

AGENDA

**PLANNING & ZONING COMMISSION SPECIAL MEETING
TUESDAY, OCTOBER 12, 2021 - 3:30 PM
MCALLEN DEVELOPMENT CENTER
311 N. 15TH STREET
EXECUTIVE CONFERENCE ROOM**

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) SUBDIVISIONS:

- a) Arellano Subdivision, 6416 South 11th Street, Eva Yolanda Castillo (SUB2021-0100)(PRELIMINARY)SE**
- b) Taylor Creek Villages Subdivision, 4016 North Taylor Road, (SUB2021-0030)(REVISED PRELIMINARY)TE**
- c) Vargas III Subdivision, 2725 South 29th Street, Juan Vargas(SUB2021-0106)(PRELIMINARY)MAS**

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.

SUB2021-0100



City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>ARELLANO SUBD.</u> Location <u>NWC S. 10TH ST. - CAMINO CENTRAL (S. 11TH ST.)</u> City Address or Block Number <u>6416 S. 11TH ST.</u> Number of lots <u>1</u> Gross acres <u>0.32</u> Net acres <u>0.32</u> Existing Zoning <u>C-3</u> Proposed <u>R-1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>OPEN</u> Proposed Land Use <u>RES.</u> Irrigation District # <u>3</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" 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>1,500⁰⁰</u> Parcel No. <u>542637/269757</u> Tax Dept. Review <u>R2300-01-000-0028-01</u> Legal Description <u>0.32 AC. o/p LOT 6, Bk. 4, 1210ALGO</u> <u>CANAL CO'S SUBD. 12-CT.</u>
Owner	Name <u>EVA YOLANDA CASTILLO</u> ^{IRAPPA} Phone <u>956-599-8467</u> Address <u>2110 HAPPY STREET</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78573</u> E-mail <u>EVA101293CASTILLO@OUTLOOK.ES</u>
Developer	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>DINO D OMB SALINAS</u> Phone <u>682-9081</u> Address <u>2221 DAFRODIL AVE.</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>DINO D</u> E-mail <u>dsalinas@salinasengineering.com</u>
Surveyor	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____

ENTERED

SEP 10 2021

Initial: DM

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 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
- ☒ N/A 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 blue-line copies prints and 8 1/2" 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 9/8/21

Print Name EVA YOLANDA CASTILLO IBARRA

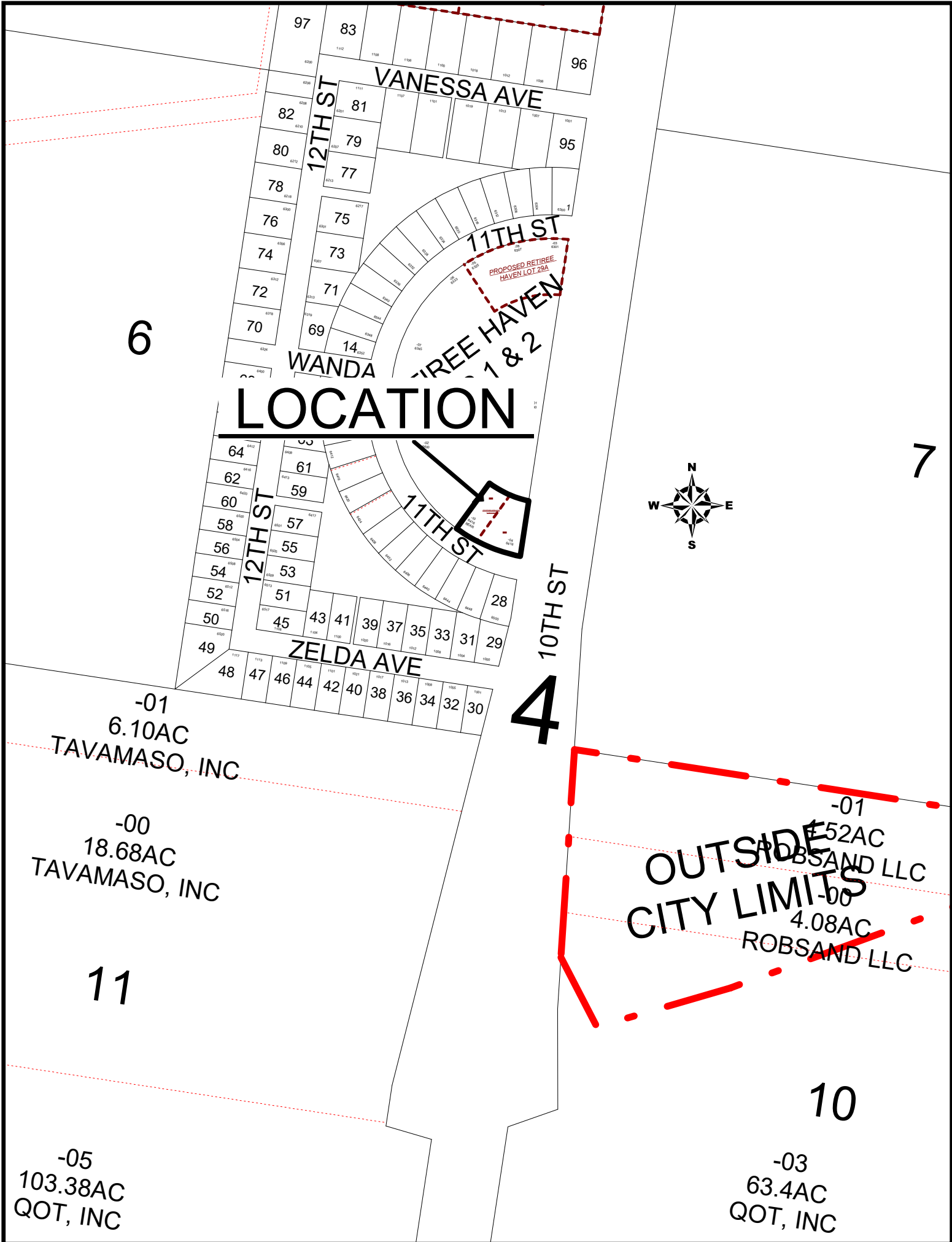
ENTERED

Owner ☒

Authorized Agent ☐

SEP 10 2021
10/19

Initial: N/A



LOCATION

OUTSIDE
CITY LIMITS

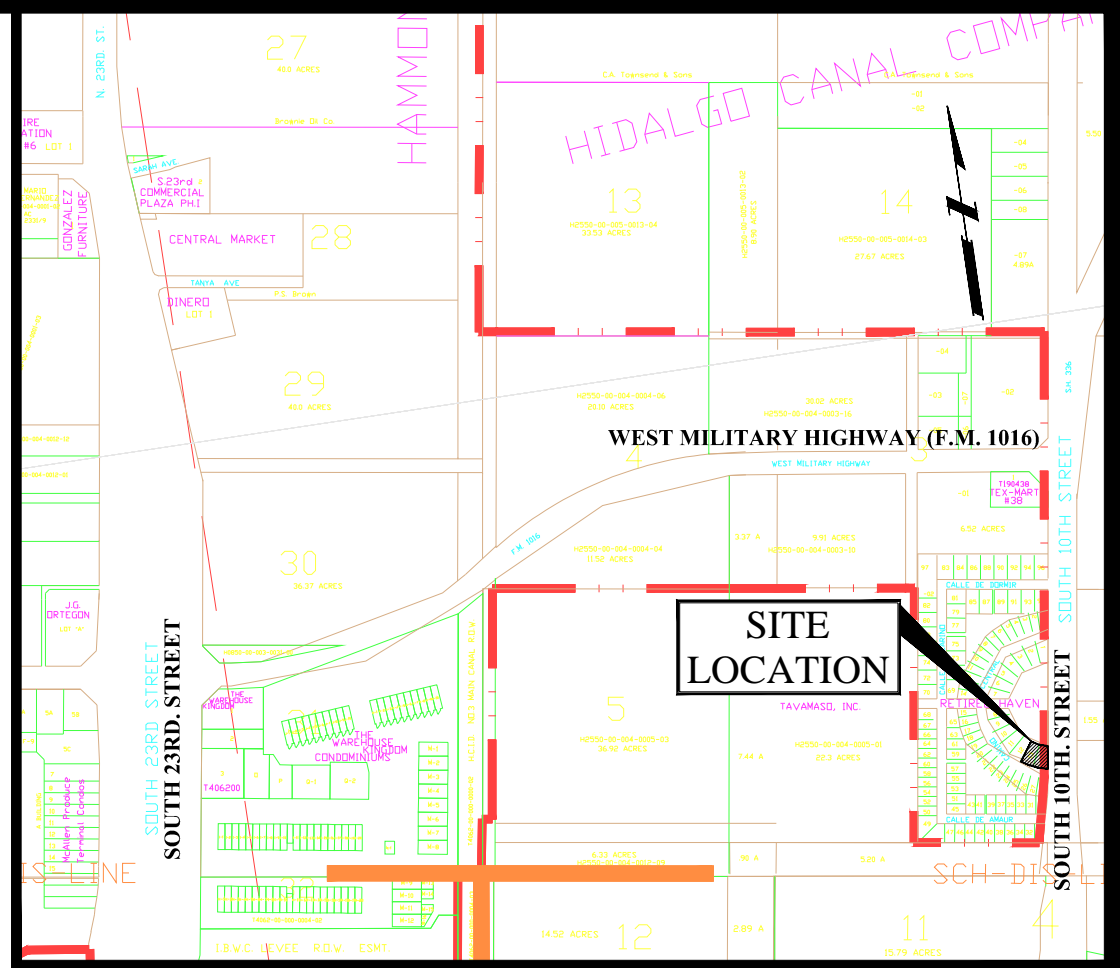
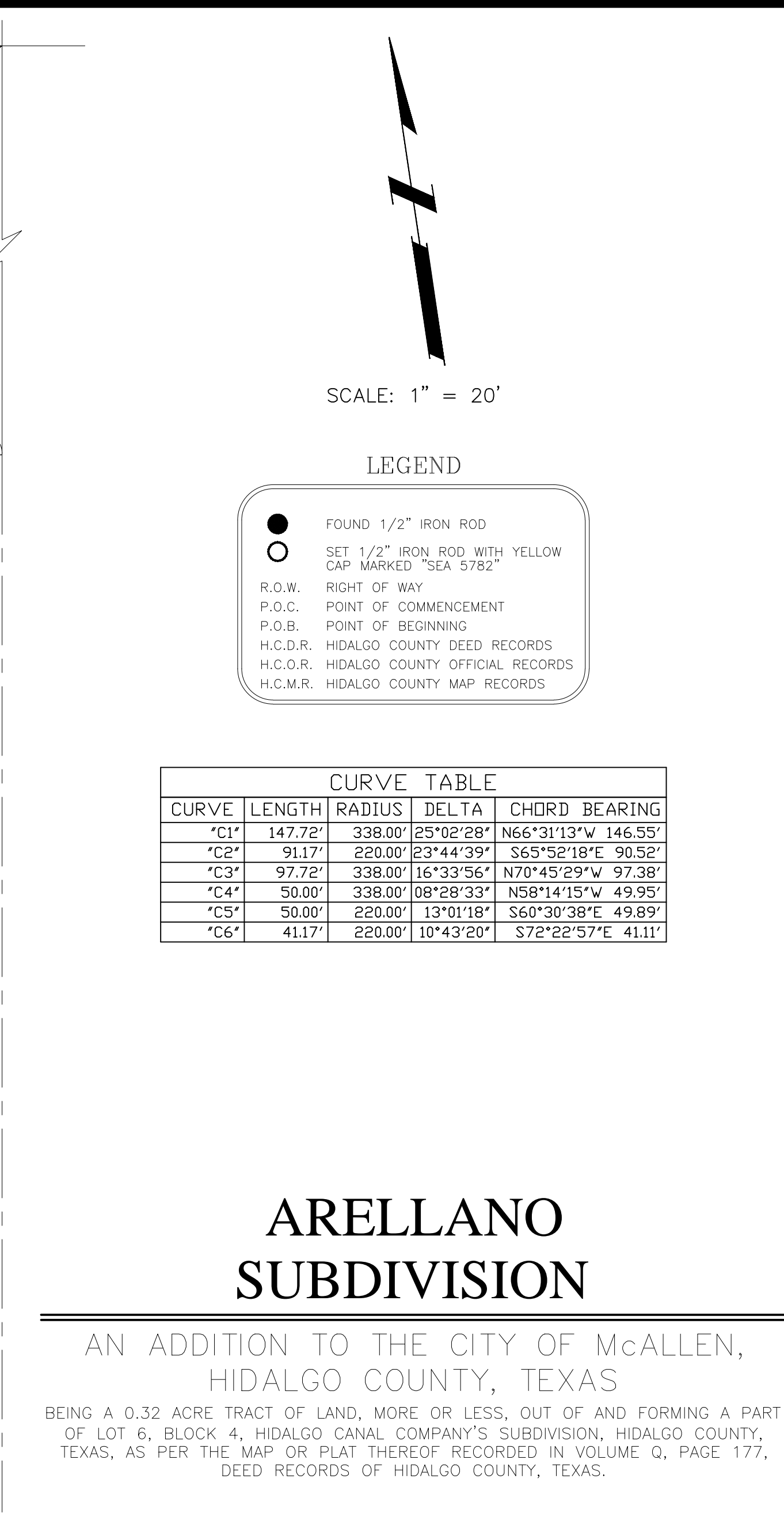
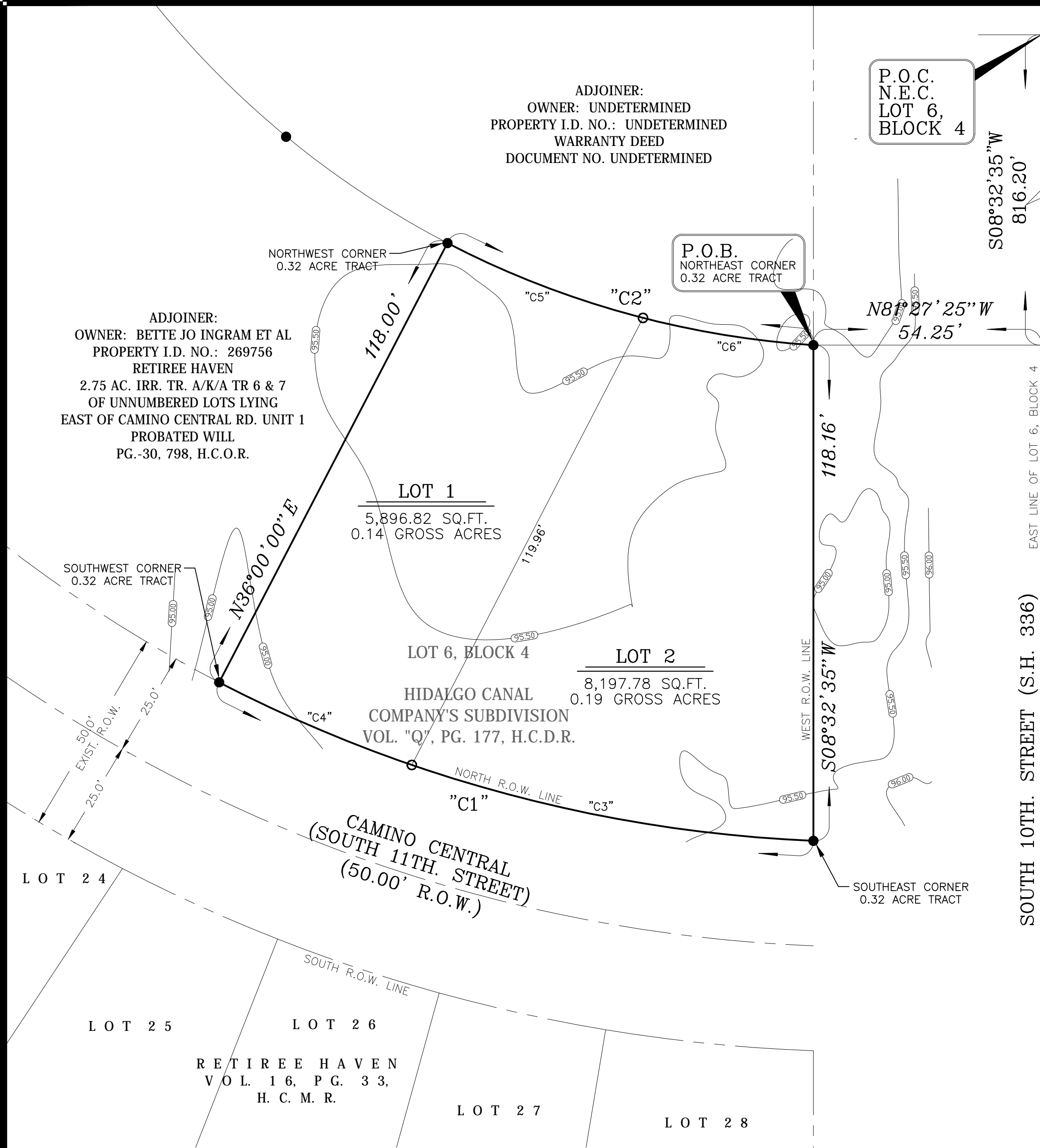
-03
63.4AC
QOT, INC

-00
18.68AC
TAVAMASO, INC

-01
4.08AC
ROBSAND LLC

-01
6.10AC
TAVAMASO, INC

-05
103.38AC
QOT, INC





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 9/21/2021

SUBDIVISION NAME: ARELLANO SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

South 11th Circle: 50 ft. ROW
 Paving: 32 ft. Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording.
 ***Revise all "South 11th Street (Camino Central)" to "South 11th Circle" prior to final.
 ****Include document number where ROW for South 11th Circle was dedicated prior to final and provide document copy.
 *****Subdivision Ordinance: Section 134-105

South 10th Street: 20.75 ft. of ROW dedication required for 75 ft. from centerline for 150 ft. total ROW
 Paving: By the state Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to final.
 ***Show CL to determine final amount of ROW dedication required to comply with requirements prior to final.
 ****COM Thoroughfare Plan

Paving _____ Curb & gutter _____

* 800 ft. Block Length.
 **Subdivision Ordinance: Section 134-118

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

Non-compliance

Non-compliance

Applied

NA

NA

ALLEYS

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

Non-compliance

SETBACKS

* Front: Lot 1: 25 ft. or greater for easements
 Lot 2: In accordance with Zoning Ordinance or greater for easements or approved site plan.
 **Setbacks will be established once rezoning is finalized prior to final plat review.
 **Zoning Ordinance: Section 138-356

*Rear: Lot 1: 10 ft. or greater for easements.
 Lot 2. In accordance with the Zoning Ordinance or greater for easements or approved site plan.
 **Setbacks will be established once rezoning is finalized prior to final plat review.
 **Zoning Ordinance: Section 138-356

* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.
 **Setbacks will be established once rezoning is finalized prior to final plat review.
 **Zoning Ordinance: Section 138-356

TBD

TBD

TBD

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

<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements or approved site plan **Setbacks will be established once rezoning is finalized prior to final plat review. ***Plat note required prior to final. ****Zoning Ordinance: Section 138-356 * Garage: 18 ft. except where greater setback is required; greater setback applies. **Setbacks will be established once rezoning is finalized prior to final plat review. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	TBD
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on South 11th Street and 5 ft. sidewalk required on South 10th Street. **Please revise plat note #4 prior to final as shown above. ***Sidewalk requirements subject to increase from 4 ft. to 5 ft. as per Engineering Department 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
BUFFERS	
<ul style="list-style-type: none"> * 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. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. **Comply with Traffic Departments requirements. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance for commercial lots. **Requirement might apply for commercial properties prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets/drives 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 if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72 	TBD
	Applied
	Required
	Required
	Applied
	NA

LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3 and R-1 **Rezoning for Lot 1 to be presented before the City Commission on September 27, 2021. ***Zoning Ordinance: Article V	TBD
* Rezoning Needed Before Final Approval **Rezoning for Lot 1 to be presented before the City Commission on September 27, 2021. ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, TG waived for two single-family residences, no TIA required. **Engineer to clarify use since Lot 2 might be proposed to be commercial, but application shows proposed use to be residential. Requirements might be triggered once proposed use is clarified.	TBD
* As per Traffic Department, TG waived for two single-family residences, no TIA required. **Engineer to clarify use since Lot 2 might be proposed to be commercial, but application shows proposed use to be residential. Requirements might be triggered once proposed use is clarified.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy **Proposed use for both lots to be clarified prior to final to establish requirements. ***Revise all "South 11th Street (Camino Central)" to "South 11th Circle" prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF SUBDIVISION IN PRELIMINARY FORM SUBJECT CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

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

LOCATION

VANESSA AVE

12TH ST

11TH ST

WANDA

THREE HAVEN
1 & 2

11TH ST

12TH ST

ZELDA AVE

10TH ST



OUTSIDE
CITY LIMITS

6

7

4

11

10

LOT 1

LOT 2

PROPOSED RETIREE
HAVEN LOT 28A

SUB2021-0030

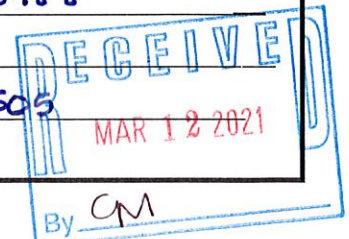


City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

311 North 15th 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>Block 2</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-2</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Agriculture</u> Proposed Land Use <u>Fourplex</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 635.00 feet North of Nolana Loop.</u></p>
Owner	<p>Name <u>Jimmy & Myrtle 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>Homero 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>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☐ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☐ Title Report *MARCO*
- ☒ 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) *-missing*
- ☒ Autocad 2005 DWG file and PDF of plat *-missing*
- ☐ Letter of Authorization from the owner, if applicable *MARCO*
- ☐ 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 *mcaden.net*
- ☒ 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)

Please email submissions@mcaden.net

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.

Owner's Signature

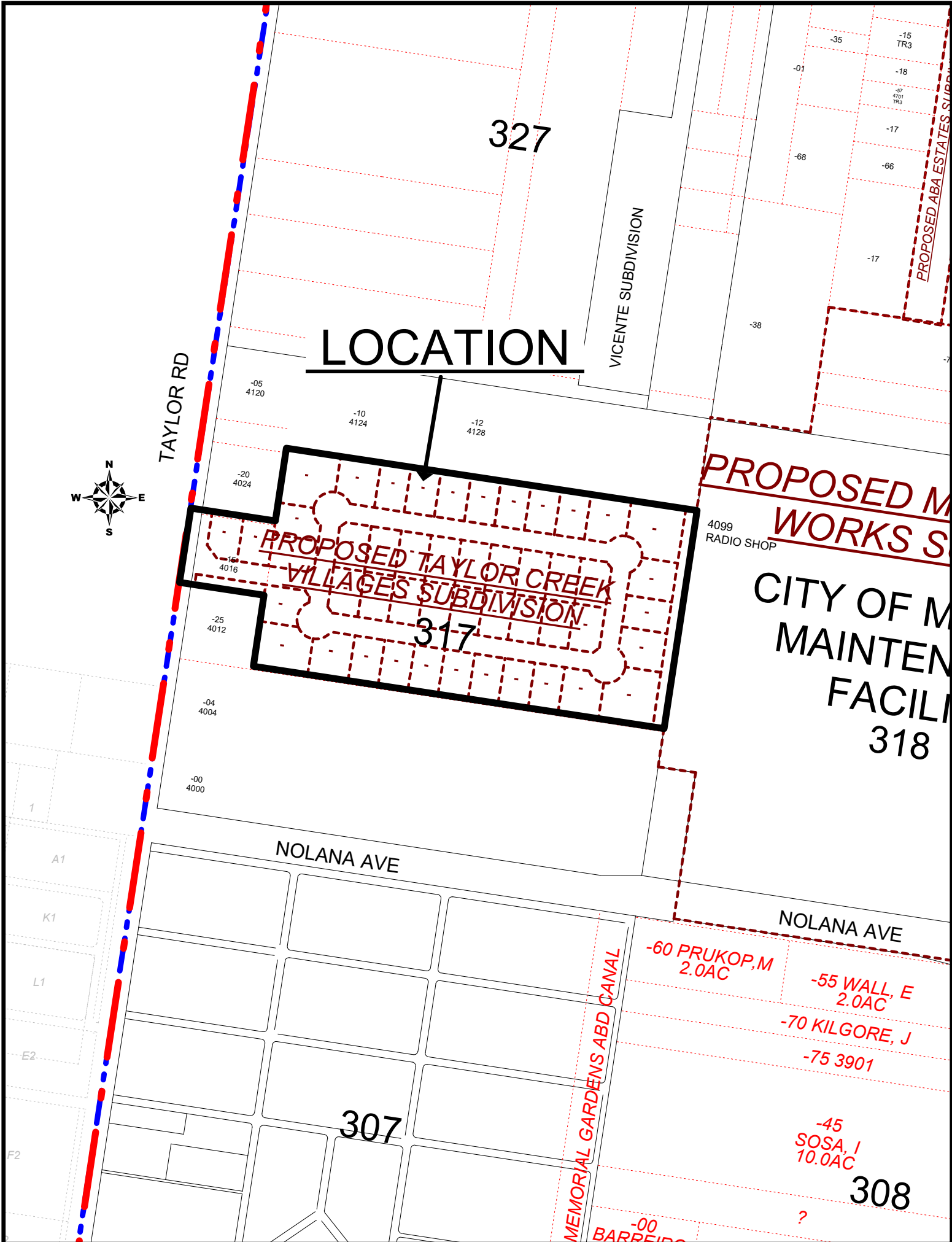
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature *[Signature]* Date 03/10/2021

Print Name Iden I. Treviño

Owner ☐

Authorized Agent ☒





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/7/2021

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.

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

Non-compliance

* 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

**Revise plat as noted above

***Zoning Ordinance: Sec.138-356

Non-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: 20 ft. or greater for easements or approved site plan

**Clarify this prior to final.

**Zoning Ordinance: Sec.138-356

Applied

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

**Zoning Ordinance: Sec.138-356

Compliance

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
SIDEWALKS	
* 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	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses ** Landscaping Ordinance: Sec.110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Sec.110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common areas, private service drives, 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 for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
ZONING/CUP	
* 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.	Completed
* Rezoning Needed Before Final Approval	Completed
LOT REQUIREMENTS	
* Minimum lot width and lot area **Zoning Ordinance: Sec. 138-356	Compliance
* Lots fronting public streets **Zoning Ordinance: Sec.138-1	Applied

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

PARKS	
* Land dedication in lieu of fee **Pending review by the Park Land Dedication Board	Non-compliance
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording x 75 single family lots are being proposed = \$52,500 due prior to recording. **Subdivision is subject to Park Land Dedication Advisory Board since this subdivision is over one acre. Per Parks Department, land dedication for subdivision totals 3.0528 acres * Pending review by the Parkland Dedication Advisory Board and CC.	Non-compliance
	Required
TRAFFIC	
** As per Traffic Department, TG approved; no TIA required.	Completed
** As per Traffic Department, TG approved; no TIA required.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Money must be escrowed if improvements are not built prior to recording	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCE.	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

VAR 2021-0010



City of McAllen

311 North 15th 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	<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 635.00 FEET NORTH OF NOLANA LOOP.</u></p> <p>Street Address <u>N. TAYLOR RD. AT APPROXIMATELY 0.10 MILES OF NOLANA ST.</u> <i>(Proposed Taylor Creek Subdiv)</i></p> <p>Number of lots <u>1</u> Gross acres <u>15.639</u></p> <p>Existing Zoning <u>R-1</u> Existing Land Use <u>SINGLE FAMILY RESIDENTIAL</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	<p>Name <u>IDEN I. TREVINO</u> Phone <u>(956) 283-8847</u></p> <p><u>ident@trevino engineering.com</u> E-mail <u>MCALLEN</u> City <u></u></p> <p><u>karime@trevinoengineering.com</u> E-mail <u>MCALLEN</u> City <u></u></p> <p><u>200 S. 10 TH ST. SUITE 1303</u> State <u>TEXAS</u> Zip <u>78501</u></p>
Owner	<p>Name <u>URBAN CITY DEVELOPERS, LLC</u> Phone <u>(956)358-1212</u></p> <p>Address <u>4501 EXPRESSWAY 83, SUITE 1303</u> E-mail <u></u></p> <p>City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78501</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><i>IDEN I. TREVINO</i></u> Date <u>09/28/2021</u></p> <p>Print Name <u>IDEN I. TREVINO</u> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent</p>
Office	<p>*FOR OFFICE USE ONLY*</p> <p>APPLICATION FILING FEE: <input type="checkbox"/> \$250.00</p> <p>Accepted by <u><i>BSE</i></u> Payment received by <u></u> Date <u></u></p> <p>Rev 10/18</p>

OCT 01 2021

input BY: NM CW took in



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.

TO APPEAL ~~CULO-DE-SAC PASS MAXIMUM DIMENSION OF 800 FT~~, OUR PROPOSAL IS 765 FT

~~Maximum~~ block line of over 800' from A-23 (1095)

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

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.

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.



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

Sub2021-D100

1300 Houston Avenue
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	Subdivision Name <u>Vargas III Subdivision</u>
	Location <u>South 29th Street. 580 ft from Jordan Rd</u>
City Address or Block Number <u>2725 South 29th Street</u>	Number of lots <u>2</u> Gross acres <u>0.30</u> Net acres <u>0.26</u>
	Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # _____	Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____
Legal Description <u>0.30 Acre out and forming a part of lot 65, McAllen</u>	
	<u>Second suburban citrus Grove Subdivision, McAllen TX Volume 05, Page 27 Hidalgo County Texas</u>
Owner	Name <u>Juan Vargay</u> Phone <u>(956) 483-7181</u>
	Address <u>2720 South 28th street</u>
City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u>	E-mail _____
Developer	Name <u>Same as above</u> Phone _____
	Address _____
City _____ State _____ Zip _____	Contact Person _____
	E-mail _____
Engineer	Name <u>MAS Engineering LLC</u> Phone <u>(956) 537-1311</u>
	Address <u>3911 N. 10th Street Suite H</u>
City <u>McAllen</u> State _____ Zip <u>78501</u>	Contact Person <u>Mario Salinas</u>
	E-mail <u>msalinas 6973 @ att.net</u>
Surveyor	Name <u>David Salinas</u> Phone <u>(956) 682-9081</u>
	Address <u>2221 Daffodil Ave</u>
City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	E-mail _____

BMJ

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" 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 DWG file 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.

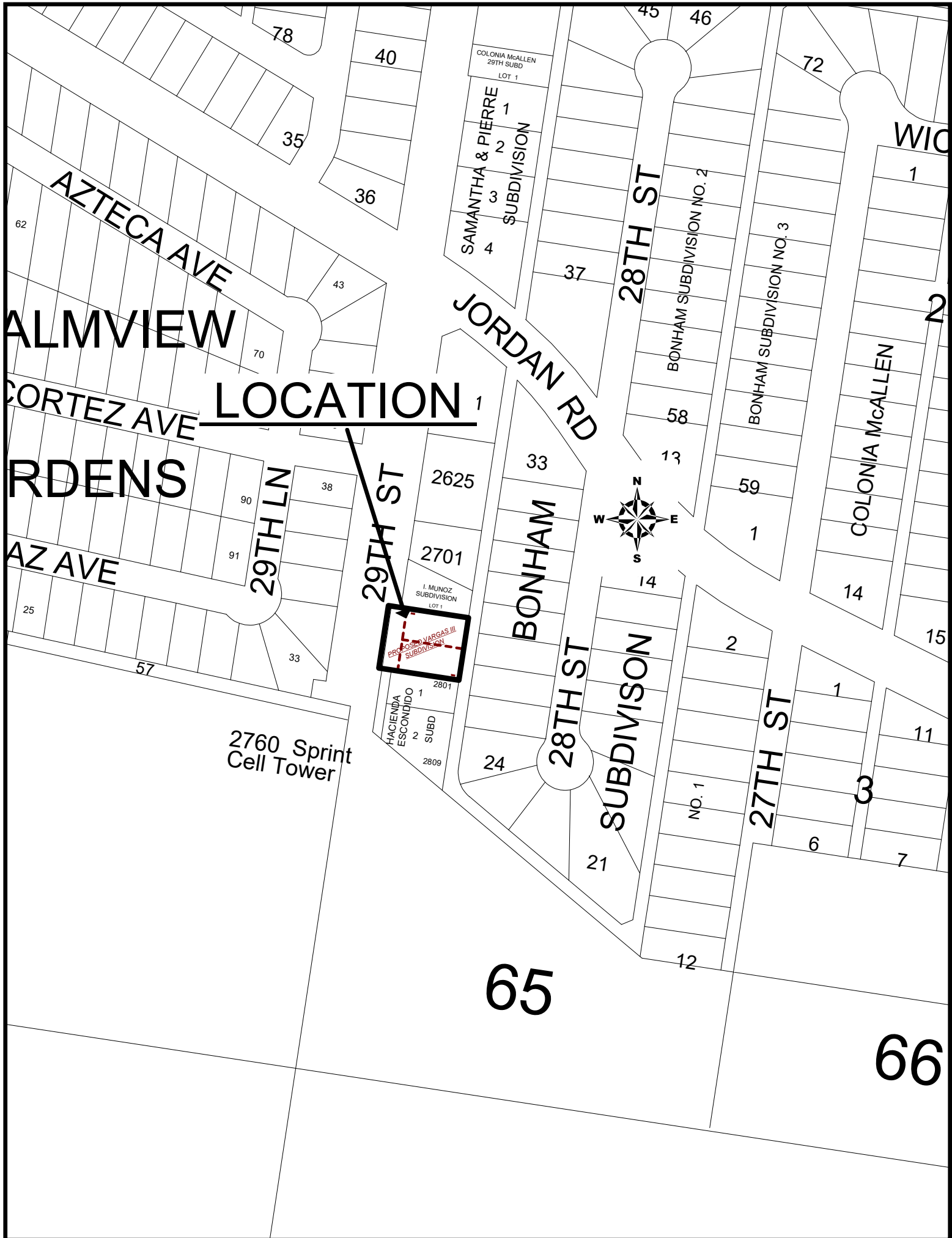
Signature  Date _____

Print Name Juan Vargas

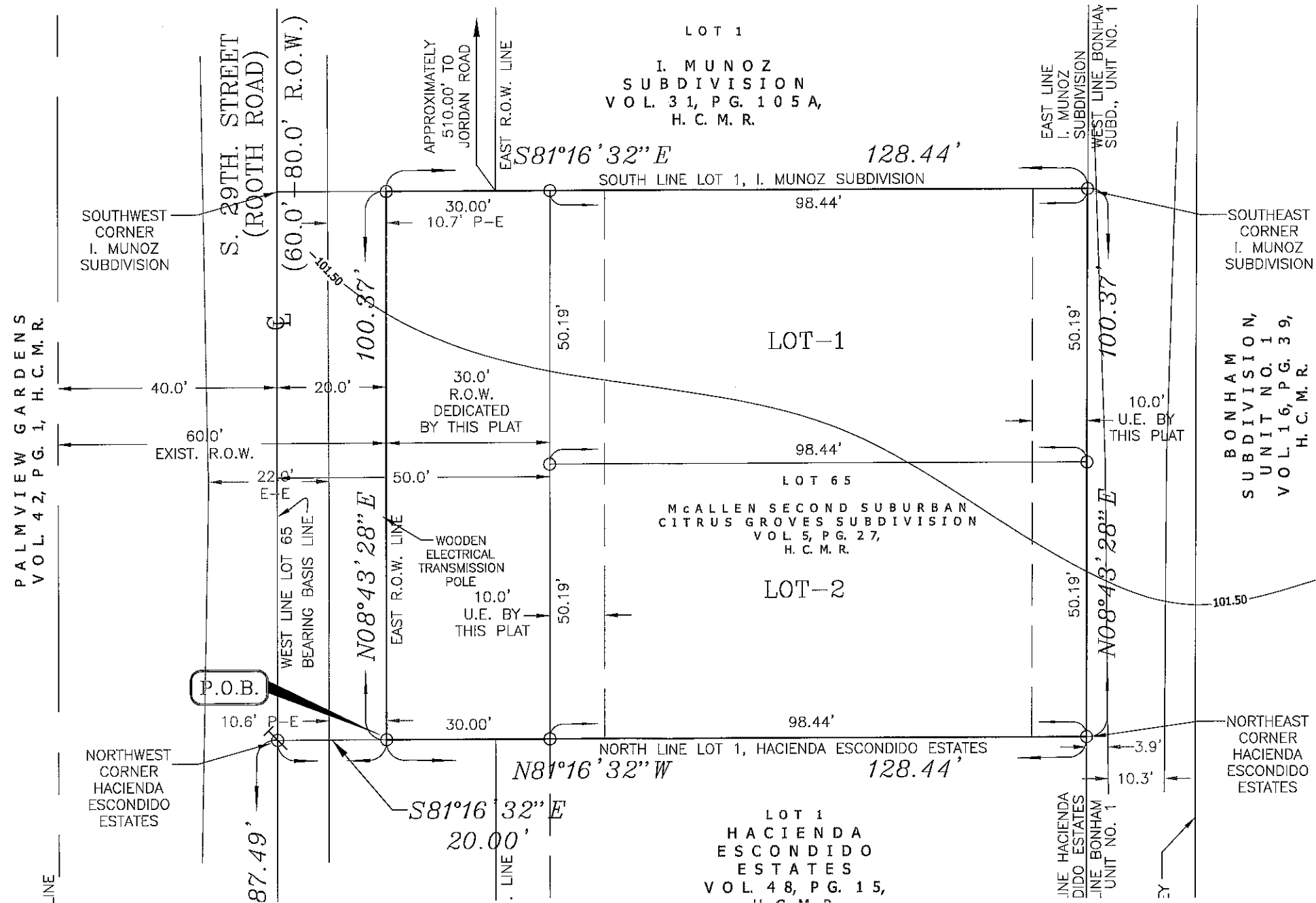
Owner ☐

Authorized Agent ☐

Rev 03/11



BEING A 0.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 65, McALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, McALLEN, HIDALGO COUNTY TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 27, MAP RECORDS OF HIDALGO COUNTY, TEXAS



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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/7/2021

SUBDIVISION NAME: VARGAS III SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

South 29th Street: 30 ft. dedication for 50 ft. from centerline for 100 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

Paving _____ Curb & gutter _____

* 800 ft. Block Length:

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac:

**Staff is reviewing the need of a turnaround at the south end of South 29th street.

**Subdivision Ordinance: Section 134-105

Applied

Applied

NA

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

NA

SETBACKS

* Front: 45 ft. or greater for easements or inline with existing structures.

**Revise plat note #1 as shown above prior to final.

**Zoning Ordinance: Section 138-356

* Rear: 10 ft. or greater for easements.

**Revise plat note as shown above prior to final.

**Zoning Ordinance: Section 138-356

* Interior sides: 6 ft. or greater for easements

**Revise plat note as shown above prior to final.

**Zoning Ordinance: Section 138-356

* Corner:

**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

Non-compliance

Required

Required

NA

Applied

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on North 29th Street.

** 5 ft. wide sidewalk might be required by the Engineering Department prior to final.

***Subdivision Ordinance: Section 134-120

* Perimeter sidewalks must be built or money escrowed if not built at this time.

Applied

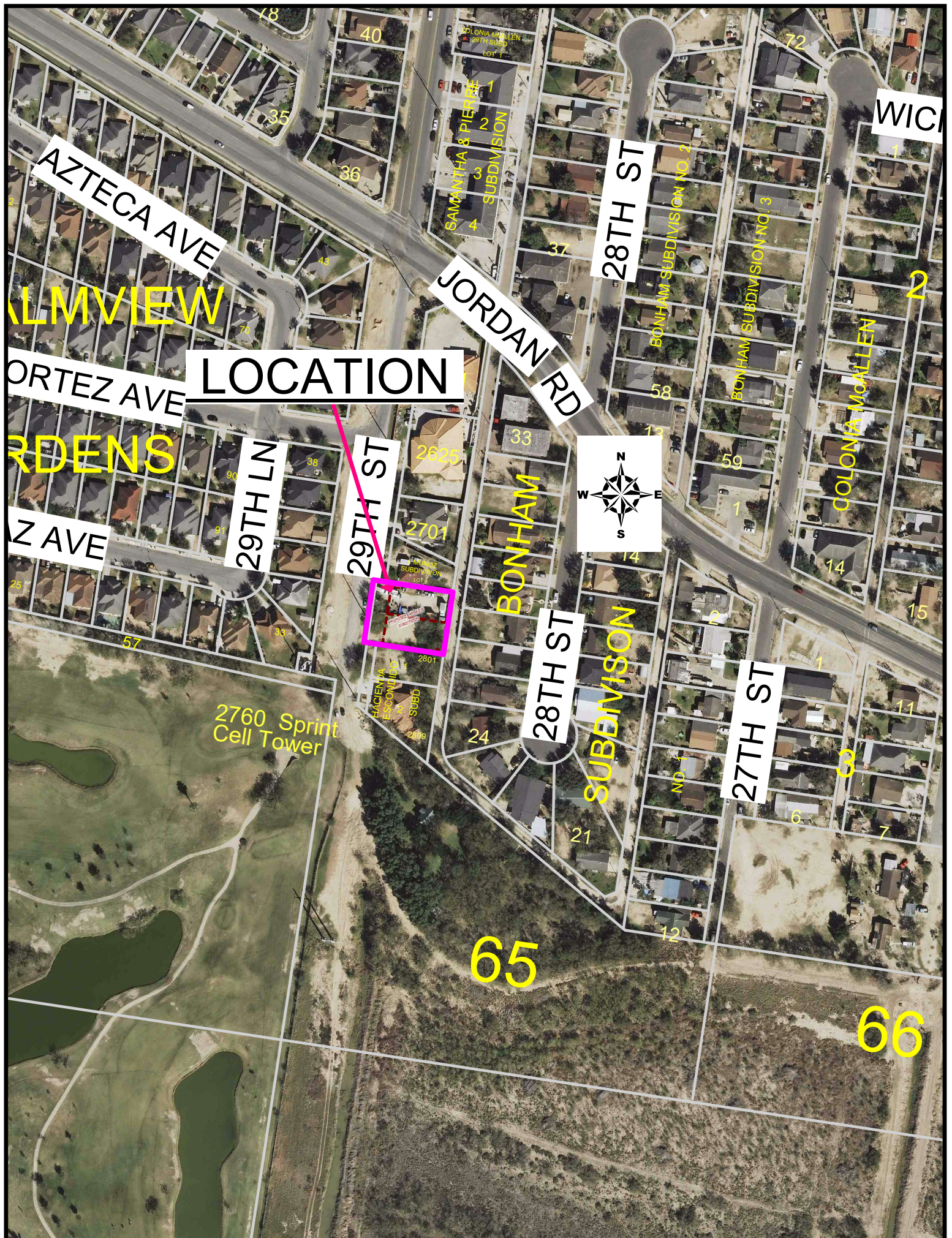
Applied

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

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **Clarify if properties will be proposed to have access through alley along east boundary line prior to final.	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, must be maintained by the lot owners and not the City of McAllen	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, \$1,400 are due prior to recording of the plat.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
**As per Traffic Department, TG waived for two single family residences; no TIA required.	Compliance
**As per Traffic Department, TG waived for two single family residences; no TIA required.	NA

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

COMMENTS	
Comments: Must comply with City's Access Management Policy. **Public hearing for replat might be required prior to final plat review.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



AZTECA AVE

ALMVIEW

ORTEZ AVE

RDENS

Z AVE

LOCATION

29TH LN

29TH ST

JORDAN RD

28TH ST

BONHAM

28TH ST

SUBDIVISON

27TH ST

WICK

COLONIA MALLEN

2760 Sprint Cell Tower

65

66