

## AGENDA

### PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, FEBRUARY 16, 2021 - 3:30 PM

MCALLEN CITY HALL, 1300 HOUSTON AVENUE

CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR

Web: <https://zoom.us/join> or phone: (346) 248-7799

Meeting ID: 672 423 1883

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 Regular Meeting held on February 2, 2021

#### 2) PUBLIC HEARING

##### a) CONDITIONAL USE PERMITS:

1. Request of Margret De Bruyn on behalf of Iced Cube Shaved Ice McAllen LLC, for a Conditional Use Permit, for one year, for a Snack Bar with Alcohol Sales at Lot 1, All-In-One Subdivision No.4, Hidalgo County, Texas; 6101 North 23rd Street, Suite K. **(CUP2021-0005)**
2. Request of Merary S. Enriquez, for a Conditional Use Permit, for life of the use, for a guest house at 0.50 acres out of the North 1/2 of the South 9.39 acres of the North 19.39 acres of Lot 377, John H. Shary Subdivision, Hidalgo County, Texas; 5020 Selinda Drive. **(CUP2021-0010)**
3. 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. **(CUP2021-0009)**
4. Request of Norberto Hernandez, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lots 1, 2 and 3, Block 2, Young's Addition Subdivision, Hidalgo County, Texas; 2401 US Highway 83. **(CUP2021-0012)**
5. Request of Eugenio J. Garcia on behalf of Melany Castillo, for a Conditional Use Permit, for life of the use, for a guest house at Lot 1 & South ½ of Lot 2, Trenton Village Subdivision, Hidalgo County, Texas; 7200 North 4th Street. **(CUP2021-0011)**

#### 3) SITE PLAN:

- a) Revised Site Plan Approval for Lot 1, All-In-One Subdivision No. 4; 6101 North 23rd Street.

#### 4) CONSENT:

- a) Hammond Development Subdivision; 7501 South 23rd Street- Madiam L.P. **(SUB2019-0017)** (Revised Final) RDE

## 5) SUBDIVISIONS:

- a) The Shops at Tres Lagos; 4401 Tres Lagos Boulevard- Rhodes Enterprises, Inc. **(SUB2021-0011)** (Final) M&H
- b) Oxford Homes Subdivision; 2417 Oxford Avenue- Subhash and Sarojini Bose LP **(SUB2021-0005)** (Preliminary) RDE
- c) North Park on 107 Subdivision; 2301 SH 107- Robert H. Begian and Michele C. Begian **(SUB2021-0004)** (Preliminary) TE
- d) Replat of Lot 9 Antigua Subdivision; 3208 Zenaida Avenue- Mark S. Harris **(SUB2021-0002)** (Preliminary) M&H
- e) Iglesias Subdivision; 4400 Pecan Boulevard- Alvaro Iglesias **(SUB2020-0076)** (Revised Preliminary) (Tabled) MAS
- f) Acqualina At Tres Lagos Phase I Subdivision; 6601 Tres Lagos Boulevard- Rhodes Development Inc. **(SUB2021-0003)** (Preliminary) M&H
- g) Neuhaus Estates Subdivision; 4229 Neuhaus Drive- Empire Investment **(SUB2021-0006)** (Preliminary) MAS
- h) Santoy Subdivision; 3321 Highway 83- Juan Santoy **(SUB2020-0041)** (Revised Preliminary) SEC
- i) 2nd and Dove Subdivision; 201 Dove Avenue- Alonzo Cantu **(SUB2020-0076)** (Revised Preliminary) (Tabled) CLH

## 6) INFORMATION ONLY:

- a) City Commission Actions: February 8, 2021

### 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 Tuesday, February 02, 2021 at 3:30 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

<b>Present:</b>	<b>Pepe Cabeza de Vaca</b>	<b>Chairperson</b>
	<b>Michael Hovar</b>	<b>Member</b>
	<b>Michael Fallek</b>	<b>Member</b>
	<b>Gabriel Kamel</b>	<b>Member</b>
	<b>Daniel Santos</b>	<b>Member</b>
<b>Absent:</b>	<b>Rogelio Cervantes</b>	<b>Member</b>
	<b>Jose Saldana</b>	<b>Member</b>
<b>Staff Present:</b>	<b>Victor Flores</b>	<b>Assistant City Attorney</b>
	<b>Michelle Rivera</b>	<b>Assistant City Manager</b>
	<b>Edgar Garcia</b>	<b>Planning Director</b>
	<b>Luis Mora</b>	<b>Planning Deputy Director</b>
	<b>Omar Sotelo</b>	<b>Senior Planner</b>
	<b>Rodrigo Sanchez</b>	<b>Senior Planner</b>
	<b>Jose Humberto De La Garza</b>	<b>Planner III</b>
	<b>Berenice Gonzalez</b>	<b>Planner III</b>
	<b>Kaveh Forghanparast</b>	<b>Planner II</b>
	<b>Carlos Garza</b>	<b>Planner II</b>
	<b>Mario Escamilla</b>	<b>Planner I</b>
	<b>Porfirio Hernandez</b>	<b>Planning Technician II</b>
	<b>Claudia Mariscal</b>	<b>Administrative Secretary</b>

**CALL TO ORDER- Pepe Cabeza de Vaca, Chairperson**

**Meeting held via Teleconference and Video Conference.**

**PLEDGE OF ALLEGIANCE**

**INVOCATION- Mr. Pepe Cabeza de Vaca, Chairperson**

**1) MINUTES:**

- a) Minutes for Regular Meeting held on January 19, 2021.

The minutes for the regular meeting held on January 19, 2021 were approved as submitted. The motion to approve was made by Mr. Gabriel Kamel. Mr. Michael Fallek seconded the motion, which carried unanimously with five members present and voting.

**2) PUBLIC HEARING**

- a) **CONDITIONAL USE PERMITS:**

- 1) Request of Juan D. Cantu, for a Conditional Use Permit, for one year, for a tire shop at Lot 14, Block 20, Hammond Addition Subdivision, Hidalgo County, Texas; 2255 Date Palm Avenue. **(CUP2020-0127)**

Mr. Escamilla stated that the property was located at the southeast corner of North 23rd Street and Date Palm Avenue. The property had 140 ft. of frontage along North 23rd Street and 50 ft. of frontage along Date Palm Avenue. It was zoned C-3 (general business) District. The adjacent zoning was C-3 (general business) District to the north, east and south, I-1 (light industrial) District to the west. Surrounding land uses include single-family residences, multifamily uses, car lots and automotive repair shops. An automotive service and repair shop (tire shop) was allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements. There was an existing office and garage on the subject property with an approximate combined floor space of 700 sq. ft. The office consists of approximately 300 sq. ft., and the garage is approximately 400 sq. ft. The property was previously the site for Fast Auto Sales. The applicant was proposing to continue utilizing the office and garage as a tire shop. The proposed days and hours of operation are, Monday through Saturday from 7:00 AM to 8:00 PM. Based on the floor area, 5 parking spaces are required and must comply with city standards. Fire Department has inspected the proposed tire shop, and has pending requirements. 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. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. was required. The subject property was approximately 7,000 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The work would take place in the garage area;
- 3) Outside storage of materials was prohibited. The tires would be stored in the garage and utility trailer, as per applicant the old tires would be disposed on a weekly basis;
- 4) The building where the work was to take place shall be at least 100 ft. from the nearest residence. The automotive service and repair establishment was approximately 50 ft. to the nearest residence.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area was required. There was an existing 6 ft. opaque fence to the east side of the property.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff recommended disapproval of the request for a conditional use permit due to noncompliance with requirements # 1 (minimum lot size requirement), and # 4 (distance to nearest residence) of Section 138-281 of the Zoning Ordinance.



Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the request, there was none.

Being no discussion, Mr. Michael Hovar moved to disapprove with a favorable recommendation. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- 2) Request of Esther Oyervides, for a Conditional Use Permit, for one year, for a Home Occupation (Beauty Salon) at the W10' of Lot 1 & All of Lot 2, Block 4, Amigo Park Subdivision Unit No. 1, Hidalgo County, Texas; 4404 Gardenia Avenue. **(CUP2021-0003)**

Mr. Escamilla stated that the property was located on the north side of Gardenia Avenue, approximately 65 ft. west Bentsen Road. It was zoned R-4 (mobile homes and modular home) District. The adjacent zoning was R-1 (single-family residential) District to the north, A-O (agricultural and open space) District to the east, and R-4 District to the south and west. Surrounding land uses include mobile homes and single family homes. A home occupation was allowed in the R-4 District with a Conditional Use Permit and in compliance with requirements. Currently, there was an existing 1,182 sq. ft. single family home on the property. The applicant was proposing to operate a beauty salon from the existing residence. The work would take place in an 11 ft. by 25 ft. designated room as shown on the submitted site plan. The proposed days and hours of operation would be Tuesday through Saturday from 10:00 A.M to 6:00 P.M, by appointment only. 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 establishment must also 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 in the residence;
- 2) No signs are permitted. No signs are 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 proposes no exterior display or alterations;
- 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 has stated that customer visits will be by appointment only.
- 7) No retail sales (items can be delivered). No retail sales are being proposed;
- 8) No additions to the residence or accessory building specifically to accommodate the

business. The applicant proposes no additions or accessory buildings;

- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building;
- 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 requirements in Section 138-118(a)(1) of the Zoning Ordinance and Fire Department requirements.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the request, there was none.

Being no discussion, Mr. Gabriel Kamel moved to approved. Mr. Michael Fallek seconded the motion, which was approved with five members present and voting.

- 3) Request of Raul U. Guerrero for a Conditional Use Permit, for life of the use, for a guest house at Lot 23, Quail Crossing Subdivision, Hidalgo County, Texas; 2712 Denton Creek Avenue. **(CUP2020-0132)**

Mr. Forghanparst stated that the subject property was a double fronting lot, located on the south side of Sprague Road, at the intersection of Denton Creek Avenue and North 28th Street. It had 140.51 ft. of frontage along Sprague Road, 195.19 ft. of frontage along Denton Creek Avenue, and a depth of 191.01 ft. at its deepest point for a lot size of 24,751 sq. ft. Quail Crossing Subdivision was recorded on February 15, 2006, and the house was built in 2019 according to the Appraisal District records. The property was zoned R-1 (single-family residential) District. The adjacent zoning was R-1 (single-family residential) District to the east, west, and south, and R-3A (multifamily residential apartment) District to the northwest. The properties to the northeast of the subject property on the north side of Sprague Road were outside the City limits. Surrounding land uses included single-family residences, a lift station, mobile homes, and vacant land. A guest house was allowed in R-1 District with a conditional use permit and in compliance with requirements. The applicant was proposing to construct a one-story guest house measuring 11 ft. by 27 ft. at the rear of the property. The proposed guest house would include a bedroom, a bathroom, and a closet, and would serve as an accessory use to the main house. The submitted floor plan depicts that there would be a canopy attached to the proposed guest house which consists of a grill area and a sitting area measuring 17.66 ft. by 27 ft. which would be used as an outdoor recreation according to the applicant. A building permit application for the guest house and the canopy was submitted on December 8, 2020, which was disapproved during the permit review process due to the proposed bedroom. During a conversation with the staff, the applicant indicated that the bedroom will be used for temporary residence of his guests, therefore it would require a Conditional Use Permit (CUP). A CUP application for a guest house for the subject property was submitted on December 17, 2020. The Fire Department had conducted the inspection, and found the establishment to be in compliance. The guest house must meet the requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one guest house shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. Proposed structure's setbacks

are in compliance;

- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 sq. ft. The subject property is 24,751 sq. ft.;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant was not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

Staff recommended approval of the request, for life of the use, subject to compliance with requirements from Section 138-118(a)(5) of the Zoning Ordinance, and Fire Department requirements.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the request, there was none.

Being no discussion, Mr. Michael Hovar moved to approve. Mr. Daniel Santos seconded the motion, which was approved with five members present and voting.

- 4) Request of Vishal Desai for a Conditional Use Permit, for one year, for a Liquor Store at W113.49' of Lot 1 and W113.44' of Lot 2, Block 1, Golden Acres Retirement Subdivision No.1, Hidalgo County, Texas; 301 North Ware, Suite B. **(CUP2021-0004)**

Mr. Garza stated that the property is located at the northwest corner of North Ware Road and Cedar Avenue, and is zoned C-3L (light commercial) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the north and west, C-3L District to the south, and R-3C (multifamily condominiums) District to the east. Surrounding land uses include Los Rieles Plaza, Tropical Village, single-family residences, duplex-fourplex residences, and vacant land. A liquor store is allowed in a C-3L zone with a Conditional Use Permit and in compliance with requirements. The applicant is proposing to operate a liquor store (Fiesta Liquor) from the existing 832 sq. ft. building. The proposed hours of operation will be from 10:00 a.m. to 9:00 p.m. Monday through Saturday. The Fire Department inspection is pending. The Health Department has inspected the establishment, and the property is in compliance. The Planning Department has not received any calls in opposition to the 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 above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is

within 400 ft. of residential zones and uses;

2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to North Ware Road;

3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The plaza is a mixture of retail and vacant suites. The proposed liquor store is required 10 parking spaces; 19 parking spaces are provided on the common parking area in the front of the building. For the 19 parking spaces of the common parking area, 2 accessible parking spaces are required and are provided on site;

4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;

6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of

permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. The occupancy load for this establishment will be established by the Building department as part of the building permit review.

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

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed conditional use permit and Ms. Isabel Caro 304 North 35<sup>th</sup> Lane was present with concerns. Ms. Caro stated that one concern was the U-turns that will be made at the median causing an increase in traffic and speeding. Another concern Ms. Caro spoke about the dance hall that is located about six blocks south on Ware Road and her concern with that was that people would leave the dance hall to go to the liquor store to buy liquor. Ms. Caro's biggest concern was the location of the proposed liquor store. She stated there are homes about 50 feet away and expressed that she was worried children would walk to the liquor store because of how close it is to the homes and felt it was easy access. Chairperson Cabeza de Vaca asked staff if the applicant was present. Mr. Magdiel Lerma 6808 Taylor Road was present and was a representative of Vishal Desai. Mr. Lerma

explained that if Liquor 101 was researched, one would find that there have been no incidents since they began operating three years ago. The business does not sell liquor to intoxicated people or to underage individuals. They do deliver liquor to those who request it so that no one drives under the influence. Mr. Lerma also stated that there will be traffic with any business at that location. Mr. Kamel stated that his understanding to Ms. Caro's concerns were traffic, which he agrees with Mr. Lerma that whatever business that goes there, there will be traffic. As for the second concern regarding the access, Mr. Kamel stated that the building was already existing and there will be access to any business there, it is up to the business to stay in compliance with regulations.

After the discussion, Mr. Gabriel Kamel moved to disapprove the request but with a favorable recommendation. Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

### **3) SUBDIVISIONS:**

- a) 2nd and Dove Subdivision; 201 Dove Avenue; Alonzo Cantu; (SUB2020-0076) (Revised Preliminary) CLH**

Mr. Edgar Garcia stated that staff was recommending for this item to be tabled.

Mr. Michael Fallek moved to table the item. Mr. Daniel Santos seconded the motion, which was approved with five members present and voting.

Subdivision was located on Interior E/W Street 60 ft. ROW and Paving of 40 ft. curb & gutter on both sides. A variance letter proposed a street with 30 ft. ROW and 30 ft. pavement back to back was submitted January 25, 2021. A Variance request letter to convert a portion of the 20 ft. alley ROW into a 30 ft. street ROW was submitted January 25, 2021. Must submit any gate details if applicable prior to final for staff to review. The Dove avenue dedication required for 75 ft. from centerline for total 150 ft. ROW. A paving min. of 65 ft. curb & gutter on both sides. Must clarify how were the 20 ft. shown in plat dedicated, show document number information. A variance letter was received January 25, 2021 asking not to provide additional ROW dedication. The plat submitted shows 100 ft. existing ROW, and 46 ft. ROW from centerline; it appeared approximately 29 ft. were required. A North Col. Rowe Boulevard (N. 2nd Street) of Dedication for 60 ft. from centerline required for total of 120 ft. ROW paving min. 65 ft. curb & gutter on both sides. A Variance letter was received on January 25, 2021 asking not to provide an additional ROW dedication. A plat submitted shows 80 ft. existing ROW, and 40 ft. ROW from centerline; 20 ft. of additional ROW dedication were required. An 800 ft. block length and 600 ft. Maximum Cul-de-Sac ROW of 20 ft. and paving: 16 ft. An alley/service drive easement was required for commercial properties. An existing 20 ft. alley ROW along the south and west of property dedicated by subdivision to the south. A variance request letter to convert a portion of the 20 ft. alley ROW into a 30 ft. street ROW was submitted January 25, 2021. A front setback was proposed of 18 ft. at front entry garage. Rear setback of 10 ft. in accordance with the zoning ordinance, or greater for approved site plan or easements. A plat was submitted January 25, 2021 indicates Lots 1-13 would have a 5 ft. rear setback; a variance letter was submitted by engineer requests of a 0 ft. setback. A plat needs to be revised accordingly prior to final approval. Interior Side setbacks in accordance with the zoning ordinance, or greater for approved site plan or easements. A corner setback of 10 ft. or greater for easements, if detention areas become lots, it would also apply to these lots. Garage setbacks of 18 ft. except where greater setback was required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on

Dove Avenue, North Col. Rowe Blvd. (N. 2<sup>nd</sup> Street), and both sides of all interior streets, and entrance street from Dove Avenue. A letter was submitted on January 25, 2021 requesting a variance to not provide sidewalks along north side of interior street and both sides of entrance N/S street portion from Dove Avenue. A perimeter sidewalk must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dove Avenue and N. Col Rowe (N. 2<sup>nd</sup> Street). An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. An engineer must clarify if any buffers are proposed to be installed on ROW. If any buffers are proposed to be installed on ROW, a License Agreement might be required prior to final. The perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage would be permitted along North Col. Rowe Boulevard (N. 2<sup>nd</sup> Street) and Dove Avenue. As per Traffic Department, no connection to N. Col. Rowe Boulevard (N. 2<sup>nd</sup> Street) allowed due to spacing requirements of a principal arterial of 360 ft. not being met. A site plan must be approved by the Planning and other Development Departments prior to building permit issuance. The common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. A minimum lot width and lot area. An engineer submitted a variance letter to not comply with the minimum lot area requirement of 2,000 sq. ft. A proposed layout shows Lots 2-12 have 1,580 sq. ft., Lot 13 has an area of 1,863 sq. ft. and Lots 16-21 1,705 sq. ft. to the Zoning Board of Adjustments on November 18, 2020. An existing R-1 Proposed R-3T. A rezoning from R-1 to R-3T was approved by Planning and Zoning Board at the August 4, 2020 meeting. City Commission approved the rezoning request at the August 10, 2020 meeting. A rezoning needed before final approval Rezoning from R-1 to R-3T was approved by Planning and Zoning Board at the August 4, 2020 meeting. City Commission approved the rezoning request at the August 10, 2020 meeting. A park Fee of \$700 per dwelling unit/lot to be paid prior to recording. 21 lots are proposed  $x\$700 = \$14,700$  due prior to recording. Trip Generation has been approved, no TIA was required. Must comply with City's Access Management Policy. Engineer submitted a variance letter not to comply with the minimum lot area requirement of 2,000 sq. ft. Proposed layout showed Lots 2-12 at 1,580 sq. ft., Lot 13 - 1,863 sq. ft. and Lots 16-21 - 1,705 sq. ft. approved by the Zoning Board of Adjustments on November 18, 2020. Engineer submitted variances not to dedicate additional ROW on Dove Avenue, N. 2<sup>nd</sup> St. B(Col. Rowe Blvd.), to convert the existing 20 ft. alley into a 30 ft. interior street, to allow a street with 30 ft. of ROW instead of the required 60 ft. per City ordinance. And to only provide sidewalks along the south side lots, eliminate sidewalks along the entrance from Dove Avenue and to reduce the rear setback from 10 ft. to 0 for the south lots (1-13). If a gate was proposed in an interior public street, a license agreement may apply. A Gated exit to 2nd Street (N. Col. Rowe) was proposed to be used as an emergency exit only, and for City's Public Works Department.

Staff recommends approval of the subdivision in revised preliminary form, drainage and utilities approvals, and subject to clarification on the requested variances.

**b) Villas at Northgate Subdivision; 1701 Northgate Road; Maria De Lourdes Vela,**

and Luis Fabian Vela; **(SUB2019-0090)** (Revised Preliminary) RDE

Ms. Gonzalez stat the subdivision was located on Northgate Lane - min. with a 15 ft. dedicated for 35 ft. from centerline for 70 ft. ROW paving of 44 ft. curb & gutter on both sides. Must escrow monies if improvements not constructed prior to recording. Staff was reviewing cul-de-sac design as proposed, and would need to be finalized prior to final. North 17th lane of 50-60 ROW and paving of 32 ft. curb & gutter on both sides. A 20 ft. paving clearance was required on both sides of the gate entrance if a private subdivision. If a public subdivision; gates islands not allowed on public ROW. Must provide auto turn requested by Traffic Department for review prior to final approval. A revised street name as noted above. The Bicentennial Boulevard has 80 ft. of existing ROW and paving a 65 ft. curb & gutter on both sides. Must finalize any dedication and escrows as may be applicable for improvements prior to final. A thoroughfare shows 150 ft. ROW for Bicentennial. A 600 ft. maximum Cul-de-Sac and minimum paving diameter of cul de sac 96 ft. with 10 ft. ROW back of curb around the cul-de-sac area. A front setback of 25 ft. or greater for easements. Rear setback will be in accordance with the Zoning Ordinance or greater for easements. Interior side setbacks in accordance with the Zoning Ordinance or greater for easements. Corner setbacks of 10 ft. or greater for easements. A plat submitted January 14, 2021 was missing the corner setback note, revised as noted above. Garage setbacks of 18 ft. except where greater setback was required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Northgate Lane and both sides of interior street. Revise Note #9 on plat submitted on January 14, 2021 as noted above. A perimeter sidewalk must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Northgate Lane and Bicentennial Blvd. A plat was submitted January 14, 2021 was missing this note, revise as needed prior to final approval. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. The perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Northgate Lane and Bicentennial Blvd. A plat was submitted January 14, 2021 needed to reference Bicentennial Blvd., in addition to Northgate Ln. A site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, and private streets must be maintained by the lot owners and not the City of McAllen. Note #16 on plat submitted January 14, 2021, needed to be revised since names do not match. Common Areas for commercial developments provided for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 if a public subdivision. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Clarification on whether development is proposed to be public or private. Existing zoning R-1 proposed to R-1. A Park Fee of \$700 per dwelling unit/lot to be paid prior to recording 14 Lots x \$700 = \$9,800 if lot # change fees changed. Trip Generation to determine if TIA was required, prior to final plat per Traffic Department. A traffic Impact Analysis (TIA) was required prior to final plat. The Per plat submitted December 16, 2019 subdivision would be private. Must comply with City's Access Management Policy. Revise Note #4 to reflect corner setback requirements. A Revised Note #9 to reflect 4 ft. sidewalk requirement. Revised Note #11 to reflect 6 ft. opaque buffer requirement along Bicentennial Blvd. Revised Note #16 for reference to "Fabian Vela Subdivision". As proposed on plat submitted December 16, 2019, cul-de-sac may trigger lot reconfiguration since it did not meet department requirements (Fire, Traffic and Public Works). A plat submitted January 14, 2021 did not meet cul-de-sac requirements, auto turn template

requested for review prior to final approval.

Staff recommends approval of a six-month extension on revised plat.

Being no discussion, Mr. Michael Hovar moved to approve the six-month extension. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- c) Northwood Trails Block 1 Subdivision; 10100 North 29th Street; Red Rock Real Estate Development Group, LTD; **(SUB2021-0001)** (Preliminary) QH&A

Mr. De La Garza stated that the subdivision was located North 29th Street (Rooth Road): 30 ft. of dedication for 50 ft. from centerline for 100 ft. total ROW paving of 65 ft. curb & gutter on both sides. Must escrow monies if improvements were not built prior to recording. Must submit copies of documents of the 25 ft. MVEC easement (Vol. 1824, P. 927) and 15 ft. SWSC ROW easement (Vol. 1592, P. 320) that run along North 29th Street. ROW would have to be cleared from these easements prior to final. Must show existing ROW on both sides of centerline and total ROW after accounting for any dedication prior to final. An E/W Collector (South Boundary): 60 ft. required ROW, 50 ft. ROW are proposed. An Engineer must clarify if extra 10 ft. of required ROW would be dedicated from subdivision to the south or dedicated with this subdivision. A paving of 40 ft. curb & gutter on Both sides. Must escrow moneys if improvements were not built prior to recording. A submitted masterplan for staff to review if future phases would also be serviced by this collector road, and any other street requirements that may be applicable. A submitted gate detail for staff to review prior to final. Entrance streets of 60 ft. of ROW and paving of 40 ft. curb & gutter on Both sides. Must escrow monies if improvements were not built prior to final. Gate details may increase ROW prior to final. Internal Streets of 50 ft. ROW paving of 32 ft. curb & gutter on both sides. Must escrow monies if improvements were not built prior to recording. Must add reference "Private" to all streets applicable prior to final. Must submit gate details for staff to review prior to final. Gate details may increase ROW required prior to final. A paving curb & gutter. A 600 ft. Maximum Cul-de-Sac. Cul-de-sacs with minimum paving of 96 ft. and 10 ft. of ROW back of curb. An 800 ft. Block Length. Must provide Master Plan to assure compliance with this requirement prior to final. Front setback of 25 ft. or greater for easements. A Rear setback of 10 ft. except 25 ft. for double fronting lots or greater for easements. Setbacks of interior sides of 6 ft. or greater for easements. Corner setbacks of 10 ft. or greater for easements. Garage setbacks of 18 ft. except where greater setback was required; greater setback applies. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on North 29th Street, on both sides of interior streets and any other applicable street. The sidewalk requirements would be established prior to final. The perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street and collector road along south property line. Buffer requirements would be established prior to final. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. The perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 29th Street or collector road along south property line. A Curb cut restrictions would be established prior to final. A Site plan must be approved by the Planning and Development Departments 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. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. An HOA document would be recorded simultaneously with subdivision plat. A minimum lot width and lot area. Lots fronting public streets. An existing R-1 proposed to R-1. A rezoning needed before final approval. A Planning and Zoning Board approved a rezoning request for R-1 (single-family residential) at their December 16, 2020 meeting and City Commission approved it at their January 11, 2021 meeting. A land dedication in lieu of fee. A Master plan was needed to determine requirements prior to final. A Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, based on preliminary plat, 46 lots which means \$32,200 in park fees was required prior to recording. Park fees may vary depending on the amount of proposed lots and master plan. A master plan was needed to determine if requirements would vary prior to final. A pending review by the Parkland Dedication Advisory Board and CC. A Master plan was needed to determine requirements prior to final. As per Traffic Department, must submit master trip generation to determine if Traffic Impact Analysis. Must submit master plan to determine compliance with spacing requirements prior to final. Must comply with City's Access Management Policy. Must provide Master Plan for staff to review prior to final to establish requirements from various departments. Must provide an ownership map of surrounding properties to assure that no properties are left undevelopable prior to final. Also, to verify if any ROW dedication was needed for La Lomita Road. Must Indicate dimensions of HCID No. 1 Main Canal ROW located north of proposed subdivision prior to final. Cul-de-sacs with minimum paving of 96 ft. as per Fire Department and 10 ft. of ROW back of curb. Must revise plat to comply with requirements prior to final. Must remove "Proposed" from Lot A Detention Area.

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

Being no discussion, Mr. Michael Fallek moved to approve with conditions noted. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

**d) Los Vecinos Subdivision; 2801 South Bentsen Road; Tres Vecinos, LLC;  
(SUB2019-0088) (Revised Preliminary) HAI**

Ms. Gonzalez stated that the subdivision was located on S. Bentsen Rd. 20 ft. ded. for 40 ft. from centerline for 80 ft. ROW Paving of 52 ft. curb & gutter on both sides. Must escrow monies if improvements were not built prior to recording. Neuhaus Drive of 20 ft. dedication for 60 ft. ROW, and must match existing to east Paving of 40 ft. curb & gutter on both sides. An engineer submitted a variance letter on February 19, 2019, to not provide escrows for Neuhaus Dr. expansion. A South 41st Street - 50 ft. ROW Paving: 32 ft. curb & gutter on both sides. Align/match with existing street to the north. Other interior streets - 50 ft. ROW Paving: 32 ft. of curb & gutter on both sides. Paving curb & gutter. An 800 ft. Block Length - As proposed block length was approximately 900 ft. without cross streets or stub out streets. A Variance was approved by P&Z Board for block exceeding 800 ft. length at the meeting held May 19, 2020. Front setback of 25 ft. or greater for easements. Must Clarify reference to 30 ft. setback on Bentsen Road and 40 ft. on Neuhaus Drive, prior to final approval. Rear setback in accordance with the Zoning Ordinance, or greater for easements, except 25 ft. for double fronting lots as may be applicable. Interior sides setback in accordance with the Zoning Ordinance, or greater for easements. Corner setbacks of 10 ft. or greater for easements. Garage setbacks of 18 ft. except where greater setback was required, greater setback applies. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on: S. Bentsen Road, Neuhaus Drive and both sides of all interior streets.

The Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Bentsen Road and Neuhaus Drive. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. The Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Bentsen Road and Neuhaus Drive. Common Areas, any private streets, detention areas, etc, must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. If a public subdivision, section 110-72 applies. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Minimum lot width and lot area. An existing: R-1 Proposed: R-1. Not all lots appear to meet minimum requirements; revise plat as needed. Land dedication in lieu of fee: The Parkland Dedication Advisory Board met on May 5, 2020 to review a variance for fees in lieu of land dedication and City Commission approved it. Park fees will apply at \$700 x 80 lots proposed = \$56,000 due prior to recording. A park Fee of \$700 x 80 proposed lots = \$56,000 to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. Required prior to final to establish requirements, etc. A Trip Generation to determine if TIA was required, prior to final plat. As Per Traffic Department, Trip generation has been approved - no TIA required. Drainage area needs to have lot # or common lot A, B, etc. Need note on plat regarding maintenance of common lots, detention areas, etc., prior to final/recording. HOA notes also required on plat, prior to final/recording. Subdivision disapproved in preliminary form at the meeting of November 19, 2019; due to missing ownership documentation. Subdivision would be presented in revised preliminary form at the meeting scheduled. February 2, 2021; Lots decreased from 83 to 80 and South 41st Street no longer extends to Neuhaus Dr.

Staff recommended approval of the subdivision in revised preliminary form.

Being no discussion, Mr. Michael Fallek moved to approve with conditions noted. Mr. Daniel Santos seconded the motion, which was approved with five members present and voting.

**e) Iglesias Subdvision; 4400 Pecan Boulevard; Alvaro Iglesias; (SUB2020-0072)**  
(Revised Preliminary) MAS

Mr. De La Garza stated that the subdivision was located on Pecan Boulevard (FM 495): 20 ft. dedication for 60 ft. from centerline for 120 ft. total ROW paving: By the state curb & gutter by the state. North Bentsen Road: 10 ft. of dedication for 50 ft. from centerline for 100 ft. total ROW Paving of 65 ft. Curb & gutter on both sides. Monies must be escrowed if improvements were not built prior to recording. Paving curb & gutter ROW of 20 ft. Paving of 16 ft. An Alley/service drive easement was required for commercial properties Front setback of Pecan Boulevard: 60 ft. or greater for easements or approved site plan. North Bentsen Road: 50 ft. or greater for easements or approved site plan. An Engineer submitted a letter on January 27, 2021 requesting a variance to allow 52 ft. or greater for easements setback on Pecan Boulevard instead of the required 60 ft. and 25 ft. or greater for easements on North Bentsen Road instead of the required 50 ft. or greater for easements. Rear setbacks in accordance with the Zoning Ordinance or greater for easements or approved site plan. Interior Side setbacks in accordance with the Zoning Ordinance or greater for easements or approved site plan. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required along west side of North Bentsen Road. A 5

ft. wide minimum sidewalk was required along north side of Pecan Boulevard (FM 495) as per Engineering Department. The 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. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses and along north property line where abutting to residential zone/use. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Pecan Boulevard (FM 495). A site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove plat note #11 since plat note was not needed. 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. An Existing: C-1 Proposed to C-1. Engineer must clarify use prior to final. If a rezoning was required, rezoning must be finalized prior to final. Rezoning needed before final approval. An engineer must clarify use prior to final. Minimum lot width and lot area. Lots fronting public streets. As per Traffic Department, Trip Generation was required to determine if TIA was required, prior to final plat. Must comply with City's Access Management Policy. As per Utilities and Public Works Department, must submit site plan for review prior to final. Engineer must clarify use prior to final.

Staff recommended approval of the subdivision in revised preliminary form subject to conditions noted, utilities and drainage approvals, and clarification on requested variances.

Chairperson Cabeza de Vaca wanted clarification on the variance request from 60 feet setback to 52 feet on Pecan Boulevard and the other setback variance on Bentsen Road for 25 feet instead of the required 50 feet, and staff confirmed. Chairperson asked why the variance letter stated "20 feet instead of 50 feet" of setback, and site plan shows 25 feet. Staff mentioned that engineer should clarify request before taking action. The engineer was not present for clarification, and it was recommended to table the item for clarification. Mr. Kamel asked if the Planning and Zoning board was authorized to approve a variance on Pecan Boulevard with the street being a state road, staff confirmed that Planning and Zoning Board is authorized to grant variances to setbacks during the plat process.

After a brief discussion, Mr. Michael Hovar moved to table the motion. Mr. Gabriel Kamel seconded the motion, which was tabled with five members present and voting.

#### **4) INFORMATION ONLY:**

- a) City Commission Actions: January 25, 2021

#### **ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Michael Hovar adjourned the meeting at 4:13 p.m., and Mr. Daniel Santos seconded the motion, which carried unanimously with five members present and voting.

ATTEST: \_\_\_\_\_  
          Claudia Mariscal, Secretary

# Planning Department

## Memo

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** February 12, 2021

**SUBJECT: REQUEST OF MARGRET DE BRUYN ON BEHALF OF ICED CUBE SHAVED ICE MCALLEN LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A SNACK BAR WITH ALCOHOL SALES AT LOT 1, ALL-IN-ONE SUBDIVISION NO.4, HIDALGO COUNTY, TEXAS; 6101 NORTH 23RD STREET, SUITE K. (CUP2021-0005)**

### BRIEF DESCRIPTION:

The property is located on the west side of North 23<sup>rd</sup> Street, approximately 250 ft. south of Lark Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, R-3A (multifamily residential apartment) District to the south and west, A-0 (agricultural & open space) to the northeast and R-1 (single family residential) District to the east. A snack bar with alcohol sales is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



### SUMMARY/ANALYSIS

The applicant is proposing to operate a snack bar with alcohol sales for on premise consumption (Iced Cube) from the existing 800 sq. ft. building. The proposed hours of operation will be from 2 pm – 10 pm Monday – Sunday.

The Health Department have completed their inspections and found the establishment to be in compliance. The Fire Department is approved the CUP process, but is pending final inspection for occupancy. The snack bar with alcohol sales must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance as follows:

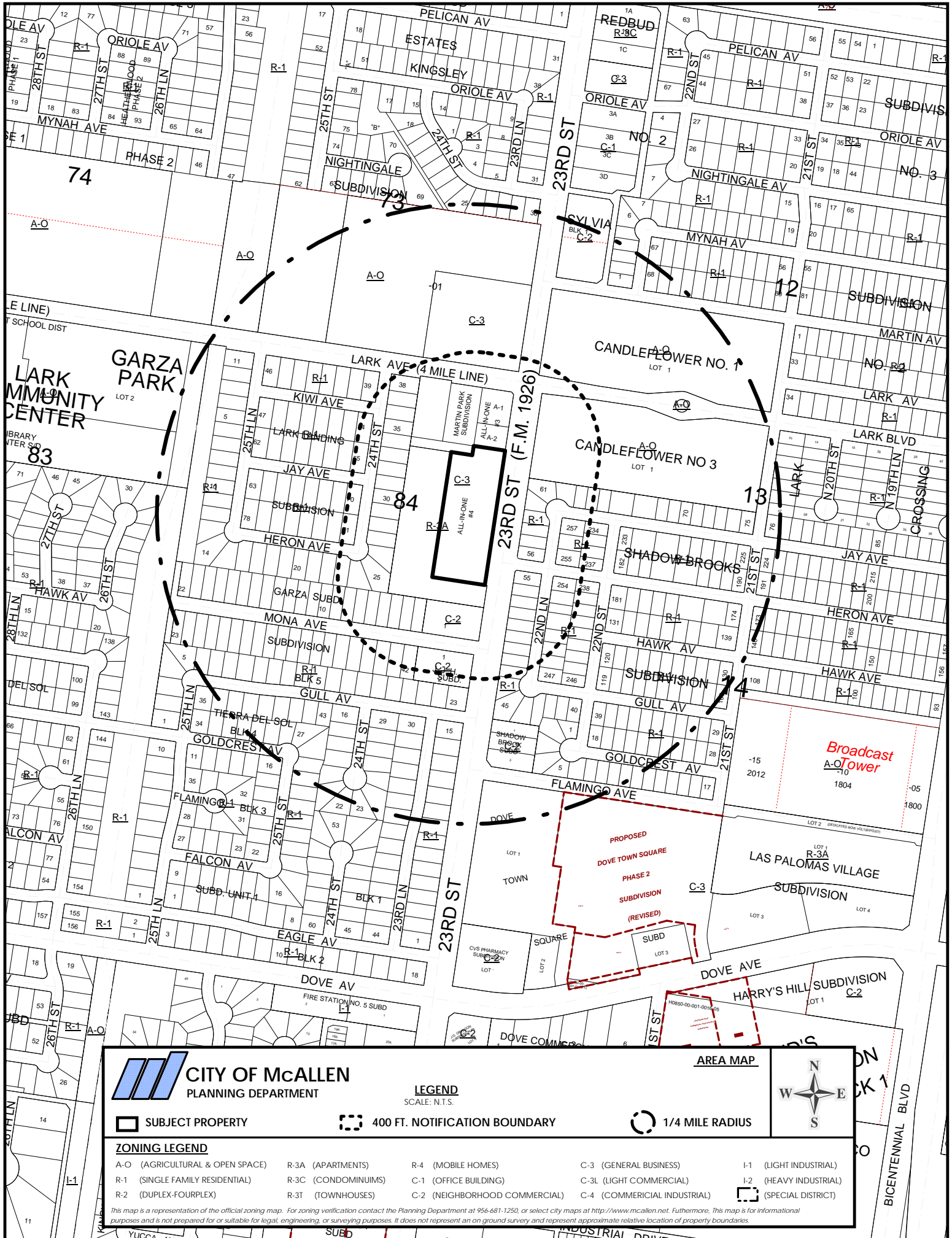
- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and Holy Spirit Catholic Church;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to North 23<sup>rd</sup> Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, and a restaurant. The proposed 800 sq. ft. snack bar would require 8 parking spaces; there are 72 parking spaces provided on site;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. The occupancy load for this establishment will be established by the Building department as part of the building permit review.


**RECOMMENDATION:**

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












**CITY OF McALLEN**  
PLANNING DEPARTMENT

**LEGEND**  
SCALE: N.T.S.


 **SUBJECT PROPERTY**

 **400 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

**ZONING LEGEND**

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

**AREA MAP**  


This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.





**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.

 **SUBJECT PROPERTY**

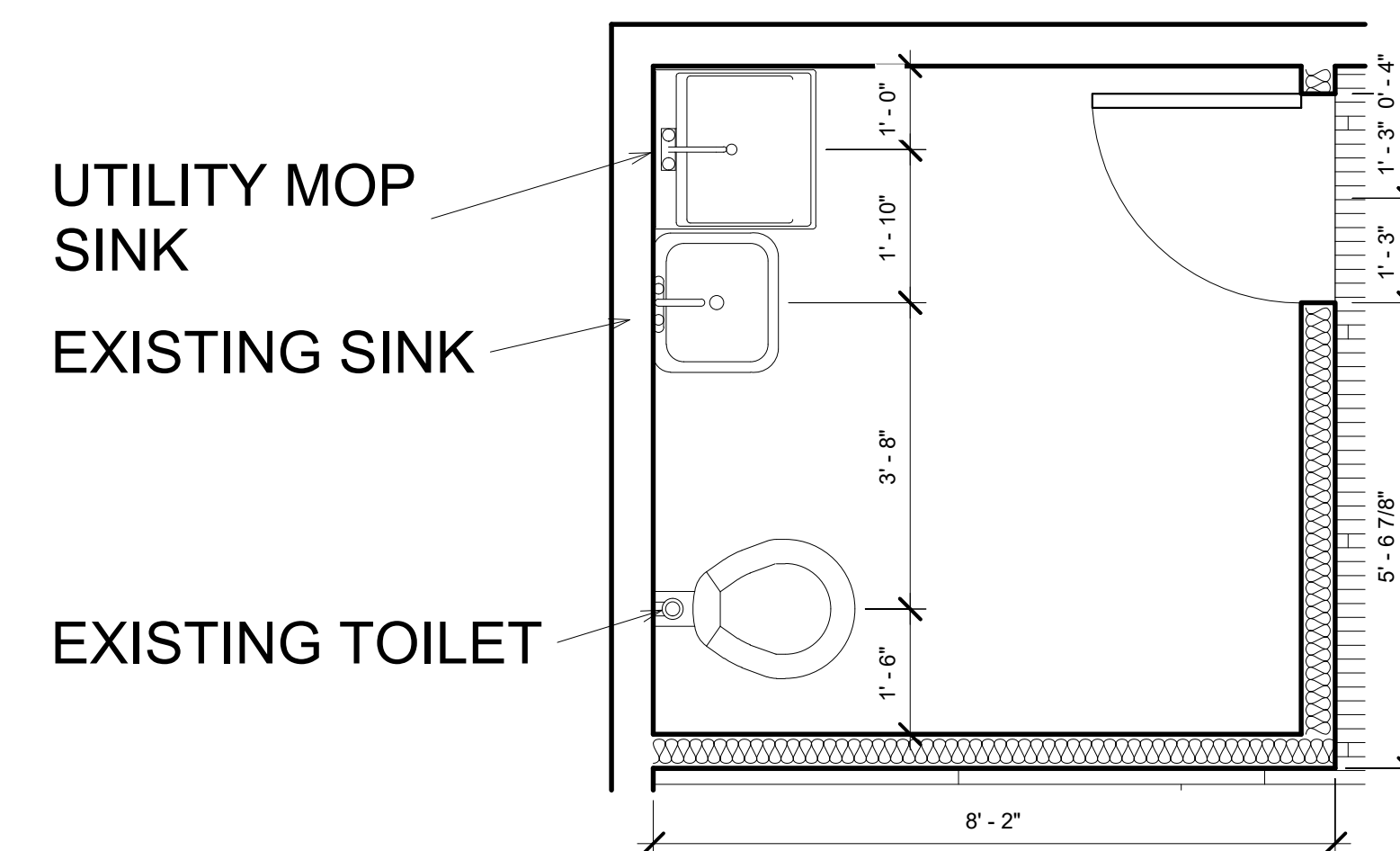
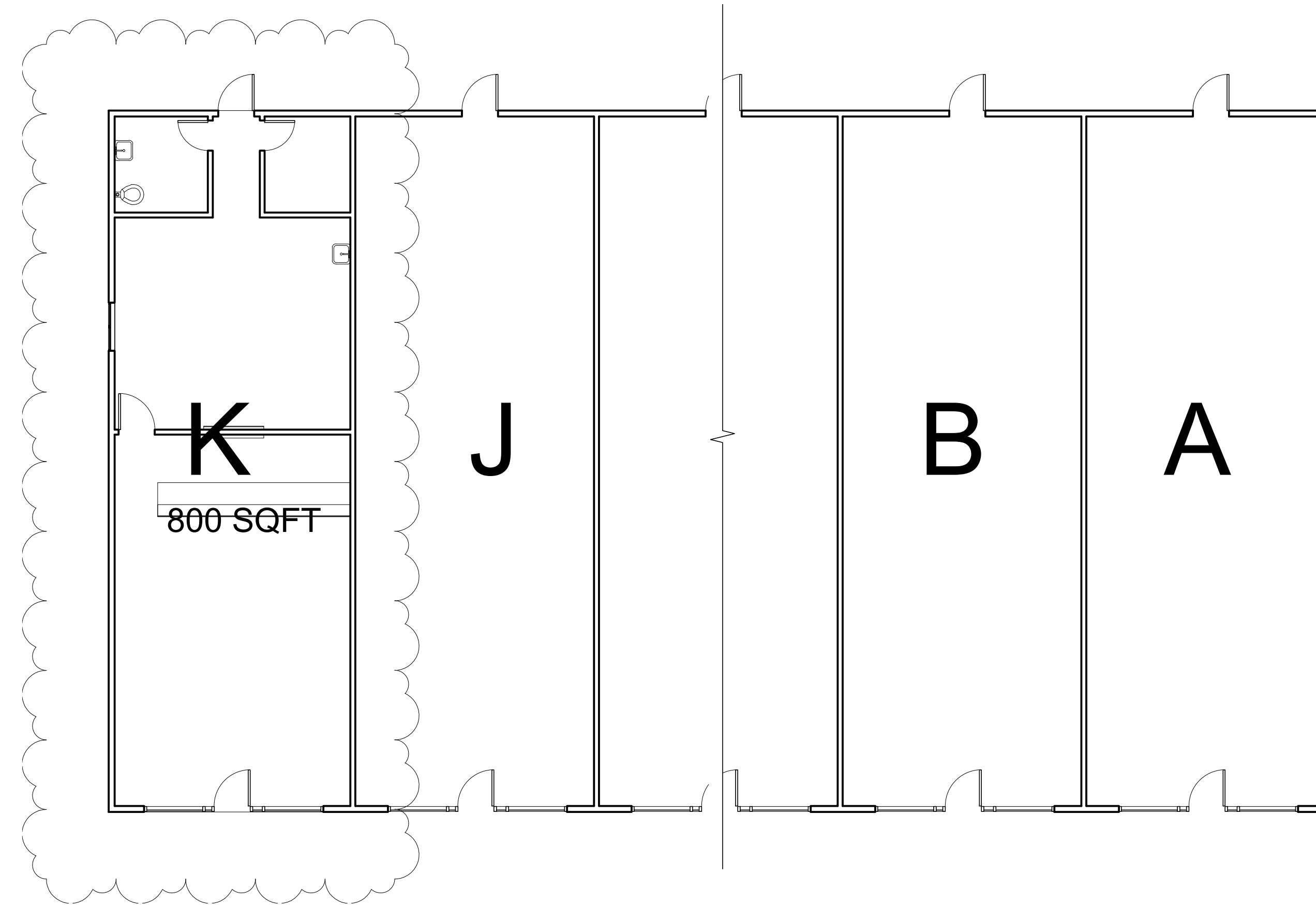
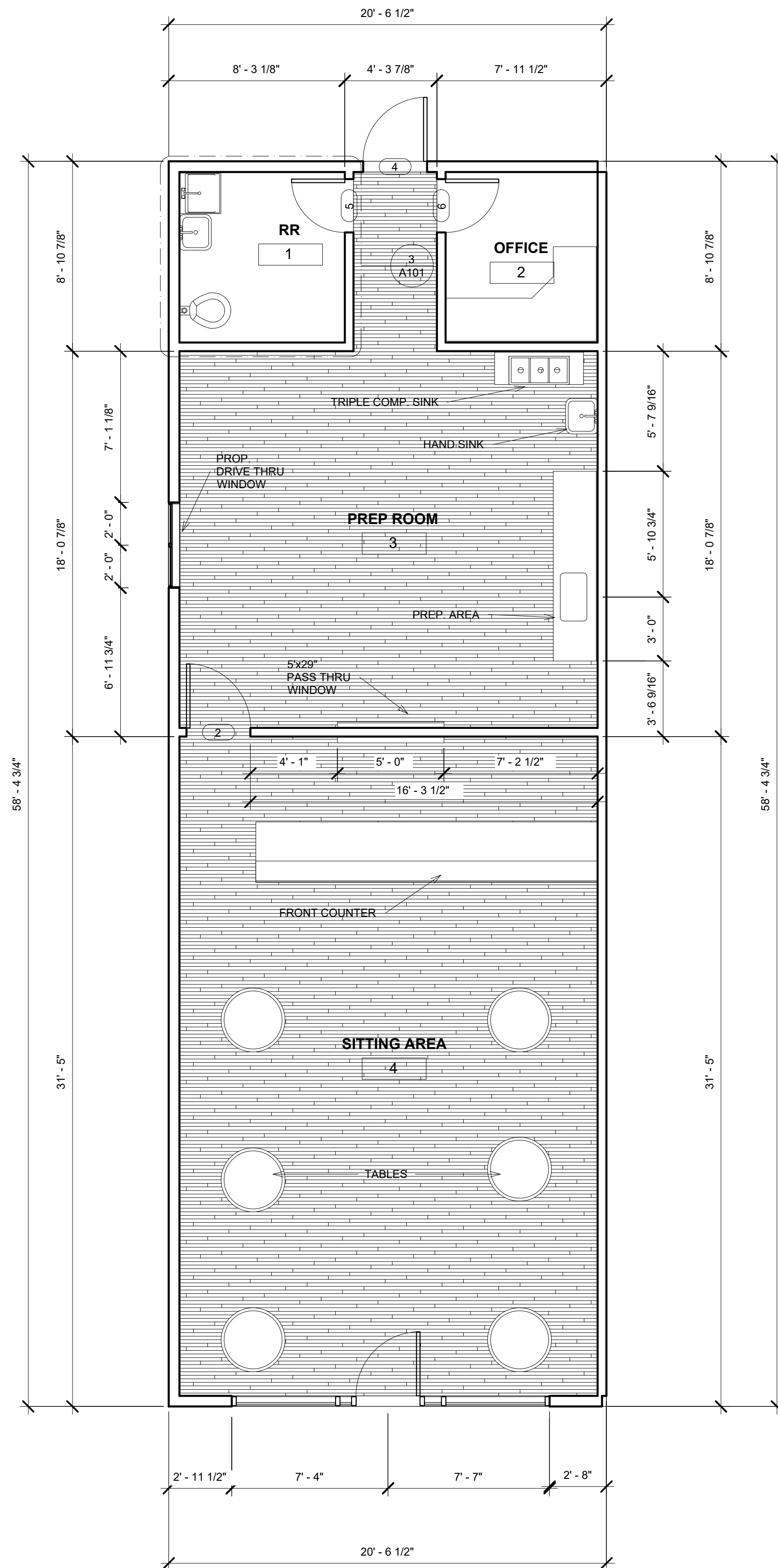
 **400' NOTIFICATION BOUNDARY**



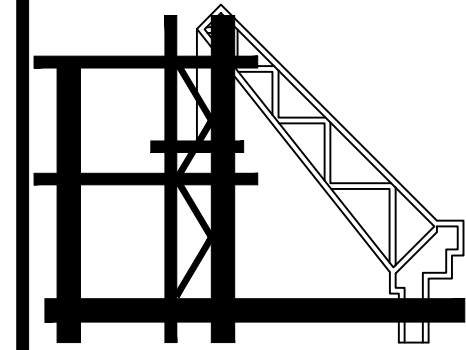
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property on ground survey and represent approximate relative location of property boundaries.







TOPCON, INC.



DRAFTING & DESIGN DEPARTMENT

Project no.	201708
Date:	02-12-2021
Scale:	VARIES
Drawn By:	GERMAN ANDINO
App'd. By:	ABILIO VELA

Project Name and Address:  
ICED CUBE SHAVED ICE

6101 NORTH 23RD STREET  
MCALLEN, TX. 78504

SHEET TITLE: FLOOR PLAN

Firm Description and Address:  
GENERAL CONTRACTOR

TOPCON, INC.  
8901 N. 23 ST.  
MCALLEN, TX. 78504  
OFFICE: (956) 631-6742  
FAX: (956) 631-9404  
E-Mail: abiliavela@topconinc.com

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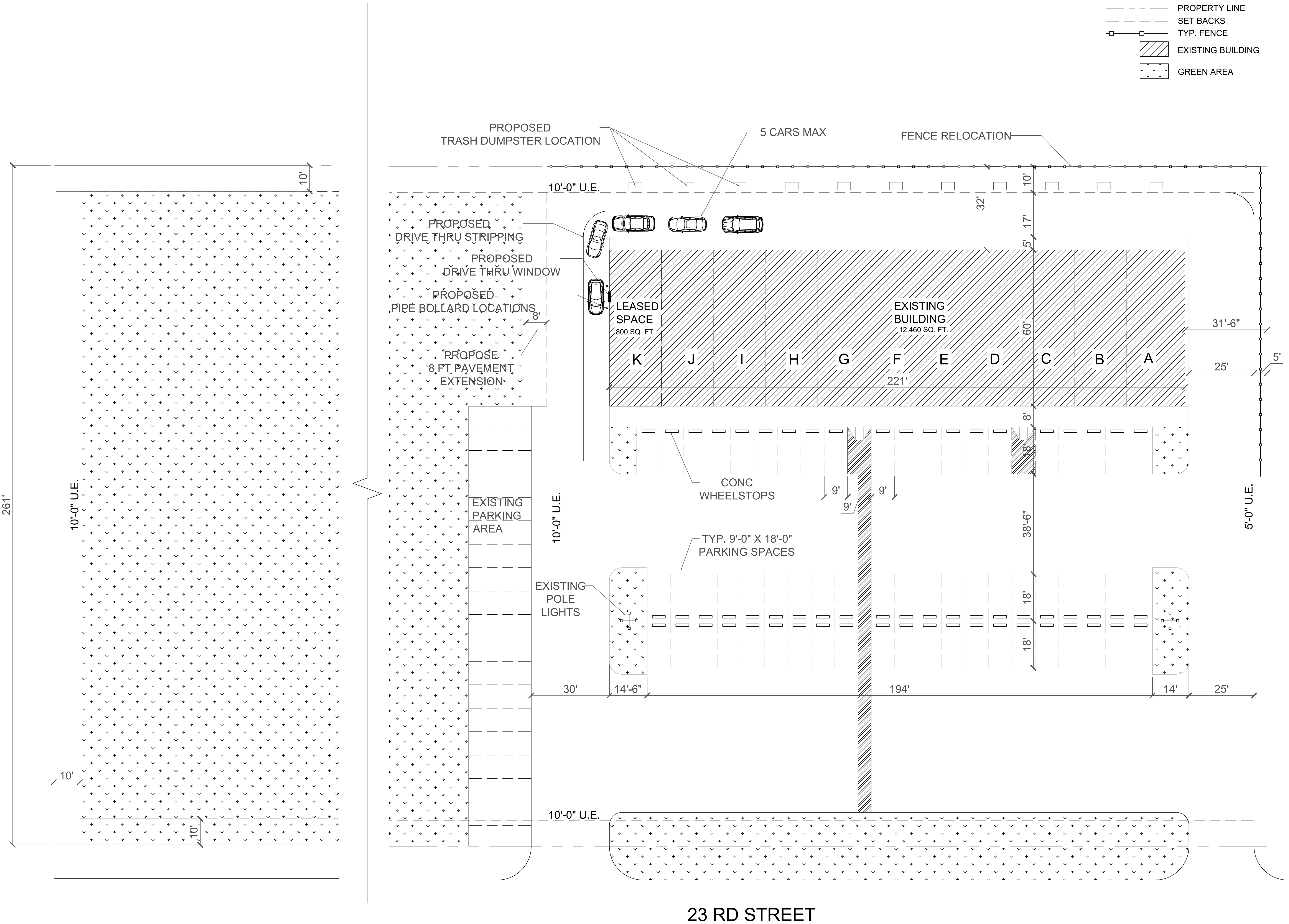
Issue Set: PERMIT SET.

Sheet:

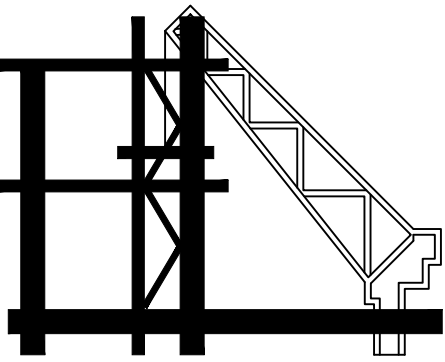
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Page #: 1

Of: 1



TOPCON, INC.



DRAFTING & DESIGN DEPARTMENT

Project no.	201708
Date:	02/03/2021
Scale:	3/32"=1'-0"
Drawn By:	ROSELIO NAVARRO
Appvd. By:	ABILIO VELA

Project Name and Address:	ICED CUBE SHAVED ICE
Firm Description and Address:	GENERAL CONTRACTOR
Project Name and Address:	6101 NORTH 23RD STREET McALLEN, TX. 78504
SHEET TITLE:	PROPOSED SITE PLAN

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Issue Set: PERMIT SET.

Sheet:



# Memo

**TO:** Planning and Zoning Commission

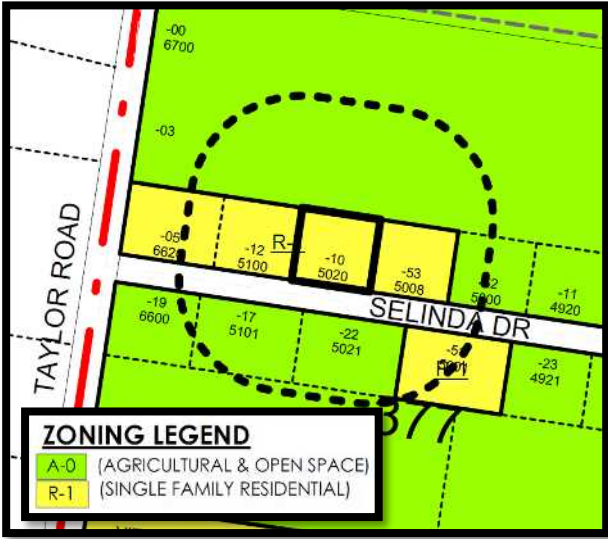
**FROM:** Planning Staff

**DATE:** February 8, 2021

**SUBJECT: REQUEST OF MERARY S. ENRIQUEZ, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A GUEST HOUSE AT 0.50 ACRES OUT OF THE NORTH 1/2 OF THE SOUTH 9.39 ACRES OF THE NORTH 19.39 ACRES OF LOT 377, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 5020 SELINDA DRIVE. (CUP2021-0010)**

### BRIEF DESCRIPTION:

The property is located along the north side of Selinda Drive approximately 300 feet east of North Taylor Road. The tract has 140.5 feet of frontage along Selinda Drive and a depth of 155 feet for a tract size of .50 acres. The adjacent property is A-O (agricultural and open space) District to the north and south and R-1 (single family residential) District to the east and west. The surrounding land uses include single family residential and vacant land. A guest house is allowed in R-1 District with a conditional use permit and in compliance with requirements.



## HISTORY:

The property was zoned A-O (agricultural and open space) District upon annexation in 1999. The property was rezoned to R-1 (single family residential) District in 2011. An application for a building permit was submitted by the previous owner on March 29, 2011 for additions to the residential house and to convert and expand an existing storage building into a guesthouse. Staff advised the previous property owner that a Conditional Use Permit (CUP) would be required for a guesthouse use. A review of planning department record did not reveal information regarding a CUP application.

having been submitted at that time.

The applicant purchased the home in January 2021 and applied for a building permit on January 15<sup>th</sup> for renovations due to fire damage to the primary house and for the changes made by the previous owner for the guesthouse. They will temporarily reside in the guesthouse building. Upon review of the building permit application it was determined that a conditional use permit is required for the use of the guesthouse.

**SUMMARY/ANALYSIS:**

The applicant is applying for a conditional use permit for an existing guesthouse measuring 35 ft. by 25.2 ft. The guesthouse consists of living space, bathroom, closet, and kitchen on the first floor and a loft style bedroom on the second floor. The area of the guesthouse is approximately 882 square feet.

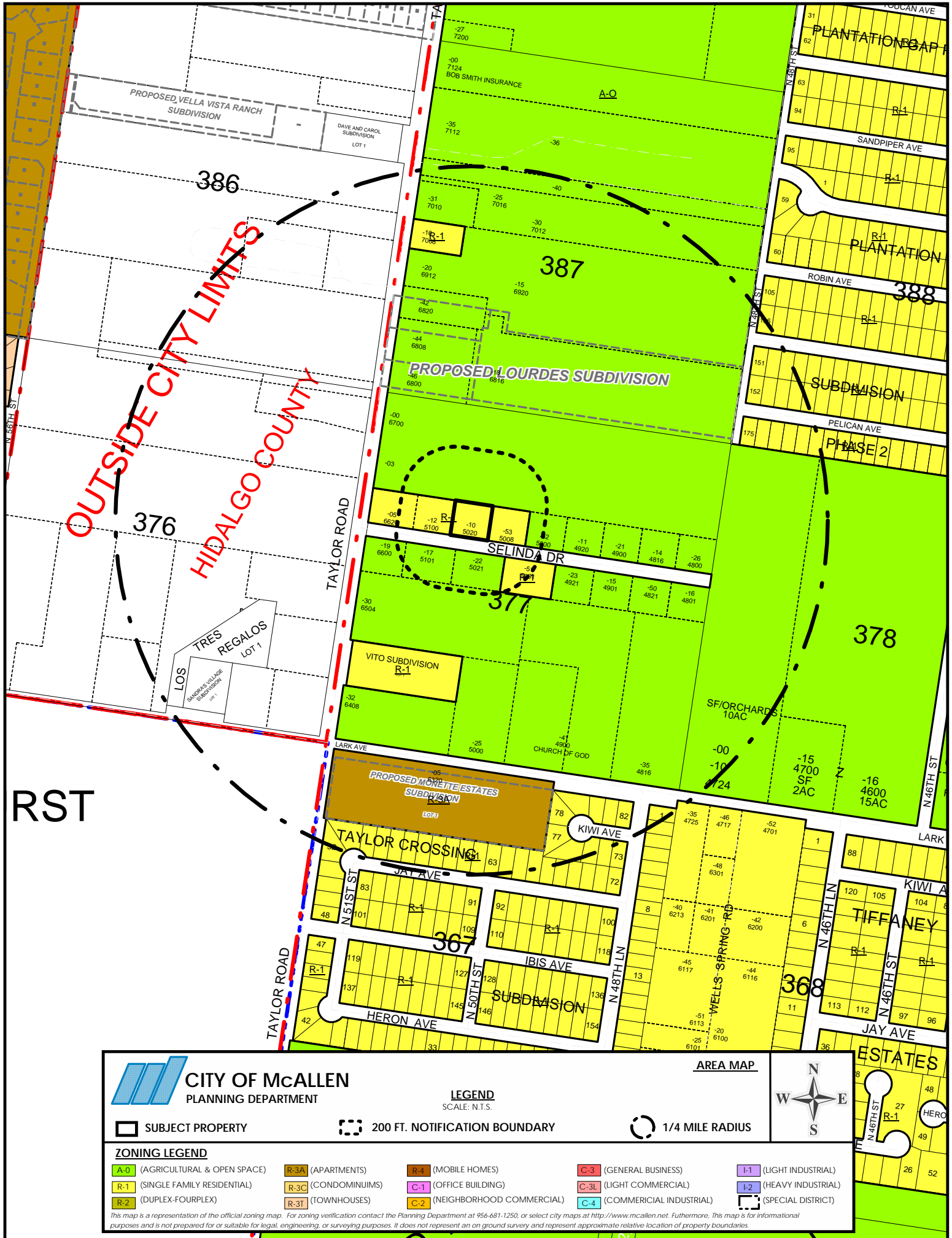
The Fire Department inspection is pending a final inspection.

The guesthouse must meet the requirements set forth in Section 138-118(a) (5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one guesthouse shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. Proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 sq. ft. The subject property is approximately 21,177.5 sq. ft.;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

**RECOMMENDATION:**

Staff recommends approval of the request, for life of the use, subject to compliance with requirements from Section 138-118(a)(5) of the Zoning Ordinance, and Fire Department requirements.







**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property on ground survey and represent approximate relative location of property boundaries.



ALTON ROY BIRD  
DOC# 363787 O.R.

(DEED=N 8°-41'E)  
8°-54'-18"E

155.00'

CONCRETE DRIVE

1.3'

10.7'

Bedroom

18'

35'

25'

16 FT

17.4'

17.4'

17.4'

17.4'

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SATELLITE  
DISH

0.50 ACRE

7' BRICK  
FENCE

GREEN  
AREA

COVERED PATIO

3'X3'  
A/C

FRAME  
ROOM

10'

3'

10'

3'

10'

3'

10'

3'

10'

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10'

3'

10'

3'

10'

3'

10'

3'

1.2'

19.7'

2' BRICK  
WING

2' BRICK  
FENCE

CONCRETE

CVRD.  
PORCH

6' CONC.  
WALK

Bedroom

2' BRICK  
WING

3'X3'  
A/C

8°-54'-18"W

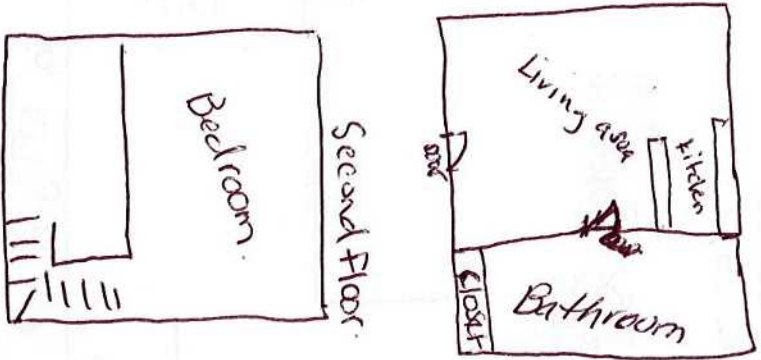
155.00'

RECEIVED  
JAN 18 2021  
By

# Floor plan

No kitchen stove  
(mini) fridge.

New  
renovating  
11/8/21









1001 WHITEWING • P.O. BOX 4320  
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

[illegible]

Bill Pitt

# Hidalgo CAD

## Property Search Results > 282055 ENRIQUEZ MERARY SUGEY for Year 2021

Tax Year: 2021

### Property

#### Account

Property ID:	282055	Legal Description:	JOHN H SHARY E140.5'-W477'-N155'-S970' LOT 377 0.50AC GR 0.42AC NET
Geographic ID:	S2950-00-000-0377-10	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

#### Location

Address:	5020 SELINDA DR MCALLEN, TX	Mapsco:	
Neighborhood:	JOHN H SHARY	Map ID:	CML VOL 1 PG 17
Neighborhood CD:	S295000		

#### Owner

Name:	ENRIQUEZ MERARY SUGEY	Owner ID:	1196705
Mailing Address:	5020 SELINDA DR MISSION, TX 78573	% Ownership:	100.0000000000%
		Exemptions:	

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$196,626	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$48,652	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$245,278	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$245,278	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$245,278	

### Taxing Jurisdiction

Owner:	ENRIQUEZ MERARY SUGEY
% Ownership:	100.0000000000%



Total Value: \$245,278

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
CAD	APPRAISAL DISTRICT	0.000000	\$245,278	\$245,278	\$0.00		
CML	CITY OF MCALLEN	0.495600	\$245,278	\$245,278	\$1,215.60		
DR1	DRAINAGE DISTRICT #1	0.102600	\$245,278	\$245,278	\$251.66		
GHD	HIDALGO COUNTY	0.575000	\$245,278	\$245,278	\$1,410.35		
JCC	SOUTH TEXAS COLLEGE	0.171800	\$245,278	\$245,278	\$421.39		
R12	ROAD DIST 12	0.000000	\$245,278	\$245,278	\$0.00		
SSL	SHARYLAND ISD	1.280800	\$245,278	\$245,278	\$3,141.52		
SST	SOUTH TEXAS SCHOOL	0.049200	\$245,278	\$245,278	\$120.68		
W14	UNITED IRR WTR DIST	0.000000	\$245,278	\$245,278	\$0.00		
Total Tax Rate:		2.675000					
Taxes w/Current Exemptions:					\$6,561.20		
Taxes w/o Exemptions:					\$6,561.19		

## Improvement / Building

<b>Improvement #1:</b>	<b>RESIDENTIAL</b>	<b>State Code:</b>	<b>A1</b>	<b>Living Area:</b>	<b>2730.0 sqft</b>	<b>Value: \$196,626</b>
------------------------	--------------------	--------------------	-----------	---------------------	--------------------	-------------------------

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	BRKGD - 8	DBRK,DBRK	1990	2422.0
GAR	GARAGE	*		1990	550.0
POR	PORCH (COVERED)	*		1990	150.0
PAT	PATIO	*		1990	394.0
ATR	ATRIUM	*		1990	102.0
PAT	PATIO	*		1990	30.0
STG	STORAGE	*		2006	475.0
MA2	MAIN 2ND FL	BRKGD - 8	DBRK,DBRK	2007	140.0
ROBL	RES OUT BUILDING	*		2012	475.0
ADD	ADDITION	BRKGD - 8	DBRK,DBRK	1997	168.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.4200	18295.20	0.00	0.00	\$48,652	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$196,626	\$48,652	0	245,278	\$0	\$245,278
2020	\$182,029	\$48,652	0	230,681	\$0	\$230,681
2019	\$175,784	\$48,652	0	224,436	\$0	\$224,436
2018	\$178,420	\$43,880	0	222,300	\$0	\$222,300
2017	\$180,521	\$43,880	0	224,401	\$0	\$224,401
2016	\$182,625	\$43,880	0	226,505	\$0	\$226,505
2015	\$164,032	\$43,880	0	207,912	\$0	\$207,912
2014	\$144,498	\$43,880	0	188,378	\$0	\$188,378

2013	\$146,362	\$43,880	0	190,242	\$0	\$190,242
2012	\$141,704	\$43,880	0	185,584	\$0	\$185,584
2011	\$138,557	\$43,880	0	182,437	\$0	\$182,437
2010	\$142,066	\$43,880	0	185,946	\$0	\$185,946
2009	\$153,716	\$52,545	0	206,261	\$0	\$206,261
2008	\$155,615	\$52,545	0	208,160	\$14,614	\$193,546
2007	\$141,384	\$26,603	0	167,987	\$0	\$167,987

### Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/19/2021	WDV	WARRANTY DEED/VENDORS LIEN	MANSINGHANI SURESH T	ENRIQUEZ MERARY SUGEY			3184631
2	2/25/2014	DLF	DEED IN LIEU OF FORECLOSURE	CORONEL MARTHA	MANSINGHANI SURESH T			2489049
3	12/14/2009	WDV	WARRANTY DEED/VENDORS LIEN	MANSINGHANI SURESH T	CORONEL MARTHA			2058968

### Tax Due

Property Tax Information as of 02/09/2021

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (956) 381-8466.**



## Memo

**TO:** Planning and Zoning Commission

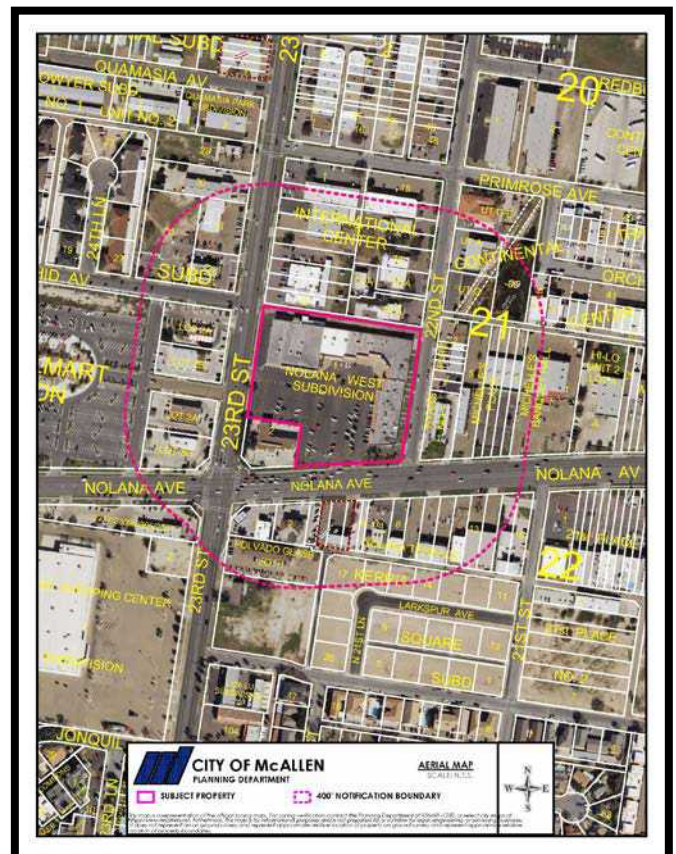
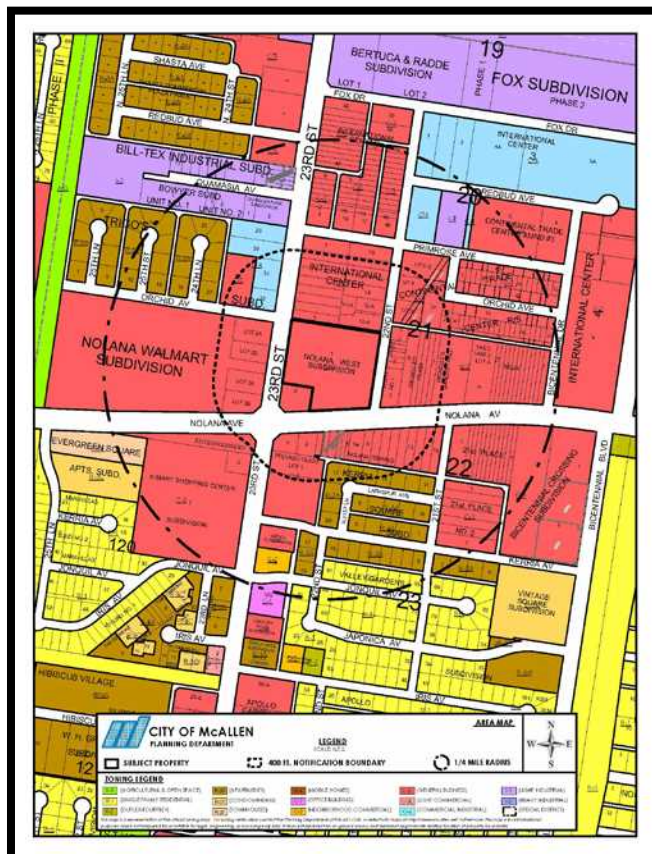
**FROM:** Planning Staff

**DATE:** February 11, 2021

**SUBJECT: 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. (CUP2021-0009)**

### BRIEF DESCRIPTION:

The property is located at the northeast corner of North 23<sup>rd</sup> 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.



**HISTORY:**

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 January 13, 2020 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.

**REQUEST/ANALYSIS:**

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 2020 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 23<sup>rd</sup> 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.

**RECOMMENDATION:**

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



P-2 2-10-21  
CC 3-8-21

CUP 2021-0009



CITY OF McALLEN, TEXAS

Permit No. \_\_\_\_\_

311 NORTH 15<sup>TH</sup> STREET, McALLEN, TX 78501

P. O. BOX 220, McALLEN, TEXAS 78505-0220 • (956) 681-1250 • FAX (956) 681-1279

**BARS, COCKTAIL LOUNGES, TAVERNS, CANTINAS, SALOONS  
DANCEHALLS, DISCOTHEQUES, DISCOS OR NIGHTCLUBS, EVENT CENTERS, LIQUOR  
STORES, VAPORIZER STORES**

CONDITIONAL USE PERMIT APPLICATION

(Please print or type)

Application Date 1 / 13 / 2021

Applicant Samuel Avila 956-227-1237  
(first) (initial) (last) EMAIL PHONE NO.

Mailing Address 2200 Nolana Suite 2212 & 2214 McAllen, Tx 78504  
(city) (state) (zip)

Property Owner Said Shwab N/A  
(first) (initial) (last) EMAIL PHONE NO.

Mailing Address 2200 Nolana Suite 2212 & 2214 McAllen, Tx 78504  
(city) (state) (zip)

Property Location 2200 Nolana Suite 2212 & 2214 McAllen, Tx 78504  
(street address)

Property Legal Description (if metes and bounds, attach survey of the property) Nolana West (subdivision) (block) (lot)

Current use of property Shope Center/Cym Bar Proposed use of property Bar / McAllen Cym Bar

TERM OF PERMIT: 1 YEAR N/A MORE THAN 1 YEAR (requires City Commission approval)

DAYS AND HOURS OF OPERATION: Monday - Sunday 1 p.m. - 2 a.m.

**FLOOR PLAN & SITE PLAN** (attach a drawing of the property showing the following)

- |                                                                             |                                                                           |
|-----------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <input type="checkbox"/> Scale, north arrow, legal description of property  | <input type="checkbox"/> Landscaping and fencing of yard                  |
| <input type="checkbox"/> Location and height of all structures              | <input type="checkbox"/> Off-street parking and loading                   |
| <input type="checkbox"/> Setback from property lines and between structures | <input type="checkbox"/> Driveway location & design                       |
| <input type="checkbox"/> Proposed changes and uses                          | <input type="checkbox"/> Location, type, height and lighting of all signs |

(Applicant signature) Samuel Avila (date) 1/12/2021 (Property owner signature) Said Schwab (date) 1/12/2021

**GENERAL INFORMATION**

**NOTIFICATION AND PUBLIC HEARING:** Property owners within 400' of the subject property shall be notified within at least 10 working days of the Planning and Zoning Commission public hearing. Upon considering the recommendation of the Director of Planning, the Planning and Zoning Commission shall approve or disapprove the application.

**APPEALS PROCEDURE:** Any decision of the Planning and Zoning Commission may be appealed to the City Commission by presenting a petition to the City Commission within 10 days after the decision of the Planning and Zoning Commission and specifying the grounds for the appeal. A vote of 3/4 of the City Commission is required to overrule a vote of the Planning and Zoning Commission denying a conditional use permit.

**CANCELLATION:** A conditional use permit is automatically cancelled if not used within 6 months.

**REVOCATION:** A conditional use permit may be revoked by the Planning and Zoning Commission at a public hearing upon failure of the applicant to remedy a violation of the conditions of the permit within a specified time period (10 to 30 days) as specified in a written notice to the applicant by the Code Enforcement Officer or Building Inspector.

**RENEWAL PERIOD:** A conditional use permit shall expire within 1 year unless otherwise specified by the Planning and Zoning Commission. Application for renewal of a permit shall be made prior to 20 days before permit expiration. A permit for more than 1 year shall be approved by the City Commission.

Case Number: _____	<input type="checkbox"/> Routed
P&Z meeting: _____	<input type="checkbox"/> Scanned
Receipt No.: _____	

**DEFINITIONS**

Bar, Cocktail Lounge, Tavern, Cantina, Saloon - An establishment where alcoholic beverages are sold for on-premise consumption other than a restaurant. A restaurant is defined as a building where the primary business is the on-premise sale of prepared food, with adequate kitchen facilities and where at least 51% of the gross income is derived from the sale of food.

RECEIVED  
JAN 13 2021

BY: \_\_\_\_\_  
P.S.



Dancehall, Discotheque, Disco, Nightclub - An establishment whose primary activity is the provision of facilities for dancing including a dance floor and live entertainment or amplified music. Such establishments may or may not provide on-premise consumption of alcoholic beverages. Schools of dance are exempted from this definition.

Vape Shop- An establishment whose primary activity is the retail sale of products and equipment for vaping.

Liquor Store- An establishment whose primary activity is the retail sale of alcoholic beverages that are sold for off premise consumption.

FOR OFFICIAL USE ONLY  
APPLICATION FILING FEE: ☒ \$525.00 One year and appeal  
cash/check # \_\_\_\_\_ Amount paid \_\_\_\_\_

#### ZONING DISTRICT REQUIREMENTS

REQUIRED ZONING DISTRICT: C-3, C-4,  
REQUIRED ZONING DISTRICT (LIQUOR STORE ONLY): C-3L  
REZONING REQUIRED: ☐ NO  
SETBACKS: FRONT \_\_\_\_\_ SIDE \_\_\_\_\_ REAR \_\_\_\_\_  
MINIMUM LOT SIZE: \_\_\_\_\_

CURRENT ZONING DISTRICT:  
☐ YES, attach rezoning application  
MAXIMUM HEIGHT: \_\_\_\_\_

#### CONDITIONAL USE REQUIREMENTS

The proposed use meets all the minimum standards established in applicable city ordinances; and will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.

##### GENERAL REQUIREMENTS:

1. No form of pollution shall emanate beyond the immediate property line of the permitted use.
2. 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.

##### SPECIFIC REQUIREMENTS:

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.  
Requirement: \_\_\_\_\_
2. The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas.  
Requirement: \_\_\_\_\_
3. The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking.  
Requirement: \_\_\_\_\_
4. The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances  
Requirement: \_\_\_\_\_
5. The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street. Requirement: \_\_\_\_\_
6. The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.  
Requirement: \_\_\_\_\_
7. The abovementioned businesses 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. \_\_\_\_\_

#### DEPARTMENTAL REQUIREMENTS

REQUIRED CONDITIONS	DEPARTMENT	MONTH/DAY
Complies with regulations	Health Inspection	/
Meet standard requirements	Fire Inspection	/
Subject to Section: 138-118 ( )	Planning	/
Permit #	Building/Electrical/Plumbing	/
	Other	/

#### CITY BOARD REQUIREMENTS

PLANNING & ZONING COMMISSION DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_ APPROVED \_\_\_\_ DISAPPROVED \_\_\_\_ 1 YEAR \_\_\_\_ OTHER \_\_\_\_  
REQUIRED CONDITIONS: \_\_\_\_\_

CITY COMMISSION DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_ APPROVED \_\_\_\_ DISAPPROVED \_\_\_\_ 1 YEAR \_\_\_\_ OTHER \_\_\_\_  
REQUIRED CONDITIONS: \_\_\_\_\_

#### ACKNOWLEDGEMENT AND AGREEMENT TO CONDITIONS

Note: Approval of this permit does not constitute approval to construct, alter or repair. Appropriate building permits must be obtained. The foregoing is a true and correct description of the existing conditions and contemplated action and I will have full authority over the operation and/or construction of same, and hereby agree to comply with all ordinances of the City and applicable Deed Restrictions and assume all responsibility for such compliance. I further agree to discontinue any violations of the conditions of the permit upon notice given to me or anyone in charge of the above property by the Code Enforcement Officer. If the permit is revoked I agree to cease operation of the use upon notification of revocation. I understand that any violation of this ordinance is subject to a Five Hundred Dollar (\$500.00) fine for each day of violation. Please note that approval of this permit may result in a higher sanitation rate on your utility bill.

(Applicant signature) \_\_\_\_\_

(date) \_\_\_\_\_

In consideration of the above application, a permit is hereby granted for the above action conditioned upon the terms and specifications set forth above, and the faithful observance of all provisions of the City Building Code, Zoning Ordinance, and all other ordinances applicable to the same.

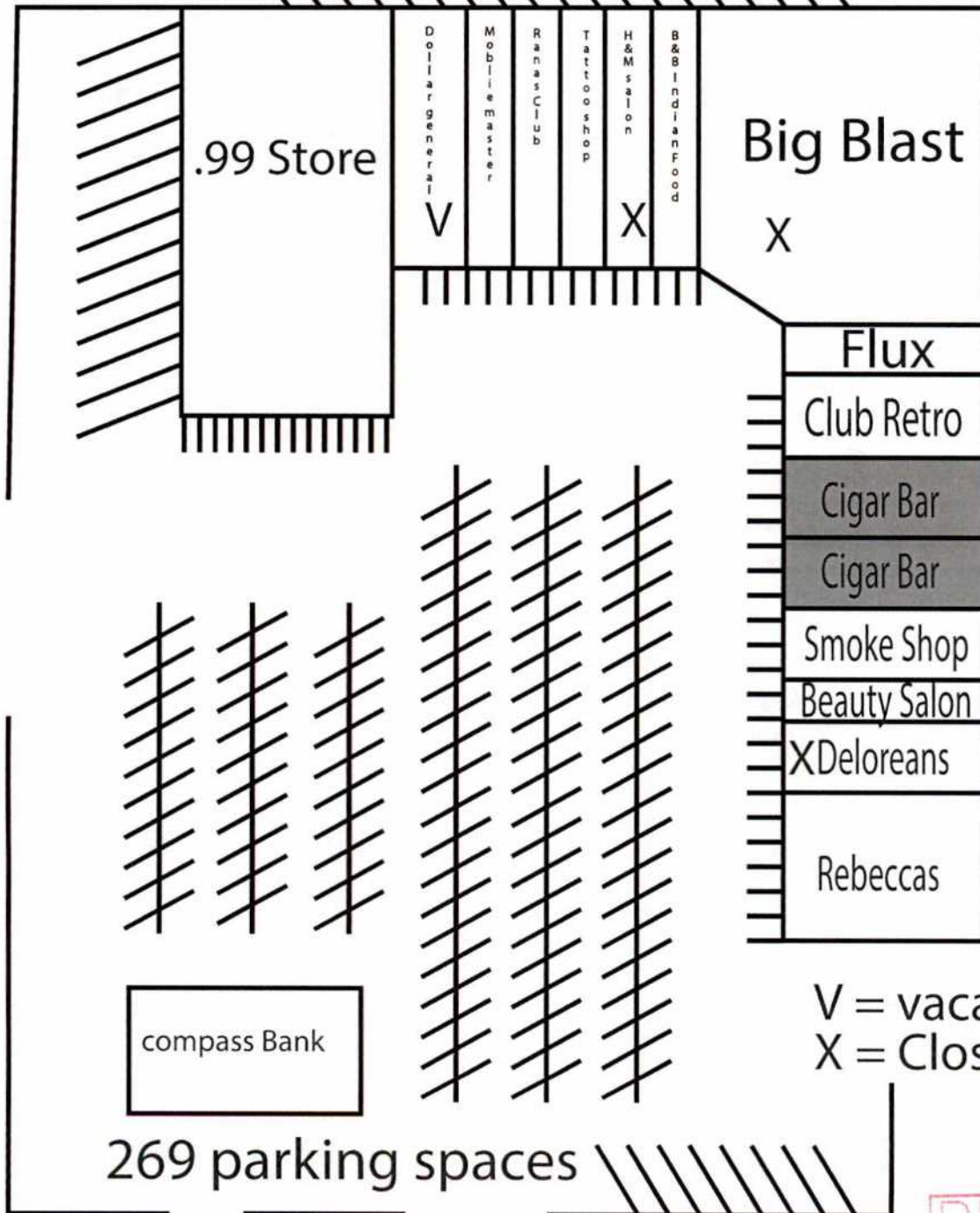
City Manager (or Agent) \_\_\_\_\_

(date) \_\_\_\_\_

Back of Building

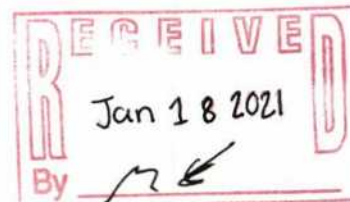
23rd street

22nd street

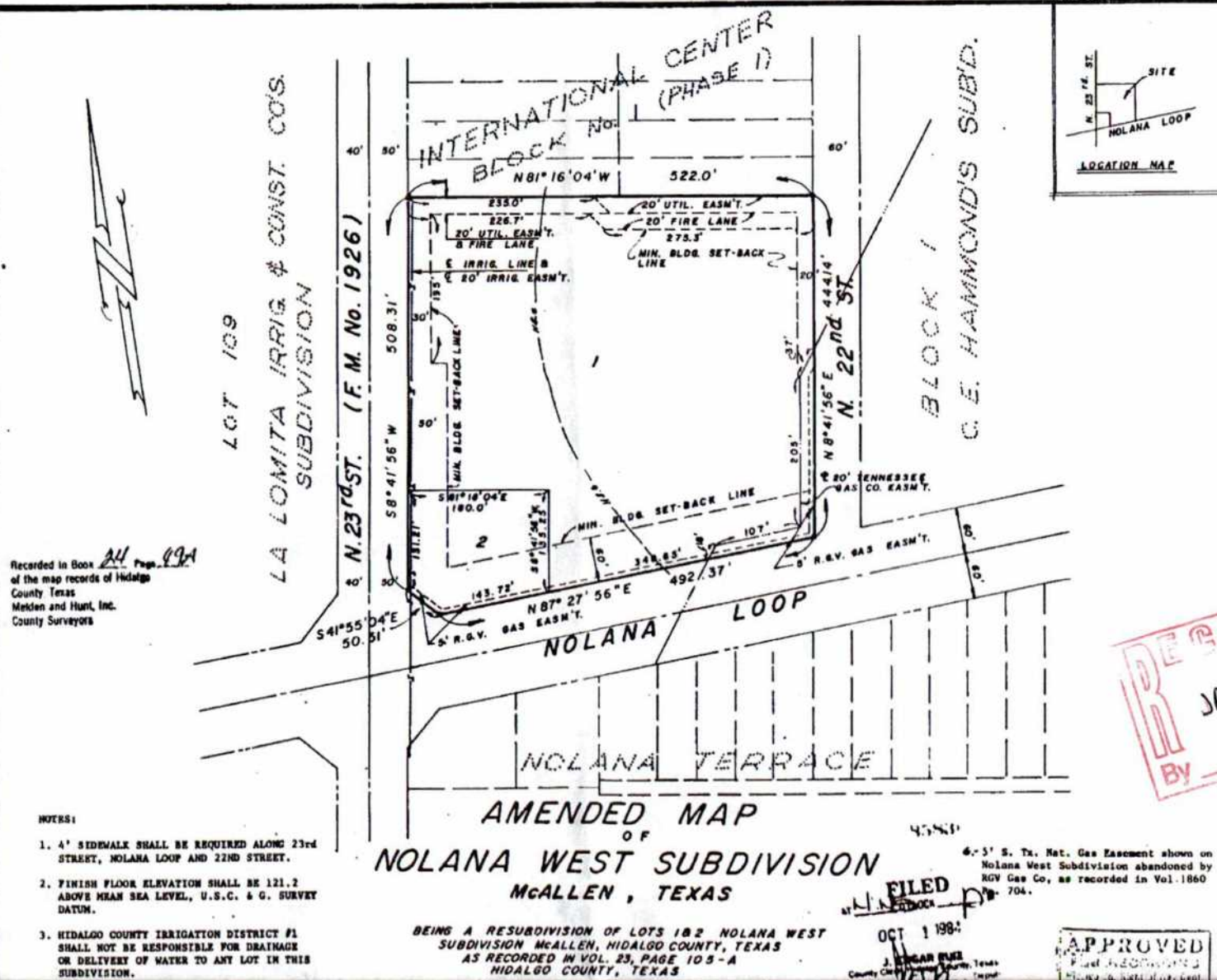


V = vacant Space  
X = Closed

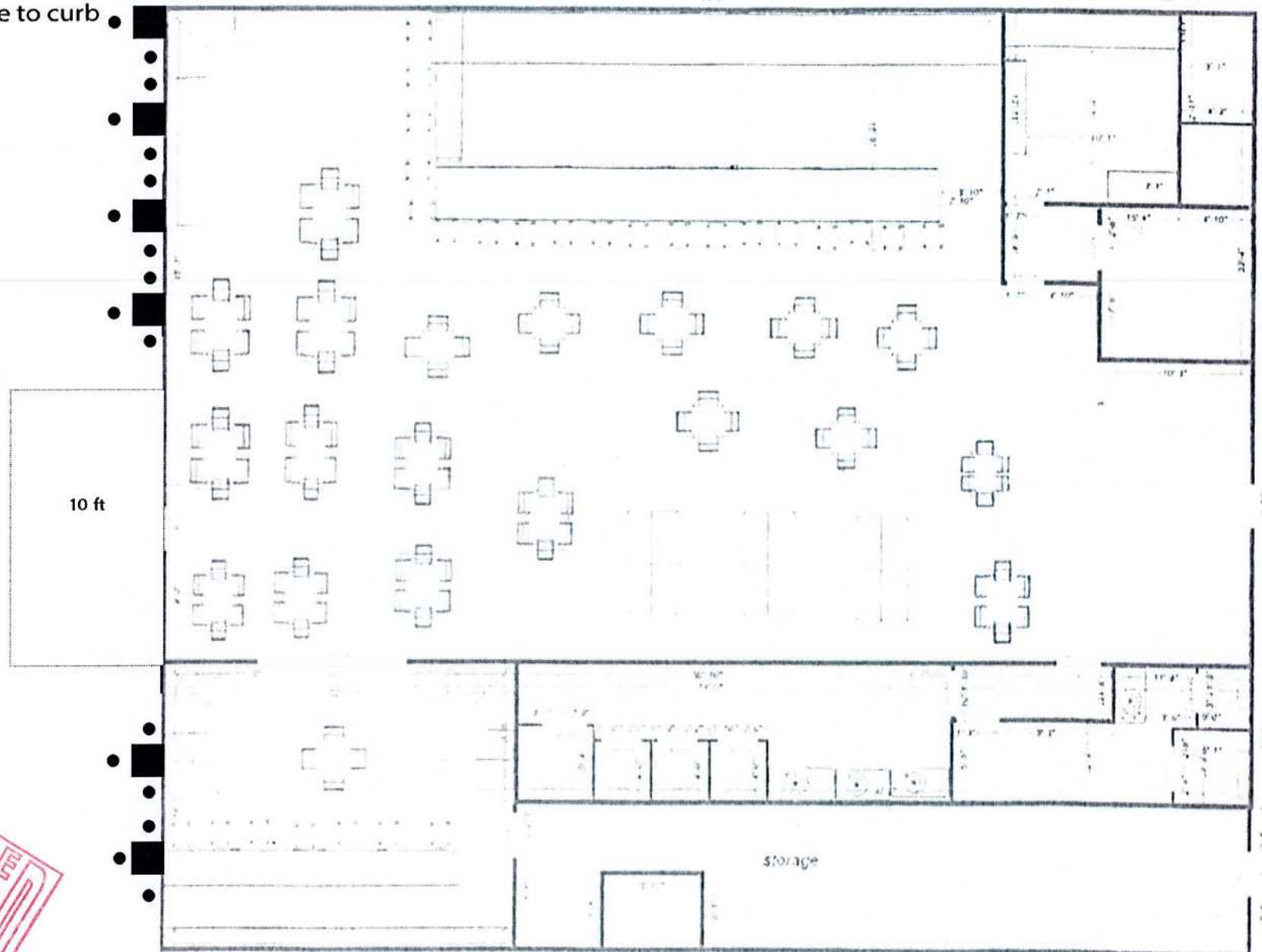
Nolana





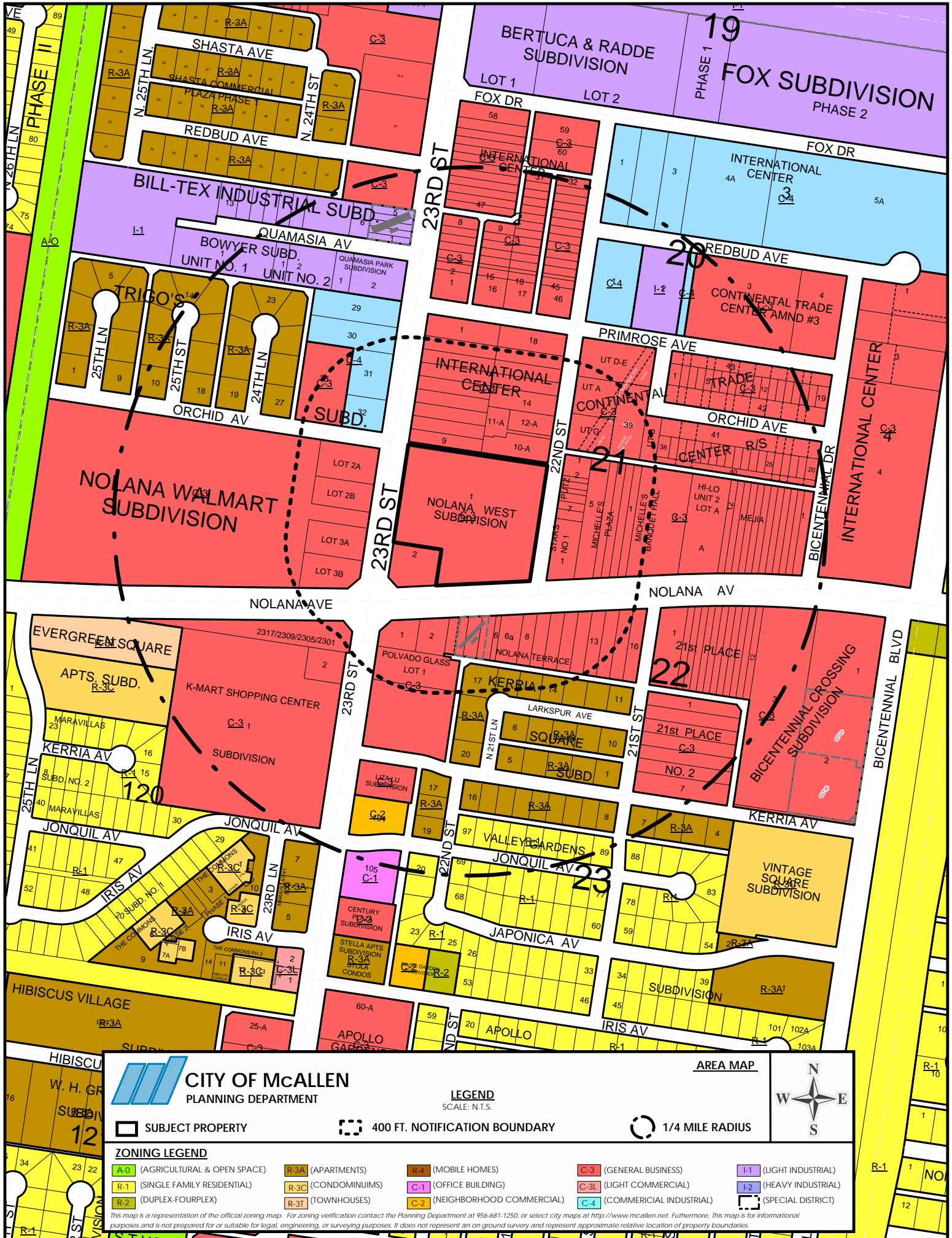


15 ft from edge of curb to wall  
12.5ft from edge of table to curb



Black squares are 30"x30" tables.













*Cigar Bar*

*DeJé*  
**SMOKE SHOP**

BEER FOOD 2214 LIQUOR TOBACCO

BEER FOOD 2213 LIQUOR TOBACCO

BEER FOOD 2213 LIQUOR TOBACCO

*Cigar Bar*

*Cigar Bar*

*Cigar Bar*

*Cigar Bar*

*Cigar Bar*

*Cigar Bar*

*DeJé*  
**SMOKE SHOP**

**SOLD-HERE**





MON-SUN

1:00 P.M. - 2:00 A.M.

\* SO IF YOU DON'T KNOW  
NOW YOU KNOW \*

NOTICE

51%

Cigar Bar

BEER

FOOD

2212

2212

2212

2212

2212

2212

2212

2212

2212

2212

2212

2212

2212



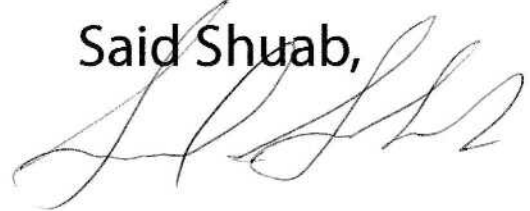
02/04/2021

To whom it may concern:

McAllen Cigar Bar LLC has the consent of the Landlord {Nolana West LLC} to place tables out side of building for smokers to use. If and when they maintain the area clean of and not limited to trash, cigarette butts. We feel that is is better than having people standing or walking around smoking. We have never had any problems with this tenant they run a respectful and responsible business. I hope you will take this into your consideration.

**Nolana West LLC.**

**Said Shuab,**

A handwritten signature in black ink, appearing to read 'Said Shuab', written over the printed name.





# Incident Analysis Report

## Summary

**Print Date/Time:** 02/04/2021 12:28  
**Login ID:** mcpd7004  
**Incident Type:** All  
**Call Source:** All

**From Date:** 02/04/2020 00:01  
**To Date:** 12/04/2021 12:00

McAllen Police Department  
**ORI Number:** TX1080800  
**Officer ID:** All  
**Location:** 2200 NOLANA AVE 2212,

Incident Date/Time	Incident Number	Incident Type	Location
04/21/2020 18:10	2020-00026832	Suspicious Person/Vehicle	2200 NOLANA AVE 2212
05/21/2020 22:57	2020-00033915	Suspicious Person/Vehicle	2200 NOLANA AVE 2212
05/30/2020 12:50	2020-00036115	Police Services	2200 NOLANA AVE 2212
06/04/2020 02:22	2020-00037362	Intoxicated Person	2200 NOLANA AVE 2212
08/06/2020 22:28	2020-00053210	Police Services	2200 NOLANA AVE 2212
08/12/2020 17:08	2020-00054540	Domestic Disturbance	2200 NOLANA AVE 2212
08/18/2020 00:22	2020-00055884	CIVIL MATTER	2200 NOLANA AVE 2212
08/22/2020 23:29	2020-00057177	Police Services	2200 NOLANA AVE 2212
09/05/2020 23:50	2020-00060853	Hit and Run	2200 NOLANA AVE 2212
10/07/2020 21:48	2020-00068486	Domestic Disturbance	2200 NOLANA AVE 2212
10/14/2020 03:10	2020-00070029	Alarm Burglary	2200 NOLANA AVE 2212
11/02/2020 01:01	2020-00074781	Suspicious Person/Vehicle	2200 NOLANA AVE 2212
11/08/2020 17:44	2020-00076410	Alarm Burglary	2200 NOLANA AVE 2212
12/02/2020 15:44	2020-00082345	Assault	2200 NOLANA AVE 2212
12/27/2020 23:31	2020-00088840	Suspicious Person/Vehicle	2200 NOLANA AVE 2212
01/14/2021 22:35	2021-00003286	Domestic Disturbance	2200 NOLANA AVE 2212

**Total Matches:** 16



# Incident Analysis Report

## Summary

**Print Date/Time:** 02/04/2021 12:26  
**Login ID:** mcpd7004  
**Incident Type:** All  
**Call Source:** All

**From Date:** 02/04/2020 00:01  
**To Date:** 02/04/2021 12:00

McAllen Police Department  
**ORI Number:** TX1080800  
**Officer ID:** All  
**Location:** 2200 NOLANA AVE 2214,

Incident Date/Time	Incident Number	Incident Type	Location
<hr/>			
Total Matches:	0		



**NOTICE  
BAR  
FOR  
THIS PROPERTY  
CUP2021-0009**

 CITY OF McALLEN PLANNING DEPT.  
204-981-1300  
WWW.MCALLEN.ORG





## Planning Department

### Memo

**TO:** Planning and Zoning Commission

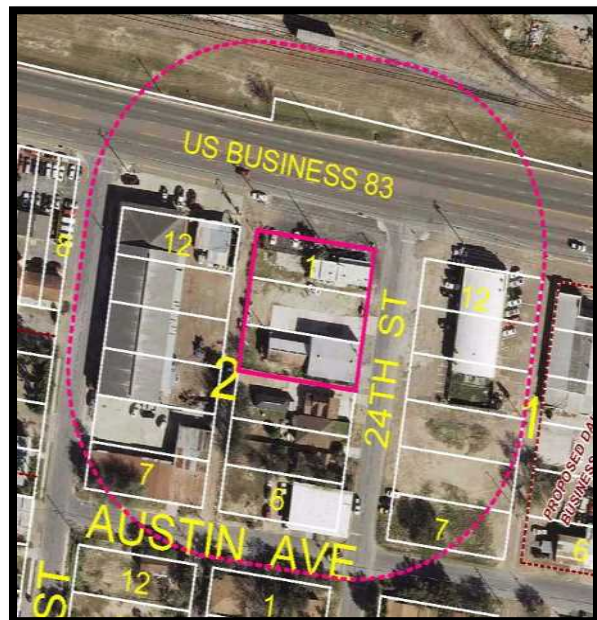
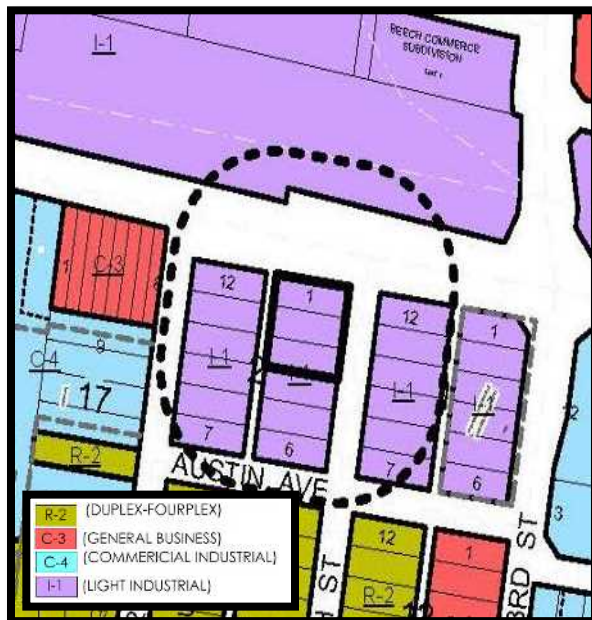
**FROM:** Planning Staff

**DATE:** February 11, 2021

**SUBJECT: REQUEST OF NORBERTO HERNANDEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' BY 12' AT LOTS 1, 2 AND 3, BLOCK 2, YOUNG'S ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 2401 HIGHWAY 83. (CUP2021-0012)**

#### BRIEF DESCRIPTION:

The property is located at the southwest corner of Business Highway 83 and South 24<sup>th</sup> Street. The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 District in all directions. Surrounding land uses include commercial business, multi-family residences, and vacant land. A portable food concession stand is permitted in an I-1 zone with a conditional use permit.



#### HISTORY:

The initial conditional use permit was approved for this location, for one year, by the Planning and Zoning Commission on February 21, 2012. Since the initial permit was

approved, the permit has been approved for different applicants. The latest CUP was approved on December 2018 for a portable food concession. The new applicant is proposing to use the portable building as a storage for his food truck materials.

**REQUEST/ANALYSIS:**

There is currently a commercial block building and a 160 sq. ft. portable building on the property. The applicant is proposing to use the portable building as a storage unit for his food truck materials. There is no public access to the inside of the portable building. Hours of operation are from Monday to Saturday from 8:00AM to 2:00PM.

A site inspection revealed that there are four tables being used for sitting area. Based on the number of 16 seats, 4 parking spaces are required, additionally the food truck requires 4 parking spaces for a total of 8 parking spaces. There are 13 parking spaces in front of the commercial block building; out of those spaces, 7 are required for the retail lease spaces and 8 will be used by the applicant to meet parking requirements, leaving a deficiency of 2 parking spaces. A parking agreement is needed for the deficiency of the 2 parking spaces or remove 2 booths (8 seats) to bring the total parking requirement to 6 parking spaces so the plaza could have parking available for all suites. After a meeting with the applicant, he decided to remove two tables to meet the parking requirement.

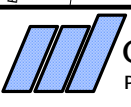
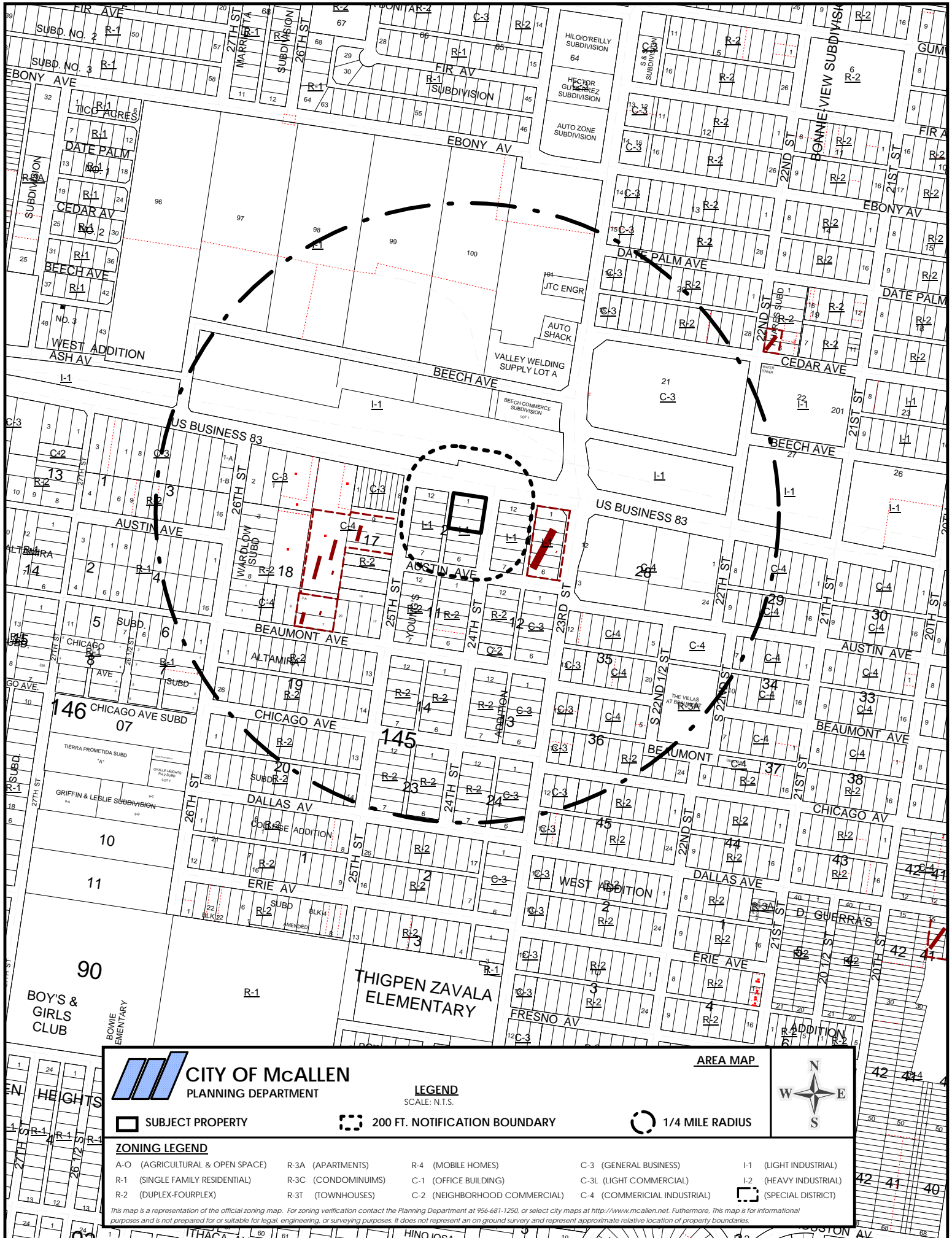
Furthermore, the parking lot needs to be properly maintained as per Sec. 138-400 (a) & (b) of the Zoning Ordinance. Parking lot needs to be properly striped, cleared out of grass and fix potholes. However, property owner applied for a Building permit (CMM2021-00921) on February 4, 2021 to do remodeling of all suites, including fixing the parking lot.

The Health Department has inspected the establishment, and find it to be in compliance. Fire Department inspection is pending. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) Portable buildings shall not be used for living quarters
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 ft. Building is approximately 60 ft. away from Business 83
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system
- 4) Portable buildings shall be provided with garbage and trash collection services

**RECOMMENDATION:**

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118 (a)(3) of the Zoning Ordinance, Health Department and Fire Department requirements, finalization of Building permit (CMM2021-00921).



# CITY OF McALLEN PLANNING DEPARTMENT

LEGEND  
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

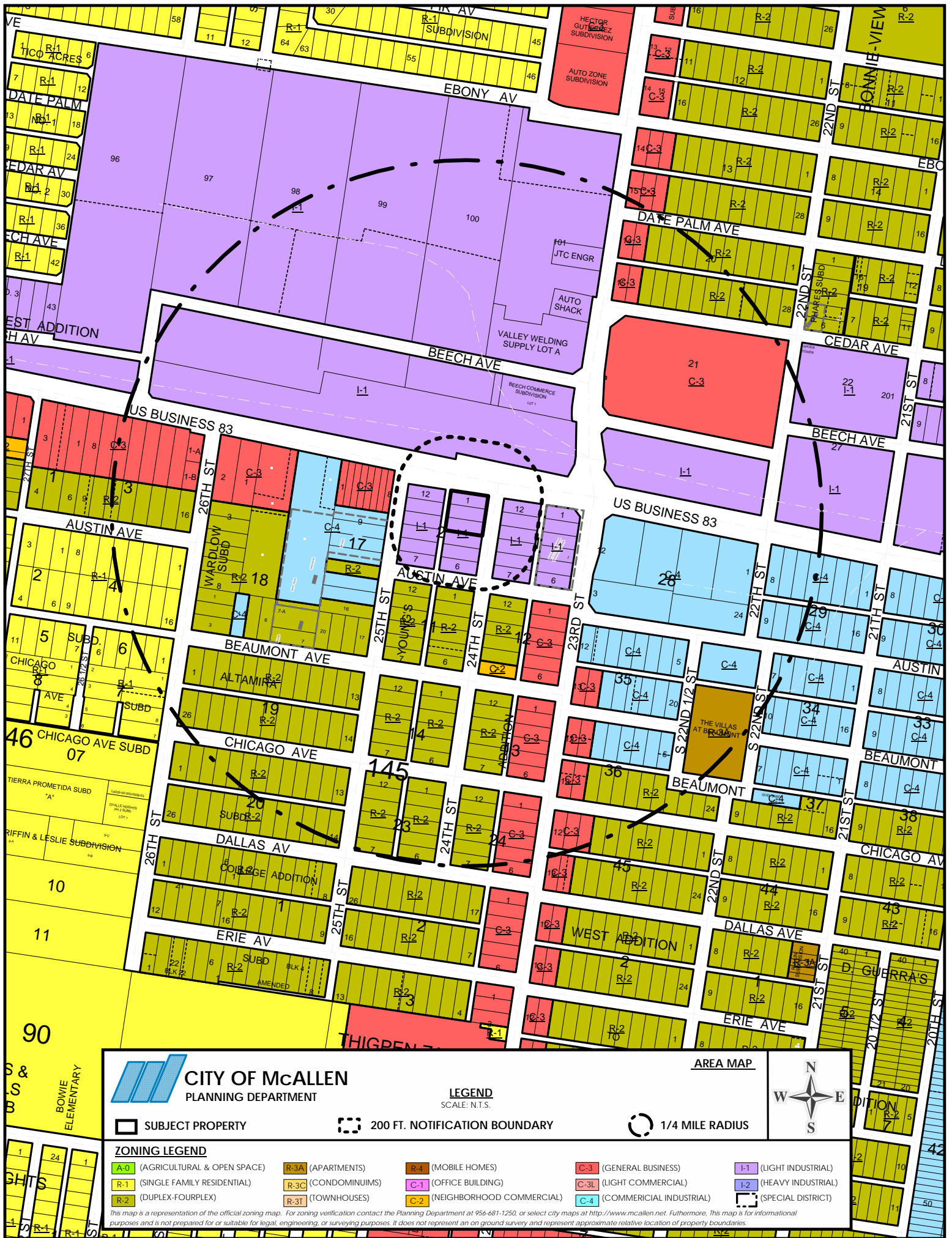


## ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on ground survey and represent approximate relative location of property boundaries.









BEECH COMMERCE  
SUBDIVISION  
LOT 1

US BUSINESS 83

24TH ST

AUSTIN AVE

25TH ST

YOUNG'S

4TH ST


23RD ST

PROPOSED DALE SHINE AT  
BUSINESS 83 SUBDIVISION



**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.

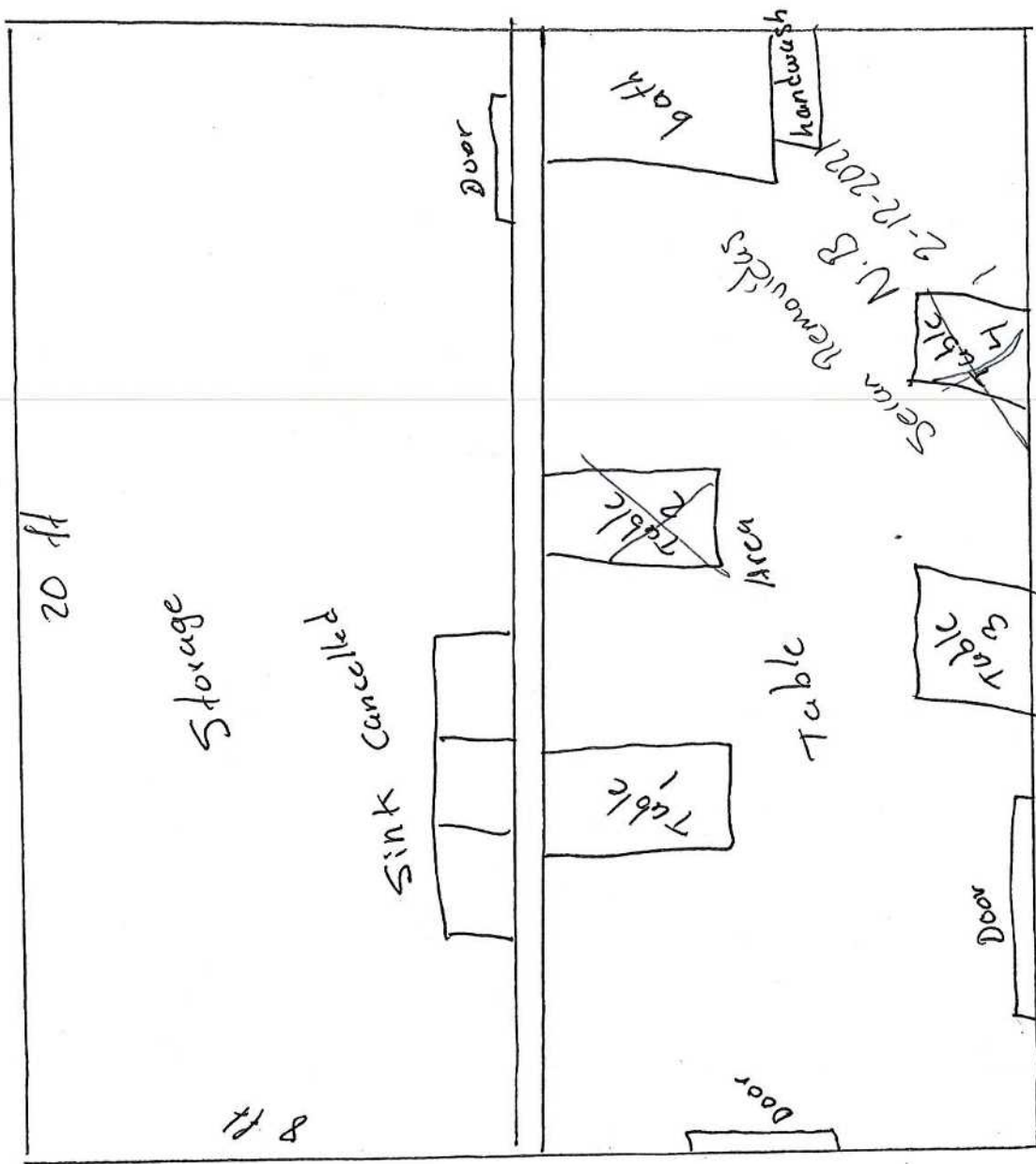
 SUBJECT PROPERTY

 200' NOTIFICATION BOUNDARY



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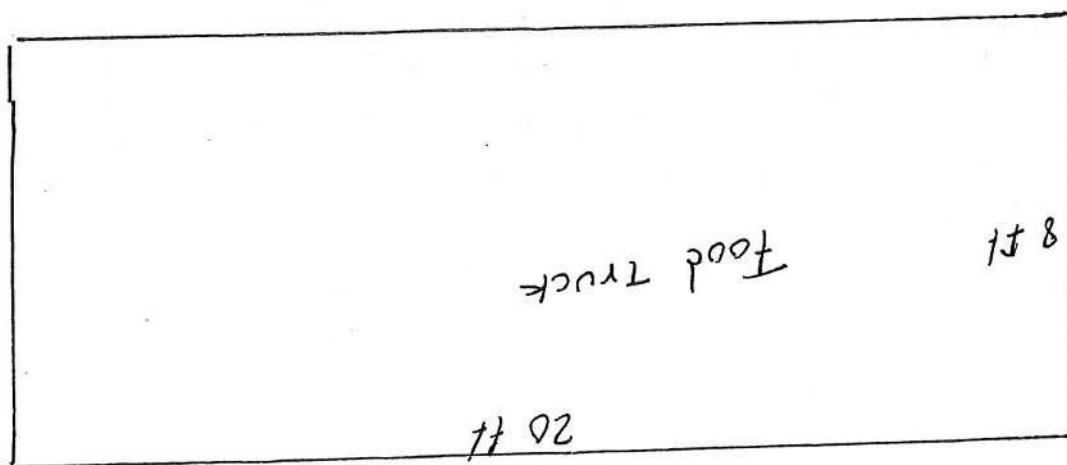




RECEIVED  
FEB 11 2021  
By *nm*

## Parking

Rissina 82

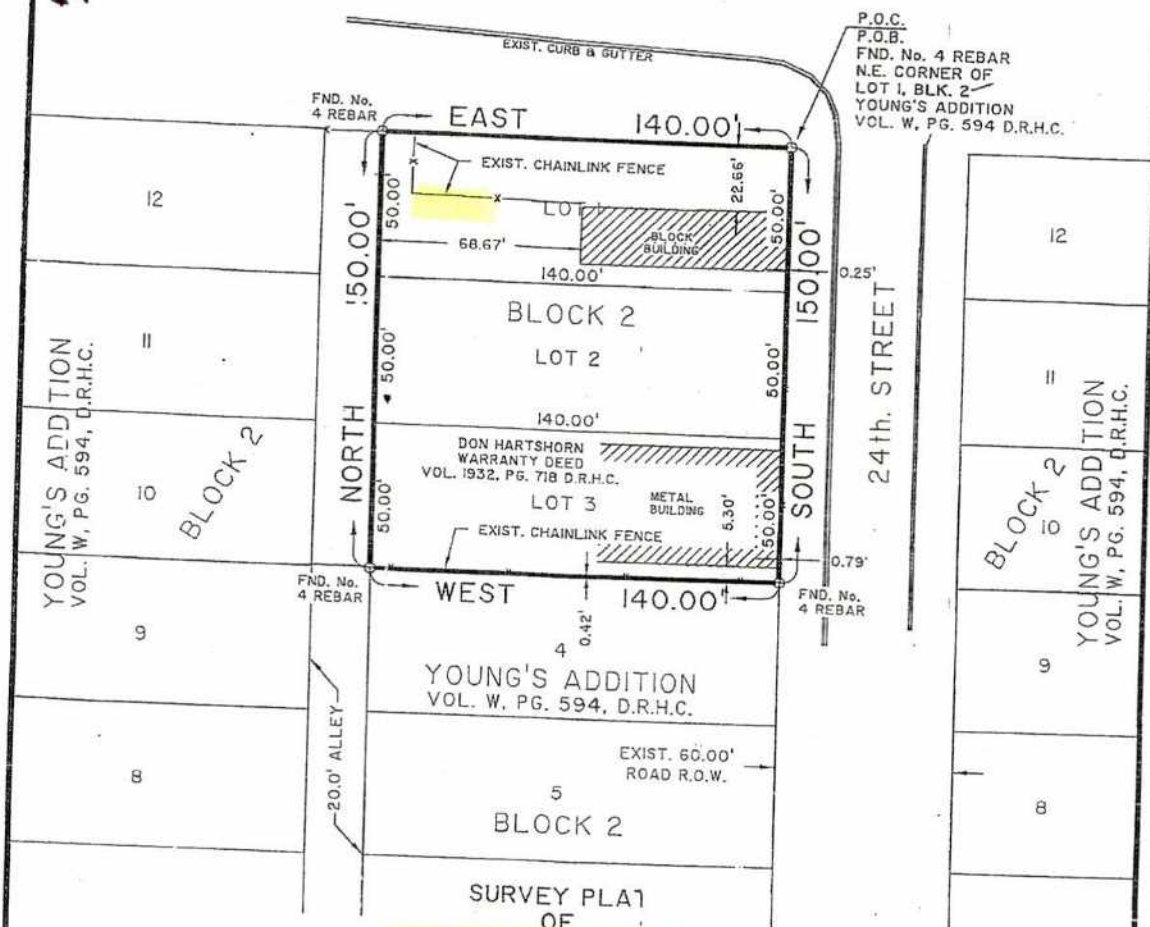


MO PAC RAIL ROAD

SCALE: 1" = 50'  
BEARING BASIS AS PER  
YOUNG'S ADDITION  
VOL. W, PG. 594 D.R.H.C.

HIGHWAY 83 (LOOP 374)

N

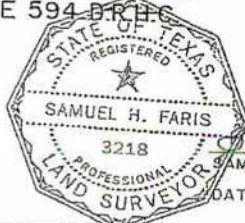


SURVEY PLAT  
OF  
LOTS 1, 2 AND 3, BLOCK 2  
YOUNG'S ADDITION  
AN ADDITION TO THE  
CITY OF McALLEN, HIDALGO COUNTY, TEXAS  
ACCORDING TO MAP RECORDED IN  
VOLUME W, PAGE 594 D.R.H.C.

Any certification expressed or implied herein is invalid without the original signature and seal of Samuel H. Faris. Alteration of this document, except by a licensed land surveyor is illegal.

This plat was prepared without the benefit of a title research.

I, Samuel H. Faris, hereby certify that this survey was performed on the ground under my supervision and that this survey correctly represents the facts found at the time of the survey.



SAMUEL H. FARIS - R.P.L.S. No. 3218  
DATE: 9/27/05

FLOOD ZONE		<input type="checkbox"/> A <input type="checkbox"/> AO <input checked="" type="checkbox"/> C <input type="checkbox"/> X <input type="checkbox"/> AH <input type="checkbox"/> B <input type="checkbox"/> D <input type="checkbox"/> OTHER		Com.-Panel No.: 480343 0005 C	County: Hidalgo	City: McALLEN	State: TX
Description: Areas of minimal flooding.				Map Revised: NOV.02, 1982			
Owner: DON HARTSHORN		Mailing Address: P.O. BOX 720142		City: McALLEN	State: TX	Zip Code: 78504	
Job No.: SUR05.077	Date: 09-23-05	FB: 486	PG: 44	Drawn By: RG	CHECKED BY: SF		

R.Gutierrez Eng. Corp. • 130 E. Park Ave. • (956) 782-2557

Me, Eduardo Salas owner of 2401 W. US Highway 83,  
authorize to "BETTO'S TACOS" the use of the floor  
corresponding suite #60 and also the use of the  
parking lot.



---

Eduardo Salas  
owner

## **Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** February 11 , 2021

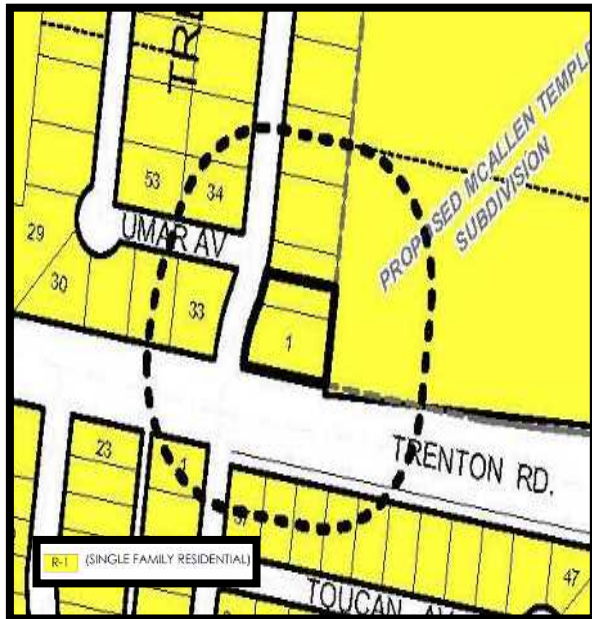
**SUBJECT: REQUEST OF EUGENIO J. GARCIA, ON BEHALF OF MELANY CASTILLO FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A GUEST HOUSE AT LOT 1 & SOUTH ½ OF LOT 2, TRENTON VILLAGE SUBDIVISION, HIDALGO COUNTY, TEXAS; 7200 N 4<sup>TH</sup> STREET. (CUP2021-0011)**

---

### **BRIEF DESCRIPTION:**

The subject property is located at the northeast intersection of North 4<sup>th</sup> Street and Trenton Road. The lot has approximately 138 ft. of frontage along North 4<sup>th</sup> Street and a depth of approximately 173 ft. along the south property line and 143 ft. along the north property line for a lot size of 21,691 sq. ft. Trenton village Subdivision was recorded on June 15, 2000, and the house was built in 2016 according to the Appraisal District records.

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, proposed McAllen Temple Church and vacant land. A guesthouse is allowed in R-1 District with a conditional use permit and in compliance with requirements.





**SUMMARY/ANALYSIS:**

The applicant is proposing to construct a two-story "L" shaped guesthouse measuring 22.67 ft. width along the rear property line and a length of 36.5 ft. along the north property line. The proposed guesthouse will include a bedroom, a bathroom, a walk in closet, living room and kitchen on the first floor; the second floor will include a second bedroom and a walk in closet, and will serve as an accessory use to the main house. The submitted site plan depicts that there will be two terraces; one at the front measuring 6 ft. by 11.67 ft. and a second one at the rear of the guest house measuring 5.58 ft. by 15 ft. The area of the guesthouse is approximately 942 square feet.

The proposed guesthouse is 4 ft. away from the rear of the main structure and 2.83 ft. away from the side, as per Section 138-369 of the Zoning Ordinance, an accessory building in a residential building shall be no closer than five feet to the main building except where a firewall is provided. The applicant is proposing to provide fire rated walls.

During a conversation with staff, the property owner indicated that the main use of the guesthouse would be for her parents to use whenever they come from Colombia to visit. Their stay will not be for a prolonged period of time.

The CUP application for a guesthouse for the subject property was submitted on January 19, 2021. A building permit application for the guesthouse has not been submitted. The Fire Department inspection is still pending.

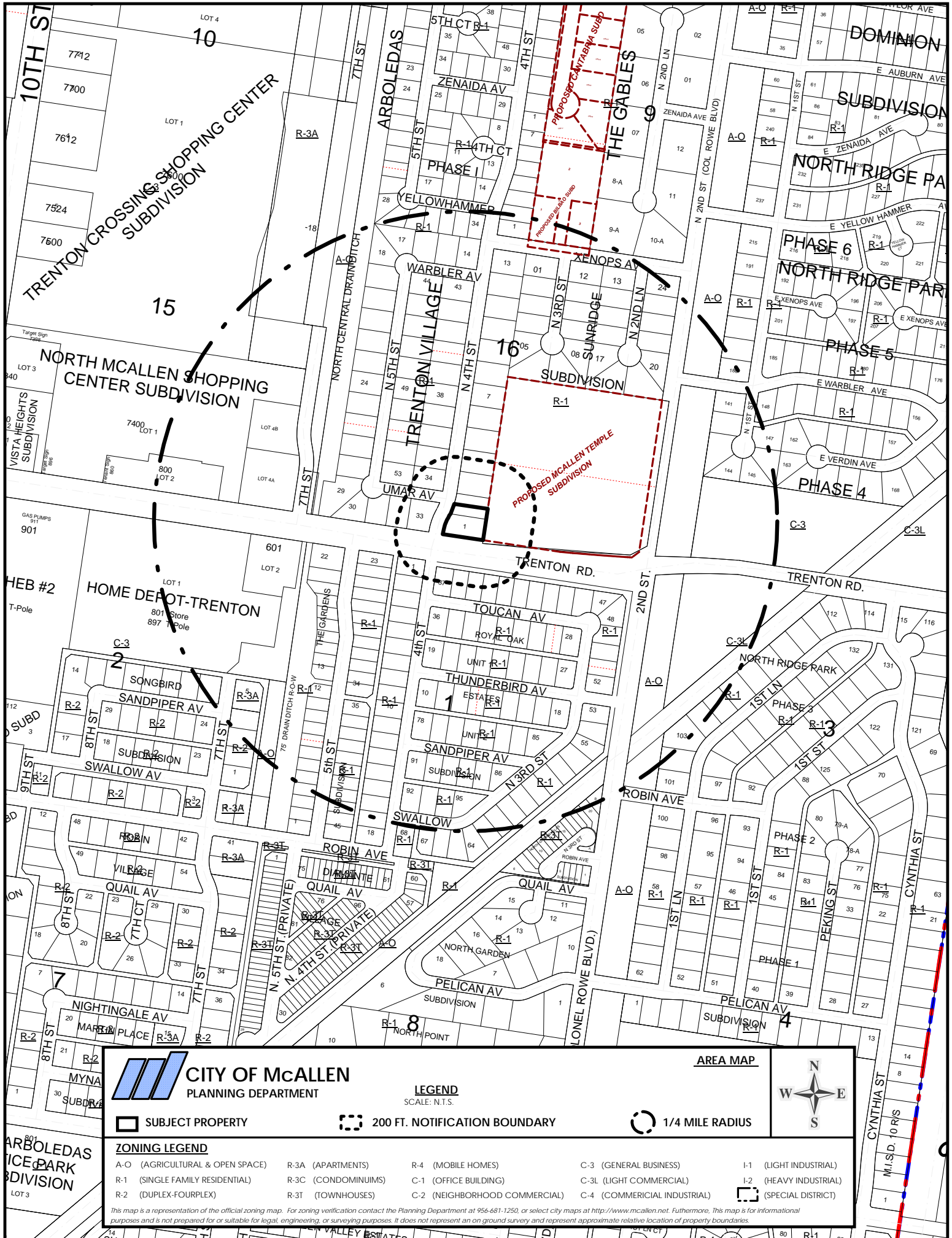
The guesthouse must meet the requirements set forth in Section 138-118(a) (5) of the Zoning Ordinance and specific requirements as follows:

- 1) Only one guesthouse shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. Proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 sq. ft. The subject property is 21,691 sq. ft.
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

**RECOMMENDATION:**

Staff recommends approval of the request, for life of the use, subject to compliance with requirements from Section 138-118(a) (5) of the Zoning Ordinance, and Fire Department requirements.





# CITY OF McALLEN

## PLANNING DEPARTMENT

### LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

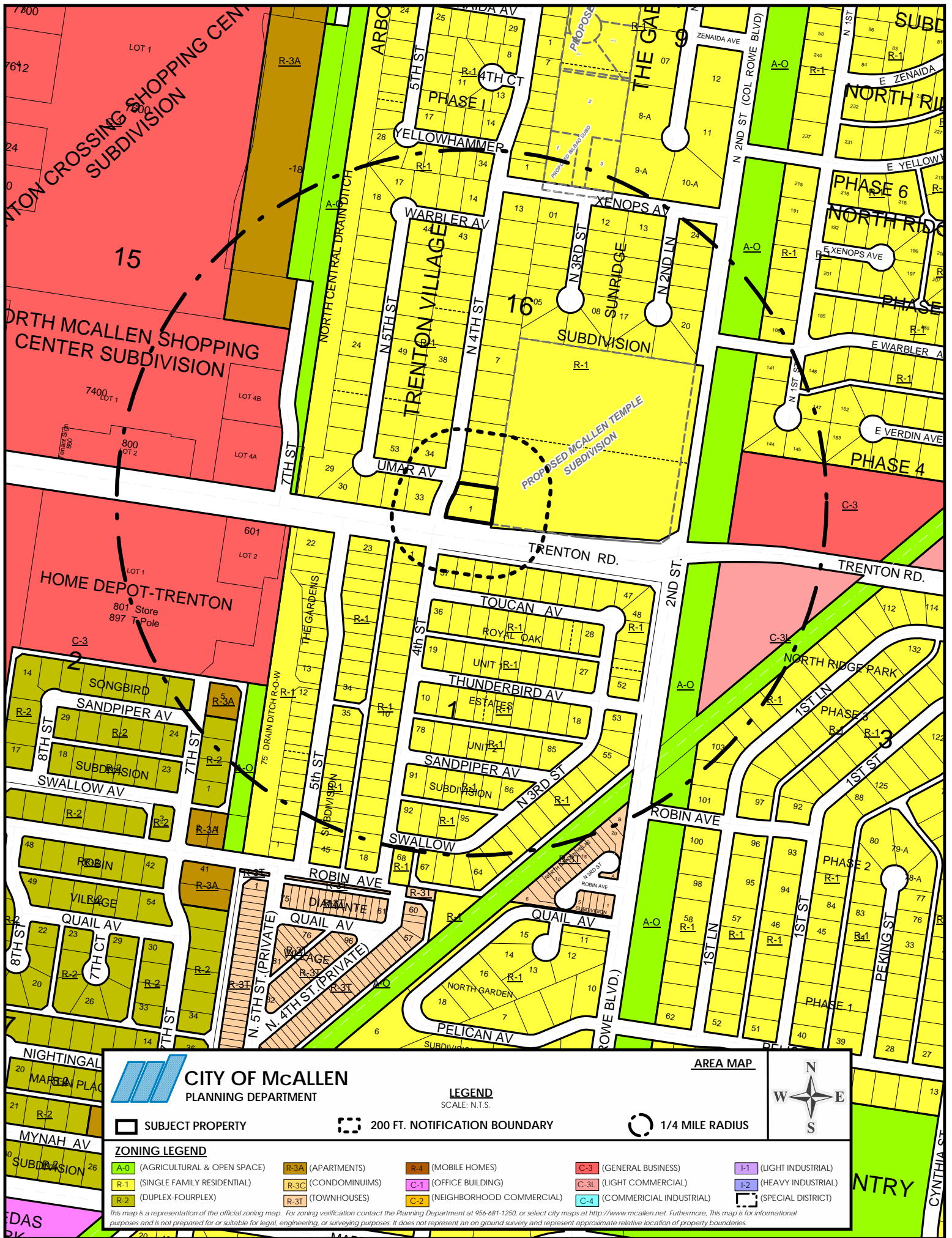
1/4 MILE RADIUS



### ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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**CITY OF McALLEN**  
PLANNING DEPARTMENT

**AERIAL MAP**  
SCALE: N.T.S.



SUBJECT PROPERTY

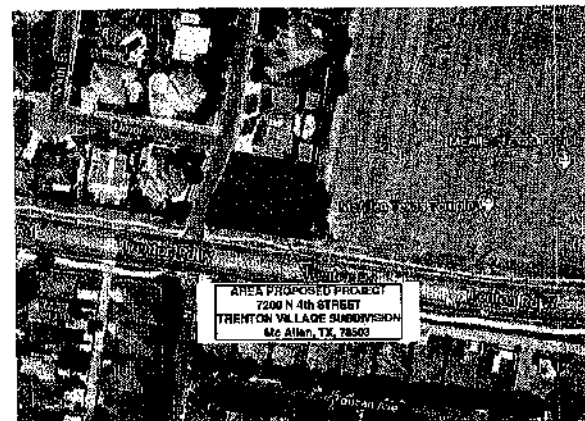


200' NOTIFICATION BOUNDARY

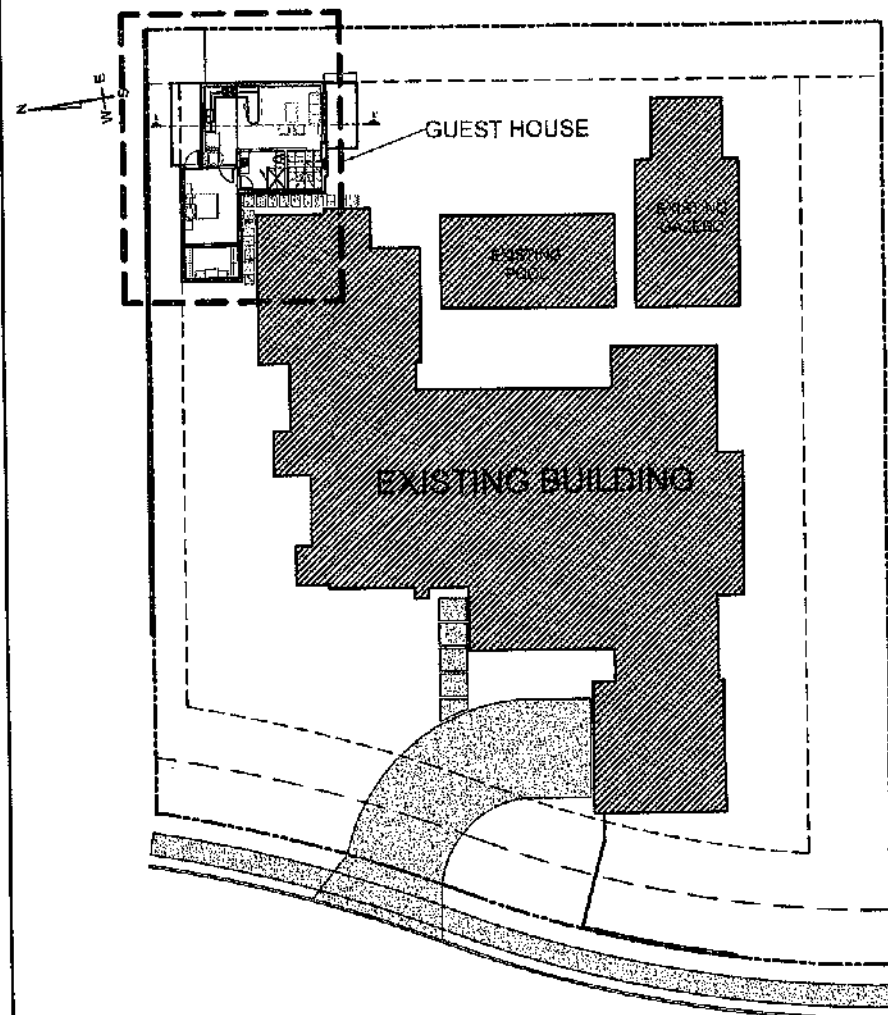


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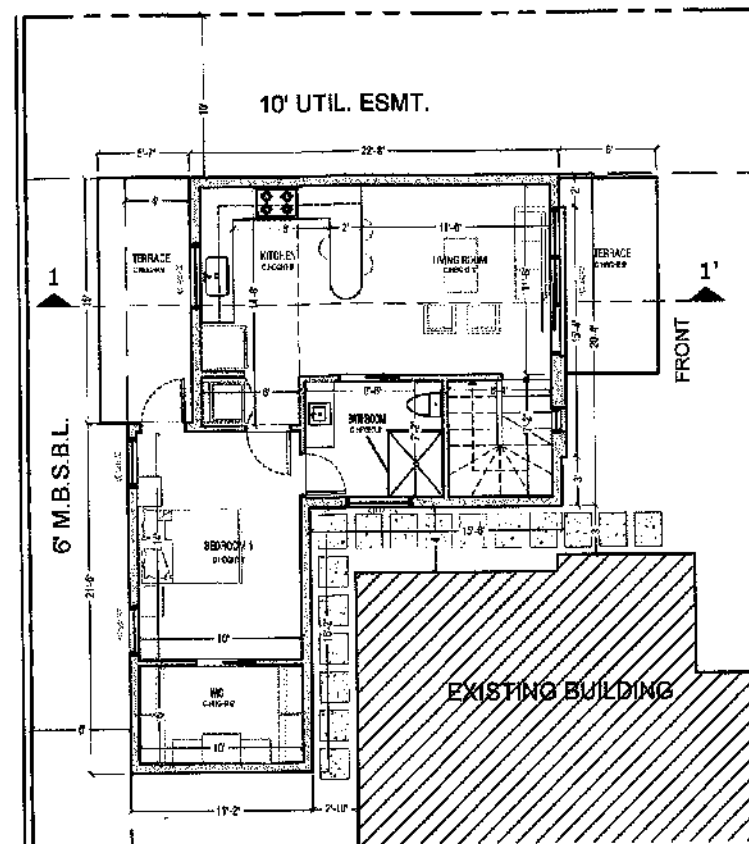




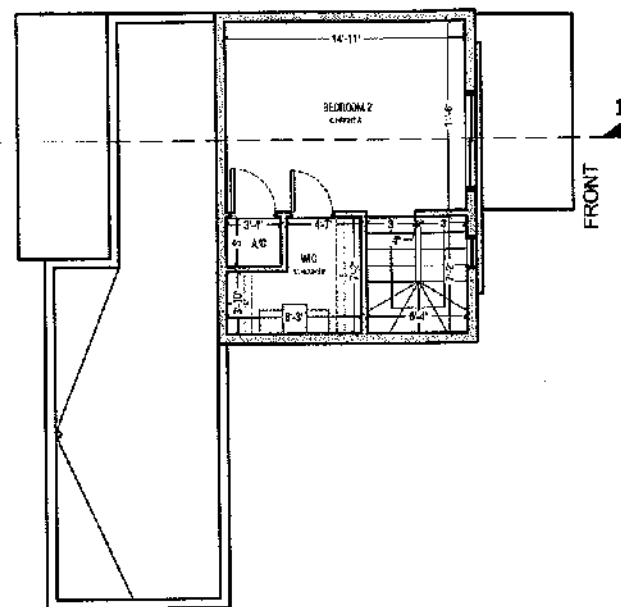
**LOCATION MAP**  
NOT TO SCALE



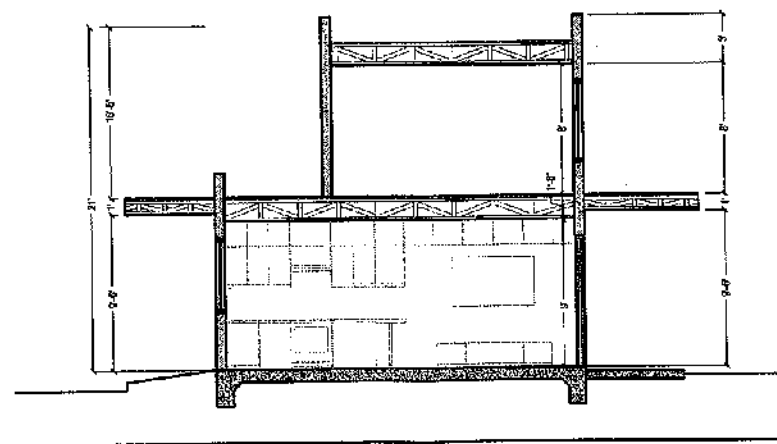
**SITE PLAN**  
SCALE: 1/16"=1'-0"



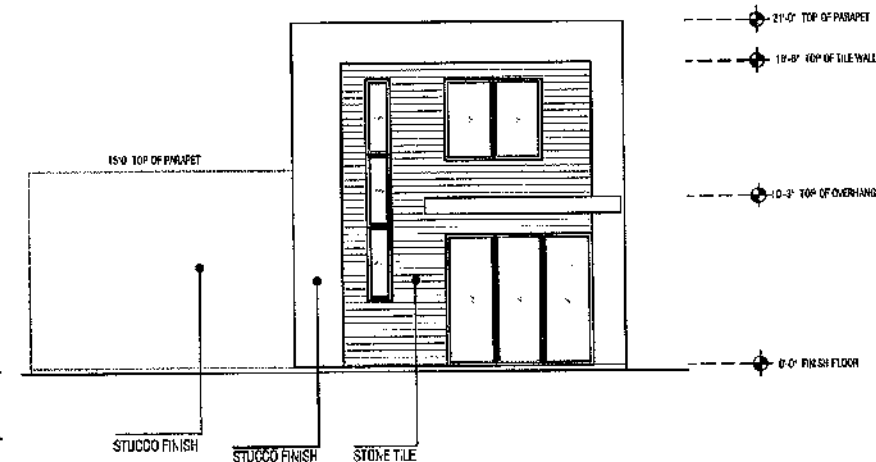
**FIRST FLOOR**  
SCALE: 3/16"=1'-0"



**SECOND FLOOR**  
SCALE: 3/16"=1'-0"



**SECTION 1-1'**  
SCALE: 3/16"=1'-0"



**FRONT ELEVATION**  
SCALE: 3/16"=1'-0"

AREA GUEST HAUSE: 942 SF



1320 N. 10th St. Ste. #20, McAllen, TX 78501  
Phone: 956-838-0029  
P.O. BOX: 1297, McAllen, TX 78505

GUEST HOUSE FOR  
**SARMIENTO-CASTILLO RESIDENCE**  
7200 N 4th STREET  
TRENTON VILLAGE SUBDIVISION  
Mc ALLEN, TX

DRAWN BY: L.J.  
CHECKED BY: E.S.  
COMPUTER: MAIN

REVISION DATE:  
1-18-21

LOCATION MAP  
SITE PLAN  
FLOOR PLAN

SCALE: VARIOUS

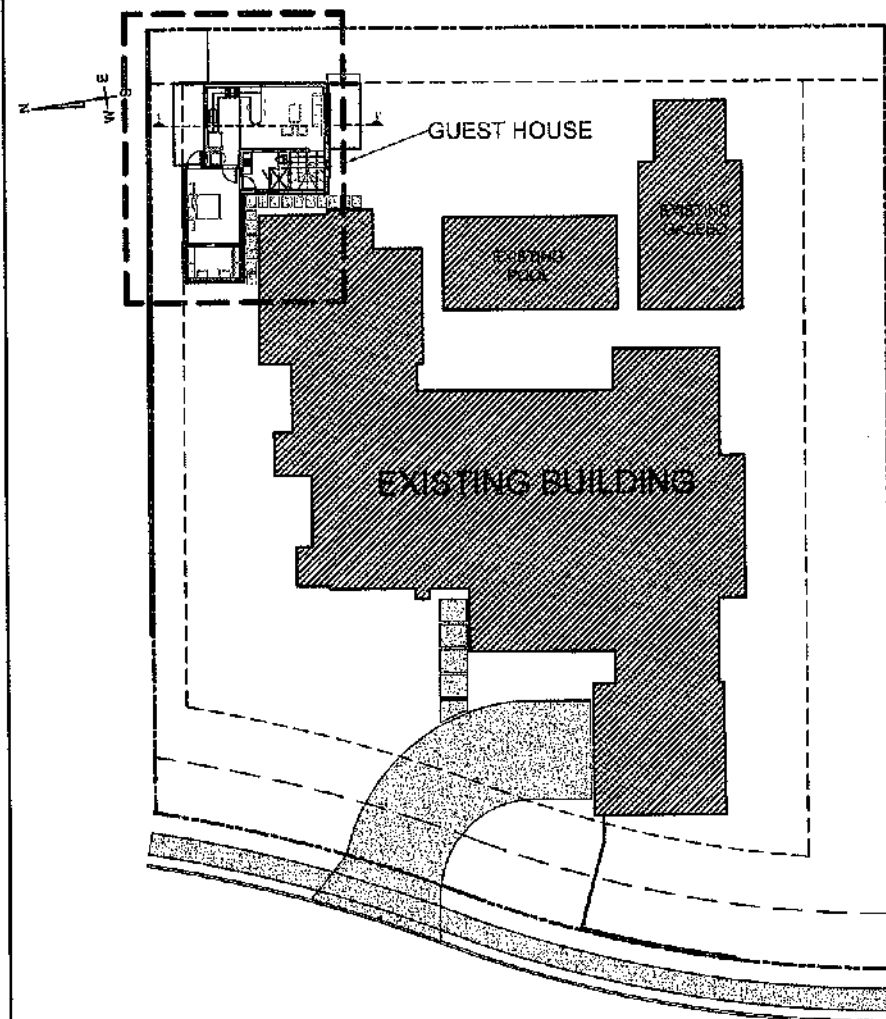
SHEET NO.

1

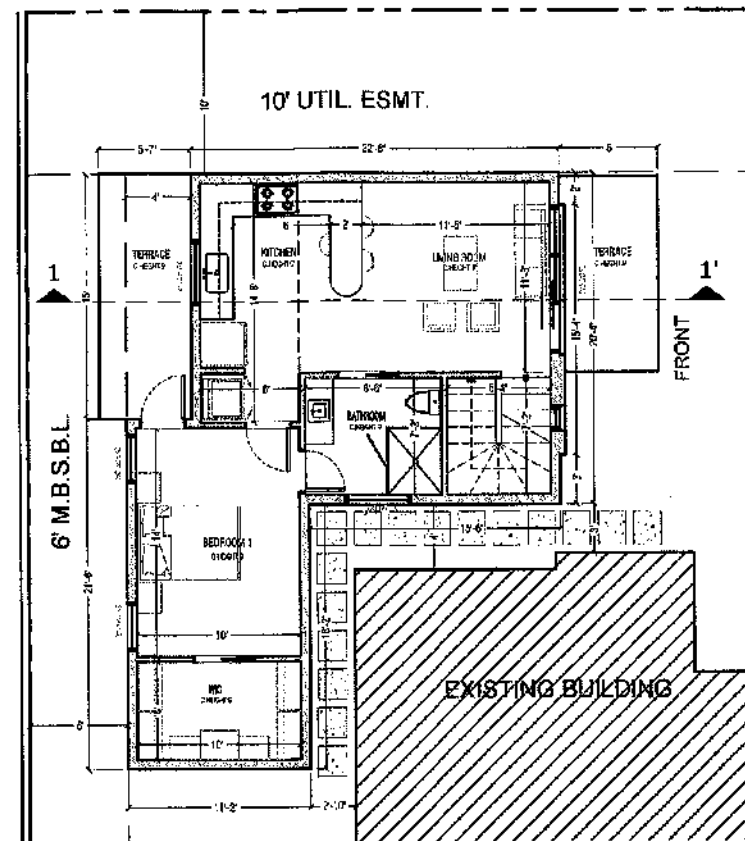




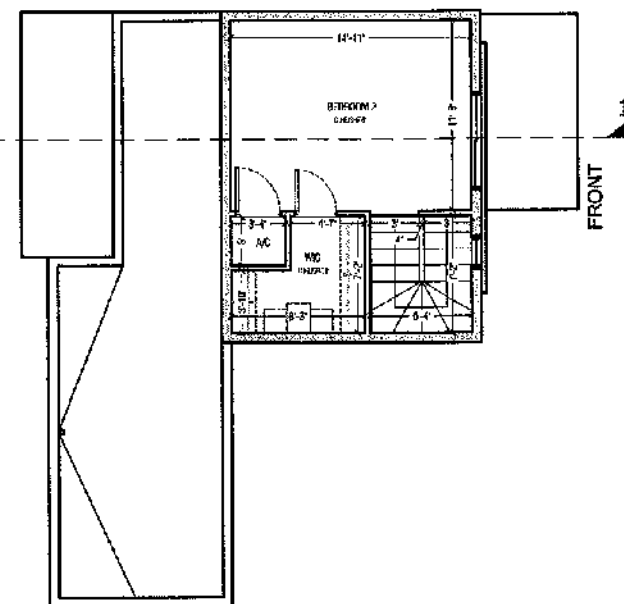
**LOCATION MAP**  
NOT TO SCALE



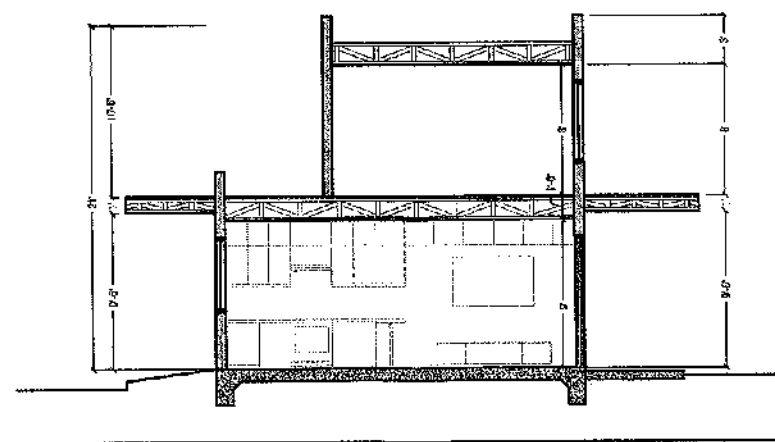
**SITE PLAN**  
SCALE: 1/16"=1'-0"



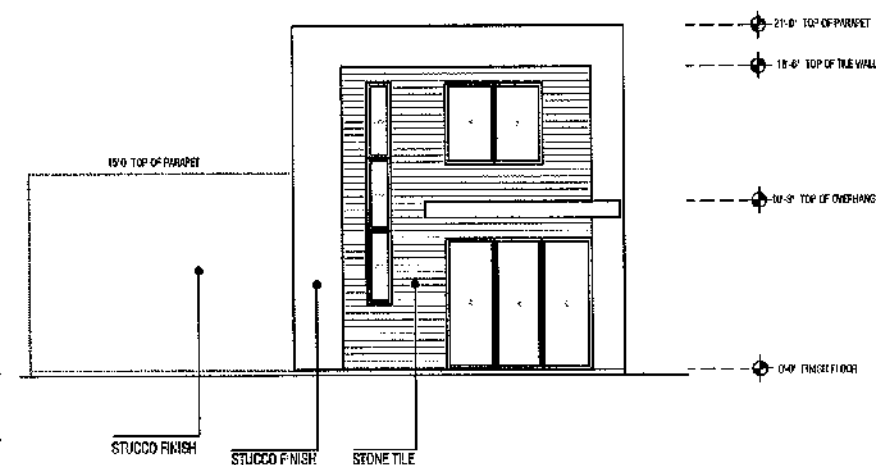
**FIRST FLOOR**  
SCALE: 3/16"=1'-0"



**SECOND FLOOR**  
SCALE: 3/16"=1'-0"



**SECTION 1-1'**  
SCALE: 3/16"=1'-0"



**FRONT ELEVATION**  
SCALE: 3/16"=1'-0"

AREA GUEST HAUSE: 942 SF



1320 N. 10th St., Ste. #20, McAllen, TX, 78501  
Phone: 989-803-0029  
P.O. BOX: 1237, McAllen, TX, 78505

**GUEST HOUSE FOR**  
**SARMIENTO-CASTILLO RESIDENCE**  
7200 N 4th STREET  
TRENTON VILLAGE SUBDIVISION  
Mc ALLEN, TX

DRAWN BY: L.J.  
CHECKED BY: E.G.  
COMPUTER: MAN

LOCATION MAP  
SITE PLAN  
FLOOR PLAN  
SCALE: VARIOUS

SHEET NO.  
1



SEPTEMBER 20, 2001

CITY OF MCALLEN  
1300 W. HOUSTON  
MCALLEN, TX 78501

RE: LOT 1; N. ½ OF 2 TRENTON VILLAGE  
LOT 3; S. ½ OF 2 TRENTON VILLAGE

TO WHOM IT MAY CONCERN:

IN REFERENCE TO LOT 1 AND LOT 3 TRENTON VILLAGE, EACH OF  
THESE TWO LOTS WILL BE SOLD OR CONVEYED AS ONE INDIVIDUAL  
LOT.


SINCERELY

  
J.M. MOFFITT JR.  
J.M. MOFFITT CONSTRUCTION

## AUTHORIZATION

I, Melany Castillo, Property Owner, authorize Eugenio J. Garcia to submit at the City of McAllen the Application for a GUEST HOUSE Conditional Use Permit in my property at the address 7200 N 4<sup>th</sup> Street, McAllen Texas, 78504.

McAllen, January 18 2021

A handwritten signature in cursive script, appearing to read 'Melany Castillo', is written over a horizontal line.

Melany Castillo

Property Owner Signature



## Planning Department

### Memo

**TO:** Planning and Zoning Commission

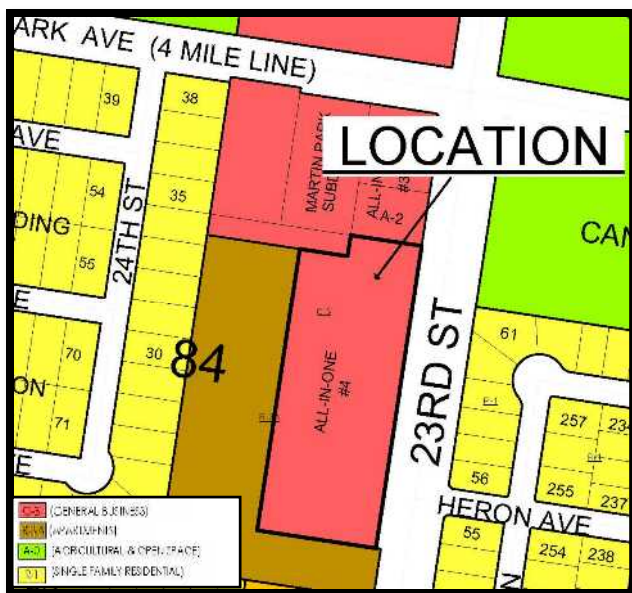
**FROM:** Planning Staff

**DATE:** February 12, 2021

**SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 1, ALL-IN-ONE SUBDIVISION No. 4; 6101 North 23<sup>rd</sup> Street. (SPR2021-0004)**

**LOCATION:** The property is located on the west side of N. 23<sup>rd</sup> Street, approximately 250 ft. south of Lark Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, R-1 (single family residential) District to the east, and R-3A (multifamily residential apartments) District to the west and south. Surrounding land use include single family residences, commercial businesses, and vacant land. The property is part of All-In-One Subdivision No. 4, which was recorded on February 7, 2003. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

**PROPOSAL:** The applicant is proposing to construct a drive thru for the existing Suite “K” on the south side of the plaza on site. The plat states that a site plan must be approved by the Planning & Zoning Commission prior to building permit issuance.

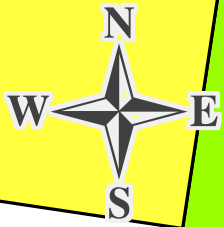


**ANALYSIS:** The proposed drive thru will be for the business Ice Cube Shaved Ice, which is also in the process of a Conditional Use Permit for a snack bar with alcohol sales located on the suite on the south side of the existing plaza. The existing plaza has 3,339 sq. ft. of restaurant use, which requires 34 parking space; 6,000 sq. ft. of retail use, which requires 18 parking spaces; and 2,400 sq. ft. of office use, which requires 15 parking spaces. Based on the square footage and use of the plaza, 67 parking spaces are required; 74 parking spaces are provided. Three of the provided parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Current access to the property is from two curb cuts along N. 23<sup>rd</sup> Street, one of which is 25 ft. wide and the other 30 ft. wide. As per approved Site Plan from December 17, 2002 required landscaping is 6,441 square feet with the trees required as follows: 13 – 2 ½ inch caliper trees, or 7 – 4 inch caliper trees, or 5 – 6 inch caliper trees, or 26 palm trees. Additional landscaping and trees will be required when future development occurs. A minimum 10 ft. wide landscape strip is required inside the property line along N. 23<sup>rd</sup> Street. Fifty percent of the landscape must be visible in the front area, and each parking space must be within 100 ft. of a landscape area with a tree, as required by ordinance. A 6 ft. buffer required from adjacent residential zones/uses and around dumpsters if visible from street. No structures are permitted over easements. All setbacks will comply with the plat note requirements and the zoning ordinance.

The Building Permit Site Plan must comply with requirements set forth by Public Works, Utility, Traffic, and Fire Departments. Public Works Department has approved with conditions: (1) Proposed dumpster locations at southwest corner would require all existing dumpsters to align on the west side within the 10 ft. strip. (2) Fence along the west side to be relocated to accommodate dumpsters. (3) Side loader waste collection service to be provided. (4) Commercial dumpsters to comply with Solid Waste Department's specifications (Detail 401/402). (5) Compliance with City's Watershed Ordinance. As per Utility Department: a utility layout showing the proposed grease trap location must be provided at time of building permit. Traffic Department has approved with conditions: (1) Stacking with more than 5 vehicles would require the owner to redirect vehicles to curb side to lower queuing to a maximum of 5 vehicles. (2) Stripping must be placed to guide the drivers to the specific drive thru lane and allow space for passing vehicles or fire truck. (3) If trash bins are pushed along the side walk, stripping must be added in order to show a boundary for the trash bin locations and not interfere with stacking or passing vehicles.

**RECOMMENDATION:**

Staff recommends approval of the site plan subject to the conditions noted by, Public Works Department, Utility, Traffic, and Fire Department requirements, paving and building permit requirements, and zoning ordinances.



LARK AVE (4 MILE LINE)

KIWI AVE

LARK LANDING

JAY AVE

SUBDIVISION

HERON AVE

GARZA SUBD.

MONA AVE

SUBDIVISION

BLK 5

GULL AV

EL SOL

AV

24TH ST

23RD ST

HERON AVE

22ND LN

22ND ST

GOLD

LOCATION

84

-01

C-3

1

CANDLE

CANDLEFL

LO

61

257 234

255 237

182 233

20

25

38

35

30

39

54

55

70

71

R-1

R-1

R-1

10

R-1

27

43

16

29

30

15

1

J. J. H. SUBD.

42

23

1

C-2

C-3

ALL-IN-ONE #4

A-2

#3

MARTIN PARK SUBD

56

R-1

R-1

254

238

R-1

247

246

181

131

119

120

39

18

45

40

1

SHADOW BROOK SUBD

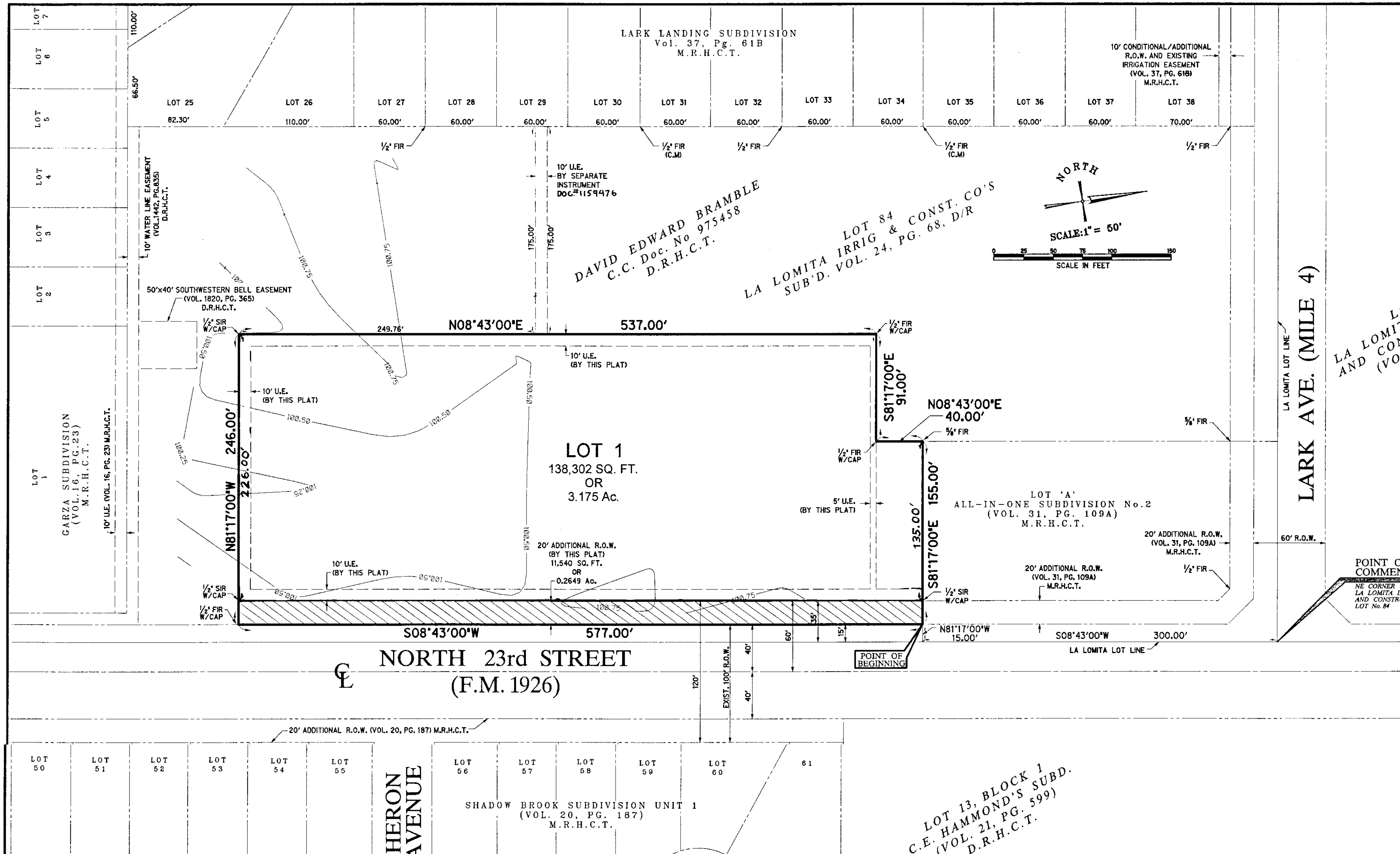
3





LOCATION





STATE OF TEXAS:  
COUNTY OF HIDALGO:

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **ALL-IN-ONE SUBDIVISION No. 4** AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (SUBJECT TO THE RESERVATION OF RIGHTS NOTED ON THIS PLAT) ALL STREETS, ALLEYS, PARKS, DRAINAGE RIGHT-OF-WAYS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT AS DEDICATED OR WHICH WE WILL CAUSE TO BE DEDICATED TO THE USE OF THE PUBLIC PURSUANT TO THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED. THE DEDICATIONS CREATED HEREBY ARE MADE SUBJECT TO ALL MATTERS EXISTING OF PUBLIC RECORD AS OF THE DATE OF THE RECORDATION OF THIS PLAT.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **David Bramble** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS **4<sup>th</sup>** DAY OF **January**, 2003.



**David Bramble**  
233 LARK AVENUE  
McALLEN, TEXAS 78501

**Juliana Ramirez**  
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 OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE **4<sup>th</sup>** DAY OF **January**, 2003.

**David Bramble**  
CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE **4<sup>th</sup>** DAY OF **January**, 2003.

ATTESTED: SECRETARY, CITY OF McALLEN

MAYOR, CITY OF McALLEN

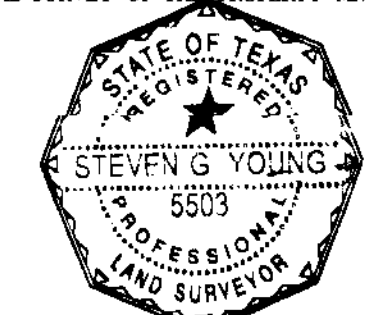
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.01(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

**2/5/03**  
DATE

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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



**Steven G. Young**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS No. 5503

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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



**Shawn Rockenbaugh**  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION No. 8556

# PLAT OF ALL-IN-ONE SUBDIVISION No. 4

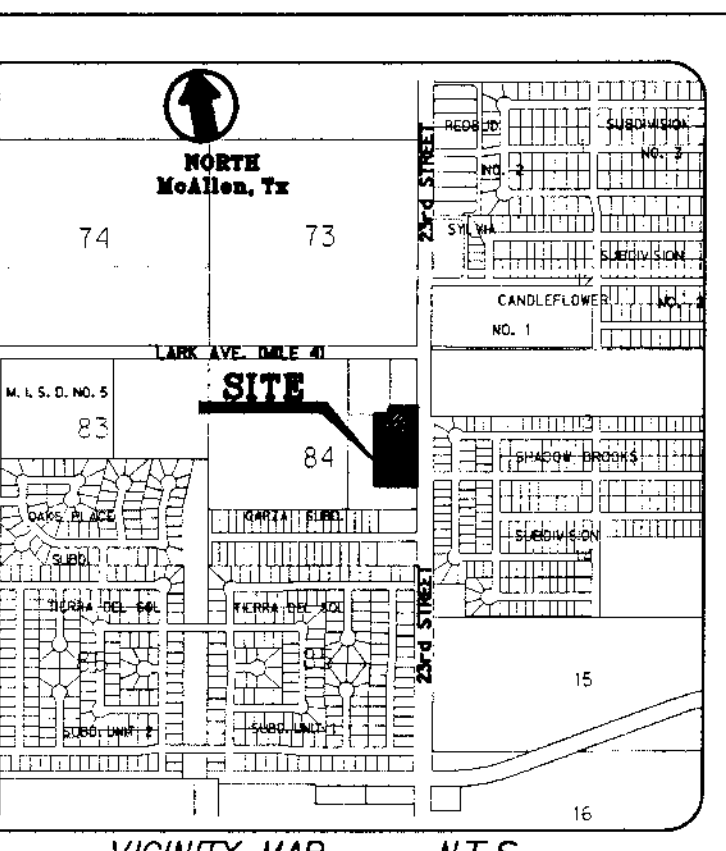
McALLEN, TEXAS

BEING A 3.175 AC. TRACT OF LAND  
OUT OF LOT 84, LA LOMITA IRRIGATION AND  
CONSTRUCTION COMPANY'S SUBDIVISION  
OF PORCIONES 61, 62, AND 63,  
HIDALGO COUNTY, TEXAS  
VOL. 24, PG. 68, D.R.H.C.T.

DATE OF PREPARATION: JANUARY, 2003

## LEGEND

1/2" FIR 1/2-INCH FOUND IRON ROD  
1/2" SIR 1/2-INCH SET IRON ROD  
W/CAP WITH CAP STAMPED 'HALFF ASSOC. INC.'  
FIR FOUND IRON ROD  
BM BENCHMARK  
U.E. UTILITY EASEMENT  
C.M. CONTROL MONUMENT



## GENERAL NOTES

- BASIS OF BEARING IS THE DEED TO DAVID EDWARD BRAMBLE AS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS UNDER DOCUMENT NUMBER 975458, D.R.H.C.T.
- BY GRAPHICAL PLOTTING, THE PARCEL DESCRIBED HEREON LIES WITHIN ZONE "B" AS DELINEATED ON THE HIDALGO COUNTY, TEXAS FLOOD INSURANCE RATE MAP, PANEL NUMBER 480343, 0005 C, DATED NOVEMBER 2, 1982, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "B" IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)".
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE:  
23rd STREET: 60' OR GREATER FOR APPROVED SITE PLAN  
OTHER: AS PER ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
- STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 0.60 AC-FT.
- BENCHMARK: FOUND 5/8-INCH IRON ROD ON THE SOUTHWEST CORNER OF ALL-IN-ONE SUBDIVISION NO. 2. ELEV=100.41 FEET ABOVE MEAN SEA LEVEL. THE ELEVATIONS SHOWN ARE 14.80 FEET BELOW THE CITY OF McALLEN DATUM AS REFERENCED TO THE CITY OF McALLEN GPS MONUMENT NO. MC-54.
- 6' BUFFER REQUIRED FOR ADJACENT RESIDENTIAL ZONE AND USE.
- SITE PLAN MUST BE APPROVED BY PLANNING & ZONING PRIOR TO BUILDING PERMIT ISSUANCE.
- 4' SIDEWALK REQUIRED ON 23rd STREET.
- AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

## LEGAL DESCRIPTION

BEING A 3.175 acre tract of land situated in Porcion No. 63, Hidalgo County, Texas, and being out of Lot 84, La Lomita Irrigation & Construction Company's Subdivision of Porciones 61, 62, and 63, as recorded in Volume 24, Page 68, Deed Records, Hidalgo County, Texas (D.R.H.C.T.), and being part of the land described in the deed to David Edward Bramble as recorded in the Office of the County Clerk of Hidalgo County, Texas under Document Number 975458, said tract of land being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 84;

THENCE South 08 degrees 43 minutes 00 seconds West, along the east line of said Lot 84, a distance of 300.00 feet to a point for corner;

THENCE North 81 degrees 17 minutes 00 seconds West, departing said east line, and parallel to the north line of said Lot 84, a distance of 15.00 feet to the POINT OF BEGINNING on the west line of North 23rd Street (an existing 100-foot wide-right-of-way) and being an exterior corner of the herein described tract of land;

THENCE South 08 degrees 43 minutes 00 seconds West, along said west line, and parallel to the east line of said Lot 84, a distance of 577.00 feet to a 1/2-inch found with a yellow plastic cap stamped 'HALFF ASSOC. INC.' (hereinafter referred to as 'with cap') for an exterior corner;

THENCE North 81 degrees 17 minutes 00 seconds West, departing said west line, and parallel to the north line of said Lot 84, passing a 1/2-inch set iron rod with cap at a distance of 20.00 feet and continuing a total distance of 246.00 feet to a 1/2-inch set iron rod with cap for an exterior corner;

THENCE North 08 degrees 43 minutes 00 seconds East, parallel to the east line of said Lot 84, a distance of 537.00 feet to a 1/2-inch found iron rod with cap for an exterior corner;

THENCE South 81 degrees 17 minutes 00 seconds East, parallel to the north line of said Lot 84, a distance of 91.00 feet to a 1/2-inch set iron rod with cap for an interior corner;

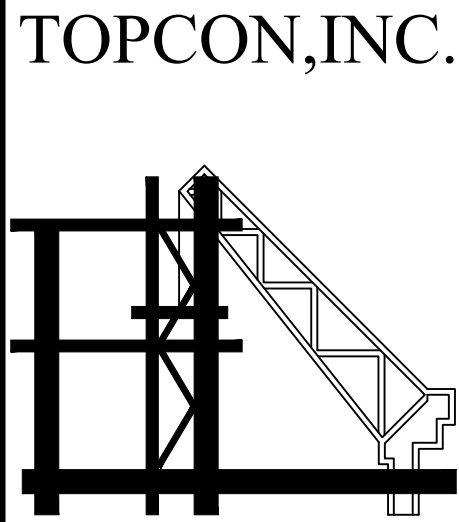
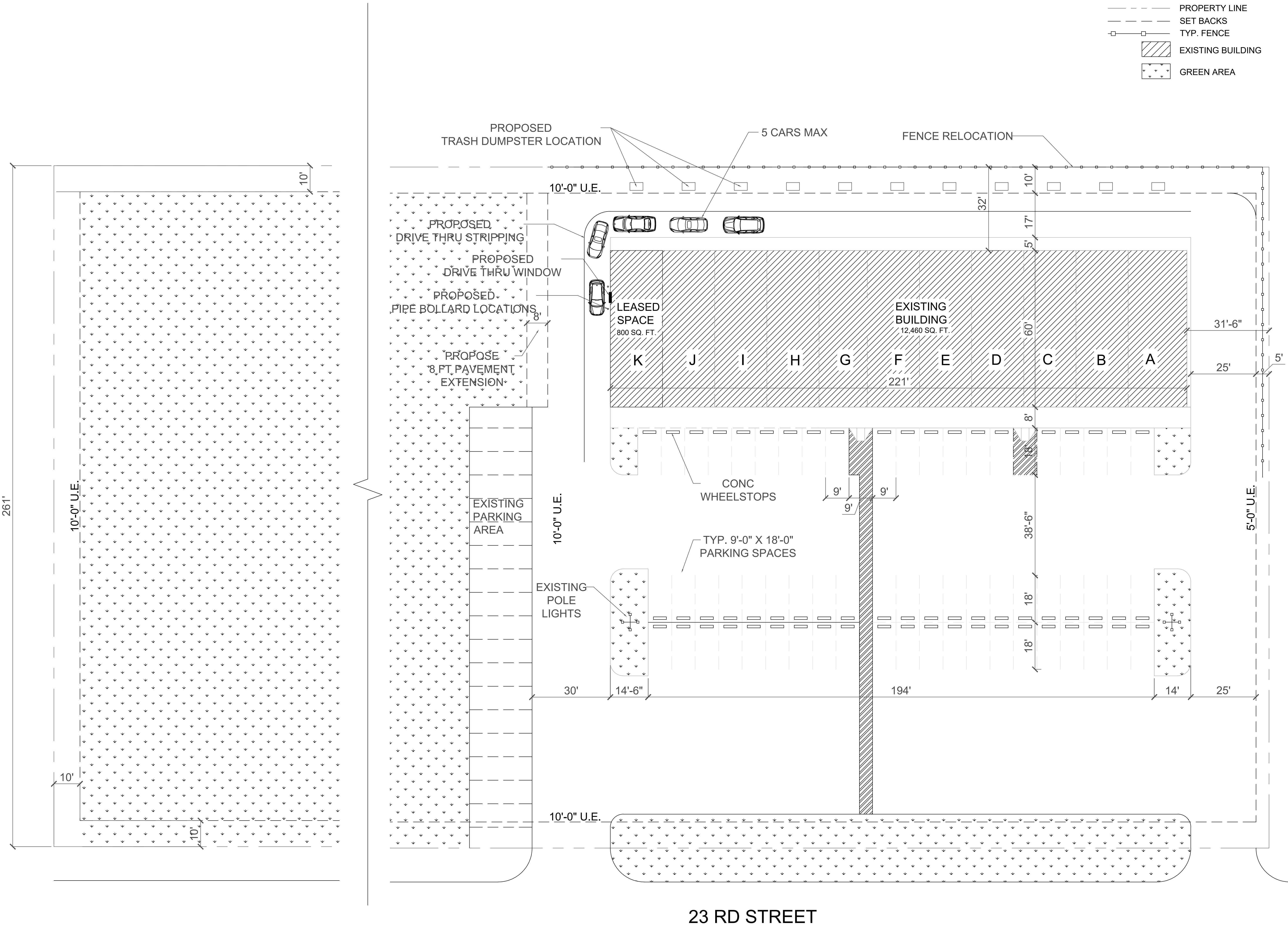
THENCE North 08 degrees 43 minutes 00 seconds East, parallel to the east line of said Lot 84, a distance of 40.00 feet to a 5/8-inch found iron rod for an exterior corner, said point being the southwest corner of Lot 'A', All-In-One Subdivision, No. 2, as recorded in Volume 31, Page 109A, D.R.H.C.T.

THENCE South 81 degrees 17 minutes 00 seconds East, along the south line of said Lot 'A', and parallel to the north line of said Lot 84, passing a 1/2-inch set iron rod with cap at a distance of 135.00 feet for the southeast corner of said Lot 'A' and continuing a total distance of 155.00 feet to the POINT OF BEGINNING AND CONTAINING 138,302 square feet or 3.175 acres of land, more or less.

FILED FOR RECORD IN:  
HIDALGO COUNTY  
BY J. J. SALLAS III  
COUNTY CLERK  
ON 2-7-03, 10:19 AM  
AS A RECORDING NUMBER 1165515  
BY **CRIVELLO** DEPUTY

Recorded in Volume **44**, Page **143**  
of the map records of Hidalgo  
County, Texas  
J.D. Sallias III  
County Clerk

**Halff Associates**  
ENGINEERS • SCIENTISTS • SURVEYORS • PLANNERS  
4600 W. MILITARY, SUITE 700 • McALLEN, TX. • 78503 • (956) 664-0286  
AVO - 18009



DRAFTING & DESIGN DEPARTMENT					
Project no.	201708		Date:	02/03/2021	
			Scale:	3/32" = 1'-0"	
Drawn By:	ROGELLO NAVARRO				
Apprd. By:	ABILIO VELA				

Project Name and Address:		SHEET TITLE:	
ICED CUBE SHAVED ICE		PROPOSED SITE PLAN	
Firm Description and Address:			
GENERAL CONTRACTOR			
TOPCON, INC.			
8901 N. 23 ST.			
McALLEN, TX. 78504			
OFFICE: (956) 631-6742			
FAX: (956) 631-9404			
E-Mail: abiliovla@topconinc.com			

TOPCON, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN ITS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OF MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE WRITTEN CONSENT OF TOPCON, INC. © 2012

Issue Set: PERMIT SET.





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

1300 Houston Avenue  
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>HAMMOND DEVELOPMENT SUBDIVISION</u> 2000 FEET NORTH FROM THE INTERSECTION OF DICKER RD. Location <u>AND S. 23RD ST. ON THE EAST SIDE OF S. 23RD ST.</u> City Address or Block Number <u>7561 S 23rd St</u> Number of lots <u>10</u> <sup>A.J.M 1/29/19</sup> Gross acres <u>N/A</u> Net acres <u>46.02</u> <sup>A.J.M 1/29/19</sup> Existing Zoning <u>N/A</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>AGRICULTURAL</u> Proposed Land Use <u>light INDUSTRIAL</u> Irrigation District # <u>H.C.W.I.D.3</u> <del>PANHANDLE COMMERCIAL</del> 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 checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <sup>46.02</sup> Estimated Rollback tax due <u>0.00</u> Legal Description <u>BEING A 46.02 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 36, BLOCK 3, C.E. HAMMOND'S SUBDIVISION, HIDALGO COUNTY, TEXAS RECORDED IN VOLUME 18, PAGE 439, DEED RECORDS OF HIDALGO COUNTY, TEXAS</u>
<b>Owner</b>	Name <u>MADIAM L.P. (TOMAS GUTIRREZ JR.)</u> Phone <u>(956) 445-7631</u> Address <u>7825 S. 23RD 2</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>TGUTIERREZ@MOONRISETRADING.COM</u>
<b>Developer</b>	Name <u>MADIAM L.P. (TOMAS GUTIRREZ JR.)</u> Phone <u>(956) 445-7631</u> Address <u>7825 S. 23RD 2</u> City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>TOMAS GUTIRREZ JR.</u> E-mail <u>TGUTIERREZ@MOONRISETRADING.COM</u>
<b>Engineer</b>	Name <u>IVAN GARCIA, PE., R.P.L.S.</u> Phone <u>(956) 380-5152</u> Address <u>921 S. 10TH AVE.</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u> Contact Person <u>IVAN GARCIA, P.E., R.P.L.S.</u> E-mail <u>RIDELTA2004@YAHOO.COM</u>
<b>Surveyor</b>	Name <u>IVAN GARCIA, PE., R.P.L.S.</u> Phone <u>(956) 380-5152</u> Address <u>921 S. 10TH AVE.</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u> E-mail <u>RIDELTA2004@YAHOO.COM</u>

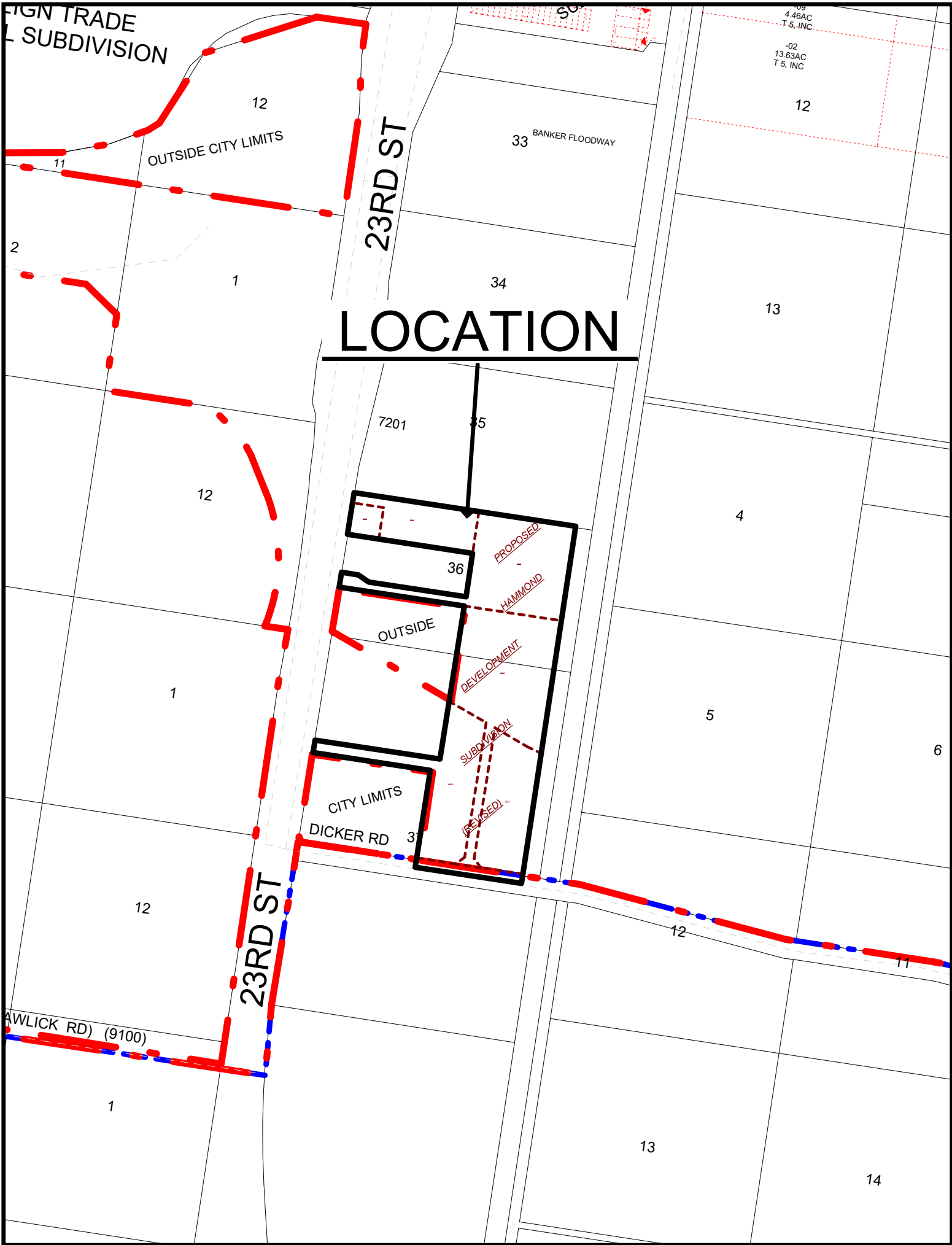
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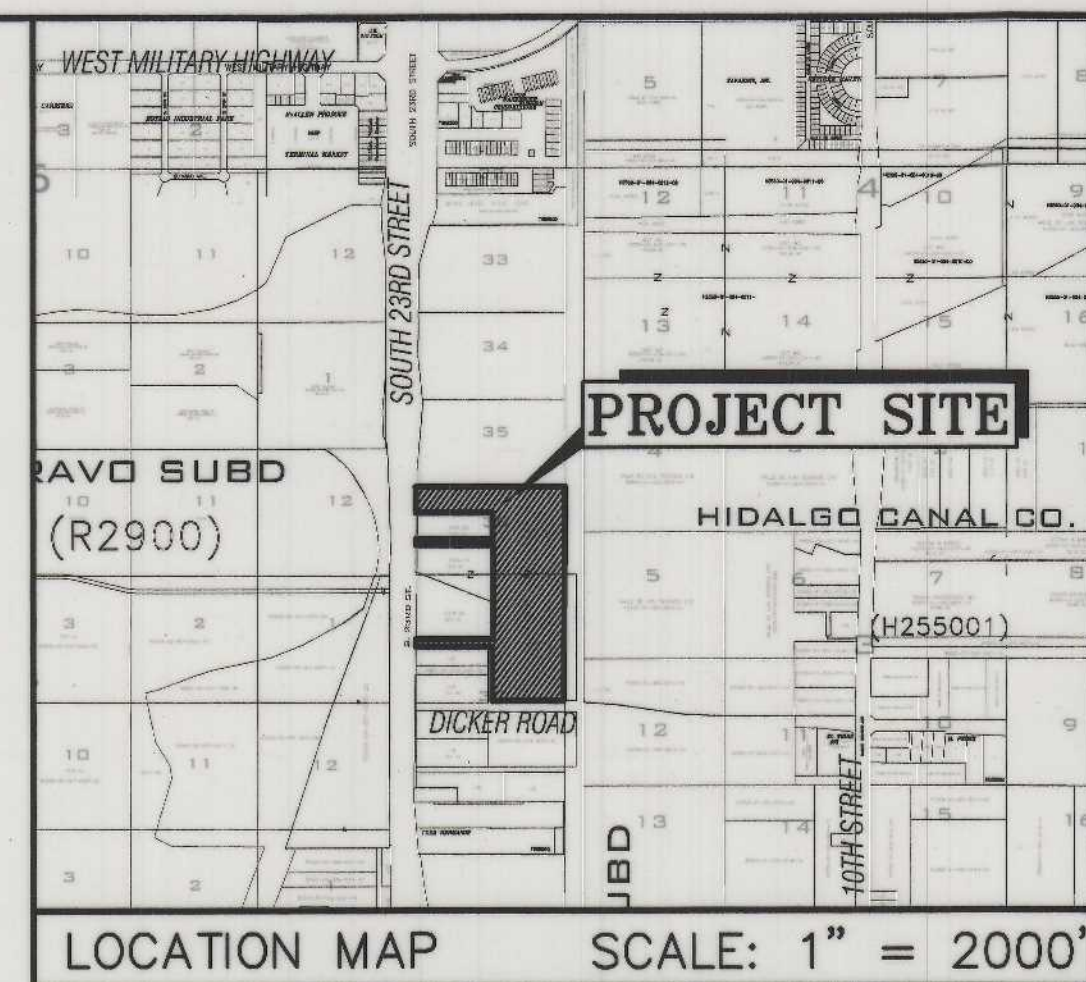
# LOCATION



# HAMMOND DEVELOPMENT SUBDIVISION

BEING A 41.04 ACRES TRACT OUT LOTS 36 & 37, BLOCK 3, C.E. HAMMONDS SUBDIVISION,  
RECORDED IN VOLUME 18, PAGE 439. DEED RECORDS OF HIDALGO COUNTY TEXAS.

SCALE 1" = 100'  
BASIS OF BEARING  
TEXAS STATE PLANE COORDINATES  
NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK



**LEGEND**

- SET 1/2 INCH IRON ROD
- FOUND 1/2 INCH IRON ROD
- ▲ FOUND COTTON PICKER SPINDLE
- △ SET COTTON PICKER SPINDLE
- XXXX NATURAL GROUND
- CALCULATED POINT
- CAPPED IRON ROD SET

**ABBREVIATION LEGEND**

- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- S.W.C. SOUTHWEST CORNER
- F.T. FARM TRACT
- F.M. FARM-TO-MARKET
- U.E. UTILITY EASEMENT
- C.L. CENTER LINE
- LOT LINE

## METES AND BOUNDS DESCRIPTION

BEING A 41.04 ACRES TRACT OF LAND OUT OF THE FOLLOWING:

- 1) A PART OR PORTION OF A CALLED 46.194 ACRES TRACT OUT LOTS 36 & 37, BLOCK 3, C.E. HAMMONDS SUBDIVISION, RECORDED IN VOLUME 18, PAGE 439. DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 46.194 ACRES TRACT BEING THE SAME LAND DESCRIBED AS THE SIXTH TRACT IN EXHIBIT 'A' IN A WARRANTY DEED FROM TOMAS GUTIERREZ, JR. AND BLANCA A. RAMIREZ TO MADIAM L.P., RECORDED IN DOCUMENT# 2774455, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS;
- 2) A PART OR PORTION OF A CALLED 5.10 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM TOMAS GUTIERREZ AND BLANCA GUTIERREZ TO MADIAM L.P., RECORDED IN DOCUMENT #1468633, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS;

AND SAID 41.04 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2 INCH CAPPED IRON ROD SET ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 23RD STREET, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 8.00 ACRES TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED FROM THE ESTATE OF LLOYD M. BENTSEN, DECEASED, VELA BARNHART WYCHE, PAUL F. BARNHART, JR. AND L. IRVIN BARNHART TO REYDAN REALTY COMPANY, RECORDED IN DOCUMENT #707945, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS;

**THENCE** N 9°05'08" E ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 23RD STREET, PASSING AT 60.00 FEET A 1/2 INCH CAPPED IRON ROD SET TO THE SOUTHWEST CORNER OF SAID 5.10 MADIAM L.P. TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 98.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81°16'40" E ACROSS THE SAID 5.10 MADIAM L.P. TRACT, A DISTANCE OF 107.42 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 55°05'52" E ACROSS THE SAID 5.10 MADIAM L.P. TRACT, TO A POINT ON THE SOUTH BOUNDARY LINE OF THE SAID 5.10 MADIAM L.P. TRACT, A DISTANCE OF 79.33 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81°16'40" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID 5.10 MADIAM L.P. TRACT, TO THE SOUTHEAST CORNER OF THE SAID 5.10 MADIAM L.P. TRACT, A DISTANCE OF 621.49 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 9°05'08" E ALONG THE EAST BOUNDARY LINE OF THE SAID 5.10 MADIAM L.P. TRACT, TO THE NORTHWEST CORNER OF THE SAID 5.10 MADIAM L.P. TRACT, A DISTANCE OF 277.48 FEET TO A 1/2-INCH CAPPED IRON ROD SET, SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY LINE OF S. 23RD STREET (SPUR 115), FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 9°05'08" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF S. 23RD STREET (SPUR 115) A DISTANCE OF 288.68 FEET TO THE DIVIDING LINE BETWEEN LOT 36 AND LOT 37, BLOCK 3, C.E. HAMMONDS SUBDIVISION, SAME BEING A POINT ON THE SOUTH BOUNDARY LINE OF A CALLED 37.83 ACRES TRACT OF LAND DESCRIBED IN A DEED OF GIFT FROM JOSUE GERTRUDIS MOLINE AND WIFE OLGA AMINTA SAEZ MOLINA TO SYLVIA IRIS MOLINA, NORMA LAURA FRANCO AND JOSUE ROLANDO MOLINA, RECORDED IN DOCUMENT #2237628, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81°16'40" E ALONG DIVIDING LINE BETWEEN LOT 36 AND LOT 37, BLOCK 3, C.E. HAMMONDS SUBDIVISION, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 37.83 ACRES TRACT, A DISTANCE OF 1,417.38 FEET TO A 1/2 INCH CAPPED IRON ROD SET ON THE WEST LINE OF A 100.00' HIDALGO COUNTY DRAIN DITCH RIGHT-OF-WAY, RECORDED IN DOCUMENT#2655149, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 84°31'19" W ALONG THE WEST LINE OF THE SAID 100.00' HIDALGO COUNTY DRAIN DITCH RIGHT-OF-WAY, PASSING AT 2,224.37 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD 3072 (DICKER ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF 2,284.37 FEET TO A CALCULATED POINT ON THE CENTERLINE OF F.M. ROAD 3072 (DICKER ROAD), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 81°16'40" W ALONG CENTERLINE OF F.M. ROAD 3072 (DICKER ROAD), A DISTANCE OF 680.85 FEET TO A CALCULATED POINT, A CORNER OF THE SAID 46.194 ACRES MADIAM L.P. TRACT, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 09°05'08" E ACROSS THE SAID LOT 37, SAME BEING ALONG THE BOUNDARY LINE OF THE SAID 46.194 ACRES MADIAM L.P. TRACT, AND SAME BEING IN PART ALONG THE EAST BOUNDARY LINE OF A CALLED 5.0 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO FRANCISCO RAMIREZ, RECORDED IN DOCUMENT #435151, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 80.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF F.M. ROAD 3072 (DICKER ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF 620.13 FEET TO A 1/2-INCH CAPPED IRON ROD SET, THE NORTHEAST CORNER OF A CALLED 5.010 ACRES TRACT CONVEYED TO GUADALUPE HERNANDEZ, RECORDED IN DOCUMENT #435151, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING A CORNER OF THE SAID 46.194 ACRES MADIAM L.P. TRACT, FOR THE CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 81°16'40" W ACROSS THE SAID LOT 37, SAME BEING ALONG NORTH BOUNDARY LINE OF THE SAID 5.010 ACRES GUADALUPE HERNANDEZ TRACT, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH 23RD STREET, A DISTANCE OF 751.03 FEET TO A 1/2 INCH CAPPED IRON ROD SET, THE NORTHWEST CORNER OF THE SAID 5.010 ACRES GUADALUPE HERNANDEZ TRACT, SAME POINT BEING A CORNER OF THE SAID 46.194 ACRES MADIAM L.P. TRACT, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 09°05'08" E ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH 23RD STREET, A DISTANCE OF 80.00 FEET TO A 1/2 CAPPED IRON ROD SET FOR A CORNER OF THE SAID 10.0 ACRES GLG COLD STORAGE TRACT, DESCRIBED IN A WARRANTY DEED, RECORDED IN DOCUMENT #2219610, HIDALGO COUNTY DEED RECORDS, TEXAS FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 81°16'40" E ACROSS THE SAID LOT 37, SAME BEING ALONG SOUTH BOUNDARY LINE OF THE SAID 10.0 ACRES GLG COLD STORAGE TRACT, SAME POINT BEING A CORNER OF THE SAID 46.194 ACRES MADIAM L.P. TRACT, A DISTANCE OF 799.57 FEET TO A 1/2 INCH CAPPED IRON ROD SET, THE SOUTHEAST CORNER OF THE SAID 10.0 ACRES GLG COLD STORAGE TRACT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 09°05'08" E ACROSS THE SAID LOT 37, SAME BEING ALONG EAST BOUNDARY LINE OF THE SAID 10.0 ACRES GLG COLD STORAGE TRACT, A DISTANCE OF 980.13 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 81°16'40" W PARALLEL TO THE DIVIDING LINE BETWEEN LOT 36 AND LOT 37, BLOCK 3, C.E. HAMMONDS SUBDIVISION, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 8.00 ACRES REYDAN REALTY COMPANY TRACT, A DISTANCE OF 800.14 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 41.04 ACRES OF LAND, MORE OR LESS.

## 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 CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.



IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR No. 6496  
SURVEY FIRM No. 10194027

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



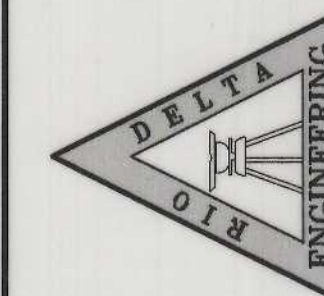
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

## PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): MADIAM L.P. (TOMAS GUTIERREZ - OWNER)	7825 S. 23RD STREET McALLEN, TX. 78501	(956) 445-7631
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

**RIO DELTA ENGINEERING**

FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:  
**FINAL**

**PLAT SHEET**  
**HAMMOND DEVELOPMENT SUBDIVISION**  
**CITY OF MCALLEN**  
**HIDALGO COUNTY, TEXAS**

PROJECT: \_\_\_\_\_  
ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
CHECKED: IVAN GARCIA P.E. R.P.L.S.  
DRAWN: OSCAR ALARCON JR.  
SCALE: 1"=100'  
DATE: NOVEMBER 23, 2020  
PROJECT: SUB 17 030  
REVISIONS: \_\_\_\_\_  
PAGE NO. SHT 1 OF 2





Reviewed On: 2/12/2021

**SUBDIVISION NAME: HAMMOND DEVELOPMENT****REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

S. 23rd Street: Previous plat showed 280.62 ft. - 294.29 ft. existing ROW; Revised plat only shows 230 ft. ROW

Paving: by the state Curb & gutter: by the state

Applied

Dicker Road (F.M. No. 3072): 20 ft. dedication or as needed for 60 ft. from centerline for 120 ft. ROW

Paving: 65 ft. Curb & gutter: both sides

\*Must escrow monies if improvements are not constructed prior to recording.

N/S Collector Street along east boundary: 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

\*Monies must be escrowed if not constructed prior to plat recording.

\*\*Area plan submitted August 16, 2019 indicates the collector street cannot be extended north based on the levy and proposed RMA Highway which will have limited access.

NA

Staff is reviewing need for any E/W Collector Streets - prior to final: 60 ft. ROW

Paving: 40 ft. Curb & gutter: both sides

\*Monies must be escrowed if not constructed prior to plat recording.

\*\*\*Based on plans submitted on August 16, 2019, street is not being extended east because of an existing ditch and irrigation canal.

NA

\* 800 ft. Block Length: Based on revised plat and area map submitted on August 16, 2019, no interior streets are proposed.

NA

\* 600 ft. Maximum Cul-de-Sac: Based on revised plat, no interior streets are proposed.

NA

**ALLEYS**

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties.

\*\*Common access easements provided on the revised plats. Additional service drive easements to be reviewed as part of the site plan.

Applied

**SETBACKS**

\* Front: S. 23rd Street - 75 ft. or greater for easements or approved site plan.

Dicker Road (F.M. 3072) - 60 ft. or greater for easements or approved site plan.

Applied

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

Applied

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

Applied

\* Corner: 10 ft. along Common access easements, or greater for easements or approved site plan.

Applied

\* Garage:

NA

\*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

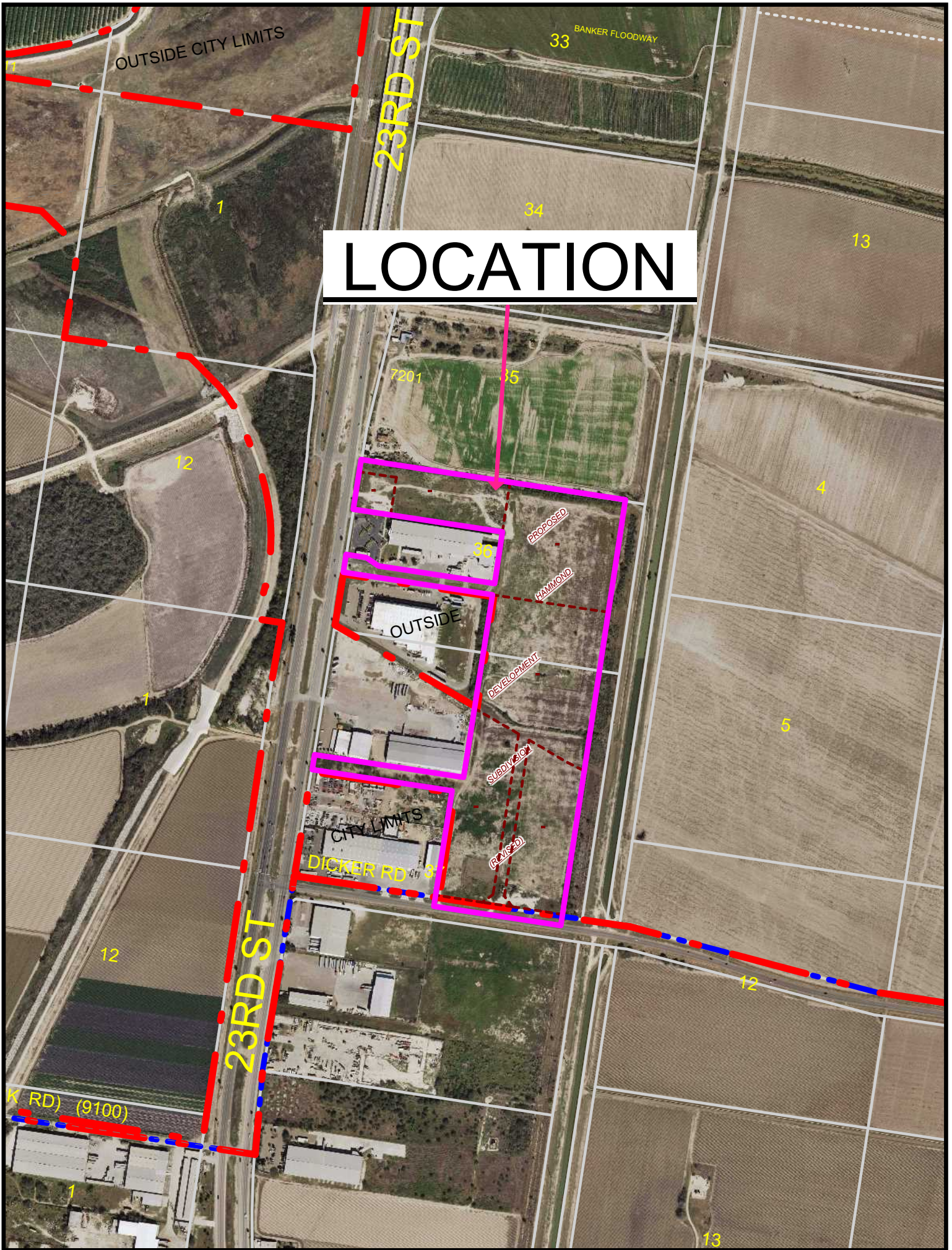
<b>SIDEWALKS</b>	
* 5 ft. wide minimum sidewalk required on S. 23rd Street and Dicker Road. **5 ft. sidewalk as per Engineering Department.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning Department and other development departments prior to building permit issuance.	Required
* Common Areas, any private streets, common access or service drive easements must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets: As proposed, not all lots front a street as required. **Revised plans submitted on January 29, 2019 shows lots not having frontage on a street. ***Plans submitted March 20, 2019 shows lots not having frontage on a street. ****Plat submitted May 17, 2019 only has 6-lots proposed with frontage on existing streets - S. 23rd Street and Dicker Road.	Required
* Minimum lot width and lot area: All lots must meet minimum lot frontage on a street.	Required
<b>ZONING/CUP</b>	
* Existing: I-1 Proposed: I-1	Compliance
* Rezoning Needed Before Final Approval	NA
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip generation approved, no TIA required	Complete



* Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, Trip generation approved, no TIA required	NA
<b>COMMENTS</b>	
Comments: * **Traffic Department requiring a Common Access Easement to provide access to the lots. ***Public Works is asking for site plan indicating dumpster locations and enclosure dimensions, and will be reviewed as part of the site plan review prior to permit issuance. ****Per Fire Department, a clip (20 ft. by 20 ft.) may be required at where the access easements intersect. *****P&Z preliminary approval granted on January 2, 2018 based on the initial submittal, *****Revised preliminary approval, with conditions, by P&Z on February 19, 2019. *****Based on area plan submitted August 16, 2019 which indicate that the N/S and E/W collector streets cannot be extended based on the levy and proposed RMA Highway to the north which will have limited access, and the existing ditch/canal to the east. *****Must comply with other department requirements, as may be applicable, prior to recording. *****Planning and Zoning Board approved this subdivision in Final form at their September 3, 2019 meeting with conditions noted.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied



# LOCATION





SUB2019-0050



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>The Shops at Tres Lagos</u></p> <p>Location <u>Northwest Corner of Tres Lagos Boulevard &amp; North Ware Road</u></p> <p>City Address or Block Number <u>NONE AT THIS TIME</u></p> <p>Number of lots <u>1</u> Gross acres <u>14.077</u> Net acres <u>14.077</u></p> <p>Existing Zoning <u>C-4</u> Proposed <u>C-4</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>      </u></p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>SHOPPING CT</u> Irrigation District # <u>UID</u></p> <p>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"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due \$ <u>29,090.29</u></p> <p>Legal Description <u>APPROX. 14.077 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY CO.'S SURVEY</u></p>
Owner	<p>Name <u>RHODES ENTERPRISES, INC.</u> Phone <u>(956) 289-2800</u></p> <p>Address <u>200 S. 10TH ST., STE. 1400</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>mike@mlrhodes.com/nick@mlrhodes.com/jgonzalez@mlrhodes.com</u></p>
Developer	<p>Name <u>RHODES ENTERPRISES, INC.</u> Phone <u>(956) 289-2800</u></p> <p>Address <u>200 S. 10TH ST., STE. 1400</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>MIKE RHODES</u></p> <p>E-mail <u>mike@mlrhodes.com/nick@mlrhodes.com/jgonzalez@mlrhodes.com</u></p>
Engineer	<p>Name <u>MELDEN &amp; HUNT, INC.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. MCINTYRE ST.</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>FRED L. KURTH, P.E.</u></p> <p>E-mail <u>FKURTH@MELDENANDHUNT.COM</u></p>
Surveyor	<p>Name <u>MELDEN &amp; HUNT, INC.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. MCINTYRE ST.</u></p> <p>City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u></p>



Act# 646923 pd \$300-

## 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 07/12/19

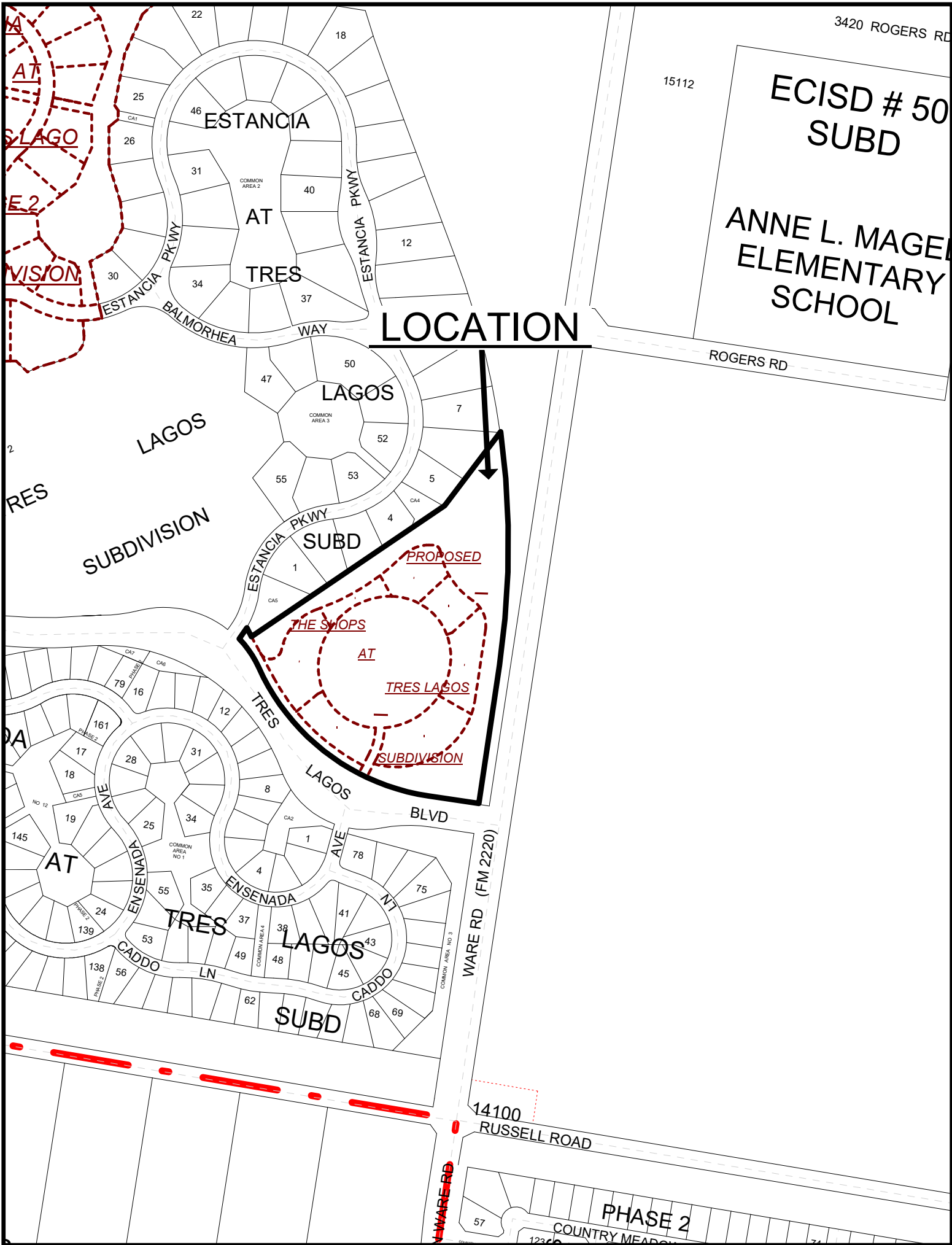
Print Name NICK RHODES, PRESIDENT

Owner ☐

Authorized Agent ☐

09/15





3420 ROGERS RD

ECISD # 50  
SUBD

ANNE L. MAGEE  
ELEMENTARY  
SCHOOL

ROGERS RD

LOCATION

PROPOSED

THE SHOPS

AT

TRES LAGOS

SUBDIVISION

WARE RD (FM 2220)

14100  
RUSSELL ROAD

PHASE 2

COUNTRY MEADOWS







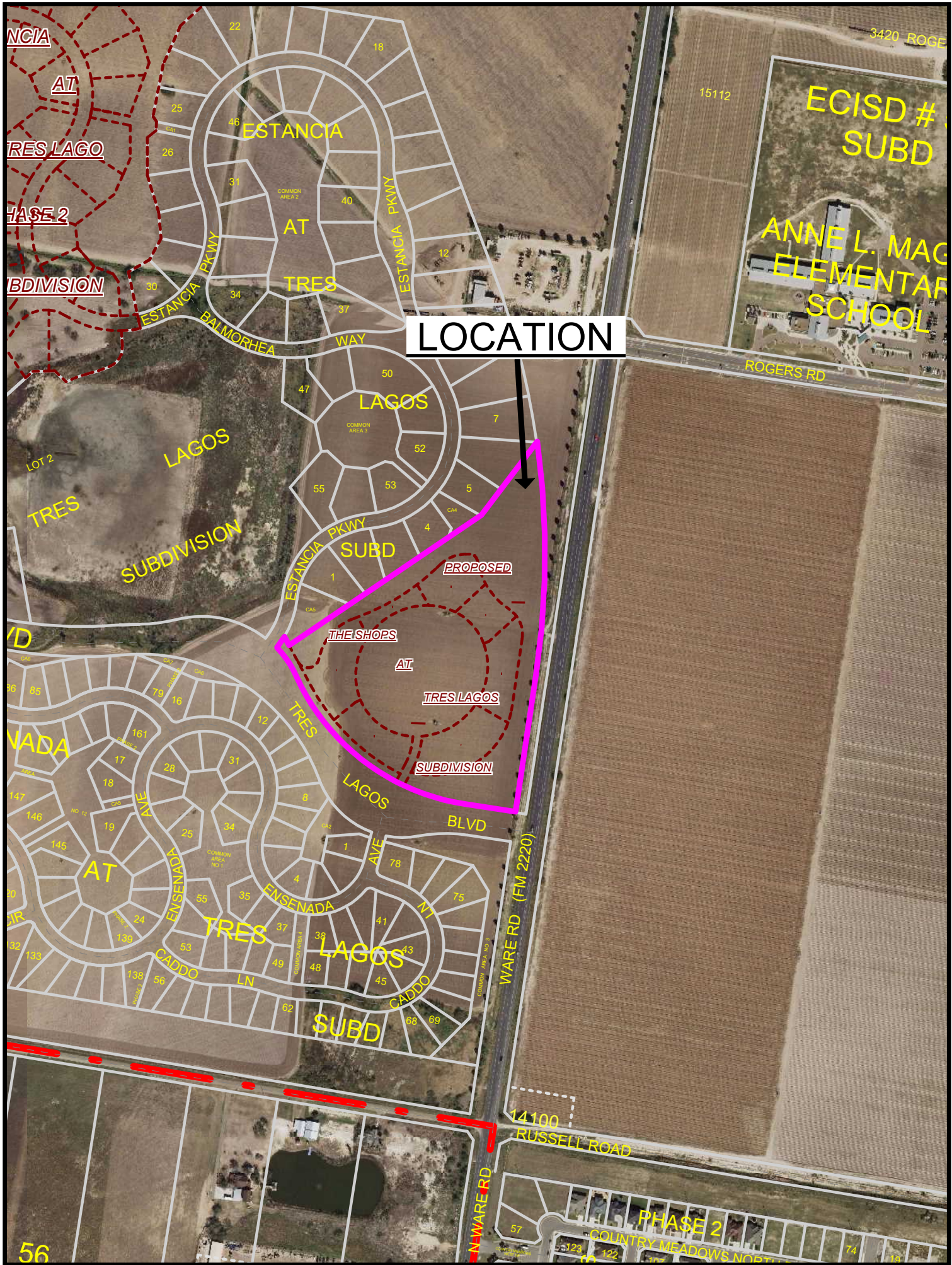
Reviewed On: 2/12/2021

<b>SUBDIVISION NAME: THE SHOPS AT TRES LAGOS</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>N. Ware Road: Dedication for 75 from centerline for 150 ft. ROW            Paving: min. 65 ft. Curb &amp; gutter: both sides            **Clarify if the 35 ft. shown on the plat is additional dedication for the 150 ft. ROW or represents something else. The 35 ft. would appear to be the least amount of dedication required for N. Ware Road.            **Also, as the road curves westward heading north, there appears to be the need for more ROW dedication for the 75 ft. from centerline, 150 ft. ROW. Please clarify, prior to recording.            ***The plat references future 150 ft. ROW - clarify, prior to recording.</p> <p>Tres Lagos Blvd.: 100 ft. - 190 ft. ROW            Paving: approx. 65 ft. provided with approximately 35 ft. of pavement on either side of the boulevards. Curb &amp; gutter: both sides            **Show document number on the plat indicating dedication of the street ROW. prior to recording.</p> <p>Paving _____ Curb &amp; gutter _____</p> <p>* 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement.</p> <p>* 800 ft. Block Length. Common areas and access walks/drives provided.</p>	<p>Applied</p> <p>Applied</p> <p>Applied</p> <p>Compliance</p> <p>Compliance</p>
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.            *Alley/service drive easement required for commercial properties.            ** Service drive to be finalized as part of the site plan.</p>	Applied
<b>SETBACKS</b>	
<p>* Front: In accordance with the Zoning Ordinance or greater for easements or approved site plan.</p>	Applied
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.</p>	Applied
<p>* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.</p>	Applied
<p>* Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan.            **Please include plat note prior to recording.</p>	Applied
<p>* Garage:</p>	NA
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied

SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement.</p> <p>**On perimeter streets, minimum 4 ft. sidewalk required on N. Ware Road and Tres Lagos Blvd.</p> <p>***Sidewalks on N. Ware Road may increase to 5 ft., as per Engineering.</p> <p>****Note regarding sidewalks needed, prior to recording.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Ware Road and Tres Lagos Blvd. proposed, finalize prior to final.</p> <p>**Add Plat note prior to recording.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>**Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along North Ware Road.</p> <p>**Plat note needed prior to recording.</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. must be maintained by the lot owners/PID and not the City of McAllen.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.</p> <p>**Plat note needed prior to recording.</p> <p>*****Landscaping Ordinance: Section 110-72</p> <p>*****Subdivision Ordinance: Section 134-168</p> <p>* Public Improvement District (PID) or 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 it's a public subdivision.</p> <p>**Finalize wording, etc. on the plat prior to recording.</p> <p>**Section 110-72 applies if subdivision is proposed to be public.</p> <p>**Landscaping Ordinance: Section 110-72</p> <p>**Subdivision Ordinance: Section 134-168</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	Applied
	Applied
	Applied
	Applied
	Applied
	Applied
ZONING/CUP	
<p>* Existing: C-4 Proposed: C-4</p> <p>**Zoning Ordinance</p>	Compliance
<p>* Rezoning Needed Before Final Approval</p>	NA



LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Lots fronting public streets: As proposed, lots fronting a Common Access, parking &amp; utility easement - not a street.</li> <li>**City Commission approved a variance to allow lots to front onto a "Common Access, Parking &amp; Utility Easement" instead of a street at their March 9, 2021 meeting.</li> <li>**Zoning Ordinance: 138-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section. 138-356</li> </ul>	Compliance
	Applied
PARKS	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee: Must be in compliance with agreement.</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>	Applied
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Traffic Generation has been approved; TIA required.</li> <li>* As per Traffic Department, TIA is under review.</li> </ul>	Compliance
	Required
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy.</p> <p>**License Agreements may be needed for islands, boulevards, etc. within the ROW prior to recording.</p> <p>***Must comply with the Agreement and Public Improvement District (PID) conditions.</p> <p>****Must comply with Fire Department requirements regarding access drives, etc., prior to recording.</p> <p>***Plat was approved in preliminary form at the P&amp;Z meeting of August 6, 2019.</p> <p>*****Must comply with Department requirements as applicable prior to recording. Including site plan review, maneuverability requirements, traffic flow requirements, fire and public work drives, etc.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM WITH CONDITIONS NOTED.	Applied



LOCATION

ECISD #  
SUBD

ANNE L. MAG  
ELEMENTARY  
SCHOOL

PROPOSED

THE SHOPS

AT

TRES LAGOS

SUBDIVISION

WARE RD (FM 2220)

14100  
RUSSELL ROAD

PHASE 2

COUNTRY MEADOWS NORTH

56



SUB2021-0005



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 OXFORD HOMES SUBDIVISIONLocation OXFORD HOMES SUBDIVISION IS LOCATED APPROX. 1000 FT WEST OF THE INTERSECTION OF OXFORD ROAD AND 23RD STREET, SOUTH OF OXFORD ROAD

City Address or Block Number \_\_\_\_\_

Number of lots 49 Gross acres 14.28 Net acres 10.69Existing Zoning R-1 Proposed R-1 Rezoning Applied For ☐ Yes ☒ No Date \_\_\_\_\_Existing Land Use AGRICULTURAL Proposed Land Use SINGLE FAMILY RESIDENTIAL Irrigation District # 1Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☒Agricultural Tax Exempt Yes ☐ No ☐ Estimated Rollback tax due \_\_\_\_\_

Parcel No. \_\_\_\_\_ Tax Dept. Review \_\_\_\_\_

Legal Description BEING A 14.28 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 37, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67-68, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

Owner

Name SUBHASH & SAROJINI BOSE LP

Phone \_\_\_\_\_

Address 7007 N. 1ST LANECity MCALLENState TEXASZip 78504E-mail SCBOSE7007@YAHOO.COM

Developer

Name SUBHASH & SAROJINI BOSE LP

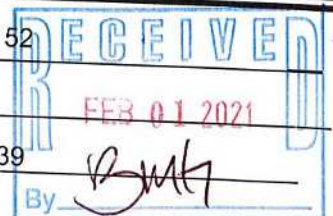
Phone \_\_\_\_\_

Address 7007 N. 1ST LANECity MCALLENState TEXASZip 78504Contact Person SUBHASH BOSEE-mail SCBOSE7007@YAHOO.COM

Engineer

Name RIO DELTA ENGINEERINGPhone 956-380-5152Address 921 S. 10TH AVENUECity EDINBURGState TEXASZip 78539Contact Person IVAN GARCIA P.E., R.P.L.S.E-mail RIODELTA2004@YAHOO.COM

Surveyor

Name RIO DELTA ENGINEERINGPhone 956-380-5152Address 921 S. 10TH AVENUECity EDINBURGState TEXASZip 78539

## 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 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 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

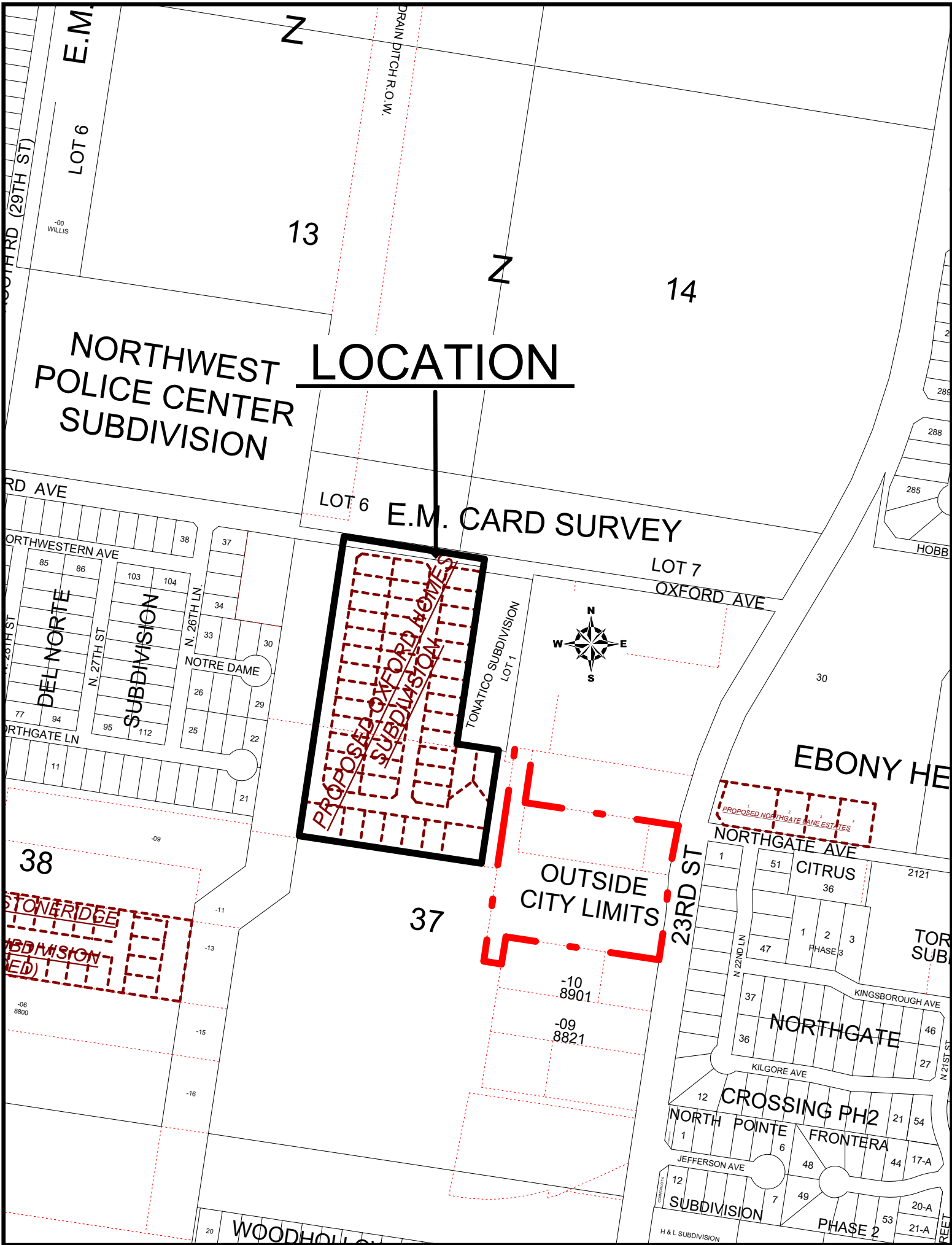
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 1/29/2021  
 Print Name Ivan Garcia, PE, PPLS - R. De la Cruz

Owner ☐

Authorized Agent ☒





# LOCATION

E.M. CARD SURVEY

PROPOSED OXFORD HOMES  
SUBDIVISION



OUTSIDE  
CITY LIMITS

EBONY HE

PROPOSED NORTHGATE ESTATES

NORTHGATE AVE

CITRUS

PHASE 3

NORTHGATE

CROSSING PH2

FRONTERA

NORTH POINT

JEFFERSON AVE

SUBDIVISION






PHASE 2

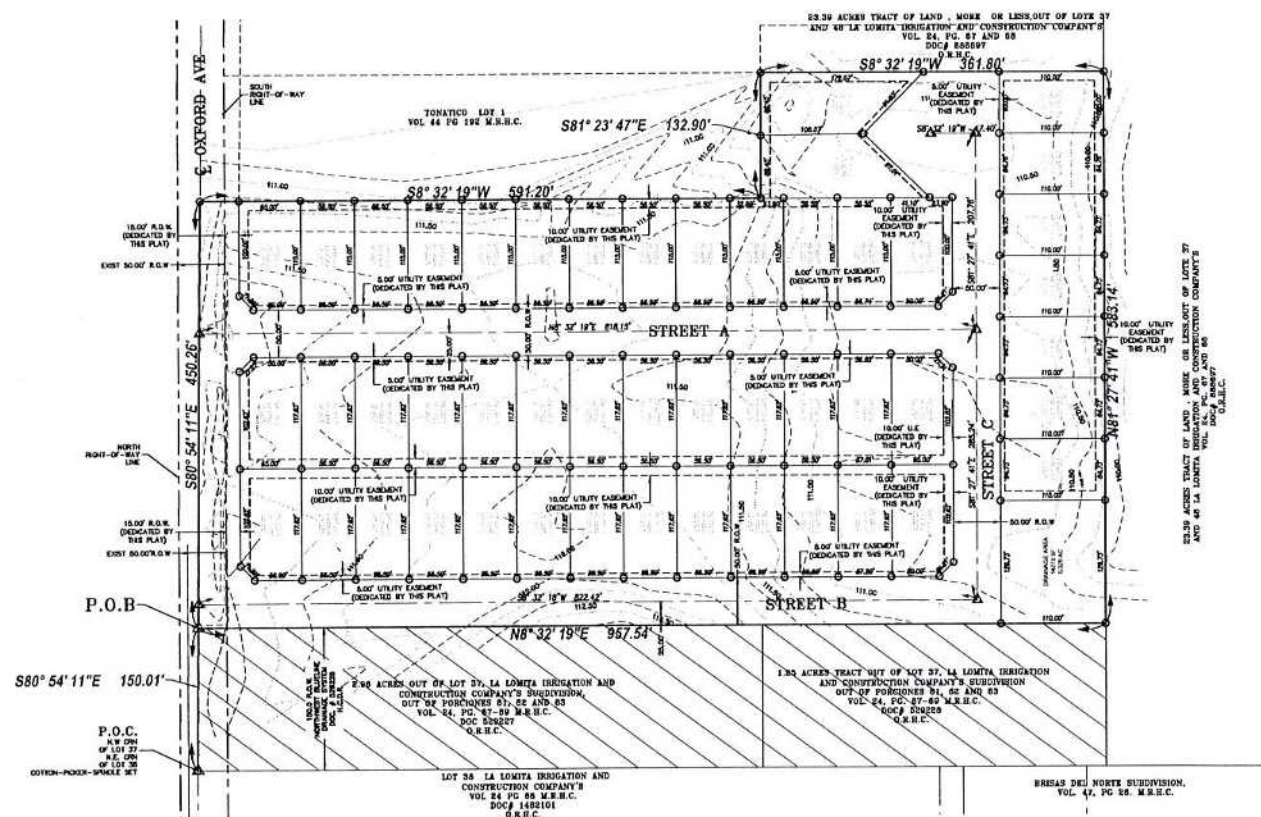
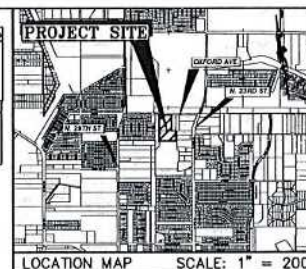
WOODHOLLOW

BEING A 10.66 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 37, LA LOMITA URBANIZATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 87-88, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND RECORDED IN DOCUMENT #1364795, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

BEING A 10.66 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 37, LA LOMITA URBANIZATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 87-88, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND RECORDED IN DOCUMENT #1364795, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



ABBREVIATION LEGEN	
R.S.R.	REST-OF-SAY
P.S.R.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINTER BEARING
P.T.	PIER TRAIL
F.M.	FARM-TO-MARKET
U.L.	UTILITY LOCATION
E	EDITION LINE
LEGEND	
	CAPPIER 1/2" BUSH ROD SET
	1/2" IRON ROD
	CALCULATED POINT
	OTTEN PIONEER WHIPPLE SET
	"X" MARK SET IN CONCRETE



3.39 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 37  
LAND 46 LA LOMITA  
VOL. 54, PG. 67 AND 68  
DOC# 000697  
S. B. C.

PRINCIPAL CONTACTS		ADDRESS		PHONE & FAX	
NAME		ADDRESS		PHONE & FAX	
OWNER'S: SUBHASH ROSE, P.H.D./P.E.		3127 S. SUGAR ROAD	EDINBURG, TX. 78542		
SUPPLIER: NAW SARA	P.E. R.F.I.S.	821 S. 10TH AVENUE	EDINBURG, TX. 78542	(409) 360-5152	(409) 360-5063
ENGINEER: NAW SARA	P.E. R.F.I.S.	821 S. 10TH AVENUE	EDINBURG, TX. 78542	(409) 360-5152	(409) 360-5063

RECEIVED  
FEB 01 1971  
By *CM*

RIO DELTA ENGINEERING

**RIO DELIA ENGINEERING**  
FIRM REGISTRATION NO. F-7628  
SURVEY FIRM NO. 10194027  
221 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-390-5083



THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
IVAN GARCIA,  
P.E. 115682 ON  
JANUARY 29, 2021  
IT IS NOT TO BE  
USED FOR CONSTRUCTION  
BIDDING OR PERMIT  
PREPARATION.

PRELIMINARY

ISSUED FOR:  
**PRELIMINARY**

PRODUCED PLAT SHEET  
RD HOMES SUBDIVISION  
CITY OF MCALLEN  
HIDALGO COUNTY, TEXAS

ENGINEER
IVAN GARGA P.E. R.P.S.
SURVEYOR
IVAN GARGA P.E. R.P.S.
CHECKED:
IVAN GARGA P.E. R.P.S.
DRAWN
HOMERO RUBEN GZ
SCALE
1"=80'
DATE
JANUARY 28, 2021
PROJECT
SLR 20 03
REVISIONS
PAGE NO.
1-OF-1





Reviewed On: 2/11/2021

<b>SUBDIVISION NAME: OXFORD HOMES SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Oxford Avenue: 15 ft. of ROW dedication for 40 ft. from centerline for 80 ft. of total ROW Paving: 52 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to recording. ***Label ROW on both sides of centerline to verify if any additional dedication is required. ****City of McAllen Thoroughfare Plan	Non-compliance
Northgate Lane: 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not built prior to plat recording **E/W road along south boundary to extend east to comply with Thoroughfare Plan requirements prior to final. ***Engineer must clarify ROW and paving details for Cul-de-Sac design prior to final. ***** Requirements will be established prior to final. *****City of McAllen Thoroughfare Plan	Non-compliance
Internal Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to final. ***Clarify if a "private" subdivision is proposed prior to final to verify street and ROW requirements. ****If private subdivision is proposed provide gate details for staff to review prior to final. ***Subdivision Ordinance: Section 134-105	Non-compliance
Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
<b>SETBACKS</b>	
* Front: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior sides: 6 ft. or greater for easements. **Please revise plat note as shown above. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements **Please add plat note as shown above. ***Zoning Ordinance: Section 138-356	Non-compliance

<ul style="list-style-type: none"> <li>* Garage: 18 ft. except where greater setback is required; greater setback applies.</li> <li>**Please add plat note as shown above.</li> <li>***Zoning Ordinance: Section 138-356</li> <li>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</li> </ul>	Applied
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on Oxford Avenue, Northgate Lane and both sides of internal streets.</li> <li>****Please revise plat note as shown above.</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 and along Oxford Road and Northgate Lane.</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 Oxford Avenue.</li> <li>**Please revise plat note as shown above.</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Common Areas, any private streets/drives, detention areas/ponds, and/or gates must be maintained by the lot owners and not the City of McAllen.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</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 subdivision is proposed to be public.</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>**HOA will be recorded simultaneously with plat.</li> <li>**Subdivision Ordinance: Section 110-72</li> </ul>	Non-compliance
	NA
	NA
	Required
	Required
	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section. 138-356</li> <li>* Lots fronting public streets.</li> <li>**Zoning Ordinance: 138-1</li> </ul>	Applied
	Applied



<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1 (single family residential) **Zoning Ordinance: Section 138-176	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Section 138-176	NA
<b>PARKS</b>	
* 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, Preliminary plats shows 48 lots are proposed; there fore, \$33,600 are payable prior to recording. Park fees will be adjusted accordingly if proposed number of lots changes.	Required
* 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
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
<b>COMMENTS</b>	
Comments: Must comply with City's Access Management Policy **Clarify if a private subdivision is proposed prior to final to verify compliance with requirements. ***Provide gate details for staff to review prior to final if applicable. ****Label Detention Area with a lot letter or number prior to final.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND DRAINAGE AND UTILITIES APPROVALS.	Applied



# LOCATION

NORTHWEST  
POLICE CENTER  
SUBDIVISION

E.M. CARD SURVEY

PROPOSED OXFORD HOMES  
SUBDIVISION



OUTSIDE  
CITY LIMITS

EBONY HEIGHTS

NORTHGATE AVE

NORTHGATE

CROSSING PH2

WOODHOLLOW





SUB2021-0004

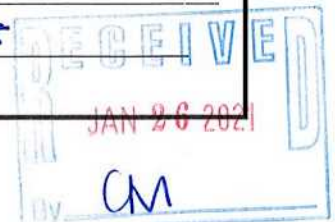


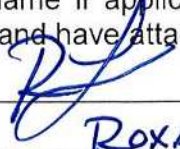
City of McAllen  
Planning Department

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>North Park on 107</u></p> <p>Location <u>107 St aprox 0.18 miles of 23 Rd.</u></p> <p>City Address or Block Number _____</p> <p>Number of lots <u>1</u> Gross acres <u>19.67</u> Net acres <u>19.67</u></p> <p>Existing Zoning _____ Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Agriculture</u> Proposed Land Use <u>Residential</u> Irrigation District # _____</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 <u>Quessa</u></p> <p>Legal Description <u>19.67 Acres out of Lot 11, Section 280 Texas - Mexican railway company survey subdivision Hidalgo County Texas</u></p>
Owner	<p>Name <u>Robert H. Begian &amp; Michele C. Begian</u> Phone _____</p> <p>Address <u>2501 W. State Highway 107</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Urban City Developers, LLC</u> Phone <u>(210) 540-4792</u></p> <p>Address <u>4501 Expressway 83, Ste 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>Trevino Engineering</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 Trevino / Karime Farachala</u></p> <p>E-mail <u>ident@trevinoengineering.com, karime@trevinoengineering.com</u></p>
Surveyor	<p>Name <u>Homero Gutierrez</u> Phone <u>(956) 369-0988</u></p> <p>Address <u>PO BOX 548</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u></p>



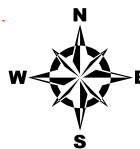
<div data-bbox="170 378 203 1375" data-label="Text"> Minimum Developer's Requirements Submitted with Application </div>	<div data-bbox="617 210 1079 262" data-label="Section-Header"> <h2>Proposed Plat Submittal</h2> </div> <div data-bbox="267 294 1421 787" data-label="List-Group"> <ul style="list-style-type: none"> <li>_____ \$225 Preliminary Review Fee and \$75 Final Approval Fee</li> <li>_____ Title Report</li> <li>_____ 8 ½" by 11" Original Sealed Survey showing existing structures/ easements <u>or</u> 3 blueline copies</li> <li>_____ 2 Location Maps</li> <li>_____ 2 8 ½" by 11" copies/legible copies of plat with name &amp; north arrow</li> <li>_____ 6 Folded blueline prints of the proposed plat</li> <li>_____ 2 Warranty Deeds (Identifying owner on application)</li> <li>_____ Autocad 2005 DWG file and PDF of plat</li> <li>_____ Letter of Authorization from the owner, if applicable</li> <li>_____ Proof of authority of person signing application on behalf of partnership/corporation, if applicable</li> </ul> <div data-bbox="365 808 641 850" data-label="Section-Header"> <h3>PLAT TO SHOW:</h3> </div> <div data-bbox="365 850 1412 1176" data-label="List-Group"> <ul style="list-style-type: none"> <li>✓ Metes and bounds</li> <li>✓ Lots numbered with dimensions and area of irregular lots noted</li> <li>✓ Surrounding platted lots and/or lot lines for unplatted tracts</li> <li>✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines</li> <li>✓ North arrow, scale and vicinity map</li> <li>✓ Name &amp; dimension of adjoining street ROWs (total width &amp; width from centerline)</li> </ul> <div data-bbox="267 1207 1429 1491" data-label="Text"> <p>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.</p> </div> </div> </div>
<div data-bbox="170 1659 203 1942" data-label="Text"> Owner's Signature </div>	<div data-bbox="267 1648 1437 1753" data-label="Text"> <p>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.</p> </div> <div data-bbox="267 1753 1347 1858" data-label="Text"> <p>Signature <u></u> Date <u>1-26-21</u></p> <p>Print Name <u>ROXANA LOPEZ</u></p> </div> <div data-bbox="438 1890 1120 1932" data-label="Text"> <p>Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/></p> </div>



# LOCATION

S.H. 107

S.H. 107  
280



OUTSIDE CITY LIMITS

QUAIL CROSSING

FALCON'S  
ON CREEK AVE  
54

SPRAGUE RD/10900

SPRAGUE RD



SCALE: 1"=80'

LEGEND

- SET ROW ROD
- FOUND ROW ROD



VICINITY MAP  
NOT TO SCALE

GENERAL NOTES

- FLOOD INSURANCE RATING ZONE: "A"  
ZONE A-1 AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR STORM EVENT  
NO FIRM MAP AVAILABLE  
COMMUNITY PANEL NO. 480334-0322-D  
MAP REVISED: JUNE 8, 2000
- BENCHMARK ELEVATION = 800.00 ON A CONCRETE MONUMENT  
APPROXIMATELY 1000 FT. SOUTH AND 1000 FT. EAST FROM THE SOUTHEAST  
CORNER OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACKS:  
FRONT: 25 FEET  
SIDE: 5 OR GREATER FOR EASEMENT  
REAR: 20 OR GREATER FOR EASEMENT  
SIDE CORNER: 20 OR GREATER FOR EASEMENT
4. TOTAL OF 10,000 ACRES (20,000,000 SQ. FT.) OF STORM WATER  
RETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION SHALL BE  
ACCUMULATED IN ONE OR MORE CANALS 20'0" ALONG THE WEST SIDE OF THE PROPERTY  
THAT HAS A CAPACITY OF 10,000 ACRES (20,000,000 SQ. FT.)
5. ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD.
6. A 4" SUBMERGED IS REQUIRED ALONG BOTH SIDES OF INTERIOR STREETS AT THE  
TIME OF BUILDING PERMIT. SEE MAPS MUST COMPLY WITH T.A.S. AND A.D.A.
7. ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND.
8. A 6" WIDE ALLEY / T.A.S. COMPLIANT SIDEWALK IS REQUIRED ALONG SH 107 ROAD  
AT THE TIME OF SUBDIVISION CONSTRUCTION.
9. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS,  
OR MAINTENANCE OF THE STREETS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER  
OR HOMEOWNERS ASSOCIATION.
10. THE CITY OF McALLEN SHALL HAVE A 15' x 15' CORNER CLIP EASEMENT AT ALL  
INTERIOR STREET INTERSECTIONS.
11. SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE REQUIRED EASEMENTS  
DEDICATED, OWNER MUST REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE  
EXCAVATION ACCESS TO THE LINES INCHEN. THAT ENTITY SHALL HAVE THE RIGHT  
TO ACCESS THE EASEMENT WHICH MAY CAUSE, INCIDENTALLY, DAMAGE TO PRIVATE  
IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCE, WALLS, SLABS, LANDSCAPING  
AND PRIVATE IRRIGATION SYSTEMS. OWNERS OF PROPERTIES SHALL HOLD HANDED  
AND INDEMNIFY ANY LOSS ENTRY FROM THE DAMAGES AND/OR REPLACEMENT COSTS  
CAUSED BY NEEDED WORK.
12. ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO LIMITED  
IRRIGATION DISTRICT, AND THE DISTRICT ALONG NO OTHER UTILITIES OR OUTSIDE  
USE, WITHOUT IT EXPRESS WRITTEN APPROVAL.
13. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS  
ACROSS OR BEAR DOWN ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY  
WITH LINES, POLES, OR OTHER DEVICES, OR OTHERWISE WITHOUT FIRST OBTAINING A  
CROSSING PERMIT FROM LIMITED IRRIGATION DISTRICT.
14. NO PERMANENT STRUCTURE, UTILITY HOLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD  
MAY BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT  
ON RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY  
UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO  
IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
15. 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.



STATE OF TEXAS  
COUNTY OF HIDALGO

ME, ROBERT H. BEGAN, AND MICHELLE C. BEGAN, THE UNDERSIGNED, OWNERS OF THE  
LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BUREAU PARK LOTS  
SUCCESSION, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS  
DESIGNATED HEREIN HERETO DESIGNATE THE CITY OF McALLEN, TEXAS, AS THE  
STREETS, ALLEYS, PARKS, SEWER LINES, WATER COULERS, STORM SEWERS, FIRE  
HYDRANTS, AND PUBLIC PLACES WHICH I WILL CAUSE TO BE INSTALLED OR REPAIRED  
UNDER THE SUPERVISION APPROVAL PROCESS OF THE CITY OF ALTON, ALL THE SAME  
FOR THE PURPOSES THEREIN EXPRESSED, OTHER ON THE PLAT ARE ON THE OFFICIAL  
MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF ALTON.

ROBERT H. BEGAN  
OWNER

MICHELLE C. BEGAN  
OWNER

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED  
OWNER NAME KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO  
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME  
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY  
THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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 §2.211 (C). THE DISTRICT HAS NOT RECEIVED AND  
DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR  
THE SAID SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS  
THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE  
DETERMINATIONS.

RAUL SEBASTIAN, P.E., CEM  
GENERAL MANAGER  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS  
DAY OF \_\_\_\_\_, 2021. NO IMPROVEMENTS OF ANY KIND INCLUDING  
WITHOUT LIMITATION TREES, FENCES AND BUILDINGS SHALL BE PLACED UPON IRRIGATION  
DISTRICT RIGHT OF WAY OF EASEMENTS. APPROVAL OF THIS PLAT DOES NOT  
RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT  
UNITED IRRIGATION DISTRICT

DATE

METES AND BOUNDS

A TRACT OF LAND CONTAINING 19.87 ACRES, MORE OR LESS, OUT OF THE WEST 1/2 OF  
LOT 11, SECTION 30, T24S-10N-10E, R10E, COUNTY OF HIDALGO, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 104,  
2015 RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY  
METES AND BOUNDS AS FOLLOWS:

BEGINNING AT PINE FOUND ON THE WEST LINE OF SAID LOT 11 AND THE EXISTING SOUTH  
RIGHT-OF-WAY LINE OF SH 107 FOR THE NORTHWEST CORNER OF THIS TRACT; S40  
FEET SOUTH ON DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.27  
FEET FROM THE NORTHWEST CORNER OF SAID LOT 11 SECTION 28S.

THENCE, SOUTH 80 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00  
FEET TO A NO. 4 REBAR SET FOR AN IRON CORNER OF THIS TRACT;  
THENCE, SOUTH 80 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 231.94  
FEET TO A NO. 4 REBAR SET FOR THE EASTERNMOST NORTHEAST CORNER OF THIS  
TRACT;

THENCE, SOUTH 80 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 1100.49  
FEET PASS A NO. 4 REBAR FOUND IN LINE, AND CONTAINING A TOTAL DISTANCE OF  
1000.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID LOT 11, FOR THE  
SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 80 DEGREES 55 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF  
SAID LOT 11, A DISTANCE OF 685.50 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST  
CORNER OF SAID LOT 11 AND FOR THE SOUTHWEST CORNER THIS TRACT;

THENCE, NORTH 80 DEGREES 55 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF  
SAID LOT 11, AT A DISTANCE OF 330 FEET PASS A NO. 4 REBAR FOUND IN LINE, AND  
CONTAINING A TOTAL DISTANCE OF 1292.33 FEET TO THE POINT OF BEGINNING, AND  
CONTAINING 19.87 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

HONORABLE LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE  
OF TEXAS, HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED BY HIM OR AN ACTUAL SURVEY  
OF THE PROPERTY MADE UNDER HIS SUPERVISION ON THE GROUND.

HONORABLE LUIS GUTIERREZ, P.L.S. NO. 2791

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DON L. TREVINO, P.E. NO. 22038

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

CITY SECRETARY

DATE

NORTH PARK ON 107  
SUBDIVISION  
(PRELIMINARY)

OR RESIDENTIAL LOTS

DATE OF PREPARATION: JANUARY 24, 2021

COUNTY CLERK'S RECORDED CERTIFICATE

THIS FOR RECORD IN HIDALGO COUNTY  
ATTEST: COUNTY CLERK

BY: \_\_\_\_\_  
NOTARY PUBLIC  
OF THE STATE OF TEXAS  
DATE: \_\_\_\_\_



TREVINO ENGINEERING  
FIRM NO. 7-7908  
TEL. NO. (956) 283-8547  
200 S. 10TH ST. STE. 1303  
McALLEN, TEXAS 78501  
ident@trevinoengineering.com

JAN 26 2021

By CM

NO.	SHEET	REVISION	DATE	APPROVED	PRINCIPAL CONTACTS:	NAME	ADDRESS	CITY & ZIP	PHONE
					OWNER:	ROBERT H. AND MICHELLE C. BEGAN			
					ENGINEER:	DON L. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8547
					SURVEYOR:	PABLO SOTO, JR., P.L.S.	1208 S. IRONWOOD	PHARR, TEXAS 78877	(956) 450-1805





Reviewed On: 2/11/2021

**SUBDIVISION NAME: NORTH PARK ON 107 SUBDIVISION****REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

State Highway 107: 150 ft. ROW  
 Paving: By the state Curb & gutter: By the state  
 \*\*Show ROW on both side of centerline to verify if any ROW dedication is required.  
 \*\*\*Please provide copy of the document where ROW was dedicated to verify if any additional ROW dedication is required prior to final.  
 \*\*City of McAllen Thoroughfare Plan

Applied

E/W Quarter Mile Collector (south boundary): 60-70 ft. ROW  
 Paving: 40-44 ft. Curb & gutter: Both sides  
 \*\*Must escrow monies if improvements are not built prior to recording.  
 \*\*\*Road will have to be extended east.  
 \*\*\*\*Engineer must clarify if subdivision is proposed to be public or private. If subdivision is proposed to be private, road can be used as a perimeter street along south boundary.  
 \*\*Subdivision Ordinance: Section 134-105

Non-compliance

N/S Quarter Mile Collector (west boundary): 60-70 ft. ROW  
 Paving: 40-44 ft. Curb & gutter: Both sides  
 \*\*Monies must be escrowed if improvements are not built prior to recording.  
 \*\*\*Please revise plat to comply with requirements prior to final.  
 \*\*Subdivision Ordinance: Section 134-105

Non-compliance

Interior Streets: 50 ft. ROW  
 Paving: 32 ft. Curb & gutter: Both sides  
 \*\*Must escrow monies if improvements are not built prior to recording.  
 \*\*\*Provide gate details if applicable prior to final. Gate details might increase ROW requirements.  
 \*\*Subdivision Ordinance: Section 134-105

Applied

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

Applied

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

Applied

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

Applied

**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.  
 \*\*Please revise plat note as shown above.  
 \*\*Zoning Ordinance: Section 138-356

Non-compliance

\* Rear: 10 ft. or greater for easements.  
 \*\*Please revise plat note as shown above.  
 \*\*Zoning Ordinance: Section 138-356

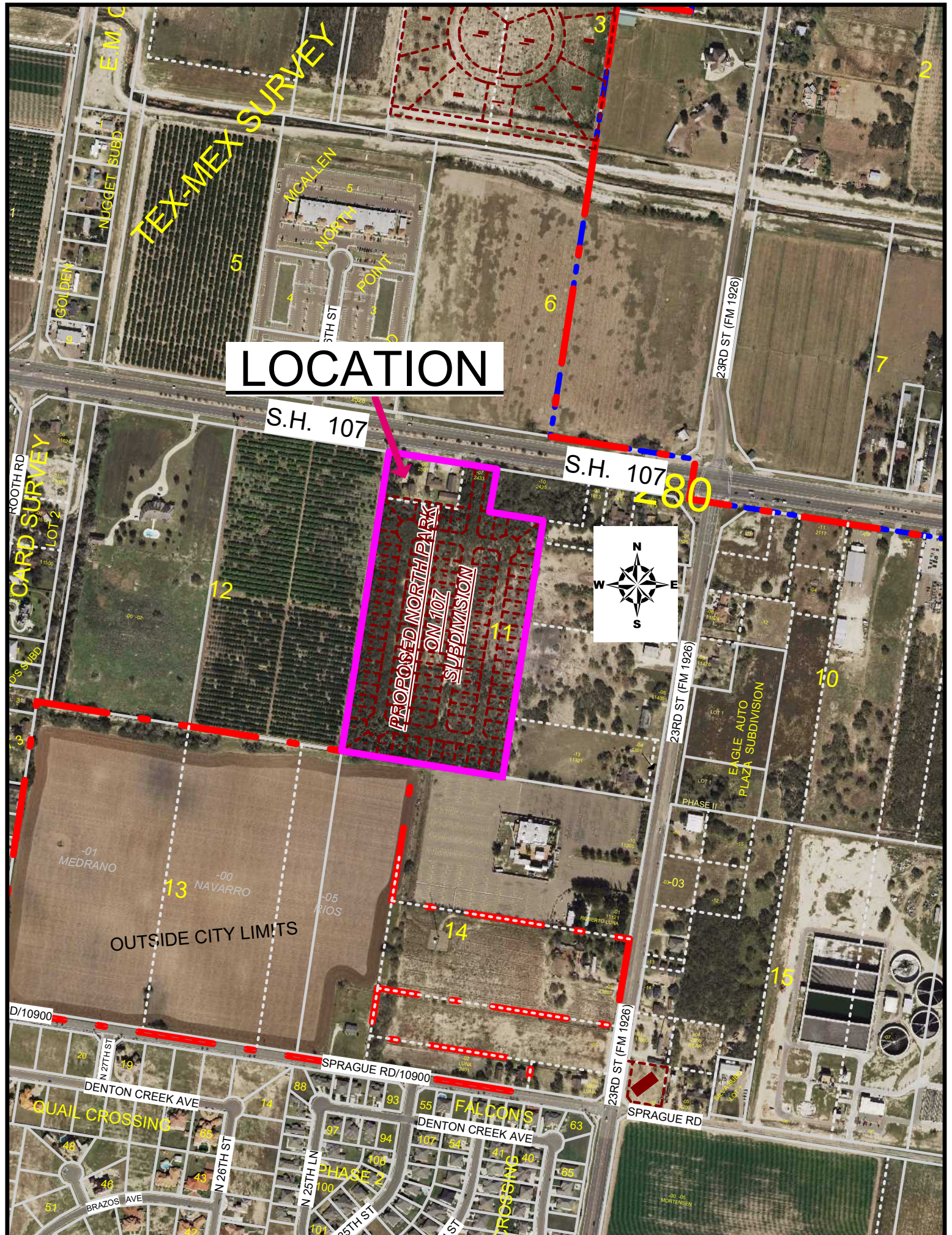
Non-compliance

<ul style="list-style-type: none"> <li>* Interior sides: 6 ft. or greater for easements.</li> <li>**Please revise plat note as shown above.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Corner: 20 ft. or greater for easements (proposed)</li> <li>**Engineer must clarify corner setback prior to final.</li> <li>**Zoning Ordinance: Section 138-356</li> <li>* Garage: 18 ft. except where greater setback is required; greater setback applies.</li> <li>****Please add plat note as shown above.</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
	Non-compliance
	Applied
	Applied
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on both sides of all interior streets.</li> <li>** 5 ft. wide minimum sidewalk required along State Highway 107 as per Engineering Department.</li> <li>**Please revise plat note as shown above.</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>	Non-compliance
	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>**Please add plat note as shown above.</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>**Please revise plat note as shown above.</li> <li>**Landscaping Ordinance: Section 110-46</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Non-compliance
	Non-compliance
	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along.</li> <li>* Site plan must be approved by the Planning and development Departments prior to building permit issuance.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Common Areas, any private streets/drives, detention areas/ponds, and/or gates must be maintained by the lot owners and not the City of McAllen.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</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 subdivision is proposed to be public.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
	NA
	NA
	Required
	Required



<ul style="list-style-type: none"> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**HOA will be recorded simultaneously with plat.</li> </ul> <p>**Subdivision Ordinance: Section 110-72</p>	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>**Verify lot width of Lots 69 and 98 to comply with the minimum width requirements of corner lots of 54 ft prior to final.</li> <li>**Zoning Ordinance: Section. 138-356</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Zoning Ordinance: 138-1</li> </ul>	Applied
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3 &amp; A-O Proposed: R-1 (single family residential)</li> <li>**Rezoning must be finalized prior to subdivision's final review.</li> <li>**Zoning Ordinance: Section 138-176</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>* Rezoning Needed Before Final Approval.</li> <li>**Zoning Ordinance: Section 138-176</li> </ul>	Non-compliance
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee. As per Parks Department, subdivision will be reviewed by the Parkland Advisory Board.</li> </ul>	TBD
<ul style="list-style-type: none"> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.</li> </ul> <p>As per Parks Department, subdivision will be reviewed by the Parkland Advisory Board.</p>	TBD
<ul style="list-style-type: none"> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	Required
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>*As per Traffic Department, Trip Generation to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance
<ul style="list-style-type: none"> <li>*As per Traffic Department, Trip Generation to determine if TIA is required, prior to final plat.</li> </ul>	TBD
<b>COMMENTS</b>	
<p>Comments: Must comply with City's Access Management Policy</p> <ul style="list-style-type: none"> <li>*Please clarify if a private subdivision is being proposed prior to final.</li> <li>**Provide gate details for staff to review prior to final if applicable.</li> <li>***Label NW lot (west of entrance street on SH 107) appropriately. If Detention Area is proposed, please label "Detention Area Lot A" prior to final.</li> <li>****Provide radius for knuckles prior to final.</li> <li>*****Verify wording of Owner's Signature Block to comply with City of McAllen's requirements prior to final.</li> </ul>	Applied
<b>RECOMMENDATION</b>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND DRAINAGE AND UTILITY APPROVALS.</p>	Applied





LOCATION

S.H. 107

S.H. 107



PROPOSED NORTH PARK  
SUBDIVISION ON 107

OUTSIDE CITY LIMITS

D/10900

SPRAGUE RD/10900

23RD ST (FM 1926)

SPRAGUE RD

DENTON CREEK AVE

DENTON CREEK AVE

QUAIL CROSSING

FALDON'S CROSSING

BRAZOS AVE

N 26TH ST

N 25TH ST

N 24TH ST

N 23RD ST

N 22ND ST

N 21ST ST

N 20TH ST

N 19TH ST

N 18TH ST

N 17TH ST

N 16TH ST

N 15TH ST

N 14TH ST

N 13TH ST

N 12TH ST

N 11TH ST

N 10TH ST

N 9TH ST

N 8TH ST

N 7TH ST

N 6TH ST

N 5TH ST

N 4TH ST

N 3TH ST

N 2TH ST

N 1ST ST

N 0TH ST

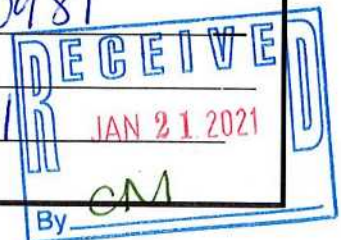




City of McAllen  
Planning Department  
**APPLICATION FOR  
SUBDIVISION PLAT REVIEW**

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>Antigua Lot</u></p> <p>Location <u>Trenton Road &amp; Zenaida Avenue</u></p> <p>City Address or Block Number <u>zenaida avenue</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.316</u> Net acres <u>0.316</u></p> <p>Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>single family</u> Irrigation District # <u>1</u></p> <p>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"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>704171</u> Tax Dept. Review _____</p> <p>Legal Description <u>0.316 Acres being all of Lot 9 &amp; N. 1/2 Lot 10, Antigua Subdivision, Vol. 50, Pg. 198</u></p>
Owner	<p>Name <u>Marks. Harris</u> Phone <u>956 (956) 381-0981</u> <u>HEMR.</u></p> <p>Address <u>7301 N 17th Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>%robert@meldenandhunt.com</u></p>
Developer	<p>Name <u>The Structure Team</u> Phone _____</p> <p>Address <u>301 N Main Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Ronnie Cavazos</u></p> <p>E-mail <u>%robert@meldenandhunt.com</u></p>
Engineer	<p>Name <u>Melden &amp; Hunt</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W McIntyre Street</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>Robert Tamez</u></p> <p>E-mail <u>robert@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden &amp; Hunt</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W McIntyre Street</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p>





## 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
- ☒ 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 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.

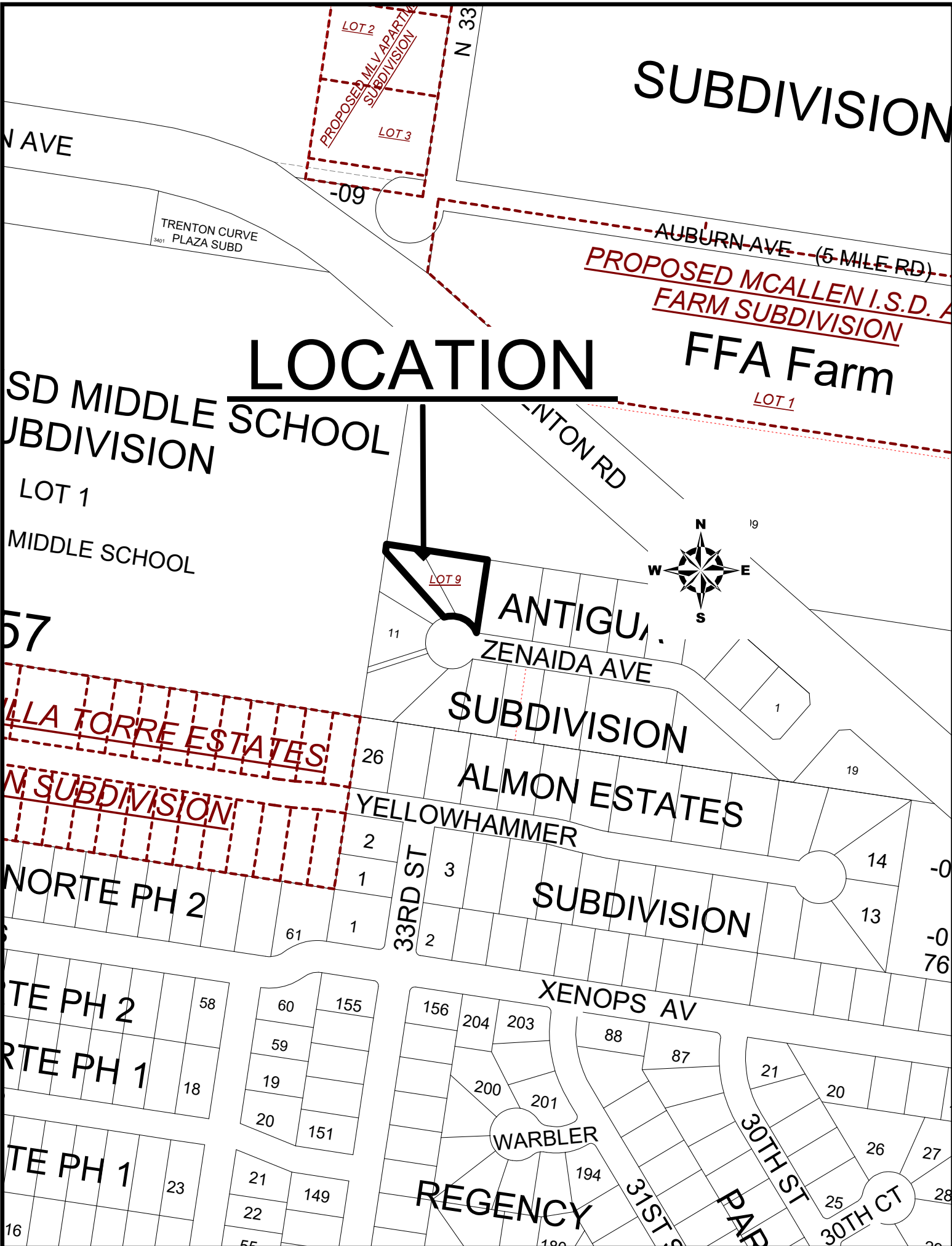
Signature  Date 01/21/2021

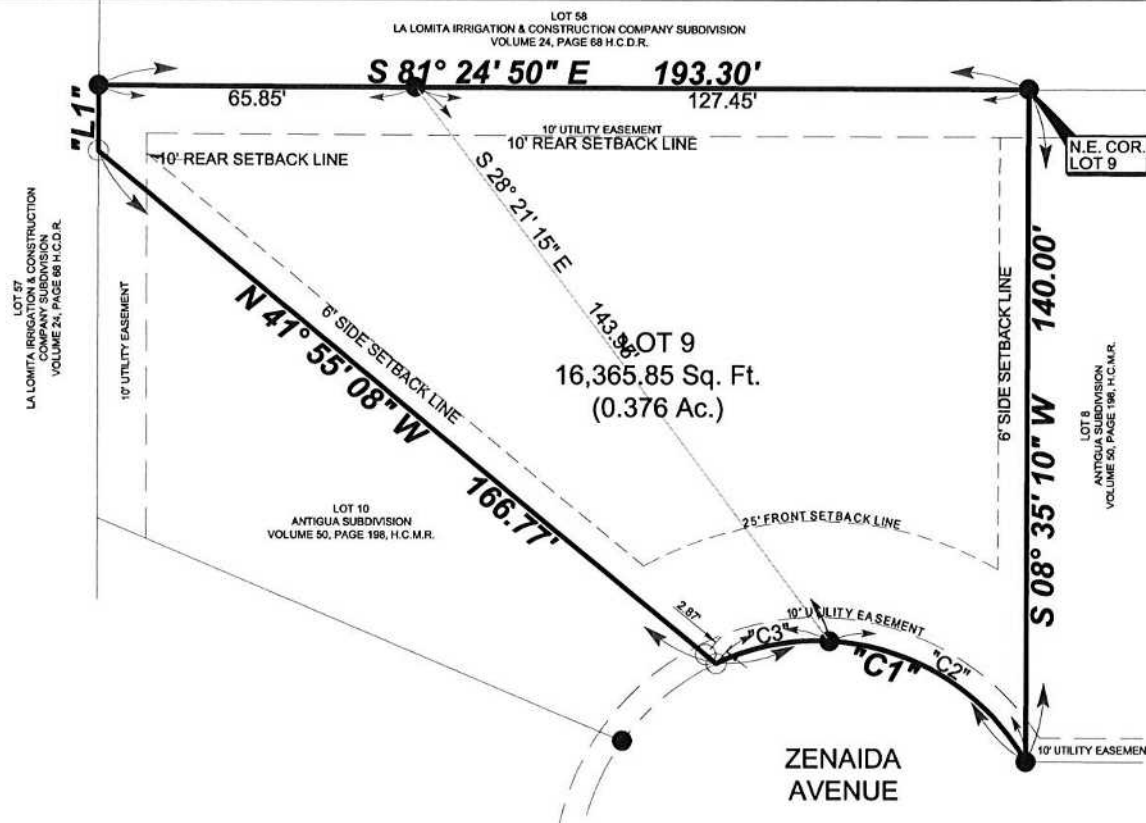
Print Name Robert Tamez

Owner ☐

Authorized Agent ☒







RE-PLAT OF

# LOT 9, ANTIGUA SUBDIVISION

BEING A SUBDIVISION OF 0.376 OF ONE ACRE BEING ALL OF LOT 9  
AND THE NORTH HALF OF LOT 10, ANTIGUA SUBDIVISION  
CITY OF McALLEN, HIDALGO COUNTY, TEXAS







Reviewed On: 2/10/2021

**SUBDIVISION NAME: ANTIGUA LOT SUBDIVISION****REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Zenaida Avenue: 50 ft. ROW existing  
Paving: 32 ft. Curb & gutter: Both sides

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

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

\* 600 ft. Maximum Cul-de-Sac. City Commission approved Cul-De-Sac variance at their January 9, 2006 meeting.

\* 800 ft. Block Length.

Applied

Applied

Applied

Compliance

Compliance

**ALLEYS**

ROW: 20 ft. Paving: 16 ft.

\*Alley/service drive easement required for commercial properties

Applied

**SETBACKS**

\* Front: 25 ft. or greater for easements.

\*\*Please revise plat note as shown above.

\* Rear: 10 ft. or greater for easements

\*\*Please revise plat note as shown above.

\* Sides: 6 ft. or greater for easements.

\*\*Please revise plat note as shown above.

\* Corner.

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

\*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Applied

Applied

NA

Applied

Applied

**SIDEWALKS**

\* 4 ft. wide minimum sidewalk required on both sides of Zenaida Avenue.

\*\*Include plat note as shown above.

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

Non-compliance

Applied

**BUFFERS**

\* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.

\*\*Include plat note as shown above.

\* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.

\*\*Include plat note as shown above.

\*Perimeter buffers must be built at time of Subdivision Improvements.

Applied

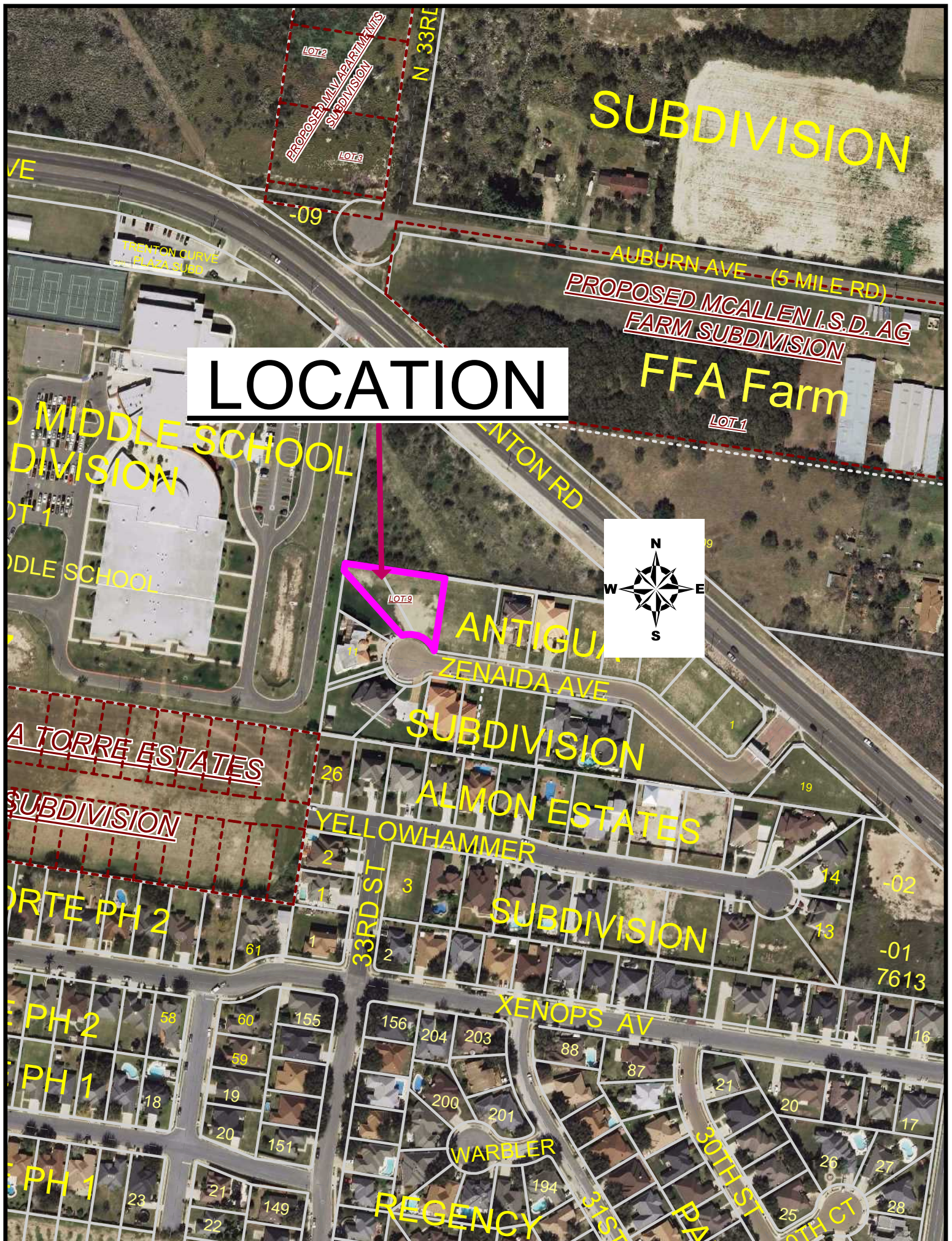
Applied

Applied

NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along.</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>**Please remove plat note #7 since it is not required.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Common Areas, any private streets must be maintained by the lot owners and not the City of McAllen</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>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>***HOA president signature block will be required prior to recording.</li> </ul>	NA
	Applied
	NA
	NA
	NA
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>* Lots fronting public streets.</li> <li>**Please verify "C2" and C3" since they appear to match to what is shown on Curve Table.</li> <li>**Provide ownership map to verify that no lots are left undevelopable. The south portion of Lot 10 appears to be left with only 25 ft. of frontage.</li> </ul>	Applied
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: R-1 Proposed: R-1</li> <li>* Rezoning Needed Before Final Approval</li> </ul>	Compliance
	NA
PARKS	
<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. As per Parks Department, \$700 (one lot/dwelling unit) are due prior to recording.</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	NA
	TBD
	NA
TRAFFIC	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation waived for a single family house. No TIA required.</li> <li>* As per Traffic Department, Trip Generation waived for a single family house. No TIA required.</li> </ul>	Compliance
	NA
COMMENTS	
<ul style="list-style-type: none"> <li>Comments: Must comply with City's Access Management Policy</li> <li>**Provide Ownership Map to verify that no properties are left undevelopable prior to final.</li> <li>***Add reference "Private" under Zenaida Avenue and anywhere where is applicable.</li> <li>****Change Subdivision name to "Lot 9A, Antigua Subdivision". Discuss with staff.</li> </ul>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS DISAPPROVAL OF SUBDIVISION IN PRELIMINARY FORM.	Applied



# LOCATION





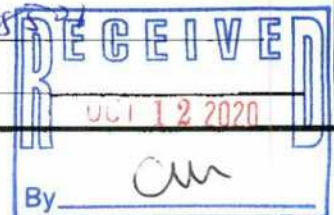


City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

SUB2020-0072  
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>Iglesias Subdivision</u>
	Location <u>Northwest corner of Pecan Blvd. and Bonfau Road</u>
City Address or Block Number _____	Number of lots <u>1</u> Gross acres <u>1.0</u> Net acres _____
	Existing Zoning <u>C-1</u> Proposed _____ 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 # _____	Residential Replat Yes <input type="checkbox"/> No <input 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 Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____
Legal Description <u>A 1.079 Ac out of lot 248 John H. Shary</u>	
	<u>Subdivision Vol. 1, Page 17</u>
Owner	Name <u>Alvaro Iglesias</u> Phone <u>956-313-8813</u>
	Address <u>3589 W Turtle Dr</u>
City <u>Rio Grande</u> State <u>TX</u> Zip <u>78582</u>	E-mail <u>Alvaro.Iglesias911@gmail.com</u>
Developer	Name <u>Same as Owner</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</u>
City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	Contact Person <u>Mario A. Salinas</u>
	E-mail _____
Surveyor	Name <u>David Salinas</u> Phone <u>(956) 682-9081</u>
	Address <u>2221 Bartolli</u>
City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>	E-mail <u>dsalinas@salinasengineering.com</u>





## 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" 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 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 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 10-8-20

Print Name Alvaro Iglesias

Owner ☐

Authorized Agent ☐

Rev 03/11

D. #1 R.O.W.

QUINCE AVE

29

30

39

QUINCE AVE

258

**SUBDIVISION**

1

1513

LOS SALAS

# LOCATION

SUBD

ORANGE

PECAN BLVD

PROPOSED IGLESIAS  
SUBDIVISION

BENTSEN RD

DRUSCILLA

# ARY

MULBERRY AVE

ESTATES

AGNOLIA AVE

15  
SUBDIVISION

248

**BENTSEN**  
MARLE

MAPLE AVE

PHASE 2

PHASE 1

LAUREL AVE

47TH ST

No Window

CIR

2  
HAMMONDS

3

COPPERFIELD

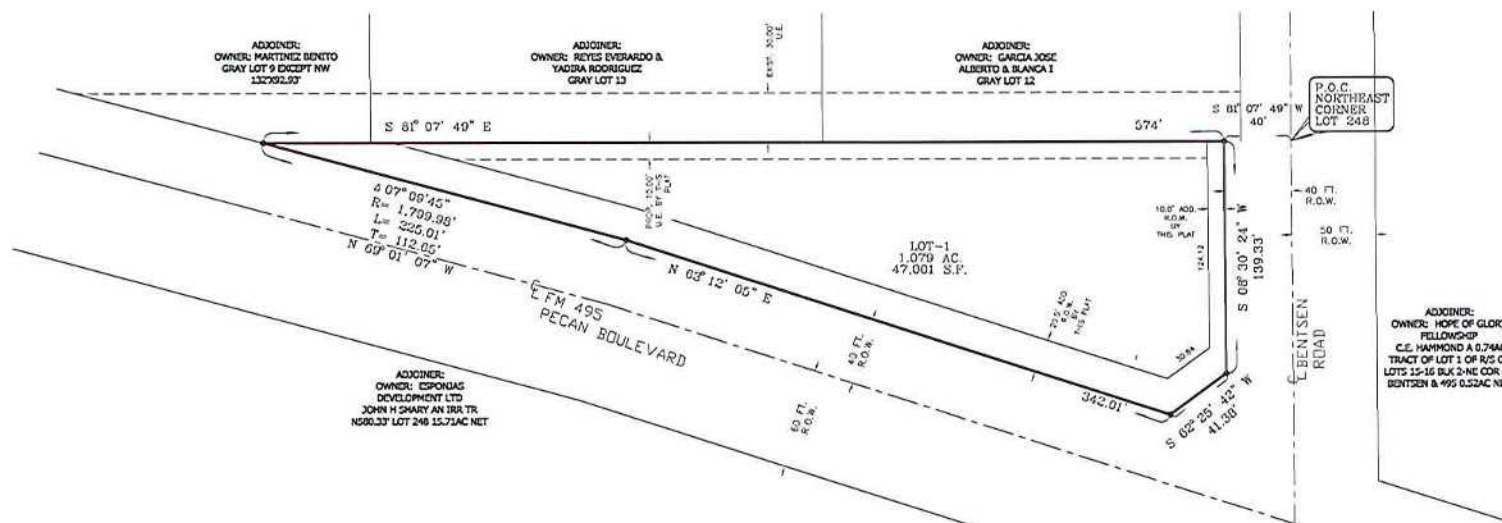
PHASE 1A

LAUREL AV

No Window



McALLEN, TEXAS



VICINITY MAP



DATE OF PREPARATION: OCTOBER 9, 2020

MAS ENGINEERING LLC.  
CONSULTING ENGINEERING  
FIRM NO. F-15499

3911 N. 10TH ST. STE H  
MCALLEN, TEXAS. 78501

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



Reviewed On: 1/27/2021

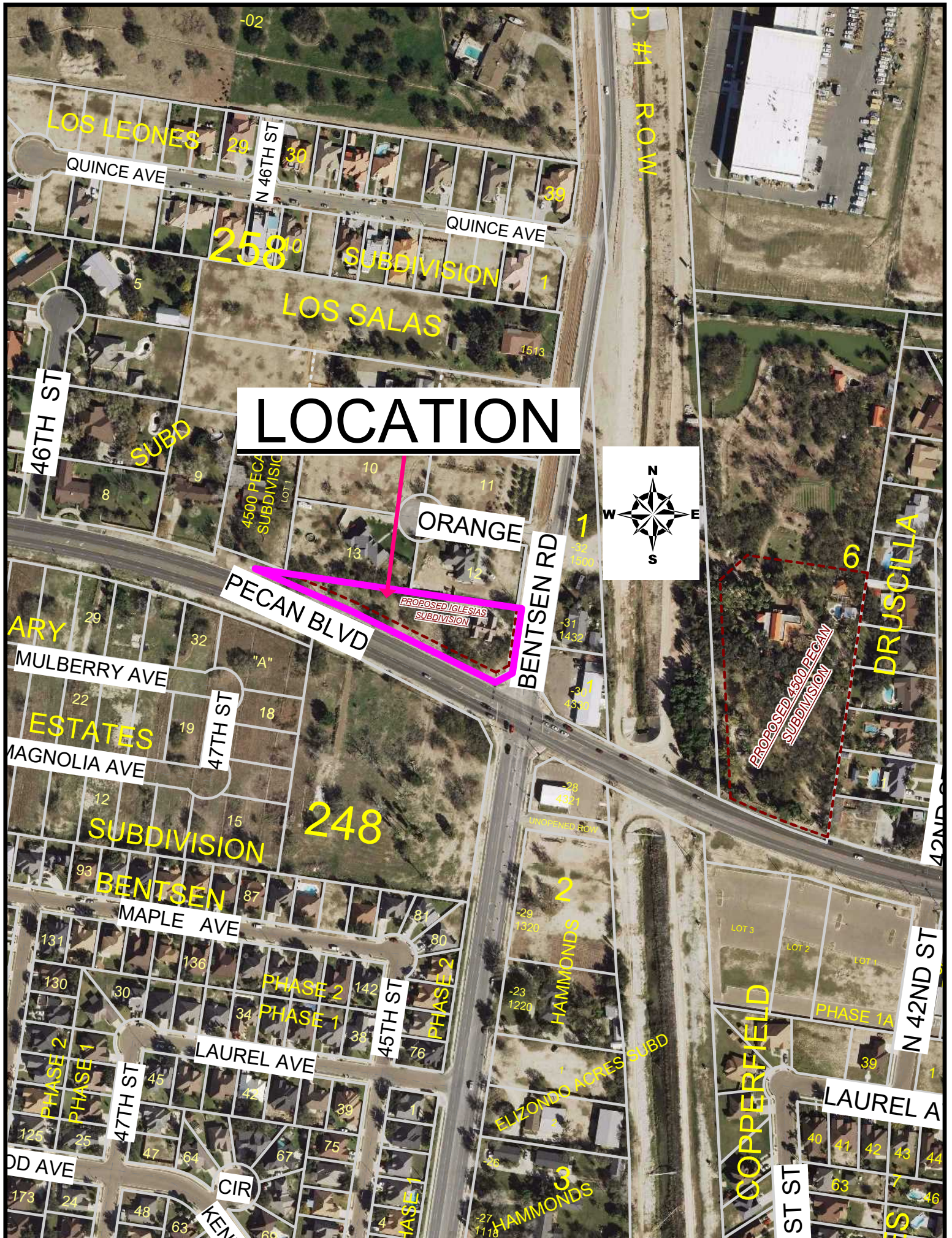
<b>SUBDIVISION NAME: IGLESIAS SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Pecan Boulevard (FM 495): 20 ft. dedication for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state	Applied
North Bentsen Road: 10 ft. of dedication for 50 ft. 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.	Applied
Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length.	NA
* 600 ft. Maximum Cul-de-Sac.	NA
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	Non-compliance
<b>SETBACKS</b>	
* Front: **Pecan Boulevard: 60 ft. or greater for easements or approved site plan. ***North Bentsen Road: 50 ft. or greater for easements or approved site plan. ****Engineer submitted a letter on January 27, 2021 requesting a variance to allow 52 ft. or greater for easements setback on Pecan Boulevard instead of the required 60 ft. and 25 ft. or greater for easements on North Bentsen Road instead of the required 50 ft. or greater for easements.	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.	Applied
* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.	Applied
* Corner: See setbacks above.	Applied
* Garage:	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
*4 ft. wide minimum sidewalk required along west side of North Bentsen Road. ** 5 ft. wide minimum sidewalk required along north side of Pecan Boulevard (FM 495) as per Engineering Department	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied



BUFFERS	
<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>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along north property line where abutting to residential zone/use.</li> <li>**Please revise plat note as shown above prior to final.</li> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
	Non-compliance
	Applied
NOTES	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along Pecan Boulevard (FM 495)</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>**Remove plat note #11 since plat note is not needed.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen</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>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> </ul>	TBD
	Required
	Required
	Required
	NA
	NA
ZONING/CUP	
<ul style="list-style-type: none"> <li>* Existing: C-1 Proposed: C-1</li> <li>**Engineer must clarify use prior to final. If a rezoning is required, rezoning must be finalized prior to final.</li> <li>* Rezoning Needed Before Final Approval</li> <li>**Engineer must clarify use prior to final. If a rezoning is required, rezoning must be finalized prior to final.</li> </ul>	Applied
	TBD
LOT REQUIREMENTS	
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area.</li> <li>* Lots fronting public streets.</li> </ul>	Applied
	Applied
PARKS	
<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
TRAFFIC	
<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>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> </ul>	Non-compliance
	TBD

COMMENTS	
Comments: Must comply with City's Access Management Policy. **As per Utilities and Public Works Department, please submit site plan for review prior to final. ***Engineer must clarify use prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCES.	Applied





# LOCATION



ORANGE

PECAN BLVD

BENTSEN RD

DRUSCILLA

PROPOSED 4500 PECAN SUBDIVISION

PROPOSED IGLESIAS SUBDIVISION

248

2

HAMMONDS

3

ELIZONDO ACRES SUBD

COPPERFIELD

N 42ND ST

LAUREL A

ST ST

CIR

KE

173

24

48

63

66

69

72

75

78

81

84

87

90

93

96

99

102

105

108

111

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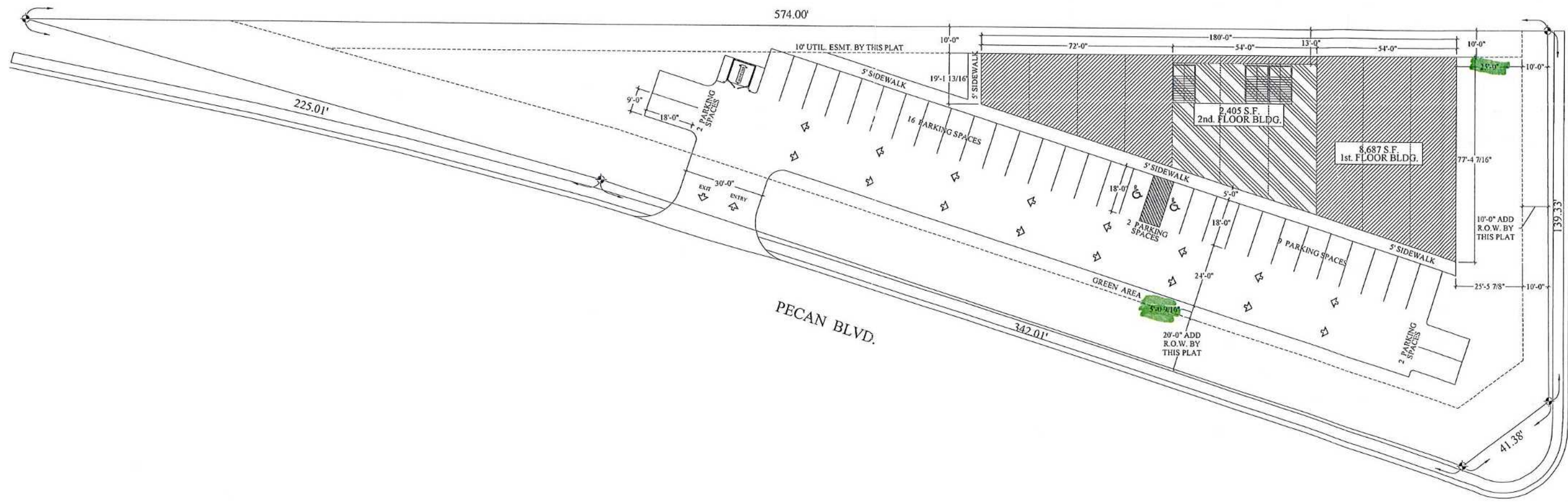
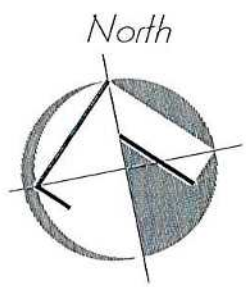
942

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951





BENTSEN RD.

PECAN BLVD.

AREAS OPTIONS:

TOTAL AREA	11,092 SQ. FT.	CANOPY	660.00 SQ. FT.
------------	----------------	--------	----------------

11,092 SQ. FT./400 + 3 = 30.73		
PARKING SPACES	REQUIRED	PROVIDED
	31	31

RECEIVED  
JAN 13 2021  
By CM  
SITE PLAN  
SCALE: N.T.S.  
OPTION 6

PECAN  
LOT 1  
IGLESIAS SUBD.  
McALLEN, TX

THIS DRAWING MAY NOT BE  
REPRODUCED IN ANY FORM  
WITHOUT WRITTEN PERMISSION  
Ramon Almaguer Designs

This plan is property of  
Ramon Almaguer Designs  
and owners stated on  
plans. These plans are  
limited to a one-time  
construction of this  
project, other construction  
is strictly prohibited  
without the written  
permission from Ramon  
Almaguer Designs.

Please Note:  
Ramon Almaguer Designs  
assumes no liability for any  
structure constructed from  
this plans. It is the  
responsibility of the  
purchaser of this plans to  
perform the following  
before actual construction  
commences.  
1. Builder or contractor  
must verify ALL  
DIMENSIONS prior to  
proceeding with  
construction.  
2. Builder or contractor  
must verify compliance  
with all local building  
codes of the area where  
the structure is to be  
constructed and located.  
3. Plans indicate  
locations only; engineer  
aspects should incorporate  
actual site conditions.

DESIGNED FOR:  
IGLESIAS  
CAPITAL  
INVESTMENTS

Ramon Almaguer  
Designs  
COMMERCIAL &  
RESIDENTIAL DESIGNS  
2408 Brock St. Ste. 11  
Mission, TX. 78572  
Cell. (956) 221 3293

CONTRACTOR:

DATE:  
01-06-21

IF MY SIGNATURE DOES  
NOT APPEAR IN "RED" THE  
USE OF REPRODUCTION OF  
THIS PLAN OR MAP MAY BE  
AN INFRINGEMENT OF THE  
FED. COPYRIGHT ACT.  
TO REPORT COPYRIGHT  
VIOLATIONS CALL  
(956) 221 3293

PAGE No.  
2/10

PLAN No.  
20-051



# MAS Engineering, LLC

## TBPE Firm No. 15499

To: McAllen Planning Department

Attn: Jose Humberto De La Garza

From: Mario A. Salinas P.E.

Date: 1/10 /2021

Re: Iglesias Subdivision

---

On behalf of the subdivider Alvaro Iglesias of Iglesias Subdivisions, and MAS Engineering LLC, a VARIANCE is hereby requested:

- 52 ft. setback on Pecan Blvd. to accommodate parking lot, instead of 60 ft.
- 25 ft setback on Bentsen Road to accommodate for building.

If you have any questions feel free to contact me.

  
Mario A. Salinas, P.E., S.E.T.  
(956)537-1311  
[msalinas6973@att.net](mailto:msalinas6973@att.net)

SUB2021-0003

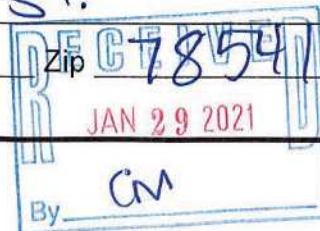


City of McAllen  
Planning Department  
**APPLICATION FOR**

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)

**SUBDIVISION PLAT REVIEW**

Project Description	Subdivision Name <u>Acqualina at Tres Lagos Phase I</u> Location _____ City Address or Block Number <u>none at this time</u> Number of lots <u>41</u> Gross acres <u>21.628</u> Net acres <u>21.628</u> Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>5/1/2020</u> Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>UID</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 type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Parcel No. <u>294609</u> Tax Dept. Review _____ Legal Description <u>Approx. 21.628 acres out of Section 227 Texas-Mexican Railway Company Survey</u>
	Owner
Developer	Name <u>Rhodes Development, Inc.</u> Phone <u>(956) 287-2800</u> Address <u>200 S. 10th St, Ste. 1700</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>Nick Rhodes</u> E-mail <u>nick@mlrhodes.com</u>
Engineer	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. McIntyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>Fred L. Kurth</u> E-mail <u>f.kurth@meldenandhunt.com</u>
Surveyor	Name <u>Melden &amp; Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. McIntyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>



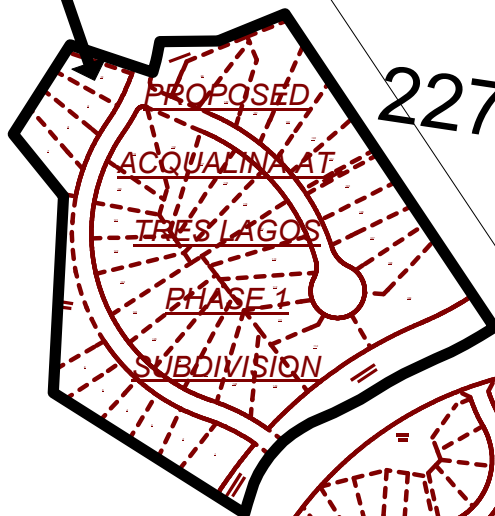
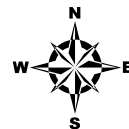


LOCATION

# TEXAS A&M TRES LAGOS SUBDIVISION

227

LOT 1



TRES

LAGOS

BLVD



SECTION 227  
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY

M.L. RHODES, LTD  
WARRANTY DEED DOCUMENT  
NUMBER 741019, H.C.O.R.



N:16651387.2647  
E:1059573.5390

TEXAS A&M TRES LAGOS SUBDIVISION  
LOT 1  
INSTRUMENT No. 2779831, H.C.M.R.

N:16650575.7686  
E:1060115.7616

SECTION 227  
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY  
M.L. RHODES, LTD  
WARRANTY DEED DOCUMENT  
NUMBER 741019, H.C.O.R.

# ACQUALINA AT TRES LAGOS PHASE I SUBDIVISION

SUBDIVISION OF 21.628 ACRES  
OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY  
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,  
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,  
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

CASCADE AT TRES LAGOS  
PHASE I SUBDIVISION  
INSTRUMENT No. 3183340, H.C.M.R.

CHALK RIDGE DRIVE

SUBDIVISION MAP OF





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/11/2021

<b>SUBDIVISION NAME: ACQUALINA AT TRES LAGOS PHASE I SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Tres Lagos Boulevard: 100-149.76 ft. ROW Paving: 65 ft. Curb & gutter: both sides *City of McAllen Thoroughfare Plan	Applied
Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides **City of McAllen Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length: common areas and access walks/drives provided. **Subdivision Ordinance: Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. **Plat submitted shows only one, will there be additional? ***Subdivision Ordinance: Section 134-105	TBD
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
<b>SETBACKS</b>	
* Front: 20 ft. minimum or greater for setbacks **Zoning Ordinance: Section 138-356	Applied
* Rear: 11 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: 5 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Side corner: 10 ft. or greater for easements. **Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on: City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Tres Lagos Blvd. **Landscaping Ordinance: Section 110-46	Applied

<ul style="list-style-type: none"> <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
	Required
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along Tres Lagos Boulevard.</li> <li>**City's Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, private Streets must be maintained by the lot owners/PID 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 for public subdivisions</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Subdivision Ordinance 138-168 for private subdivisions</li> </ul>	Applied
	NA
	Applied
	NA
	Required
	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets: Access to subdivision from Tres Lagos Boulevard which is being dedicated by separate instrument</li> <li>**Zoning Ordinance: Section 138-1</li> <li>* Minimum lot width and lot area: Lots must comply with the minimum 50 ft. requirement and 54 ft. on corner lots, or in compliance per Agreement.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
	Applied
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-1 Proposed: R-1</li> <li>* Rezoning Needed Before Final Approval</li> <li>**Zoning Ordinance: Section 138-176</li> </ul>	Applied
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee: Must be in compliance with agreement.</li> <li>* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> </ul>	Applied
	Applied
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* Master Trip Generation has been approved. Master TIA is under review to determine if any improvements are needed.</li> <li>* Master TIA is under review to determine if any improvements are needed.</li> </ul>	Required
	TBD
<b>COMMENTS</b>	
<p>Comments:</p> <ul style="list-style-type: none"> <li>**Must comply with the Agreement and Public Improvement District (PID) conditions.</li> <li>***Per Traffic Department, must comply with City's Access Management Policy.</li> <li>****Must comply with other requirements, as may be applicable, prior to final</li> </ul>	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied





LOCATION

TEXAS A&M TRES  
SUBDIVISION

227

LOT 1



TRES

LAGOS

BLVD





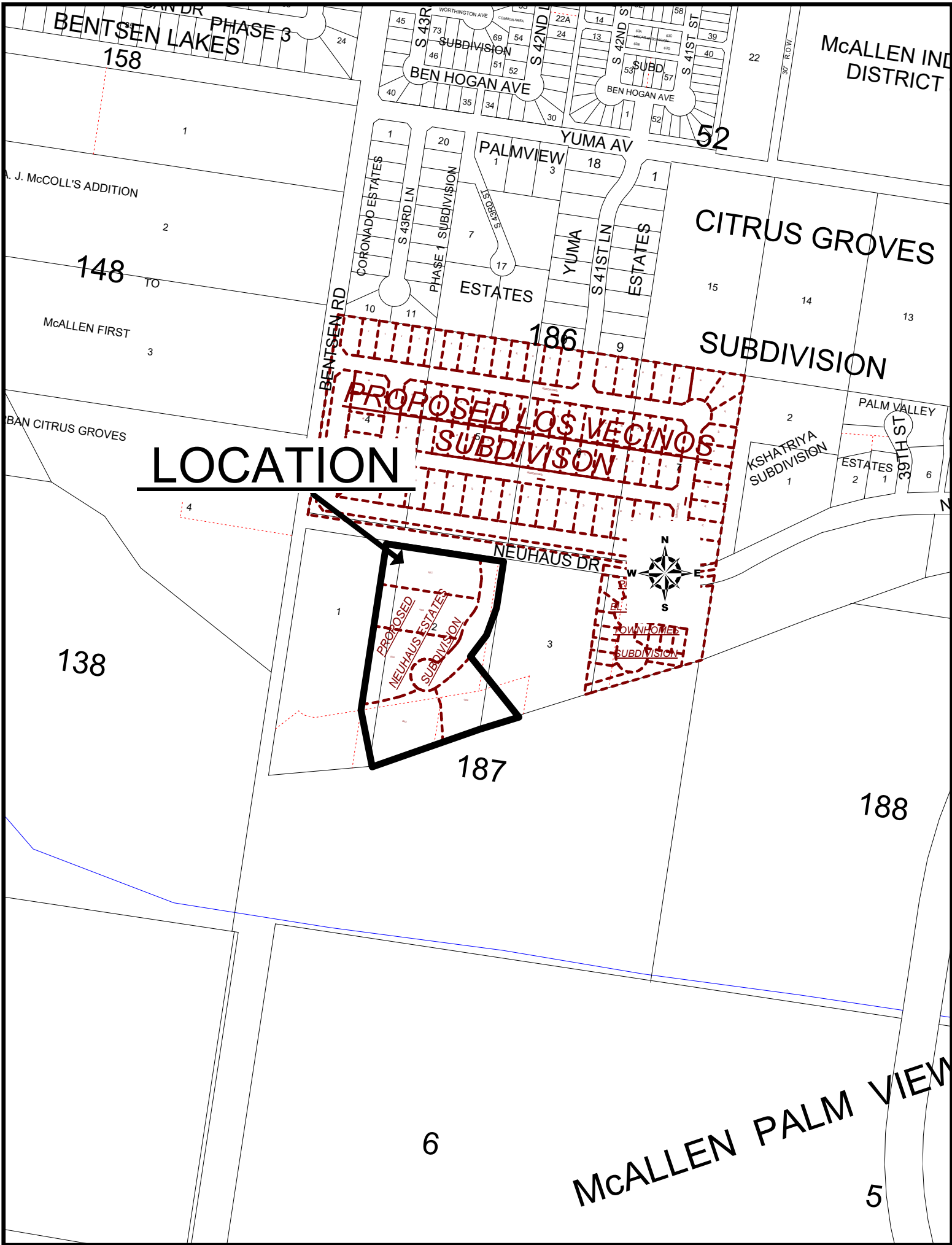


City of McAllen  
Planning Department  
**APPLICATION FOR  
SUBDIVISION PLAT REVIEW**

**SUB2021-0006**  
1300 Houston Avenue  
McAllen, TX 78501  
P. O. Box 220  
McAllen, TX 78505-0220  
(956) 681-1250  
(956) 681-1279 (fax)

<b>Project Description</b>	<p>Subdivision Name <u>Newhaus Estates</u></p> <p>Location <u>South side of newhaus drive approx. 570' west from Gentron Rd McAllen Tx.</u></p> <p>City Address or Block Number <u>Lots 1, 2 and 3 McAllen</u></p> <p>Number of lots <u>5</u> Gross acres <u>5.72</u> Net acres <u>5.46</u></p> <p>Existing Zoning <u>AG</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>2 house</u> Proposed Land Use <u>5 Rsid- house</u> Irrigation District # _____</p> <p>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"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Legal Description <u>A 5.72 Gross acre tract of land, more or less out of and forming a part of Lots 1, 2 and 3 McAllen first suburban circle shown + lidojo Tx.</u></p>
<b>Owner</b>	<p>Name <u>Empire Investment</u> Phone _____ <u>by Hector Guerra LLC.</u></p> <p>Address <u>3600 Granada Court</u></p> <p>City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u></p> <p>E-mail _____</p>
<b>Developer</b>	<p>Name _____ Phone <u>9</u></p> <p>Address <u>Same as above</u></p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
<b>Engineer</b>	<p>Name <u>MAS Engineering</u> Phone <u>(956) 537-13-11</u></p> <p>Address <u>3911 N 10th Street, Suite H</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>Contact Person <u>Maria A. Salinas</u></p> <p>E-mail _____</p>
<b>Surveyor</b>	<p>Name <u>David O. Salinas</u> Phone <u>(956) 682-90-81</u></p> <p>Address <u>2221 Raffidil Ave</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u></p> <p>E-mail _____</p>





# LOCATION

McALLEN PALM VIEW



SCALE 1:100

[illegible]

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

RECEIVED  
JAN 25 2021  
By CM



# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/11/2021

<b>SUBDIVISION NAME: NEUHAUS ESTATES SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
Neuhaus Drive: 10 ft. ROW dedication required for 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not constructed prior to plat recording. **City of McAllen Thoroughfare Plan	Applied
S. 43rd Street (private): 56-59 ft. ROW proposed Paving: min. 32 ft. Curb & gutter: both sides *Private streets shall comply with and built according to city standards **Project engineer, on behalf of the developer requested a variance to allow one-20 ft. entrance and one-14 ft. wide exit lane with a 10 ft. median with existing trees instead of the 32 ft. cross section as required for single family residential development. ***City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side at their meeting on October 23, 2017. ****Revise street name as noted above *****Improvements must be escrowed if not built prior to recording. *****City of McAllen Thoroughfare Plan	Non-compliance
* 800 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Compliance
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
<b>SETBACKS</b>	
* Front: 25 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: in accordance with the Zoning Ordinance, or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements	Applied
* Corner: Neuhaus Drive - 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
4 ft. wide minimum sidewalk required on Neuhaus Drive and on both sides of the interior street. **Project engineer, on behalf of the developer requested a 3 ft. wide sidewalk on the east side due to the existing trees and property line. ***City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side at their meeting on October 23, 2017. ****Subdivision Ordinance: Section 134-120	Applied

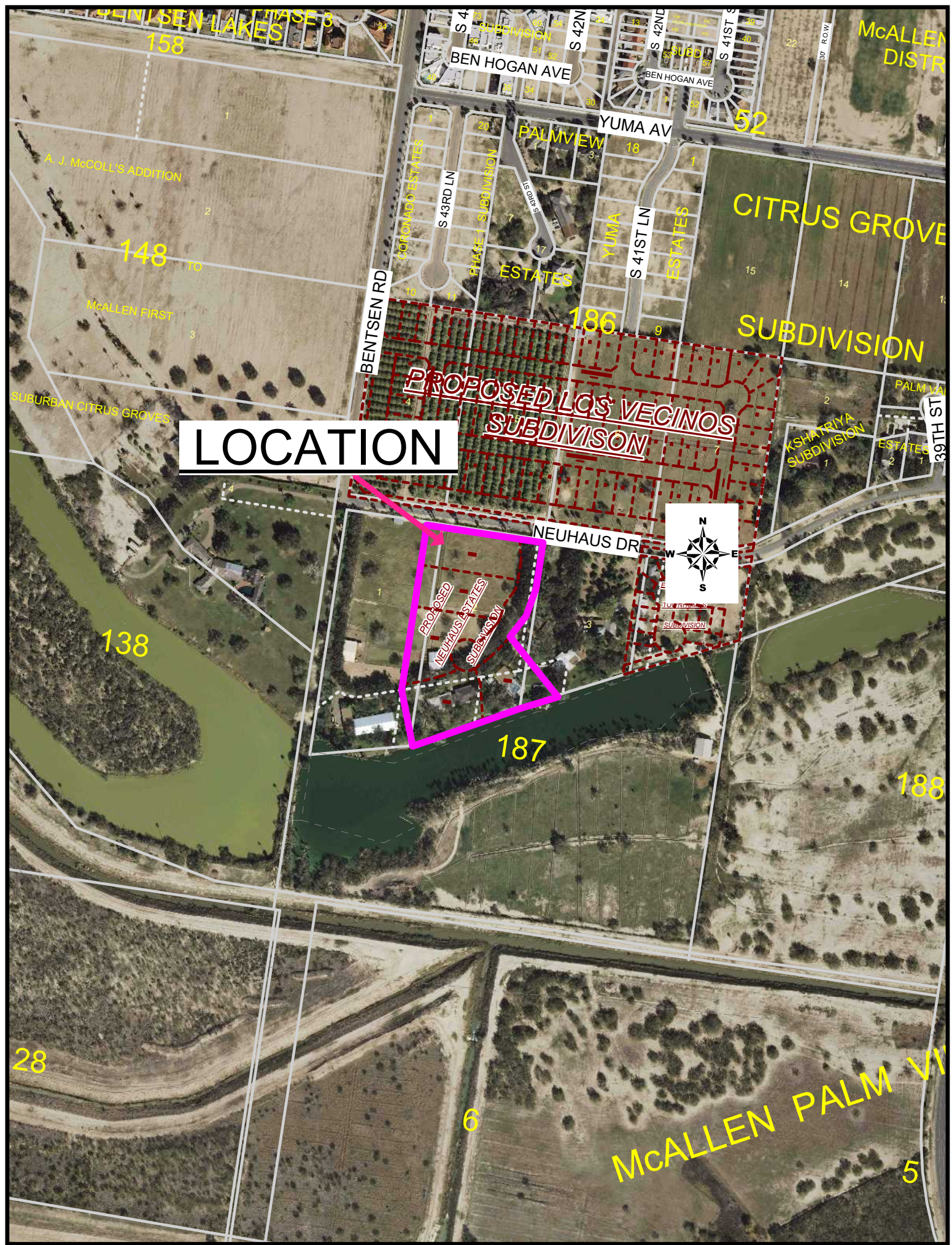


* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
<b>BUFFERS</b>	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Neuhaus Drive **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along Neuhaus Drive. **City's Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common areas, private streets, must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: 134-168	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 for public subdivisions	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance 138-168 for private subdivisions	Required
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets or private **Zoning Ordinance: Section 138-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-1 **Zoning Ordinance: Section 138-176	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Section 138-176	NA
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 dwelling unit/lot x 5 = \$3,500 to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Per Traffic Department Trip Generation has been honored. No TIA is required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy	Applied

<p>**Final approval expired for this subdivision originally submitted in 2017.</p> <p>**Variance request approved at the City Commission meeting of October 23, 2017 allowing a 17 ft. wide exit lane with no sidewalks on the east side.</p> <p>***Money must be escrowed if improvements are not built prior to recording.</p> <p>****Indicate subdivision is private in parenthesis below name on plat</p>	
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied



# LOCATION





SUB2020-0041



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>	<p>Subdivision Name <u>Santoy Subdivision</u></p> <p>Location <u>3321 W. US Highway 83, McAllen, TX</u></p> <p>City Address or Block Number <u>3321 W. US Highway 83, McAllen, TX</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.27</u> Net acres <u>1.27</u></p> <p>Existing Zoning <u>C3</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>comm.</u> Proposed Land Use <u>comm.</u> Irrigation District # <u>1</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 checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Parcel No. <u>204813 88</u> Tax Dept. Review _____</p> <p>Legal Description <u>A 1.27 acre portion of L. 2 and 3, King's Highway Subdivision</u></p>
<b>Owner</b>	<p>Name <u>Juan Santoy</u> Phone <u>956-212-7121</u></p> <p>Address <u>2436 Carianna Avenue</u></p> <p>City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u></p> <p>E-mail <u>JFSantoy@gmail.com</u></p>
<b>Developer</b>	<p>Name <u>same as owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
<b>Engineer</b>	<p>Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u></p> <p>Address <u>202 So. 4th Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Steve Spoor, P.E.</u></p> <p>E-mail <u>SEC@SpoorEng.com</u></p>
<b>Surveyor</b>	<p>Name <u>Paul Pena</u> Phone <u>956-682-8812</u></p> <p>Address <u>1001 Whitewing Avenue</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>

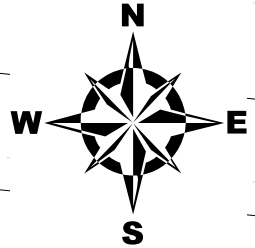
**RECEIVED**  
JUN 17 2020  
8:41:10pm

Pct # 721478 pd \$225-



# LOCATION

ASH AVE



US BUSINESS 83

35TH ST

PABLO'S SUBDIVISION  
LOT 1

PROPOSED SANTOY  
SUBDIVISION  
LOT 1

LOT 1

84

5

BLK 1

1

PROPOSED AUSTIN

(DATE)

PROPOSED  
SUBDIVISION

36

12

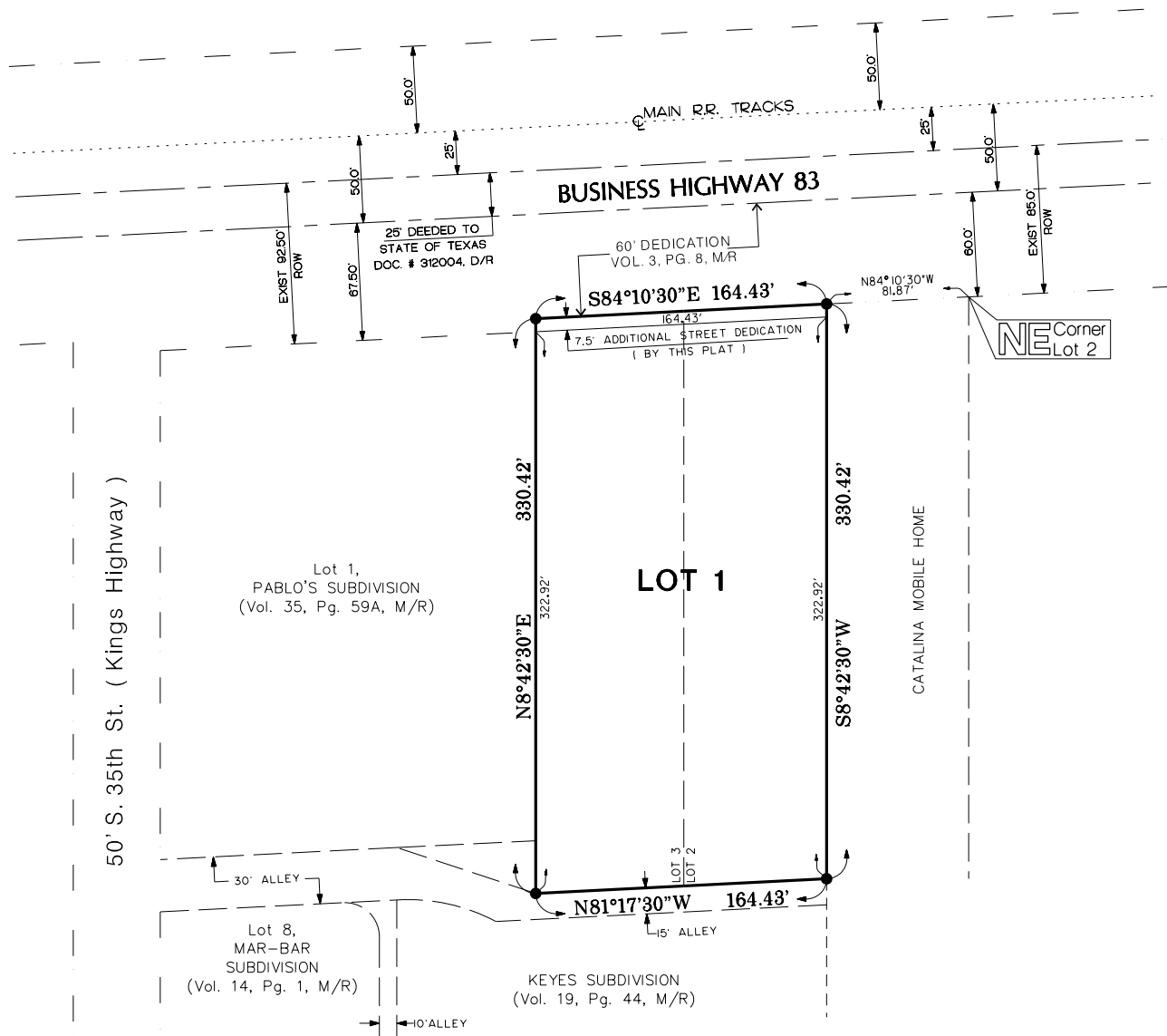
LOT 2

TRAILER PARK 5 SUBDIVISION

1

33RD ST

WILSON SUBD.  
PID



# MAP OF SANTOY SUBDIVISION

*McAllen, Texas*

Being a Subdivision of a 1.27 Ac. Tract of Land  
Out of Lots 2 and 3, Kings Hiway Subdivision,  
Hidalgo County, Texas, according to plat record in  
Vol. 3, Pg. 8, Map Records, Map Records,  
Hidalgo County, Texas.

**RECEIVED**

By Nikki Marie Cavazos at 11:42 am, Jun 22, 2020

RECEIVED VIA EMAIL 06/17/2020 AT 4:23 PM





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/12/2021

<b>SUBDIVISION NAME: SANTOY</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
U.S. Highway 83 (Loop 374): Proposing additional 7.5 ft. (subject to increase to 10 ft. for 95 ft. ROW) for 67.5 ft. from centerline for a total of 92.5 ft. ROW. Paving: By the state Curb & gutter: By the state	Compliance
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	Compliance
<b>ALLEYS</b>	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Plat shows 15 ft. alley on the rear side of the property. Need to revise prior to final as needed to comply with requirements for City services. ***Engineer submitted a variance request on February 10, 2021 to not require additional dedication, paving, nor escrow for the paving of the existing 15 ft. alley.	Non-compliance
<b>SETBACKS</b>	
* Front: 50 ft. or greater for approved site plan or easement	Applied
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan, or easements.	Compliance
* Sides: In accordance with the Zoning Ordinance or greater for approved site plan, or easements.	Compliance
* Corner	NA
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 5 ft. wide minimum sidewalk required on U.S. Highway 83 **Revise Note #5 on plat to reflect U.S. Highway 83 as street name	Non-compliance
* 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	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
* 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, Private Streets, services drives, etc. must be maintained by the lot owners	Required

<p>and not the City of McAllen</p> <p><b>**Note required on plat regarding maintenance of service drives to be done by owner and not City of McAllen</b></p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	
	Applied
	NA
	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
<b>ZONING/CUP</b>	
* Existing: C-3 Proposed: C-3	Compliance
* Rezoning Needed Before Final Approval	NA
<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation has been approved.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
<p>Comments:</p> <p><b>**Must comply with City's Access Management Policy</b></p> <p><b>**Provide site plan for review</b></p> <p><b>***Property will need to be rezoned before final approval</b></p> <p><b>****Show centerline along West Business Highway 83 and show total ROW after accounting for dedication</b></p> <p><b>*****Service drive required for commercial properties, revise plat as needed prior to final.</b></p> <p><b>*****Show legal description for triangular property located adjacent to southwest corner of subdivision, clarify/revise as needed.</b></p> <p><b>*****Engineer submitted a variance request letter to not provide additional dedication nor paving for the existing 15 ft. alley.</b></p>	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



# LOCATION

ASH AVE

US BUSINESS 83



35TH ST

PABLOS SUBDIVISION  
LOT 1

PROPOSED SANTOY  
SUBDIVISION  
LOT 1

LOT 1

1ST TRAILER PARK 5 SUBDIVISION

33RD ST

INSON SUBD  
PID

PROPOSED AUSTIN  
SUBDIVISION  
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LOT 99  
LOT 100

PRIVATE

INSON SUBDIVISION



SUB 2020-0074



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>2nd &amp; Dove subdivision</u> Location <u>2nd St. &amp; Dove Ave</u> City Address or Block Number <u>201 Dove</u> Number of lots <u>21</u> Gross acres <u>1.231</u> Net acres _____ Existing Zoning <u>T3</u> Proposed <u>T3</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>Townhouse</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 type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Parcel No. _____ Tax Dept. Review _____ Legal Description <u>1.231 Acres of Lot 1 Sec. 11, Hidalgo Canal Company</u> <u>Subdivision, Hidalgo County</u>
Owner	Name <u>Alonzo Cantu</u> Phone <u>956-631-1273</u> Address <u>5221 N. McAllen</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u> E-mail <u>Alonzoc cantu construction.com</u>
Developer	Name <u>Alonzo Cantu</u> Phone <u>956-631-1273</u> Address <u>5221 N. McAllen</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u> Contact Person <u>Oscar Falcon</u> E-mail <u>Oscar@cantuconstruction.com</u>
Engineer	Name <u>Clow Hinojosa</u> Phone <u>956-222-5423</u> Address <u>701 S. 15<sup>th</sup></u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u> Contact Person <u>Clow Hinojosa</u> E-mail <u>Chengineeringola@yahoo.com</u>
Surveyor	Name <u>Ivan Garcia/Ido Delta</u> Phone <u>956-380-5152</u> Address <u><del>24593 FM 99</del> 921 S. 10<sup>th</sup> Ave.</u> City <u><del>Edinburg</del></u> State <u>TX</u> Zip _____ <u>Edinburg</u>

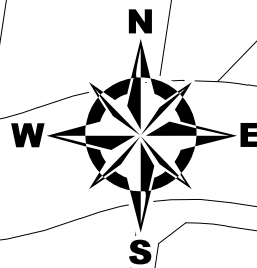
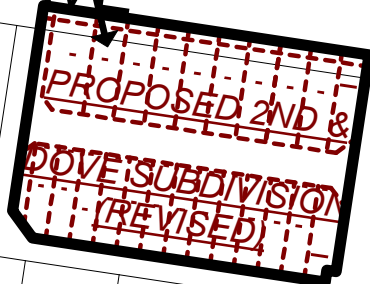
RECEIVED  
OCT 15 2020  
BY: [Signature]



NEREA

LOCATION

DOVE AVE



(COL ROWE BLVD)

FALCON AVE

1ST LN

EAGLE

SUBD

SUBD

BLK 11

CONDOR

HERITAGE

CARDINAL

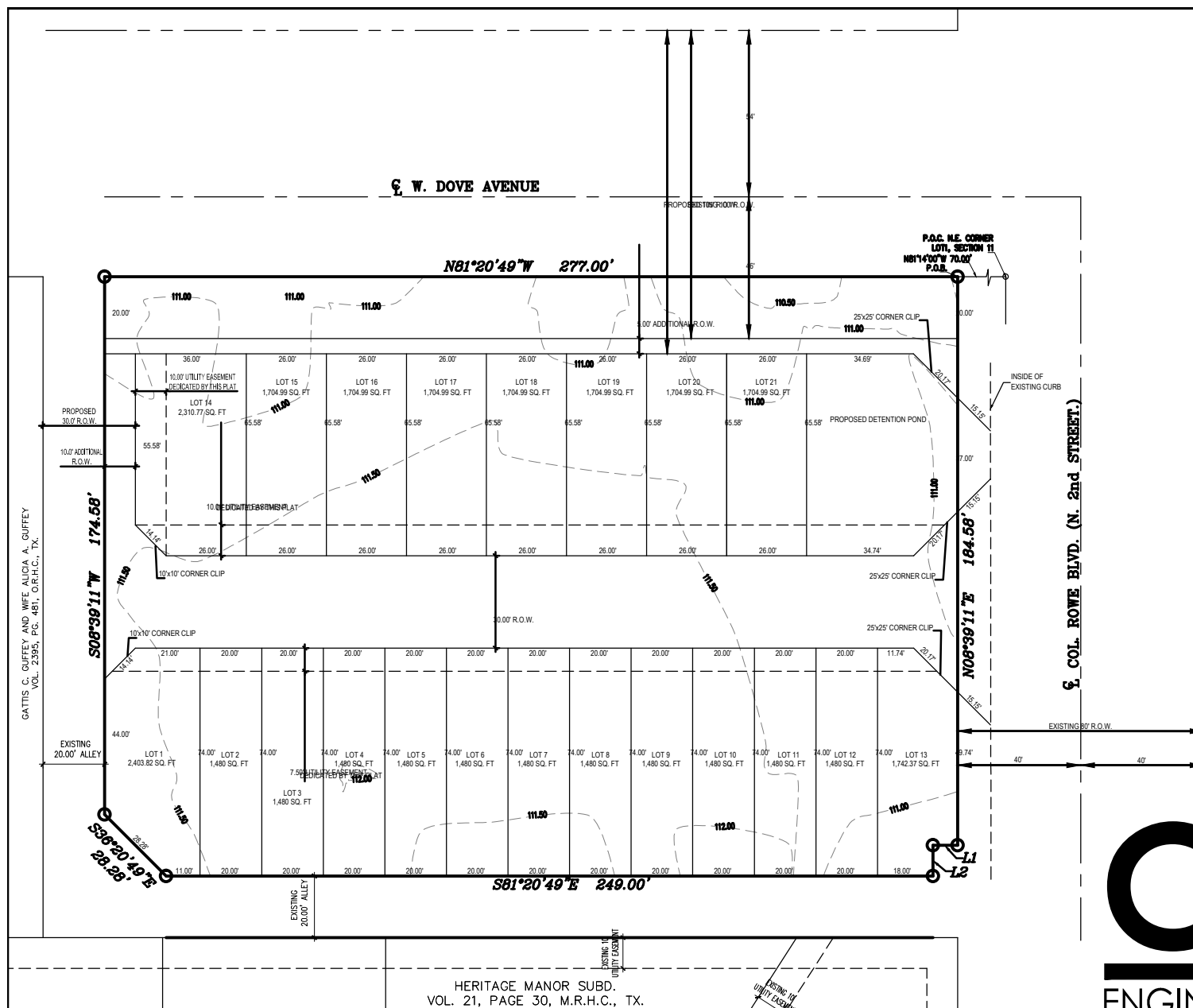
2ND ST

1ST LN

CARDINAL

CONDOR

CARDINAL



# **SUBDIVISION PLAT OF "2nd & DOVE" SUBDIVISION** **McALLEN, TEXAS**

L1	N81°14'00"W	8.00'
L2	S08°46'00"W	10.00'

**CLH**  
 ENGINEERING, INC.

TBPE FIRM No. F-8719  
 701 S. 15th STREET McALLEN, TX. 78501  
 (956) 687-5560 (956) 687-5561 FAX





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 2/12/2021

<b>SUBDIVISION NAME: 2ND &amp; DOVE SUBDIVISION</b>	
<b>REQUIREMENTS</b>	
<b>STREETS AND RIGHT-OF-WAYS</b>	
<p>Interior E/W Street: 60 ft. ROW  Paving: 40 ft. Curb &amp; gutter: both sides  **Variance letter proposing a street with 30 ft. ROW and 30 ft. pavement back to back submitted February 10, 2021.  ***Variance request letter to convert a portion of the 20 ft. alley ROW into a 30 ft. street ROW submitted February 10, 2021.  ****Submit any gate details if applicable prior to final for staff to review.</p>	Non-compliance
<p>Dove Avenue: 5 ft. dedication for 75 ft. from centerline for total 150 ft. ROW.  Paving: min. 65 ft. Curb &amp; gutter: both sides  **Clarify how are the 20 ft. shown in plat dedicated, show document number information.  ***Variance letter received February 10, 2021 asking to not provide additional ROW dedication. Plat submitted shows 100 ft. existing ROW, and 5 ft. are being dedicated to accommodate a right turn lane on Dove Avenue.</p>	Non-compliance
<p>North Col. Rowe Boulevard (N. 2nd Street): 20 ft. dedication required for 60 ft. from centerline for total of 120 ft. ROW  Paving : min. 65 ft. Curb &amp; gutter: both sides  ****Variance letter received February 10, 2021 asking to not provide additional ROW dedication. Plat submitted shows 80 ft. existing ROW, and 40 ft. ROW from centerline; 20 ft. of additional ROW dedication are required.</p>	Non-compliance
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	Compliance
<b>ALLEYS</b>	
<p>ROW: 20 ft. Paving: 16 ft.  *Alley/service drive easement required for commercial properties  **Existing 20 ft. alley ROW along the south and west of property dedicated by subdivision to the south.  ***Variance request letter to convert a portion of the 20 ft. alley ROW into a 30 ft. street ROW south of Dove submitted February 10, 2021.</p>	TBD
<b>SETBACKS</b>	
<p>* Front:  Lots 14-21: Proposed 18 ft. at front entry garage.  Lots 1-13: 7.5 ft.  **Engineer submitted a variance letter on February 10, 2021 asking for a 7.5 ft. front setback for Lots 1-13</p>	Non-compliance
<p>* Rear: 5 ft. for Lots 1-13  7.5 ft. for Lots 14-21  **On February 10, 2021 engineer submitted a variance request for a rear setback of 5 ft. for Lots 1-13 and 7.5 ft. for Lots 14-21</p>	Non-compliance
* Interior Sides: In accordance with the zoning ordinance, or greater for approved site plan or easements.	Applied
* Corner: 10 ft. or greater for easements	TBD
**If detention areas become lots, it will also apply to these lots.	
* Garage: 18 ft. for Lots 14-21	Applied

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on Dove Avenue, North Col. Rowe Blvd. (N. 2nd Street), and both sides of all interior streets, and entrance street from Dove Avenue. *****Letter submitted February 10, 2021 requesting a variance to not provide sidewalks along interior street, only along Dove Avenue and N. 2nd Street - Col. Rowe Blvd.	Non-compliance
* 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 and along Dove Avenue and N. Col Rowe (N. 2nd Street).	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Engineer must clarify if any buffers are proposed to be installed on ROW. If any buffers are proposed to be installed on ROW, a License Agreement is required prior to final as applicable.	TBD
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along North Col. Rowe Boulevard (N. 2nd Street) and Dove Avenue. **Per Traffic Department, no connection to N. Col. Rowe Boulevard (N. 2nd Street) allowed due to spacing requirements of a principal arterial of 360 ft. not being met.	Applied
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common Areas, private service 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 for public subdivisions	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets	Applied
* Minimum lot width and lot area **Engineer submitted a variance letter to not comply with the minimum lot area requirement of 2,000 sq. ft. Proposed layout shows Lots 2-12 have 1,580 sq. ft., Lot 13 has an area of 1,863 sq. ft. and Lots 16-21 1,705 sq. ft. to the Zoning Board of Adjustments on November 18, 2020.	Compliance
<b>ZONING/CUP</b>	
* Existing: R-1 Proposed: R-3T **Rezoning from R-1 to R-3T was approved by Planning and Zoning Board at the August 4, 2020 meeting. City Commission approved the rezoning request at the August 10, 2020 meeting.	Completed
* Rezoning Needed Before Final Approval **Rezoning from R-1 to R-3T was approved by Planning and Zoning Board at the August 4, 2020 meeting. City Commission approved the rezoning request at the August 10, 2020 meeting.	Completed



<b>PARKS</b>	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. 21 lots are proposed x \$700 = \$14,700 due prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* Trip Generation has been approved, no TIA is required.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: **Must comply with City's Access Management Policy. ***Engineer submitted a variance letter to not comply with the minimum lot area requirement of 2,000 sq. ft. Proposed layout showed Lots 2-12 at 1,580 sq. ft., Lot 13 - 1,863 sq. ft. and Lots 16-21 - 1,705 sq. ft. approved by the Zoning Board of Adjustments on November 18, 2020. ****Engineer submitted variances to not dedicate additional ROW on Dove Avenue, N. 2nd St. (Col. Rowe Blvd.), to convert the existing 20 ft. alley into a 30 ft. interior street, to allow a street with 30 ft. of ROW instead of the required 60 ft. per City ordinance, to only provide sidewalks along the south side lots, eliminate sidewalks along the entrance from Dove Avenue and to reduce the rear setback from 10 ft. to 0 for the south lots (1-13). *****If a gate is proposed in an interior public street, a license agreement may apply *****Gated exit to 2nd Street (N. Col. Rowe) is proposed to be used as an emergency exit only, and for City's Public Works Department.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CLARIFICATION ON THE REQUESTED VARIANCES, CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied





3RD LN

NE

FALCON AVE

1ST LN

EAGLE AVE

LOCATION

(COL ROWE BLVD

DOVE AVE



PROPOSED 2ND &  
DOVE SUBDIVISION

2ND ST

CONDOR

1ST LN

ERAGE

ARDINAL

RD ST

CO

CAP





February 9, 2021

Edgar Garcia  
Planning Director  
City of McAllen  
1300 Houston Avenue  
McAllen, Texas 78501

Re: Variance for Setbacks of Proposed 2<sup>nd</sup> & Dove Subdivision

Dear Mr. Garcia:

On behalf of my client, I am respectfully requesting these following setback variance for the proposed 2<sup>nd</sup> & Dove Subdivision:

1. Variance request is to reduce the rear setback from 10' to 7.5' for the north lots 14-21.
2. Variance request is to reduce the front setback from 10' to 7.5' for the south lots 1-13.
3. Variance request is to reduce the rear setback from 10' to 5' for the south lots 1-13.

Thank you for your time and consideration, should any questions arise or any further information is required, please feel free to contact me at my office at (956) 687-5560.

Respectfully submitted,

2-9-21

Cloromiro Hinojosa Jr., P.E.  
CLH Engineering, Inc.  
Firm No. 8719  
Structural & Civil Engineering  
701 S 15<sup>th</sup> Street. McAllen, Texas 78501  
Office (956) 687-5560 Fax (956) 687-5561



A handwritten signature in black ink, which appears to read "Cloromiro Hinojosa Jr.", is written over the bottom portion of the professional engineer seal.



February 9, 2021

Edgar Garcia  
Planning Director  
City of McAllen  
1300 Houston Avenue  
McAllen, Texas 78501

Re: Variance for Proposed 2<sup>nd</sup> & Dove Subdivision

Dear Mr. Garcia:

On behalf of my client, I am respectfully requesting these variances for the proposed 2<sup>nd</sup> & Dove Subdivision.

**Variance #1:**

The variance request is to keep the existing 80 feet Right of Way for 2<sup>nd</sup> Street and not increase it to 120 feet as per city future thoroughfare plan.

A 120' ROW on 2<sup>nd</sup> Street would encroach on the houses that are to the north and south of this lot. We can't foresee the widening of 2<sup>nd</sup> Street a possibility with so many residence in the way. (See Exhibit 1.)

**Variance #2:**

The variance request is to increase the existing 100 feet Right of Way for Dove Avenue to 105 feet, and not increase it to 150 feet as per city future thoroughfare plan.

A 150' ROW on Dove Ave would encroach on the houses that are to the west and east of this lot. We can't foresee the widening of Dove Avenue a possibility with so many residence in the way. (See Exhibit 2)

Also, there are approximately 13.5 feet from the existing curb and gutter to the existing south ROW on Dove Avenue. Adding the additional 5' would allow the right turn lane to be constructed on the south side without disturbing the north side of Dove Ave if the city determines it's required in the future. A 25 feet corner clip will be provided at the Dove and 2<sup>nd</sup> Street intersection. (See Exhibit 4 and 8)



**Variance #3:**

The variance request is to allow a 30 feet Right of Way in lieu of the 60 ft. as per city ordinance. We are requesting this variance to increase the buildable area on each lot so a townhome could be built and for this development to be feasible.

The proposed street will be a 30 feet back to back street section. The sidewalks required will be built within the utility and sidewalk easement.

The City of McAllen has other subdivision that have an existing 30' ROW. One of these subdivisions has recently received approval, The Villas on Freddy.

We have extended and additional 10' of Street ROW fronting the lot that has the detention pond to have a 40' ROW and ease a 3 point turn around for vehicles. (See Plat layout and Exhibit 6, 7, and 9)

**Variance #4:**

The variance request is to convert portion of the existing 20' alley located on the west side of the lot to become part of the 30' ROW to serve as the entrance to the Subdivision from W. Dove Avenue. The limits of the change of alley to ROW would end at the street that extends into the subdivision. (See Plat Layout & Exhibit 5)

**Variance #5:**

The variance request is to remove the sidewalk along the interior street both on the south side and north side. (See Exhibit 6 & 7)

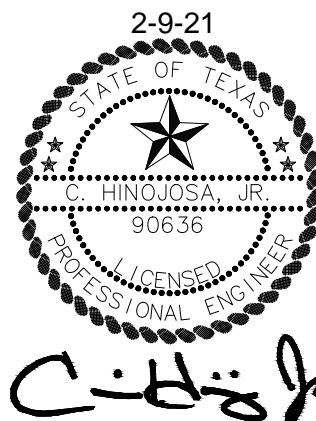
**Variance #6:**

The variance request is to eliminate the sidewalks along the entrance drive from Dove Ave. (See Exhibit 5)

Thank you for your time and consideration, should any questions arise or any further information is required, please feel free to contact me at my office at (956) 687-5560.

Respectfully submitted,

Cloromiro Hinojosa Jr., P.E.  
CLH Engineering, Inc.  
Firm No. 8719  
Structural & Civil Engineering  
701 S 15<sup>th</sup> Street. McAllen, Texas 78501  
Office (956) 687-5560 Fax (956) 687-5561





SUBDIVISION PLAT OF "2nd & DOVE" SUBDIVISION  
MCALLEN, TEXAS

1.231 ACRE TRACT OF LAND OUT OF LOT 1, SECTION 11, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.231 ACRE TRACT OF LAND IS VESTED TO JAVIER PEREZ FROM CREATIVE HOLDINGS, INC., A TEXAS CORPORATION BY VIRTUE OF A WARRANTY DEED DATED MARCH 24, 1999, RECORDED IN DOCUMENT NO. 765098, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

L1	N81°14'00"W	8.00'
L2	S08°46'00"W	10.00'

**CLH**  
ENGINEERING, INC.  
TBPE FIRM No. F-8719  
701 S. 15th STREET MCALLEN, TX. 78501  
(956) 687-5560 (956) 687-5561 FAX





SUBDIVISION PLAT OF "2nd & DOVE" SUBDIVISION  
MCALLEN, TEXAS

1.231 ACRE TRACT OF LAND OUT OF LOT 1, SECTION 11, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.231 ACRE TRACT OF LAND IS VESTED TO JAVIER PEREZ FROM CREATIVE HOLDINGS, INC., A TEXAS CORPORATION BY VIRTUE OF A WARRANTY DEED DATED MARCH 24, 1999, RECORDED IN DOCUMENT NO. 765088, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

L1	N81°14'00"W	8.00'
L2	S08°46'00"W	10.00'



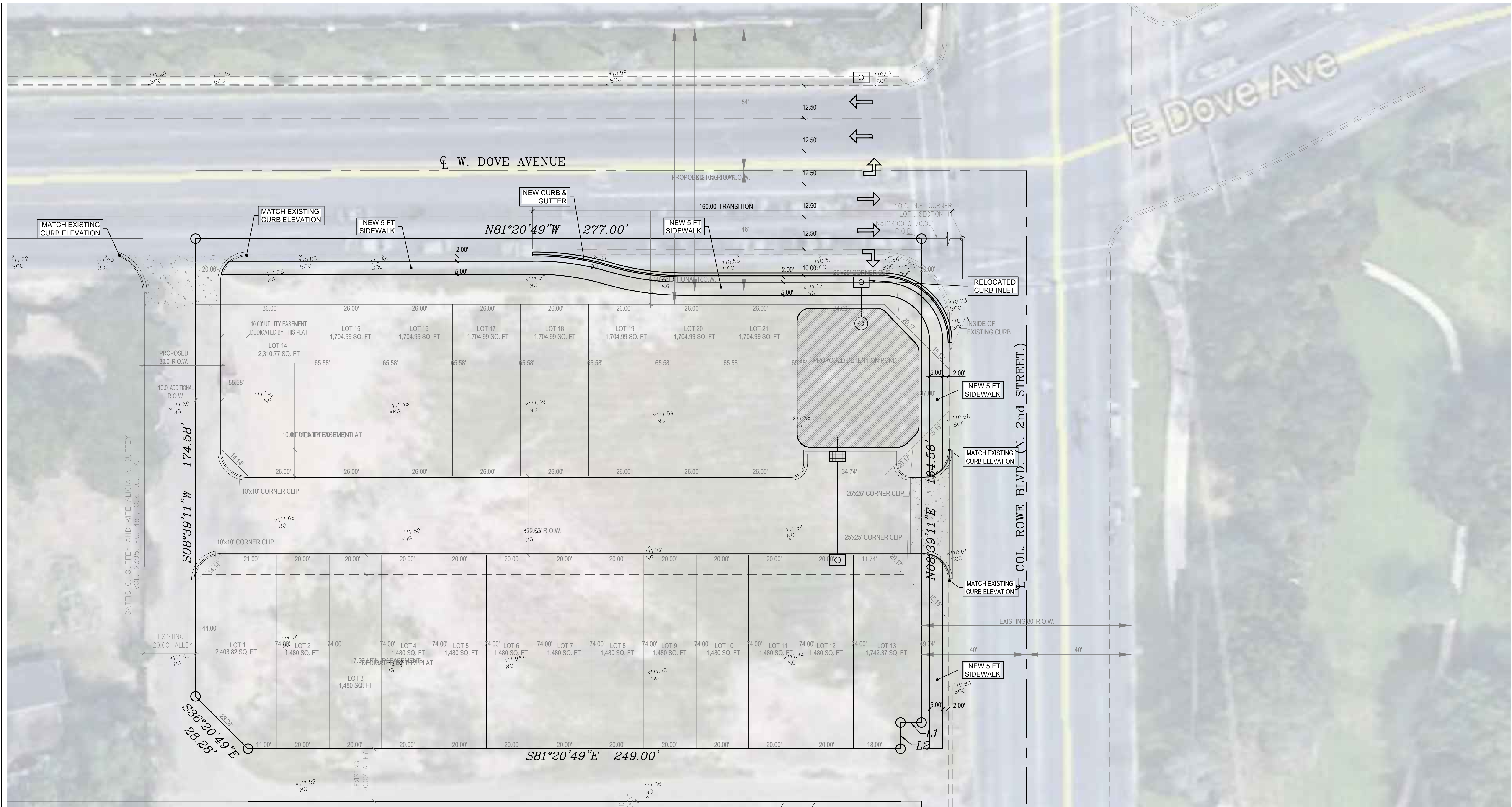


EXHIBIT FOR  
PROPOSED RIGHT TURN LANE  
SUBDIVISION PLAT OF "2nd & DOVE" SUBDIVISION  
MCALLEN, TEXAS

1.231 ACRE TRACT OF LAND OUT OF LOT 1, SECTION 11, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 0, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS. SAID 1.231 ACRE TRACT OF LAND IS VESTED TO JAVIER FEREZ FROM CREATIVE HOLDINGS, INC. A TEXAS CORPORATION BY VIRTUE OF A WARRANTY DEED DATED MARCH 24, 1999, RECORDED IN DOCUMENT No. 760088, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

L1	N81°14'00"W	8.00'
L2	S08°46'00"W	10.00'



**Memo**

**TO:** Planning & Zoning Commission  
**FROM:** Edgar I. Garcia, AICP, CNU-A  
**DATE:** January 29, 2021  
**SUBJECT:** City Commission Actions on January 25, 2021

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**REZONINGS:**

1. Rezone from A-O to R-1 District: 14.664 acres out of Lot 2, Sharyland I.S.D. Junior High School Subdivision; 4500 Dove Ave
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended

**CONDITIONAL USE PERMITS:**

1. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, for a bar (nightclub): Lot A-1, Nolana Tower Subdivision; 400 Nolana Ave, Suite Q
  - Planning and Zoning Commission disapproved with a favorable recommendation
  - City Commission approved as recommended
2. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, for a bar (nightclub): Lot 2A, Valram Heights Subdivision; 2801 Expressway 86, Building 200, Suites 280 & 290
  - Planning and Zoning Commission disapproved with a favorable recommendation
  - City Commission approved as recommended
3. Request of Hidalgo County on behalf of McAllen ISD, for a Conditional Use Permit, for life of the use, for a personal wireless service facility: Lot 1 & 2, McAllen ISD Northwest Elementary Subdivision; 2901 Incarnate Word Ave
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended
4. Request of Melissa Burton, for a Conditional Use Permit, for life of the use, for a dog kennel: 1-acre tract of land out of the South 19.39 acres of Lot 387, John H. Shary Subdivision; 6820 N Taylor Rd
  - Planning and Zoning Commission disapproved with a favorable recommendation for life of the use
  - City Commission approved for two years

## 2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

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[illegible]









# PLANNING DEPARTMENT

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



## 2021 CALENDAR

### Meetings:

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

### Deadlines:

D- Zoning/CUP Application N - Public Notification

\* Holiday - Office is closed

### JANUARY 2021

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

### FEBRUARY 2021

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

### MARCH 2021

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

### APRIL 2021

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

### MAY 2021

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

### JUNE 2021

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



# PLANNING DEPARTMENT

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



## 2021 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 2021

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





### AUGUST 2021

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





### SEPTEMBER 2021

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



### OCTOBER 2021

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

### NOVEMBER 2021

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

### DECEMBER 2021

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

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