

## **AGENDA**

### **PLANNING & ZONING COMMISSION REGULAR MEETING**

**TUESDAY, MARCH 22, 2022 - 3:30 PM**

**MCALLEN CITY HALL, 1300 HOUSTON AVENUE**

**CITY COMMISSION CHAMBERS, 3<sup>RD</sup> 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) Minutes for the meeting held on March 2, 2022
- b) Minutes for the Special Meeting held on March 10, 2022

#### **2) PUBLIC HEARING**

##### **a) CONDITIONAL USE PERMITS:**

- 1. Request of Mark A. Koite for a Conditional Use Permit, for one year, for a Bar (social club) at Lot A & West 75 feet of Lot B, Lots A, B & C, Block 14, Primrose Terrace Unit No. 7 Subdivision, Hidalgo County, Texas; 1017 Shasta Avenue. **(CUP2022-0030)**.
- 2. Request of Jacqueline Diaz Gonzalez for a Conditional Use Permit, for more than 1 year (5 years), for an Institutional Use (beauty school) at the South 119 feet of the North 235 feet of the West 150 feet of Lot 11, a resubdivision of Lot 6, Block 12, Rancho De La Fruta Subdivision No. 2, Hidalgo County, Texas; 112 North McColl Road, Suite A. **(CUP2022-0031)**
- 3. Request of Jesus F. Davila, for a Conditional Use Permit, for one year, for a Bar at Lot 1, Valerie Subdivision, Hidalgo County, Texas; 7001 N. 10th Street Suite C. **(CUP2022-0032)**

##### **b) REZONING:**

- 1. Rezone from C-3L (light commercial) District to C-3 (general business) District: 2.822 acres out of Lot 4, Block 3, Steele and Pershing Subdivision, Hidalgo County, Texas; 301 East Trenton Road. **(REZ2022-0007)**



### **3) CONSENT:**

- a) Rosewood Estates, 7729 North Ware Road, J. Oscar Barrera, Jr.(SUB2022-0002)(FINAL)JHE**
- b) Taylor Creek Villages Subdivision, 4016 North Taylor Road, Jimmy & Myrtle Ernestine Jones(SUB2021-0030)(FINAL)TE**

### **4) SUBDIVISIONS:**

- a) Premier Storage Subdivision, 301 East Trenton Road, El Norte Holdings, LLC(SUB2021-0095)(REVISED FINAL)M&H**
- b) Twin Subdivision, 1500 North Bentsen Road, Maria Dolores Fernandez De Jauregui Pozo(SUB2020-0091)(REVISED PRELIMINARY)AEC**
- c) Vacating of Lot 1 of Asian Valley Subdivision and Lot A of 29th Place Subdivision to Replat of Lot 1 and Lot 1A, Asian Valley Subdivision, 2825 Nolana Avenue, SEC Nolana & 29th LP(SUB2022-0027)(PRELIMINARY)SIE**
- d) Materiales Rio Grande Subdivision, 4505 Buddy Owens Blvd, Jose Ochoa & Jose Sepulveda(SUB2022-0026)(PRELIMINARY)SE**
- e) Nolana Town Center Phase II, Lots 1A, 2A & 3A, 1124 East Nolana Avenue, Texas Community Bank(SUB2022-0029)(PRELIMINARY)SEC**

### **5) INFORMATION ONLY:**

- a) City Commission Actions: March 14, 2022**

### **ADJOURNMENT:**

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



STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Wednesday, March 2, 2022, at 3:36p.m. in the McAllen Public Library Rooms A&B, 4001 North 23<sup>rd</sup> Street, McAllen.

<b>Present:</b>	<b>Michael Fallek Gabriel Kamel Emilio Santos Jr. Rudy Elizondo</b>	<b>Chairperson Vice-Chairperson Member Member</b>
<b>Absent:</b>	<b>Jose Saldana Marco Suarez Erica De la Garza-Lopez</b>	<b>Member Member Member</b>
<b>Staff Present:</b>	<b>Austin Stevenson Edgar Garcia Luis Mora Omar Sotelo Liliana Garza Kaveh Forghanparast Hebert Camacho Katia Sanchez Jacob Salazar Julian Hernandez Bilikis Martinez Florencio De La Cruz Magda Ramirez</b>	<b>Assistant City Attorney Planning Director Planning Deputy Director Senior Planner Planner III Planner II Planner II Planner I Planning Technician I Planning Technician I Development Engineer Designer/Subdivision Coordinator Administrative Assistant</b>

**CALL TO ORDER-** Chairperson Michael Fallek

**PLEDGE OF ALLEGIANCE**

**INVOCATION-** Emilio Santos Jr.

**1) MINUTES:**

- a) Minutes for the meeting held on February 1, 2022 and February 16, 2022.

The minutes for the regular meetings held February 1, 2022 and February 16, 2022 were approved as submitted by Mr. Emilio Santos Jr. Seconding the motion was Vice Chairperson Gabriel Kamel, which carried unanimously with 4 members present and voting.

**2) PUBLIC HEARING:**

- a) **CONDITIONAL USE PERMITS**



- 1) Request of Javier Quintanilla, for a Conditional Use Permit, for life of the use, for a 2nd amended Planned Unit Development at Quinta Real Subdivision, Hidalgo County, Texas, 1820 North Taylor Road. **(CUP2022-00010)**

Mr. Hebert Camacho stated that the subject property is located on the east side of North Taylor Road, approximately 70 ft. south of Sycamore Avenue. The rectangular-shaped tract in question has been already recorded under the name of "Quinta Real". The property zoning is R-1 (single family residential) District. The adjacent zoning is A-O (agricultural-open space) District to the south and southeast, R-1 District to the south, north and northeast and outside city limits to the west. Surrounding land use include single-family residential, commercial business and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.

Quinta Real Subdivision was recorded on September 29, 2021. The first Planned Unit Development for the subdivision was approved with variances at the City Commission Meeting of January 23, 2017, but it was recorded on September 29, 2021. The first amendment was approved at City Commission Meeting of December 13, 2021.

The variances were the following:

1. Provide only one 6 ft. side yard setback of landscape
2. Not meeting the minimum 5 acres requirement
3. 22.67 ft. distance from center line to center line of North 25<sup>th</sup> Street
4. Proposing 10 ft. of front yard setback
5. Provide 165 SF of landscape instead of the 175 SF required of Lots 2-30
6. Allow maximum height to be 30 ft. instead of the 25 ft. required

The subdivision owner came to amend the PUD by flipping the driveway location of Lots 2, 3, 7-9, 13-15, 19-21 and 25-27.

The property is Quinta Real Subdivision, which consist of thirty (30) lots, with three Common Areas (detentions areas). The applicant is proposing to develop a Planned Unit Development, which will include townhouses and common areas.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing townhouses in an R-1 Zone and common areas.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard



setback.

4. LANDSCAPING: A minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. Lots 2-30 have an area of 2,800 SF, for a requirement of 175 SF. Lots 2,-30 are only proving 165 SF, being 10 SF short of the requirement. A minimum of one tree is required per lot. A Japanese Blackberry tree is being proposed at every lot.
5. STREETS AND SETBACKS: All requirements for Street development have been approved by the corresponding Departments thorough the Subdivision review and variances. Setbacks are:
  - Front: North Taylor Road – 45 ft. or line with the average setback of the existing structures, whichever is greater.
  - Front: Sequoia Avenue- 10 ft., except 18 ft. for garage, or greater for easements.
  - Rear: in accordance with the Zoning Ordinance,
  - Interior Sides: in accordance with the city
  - Corner: 10 ft. or greater for easements; and
  - Garage: 18 ft. except where greater setback is required.

An R-1 zone require side yard setbacks of 6 ft. The development is proposing 0 ft. side yard setbacks on both sides. A 4 ft. wide minimum sidewalk required on North Taylor Road, N. 48<sup>th</sup> Street and both sides of interior streets

6. DRAINAGE: Quinta Real drainage detention and design and drainage plan have been approved, as the subdivision is already recorded. .
7. ADDITIONAL PROVISIONS: Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 3.956 acres and is providing mixed uses, which include townhouses and common area.
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan. The site plan does show the required acknowledgements.
9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits. Quinta Real Subdivision has been recorded.

The request to amend the PUD for a second time is to change the driveway location of Lots 2, 3, 7-9, 13-15, 19-21 and 25-27 to accommodate Electrical meters. See attached proposed Site Plan.

The request must comply with requirements set forth in the Zoning and Subdivision ordinance. Specific modifications required for approval are the following:

- Request to allow the change the driveway location for Lots 2, 3, 7-9, 13-15, 19-21 and



25-27

If subdivision layout changes, conditional use permit will need to be amended to resemble the approved Subdivision Plat.

Staff recommends approval of the request, subject to conditions noted. All site plans submitted to Building Permits, must comply with the PUD Site Plan Subdivision. Must comply with Building permits, Fire and Engineering requirements.

Chairperson Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Rudy Elizondo moved to approve and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

- 2) Request of Samuel Avila, for a Conditional Use Permit, for one year for a bar at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2212 & 2214. **(CUP2022-00023)**

Mr. Hebert Camacho stated that the property is located at 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. The subject property is the location for a multi-tenant commercial shopping center by the name of Nolana West. Surrounding land uses include BBVA Bank, Rana's Bar, Rebecca's Mexican Restaurant, Whataburger, New Life Family Church and McAllen's Public Library. 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 600 ft. distance requirement. The last approval by the City Commission was on March 8, 2021 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 with an area of 4,500 sq. ft. as shown on the submitted site plan. The applicant is also proposing an outdoor seating area as shown on the submitted site plan which will increase the floor area of the establishment to 4,650 sq. ft. 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 the property is in compliance with applicable code requirements. The police activity report for service calls from February 2021 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:

- 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 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

7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommends disapproval of the request due to noncompliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Gabriel Kamel moved to disapprove with a favorable recommendation and Mr. Rudy Elizondo seconded the motion, which was disapproved with four members present and voting.

- 3) Request of Anabel Aguayo for a Conditional Use Permit, for one year, for a Home Occupation (office) at Lot 5, Oaks Place Subdivision, Hidalgo County, Texas; 2821 Hawk Court. (CUP2022-0014)**

Ms. Katia Sanchez stated that the subject property is located on a cul-de-sac at the end of Hawk Court, adjacent to North 29<sup>th</sup> Lane. The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses include single-family residences. A home occupation is permitted in the R-1 District with a Conditional Use Permit and in compliance with requirements.



The applicant is proposing to operate an office from a 120 square feet area inside the existing residence as per the submitted floor plan. The proposed hours of operation will be from 8:00 a.m. to 4:00 p.m. Monday through Friday.

As per the applicant, the office space would allow the applicant to have access to a desk, copy machine, and computer. The resources found in the office would be used solely to file and key documents for the applicant's construction company.

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 occupation may not be operational until issuance of the certificate. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that there would be no customers visiting the subject property;
- 7) No retail sales (items can be delivered). The proposed use does not involve retail sales;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

Staff recommends approval of the request for one year, subject to compliance with Section 138-118(a)(1) of the Zoning Ordinance and Fire Department requirements.



--Chairperson Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Rudy Elizondo moved to approve and Vice Chairman Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

- 4) Request of Wanda Guerra Cavazos for a Conditional Use Permit, for one year, for a Home Occupation (online candle orders) at Lot 138, La Floresta Subdivision Phase I, Hidalgo County, Texas; 1809 Queens Avenue.  
**(CUP2022-0016)**

Ms. Katia Sanchez stated that the subject property is located along the south side of Queens Avenue, to the west of North 18th Street. The property is zoned R-1 (single-family residential) District and the adjacent zoning is R-1 (single-family residential) District in all directions. The surrounding land is single-family residential. A home occupation is permitted in the R-1 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate an office from a 110 square feet area inside the existing residence as per the submitted floor plan. The applicant will use the office for her proposed organic candle business. The applicant proposes to make homemade soy wax candles (5 at a time), customers will place orders online and the applicant will ship the orders to the customers. The proposed hours of operation will be from 8:00 a.m. to 5:00 p.m. Monday through Sunday.

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 occupation may not be operational until issuance of the certificate. The Fire Department has inspected the building and determined compliance with minimum standards and requirements. The business must comply with requirements set forth in Section 138-118(a)(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district. No signage proposed;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. The applicant does not propose any alteration of the building nor exterior display;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that there would be no customers visiting to transact business on the subject property;



- 7) No retail sales (items can be delivered). The proposed use will solely involve online orders;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

Staff recommends approval of the request for one year, subject to compliance with Section 138-118(a)(1) of the Zoning Ordinance and Fire Department requirements.

Chairperson Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Vice Chairman Mr. Gabriel Kamel moved to approve and Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

- 5) Request of Sherry Li, for a Conditional Use Permit, for life of the use, for a portable building greater than 10' x 12', at Lot 2, Nolana Centre Subdivision Phase II, Hidalgo County, Texas; 421 East Nolana Avenue. **(CUP2022-0025)**

Mr. Kaveh Forghanparast stated that the subject property is located on the north side of East Nolana Avenue, approximately 800 ft. west of North McColl Road. The tract has 180 ft. of frontage along East Nolana Avenue, and a depth of 340 ft. for a lot size of 1.405 acres.

The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District to the east, west, and south, and R-3A (multifamily residential apartment) District to the north. Surrounding land uses include restaurants including Denny's, Chili's, Khan's Grill, Popeye's, Lin's, and Villa Regale Apartments. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is requesting a conditional use permit for an existing portable building, measuring 12 ft. x 14 ft., proposed to be used as a storage building to store kitchen supplies for Surfing Crab Restaurant. The portable building is to be located in the parking lot at the rear side of the property and occupies one parking spot. The Fire Department has conducted their inspection, and approved to continue the CUP application process. Nolana Centre Subdivision Phase II was recorded on July 20, 1999, and the existing restaurant was also built in 1999 according to the Appraisal District records. On January 10, 2022 the applicant requested a building permit for change of tenant which was disapproved for not having a CUP for a portable building larger than 10' x 12'. The applicant stated that they have leased the property for 10 years and they have the option of renewing it for 10 more years.

The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:



- 1) Portable buildings must not be used for living quarters. The portable building will be used as a storage building only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property has access to East Nolana Avenue;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the Appraisal District records the property has 6,326 sq. ft. of restaurant use which requires 64 parking spaces. The submitted site plan shows that 97 parking spaces are available. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;
- 5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 6) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

Staff recommends disapproval of the request, for life of the use, and alternatively approve the request for 10 years since the lease is for 10 years, subject to Sections 138-118(a)(3) and 138-400 of the Zoning Ordinance, Fire and Building Departments requirements.

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

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove the request of life of use and Approve a 10 year conditional use permit. Mr. Rudy Elizondo 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-2 (duplex-fourplex residential) District: Lots 16 and 17, Block 2, Cathay Courts Subdivision, Hidalgo County, Texas; 200 South Cynthia Street. **(REZ2022-0001)**

Mr. Kaveh Forghanparast stated that the property is located on the west side of South Cynthia Street, 207.52 ft. south of East Highway 83. The tract consists of two lots and has 140 ft. of frontage along South Cynthia Street and a depth of 125 ft. for a lot size of 17,500 sq. ft.

The applicant is requesting to rezone the property to R-2 (duplex-fourplex residential) District in order to construct a duplex on each lot. A feasibility plan has not been submitted.

The adjacent zoning is R-1 (single-family residential) District to the north, west, and south, and C-



3 (general business) District to the east.

There is a house and a parking lot on the subject property proposed to be demolished. Surrounding land uses include single-family residences, Cristo Jesus Church, Frontera Auto parts, and Toys Auto Sales LLC.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family which is comparable to R-1 (single-family residential) District.

The development trend for this area along South Cynthia Street is single-family and multifamily residences and commercial.

The tract was zoned R-1 (single-family residential) District during the comprehensive zoning in 1979. There has been no rezoning request for the subject property since then. A Conditional Use Permit for a parking lot for the subject property was approved by the City Commission for one year on April 14, 2015.

The City Commission approved a rezoning request to R-2 (duplex-fourplex residential) District for the property located at 205 South Cynthia Street on March 23, 2020. A triplex is currently under construction on the subject property. The City Commission approved a rezoning request to R-2 (duplex-fourplex residential) District for the property located at 109 South Peking Street on January 10, 2005.

The requested zoning does not conform to the Auto Urban Single Family land use designation. However, it follows the rezoning trend in this area to R-2 (duplex-fourplex residential) District.

Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit might be required prior to building permit issuance.

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

Staff recommends approval of the rezoning request to R-2 (duplex-fourplex residential) District since it follows the rezoning trend in this area.

Vice Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed Rezone request. There were none.

After a brief discussion, Mr. Rudy Elizondo moved to approve and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

### **3) SITE PLAN:**

- a) Revised Site Plan approval for Lot 1, Comar Subdivision; 4000 Expressway 83( **SPR2022-0003** )**

Mr. Kaveh Forghanparast stated that the property is located on the north side of Expressway 83, approximately 940 ft. east of South Bentsen Road. The property has 495 ft. of frontage along Expressway 83 and a depth of 197.31 ft. at its deepest point for a lot size of 2.24 acres. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District in all directions.



The applicant is proposing to remove the existing buildings to accommodate two 7,200 sq. ft. buildings for an existing non-conforming heavy equipment rental use. One building is proposed for sales office use and the other one as a mechanic shop and wash area as an accessory use for onsite equipment only.

The applicant is proposing to construct 7,200 sq. ft. of sales office use and 7,200 sq. ft. of mechanic shop and wash area for an existing non-conforming use, heavy equipment rental. Based on the square footage of the building 57 parking spaces are required; 57 parking spaces are provided. Three of the proposed parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Access to the site is from an existing 50 ft. curb cut on the frontage road. Required landscaping for the lot is 9,758 sq. ft., 13,028 sq. ft. is provided, with trees required as follows: 26 – 2 ½" caliper trees, or 13 – 4" caliper trees, or 7 – 6" caliper trees, or 4 palm trees and 24 – 2 ½" caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft. wide landscaped strip is required inside the property line along the Frontage Rd. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 5 ft. wide sidewalk is required along U.S. Expressway 83. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on April 14, 2021, with a front setback of 75 ft. or greater for approved site plan or easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

No outdoor work or outdoor storage of parts is allowed. If the mechanic shop is used as a primary use, a Conditional Use Permit will be required.

Staff recommends approval of the site plan subject to the conditions noted, paving and Building Permit requirements, and the subdivision and zoning ordinances.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

**b) Site plan approval for Lots 10-26, IGOA Buisness Campus Subdivision Phase I; 1401 E. Primrose Avenue( **SPR2021-0045** )**

Mr. Hebert Camacho stated that the property is located on the northwest corner of N. Jackson Road and E. Primrose Avenue, approximately 600 ft. north of Nolana Avenue. The property has 615 ft. of frontage along E. Primrose Avenue and a depth of 195 ft. at its deepest point for a lot size of 3.70 acres. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District to the north, west and south and outside city limits to the east.

The applicant is proposing to develop the land in order to build a 43,000 SF medical office building.

The applicant is proposing to construct 43,000 SF building for a medical office plaza. Based on the square footage of the building 218 parking spaces are required; 229 parking spaces are provided. Seven of the proposed parking spaces must be accessible, one of which must be van accessible



with an 8 ft. wide aisle. Access to the site is from an existing 30 ft. curb cut, an existing 25 ft. curb cut and a proposed 25 ft. access drive along the frontage road. Required landscaping for the lot is 16,741 SF, 47,667 SF is provided, with trees required as follows: 35 – 2 ½" caliper trees, or 18 – 4" caliper trees, or 9 – 6" caliper trees, or 7 palm trees and 32 – 2 ½" caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft. wide landscaped strip is required inside the property line along E. Primrose Avenue. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 5 ft. wide sidewalk is required along E. Primrose Avenue and N. Jackson Road. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on September 5, 2008, with a front setback of 100 ft. for lots 18-26 and 30 ft. for lots 10-17. Other setbacks as per zoning ordinance or greater for approved site plan or easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

Staff recommends approval of the site plan subject to the conditions noted, paving and Building Permit requirements, the subdivision and zoning ordinances and recordation of parking agreement.

After a brief discussion, Mr. Rudy Elizondo moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

#### **4) SUBDIVISIONS:**

- a) **Florencia Subdivision, 2700 South McColl Road, Patricia Lorenzo (SUB2022-0020)(PRELIMINARY)SEC**

Ms. Liliana Garza stated S. McColl Rd: 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Please clarify how 50 ft. from centerline was dedicated on plat and include document numbers as needed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Thoroughfare Plan. 20 ft. Paving: 16 ft. Minimum 20 ft. wide paved alley/service drive required for City services on lots fronting a minor arterial road as per Section 134-106. Subdivision Ordinance: Section 134-106. Proposing: Front: 50 ft. or greater for easements or inline with the average of existing structures, whichever is greater. Please revise plat note #1 as shown above without the word proposing prior to final. Clarify note #1 regarding front setback prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easement. Zoning Ordinance: Section 138-356. 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 S. McColl Rd. 5ft. sidewalk might be required on S. McColl Rd. by Engineering Department. Plat note #5 may need to be revised as shown above once sidewalk requirement are determine prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required



between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3L Proposed: R-1. Rezoning will be required prior to final. Zoning Ordinance: Article V. Land dedication in lieu of fee. Must comply with Park Department requirements. Clarify if use other than single family residential prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. Must comply with Park Department requirements. Clarify if use other than single family residential prior to final. Must comply with Park Department requirements. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. Clarify if use other than single family residential prior to final. As per Traffic Department, Trip Generation is waived for 1 single family residential house. Please advise if use or number of units change. Must comply with City's Access Management Policy. Please provide ownership map to assure no parcels are landlock prior to final.

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

Being no discussion, Vice Chairman, Mr. Gabriel Kamel moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

b) Grace Haven Subdivision, 7100 7 Mile Line, Isidro Quintero **(SUB2022-0021)(PRELIMINARY)SE**

Ms. Liliana Garza stated 7 Mile Line: 5 ft. dedication for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Thoroughfare Plan. N/S 1/4 Mile Street (west boundary): 35 ft. dedication for 70 ft. ROW. Paving: 40 ft. Curb & gutter: Both Side. Staff reviewing 1/4 mile street requirement on west boundary lot line prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Minimum 20 ft. wide paved alley/service drive required for City services on lots fronting a major collector road as per Section 134-106. Subdivision Ordinance: Section 134-106. Front: 45 ft. or greater for easements or in line with existing structures, whichever is greater. Please revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Corner: Remove corner setback

reference under plat note #1 as it may not apply to this subdivision. Finalize prior to final if 1/4 mile street is required on west boundary. 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 7 Mile Line. 5 ft. sidewalk might be required on 7 Mile Line by Engineering



Department. Please revise plat note #4 as shown above and once sidewalk requirement is determined 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. Please revise plat note #7 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. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V Land dedication in lieu of fee. Must comply with Park Department requirements. Clarify if use other than single family residential prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Total amount of park fees subject to amount of proposed lots and dwelling units per each lot. Must comply with Park Department requirements. Clarify if use other than single family residential prior to final. Must comply with Park Department requirements. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Total amount of park fees subject to amount of proposed lots and dwelling units per each lot. Clarify if use other than single family residential prior to final. As per Traffic Department, Trip Generation is waived for 1 single family residential house. Please advise if use or number of units change. Must comply with City's Access Management Policy. Please provide ownership map to assure no parcels are landlock prior to final. Please provide dimension from west boundary point of property to the west lot line of Lot 492.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve. 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, Vice Chairperson Mr. Gabriel Kamel adjourned the meeting at 3:59 p.m. and Mr. Emilio Santos Jr. seconded the motion, which carried unanimously with four members present and voting.

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Chairperson, Michael Fallek

ATTEST: \_\_\_\_\_  
Magda Ramirez, Administrative Assistant



BOARD MEMBERS,  
  
MINUTES FOR THE  
3/10/2022  
  
SPECIAL MEETING  
  
WILL BE UPLOADED ON  
MONDAY, MARCH 21,  
2022.



## **Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** March 15, 2022

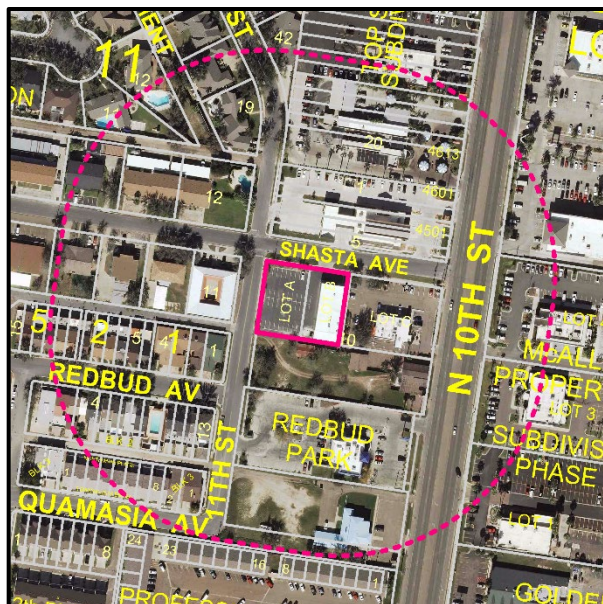
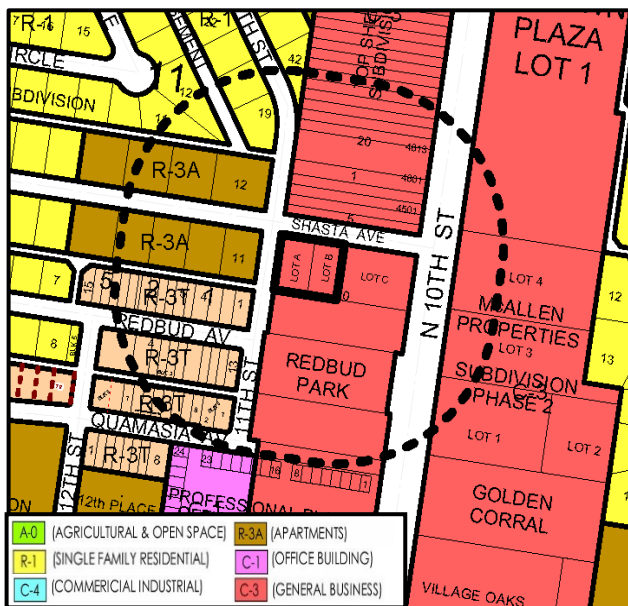
**SUBJECT: REQUEST OF MARK A. KOITE FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR (SOCIAL CLUB) AT A & WEST 75 FEET OF LOT B, LOTS A, B & C, BLOCK 14, PRIMEROSE TERRACE UNIT NO. 7 SUBDIVISION, HIDALGO COUNTY, TEXAS; 1017 SHASTA AVENUE (CUP2022-0030)**

### **DESCRIPTION:**

The property is located on the east side of North 10th Street, south of Shasta Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and east, and R-3A (multifamily residential apartments) District to the west. Surrounding land uses include Texas State Bank, retail, restaurants, Title Max, townhomes, and apartments. A bar (social club) is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

### **HISTORY:**

The applicant is proposing the sale of alcohol at the existing establishment, which requires applying for a conditional use permit.



### **ANALYSIS:**

The applicant is proposing to operate a bar (social club), known as Kickin Axes, from the existing 5,358 sq. ft. building. The hours of operation are proposed to be from 1:00 p.m. to 12:00 a.m. Wednesday thru Sunday.



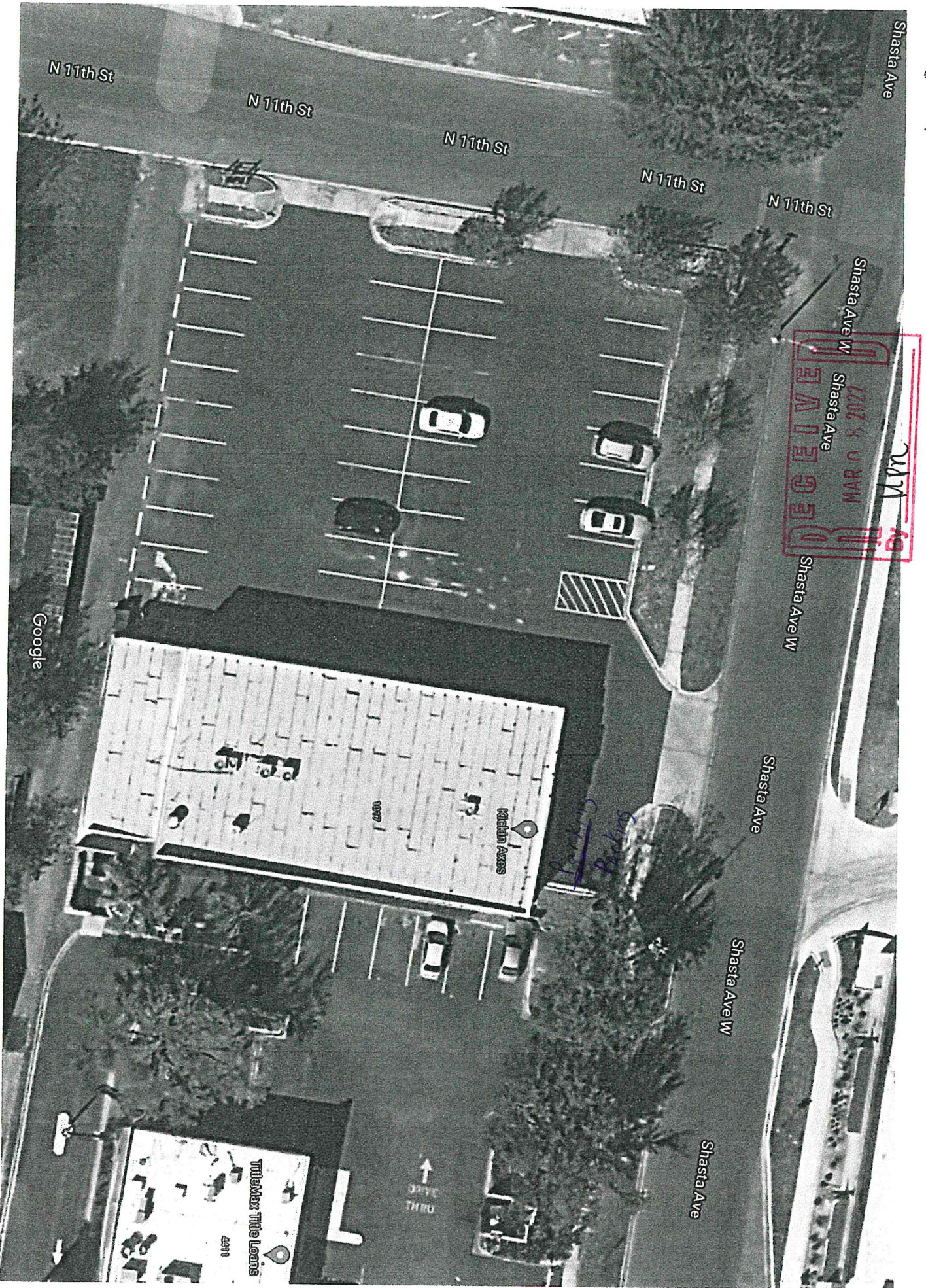
The Fire and Health Departments have inspected the bar and inspections were satisfactory, and allow the CUP process to continue. The Planning Department has received no complaints regarding this request. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of 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 not within 400 ft. of the above mentioned land uses;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 11th Street with proximity to 10<sup>th</sup> Street.
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on a building square footage, complies with parking.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

**RECOMMENDATION:**

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

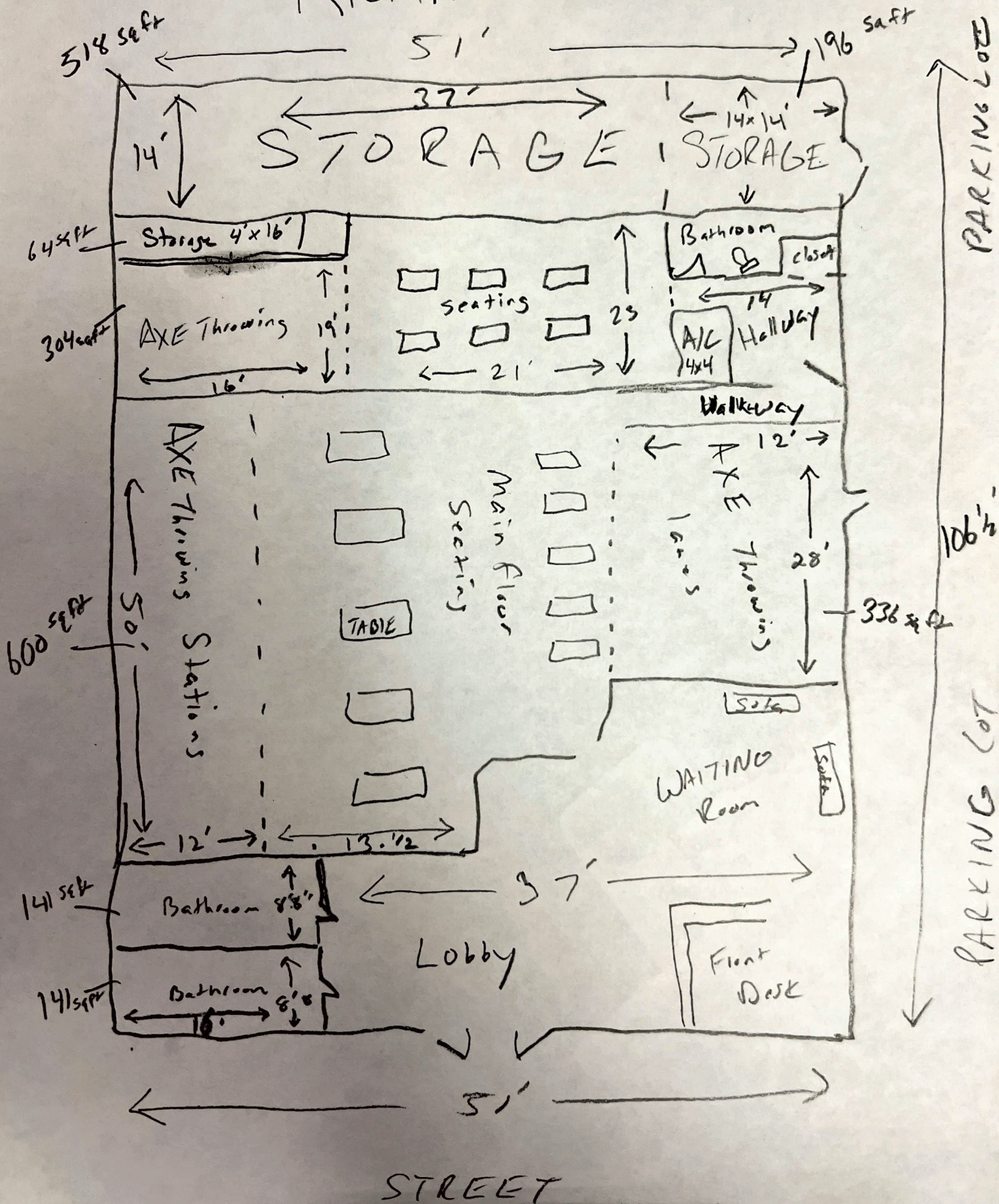






1017 Shasta Ave, McAllen, Tx 78504

# Kickin Axes







1017



NOTICE  
EVENT CENTER  
FOR  
THIS PROPERTY  
CUP2022-0030

 CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLEN.NET





Feb 23, 2022 at 8:51:58 AM  
4501 N Tenth St  
McAllen TX 78504  
United States





## Memo

**TO:** Planning and Zoning Commission

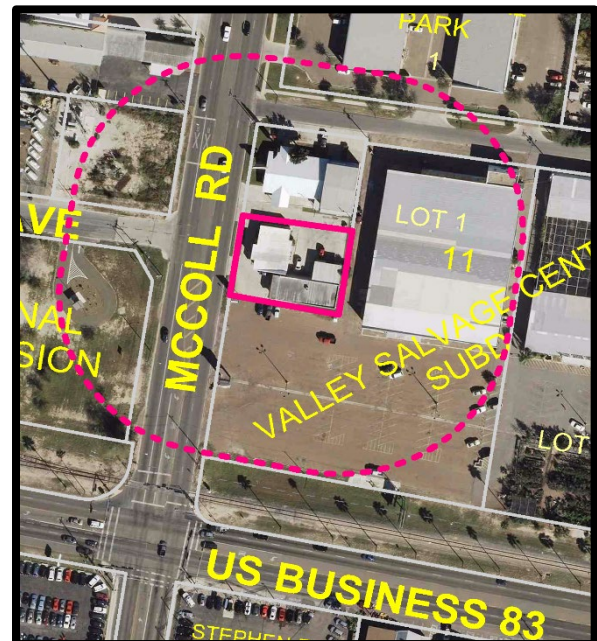
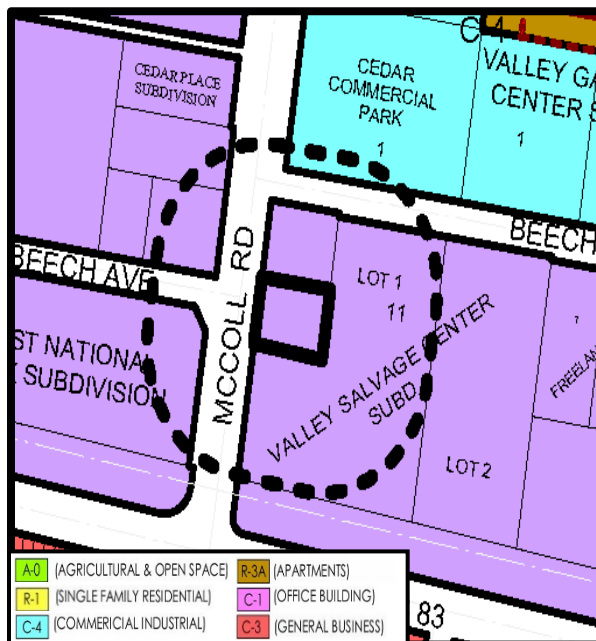
**FROM:** Planning Staff

**DATE:** March 11, 2022

**SUBJECT:** REQUEST OF JACQUELINE DIAZ GONZALEZ FOR A CONDITIONAL USE PERMIT, FOR MORE THAN A YEAR (5 YEARS), FOR AN INSTITUTIONAL USE (BEAUTY SCHOOL) AT SOUTH 119 FEET OF THE NORTH 235 FEET OF THE WEST 150 FEET OF LOT 11, A RESUBDIVISION OF LOT 6, BLOCK 12, RANCHO DE LA FRUTA SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS, 112 NORTH MCCOLL ROAD SUITE A. (CUP2022-0031)

### BRIEF DESCRIPTION:

The property is located on the east side of North McColl Road, approximately 285 feet north of US Business Highway 83. The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 District in all directions. Surrounding land uses include Allied Fire Protection, Toby's Plumbing, Wilson Hearing Aid Center and Martinez Furniture Store. An Institutional use (beauty school) is permitted in the I-1 District with a conditional use permit.



**HISTORY:** The initial Conditional Use Permit was approved for this establishment by the Planning and Zoning Commission in June 2020 and expired June 2021. Due to covid-19, the applicant stopped operating the school temporarily months and is preparing to resume training classes again.



**SUMMARY/ANALYSIS:**

The applicant is proposing to operate a beauty school from the 2,250 sq. ft. lease space. The proposed days and hours of operation are from Monday through Saturday 8:00 a.m. to 5:00 p.m. There will be 4 classrooms and 1 administrative office. Based on (5) parking spaces per classroom area and (1.5) parking spaces for space use as an administration office, 22 parking spaces are required, of which two parking spaces must be accessible for persons with disabilities. Four such parking spaces are provided; of which one is van accessible.

The Fire Department conducted an inspection and the result was satisfactory. 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 proposed use must meet the requirements set forth in Section 138-118 of 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 McColl Road and has access to U.S. Business Highway 83;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 22 parking spaces are required, 12 spaces are provided on site, one of which is van accessible. Should the number of offices and classrooms increase, additional parking will be required;
- 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. The beauty school must comply with the circulation pattern approved by the Traffic Operations Department;
- 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; The maximum capacity for the establishment is 51 persons; and
- 7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

**RECOMMENDATION:**

Staff recommends disapproval of the request due to noncompliance with requirement #4 (parking) of Section 138-118(a)(4)(c) of the Zoning Ordinance.



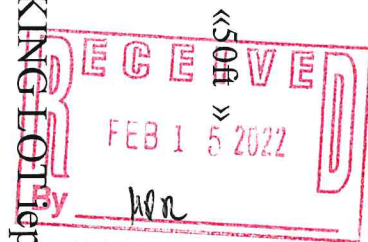
ENTRANCE PARKIN LOT



Wilson hearing aid center

9 10 11 12 13 14

PARKING LOT iejb



1 2 3 4 5 6

PARKING LOT whac

ENTRANCE

PARKING LOT iejb

27 28 29

28.5 FTS

BREACK

35.6

RECEPTION

LASHES PRACTICE storage

COSMETOLOGY PRACTICE

5.96

5.96

28.5 FTS

14.7 FTS

17.22 FTS

ESTHETITIAN PRACTICE ROOM

3.91

16.3 FTS

24.6

7.6

EXIT

REST-ROOM

17.22 FTS

REST-ROOM

17.9 FTS

THEORY ROOM

17.3 FTS

28.5 FTS

NAIL TECH PRACTICE ROOM AND MANI-

8 L



Feb 23, 2022 at 9:22:30 AM  
112 N McColl Rd  
McAllen TX 78501  
United States

WILSON'S  
RING AID SERVICE

**IEPB**  
Professional Cosmetology Inc.  
www.iepbcosmetology.com  
(956) 821.4485





Feb 23, 2022 at 9:23:20 AM  
700 E Beech Ave  
McAllen TX 78501  
United States





WILSON'S  
FIRE FIGHTING AID SERVICE

**IEPB**  
Professional Cosmetology Inc.  
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Specialty  
Microblading  
Wink Eyeliner  
IEPB

**NOTICE  
INSTITUTIONAL  
USE  
FOR  
THIS PROPERTY  
CUP2022-0031**

 CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
WWW.MCALLE.NET





## Planning Department

### Memo

**TO:** Planning and Zoning Commission

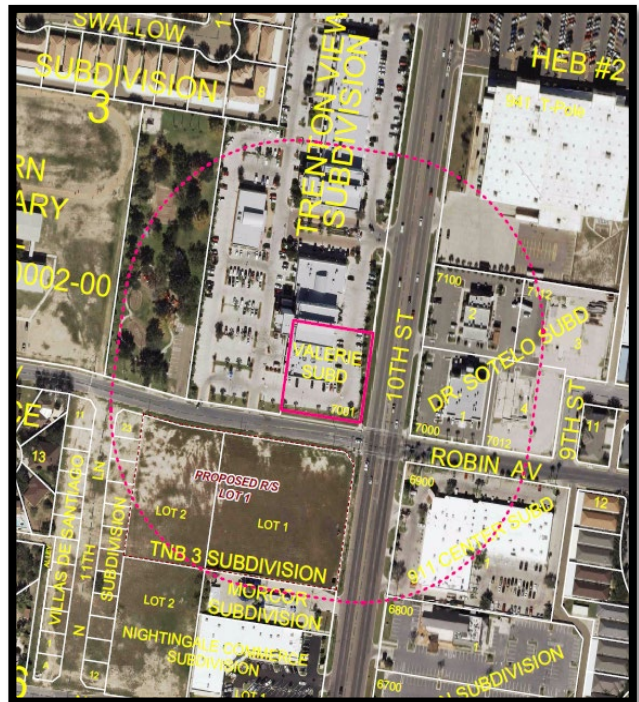
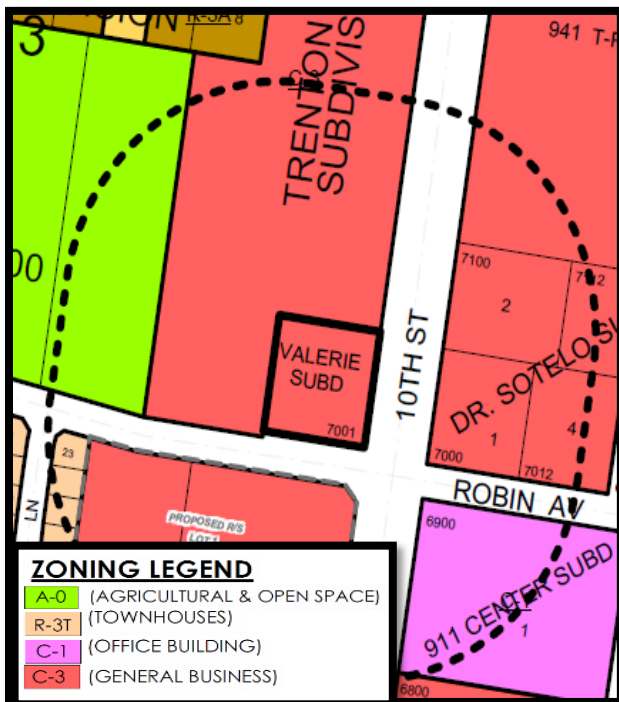
**FROM:** Planning Staff

**DATE:** March 8, 2022

**SUBJECT:** REQUEST OF JESUS F. DAVILA ON BEHALF OF OAK TEXAS BAR & GRILL, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT 1, VALERIE SUBDIVISION, HIDALGO COUNTY, TEXAS, 7001 NORTH 10<sup>TH</sup> STREET. (CUP2022-0032)

#### DESCRIPTION:

The property is located on the north side of Robin Avenue, approximately 90 ft. west of 10<sup>th</sup> Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions and surrounding land uses include commercial businesses, restaurants, bars, residences. A bar is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.



#### HISTORY:

The tenant of this property, applied for a building permit on January 2020 to operate a restaurant. Conditions stated that if the use changes the applicant will be subject to a Conditional Use Permit if the use requires it. The Planning department requested an audit in July 2020 after continuous calls to Code Enforcement and 311 concerning operations during COVID-19 restrictions. Staff received the audit on September 2020 indicating the alcohol sales supersede food sales. A CUP was then approved by City Commission in September 2020. The same tenant is applying for a new CUP since the previous one has expired.



**ANALYSIS:**

The current tenant is applying for the Conditional Use Permit and is proposing to operate a bar & grill, from the 2760 sq. ft. existing building. The proposed hours of operation are from 11:00 A.M. to 2:00 A.M. daily.

A Police activity report was requested and has been attached. The Fire Department performed inspection and deemed the establishment to be in compliance. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of 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 R-3T District to the southwest of the property and Robin Park.
- 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 10<sup>th</sup> Street and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 2760 sq. ft., 28 parking spaces are required; 120 parking spaces are provided for all the businesses to operate collectively. Upon the inspection, the parking area provided is in compliance with striping and maintenance requirements. There are currently 65 parking spaces available. The applicant will obtain a parking agreement from Trenton View.
- 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 to discourage vandalism and criminal activities;
- 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 above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. The maximum capacity for the establishment is 99 persons.

**RECOMMENDATION:**

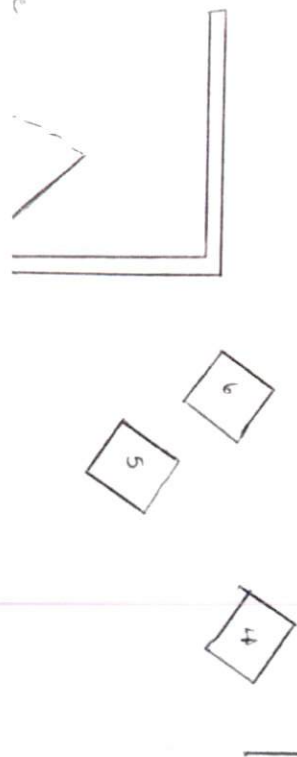
Staff recommends disapproval of the request based on non-compliance with requirement #1 distance to publicly owned land (Robin Park) and R-3T Zoning of Section 138-118a(4)a of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.



Table 1-16  
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 Sink

toda la locacion  
 queda igual que  
 anteriormente  
 @mateo 2/16/22

Entrance



Bar

Bar back Area

OFFICE

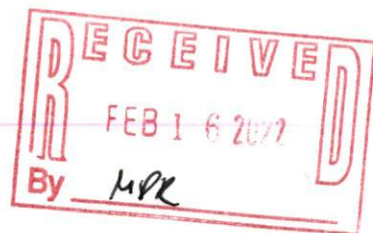
WOMEN'S

MEN'S

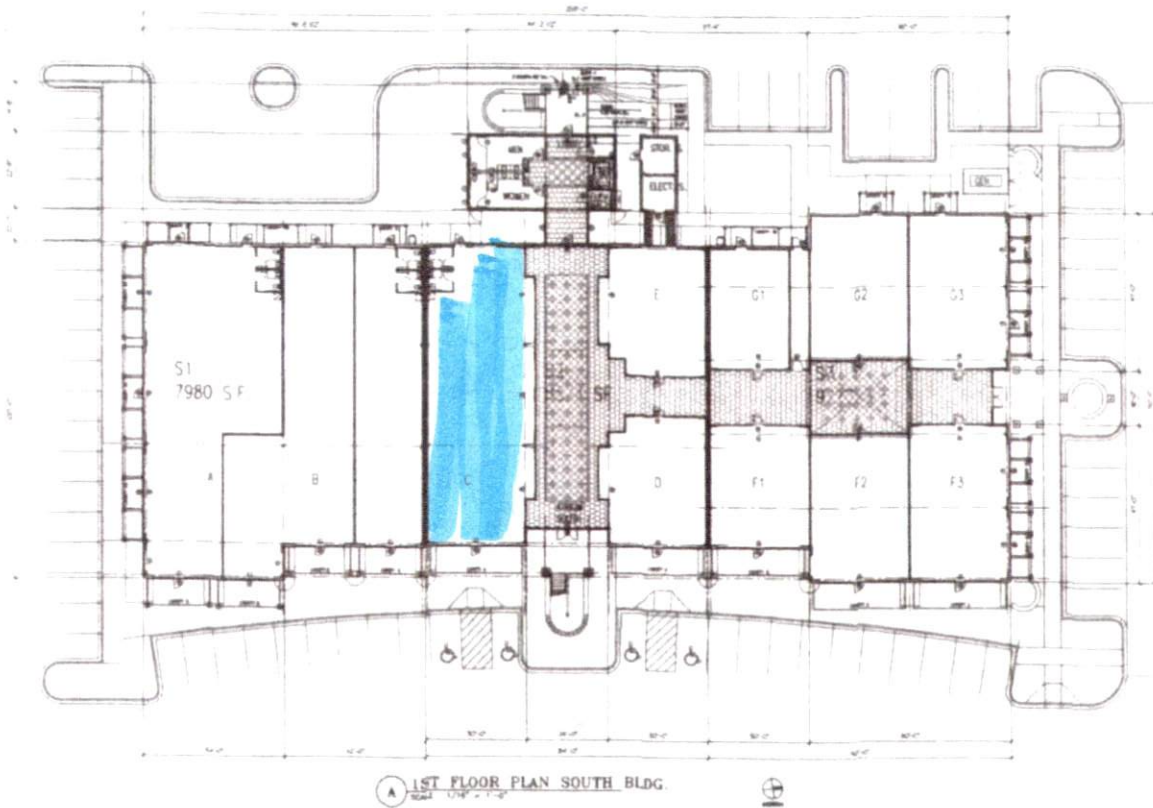
WASH  
Room

Kitchen

Table 1







**RECEIVED**  
 FEB 16 2022  
 By *hpn*

todo la locacion  
 queda igual que  
 anteriormente  
 2/16/22





NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP2022-0032  
CITY OF MCALLEN PLANNING DEPT.  
806-681-1232  
WWW.MCALLEN.NET



W OPEN  
RIVE

P SPA



OAK















# Calls for Service

## Summary



**Print Date/Time:** 03/02/2022 10:17  
**Login ID:** mcpd6033  
**Incident Type:** All  
**Call Source:** All

**From Date:** 02/20/2021 00:00  
**To Date:** 02/28/2022 23:59

McAllen Police Department  
**ORI Number:** TX1080800  
**Officer ID:** All  
**Location:** 7001 N 10TH ST, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location
06/18/2021 01:06	2021-00043596	Domestic Disturbance	7001 N 10TH ST
07/11/2021 01:37	2021-00049779	Domestic Disturbance	7001 N 10TH ST
07/11/2021 01:48	2021-00049788	Domestic Disturbance	7001 N 10TH ST
07/13/2021 02:10	2021-00050288	Intoxicated Person	7001 N 10TH ST
08/09/2021 15:10	2021-00057354	WELFARE CONCERN	7001 N 10TH ST
08/09/2021 17:24	2021-00057391	MINOR ACC	7001 N 10TH ST
08/14/2021 14:57	2021-00058564	MINOR ACC	7001 N 10TH ST
08/27/2021 16:09	2021-00061789	Assault	7001 N 10TH ST
08/28/2021 20:09	2021-00062106	Follow Up	7001 N 10TH ST
08/29/2021 03:29	2021-00062209	Hit and Run	7001 N 10TH ST
09/17/2021 01:27	2021-00066654	Suspicious Person/Vehicle	7001 N 10TH ST
10/06/2021 12:49	2021-00071546	MINOR ACC	7001 N 10TH ST
10/31/2021 11:44	2021-00078037	Domestic Disturbance	7001 N 10TH ST
11/06/2021 22:45	2021-00079692	Domestic Disturbance	7001 N 10TH ST
11/25/2021 01:57	2021-00084226	Domestic Disturbance	7001 N 10TH ST
12/09/2021 22:49	2021-00088018	Theft	7001 N 10TH ST
12/31/2021 14:04	2021-00093539	MINOR ACC	7001 N 10TH ST
01/01/2022 14:23	2022-00000186	Follow Up	7001 N 10TH ST
02/02/2022 01:35	2022-00007358	Domestic Disturbance	7001 N 10TH ST
02/06/2022 01:11	2022-00008270	Intoxicated Driver	7001 N 10TH ST
02/07/2022 00:56	2022-00008496	Assault	7001 N 10TH ST
02/14/2022 01:36	2022-00010135	Domestic Disturbance	7001 N 10TH ST

**Total Matches:** 22



## Planning Department

### Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

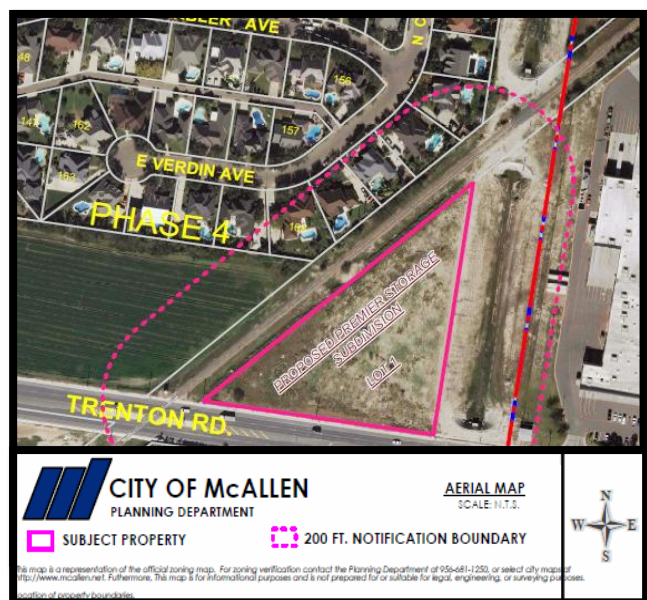
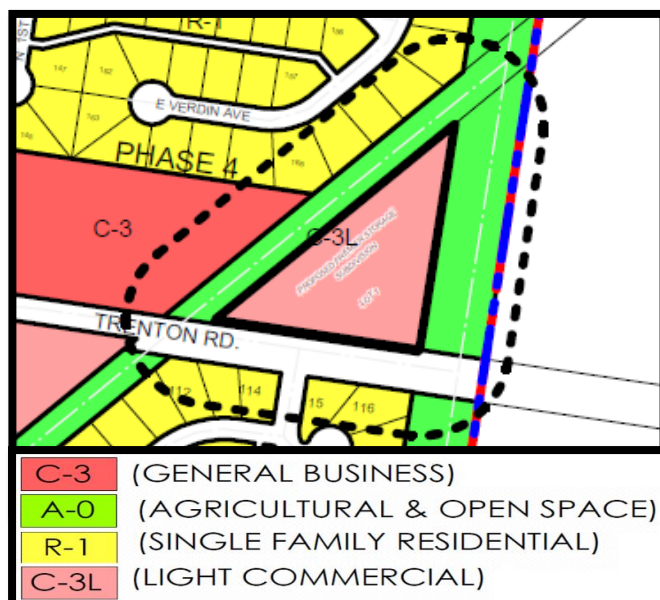
**DATE:** March 16, 2022

**SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 2.822 ACRES OUT OF LOT 4, BLOCK 3, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 301 EAST TRENTON ROAD. (REZ2022-0007)**

**LOCATION:** The property is located on the north side of East Trenton Road, 830 feet east of North 2<sup>nd</sup> Street. The triangular-shaped tract consists of one lot and has 464.47 feet of frontage along East Trenton Road and has a tract size of 2.822 acres.

**PROPOSAL:** The applicant is requesting to rezone the property to C-3 (general business) District in order to construct a self-storage facility. A subdivision plat for a one lot subdivision under the name of Premier Storage Subdivision was approved in final form by the Planning and Zoning Commission on February 1, 2022. The proposed rezoning is to accommodate a three story commercial building for storage purposes.

**ADJACENT ZONING:** The adjacent zoning is R-1 (single-family residential) District to the north and south, C-3 (general business) District to the west, A-O (agricultural-open space) District to the north, east, and west.





LAND USE: The tract is vacant land. Adjacent land uses are single family residences, City of McAllen drainage ditch to the east, and Southern Union Pacific Railroad to the west, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as City Parks.

DEVELOPMENT TRENDS: The development trend for this area along East Trenton Road is single-family residential.

HISTORY: The property was zoned A-O (agricultural & open space) District upon annexation in 1994. The subject property was rezoned to C-3L (light commercial) District during the city initiated A-O rezoning project in 2015. The property to the west was rezoned to C-3 District during the city initiated A-O rezoning project in 2015 and is currently vacant land. A rezoning request for C-3L District on the tract to the southwest was approved in 2001 and is currently vacant land.

ANALYSIS: The requested rezoning does not conform to the comprehensive land use designation. However, it follows the rezoning trend to commercial along this area of Trenton Road.

C-3 (general business) District allows any retail business personal services, business services, hospitals, hotels, restaurant with 51% food sales and any wholesale trade to a permitted retail operation. C-3 District is generally located along commercial corridors such as principal arterials and at major centers. Trenton Road is designated as a principal arterial with 120 feet of right-of-way and is currently constructed with 4 travel lanes, a left turn lane and shoulders.

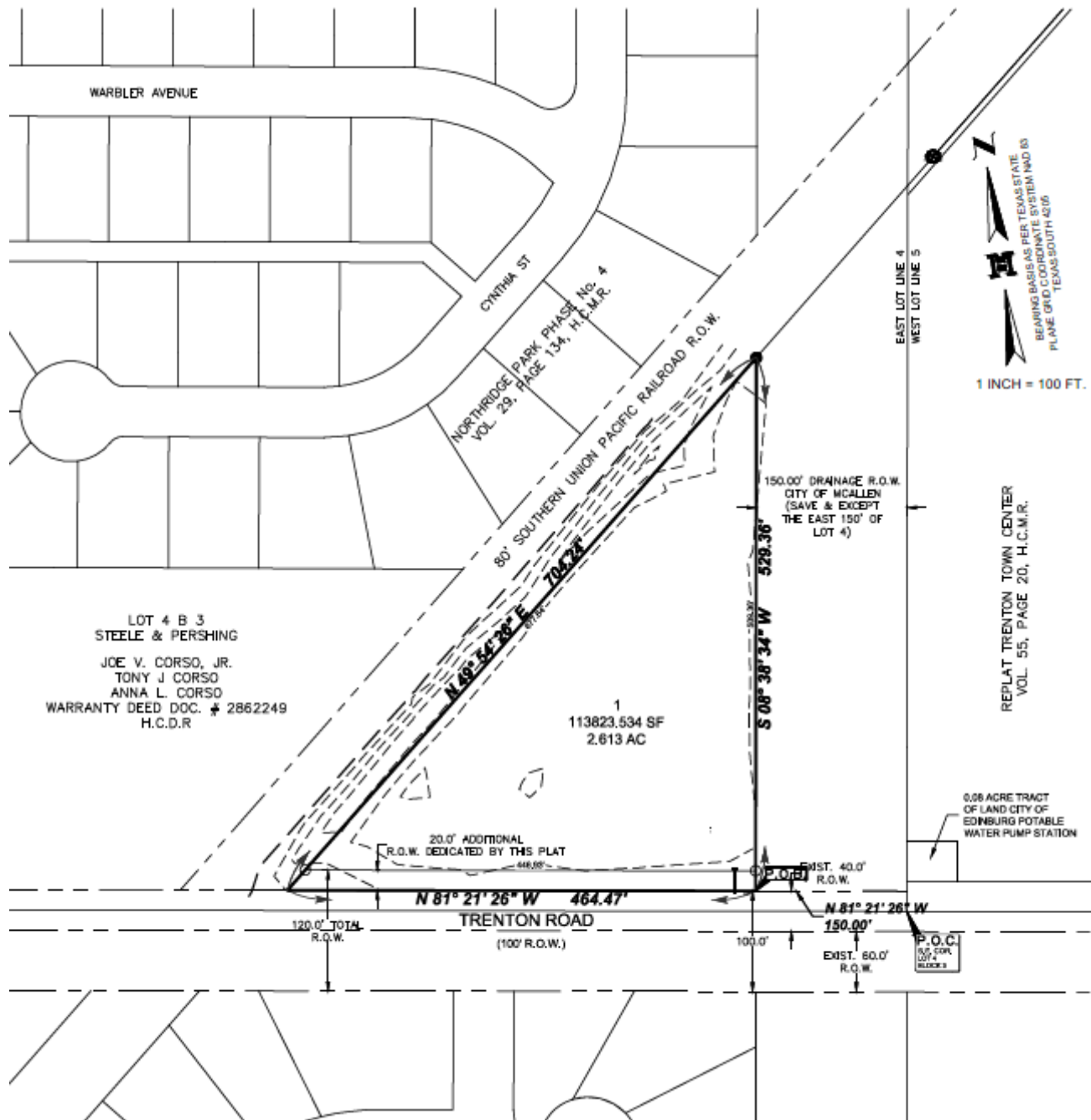
Staff has not received any emails or phone calls in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District since it follows the rezoning trend for this area.









SUBDIVISION MAP OF

# **PREMIER STORAGE SUBDIVISION**

BEING A SUBDIVISION OF 2.822 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, BLOCK 3, STEELE AND PERSHING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 114, HIDALGO COUNTY DEED RECORDS



**NOTICE  
REZONING  
FOR  
THIS PROPERTY  
REZ2022-0007**



CITY OF MCALLEN PLANNING DEPT.  
956-681-1250  
[WWW.MCALLE.NET](http://WWW.MCALLE.NET)





Sub2022.0002



# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)  
**SUBDIVISION PLAT REVIEW APPLICATION**

Project Information	Subdivision Name <u>Rosewood Estates</u>	
	Location <u>Southwest corner of Auburn Avenue and N. Ware Road.</u>	
	City Address or Block Number <u>7729 N. WARE RD</u>	
	Number of Lots <u>75</u> Gross Acres <u>17.50</u> Net Acres <u>17.50</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning <u>R-1</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>Single</u>	
	Existing Land Use <u>Ag Use</u> Proposed Land Use <u>Family</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input type="checkbox"/> Residential <input checked="" type="checkbox"/> X	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>23,770.97</u>	
	Parcel # <u>1300-00-000-0055-00</u> Tax Dept. Review <u>          </u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other <u>McAllen</u>	
Legal Description <u>17.50 acres out of Lots 55 and 56 La Lomita Irrigation and Construction Company's Subdivision as recorded in Volume 24 Page 68 Deed Records, Hidalgo County.</u>		
Owner	Name <u>J. Oscar Barrera, Jr.</u> Phone <u>                    </u>	
	Address <u>3601 N. 10th Street</u> E-mail <u>                    </u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>Rosewood Development, LLC</u> Phone <u>(956) 451-6390</u>	
	Address <u>P O Box 6105</u> E-mail <u>jason@wtcementers.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u>	
	Contact Person <u>Jason E. Garza, President</u>	
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u>	
	Address <u>416 E. Dove Avenue</u> E-mail <u>javier@javierhinojosaeng.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
	Contact Person <u>Javier Hinojosa, P.E.</u>	
Surveyor	Name <u>CVQ Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u>	
	Address <u>517 Beaumont Avenue</u> E-mail <u>cvq@cvqlandsurvey.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>Carlos Vasquez, R.P.L.S.</u>	

JAN 10 2022

Beta

Accela/h.f. cw

BY:           

cw



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

\*Documents must be submitted in PDF format. No scanned documents\*

\*Please submit documents to [subdivisions@mcallen.net](mailto: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](mailto:subdivisions@mcallen.net)

Owners Signature

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

Signature  Date 1/12/22

Print Name Javier Hinojosa, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



## LOCATION

**PROPOSED ROSEWOOD ESTATES SUBDIVISION**









# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/17/2022

### SUBDIVISION NAME: ROSEWOOD ESTATES

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Auburn Avenue: 60 ft. from centerline for 120 ft. ROW

Paving: 65 ft. Curb & gutter: Both sides

\*\*Provide ROW dimension from centerlines on both sides and total ROW prior to final

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Required

North Ware Road: 15 ft. additional dedication required for 75 ft. from centerline for 150 ft. ROW

Paving: By the state Curb & gutter: By the state

\*\*Provide ROW dimension on both sides of centerline and total ROW prior to final

\*\*\*Label ROW dedication dimension prior to final

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Required

N. 40th Street: 60 ft. ROW

Paving: 40 ft. Curb & gutter: Both Sides

\*\*Must match existing improvements to the south.

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Applied

Internal Streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

\*\*Street names will be assigned prior to final

\*\*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

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

\*\*Subdivision Ordinance: Section 134-118

NA

\* 1,200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

Applied

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

NA

##### SETBACKS

\* Front: 25 ft. or greater for easements

Compliance



<p><b>**Zoning Ordinance: Section 138-356</b></p> <p>* Rear: 10 ft. or greater for easements</p> <p><b>**Zoning Ordinance: Section 138-356</b></p> <p>* Sides: 6 ft. or greater for easements</p> <p><b>**Zoning Ordinance: Section 138-356</b></p> <p>* Corner: 10 ft. or greater for easements</p> <p><b>**Zoning Ordinance: Section 138-356</b></p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies</p> <p><b>**Zoning Ordinance: Section 138-356</b></p> <p><b>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</b></p>	
	Compliance
	Compliance
	Compliance
	Compliance
	Applied
<b>SIDEWALKS</b>	
<p>* 5 ft. wide minimum sidewalk required along N. Ware Rd. and Auburn Ave. 4 ft. wide minimum sidewalk required on both sides of N. 40th Street and all interior streets 5 ft. sidewalk might be required on N. 40th Street and all interior streets by Engineering Department</p> <p><b>**Revise plat note #7 will need to be revised as shown above, and once sidewalk requirements are determined for N. 40th Street and all interior streets prior to final</b></p> <p><b>***Subdivision Ordinance: Section 134-120</b></p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	Applied
<b>BUFFERS</b>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue and North Ware Road.</p> <p><b>**Landscaping Ordinance: Section 110-46</b></p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p><b>**Landscaping Ordinance: Section 110-46</b></p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
	Applied
	Applied
<b>NOTES</b>	
<p>* No curb cut, access, or lot frontage permitted along N. Ware Rd. and Auburn Ave.</p> <p><b>**Must comply with City Access Management Policy</b></p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p><b>**Section 110-72 applies if private subdivision is proposed.</b></p> <p><b>**Landscaping Ordinance: Section 110-72</b></p> <p><b>**Subdivision Ordinance: Section 134-168</b></p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p> <p><b>**Section 110-72 applies if private subdivision is proposed.</b></p> <p><b>**Landscaping Ordinance: Section 110-72</b></p> <p><b>**Subdivision Ordinance: Section 134-168</b></p>	Applied
	NA
	NA
	Applied
	Required
	Required



LOT REQUIREMENTS	
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
PARKS	
* Land dedication in lieu of fee.	Applied
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. (75 dwelling units X \$700 = \$52,500) ** Must comply with Parks Departments requirements regarding fees/land as requested prior to recording. Fees adjusted accordingly if number of lots change.	Required
* In accordance with McAllen's Park Land Dedication and Parks development Fees Ordinance if a development's land dedication is less than 99 acres then City Manager has the authority to accept land dedication, or to refuse the same, and to require payment of the applicable park development fee, in lieu of land.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation is approved and no TIA is required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Please provide ownership map to assure that parcel located west of lots 22-24 complies with lot requirements. ***Utility Board approval required. Meeting date changed to March 29,2022 instead of March 15,2022. ****At the Planning & Zoning Commission of February 1, 2022, the Board approved the plat in preliminary form subject to conditions noted, drainage and utilities approval.	Applied
RECOMMENDATION	
Recommendation: Staff recommends approval of the subdivision in final form subject to conditions noted and Utility Board approval.	Applied



## LOCATION

AUBURN AVE (5 MILE LINE)



**PROPOSED ROSEWOOD ESTATES  
SUBDIVISION**





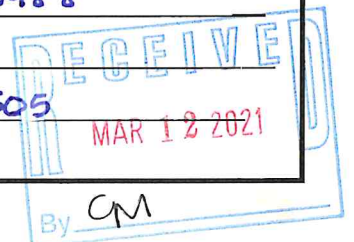
SUB2021-0030



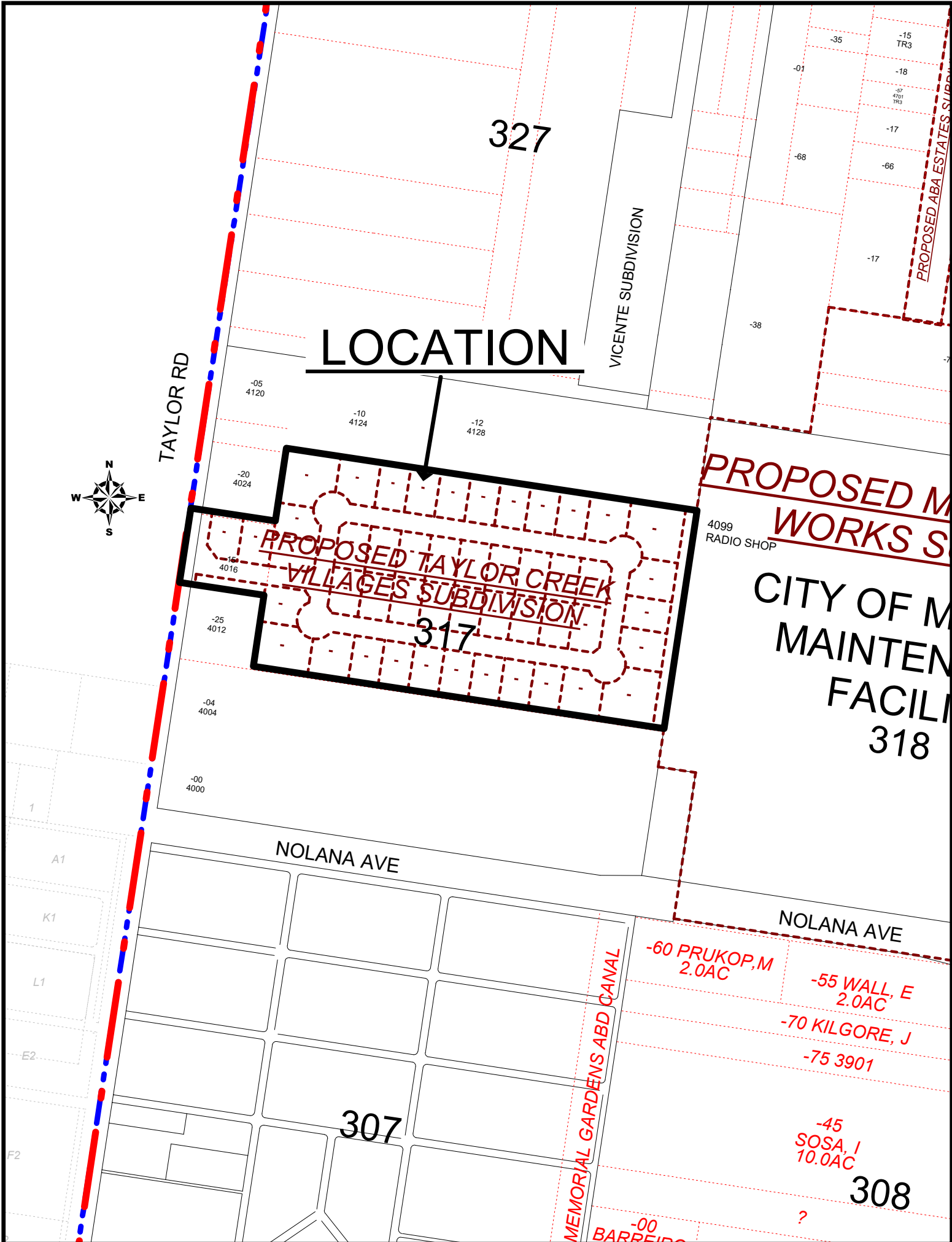
City of McAllen  
Planning Department  
**APPLICATION FOR  
SUBDIVISION PLAT REVIEW**

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

Project Description	<p>Subdivision Name <u>Taylor Creek Villages Subdivision</u></p> <p>Location <u>N. Taylor Rd at approx. 0.10 miles of Nolana St.</u></p> <p>City Address or Block Number <u>4016 N. TAYLOR RD.</u></p> <p>Number of lots <u>317</u> Gross acres <u>15.639</u> Net acres <u>15.457</u></p> <p>Existing Zoning <u>A-0</u> Proposed <u>R-1 (K.F.) 03/15/22</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>03/15/22</u></p> <p>Existing Land Use <u>Agriculture</u> Proposed Land Use <u>Single Family (K.F.) (03/15/22)</u> Irrigation District # <u>United Irrigation</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>A 15.639-acre tract of land out of Lot 317, Block 2, John H. Shary Subdivision, map or plat thereof recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas, being located on the East side of Taylor Road and approximately 1635.00 feet North of Nolana Loop.</u></p>
Owner	<p>Name <u>Jimmy &amp; Myrle Ernestine Jones</u> Phone _____</p> <p>Address <u>P.O. Box 3406</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p> <p>E-mail <u>mlopez@urbancitytx.com</u></p>
Developer	<p>Name <u>Urban City Developers, LLC</u> Phone <u>(956) 358-1212</u></p> <p>Address <u>4501 Expressway 83, Suite 10</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Marco Lopez</u></p> <p>E-mail <u>mlopez@urbancitytx.com</u></p>
Engineer	<p>Name <u>Iden I. Treviño</u> Phone <u>(956) 283-8847</u></p> <p>Address <u>200 S. 10th St. Ste 1303</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>Contact Person <u>Iden Treviño / Karime Farachala</u></p> <p>E-mail <u>ident@trevinoengineering.com/karime@trevinoengineering.com</u></p>
Surveyor	<p>Name <u>Honero L. Gutierrez</u> Phone <u>(956) 369-0988</u></p> <p>Address <u>P.O. Box 548</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78505</u></p>







**LOCATION**

TAYLOR RD

VICENTE SUBDIVISION

PROPOSED ABA ESTATES SUB

PROPOSED M  
WORKS S

4099  
RADIO SHOP

CITY OF M  
MAINTEN  
FACILI  
318

PROPOSED TAYLOR CREEK  
VILLAGES SUBDIVISION

317

NOLANA AVE

NOLANA AVE

MEMORIAL GARDENS ABD CANAL

-60 PRUKOP, M  
2.0AC

-55 WALL, E  
2.0AC

-70 KILGORE, J

-75 3901

-45  
SOSA, I  
10.0AC

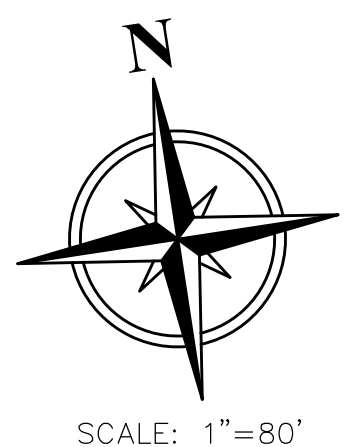
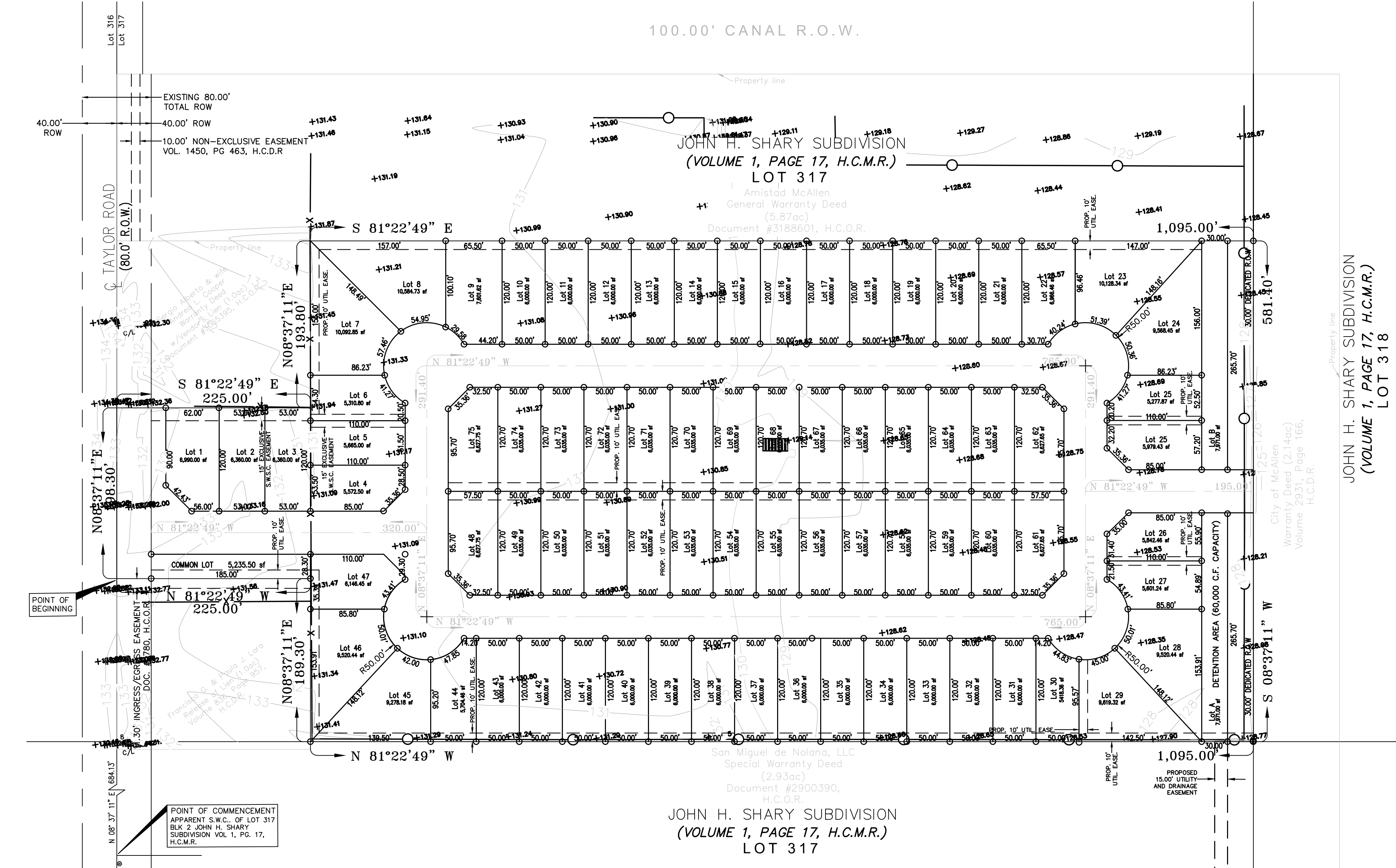
308

307

-00  
BARREIRO

?





LEGEND

- SET IRON ROD
- ⊙ FOUND 1/2" IRON PIPE

METES AND BOUNDS

A 15.639-ACRE TRACT OF LAND OUT OF LOT 317, BLOCK 2, JOHN H. SHARY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING LOCATED ON THE EAST SIDE OF TAYLOR ROAD AND APPROXIMATELY 635.00 FEET NORTH OF NOLANA LOOP, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT BEING AT A POINT ON THE APPARENT EXISTING CENTERLINE OF SAID TAYLOR ROAD FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 317, THENCE NORTH 08 DEGREES 37 MINUTES 11 SECONDS EAST, WITH THE SAID TAYLOR ROAD EXISTING CENTERLINE AND THE APPARENT WEST LOT LINE OF SAID LOT 317, A DISTANCE OF 684.13 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF A 1.0-ACRE TRACT VESTED IN SERGIO ALBERTO AND ANDREA L. COOPER (DOCUMENT #3055395, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE WESTERNMOST NORTHWEST CORNER OF SAID 15.639-ACRE TRACT FOR THE POINT OF BEGINNING OF SAID 15.639-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 37 MINUTES 11 SECONDS EAST, WITH THE SAID TAYLOR ROAD EXISTING CENTERLINE, AND WEST LOT LINE OF LOT 317 AND THE APPARENT WESTERNMOST WEST LOT LINE OF SAID 15.639-ACRE TRACT, A DISTANCE OF 198.30 FEET TO A POINT FOR THE SOUTHWEST CORNER OF A 1.0-ACRE TRACT VESTED IN SERGIO ALBERTO AND ANDREA L. COOPER (DOCUMENT #3055395, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE WESTERNMOST NORTHWEST CORNER OF SAID 15.639-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 22 MINUTES 49 SECONDS EAST, PARALLEL TO THE APPARENT SOUTH LOT LINE OF SAID LOT 317, AND WITH THE APPARENT ADJOINING SOUTH LOT LINE OF SAID 1.0-ACRE TRACT VESTED IN SERGIO ALBERTO AND ANDREA L. COOPER AND THE WESTERNMOST NORTH LOT LINE OF SAID 15.639-ACRE TRACT, A DISTANCE OF 40.00 FEET PASS A HALF-INCH IRON PIPE FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING FOR A TOTAL DISTANCE OF 225.00 FEET TO AN HALF-INCH IRON PIPE FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.0-ACRE TRACT VESTED IN SERGIO ALBERTO AND ANDREA L. COOPER AND AN INTERNAL CORNER OF SAID 15.639-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 37 MINUTES 11 SECONDS EAST, PARALLEL TO THE SAID WEST LOT LINE OF LOT 317 AND WITH THE APPARENT ADJOINING EAST LOT LINE OF SAID 1.0-ACRE TRACT VESTED IN SERGIO ALBERTO AND ANDREA L. COOPER AND THE NORTHERNMOST WEST LOT LINE OF SAID 15.639-ACRE TRACT, A DISTANCE OF 193.80 FEET TO A HALF-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 1.0-ACRE TRACT VESTED IN SERGIO ALBERTO AND ANDREA L. COOPER AND ON THE APPARENT SOUTH LOT LINE OF A 5.87-ACRE TRACT VESTED IN AMISTAD McALLEN (DOCUMENT #3188601, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE APPARENT NORTHERNMOST NORTHWEST CORNER OF SAID 15.639-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 22 MINUTES 49 SECONDS EAST, PARALLEL TO THE SAID SOUTH LOT LINE OF LOT 317 AND WITH THE APPARENT ADJOINING EAST LOT LINE OF SAID 1.0-ACRE TRACT VESTED IN AMISTAD McALLEN AND THE NORTH LOT LINE OF SAID 15.639-ACRE TRACT OF LAND, A DISTANCE OF 1,095.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT WEST LINE OF A 2.14-ACRE TRACT VESTED IN CITY OF McALLEN (VOLUME 2931, PAGE 166, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE APPARENT NORTHEAST CORNER OF SAID 15.639-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 37 MINUTES 11 SECONDS WEST, WITH THE APPARENT ADJOINING WEST LOT LINE OF SAID 2.14-ACRE TRACT VESTED IN CITY OF McALLEN AND THE APPARENT EAST LOT LINE OF SAID LOT 317 AND OF SAID 15.639-ACRE TRACT, A DISTANCE OF 581.40 FEET TO A HALF-INCH IRON PIPE FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 15.639-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 22 MINUTES 49 SECONDS WEST, PARALLEL TO THE SAID SOUTH LOT LINE OF LOT 317 AND WITH THE APPARENT SOUTH LOT LINE OF SAID 15.639-ACRE TRACT OF LAND, A DISTANCE OF 1,095.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.0-ACRE TRACT VESTED IN FRANCISCO G. AND PAULA J. LARA AND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 15.639-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 37 MINUTES 11 SECONDS EAST, PARALLEL TO THE SAID WEST LOT LINE OF SAID LOT 317, AND WITH THE APPARENT ADJOINING EAST LOT LINE OF SAID 1.0-ACRE TRACT VESTED IN FRANCISCO G. AND PAULA J. LARA AND THE SOUTHERNMOST WEST LOT LINE OF SAID 15.639-ACRE TRACT, A DISTANCE OF 189.30 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEAST CORNER OF SAID 1.0-ACRE TRACT VESTED IN FRANCISCO G. AND PAULA J. LARA AND AN INTERNAL CORNER OF SAID 15.639-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 22 MINUTES 49 SECONDS WEST, PARALLEL TO THE SAID SOUTH LOT LINE OF LOT 317, AND WITH THE APPARENT ADJOINING NORTH LOT LINE OF SAID 1.0-ACRE TRACT VESTED IN FRANCISCO G. AND PAULA J. LARA, AND THE NORTHERNMOST SOUTH LOT LINE OF SAID 15.639-ACRE TRACT, A DISTANCE OF 185.00 FEET PASS A NO. 4 REBAR SET ON THE SAID EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 225.00 FEET TO A POINT ON THE SAID TAYLOR ROAD EXISTING CENTERLINE AND THE SAID WEST LOT LINE OF LOT 317 FOR THE NORTHWEST CORNER OF SAID 1.0-ACRE TRACT VESTED IN FRANCISCO G. AND PAULA J. LARA AND THE WESTERNMOST SOUTHWEST CORNER OF SAID 15.639-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 15.639 ACRES OF LAND, OF WHICH 0.182-OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 15.457 ACRES OF LAND, MORE OR LESS.



VICINITY MAP  
NOT TO SCALE

GENERAL NOTES

- FLOOD INSURANCE RATING ZONE: "C"  
ZONE C : AREAS OF MINIMAL FLOODING (NO SHADING)  
NO FIRM MAP AVAILABLE  
COMMUNITY PANEL NO. 4803334 0400 C  
MAP REVISED: NOVEMBER 16, 1982
- BENCHMARK ELEVATION =
- MINIMUM BUILDING SETBACKS:  
FRONT: 25 FT. OR GREATER FOR EASEMENT, OR APPROVED SITE PLAN  
SIDE: 6 FT. OR GREATER FOR EASEMENT, OR APPROVED SITE PLAN  
REAR: 10 FT. OR GREATER FOR EASEMENT, OR APPROVED SITE PLAN  
SIDE CORNER: 10 FT. OR GREATER FOR EASEMENT, OR APPROVED SITE PLAN  
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- A TOTAL OF 2.01 ACRE FEET (87,775 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION SHALL BE ACCOMPLISHED WITHIN DRAINAGE DITCH ALONG THE EAST SIDE OF THE PROPERTY THAT HAS A CAPACITY OF 2.12 ACRE FEET (92,340 CUBIC FEET)
- ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD
- A 4' SIDEWALK IS REQUIRED ALONG TAYLOR ROAD AND BOTH SIDES OF INTERIOR STREETS. SIDEWALKS MUST COMPLY WITH T.A.S AND A.D.A.
- ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND.
- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS.
- MAINTENANCE OF THE STREETS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR HOMEOWNER'S ASSOCIATION.
- THE CITY OF McALLEN SHALL HAVE A 15' X 15' CORNER CLIP EASEMENT AT ALL INTERIOR STREET INTERSECTIONS.
- SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
- ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- 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 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 VIOLATORS EXPENSE.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL SAND COMMERCIAL, INDUSTRIAL., OR MULTI-FAMILY RESIDENTIAL ZONE/USES.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, DETENTION AREAS/PONDS, AND/OR GATES MUST BE MAINTAINED BY THE LOT OWNER 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 OF OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND OTHER DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
- LOT "A" & "B" WILL BE PRIVATE USE, FOR THE DETENTION AREA. LOT "A" & "B" WILL BE MAINTAINED BY OWNER.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, JIMMY KNOX JONES AND MYRTLE ERNESITNE JONES, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TAYLOR CREEK VILLAGES SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE FEE TITLE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF ALTON, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

JIMMY KNOX JONES  
OWNER

MYRTLE ERNESITNE JONES  
OWNER

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JIMMY KNOX JONES AND MYRTLE ERNESITNE JONES KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES ON : \_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 42.211 (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 THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM  
GENERAL MANAGER  
HIDALGO COUNTY DRAINAGE DISTRICT No.1

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

HOMERO LUIS GUTIERREZ RPLS NO. 2791

DATE



CITY OF McALLEN PLANNING & ZONING

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

CHAIRMAN, PLANNING COMMISSION

DATE

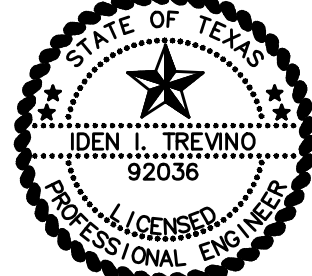
CITY OF McALLEN MAYOR

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

MAYOR, CITY OF McALLEN

DATE

CITY SECRETARY



STATE OF TEXAS  
COUNTY OF HIDALGO

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

IDREN I. TREVINO, PE

NO. 92036

DATE

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

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

PRESIDENT  
UNITED IRRIGATION DISTRICT

DATE

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE TAYLOR CREEK VILLAGES SUBDIVISION LOCATED AT CITY OF McALLEN, IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG

DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS
OWNER: JIMMY & MYRTLE ERNESITNE JONES	P.O. BOX 3406
ENGINEER: IDREN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548

CITY & ZIP	PHONE
McALLEN, TEXAS 78502	
McALLEN, TEXAS 78501	(956) 283-8847
McALLEN, TEXAS 78505	(956) 369-0988

COUNTY CLERK'S RECORDED CERTIFICATE

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

ON: \_\_\_\_ AT \_\_\_\_ A.M./P.M.

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_ DEPUTY CLERK

# TAYLOR CREEK VILLAGES SUBDIVISION



**TREVIÑO ENGINEERING**  
FIRM No. F-7906  
TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303  
McAllen, Texas 78501  
ident@trevinoengineering.com

DATE OF PREPARATION: NOVEMBER 17, 2021





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/11/2022

### SUBDIVISION NAME: TAYLOR CREEK VILLAGES SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

N. Taylor Road: 80 ft. ROW

Paving: 52 ft. Curb & gutter: both sides

\*\*Money must be escrowed if improvements are not built prior to recording

\*Subdivision Ordinance: Sec. 134-105

Compliance

Interior streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: both sides

\*\*Label ROW for internal streets to verify compliance with requirements prior to final.

\*\*\*Subdivision Ordinance: Sec.134-105

Applied

Primrose Avenue: 35 ft. dedication required for 70 ft. ROW

Paving: 44 ft. Curb & gutter: both sides

\*\*\*Subdivision Ordinance: Sec.134-105

NA

N. 48th Street: 30 ft. ROW dedication required for 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

\*\*Include street name prior to final.

\*Subdivision Ordinance: Sec.134-105

Applied

\* 800 ft. Block Length:

\*\*Engineer submitted an application on October 1, 2021 requesting a variance to the maximum block length allowed of 800 ft. Block for Lots 8-23 and 30-46 is approximately 1,095 ft. in length.

\*\*Planning & Zoning Commission recommended approval of the variance on October 12, 2021.

\*\*\*City Commission approved the variance to the block length on November 11, 2021.

\*\*\*\*Subdivision Ordinance: Sec.134-118

Applied

\* 600 ft. Maximum Cul-de-Sac

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*Subdivision Ordinance: Sec.134-106

NA

##### SETBACKS

\* Front: 25 ft. or greater for easement or approved site plan

\*\*\*Zoning Ordinance: Sec.138-356

Compliance

\* Rear: 10 ft. or greater for easements or approved site plan

\*\*Zoning Ordinance: Sec.138-356

Applied

\* Sides: 6 ft. or greater for easements, or approved site plan

\*\*Zoning Ordinance: Sec.138-356

Compliance

\* Side corner: 10 ft. or greater for easements or approved site plan

\*\*Zoning Ordinance: Sec.138-356

Applied

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



* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Sec.138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Compliance
	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on Taylor Road and both sides of interior streets **Please revise plat note as shown above prior to final. **Subdivision Ordinance: Sec.134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses ** Landscaping Ordinance: Sec.110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Sec.110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. * Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies for public subdivisions * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
	Required
	NA
	Required
	Applied
	Required
<b>ZONING/CUP</b>	
* Existing: A-O Proposed: R-1 **Rezoning application submitted April 26 2021 reviewed by P&Z Board on June 3, 2021 and City Commission on June 28, 2021. * Rezoning Needed Before Final Approval	Completed
	Completed
<b>LOT REQUIREMENTS</b>	
* Minimum lot width and lot area **Zoning Ordinance: Sec. 138-356 * Lots fronting public streets **Zoning Ordinance: Sec.138-1	Compliance
	Applied

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



<b>PARKS</b>	
* Land dedication in lieu of fee **Pending review by the Park Land Dedication Board	Complete
* As per Parks Department, park Fee of \$700 per dwelling unit/lot to be paid prior to recording x 76 single family lots are being proposed. Park fee of \$53,200 (76 lots/dwelling units X \$700) must be paid prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Complete
<b>TRAFFIC</b>	
** As per Traffic Department, TG approved; no TIA required.	Completed
** As per Traffic Department, TG approved; no TIA required.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy **Money must be escrowed if improvements are not built prior to recording	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



# LOCATION



TAYLOR RD

PROPOSED TAYLOR CREEK  
VILLAGES SUBDIVISION

317

VICENTE SUBDIVISION

PROPOSED ABRAHAM'S CANYON

PROPOSED  
WORKS

CITY OF M  
MAINTEN  
FACIL  
318

NOLANA AVE

NOLANA AVE

307

308

MORRIS GARDENS ABD CANAL

60 PRUKOP, M  
2.0AC

-55 WALL, E  
2.0AC

-70 KILGORE, J

75 3901

-75 SOSA, J  
1.0AC



SUB2021-0095



City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)

## SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Premier Storage Subdivision</u>	
	Location <u>North side of Trenton - Approx 825' East of N. 2nd St</u>	
	City Address or Block Number <u>301 E. TRENTON RD.</u>	
	Number of Lots <u>1</u> Gross Acres <u>2.82</u> Net Acres <u>2.82</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C31</u> Proposed Zoning <u>C31</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>vacant</u> Proposed Land Use <u>Storage</u> Irrigation District # <u>2</u>	
	Replat <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>289980</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>2.82 ac of lot 4 Blk 3, Steele &amp; Pershing</u>		
Owner	Name <u>El Norte Holdings, LLC</u>	Phone <u>(956) 381-0981</u>
	Address <u>26565 FM 1017</u>	E-mail <u>f.kurth@meldenandhunt.com</u>
	City <u>Linn</u> State <u>Tx</u> Zip <u>78563</u>	
Developer	Name <u>Baile Development</u>	Phone <u>(214) 835-5188</u>
	Address <u>207 Roosevelt</u>	E-mail <u>bbakke@baile.de.com</u>
	City <u>San Antonio</u> State <u>Tx</u> Zip <u>78210</u>	
	Contact Person <u>Brandt Baile</u>	
Engineer	Name <u>Melden &amp; Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 W. McIntyre St.</u>	E-mail <u>f.kurth@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u>	
	Contact Person <u>Fred Kurth</u>	
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 W. McIntyre St.</u>	E-mail <u>f.kurth@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u>	

ENTERED

SEP 08 2021

Initial: \_\_\_\_\_



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☒ Title Report
- ☒ 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3
- ☒ blueline copies 2 Location Maps
- ☒ 2 8 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

### PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

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

Signature Fred L. Kuhn Date 9-2-21

Print Name Fred L. Kuhn, P.E., R.P.L.S.

Owner ☐

Authorized Agent ☒



Revised (VAR 2022-0007)



**City of McAllen**  
**Planning Department**  
**VARIANCE TO SUBDIVISION**  
**PROCESS APPLICATION**

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

Project	<p>Legal Description <u>Being a subdivision of 2.822 acres out of Lot 4, Block 3, Steele &amp; Pershing</u></p> <p><u>Subdivision, according to the plat thereof recorded in Volume 8, Page 114, H.C.D.R.</u></p> <p>Street Address <u>301 East Trenton</u></p> <p>Number of lots <u>1</u> Gross acres <u>2.822</u></p> <p>Existing Zoning <u>C3L</u> Existing Land Use <u>Vacant</u></p> <p><input checked="" type="checkbox"/> Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required</p>
	Applicant
Owner	<p>Name <u>El Norte Holdings LLC</u> Phone <u>c/o (956) 381-0981</u></p> <p>Address <u>26565 FM 1017</u> E-mail <u>c/o kelley@meldenandhunt.com</u></p> <p>City <u>Linn</u> State <u>Texas</u> Zip <u>78563</u></p>
Authorization	<p>To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.</p> <p>Signature <u>Kelley A. Heller-Vela</u> Date <u>March 03, 2022</u></p> <p>Print Name <u>Kelley A. Heller-Vela, P.E.</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
Office	<p>Accepted by <u></u> Payment received by _____ Date <u>ENTERED</u></p> <p>Rev 10/18</p> <p>MAR 18 2022</p> <p>Initial: <u>UM</u></p>



**City of McAllen**  
**Planning Department**  
**REASON FOR APPEAL**

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

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

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

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

The lay of the land does not allow for any other layout and because of the required fire lane the developer was required to add has now caused the building to shift causing an encroachment to the side and front setbacks.

There is a drainage ditch to the east and a railroad ROW to the north and west of the property which restricts building construction on surrounding properties.

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

The variance is necessary because there are no other options for the property because of its irregular shape. The rear of the property is not usable and because of the added fire lane it takes up a quite bit of the land and the owner has already changed the size of the facility. Also, there is an existing 150' drainage Right-of-Way on the east side of the property line.

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

The variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights that other property owners may enjoy within the proposed area.

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

The variance will not have any negative effect or prevent the orderly subdivision of other lands within the area in accordance with the provisions of this chapter and the City of McAllen. Also, there is a 150.00' ROW on the east side of the property line so there will not be additional improvements adjacent to the building.





TBPELS Firm # F-1435  
TBPELS # 10096900

# MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

MARIO A. REYNA • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ

March 17, 2022

**City of McAllen Planning Department**

Attn: Mr. Edgar Garcia, Planning Director  
311 N. 15th St.  
McAllen, TX 78501

**Re: Premier Storage Subdivision Variance Request**

Dear Mr. Garcia:

On behalf of Bakee Development, and in reference to premier Storage Subdivision, we respectfully request a variance to the City of McAllen's setback ordinance for

1. Setbacks:

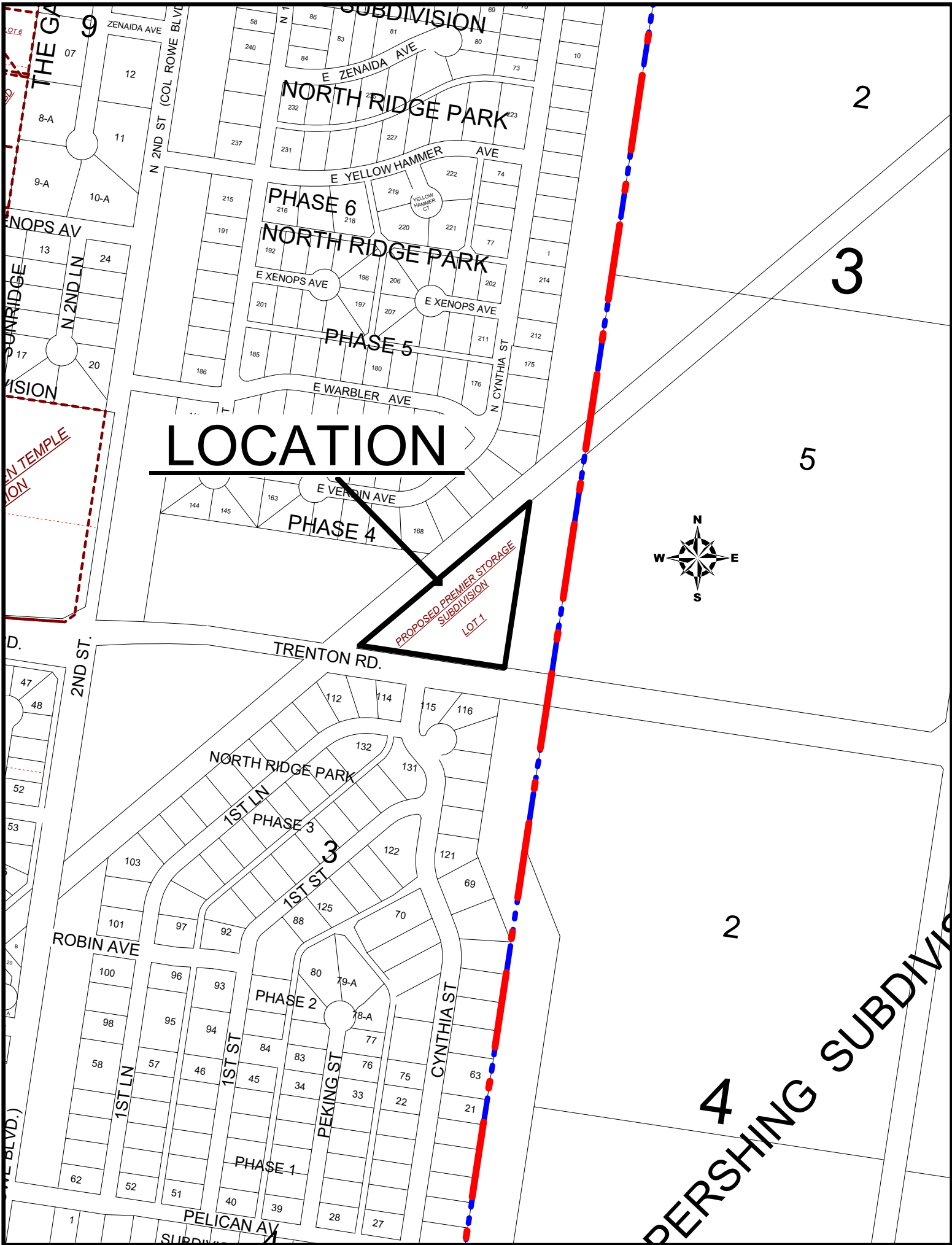
- a. The City of McAllen's requirement for a front setback is 60 feet or greater for approved site plan. Section 138-366
- b. The City of McAllen's requirement for a side setback of 0 feet with a firewall for approved site plan.

We ask for the variance for the setback off Trenton Road to accommodate the proposed building for the site. Due to the constraints of the land, the setback off Trenton Road is 52.5 feet from the lot line. For this reason, the developer is respectfully asking for the setback off Trenton to be at 50-feet. The property is adjacent to a drainage on the east side and the City of Edinburg beyond that. The building face is at 9.3' for this reason the developer is respectfully asking for the side setback to be 0-feet with no firewall, as no building can be constructed to the east of the site. The commercial building that is being constructed on the existing property was required to be moved to the east and south to allow for the fire lane access to the rear of the building. Please consider this request and advise us as soon as possible on your decision. If you have any questions or require additional information, please do not hesitate to ask.

Respectfully,

Kelley Heller-Vela, P.E.  
Vice-President









# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/17/2022

### SUBDIVISION NAME: PREMIER STORAGE SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Trenton Road: 20 ft. dedication for 60 ft. from centerline for 120 ft. total ROW  
Paving: 65 ft. Curb & gutter: Both sides  
\*\*Monies must be escrowed if improvements are not built prior to recording.  
\*\*\*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  
\* 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

NA

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for commercial properties.  
\*\*Service drive to be provided as part of site plan and a plat note might be required to be added prior to recording.  
\*\*Subdivision Ordinance: Section 134-106

Required

##### SETBACKS

\* Front: In accordance with the Zoning Ordinance or greater for approved site plan or easements; or in line with the existing structures.  
\*\*Plat note to be revised prior to recording.  
\*\*Zoning Ordinance: Section 138-356  
\* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan.  
\*\*Zoning Ordinance: Section 138-356  
\* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.  
\*\*Zoning Ordinance: Section 138-356  
\* Corner .  
\*\*Remove "Corner" reference on plat note #3 since it does not apply to this property.  
\*\*Zoning Ordinance: Section 138-356  
\* Garage.  
\*\*Zoning Ordinance: Section 138-356  
\*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Required

Applied

Applied

Required

NA

Applied

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



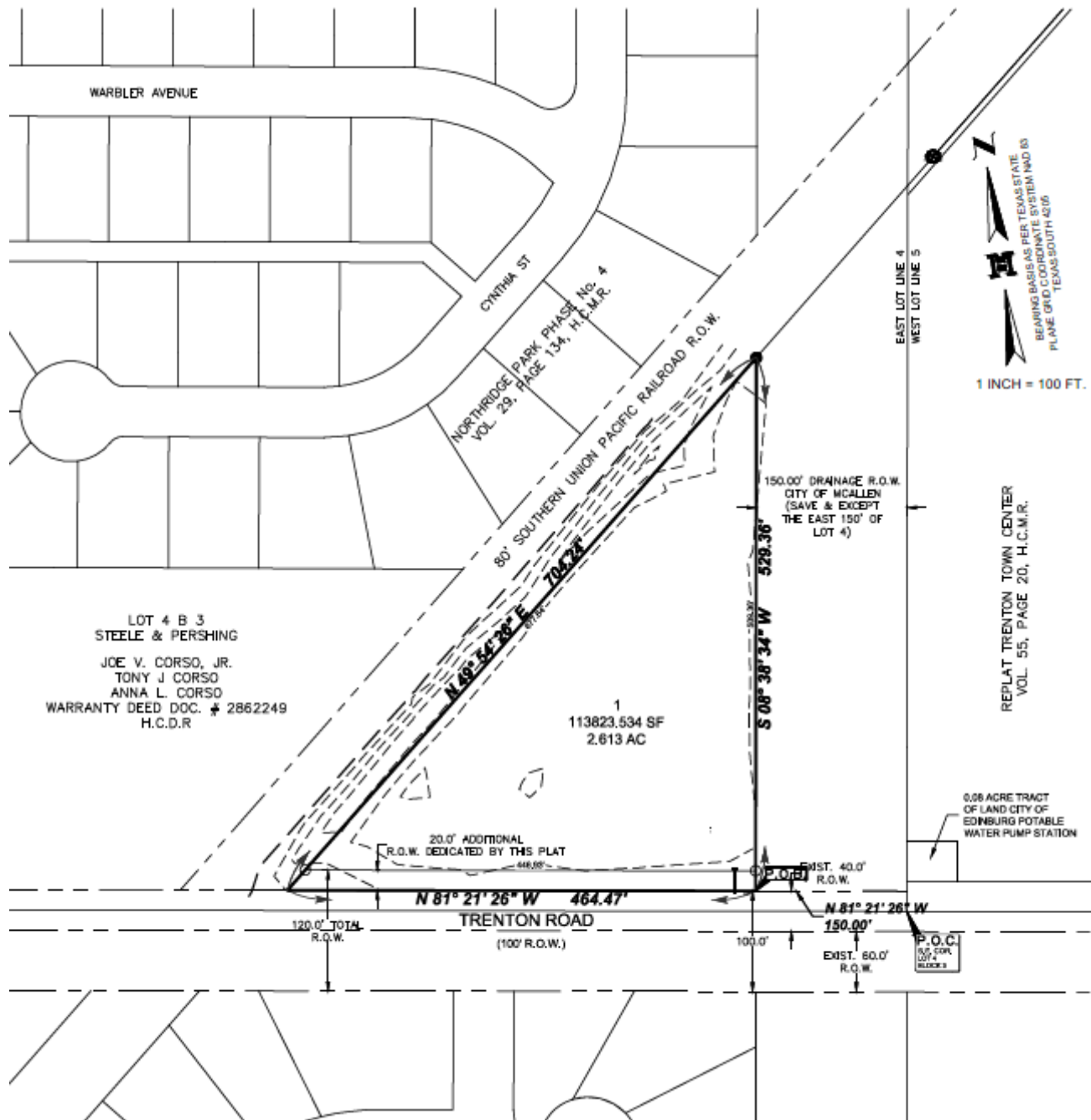
<b>SIDEWALKS</b>	
* 5 ft. wide minimum sidewalk required on Trenton Road as per Engineering Department. ***Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between 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
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* 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
<b>LOT REQUIREMENTS</b>	
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
<b>ZONING/CUP</b>	
* Existing: C-3L Proposed: C-3L **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **If any rezoning are required, they must be finalized and approved prior to final plat approval. **Zoning Ordinance: Article V	NA

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



<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation approved; no TIA required.	Completed
* As per Traffic Department, Trip Generation approved; no TIA required.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Gate details must be approved prior to final if applicable. ***As per Fire Department, auto-turn study might be required prior to final to verify compliance with maneuverability requirements. ****Additional requirements might be required at time of site plan review. ***** Subdivision was approved in Final form at the Planning and Zoning Meeting of February 1st, 2022.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED, AND CLARIFICATION ON THE REQUESTED VARIANCE.	Applied





# SUBDIVISION MAP OF **PREMIER STORAGE** **SUBDIVISION**

BEING A SUBDIVISION OF 2.822 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, BLOCK 3, STEELE AND PERSHING'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 114, HIDALGO COUNTY DEED RECORDS







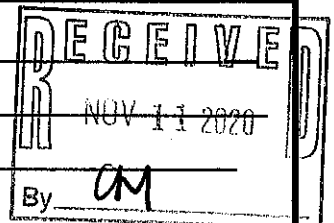
SUB2020-0091



**City of McAllen**  
**Planning Department**  
**APPLICATION FOR**  
**SUBDIVISION PLAT REVIEW**

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

<b>Project Description</b>	Subdivision Name <u>Twin Subdivision</u> Location <u>300 feet North of the intersection of FM 495 &amp; Bentsen Road</u> City Address or Block Number <u>North Bentsen Road, Block 2</u> Number of lots <u>1</u> Gross acres <u>0.67</u> Net acres <u>0.55</u> Existing Zoning <u>R-1</u> Proposed <u>R-2</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>duplex</u> Irrigation District # <u>1</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>C0.544 acre tract of land out of Lot 1, Resubdivision of Lots 15 and 16,</u> <u>Block 2. Hammond's Subdivion</u>
<b>Owner</b>	Name <u>Maria Dolores Fernandez De Jauregui Pozo</u> Phone <u>956-225-6559</u> Address <u>1705 North Alamo Road</u> City <u>Alamo</u> State <u>Texas</u> Zip <u>78516</u> E-mail _____
<b>Developer</b>	Name <u>Sergio Orenelas</u> Phone <u>956-225-6559</u> Address <u>1220 West Business Highway 83</u> City <u>Alamo</u> State <u>Texas</u> Zip <u>78516</u> Contact Person <u>Sergio Ornelas</u> E-mail <u>ornelasindustries@usa.com</u>
<b>Engineer</b>	Name <u>ATLAS Engineering Consultants</u> Phone <u>956-379-3857</u> Address <u>2820 Gull</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u> Contact Person <u>Lucas Castillo</u> E-mail <u>lcastillo.atlas@gmail.com</u>
<b>Surveyor</b>	Name <u>Homero L. Gutierrez</u> Phone <u>956-369-0988</u> Address <u>2600 San Diego</u> City <u>Mission</u> State <u>Texas</u> Zip <u>78552</u>





## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

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



Date

11-2-2020

Print Name

Lucas Castillo

Owner ☐

Authorized Agent ☒

09/15



VAR2022-0004



City of McAllen

311 North 15<sup>th</sup> Street  
McAllen, TX 78501  
P. O. Box 220

# Planning Department

## VARIANCE TO SUBDIVISION PROCESS APPLICATION

McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

Project

Legal Description replat of a 0.544 acre tract of land out of Lot 1, resubdivision of  
Lots 15+16, Block 2 Hammond's Subdivision Vol 2, Pg 58 Hidalgo County  
Map Records.

Street Address 1500 N. Bentsen Road McAllen, TX 78501

Number of lots 1 Gross acres 0.67

Existing Zoning R-1 Existing Land Use vacant

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

Applicant

Name Lucas Castillo Phone (956) 379-3857

Address 2820 Gull E-mail lcastillo.atlas@gmail.com

City McAllen State TX Zip 78504

Owner

Name ISILU Corporation Phone (956) 225-6559

Address 33 North Loop W E-mail \_\_\_\_\_

City Houston State Texas Zip 77008

Authorization

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

☐ Yes☒ No

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

Signature [Signature]Date 2-17-2022Print Name Lucas Castillo☐ Owner☒ Authorized Agent

Office

\*FOR OFFICE USE ONLY\*

APPLICATION FILING FEE: ☐ \$250.00Accepted by LG

Payment received by \_\_\_\_\_

**ENTERED**Date FEB 24 2022

Rev 06/21

Initial: OW





# City of McAllen

## Planning Department

### REASON FOR APPEAL

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

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

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

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

Front setback (facing Barton) reduces the size of the dwelling that can be developed on the northmost lot.

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

Reducing the setback to 30' can increase the footprint of the dwelling.

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

not applicable

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

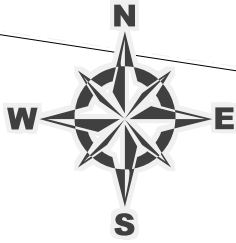
Surrounding areas are fully developed.



SYCAMORE AVE.

139

R-4  
SUBDIVISION NO.



HCWID #1 CANAL

-02

H.C.D.D. #1 R.O.W.

# PROPOSED TWIN SUBDIVISION

258

LOS LEONES

QUINCE AVE

SUBDIVISION

LOS SALAS

SUBDIVISION

ORANGE

PECAN BLVD

BENTSEN RD

DRUSCILLA

PEACH

SUBDIVISION

STC WEST 15  
LOT

248

PHASE 2

BENTSEN

MAPLE AVE

PHASE 2

PHASE 1

LAUREL AVE

45TH ST

PHASE 2

KEIGHTS

PHASE 1

2

UNOPENED ROW

29 1320

23 1220

1 HAMMONDS

R-1

ELIZONDO ACRES SUBD

26

27 1118

3 HAMMONDS

LOT 1

R-1

LOT 2

PROPOSED QUINTA LUZ  
SUBDIVISION

PROPOSED COPPERFIELD  
ESTATES PHASE 1A  
SUBDIVISION

PECAN BLVD

N 42ND ST

LAUREL AVE

N 41ST ST

COPPERFIELD  
ESTATES

N 40TH LN

H0850  
-00-  
002-  
0007  
-02  
4101

C



TWIN SUBDIVISION

REPLAT OF A 0.544 ACRE TRACT OF LAND  
OUT OF LOT 1, RESUBDIVISION OF  
LOTS 15 AND 16, BOCK 2  
HAMMOND'S SUBDIVISION VOL. 2, PG.58  
HIDALGO COUNTY, TEXAS

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE TWIN SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES OF CONSIDERATION THEREIN EXPRESSED.

DOLORES FERNANDEZ DE JAUREGUI POZO  
OWNER  
1705 NORTH ALAMOR ROAD  
ALAMO, TX 78516

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOLORES FERNANDEZ DE JAUREGUI POZO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TOME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS DAY OF

NOTARY PUBLIC  
HIDALGO, TEXAS  
MY COMMISSION EXPIRES

I, THE UNDERSIGNED, PLANNING & ZONING CHAIRMAN FOR 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 & ZONING

DATE

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION 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 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1

PRESIDENT

SECRETARY

METES AND BOUNDS DESCRIPTION

BEING A 0.544 OF AN ACRE TRACT OF LAND (0.56 OF AN ACRE OF LAND AS RECORDED UNDER DOCUMENT NO. 1937991), MORE OR LESS, OUT OF LOT 1, RESUBDIVISION OF LOTS 15 AND 16, BLOCK 2, C.E. HAMMOND'S SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID 0.544 OF AN ACRE TRACT OF LAND IS VESTED TO MA. DOLORES FERNANDEZ DE JAUREGUI POZO, BY VIRTUE OF A GENERAL WARRANTY DEED DATED OCTOBER 08, 2008, RECORDED UNDER DOCUMENT NO. 1937991, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. SAID 0.544-ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIPE FOUND FOR THE APPARENT SOUTHEAST CORNER AND ON THE SOUTH LINE OF A 0.460-OF AN ACRE TRACT OF LAND, SAID 0.460-OF AN ACRE TRACT OF LAND BEING SOUTH OF AND ADJACENT TO SAID 0.544-OF AN ACRE TRACT OF LAND, COORDINATES OF X=1060724.84 AND Y=16605966.72, SAID POINT ALSO BEING ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF A 40.00 FOOT HIDALGO COUNTY WATER DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY, PREVIOUSLY CONVEYED BY DEED DATED JUNE 5, 1925 FROM C.E. HAMMOND TO HIDALGO COUNTY WATER DISTRICT NO. 4, OF RECORD IN VOLUME 218, PAGE 35 DEED RECORDS, HIDALGO COUNTY, TEXAS; THENCE N 02°40'48" W, WITH SAID EXISTING WEST LINE OF 40.00 FOOT DRAINAGE DISTRICT RIGHT-OF-WAY, A DISTANCE OF 131.78 FEET TO A SET 1/2" IRON REBAR FOR THE SOUTHEAST CORNER OF SAID 0.544-OF AN ACRE TRACT OF LAND AND ALSO THE NORTHEAST CORNER OF SAID 0.460-ACRE TRACT OF LAND FOR THE POINT OF BEGINNING.

1. THENCE, NORTH 81°26'15" WEST, WITH THE NORTH LINE OF SAID 0.460-ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 0.544 OF AN ACRE TRACT OF LAND, A DISTANCE OF 97.05 FEET TO A 1/2" IRON REBAR SET FOR THE SOUTHWEST CORNER OF SAID 0.544 OF AN ACRE TRACT HEREIN DESCRIBED AND BEING ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF BENTSEN ROAD;

2. THENCE, NORTH 08°33'45" EAST, WITH SAID EXISTING EAST RIGHT-OF-WAY LINE OF BENTSEN ROAD AND THE WEST LINE OF SAID 0.544-OF AN ACRE TRACT OF LAND, A DISTANCE OF 488.26 FEET TO A 1/2" IRON REBAR SET ON THE INTERSECTION POINT OF SAID EXISTING EAST RIGHT-OF-WAY LINE OF BENTSEN ROAD AND THE EXISTING WEST LINE OF SAID 40.00 FOOT DRAINAGE DISTRICT RIGHT-OF-WAY, FOR THE NORTHERNMOST CORNER OF SAID 0.544-OF AN ACRE TRACT OF LAND;

3. THENCE, SOUTH 02°40'48" WITH SAID EXISTING WEST LINE OF SAID 40.00 FOOT DRAINAGE DISTRICT RIGHT-OF-WAY, A DISTANCE OF 497.82 FEET TO A SET 1/2" IRON REBAR AND THE POINT OF BEGINNING, AND CONTAINING 0.544-OF AN ACRE OF LAND, MORE OR LESS.

GENERAL NOTES

- FLOOD ZONE DESIGNATION ZONE "C"  
ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD  
COMMUNITY PANEL NUMBER 480343 0005C  
MAP REVISED NOVEMBER 16, 1982
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
- MINIMUM BUILDING SETBACK LINES ARE AS PER CITY OF McALLEN ORDINANCE.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- BENCH MARK DOCUMENTATION FOR CITY OF McALLEN BENCHMARK SYSTEM INDICATES INFORMATION FOR THE NEAREST MONUMENT AS BEING: POINT #16, NORTHING 16570233.296, EASTING 1083822.613 ELEV. = 84.02.
- NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- 10' UTILITY EASEMENT GRANTED BY THIS PLAT.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS FOR 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 DETERMINATION.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



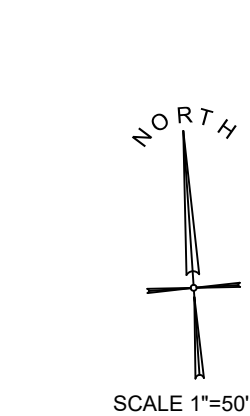
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: AT AM/PM

DOCUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY



LEGEND

R.O.W. RIGHT OF WAY  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
H.C.M.R. HIDALGO COUNTY MAP RECORDS  
H.C.D.R. HIDALGO COUNTY DEED RECORDS  
H.C.W.I.D. HIDALGO COUNTY WATER IMPROVEMENT DISTRICT

JOHN H. SHARY  
SUBDIVISION  
VOL. 1, PG. 17, H.C.M.R.

ORANGE AVE.

GRAY SUBDIVISION  
VOL. 19, PG. 137, H.C.M.R.

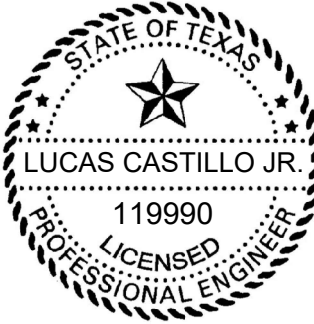
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BERTON F. &  
OLGA V. HERR  
DOC. #1625488  
H.C.D.R.

I, THE UNDERSIGNED, LUCAS CASTILLO JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

LUCAS CASTILLO JR.  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 119990

DATE



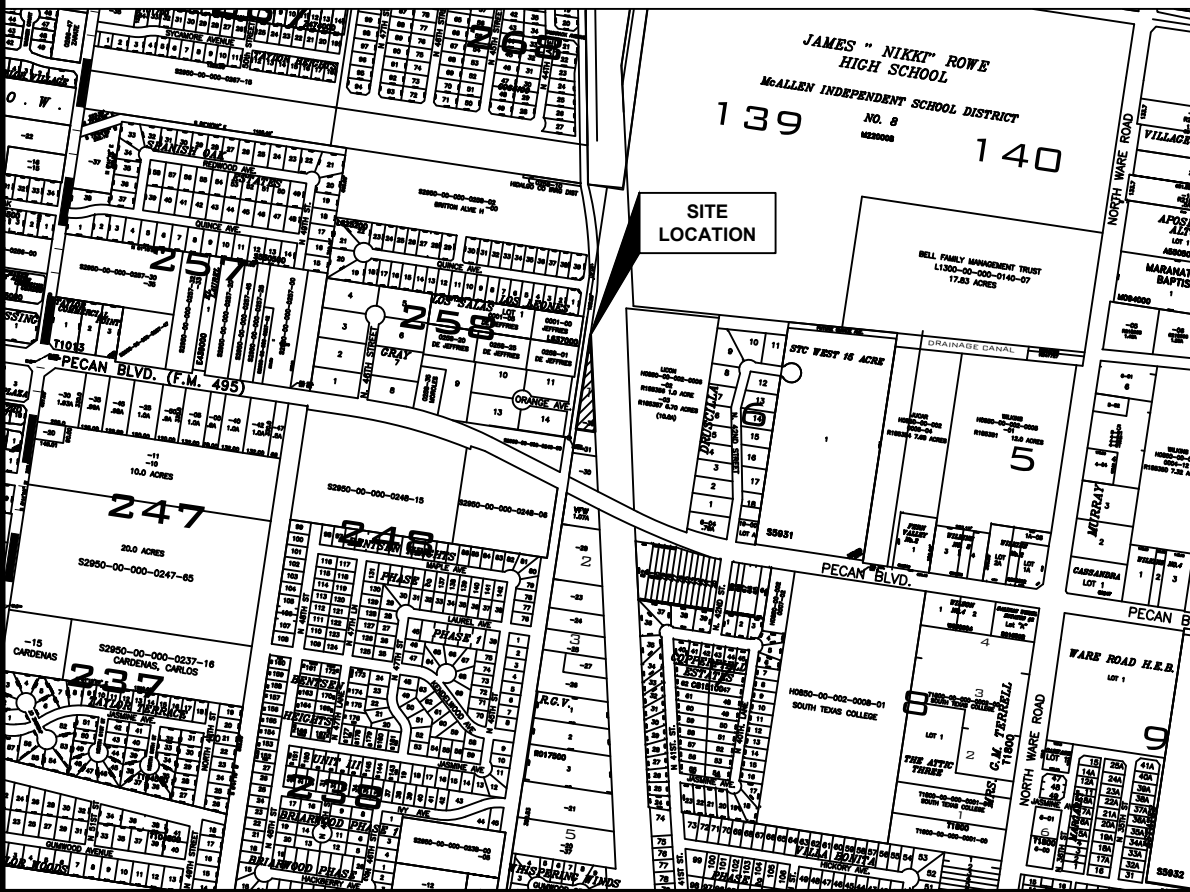
I, THE UNDERSIGNED, HOMERO LUIS GUTIERREZ., A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

HOMERO L. GUTIERREZ  
REGISTERED PUBLIC SURVEYOR  
RPLS NO. 2791  
DATE SURVEYED 03/13/2017

DATE



LOCATION MAP SCALE:1"=1000'



ATLAS ENGINEERING CONSULTANTS  
ATLAS ENGINEERING CONSULTANTS, LLC. TBPE FIRM NO. 17057  
2820 GULL, McALLEN, TEXAS 78504

PRINCIPAL CONTACTS

OWNER: DOLORES FERNANDEZ DE JAUREGUI POZO  
ENGINEER: LUCAS CASTILLO JR., P.E. 119990  
SURVEYOR: HOMERO L. GUTIERREZ 2791

219 EAST BUSINESS 83, ALAMO, TX 78516  
2820 GULL, McALLEN, TX 78504  
2600 SAN DIEGO, MISSION, TX 78572

(956) 783/2111  
(956) 379/3857  
(956) 369/0988

DATE PREPARED: April 3, 2017  
DATE REVISED: February 19, 2018  
DRAWN BY: L.C.





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/15/2022

### SUBDIVISION NAME: TWIN SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

N. Bentsen Road: 50 ft. ROW from centerline required for 100 ft. ROW  
 Paving: 65 ft. Curb & gutter: both sides  
 \*Owner must escrow monies for improvements if not constructed prior to plat recording  
 \*\*Revise plat to show existing ROW on both sides of centerline  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Non-compliance

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_

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

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

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

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
 \*Alley/service drive easement required for commercial properties  
 \*\*Subdivision Ordinance: Section 134-106

Applied

##### SETBACKS

\* Front: N. Bentsen Road - 45 ft. or in line with existing structures, whichever is greater  
 \*\*\*Variance application requesting 30 ft. front setback or in line with existing structures, whichever is greater

Non-compliance

\*\*Zoning Ordinance: Section 138-356

\* Rear: In accordance with the Zoning Ordinance, or greater for easements  
 \*\* Latest submittal does not include note.

Non-compliance

\*\*\*Zoning Ordinance: Section 138-356

\* Sides: In accordance with the Zoning Ordinance, or greater for easements  
 \*\* Latest submittal does not include note.

Non-compliance

\*\*\*Zoning Ordinance: Section 138-356

\* Corner

NA

\*\*Zoning Ordinance: Section 138-356

\* Garage: 18 ft. except where greater setback is required; greater setback applies.

Non-compliance

\*\* Latest submittal does not include note.

\*\*\*Please add plat note as shown above prior to final

\*\*\*\*Zoning Ordinance: Section 138-356

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



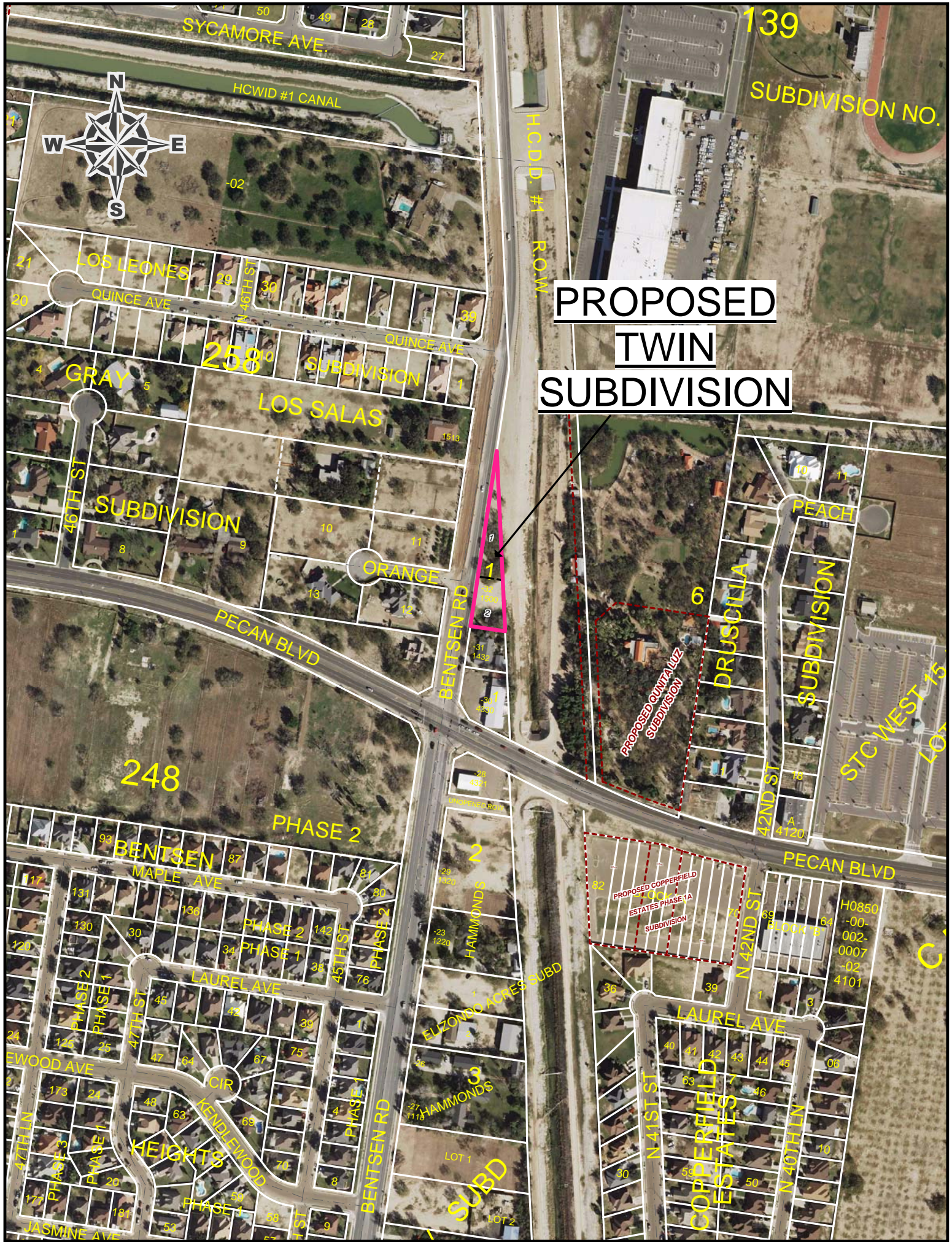
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on N. Bentsen Rd. ** Previous submittal had note, however latest submittal did not include note. ***Please add plat note as shown above prior to final ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Please add plat note as shown above prior to final **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 **Please add plat note as shown above prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common areas, private drives, 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.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance

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



<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Completed
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fees for two dwelling units amount to \$1,400	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation waived for two residential homes, please advise if use or number of units changes.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. *Per Traffic, the Trip Generation has been waived for two single family homes and driveway must be in a way that vehicles exit front first onto N. Bentsen Rd.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED AND CLARIFICATION ON THE REQUESTED VARIANCE.	Applied





139  
SUBDIVISION NO.

**PROPOSED  
TWIN  
SUBDIVISION**

258

248

PHASE 2

BENTSEN  
MAPLE AVE

PHASE 2  
PHASE 1

LAUREL AVE

HEIGHTS

BENTSEN RD

PECAN BLVD

DRISCOLL

SUBDIVISION

STC WEST 75

PECAN BLVD

PROPOSED COPPERFIELD  
ESTATES PHASE 1A  
SUBDIVISION

LAUREL AVE

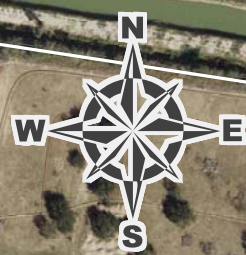
COPPERFIELD  
ESTATES

ELZONDO ACRES SUBD

HAMMONDS

LOT 1  
LOT 2

H0850  
-00-  
002-  
0007  
-02  
4101





SUB2022-0027

# City of McAllen

## Planning Department

311 NORTH 15<sup>TH</sup> STREET • (956) 681-1250 • (956) 681-1279 (fax)  
**SUBDIVISION PLAT REVIEW APPLICATION**

Project Information	VACATING OF LOT 1 OF ASIAN VALLEY SUBDIVISION AND LOT A OF 29TH PLACE Subdivision Name <u>SUBDIVISION TO REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION</u>		
	Location <u>Southwest corner of intersecting streets Nolana &amp; 29th St.</u>		
	City Address or Block Number <u>2825 NOLANA AVE</u>		
	Number of Lots <u>2</u> Gross Acres <u>1.56</u> Net Acres <u>1.56</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____		
	Existing Land Use <u>vacant</u> Proposed Land Use <u>commercial</u> Irrigation District # <u>1</u>		
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____		
	Agricultural Exemption <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>0</u> <u>No AG</u>		
	Parcel # <u>840236</u> Tax Dept. Review <u>MC</u> <u>MC 2/25/2022</u>		
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>29th Place Subdivision Lot "A" &amp; Asian Valley Subdivision Lot 1</u>			
Owner	Name <u>SEC NOLANA &amp; 29TH LP</u>		Phone <u>817-226-0000</u>
	Address <u>2000 E LAMAR BLVD, STE 710</u>		E-mail <u>sgray@advisorstx.com</u>
	City <u>ARLINGTON</u>	State <u>TX</u>	Zip <u>76006</u>
Developer	Name <u>SEC NOLANA &amp; 29TH LP</u>		Phone <u>817-226-0000</u>
	Address <u>2000 E LAMAR BLVD, STE 710</u>		E-mail <u>sgray@advisorstx.com</u>
	City <u>ARLINGTON</u>	State <u>TX</u>	Zip <u>76006</u>
	Contact Person <u>STEVE GRAY</u>		
Engineer	Name <u>Jessica Maldonado, PE, PM, CFM at SAMS Inc.</u>		Phone <u>956-702-8880</u>
	Address <u>200 S 10th St, STE. 1500</u>		E-mail <u>jessica@samengineering-surveying.com</u>
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78501</u>
	Contact Person <u>STEVE GRAY</u>		
Surveyor	Name <u>Oscar Hernandez</u>		Phone <u>956.702.8880</u>
	Address <u>200 S 10th St, STE. 1500</u>		E-mail <u>ohernandez@samengineering-surveying.com</u>
	City <u>McAllen</u>	State <u>TX</u>	Zip <u>78501</u>

**ENTERED**  
 FEB 25 2022  
 Initial: OH

L.G.



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- 8 1/2" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 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](mailto: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](mailto:subdivisions@mcallen.net)

Owners Signature

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

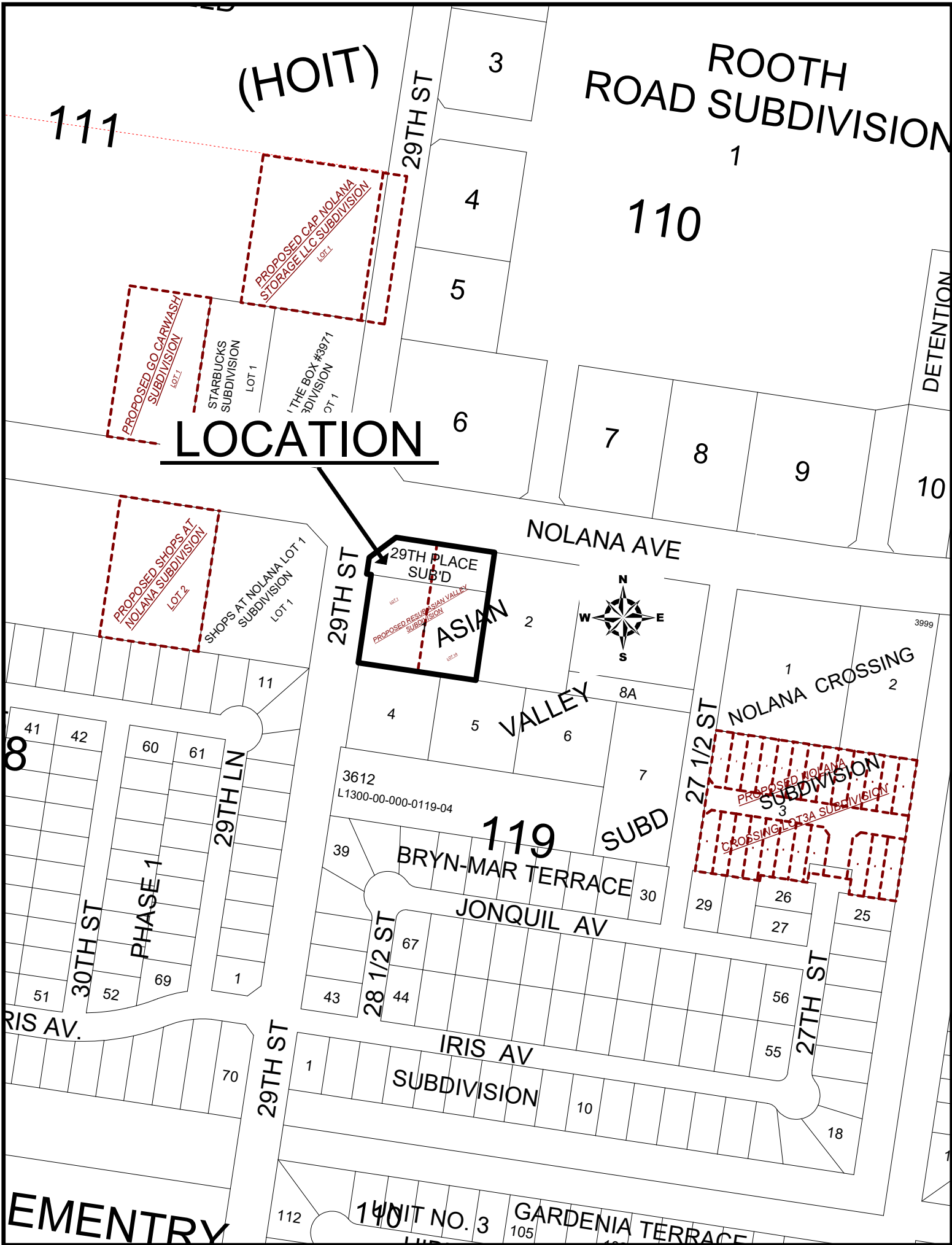
Signature  Date 2/24/2022

Print Name Jessica Maldonado

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application





ROOTH  
ROAD SUBDIVISION  
1

110

(HOIT)

111

29TH ST

3

4

5

6

7

8

9

10

DETECTION

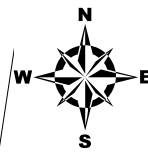
LOCATION

NOLANA AVE

29TH ST

29TH PLACE  
SUB'D  
PROPOSED RESURBAN VALLEY  
SUBDIVISION  
LOT 1A

ASIAN



VALLEY

119

SUBD

NOLANA CROSSING

27 1/2 ST

PROPOSED NOLANA  
SUBDIVISION  
CROSSING LOT 3A SUBDIVISION

BRYN-MAR TERRACE

JONQUIL AV

IRIS AV

SUBDIVISION

GARDENIA TERRACE

UNIT NO. 3

29TH ST

27TH ST

28 1/2 ST

30TH ST

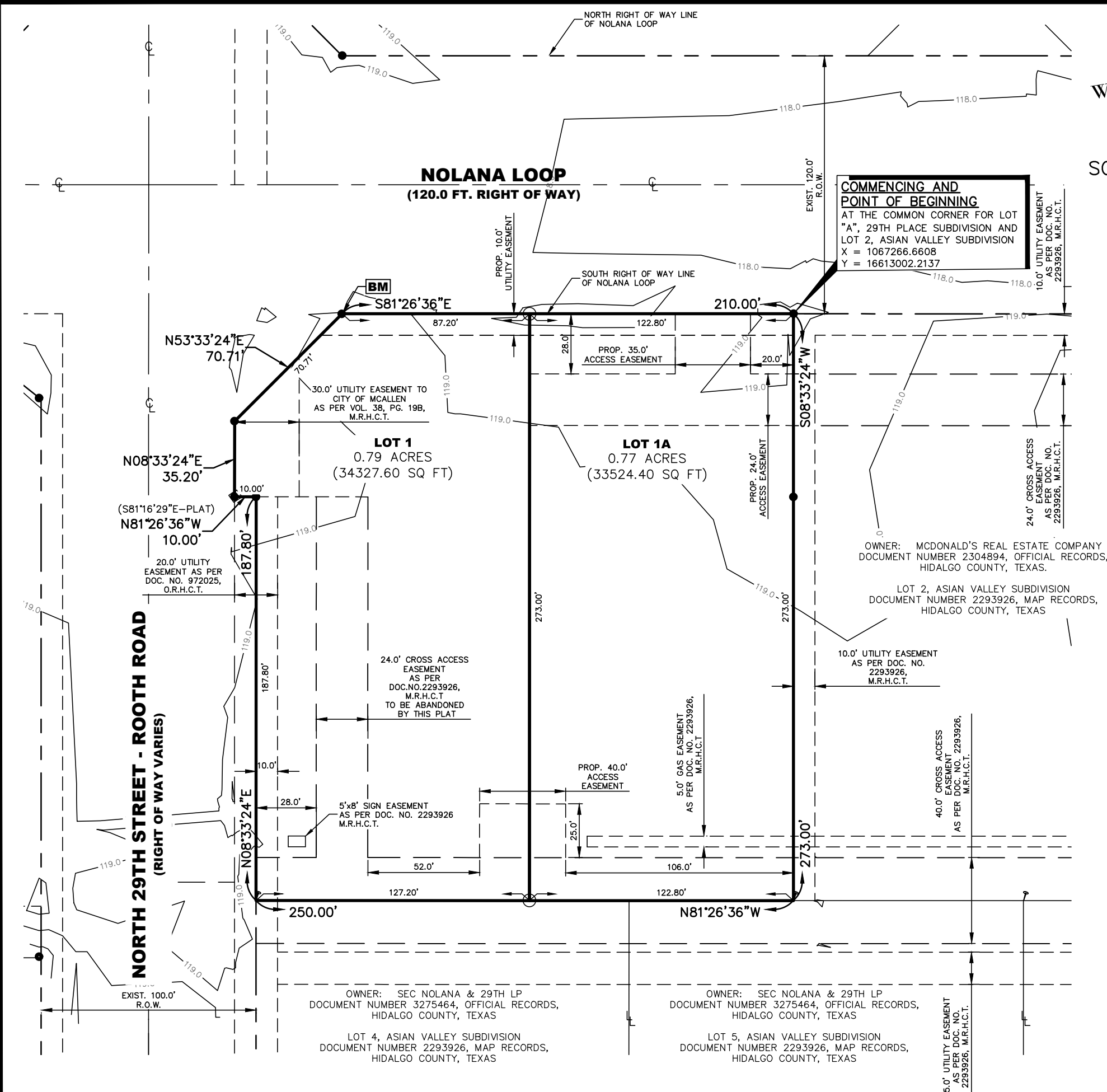
29TH LN

PHASE 1

IRIS AV.

EMENTRY





SCALE: 1" = 50'

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

### REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION

#### SURVEY NOTES:

1. BASIS OF BEARING AS PER THE SOUTH RIGHT OF WAY LINE OF NOLANA LOOP, 29TH PLACE SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 198, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID, BEARINGS AND DISTANCES IN PARENTHESS ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

#### 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 THE 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.  
GENERAL MANAGER

DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS **VACATING OF LOT 1 OF ASIAN VALLEY SUBDIVISION, AND LOT A OF 29TH PLACE SUBDIVISION, TO REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION**, DO HEREBY GRANT AN EASEMENT TO THE CITY OF MCALLEN, TEXAS, AND THOSE WHOSE MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE PRIVATE ACCESS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS, HEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

SEC. NOLANA & 29TH, L.P., A TEXAS LIMITED PARTNERSHIP.  
MANAGING MEMBER: JOSEPH LEA  
2825 N. 29TH STREET,  
MCALLEN, TX 78801

#### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JOSEPH LEA, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

#### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, STEVE GRAY, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

#### HIDALGO COUNTY DRAINAGE DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT No. 1 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: \_\_\_\_\_  
PRESIDENT SECRETARY

#### PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF **VACATING OF LOT 1 OF ASIAN VALLEY SUBDIVISION, AND LOT A OF 29TH PLACE SUBDIVISION, TO REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS \_\_\_\_ DAY OF \_\_\_\_\_

CHAIRPERSON-PLANNING AND ZONING COMMISSION

#### 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 AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

OSCAR HERNANDEZ, R.P.L.S. NO. 5005 DATE

#### STATE OF TEXAS COUNTY OF HIDALGO

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

JESSICA M. MALDONADO, PE NO. 111579 DATE

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

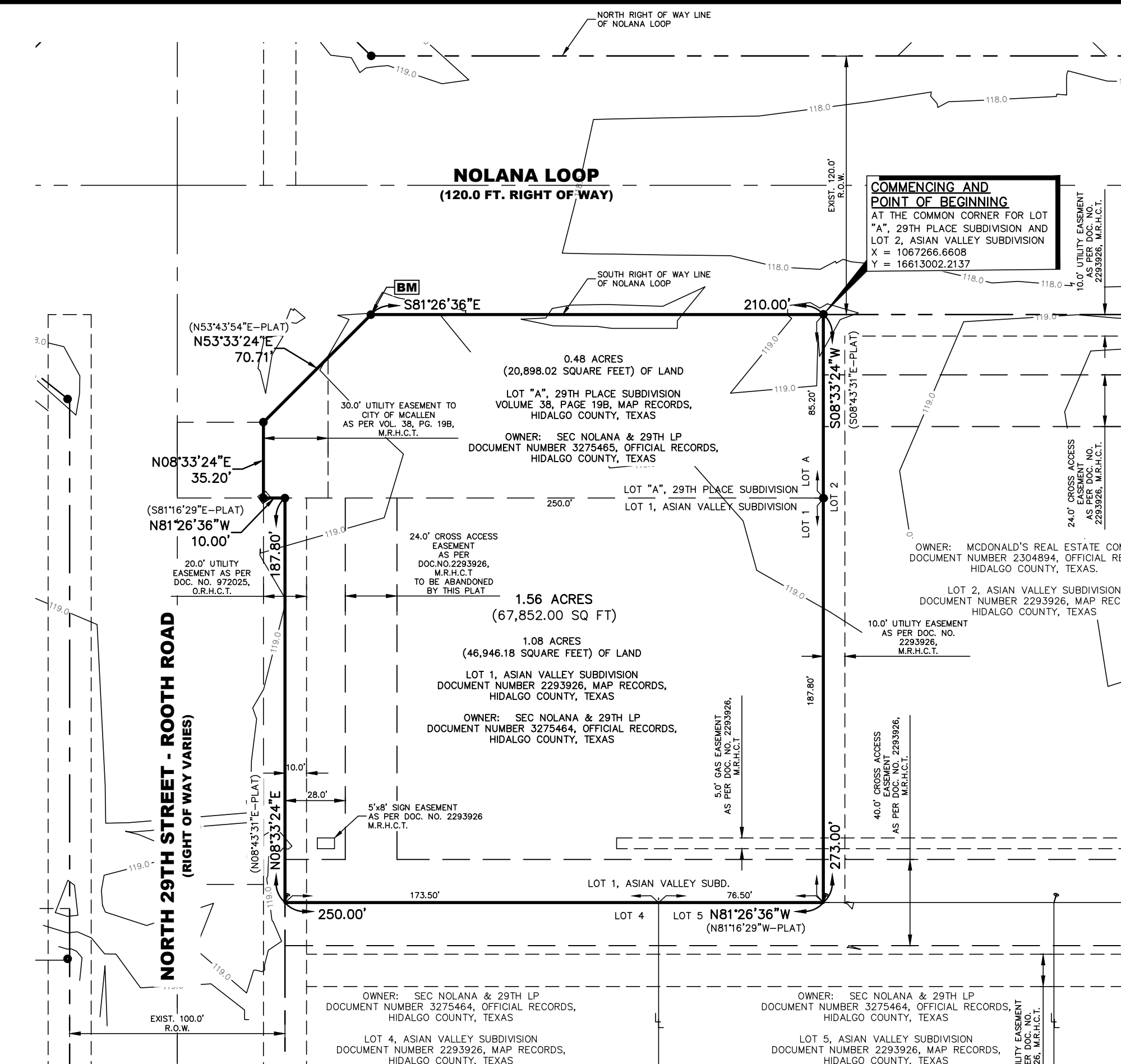
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM.

INSTRUMENT NUMBER \_\_\_\_\_  
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: \_\_\_\_\_ DEPUTY.

#### PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SEC. NOLANA & 29TH, L.P., A A TEXAS LIMITED PARTNERSHIP.	2825 N 29TH STREET	McAlLEN & 78504	(000) 000-000	
ENGINEER:	JESSICA M. MALDONADO, P.E.	200 S. 10TH ST, STE. 1500	McAlLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	OSCAR HERNANDEZ, R.P.L.S.	200 S. 10TH ST, STE. 1500	McAlLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883



SCALE: 1" = 50'

### VACATING LOT 1 OF ASIAN VALLEY SUBDIVISION AND LOT A OF 29TH PLACE SUBDIVISION

#### HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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

ATTEST: \_\_\_\_\_  
PRESIDENT SECRETARY

#### GENERAL NOTES:

THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF MCALLEN.

THE PROPERTY IS ZONED: COMMERCIAL

1. THE MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOW  
FRONT SETBACK: 15 FT. OR GREATER FOR EASEMENTS.  
SIDE SETBACK: 10 FT. OR GREATER FOR EASEMENTS.  
REAR SETBACK: 5 FT. OR GREATER FOR EASEMENTS.  
CORNER: 10 FT. OR GREATER FOR EASEMENTS.

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

COMMUNITY-PANEL NUMBER 480343 0005 C  
MAP REVISED: NOVEMBER 2, 1982

2. BENCHMARK: FOUND 1/2 INCH IRON ROD WITH ELEVATION 119.15 FEET  
N:16613033.410, E:1067058.872
3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR CENTER OF ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER
4. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% MINIMUM SLOPE TO PROVIDE POSITIVE DRAINAGE.
5. ALL LOT CORNERS ARE SET WITH 1/2 INCH IRON RODS.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.311 AC-FT (13,555 CF) STORM WATER RUNOFF.
7. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT 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 OF THIS SUBDIVISION.
8. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. A 5 FOOT WIDE MINIMUM CONCRETE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG NOLANA LOOP. DURING CONSTRUCTION BY THE DEVELOPER.
10. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
11. COMMON ACCESS FOR LOT 1 AND LOT 1A REPLAT OF ASIAN VALLEY SUBDIVISION TO NOLANA LOOP.



LOCATION MAP  
SCALE: 1"=800'

## VACATING OF LOT 1 OF ASIAN VALLEY SUBDIVISION TO REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION

1.56 ACRES (67,847.77 SQUARE FEET) OF LAND COMPRISED OF A 0.48 OF AN ACRE (2,898.02 SQUARE FEET) OUT OF LOT "A", 29TH PLACE SUBDIVISION RECORDED IN VOLUME 38, PAGE 198, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND A 1.08 ACRES (46,946.18 SQUARE FEET) OUT OF LOT 1, ASIAN VALLEY SUBDIVISION, RECORDED IN DOCUMENT NUMBER 2293926, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

#### METES AND BOUNDS

BEING 1.56 ACRES (67,847.77 SQUARE FEET) OF LAND COMPRISED OF TRACT 1 - 0.48 OF AN ACRE (2,898.02 SQUARE FEET) OUT OF LOT "A", 29TH PLACE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 198, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND TRACT 2 - 1.08 ACRES (46,946.18 SQUARE FEET) OF LAND OUT OF LOT 1, ASIAN VALLEY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2293926, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO SEC NOLANA AND 29TH LP, RECORDED IN DOCUMENT NUMBER 3275464, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.56 ACRES (67,847.77 SQUARE FEET) OF LAND BEING MORE OR LESS DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND 1/2 INCH IRON ROD FOR THE COMMON CORNER OF LOT "A", OF SAID 29TH PLACE SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, AND LOT 2, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO MCDONALDS REAL ESTATE COMPANY, RECORDED IN DOCUMENT NUMBER 2304894, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND THE SOUTH RIGHT OF WAY LINE OF NOLANA LOOP (HAVING A 120.0 FT. RIGHT OF WAY) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X = 1067266.6608 Y = 16613002.2137)

THENCE, SOUTH 08 DEG. 33 MIN. 29 SEC. WEST, (SOUTH 08 DEG. 43 MIN. 31 SEC. WEST - PLAT) ALONG THE COMMON LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, AND LOT 2, OF SAID ASIAN VALLEY SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, AT A DISTANCE OF 85.17 FEET PASS A FOUND 1/2 INCH IRON ROD FOR THE NORTH LINE OF LOT 1, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, CONTINUING TO A TOTAL DISTANCE OF 273.00 FEET TO A FOUND PK NAIL, FOR THE SOUTHWEST CORNER OF LOT 2, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO MCDONALDS REAL ESTATE COMPANY, AND THE NORTH LINE OF LOT 5, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEG. 26 MIN. 31 SEC. WEST, (NORTH 81 DEG. 16 MIN. 29 SEC. WEST - PLAT) ALONG THE COMMON LINE OF SAID LOT 1, AND LOT 5, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, AT A DISTANCE OF 76.50 FEET PASS THE EAST LINE OF LOT 4, OF SAID ASIAN VALLEY SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 290.00 FEET, TO A FOUND PK NAIL, FOR THE NORTHWEST CORNER OF LOT 4, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, AND THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET (HAVING A VARIES OF RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEG. 33 MIN. 29 SEC. EAST, (NORTH 08 DEG. 43 MIN. 31 SEC. EAST - PLAT) ALONG THE WEST LINE OF LOT 1, OF SAID ASIAN VALLEY SUBDIVISION, CONVEYED TO SEC NOLANA AND 29TH LP, AND THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET, A DISTANCE OF 187.80 FEET TO A FOUND 1/2 INCH IRON ROD ON THE SOUTH LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, FOR A CORNER OF THE TRACT HEREIN DESCRIBED

THENCE, NORTH 81 DEG. 26 MIN. 31 SEC. WEST, (NORTH 81 DEG. 16 MIN. 29 SEC. WEST - PLAT) ALONG THE SOUTH LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, A DISTANCE OF 10.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

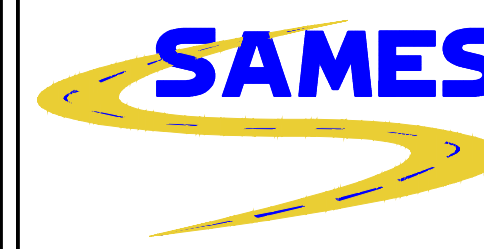
THENCE, NORTH 08 DEG. 33 MIN. 29 SEC. EAST, (NORTH 08 DEG. 43 MIN. 31 SEC. EAST - PLAT) ALONG THE WEST LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, A DISTANCE OF 35.20 FEET TO A FOUND 1/2 INCH IRON ROD FOR AN INNER CORNER OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, EAST RIGHT OF WAY OF 29TH STREET FOR AN ANGLE POINT OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 53 DEG. 33 MIN. 29 SEC. EAST, (NORTH 53 DEG. 43 MIN. 54 SEC. EAST - PLAT) ALONG THE NORTH LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, A DISTANCE OF 70.71 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, AND THE SOUTH RIGHT OF WAY LINE OF SAID NOLANA LOOP FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEG. 26 MIN. 31 SEC. EAST, (SOUTH 81 DEG. 16 MIN. 29 SEC. EAST - PLAT) ALONG THE NORTH LINE OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, A DISTANCE OF 10.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF LOT "A", OF SAID 29TH PLACE SUBDIVISION CONVEYED TO SEC NOLANA AND 29TH LP, FOR A CORNER OF THE TRACT HEREIN DESCRIBED.

DATE OF PREPARATION: FEBRUARY 2022

REGISTRATION # F-10602



**SAM Engineering & Surveying.**  
200 S. 10th St, Ste. 1500  
McAllen, TEXAS 78501

TEL. (956) 702-8880  
FAX: (956) 702-8883





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/10/2022

<b>SUBDIVISION NAME: ASIAN VALLEY LOTS 1A &amp; 1B SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Nolana Ave.: 60 ft. from centerline for 120 ft. ROW  Paving: 65 ft. Curb &amp; gutter: both sides  **Subdivision Ordinance: Section 134-105  **Monies must be escrowed if improvements are required prior to final  **COM Thoroughfare Plan</p>	Applied
<p>North 29th Street: 10 ft. dedication for 50 ft. from centerline for 100 ft. ROW  Paving: 65 ft. Curb &amp; gutter: both sides  **Provide existing ROW from centerline and total ROW and indicate document number as needed prior to final  **Subdivision Ordinance: Section 134-105  **Monies must be escrowed if improvements are required prior to final  **COM Thoroughfare Plan</p>	Non-compliance
<p>Paving _____ Curb &amp; gutter _____  **Subdivision Ordinance: Section 134-105  **Monies must be escrowed if improvements are required prior to final  **COM Thoroughfare Plan</p>	Applied
<p>* 1,200 ft. Block Length  **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 900 ft. Block Length for R-3 Zone Districts  **Subdivision Ordinance: Section 134-118</p>	NA
<p>* 600 ft. Maximum Cul-de-Sac  **Subdivision Ordinance: Section 134-105</p>	NA
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  ***Minimum 24 ft. wide paved private access easement proposed on plat.  ***Separate instrument/document and application will be required for the abandonment of the 24 ft. cross access easement running N/S on west lot prior to final.  ***Clarify if proposed 24 ft. access easement running E/W on east lot will extend to west lot or dead end prior to final  ***Clarify if proposed 40 ft. access easement on the south between both lots will loop to the north prior to final  ***Revise plat #11 to indicate accesses easements will be maintained by lot owners and not City of McAllen prior to final  **Subdivision Ordinance: Section 134-106</p>	Non-compliance

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



SETBACKS	
* Front: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. ***Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* 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. 29th Street and Nolana Avenue. ***Sidewalk requirement may be increased to 5 ft. by Engineering Department ****Plat note #9 must be revised as shown above and once finalized prior to final **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. ***Please add note as shown above on plat prior to final **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 ***Please add note as shown above on plat prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* 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.	Required

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

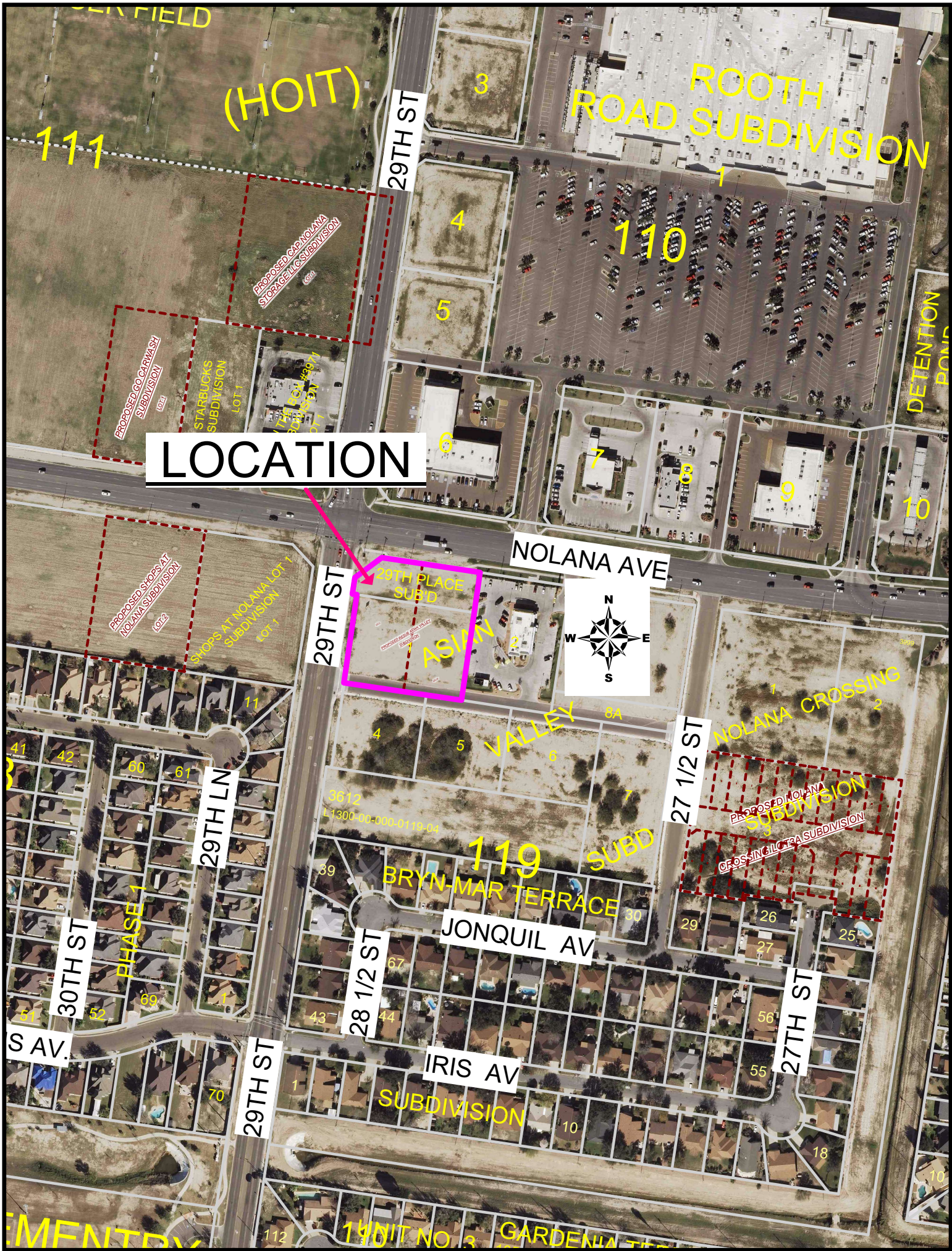


<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>**Clarify plat note #11 shown on initial plat submittal, prior to final.</li> <li>* Developer/Homeowner's Association/Owner, their successors and 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.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3 Proposed: C-3</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	Complete
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
	NA
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	Non-compliance
	TBD



COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"><li>*Must comply with City's Access Management Policy.</li><li>**Please submit letter stating other lot owner's from existing Asian Valley Subdivision are not opposed to the vacate &amp; replat of Lot 1</li><li>**Please revise plat showing vacate on the left and proposed plat in the center</li><li>**Lot line boundaries between both existing subdivisions on vacate section should be bold to identify both subdivisions</li><li>**Please revise name of the replat subdivision to Asian Valley Lots 1A &amp; 1B</li><li>*****Plat being vacated due to original "Asian Valley Subdivision Lot 1" and "29th Place Subdivision" based on revisions/removal of existing plat notes.</li><li>*****As vacate-replat is being processed/reviewed additional notes/requirements may be applicable prior to final.</li></ul>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS DISAPPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO RECEIVING LETTERS FROM THE LOT OWNER'S OF THE EXISTING ASIAN VALLEY SUBDIVISION THAT ARE NOT INCLUDED IN THE VACATING PLAT.</p>	Applied





(HOIT)

ROOTH ROAD SUBDIVISION

111

110

LOCATION

NOLANA AVE

29TH ST

29TH PLACE SUBD

ASVN



VALLEY

NOLANA CROSSING

3612  
L1300-09-000-01 11-04

119

BRYN-MAR TERRACE

JONQUIL AV

28 1/2 ST

IRIS AV

SUBDIVISION

27 1/2 ST

27TH ST

30TH ST

29TH LN

29TH ST

S AV.

MENTRY

UNIT NO. 3

GARDENIA TERRACE



SUB2022-0026



City of McAllen  
Planning Department  
**APPLICATION FOR**

**SUBDIVISION PLAT REVIEW**

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

Project Description	Subdivision Name <u>MATERIALES RIO GRANDE SUBD.</u> Location <u>+/- 300' WEST OF N. BENTSEN RD. MOORE S. SIDE</u> City Address or Block Number <u>4505 BUDDY OWENS BLVD OF MILE 3 N RD.</u> Number of lots <u>1</u> Gross acres <u>2.15</u> Net acres <u>2.13</u> Existing Zoning <u>C-4</u> Proposed <u>C-4</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Open</u> Proposed Land Use <u>MATERIAL SALES</u> Irrigation District # <u>A-14</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500<sup>00</sup></u> Parcel No. <u>281805</u> Tax Dept. Review <u>SZ95000000032840</u> Legal Description <u>2.15 AC. o/o LOT 328, JOHN H. SHARY SUBD., H.C.T.T.</u>
Owner	Name <u>JOSE OCAÑA : JOSE SEPULVEDA</u> Phone <u>618-2285</u> Address <u>501 S. VEGA ST.</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> E-mail <u>—</u>
Developer	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>DAVID SALINAS</u> Phone <u>682-9081</u> Address <u>2221 DAFFODIL AVE.</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>DAVID</u> E-mail <u>dsalinas@salinasengineering.com</u>
Surveyor	Name <u>SAME AS ENGINEER</u> Phone _____ Address _____ City _____ State _____ Zip _____

ENTERED

FEB 25 2022

Initials: AS



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

### PLAT TO SHOW:

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

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

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 Joe Seveda Date \_\_\_\_\_

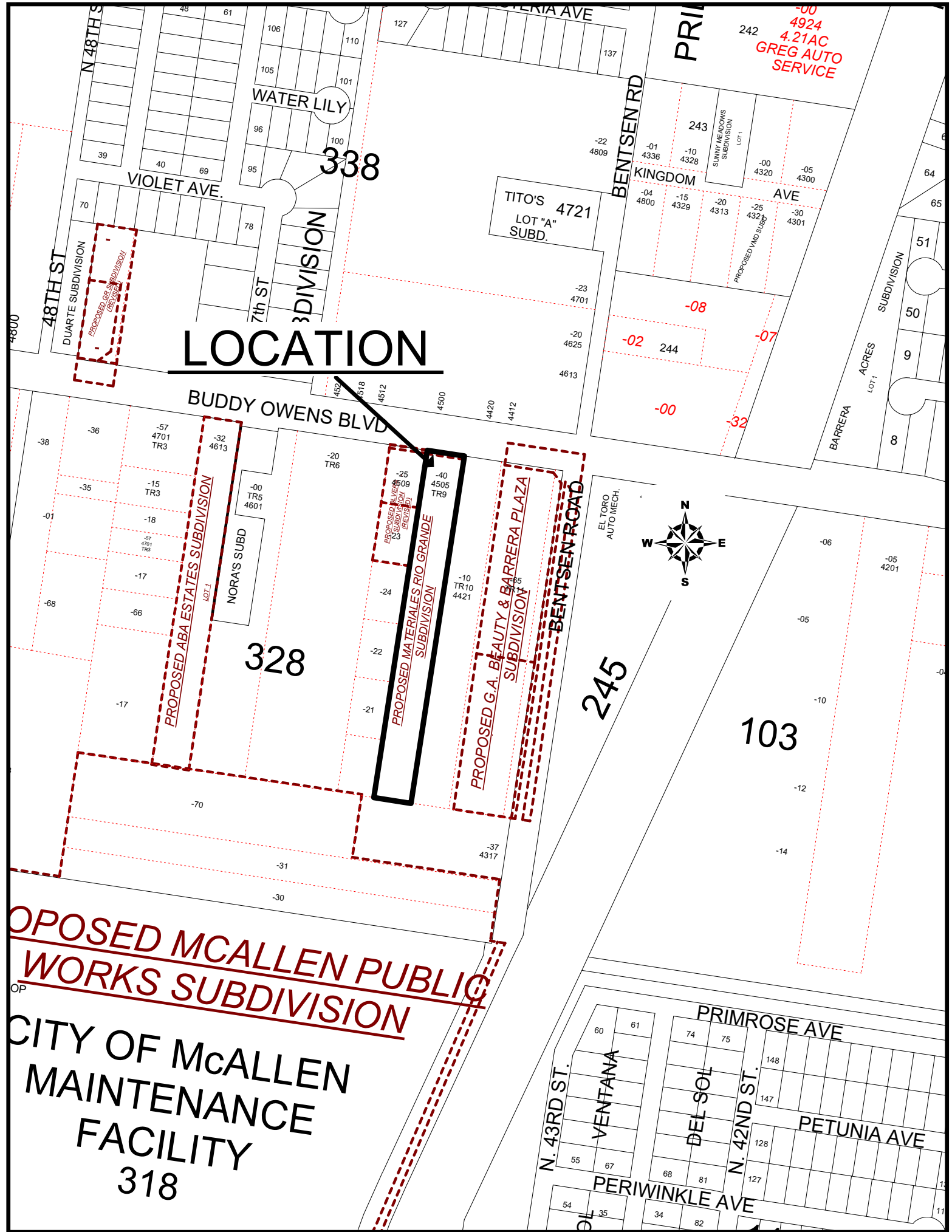
Print Name JOE SEVEDA

Owner ☐

Authorized Agent ☐



# LOCATION



**PROPOSED MCALLEN PUBLIC WORKS SUBDIVISION**  
**CITY OF McALLEN MAINTENANCE FACILITY 318**



# MATERIALES RIO GRANDE SUBDIVISION

AN ADDITION TO THE CITY OF MCALLEN,  
HIDALGO COUNTY, TEXAS.

BEING A 2.15 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT  
OF LOT 328, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN  
VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

## PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE OCAÑA	501 S. VEGA STREET	MISSION, TEXAS 78572	(956) 618-2285	NONE
OWNER:	JOSE SEPULVEDA	500 S. VEGA STREET	MISSION, TEXAS 78572	(956) 618-2285	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

**DISCLAIMER:** THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM  
REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE  
AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON  
FEBRUARY 23, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

OWNER: JOSE OCAÑA  
501 S. VEGA STREET  
MISSION, TEXAS 78572

OWNER: JOSE SEPULVEDA  
500 S. VEGA STREET  
MISSION, TEXAS 78572

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
JOSE OCAÑA AND JOSE SEPULVEDA, KNOWN TO ME TO BE THE PERSONS  
WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2022.

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

STATE OF TEXAS  
CITY OF MCALLEN

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

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
CITY OF MCALLEN

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

CHAIRPERSON  
PLANNING AND ZONING COMMISSION

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DAVID O. SALINAS, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #5782

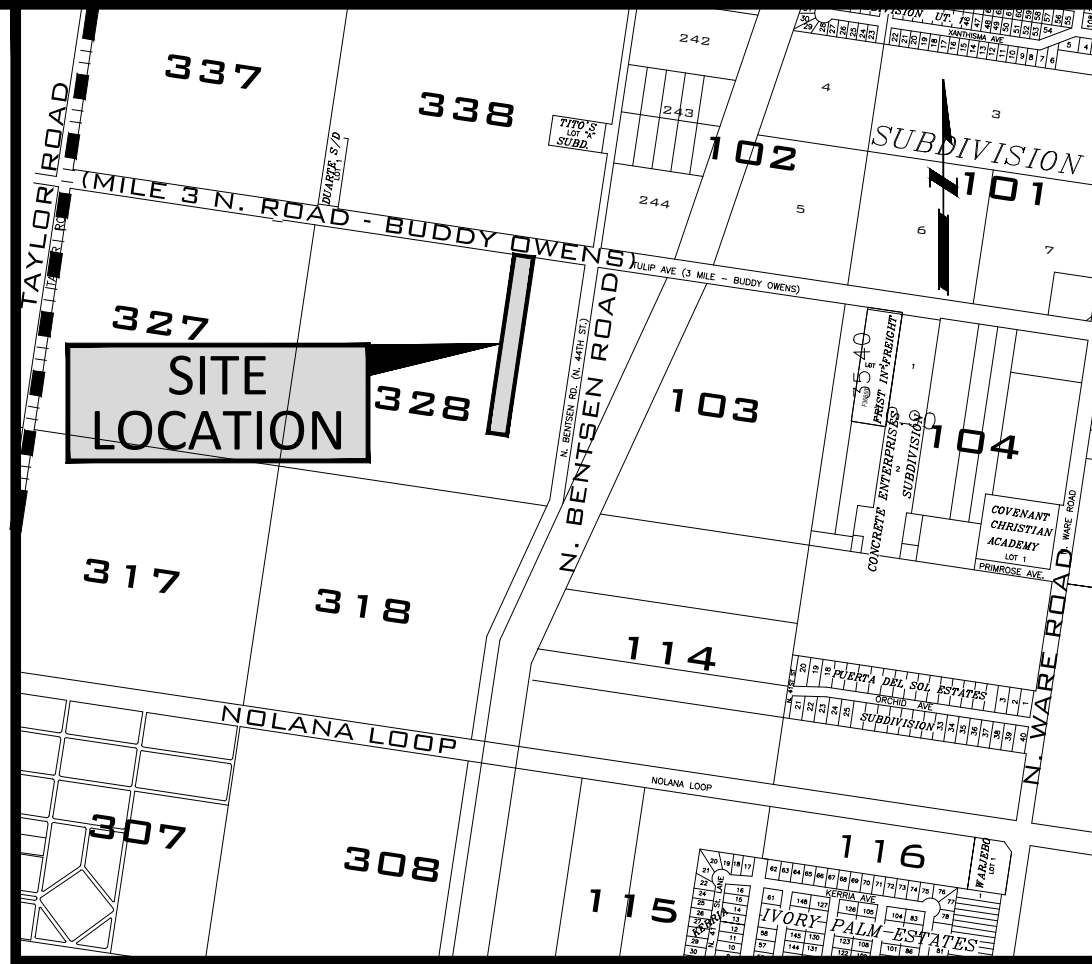
## APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE \_\_\_\_\_



## LOCATION MAP

SCALE : 1" = 1000'

## METES AND BOUNDS DESCRIPTION

BEING A 2.15 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF  
LOT 328, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01,  
PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.15 ACRE  
TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND  
BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE NORTHEAST CORNER OF  
SAID LOT 328 LOCATED WITHIN THE RIGHT-OF-WAY LINE OF MILE 3 NORTH  
ROAD; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 18 MINUTES 50 SECONDS WEST, COINCIDENT WITH  
THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 306.0 FEET TO A  
POINT; THENCE,

SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, ALONG A LINE  
PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 50.0  
FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH  
THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 3 NORTH ROAD FOR THE  
NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN  
DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST,  
CONTINUING ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT  
328, A DISTANCE OF 936.46 FEET TO A ½ INCH DIAMETER IRON ROD  
FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 18 MINUTES 50 SECONDS WEST,  
ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 328, A  
DISTANCE OF 100.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND  
FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST,  
ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A  
DISTANCE OF 936.46 FEET TO A ½ INCH DIAMETER IRON ROD FOUND  
ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE  
3 NORTH ROAD FOR THE NORTHWEST CORNER OF THIS HEREIN  
DESCRIBED TRACT;

(4) THENCE, SOUTH 08 DEGREES 18 MINUTES 50 SECONDS EAST,  
COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 3  
NORTH ROAD, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING,  
CONTAINING 2.15 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 28, 2001, BETWEEN BERNARDO  
MANDUJANO, JR. AND WIFE, CRISTINA MANDUJANO, AND, JOSE OCAÑAS, JUAN LEDESMA, JAVIER SEPULVEDA AND  
JOSE SEPULVEDA.

## MATERIALES RIO GRANDE SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.  
DATE OF PREPARATION: FEBRUARY 23, 2022  
JOB NUMBER: SP-03-20256

OWNER: JOSE OCAÑA  
501 S. VEGA STREET  
MISSION, TEXAS 78572

OWNER: JOSE SEPULVEDA  
500 S. VEGA STREET  
MISSION, TEXAS 78572

SEA

**SALINAS ENGINEERING & ASSOCIATES**  
(F-6675) (TBPLS-10065700)

CONSULTING ENGINEERS & SURVEYORS

2221 DAFFODIL - McALLEN, TEXAS 78501

(956) 682-9081 (956) 686-1489 (FAX)

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/10/2022

### SUBDIVISION NAME: MATERIALES RIO GRANDE SUBDIVISION

#### REQUIREMENTS

##### STREETS AND RIGHT-OF-WAYS

Buddy Owens Blvd.: 10 ft. dedication required for 60 ft. from centerline for 120 ft. ROW  
Paving: by the state Curb & gutter: by the state

\*\*Subdivision Ordinance: Section 134-105

\*\*Monies must be escrowed if improvements are required prior to final

\*\*COM Thoroughfare Plan

Applied

Interior N/S Street on west boundary: 25 ft. dedication from centerline for 50 ft. ROW

Paving: 32 ft.\* Curb & gutter: both sides

\*\*\*\*Cul-de-Sac is required at the south end of property with a minimum of 96 ft. paving diameter face to face and approximately 10 ft. ROW back of curb.

\*\*If cul-de-sac exceeds the 600 ft. length requirement and variance is requested, paving requirement will increase to 40 ft.

\*\*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

NA

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

\*\*Subdivision Ordinance: Section 134-118

NA

\* 600 ft. Maximum Cul-de-Sac

\*\*\*Cul-de-Sac is required at the south end of property for Interior N/S Street with a minimum of 96 ft. paving diameter face to face and approximately 10 ft. ROW back of curb.

\*\*\*If cul-de-sac exceeds the 600 ft. length requirement and variance is requested, paving requirement will increase to 40 ft.

\*\*Subdivision Ordinance: Section 134-105

Non-compliance

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

Non-compliance

##### SETBACKS

\* Proposing: Front: 60 ft. or greater for approved site plan, or easement, or in line with existing structure

\*\*\*Please revise plat note #1 as shown above without the word proposing prior to final

\*\*\*Clarify note #1 regarding front setback prior to final

\*\*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

Compliance

\* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements

\*\*Zoning Ordinance: Section 138-356

Compliance

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



<ul style="list-style-type: none"> <li>* Corner _____</li> <li>***To be established if street on west side is required, prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage _____</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
	NA
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on Buddy Owens Blvd.</li> <li>**5 ft. sidewalk might be required on Buddy Owens Blvd. by Engineering Department, will be finalized prior to final.</li> <li>**Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Applied
	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</li> <li>**Variance to the buffer requirement approved by Zoning Board of Adjustment &amp; Appeal on February 02, 2011 &amp; September 19, 2012 applies.</li> <li>**Wording for plat note #7 will be finalized prior to recording.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
	Applied
	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>****Please remove plat note #8 since only internal review is required and it is not needed as a plat note.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* 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.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	TBD
	Required
	Required
	Required
	NA
	NA

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



<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
<b>ZONING/CUP</b>	
* Existing: C-4 Proposed: C-4 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* 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
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTES, DRAINAGE, AND UTILITIES APPROVAL.	Applied







Sub 2022-0029



# City of McAllen

## Planning Department

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

Project Information	Subdivision Name	<u>Nolana Town Center Phase II, Lots 1A, 2A, &amp; 3A</u>				
	Location	<u>E. Nolana Loop and N. K-Center Street</u>				
	City Address or Block Number	<u>1124 E. NOLANA AVE</u>				
	Number of Lots	<u>3</u>	Gross Acres	<u>5.14</u> Net Acres <u>5.14</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Existing Zoning	<u>C-3</u>	Proposed Zoning	<u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____		
	Existing Land Use	<u>Bank</u>	Proposed Land Use	<u>Commercial</u> Irrigation District # <u>2</u>		
	Replat	<input type="checkbox"/> Yes <input type="checkbox"/> No	Commercial	<u>Yes</u> Residential <u>No</u>		
	Agricultural Exemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Rollback Tax Due	<u>n/a</u> <u>0</u>		
	Parcel #	<u>612274, 612275</u>	Tax Dept. Review	<u>Guena</u>		
	Water CCN	<input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC	Other	_____		
Legal Description	<u>Lots 1 and 2, Nolana Town Center Phase II Subdivision</u>					
Owner	Name	<u>Texas Community Bank</u>	Phone	<u>956-618-2267</u>		
	Address	<u>1128 E. Nolana Loop</u>	E-mail	<u>rmoreno@tx-communitybank.com</u>		
	City	<u>McAllen</u>	State	<u>TX</u> Zip <u>78501</u>		
Developer	Name	<u>Same as owner</u>		Phone	_____	
	Address	_____		E-mail	_____	
	City	_____	State	_____	Zip	_____
	Contact Person	<u>Roger Moreno</u>				
Engineer	Name	<u>Spoor Engineering Consultants, Inc.</u>		Phone	<u>956-683-1000</u>	
	Address	<u>202 So. 4th Street</u>		E-mail	<u>SEC@SpoorEng.com</u>	
	City	<u>McAllen</u>	State	<u>TX</u>	Zip	<u>78501</u>
	Contact Person	<u>Steve Spoor, P.E.</u>				
Surveyor	Name	<u>CVQ Land Surveyors</u>		Phone	<u>956-618-1551</u>	
	Address	<u>517 Beaumont Avenue</u>		E-mail	<u>surveycrew@cvqlandsurvey.com</u>	
	City	<u>McAllen</u>	State	<u>TX</u>	Zip	<u>78501</u>

LG.

MAR 04 2022

BY: ew



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

\*Documents must be submitted in PDF format. No scanned documents\*

\*Please submit documents to [subdivisions@mcallen.net](mailto: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](mailto:subdivisions@mcallen.net)

Owners Signature

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

Signature  Date 03-03-22

Print Name Stephen Spoor, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



SUBDIVISION

FIRST UNITED METHODIST  
CHURCH SUBDIVISION  
6

PLAZA  
ISION

LOT 2B

BIMAWECY  
LOT 2

801

LOCATION

BIMAWECY  
LOT 1

"K" CENTER ST

11

PHASE 2

04

ONE NOLANA  
CENTER

A

LOT 3

1201

LOT 1-A

1221

LOT 1-B

1301

LOT 2

1317

43

IGOA

38

37

36

LOT 1

LOT 1A

1100  
PHASE III

LOT 4

PHASE IIIA

1124

PHASE II

1128

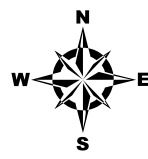
LOT 1A

LOT 2A

PROPOSED RETAIL SUBDIVISION  
TOWN CENTER PHASE 2 SUBDIVISION

LOT 2

LOT 3A



NOLANA AVE

B1

B2

AIM MEDIA

3

"K" CENTER ST

PROPOSED NOLANA RETAIL  
SUBDIVISION

NOLANA VILLAS SUBDIVISION  
LOT 1

LOT 2

JACKSON AP  
SUBDI

E JONQU

00

NA TOWN CENTER SUBD

LES

1

PHASE 1A

LOT 1

SUBDIVISION

IL AVE

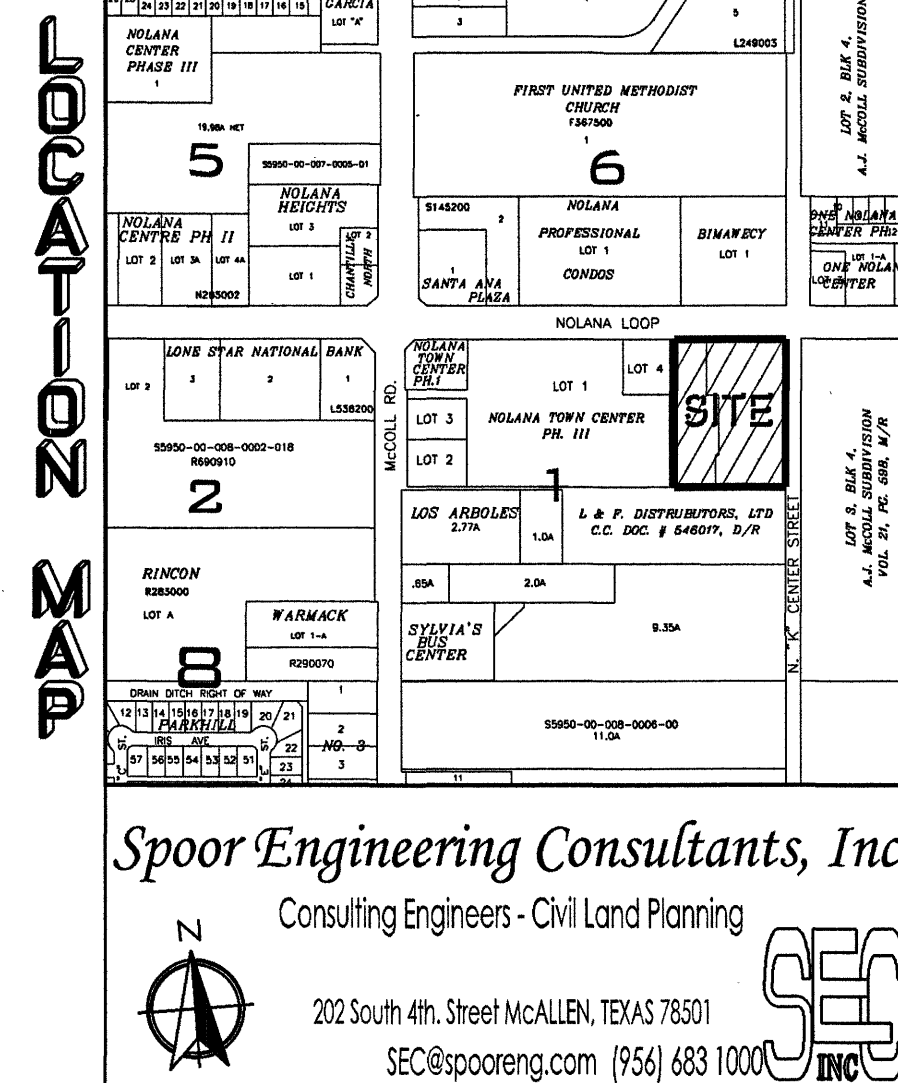




# NOLANA TOWN CENTER PHASE II SUBDIVISION LOTS 1A, 2A AND 3A

*McAllen, Texas*

BEING A SUBDIVISION OF LOTS 1 AND 2,  
NOLANA TOWN CENTER PHASE II SUBDIVISION,  
CITY OF McALLEN, HIDALGO COUNTY, TEXAS,  
RECORDED IN VOLUME 36, PAGE 52, MAP RECORDS,  
HIDALGO COUNTY, TEXAS.  
Containing 5.14 Ac. of Land, more or less.



**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning  
202 South 4th Street McALLEN, TEXAS 78501  
SEC@spooreng.com (956) 683 1000

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE NOLANA TOWN CENTER PHASE II SUBDIVISION LOTS 1A, 2A AND 3A SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

Texas Community Bank

By: Rogelio Moreno, Exec. V. Pres.  
1128 E. Nolana Loop  
McAllen, Texas 78504

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGELIO MORENO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

DATE

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4608 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, RPLS # 4608  
CVQ LAND SURVEYORS LLC  
517 BEAUMONT ST.  
McALLEN, TEXAS 78501  
TPELS FIRM No. 1019600

DATE

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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



03-03-22  
REGISTERED PROFESSIONAL ENGINEER  
P. E. REGISTRATION No. 56752

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

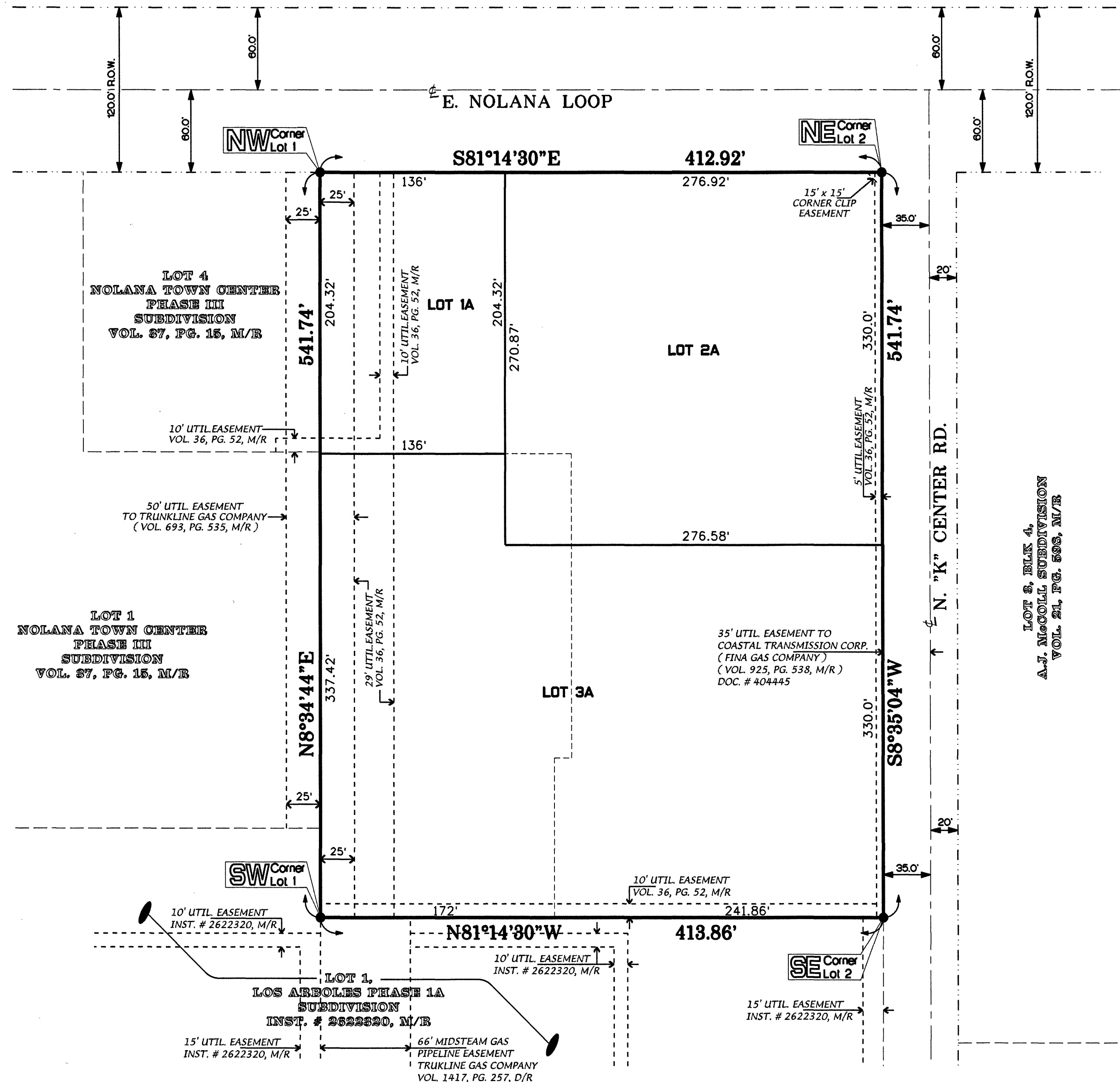
MAYOR, CITY OF McALLEN

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.216(g) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

DATE



## NOTES:

- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
  - NOLANA LOOP - 60 FEET
  - N. N. "K" CENTER ST. - 35
  - OTHERS - IN ACCORDANCE WITH ZONING ORDINANCE OR TO EASEMENT LINE, WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005C, REVISED NOVEMBER 2, 1982.
- A 6 FT. OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES, AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES
- A 4 FT. SIDEWALK IS REQUIRED ALONG E. NOLANA LOOP AND N. "K" CENTER ST.
- BENCHMARK - STATION NAME: MC 68 SET BY ARANDA AND ASSOC. LOCATED AT JACKSON RD. AND FERN AVE. ELEV: 114.02 (NAVD88)
- OWNER IS REQUIRED TO PROVIDE AND ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMIT. MASTER DRAINAGE AND DETENTION IS ON FILE AT THE CITY ENGINEERING DEPARTMENT.
- STORM WATER DETENTION REQUIRED IS 1.10ACRE-Feet.
- A 25 FT. BY 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET RIGHTS-OF-WAY INTERSECTIONS.

## METES & BOUNDS

LOTS 1 AND 2, NOLANA TOWN CENTER PHASE II SUBDIVISION, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 36, PAGE 52, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the northwest corner of Lot 1, for the northwest corner of the following described tract of land, said point being on the South line of E. Nolana Loop.  
THENCE, with the North line of Lots 1 and 2, and the South line of E. Nolana Loop, South 81 Deg. 14 Min. 30 Sec. East, 412.92 feet to the northeast corner of Lot 2, for the northeast corner hereof, said point being on the West line of N. K Center Street.  
THENCE, with the East line of Lot 2 and the West line of N. K Center Street, South 08 Deg. 39 Min. 32 Sec. West, 541.74 feet to the southeast corner of Lot 2, for the southeast corner hereof.  
THENCE, with the South line of Lots 2 and 1, North 81 Deg. 14 Min. 30 Sec. West, 413.86 feet to the southwest corner of Lot 1, for the southwest corner hereof.  
THENCE, with the West line of Lot 1, North 08 Deg. 45 Min. 30 Sec. East, 541.74 feet to the POINT OF BEGINNING, containing 5.14 acres of land, more or less.





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 3/11/2022

<b>SUBDIVISION NAME: NOLANA TOWN CENTER PHASE II</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
E. Nolana Ave: 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state ***Please indicate how existing ROW was dedicated and include document number as needed prior to final **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
N. "K" Center Road" 35 ft. from centerline for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides ***Provide existing ROW from centerline and total ROW and indicate document number as needed prior to final. ***Clarify additional ROW on east side done by separate documents, revise plat accordingly. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
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	NA
**Subdivision Ordinance: Section 134-118	
* 900 ft. Block	NA
**Subdivision Ordinance: Section 134-118	
* 600 ft. Maximum Cul-de-Sac	NA
**Subdivision Ordinance: Section 134-105	
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
<b>SETBACKS</b>	
* Front/E. Nolana Ave: 60 ft. or greater for approved site plan or greater for easements **Please revise plat note #1 as shown above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with Zoning Ordinance or greater for site plan or easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with Zoning Ordinance or greater for site plan or easements **Zoning Ordinance: Section 138-356	Applied

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



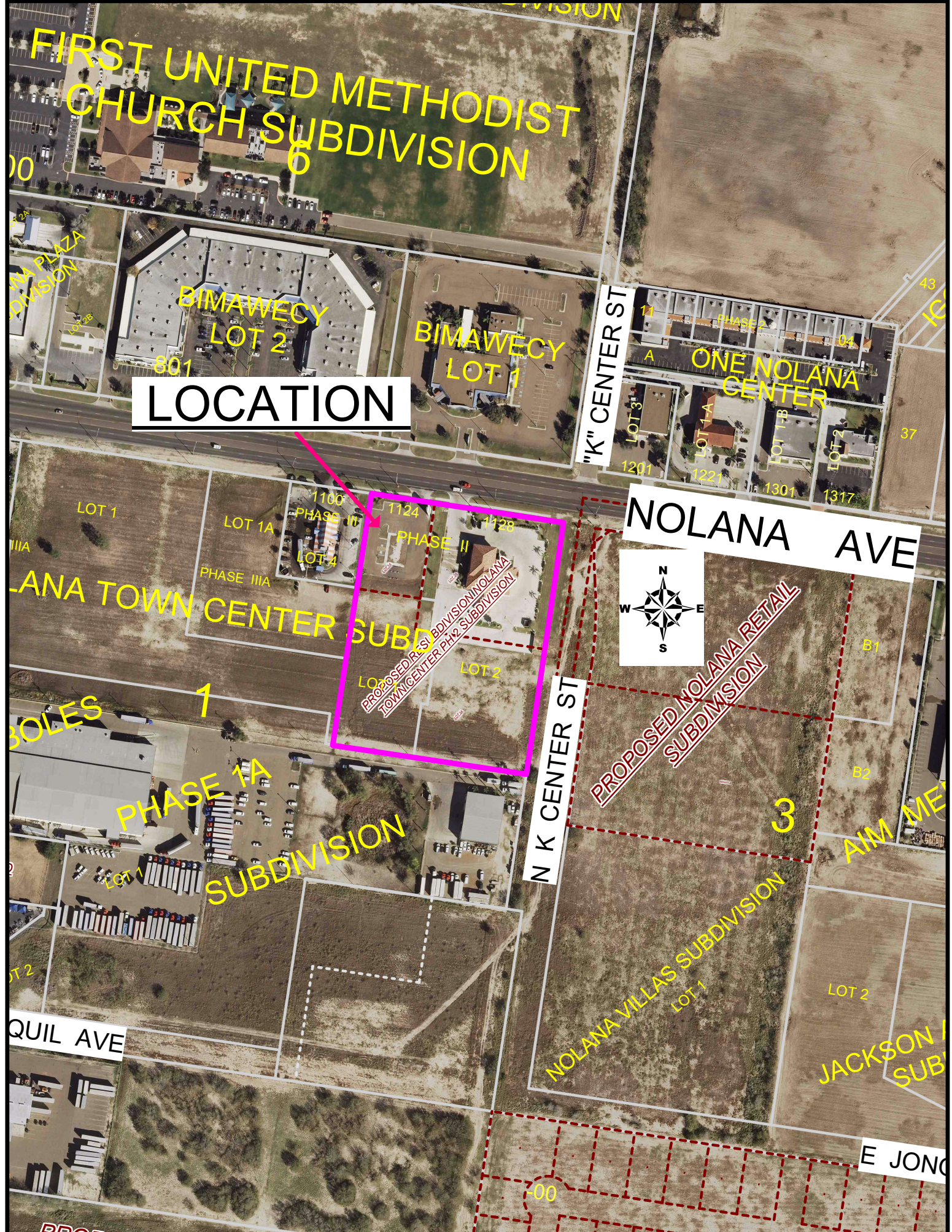
<ul style="list-style-type: none"> <li>* Corner/N. "K" Center St.: 35 ft. or greater for approved site plan or greater for easements</li> <li>**Please revise plat note #1 as shown above prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage</li> <li>**Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Non-compliance
	NA
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on E. Nolana Avenue and N. "K" Center Road</li> <li>**Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Applied
	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
	Applied
	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning &amp; Zoning Commission prior to issuance of any building permit.</li> <li>***Please add plat note as shown above prior to final.</li> <li>***If proposing to remove plat note from existing recorded plat, vacating plat will be required.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* 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.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	TBD
	Non-compliance
	Required
	Required
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance

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



* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
<b>ZONING/CUP</b>	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
<b>PARKS</b>	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* 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
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPRPOVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITES AND DRAINAGE APPROVAL.	Applied





FIRST UNITED METHODIST  
CHURCH SUBDIVISION

BIMAWECY  
LOT 2

BIMAWECY  
LOT 1

LOCATION

"K" CENTER ST

ONE NOLANA  
CENTER

NOLANA AVE



NOLANA TOWN CENTER SUBD

PROPOSED RESIDENTIAL SUBDIVISION  
NOLANA TOWN CENTER PH2 SUBDIVISION

PROPOSED NOLANA RETAIL  
SUBDIVISION

N K CENTER ST

PHASE 1A  
SUBDIVISION

NOLANA VILLAS SUBDIVISION

JACKSON SUB

E JONG

QUIL AVE



**Memo**

**TO:** Planning & Zoning Commission  
**FROM:** Edgar I. Garcia, AICP, CNU-A, CPM  
**DATE:** March 16, 2022  
**SUBJECT:** City Commission Actions on March 14, 2022

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**CONDITIONAL USE PERMITS**

1. Request of McAllen Baptist Temple Church, for life of the use, for an institutional use (church) at Lot A, Baptist Temple Subdivision; 2001 Trenton Road.
  - Planning and Zoning Commission recommended approval for life of the use
  - City Commission approved as recommended
2. Request of El Toro Club II, for one year, for a bar at 3.66 net acres of Lot 16, Block 3, C.E. Hammond Subdivision; 2203 S 23<sup>rd</sup> St
  - Planning and Zoning Commission recommended disapproval with a favorable recommendation
  - City Commission approved as recommended
3. Request of Elephant Bar & Cigar Lounger, for one year, for a bar at Lot 2A, Valram Heights Subdivision; 2801 Expressway 83, Building 200, Suites 280 & 290,
  - Planning and Zoning Commission recommended disapproval with a favorable recommendation
  - City Commission approved as recommended
4. Request of Elizabeth Buentello, for one year, for an event center at Lot 1, Uptown Plaza Subdivision; 4500 N 10<sup>th</sup> St, Suite 90
  - Planning and Zoning Commission recommended disapproval with a favorable recommendation
  - City Commission approved as recommended
5. Request of Jorge G. Martinez, for one year, for an event center at Lot 5A, Kingwood Estates Subdivision Phase II; 5245 N 23<sup>rd</sup> St
  - Planning and Zoning Commission recommended disapproval with a favorable recommendation
  - City Commission approved as recommended









# PLANNING DEPARTMENT

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



## 2022 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 2022

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

### FEBRUARY 2022

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

### MARCH 2022

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

### APRIL 2022

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

### MAY 2022

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

### JUNE 2022

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



## 2022 CALENDAR

### Meetings:





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

### Deadlines:






- D- Zoning/CUP Application
- N - Public Notification

\* **Holiday** - Office is closed





### JULY 2022

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






### AUGUST 2022

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





### SEPTEMBER 2022

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




### OCTOBER 2022

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

### NOVEMBER 2022

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

### DECEMBER 2022

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



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