones, maintenance operations, utility operations, loading and unloading operations, planned road closures, as well as special event traffic control. A traffic control plan shall be included as part of all construction plans, right of way permits, and special event applications.</p> <p>In no instance shall site's grading and runoff on residential properties adversely affect neighboring properties. Residential lots shall be graded to provide positive drainage towards the front of the lot at a minimum of 1% slope. In the event of a difference in grade between adjacent properties, each property shall be graded to drain away from the deviation.</p> <p>Permittee shall be responsible for stormwater management erosion control that complies with city, state and federal guidelines. Requirements shall include, but not be limited to, silt fencing around any excavation that will be left overnight, silt fencing in erosion areas until reasonable vegetation is established, barricade fencing around open holes, and high erosion areas will require wire-backed silt fencing.</p> <p>An erosion control inspection needs to be called in first with inspection to this project. Initial: <u>ML</u></p> <p>Permittee or contractor or subcontractor will notify the engineering department and the effected utility immediately of any damage to other utilities, either city or privately owned.</p> <p>Permittee should be responsible for not placing any structure within any easement or setback.</p> <p>Without affecting the legal relationship between a Permittee and its contractors, permittees are responsible for the workmanship and any damages by all contractors or subcontractors. A responsible representative of the Permittee will be available to the engineering department at all times during construction.</p> <p>Contractors working for Permittee are responsible for obtaining line locates from all affected public utilities prior to any excavation.</p> <p>Please contact the COM Engineering Department at (956) 681-1150 for any future construction within City right-of-way and to obtain proper permit approvals.</p> <p>Asphalt pavement repair due to fire line connection must be constructed to City standards and specifications. Must provide sand backfill and pavement repair 1 ft on all sides of trench and with a saw cut edge.</p> <p>All building and construction debris must be contained and detained with a temporary enclosure and disposed of properly during construction and prior to final.</p>

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
50	<p>a. Sidewalk alignment must match existing alignment in area or be set a minimum of five-foot from the back of curb. Any deviation shall require approval by the City Engineer</p> <p>b. Sidewalk shall slope toward the street with a maximum transverse slope of ¼ inch per foot (2%), 1-inch above the top of curb, and a maximum longitudinal slope of ½ inch per foot (5%).</p> <p>c. Sidewalk shall be 5-foot width required along TxDOT ROW and a 4-foot minimum width is required along City ROW when placed at an offset behind the curb, and 5-foot minimum width when placed adjacent to the curb.</p> <p>d. Sidewalks and ramps shall be constructed of 4" thick concrete reinforced with 6" x 6" No. 6 gage wire mesh or No. 3 bars @ 8" O.C.E.W.</p> <p>e. Bar-lift Plastic Chairs, or approved equal, shall be used to secure steel at center of concrete thickness</p> <p>f. Sand Backfill required on all Sidewalks 3" MAX. Sub-grade shall be compacted to 90% standard proctor.</p> <p>g. Contraction joints shall be scored every 6 feet and expansion joints every 30 feet.</p> <p>h. Sidewalk shall have a broom finish transverse to the walkway. Exposed aggregate, tile and stained or painted concrete are not permitted within the right of way.</p> <p>i. All concrete shall be 5-sack concrete and shall have a minimum compressive strength of 3000 psi.</p> <p>j. Membrane curing compound shall be applied at a minimum of 1 gallon per 180 square feet of area.</p> <p>k. Ramps shall be placed at all intersection with roadways or where required by law / City. Curb and Gutter must be saw cut. All Ramp approaches shall consist of a truncated surface according to recent ADA requirements.</p> <p>l. Flatwork is required to meet Texas Accessibility Standards (Texas Civil Statutes, Article9102).</p> <p>m. Any admixtures to the concrete mix (i.e. fiber mesh, plasticizers, etc.) shall require approval.</p> <p>n. Decorative concrete pattern and finish shall require approval from the City Engineer. Decorative concrete shall not be used on city sidewalks and/or handicap ramps. Any deviation from the City of McAllen Standards will require a stamped concrete letter.</p>
51	<p>a. Minimum driveway width allowed is 25 ft. and maximum is 45 ft.</p> <p>b. Curb cut must be a minimum of 6-feet from a side property line. Flow line of new gutter shall match existing flow line.</p> <p>c. Curb and gutter must be saw cut.</p> <p>d. Driveway aprons shall be constructed of concrete with a minimum of 6 inches in thickness, reinforced with No. 3 bars @ 12" O.C.E.W. or No. 4 bars @ 18" O.C.E.W.</p> <p>e. Bar-lift Plastic Chairs, or approved equal, shall be used to secure steel at center of concrete thickness.</p> <p>f. Concrete shall have a broom finish. Exposed aggregate, pavers, tile and stained or painted concrete are not permitted within the right of way.</p> <p>g. All concrete shall be 5-sack concrete and shall have a minimum compressive strength of 3000 psi.</p> <p>h. Membrane curing compound shall be applied at a minimum of 1 gallon per 180 square feet of area.</p> <p>i. Sub-grade shall be compacted to 95% standard proctor.</p> <p>j. Expansion joint required at property line and intersection with sidewalks. Longitudinal sawed contraction joint required at 15 ft. minimum. See commercial concrete driveway & typical joint layout for details.</p> <p>k. Sand Backfill required on all Sidewalks 3" MAX. Sub-grade shall be compacted to 90% standard.</p> <p>l. If a manhole falls within a driveway pad, the manhole lid shall be placed flush with the elevation of the driveway.</p> <p>m. Any driveway placed where a drainage bar ditch exists, shall maintain the flow line of the ditch with the placement of a concrete culvert.</p> <p>n. Driveway wings shall not exceed a 12:1 slope.</p> <p>o. Any admixtures to the concrete mix (i.e. fiber mesh, plasticizers, etc.) shall require approval.</p>

PERMIT CONDITIONS

#	CONDITION DESCRIPTION
52	<p>Erosion control fence shall be placed at site to keep gutters and streets free of construction debris.</p> <p>Traffic cones/signage shall also be placed to notify drivers near the construction limits of the work being performed. Proper traffic control measures (signage, flaggers, barricades, etc.) shall be implemented to notify drivers of construction work along the drive.</p> <p>Erosion control fence shall be placed at site to keep gutters and streets free of construction debris.</p> <p>Drainage must meet detention requirements as per plat. All water detained for site should be detained on site. Grading should not impact neighbors.</p> <p>Any tie-ins to existing drainage structures that belong to TxDOT utilities must require a UIR through the TxDOT Area Office.</p> <p>All drainage swells must be 1:2 slope max as shown on master grading plan approved by site engineer. Make sure that streets are kept clean and free of construction debris. Silt fence is recommended to be placed on construction site.</p> <p>No trash can be left in neighboring lots.</p> <p>Highpoints to be constructed on driveway aprons along connecting street so that water is contained within site.</p> <p>Parking lot area shall have no visible pot hole or void areas: prior to final inspection, parking lot area shall be patched.</p> <p>Upgrade public sidewalks and handicap ramps if not to standards: Must meet recent ADA requirements.</p> <p>Call proper departments to schedule proper inspections.</p> <p>**A set of plans and a copy of the Construction Permit and Conditions must be in the Construction Site at the time of inspection.</p> <p>NO CONSTRUCTION DEBRIS ON CITY ROADS, GUTTERS OR CITY ROW.</p> <p>Please call (956) 681-1328 to schedule an engineering inspection for formed sidewalk, driveways or improvements within the right of way. There are two inspections:</p> <ol style="list-style-type: none"> 1. Engineering Pre-pour (before concrete is poured, forms should be ready for this inspection) 2. Engineering Final (after concrete has been poured, site must be clean, landscaped, and free of construction debris)

NO OCCUPANCY IS ALLOWED UNTIL A FINAL INSPECTION IS MADE AND APPROVED.

By signing and dating this form, I acknowledge that I have carefully read and fully understand the foregoing conditions of this Permit.

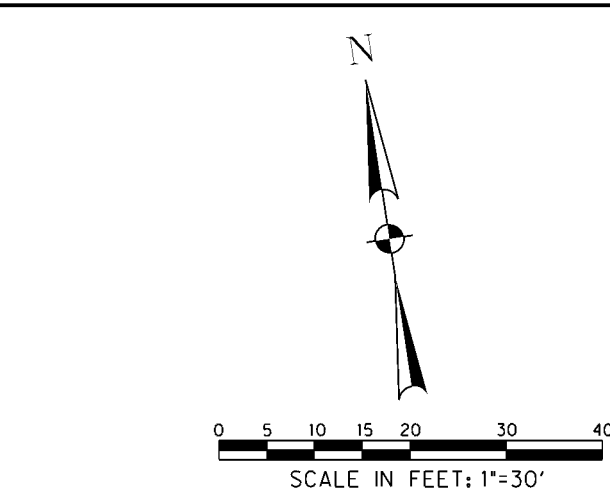
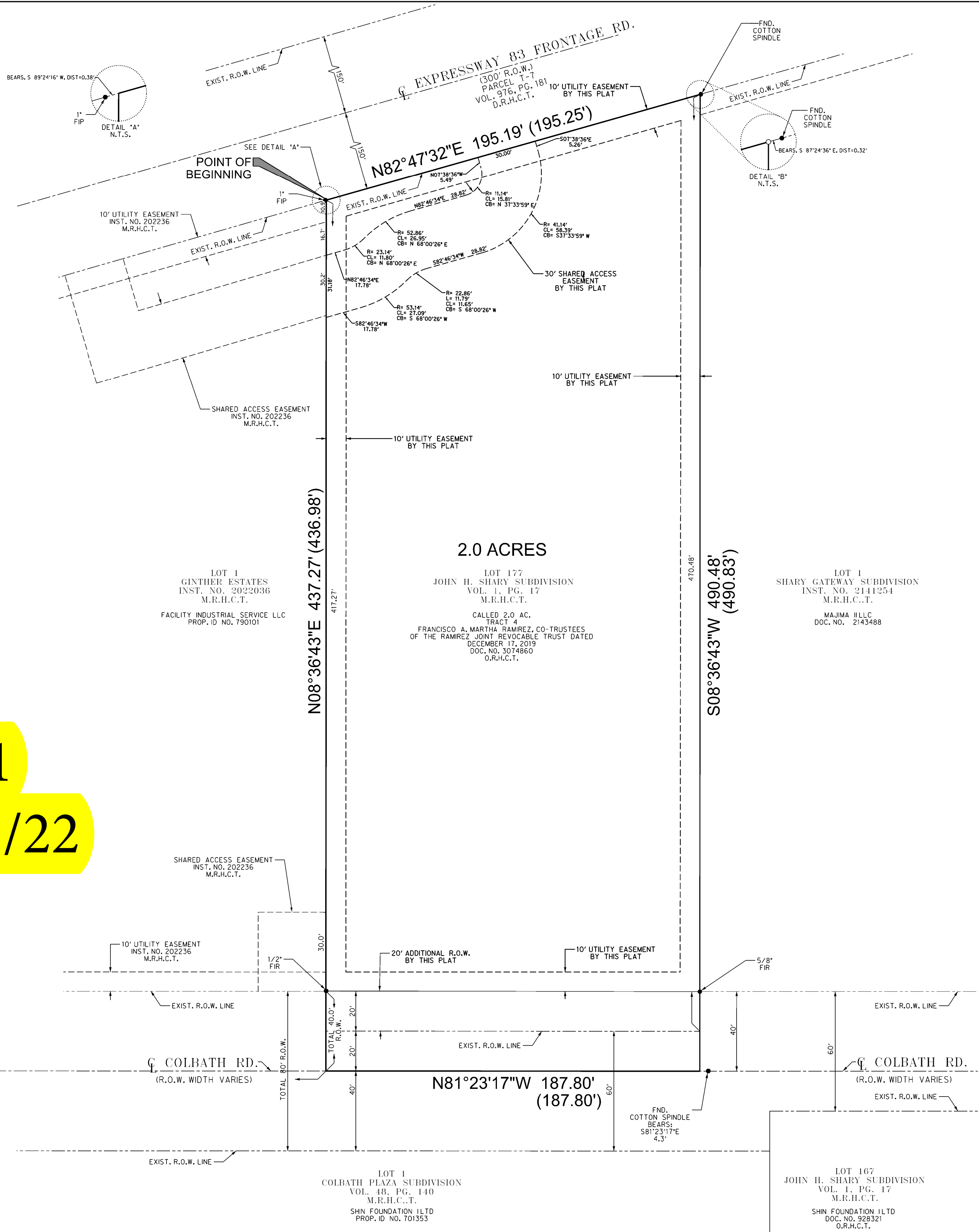

NAME (PRINT)


SIGNATURE


DATE

☐ OWNER
☐ APPLICANT
☐ CONTRACTOR

TR #1
12/21/22



LEGEND

- o - Set 1/2" Iron Rod with cap stamped "HALFF" (unless otherwise noted)
- FIR - Found Iron Rod
- FIP - Found Iron Pipe
- M.R.H.C.T. - Map Records Hidalgo County Texas
- D.R.H.C.T. - Deed Records Hidalgo County Texas
- O.R.H.C.T. - Official Records Hidalgo County Texas
- R.O.W. - Right of Way
- VOL. - Volume
- PG. - Page
- () - Record
- CL - Centerline

METES AND BOUNDS

BEING a 2.000 acre (87,116 sq. ft.) tract of land situated in the City of McAllen, Hidalgo County, Texas, out of Lot 177 of the **John H. Shary Subdivision**, as recorded in Volume 1, Page 17, as recorded in Map Records of Hidalgo County, Texas (M.R.H.C.T.), same being of out that called 2.0 acres (Tract 4) conveyed to Francisco A. and Martha Ramirez, Co-trustees, as described in Documents No. 3074860 of the Official Records of Hidalgo County, Texas (O.R.H.C.T.), said 2.0 acre tract and being more particularly described as follows:

BEGINNING at a common corner of said 2.0 acre tract and Lot 1 of the **Ginther Estates Subdivision** as recorded in Instrument No. 2022036 M.R.H.C.T., same being in the south right of way line of Expressway 83 (300' right of way width), from where a 1-inch iron pipe found bears South 89° 24' 16" West, a distance of 0.38 feet, for the northwesterly corner of the herein described tract;

THENCE North 82° 47' 32" East, along said south right of way line, a distance of 195.19 feet to common corner of said 2.0 acre tract and Lot 1 of the **Shary Gateway Subdivision** as recorded in Instrument No. 2141254 M.R.H.C.T., from where a cotton spindle found bears South 87° 24' 36" East, a distance of 0.32 feet, for the northeasterly corner of the herein described tract;

THENCE South 08° 36' 43" West, leaving said south right of way line and along the common line of said 2.0 acre tract and said Lot 1, at a distance of 450.48 feet pass a 5/2-inch iron rod found in the existing north right of way line of Colbath Avenue (right of way varies), continuing along said common line for a total distance of 450.48 feet to the south line of aforementioned Lot 177, for the southeast corner of the herein described tract;

THENCE North 81° 23' 17" West, along said south line of Lot 177, same being the centerline of said Colbath Avenue, a distance of 187.80 feet to the southeast corner of said Lot 1 of **Ginther Estates Subdivision**, for the southwest corner of the herein described tract;

THENCE North 08° 36' 43" East, leaving said south line of Lot 177 and along the common line of said 2.0 acre tract and said Lot 1 of **Ginther Estates Subdivision**, at a distance of 40.00 feet pass 1/2-inch iron found in the existing north right of way line of Colbath Avenue, continuing along said common line for a total distance of 437.27 feet to the **POINT OF BEGINNING** and containing an area of 2.000 acre (87,116 sq. ft.) of land, more or less.

GENERAL NOTES:

- The Basis of Bearing is being referenced to the Texas Coordinate System, South Zone (4205) as derived from the Western Data System VRS Rio Grande Valley Cooperative Network. All distances are shown in grid.
- By graphical plotting, the parcel described hereon lies within designation Zone "B" which is defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (Medium shading)", according to the current Federal Emergency Management Agency Maps which make up part of the National Flood Insurance Administration Report; Community-Panel No. 4803340400C dated November 16, 1982.
- Benchmark Information:
MC80- Located 16 feet north of a canal, 30 feet south of Expressway 83 Frontage Road, and approximately 500 feet east of Taylor Road.
Elevation=107.38 feet (NAVD88)
Temporary Bench Mark (TBM) Information:
X Cut on sidewalk on the south side of Colbath Rd. adjacent to the southeast corner of subdivision boundary. Elevation=117.52 feet (NAVD88)
- Minimum Building Setback Lines shall be:
Front: U.S. Expressway 83 (Frontage Rd.); In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, which ever is greater applies.
Rear: In accordance with the zoning ordinance, or greater for easements, or site plan, which ever is greater applies.
Sides: In accordance with the zoning ordinance or greater for easements or site plan, which ever is greater applies.
All setbacks are subject to increase for easements or approved site plan.
- Minimum finish floor elevation: 18" above top of curb whichever is greater.
- Storm water detention required for this development is 0.28 ac-ft to be detained within the regional detention system. Detention areas shall be maintained by the lot owners and not the City of McAllen.
- An engineered drainage detention plan, approved by The City of McAllen Engineering Department, shall be required prior to issuance of building permit.
- No building allowed over any easement.
- 6 ft. opaque buffer is required from adjacent/between multi-family residential and commercial, or industrial, zones/uses.
- A 4 ft. wide minimum sidewalk required on US Expressway 83 (Frontage Rd) and Colbath Road.
- All corners, angle points and points of curvature or tangency delineating the boundary of the land shown herein as being platted have been marked with a 1/2-inch iron rod with a yellow plastic cap stamped "HALFF" or left as found those monuments that represent or reference the boundary.
- The developer shall be responsible for detaining and accommodating more than the detained volume shown on this plat if it is determined, at the permit stage, that the detention requirements are greater than stated on this plat, due to the impervious area being greater than the plat engineer considered in the hydraulic calculations for this subdivision.
- Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.
- Minimum 24 ft. wide private service drive easement for city services will be provided as part of the site plan review for this property.
- Must comply with city Access Management Policy
- Site plan must be approved by the Planning and Development Departments prior to building issuance.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION

This plat approved by Hidalgo County Irrigation District No. 1
on this _____ 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 easements.

No improvements of any kind shall be placed upon the HCID#1 rights of ways or easements without the expressed written permission of HCID#1

President _____

Secretary _____



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

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

PRINCIPAL CONTACTS
OWNER: BAKKE DEVELOPMENT
ENGINEER: HALFF ASSOCIATES
SURVEYOR: HALFF ASSOCIATES

900 E. LAKEVIEW DR.
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100

MCALLEN, TX 78501
MCALLEN, TX 78503
MCALLEN, TX 78503

PH: (210) 541-2005
PH: (956) 664-0286
PH: (956) 664-0286

**SHARYBAK 1
LOT 1 SUBDIVISION**

A SUBDIVISION OF 2.0 ACRES
SITUATED IN THE CITY OF MCALLEN
HIDALGO COUNTY, TEXAS
OUT OF LOT 177

JOHN H. SHARY SUBDIVISION

AVO: 052235.001
DATE OF PREPARATION: 12/21/2022
BY _____



STATE OF TEXAS:
COUNTY OF HIDALGO:

I, the undersigned owner of the land shown on this plat and designated herein as SHARYBAK 1 LOT 1 SUBDIVISION to the City of McAllen, Texas and whose name is subscribed hereto, hereby dedicated to the use of the public all streets, alleys, parks, water courses, drains, easements, waterlines, sanitary 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 and required otherwise to be installed or dedicated under the subdivision approval process of the process of the City of McAllen all the same for the purposes therein expressed, either on the plat herein or on the official minutes of the applicable authorities of the City of McAllen.

Phil Bakke
General Partner
Sharybak LTD
207 Roosevelt Ave.
San Antonio, Texas 78210

STATE OF TEXAS:
COUNTY OF HIDALGO:

Before me, the undersigned authority on this day personally appeared <NAME> and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated. Given under my hand and seal of office.

Dated this _____ day of _____, A.D. 2022.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

Given under my hand and seal of office, this the _____ day of _____, 2022.

Chairman, Planning and Zoning Commission _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, the undersigned Mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of this City wherein my approval is required.

Given under my hand and seal of office, this the _____ day of _____, 2022.

Attested: Secretary, City of McAllen _____

Mayor, City of McAllen _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under Tex. Water Code 49.211(c). The district has not reviewed and does not certify that the drainage structures described are appropriate for the specific subdivision, based on generally accepted engineering criteria. It is the responsibility of the developer of the subdivision and its engineer to make these determinations.

Raul E. Sesin, P.E., C.F.M.
General Manager
Hidalgo County Drainage District No. 1

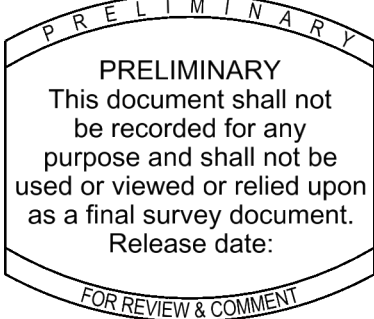
DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, Juan M. Castillo, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey of the property made under my supervision on the ground.

Juan M. Castillo
Registered Professional Land Surveyor
State of Texas No. 6146

Date _____

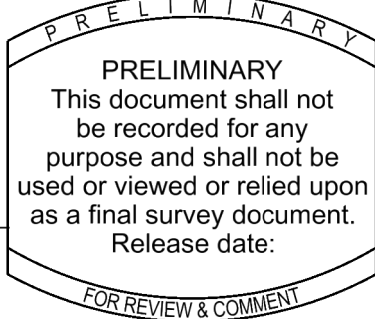


STATE OF TEXAS:
COUNTY OF HIDALGO:

I, Raul Garcia, Jr., a Licensed Professional Engineer in the State of Texas, do hereby certify that proper engineering consideration has been given to this plat.

Raul Garcia, Jr.
Licensed Professional Engineer
P.E. Registration No. 94855

Date _____



DT CONST, INC
LOS FRESNOS, TX
GENERAL CONTRACTOR
(956) 233-1130
www.dtconstructioninc.com

CONTRACTORS
INDEPENDENT
INCORPORATED

San Antonio

NOTICE
VARIANCE
FOR
THIS PROPERTY
ZBA2023-0084
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET


Lobo Steel
metal building systems


BAKKE DEVELOPMENT
210-821-6300



2023 ATTENDANCE RECORD FOR ZONING BOARD OF ADJUSTMENT AND APPEALS

	01/05/23	01/18/23	02/08/23	02/22/23	03/08/23	03/22/23	04/05/23	04/19/23	05/03/23	05/17/23	06/07/23	06/21/23	07/13/23	07/27/23	08/09/23	08/23/23	09/07/23	09/20/23	10/04/23	10/18/23	11/01/23	11/15/23	12/06/23	12/20/23
SYLVIA HINOJOSA	P	P	P	P	P	P	P	P	A	P														
JOSE GUTIERREZ- CHAIRPERSON	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
ANN TAFEL- VICE-CHAIRPERSON	P	P	P	P	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
HUGO AVILA	P	P	P	A	P	P	P	P	P	P	P	P	P	A	P	P	P	P	P	P				
ROGELIO RODRIGUEZ	A	P	A	P	P	P	P	A	P	P	A	P	P	P	P	P	A	P	P	P				
HIRAM A. GUTIERREZ											P	A	P	P	P	P	P	P	A	P				
REBECCA MILLAN (ALT 1)	P																							
MARK TALBOT (ATL 2)	A																							
SAM SALDIVAR (ALT 3)	P	P	P	P	P	P	A	P	P	A	P	P	P	A										
JUAN MUJICA (ALT 4)	P	P	A	P	P	P	A	P	P	P	P	P	P	A	P	P	A	P	P	P				
PABLO D. GARCIA (ALT 2)																				P				
ALEX A. LAMELA (ALT 3)																	P	P	P	P				

P - PRESENT

A - ABSENT

 NEW APPOINTMENT

MC - MEETING CANCELLED

NRM - NO MEETING

LOQ - LACK OF QUORUM

RS - RESIGNATION







PLANNING DEPARTMENT

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



2023 CALENDAR

Meetings:





-  City Commission
 -  Public Utility Board
 -  Planning & Zoning Board
 -  Zoning Board of Adjustment
- HPC - Historic Preservation Council

Deadlines:





D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed





JANUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 HOLIDAY	3	4	5 N-1/17& 1/18 D-2/7 & 2/8	6	7
8	9 	10 	11	12	13	14
15	16 A-2/7 & 2/8	17	18 N-2/7 & 2/8 D-2/21 & 2/22	19	20	21
22	23 	24 	25	26 HPC	27	28
29	30	31				





FEBRUARY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 A-2/21 & 2/22	7	8 N- 2/21& 2/22 D- 3/7 & 3/8	9	10	11
12	13 	14 			17	18
19	20 A-3/2 & 3/3	21	22 N-3/7 & 3/8 D-3/21 & 3/22	23 HPC	24	25
26	27 	28 				





MARCH 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6 A-3/15 & 3/16	7	8 N-3/15 & 3/16 D-4/4 & 4/5	9	10	11
12	13 	14 			17	18
19	20 A-4/4 & 4/5	21	22 N-4/4 & 4/5 D-4/18 & 4/19	23	24	25
26	27 	28 	29 HPC	30	31	





APRIL 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 A-4/18 & 4/19	4	5 N-4/18 & 4/19 D-5/2 & 5/3	6	7 HOLIDAY	8
9	10 	11 	12	13	14	15
16	17 A- 5/2 & 5/3	18	19 N- 5/2 & 5/3 D-5/16 & 5/17	20	21	22
23	24 	25 	26	27 HPC	28	29
30						

MAY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 A- 5/16 & 5/17	2	3 D: 6/6 & 6/7 N-5/16 & 5/17	4	5	6
1	8 	9 	10	11	12	13
8	15	16	17 D-6/20 & 6/21		19	20
15	22 	23 	24 N-6/6 & 6/7	25 HPC	26	27
28	29 HOLIDAY	30	31			



JUNE 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 A-6/20 & 6/21	6	7 D-7/12 & 7/13 N-6/20 & 6/21	8	9	10
11	12 	13 	14	15	16	17
18	19	20	21 D-7/26 & 7/27	22	23	24
25	26 	27 	28 N-7/12 & 7/13	29 HPC	30	

Deadlines and Meeting Dates are subject to change at any time. Please contact the Planning Department at (956) 681-1250 if you have any questions.

2023 CALENDAR






Meetings:

-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment
- HPC - Historic Pres Council







Deadlines:

- D- Zoning/CUP Application
- N - Public Notification
- * Holiday - Office is closed







JULY 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 HOLIDAY	5	6	7	8
9	10  A-7/26 & 7/27	11 	12 N-7/26 & 7/27 D-8/8 & 8/9	13 	14	15
16	17	18	19	20	21	22
23	24  A-8/8 & 8/9	25 	26 N-8/8 & 8/9 D-8/22 & 8/23	27 HPC	28	29
30	31					







AUGUST 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7 A- 8/22 & 8/23	8 	9 N- 8/22 & 8/23 D-9/6 & 9/7	10	11	12
13	14 	15 	16	17	18	19
20	21 A- 9/6 & 9/7	22 	23 N- 9/6 & 9/7 D-9/19 & 9/20	24 HPC	25	26
27	28 	29 	30	31		








SEPTEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 HOLIDAY	5	6 N-9/19 & 9/20 D-10/3 & 10/4	7 	8 A-9/19 & 9/20	9
10	11 	12 	13	14	15	16
17	18 A-10/3 & 10/4	19 	20 D-10/18 & 10/19 N-10/3 & 10/4	21	22	23
24	25 	26 	27	28 HPC	29	30





OCTOBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 	4 N-10/17 & 10/18 D-11/1 - 11/7	5	6	7
8	9 	10 	11	12	13	14
15	16 A-11/1 ZBA	17 	18 N- 11/1 ZBA D-11/15 & 11/21	19	20	21
22	23 	24 	25	26 HPC	27	28
29	30 A- 11/15 ZBA	31				

NOVEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 N- 11/15 ZBA D-12/5 & 12/6	2	3	4
5	6 A-11/21 PZ	7 	8 N- 11/21 PZ	9	10	11
12	13 	14 	15  D-12/19 & 12/20	16	17	18
19	20 A-12/5&12/6	21 	22 N-12/5 & 12/6	23 HOLIDAY	24	25
26	27 	28 	29	30		

DECEMBER 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 	6 HPC D-TBA N-12/19 & 12/20	7	8	9
10	11 	12 	13	14	15	16
17	18 A- TBA	19 	20 D- TBA N- TBA	21	22	23
24	25 HOLIDAY	26 HOLIDAY	27	28	29	30