

**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, JUNE 21, 2022 - 3:30 PM**  
**MCALLEN CITY HALL, 1300 HOUSTON AVENUE**  
**CITY COMMISSION CHAMBERS, 3<sup>RD</sup> FLOOR**

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

**CALL TO ORDER -**

**PLEDGE OF ALLEGIANCE -**

**INVOCATION -**

**1) MINUTES:**

- a) Minutes for the Meeting held on June 7, 2022

**2) PUBLIC HEARING**

**a) CONDITIONAL USE PERMITS:**

1. Request of Skuadra Construction for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for a Guest House at Lot 17, Estancia At Tres Lagos Subdivision, Hidalgo County, Texas; 4604 Estancia Parkway Avenue. **(CUP2022-0070)**
2. Request of Ramon Almaguer for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83. **(CUP2022-0078)**
3. Request of Fiesta Liquor for a Conditional Use Permit, for one year, and adoption of an ordinance for a liquor store, at the West 113.49 feet of Lot 1 and the West 113.44 feet of Lot 2, Block 1, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas, 301 North Ware Road, Suite B. **(CUP2022-0075)**
4. Request of The Rockwell Taphouse & Grill for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suite H1. **(CUP2022-0076).**
5. Request of David A. Lisauckis for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at Lots 9, 10 and 11, Block 2, Eltus Subdivision, Hidalgo County, Texas, 1116 Pecan Boulevard. **(CUP2022-0077)**
6. Request of Olga L. Salas, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand, at Lots 10-12, South 23rd Business Park Subdivision, Hidalgo County, Texas; 5002 South 23rd Street. **(CUP2022-0072).**

7. Request of Blanca I. Cantu, for a Conditional Use Permit, for one year, for an event center, at Trevino's Acre Subdivision and the south 60.62 ft., the north 355.78 ft. out of Lot 2, Block 8, McColl A.J. Subdivision, Hidalgo County, Texas; 2000 South Jackson Road. **(CUP2022-0067) TABLED SINCE 6/7/2022.**

### 3) SITE PLAN:

- a) Site plan approval for Lot N1, Lot N-1 Beck Industrial Area Subdivision, 1920 North 23rd Street **(SPR2022-0018)**
- b) Site Plan Approval for Lot 1, VMAT subdivision, 3801 Yuma Avenue **(SPR2022-0007)**
- c) Revised site plan approval for Lot 3B, Lots 3A and 3B Nolana Wal-Mart Subdivision; 2300 Nolana Avenue **(SPR2022-0028)**
- d) Site plan approval for Lot 10A, Amended Map of McAllen Convention Center, Lots 9A & 10A; 501 South Ware Road. **(SPR2022-0009)**

### 4) CONSENT:

- a) CAP Nolana Storage, LLC., 4013 North 29th Street, Said A Shaib **(SUB2022-0066) (FINAL)BCD**
- b) AEP James Rowe Substation Subdivision, Lot 1 (NON-HABITABLE), 1621 North Ware Road, P. Todd Ireland **(SUB2022-0065) (FINAL)STP**
- c) De La Torre Subdivision, 612 South 8th Street, Rafael De la Torre **(SUB2022-0019) (FINAL)MAS**

### 5) SUBDIVISIONS:

- a) Frontera Forest Subdivision, 1721 Frontera Road, Robert H. Crane **(SUB2022-0059) (PRELIMINARY)CH**
- b) Hinojosa Commercial Plaza Subdivision, 2413 North 23rd Street, Aleyda Enterprises, LLC **(SUB2022-0063) (PRELIMINARY)SEA**
- c) Replat of Lot 2 Bann Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC **(SUB2022-0061) (PRELIMINARY)STIG**
- d) Andara Apartments at Ware Subdivision, 8200 North Ware Road, Gloria B. Brady **(SUB2022-0062) (PRELIMINARY)BIG**

### 6) INFORMATION ONLY:

- a) City Commission Actions : June 13, 2022

### ADJOURNMENT:

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



STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, June 7, 2022, at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3<sup>rd</sup> floor.

<b>Present:</b>	<b>Michael Fallek</b>	<b>Chairperson</b>
	<b>Gabriel Kamel</b>	<b>Vice-Chairperson</b>
	<b>Marco Suarez</b>	<b>Member</b>
	<b>Rudy Elizondo</b>	<b>Member</b>
	<b>Erica De La Garza-Lopez</b>	<b>Member</b>
<b>Absent:</b>		
	<b>Jose Saldana</b>	<b>Member</b>
	<b>Emilio Santos Jr.</b>	<b>Member</b>
<b>Staff Present:</b>	<b>Evaristo Garcia</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>Jose Humberto De La Garza</b>	<b>Development Coordinator</b>
	<b>Omar Sotelo</b>	<b>Senior Planner</b>
	<b>Rodrigo Sanchez</b>	<b>Senior Planner</b>
	<b>Liliana Garza</b>	<b>Planner III</b>
	<b>Kaveh Forghanparast</b>	<b>Planner II</b>
	<b>Hebert Camacho</b>	<b>Planner II</b>
	<b>Jose Luis Flores</b>	<b>Planner I</b>
	<b>Julian Hernandez</b>	<b>Planner Technician I</b>
	<b>Carmen White</b>	<b>Administrative Assistant</b>

**CALL TO ORDER** - Chairperson Mr. Michael Fallek

**PLEDGE OF ALLEGIANCE**

**INVOCATION**- Marco Suarez

**1) MINUTES:**

- a) Minutes for the meeting held on May 17, 2022.

The minutes for the regular meeting held May 17, 2022 was approved as submitted by Vice Chairperson Mr. Gabriel Kamel. Seconding the motion was Ms. Erica De la Garza which carried unanimously with 5 members present and voting.

## 2) PUBLIC HEARING:

### a) CONDITIONAL USE PERMITS

- 1) Request of Blanca I. Cantu, for a Conditional Use Permit, for one year, for an event center, at Trevino's Acre Subdivision and the south 60.62 ft., the north 355.78 ft. out of Lot 2, Block 8, McColl A.J. Subdivision, Hidalgo County, Texas; 2000 South Jackson Road. **(CUP2022-0067)**

Mr. Hebert Camacho stated that the property is located on the West side of South Jackson Road, approximately 530 ft. south of E. Savannah Avenue and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District and R-2 (duplex-fourplex) District to the south, C-3 District to the north and west and outside city limits to the east. Surrounding land uses includes commercial businesses, restaurants, and apartments outside city limits, vacant land and single-family residences within city limits. An event center is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit for a dance hall was disapproved in 2010; beginning in 2011 reapply for the permit and renewed through. In 2013, both a Dwelling Unit and Event Center CUP was approved by City Commission, the dwelling unit CUP was approved for life of the use, while dance hall was approved only for a year. In 2014, applicant apply once more but failed to meet the deadline to appeal the decision of the Planning and Zoning Board, hence permit was disapproved. No other CUP has been submitted since then.

The applicant is proposing to operate an event center from a proposed garden that is approximately 11,610 sq. ft. in size. The proposed hours of operation are from 2:00 PM to 1:00 AM Monday – Sunday.

Additionally, the applicant is proposing to build an approximate 720 sq. ft. restroom, the proposed structure will have to meet setbacks as it cannot be built to property line as the southern lot is residentially zoned, elevations will be required, furthermore, subdivision process will be required for the construction of the restrooms since the tract where its being proposed it's not subdivided.

A Site Plan review process will be required because of the location of the subject property.

The Fire Department is pending inspection of the establishment. An inspection by the Health Department was performed, and requirements were satisfactory. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and apartment zoned area.
2. The property must be as close as possible to a major arterial and shall not generate traffic

onto residential sized streets. The establishment has direct access to South Jackson Street

3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the garden, approximately 11,610 SF, 112 parking spaces are required, only 24 parking spaces are being proposed.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) and #3 (parking) of Section 138-118(a)(4) of the Zoning Ordinance.

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

Blanca Cantu(Applicant) requested for David Perez to assist her with questions the board members may have. Chairperson Mr. Michael Fallek raised concern regarding the lack of parking. Chairman Mr. Fallek requested for the item to be tabled so the applicant can resolve the parking issue in order to approve the item.

After a lengthy discussion, Ms. Erica De la Garza moved to Table item until the next Planning and Zoning Board meeting. Mr. Marco Suarez seconded the motion, which was Tabled with five members present and voting.

- 2) Request of Reverend Andres E. Gutierrez, on behalf of the Catholic Diocese of Brownsville, for an amended Conditional Use Permit, for life of the use, for an institutional use (church), at Lot 1, Candle Flower Unit I Subdivision, Hidalgo County, Texas; 2201 Martin Avenue. **(CUP2022-0069)**

Mr. Hebert Camacho stated that the property is located at the northeast corner of North 23rd Street and Lark Blvd., and is its zoned A-O (agricultural-open space) District. The adjacent zoning is C-3 (general business) District to the west and southwest, R-1 (single-family) District to the north, A-O district to the south and C-2 (neighborhood commercial) District to the northwest. Surrounding land uses include a tortilleria, a convenience store. A church is allowed in an A-O District zone with a conditional use permit and in compliance with requirements.

The request is to amend a CUP permit approved by City Commission in 2009 by adding a Rector Building. The proposed 3,354 SF Rectory building consists of 2-car garage, 3 bedrooms living and dining room, a foyer, 2 study rooms, a chapel and a utility storage room. There is no changes to the Church, all previous approved conditions will remain.

The Fire Department performed inspection and approve to continue with CUP Process and must comply with IFC 2018 and City Permit conditions. The establishment must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts Martin Avenue and has access to Lark Boulevard.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. The proposed addition will not increase the parking requirement that was previously approved;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary;

Staff recommends approval of the request, for life of the use, subject to compliance with Section 138-118 the Zoning Ordinance, Fire Department and Building and Inspections Department requirements.

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

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

- 3) Request of Journey Church RGV for a Conditional Use Permit, for life of the use, and adoption of an ordinance for an institutional use (church), at a 1.10 acre tract of land out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas, 6925 State Highway 107. **(CUP2022-0068).**

Mr. Jose L. Flores stated that the property is located on the south side of State Highway 107, west of North Glasscock Road, and is zoned C-3 (general business) District. The adjacent zoning is R-

1 (single family residential) to the south, and west. Surrounding land uses include a propane business and drive-thru convenient store. A church is permitted in a C-3 zone with a Conditional Use Permit and in compliance with the requirements.

This will be the first request for a Conditional Use Permit for a church at this location.

The applicant is proposing to operate a church from an existing 4,000 square foot building that previously served as a bar. The applicant is proposing to remodel the interior area of the existing building to include a seating area and a stage. The hours of operation of the church (Journey Church RGV) will be from 9 a.m. to 9 p.m. Sundays and Wednesdays, from 9 a.m. to 5 p.m. on Tuesday, Thursday and Friday and from 9 a.m. to 12 p.m. on Saturdays. The adjacent building on the property is not part of this request.

Based on the 180 proposed seats in the main sanctuary, 45 parking spaces are required of which 2 parking spaces must be accessible with an 8 foot aisle. There are 49 total parking spaces proposed with 2 accessible parking spaces.

The Fire Department is pending to conduct the necessary inspection. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts State Highway 107.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 180 seats, 45 parking spaces are required; 49 parking spaces are provided on site including 2 handicap spots. The parking lot is in good condition and in compliance with city requirements.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.

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

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

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

## **b) REZONING**

- 1) Rezone from C-3L (light commercial) District to R-1 (single-family residential) District: 3.78 acres out of Lot 2, Block 16, Steele and Pershing Subdivision, Hidalgo County, Texas; 2800 South McColl Road. **(REZ2022-0016)**

Mr. Kaveh Forghanparast stated that the property was located on the west side of South McColl Road, approximately 930 ft. south of East Yume Avenue. The tract had 319.37 ft. of frontage along South McColl Road with a depth of 515 ft. for a lot size of 3.78 acres.

The applicant is requesting to rezone the property to R-1 (single-family residential) District in order to construct single-family residences. A feasibility plan has not been submitted.

The adjacent zoning is C-3L (light commercial) District to the north, R-1 (single-family residential) District to the west, R-2 (duplex-fourplex residential) District to the south, and R3A (multifamily residential apartment) District to the east.

The property is currently vacant. Surrounding land uses include single-family residences, fourplexes, townhouses, Just a Closet Self-storage, and vacant land.

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

The development trend for this area along South McColl Road is single and multifamily residential and commercial.

The tract was annexed into the city and initially zoned R-1 District on November 27, 1995. A rezoning request to C-3L District for the subject property was approved on August 26, 2002 by the City Commission. There has been no other rezoning request for the subject property since then.

The downzoning request conforms to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan.

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

Staff has not received a phone call or email in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-1 (single-family residential) District since it is a downzoning request which conforms to the land use designation on the Foresight McAllen Comprehensive Plan.

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

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

- 2) Rezone from C-3L (light commercial) District to R-1 (single-family residential) District: 2.32 acres out of Lot 2, Block 16, Steele and Pershing Subdivision, Hidalgo County, Texas; 2700 South McColl Road. **(REZ2022-0017)**

Mr. Kaveh Forghanparast stated that the property is located on the west side of South McColl Road, approximately 500 ft. south of East Yume Avenue. The irregularly shaped tract has 431.84 ft. of frontage along South McColl Road with a depth of 302.77 ft. at its deepest point for a lot size of 2.32 acres.

The applicant is requesting to rezone the property to R-1 (single-family residential) District in order to construct single-family residences. A proposed subdivision under the name of Florencia Subdivision will be heard in revised preliminary form by the Planning and Zoning Commission on June 7, 2022.

The adjacent zoning is C-3L (light commercial) District to the north, west, and south, R3A (multifamily residential apartment) District to the east, and R-1 (single-family residential) District to the northeast.

The property is currently vacant. Surrounding land uses include single-family residences, fourplexes, townhouses, Just a Closet Self-storage, and vacant land.

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

The development trend for this area along South McColl Road is single and multifamily residential and commercial.

The tract was annexed into the city and initially zoned R-1 District on November 27, 1995. A rezoning request to C-3L District for the subject property was approved on August 26, 2002 by the City Commission. There has been no other rezoning request for the subject property since then.

The downzoning request conforms to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan.

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

Staff has not received a phone call or email in opposition to the rezoning request.

Staff recommends approval of the rezoning request to R-1 (single-family residential) District since it is a downzoning request which conforms to the land use designation on the Foresight McAllen Comprehensive Plan.

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

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

- 3) Rezone from C-3 (general business) District to I-1 (light industrial) District: 2.683 acres out of Lot 97, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4801 North 23rd Street. **(REZ2022-0018)**

Mr. Kaveh Forghanparast stated that the property is located on the southwest corner of North 23rd Street and Wisteria Avenue, approximately 330 ft. north of Buddy Owens Boulevard. The property is a corner lot with 502.65 feet of frontage along North 23rd Street and 232.5 feet of depth fronting Wisteria Avenue for a lot size of 2.683 acres.

The applicant is requesting to rezone the property to I-1 (light industrial) District for a battery storage energy facility. The feasibility plan submitted by the applicant is included in the packet.

The adjacent zoning is C-3 (general business) District to the north and west, R-3T (multifamily residential townhouse) District to the northwest, and I-1 District to the east and south.

The property is currently vacant. Surrounding land uses include an AEP substation, single-family residences, La Casa De Mi Padre Church, warehouses, commercial plazas, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial, which is comparable to C-1 (office building) to C-3 (general business) Districts.

The development trend for this area along North 23rd Street is commercial and warehouse.

The property was zoned I-1 (light industrial) District during the comprehensive zoning in 1979. A rezoning request to C-3 District for the subject property was approved by the City Commission on April 8, 2002. A rezoning request to I-1 District for a 4.939 acre-tract of land, encompassing the subject property, was submitted on April 7, 2022, but was withdrawn before it was heard by the Planning and Zoning Commission. Subsequently, the current rezoning request for a 2.683 acre-tract of land keeping a 200.5 ft. of buffer from the residential lots to the west was submitted on May 4, 2022.

The requested zoning does not conform to the Auto Urban Commercial land use designations as indicated on the Foresight McAllen Comprehensive Plan. However, it is compatible with the surrounding zoning and uses in this area on North 23rd Street. An AEP substation is located adjacent to the south side of the subject property. The current rezoning request keeps a 200.5 ft. buffer of C-3 (general business) District between the residential lots to the west and the subject property.

A recorded subdivision plat and approved site plan is required prior to building permit issuance.

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



Staff recommends approval of the rezoning request to I-1 (light industrial) District since it is compatible with the adjacent zoning and uses and keeps a commercial buffer between the proposed use and single-family residential zone to the west.

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

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

### **c) SUBDIVISION**

#### **1) Penitas Lots 1A & 1B Subdivision, 7108 North 23rd Street, Martmore Real Estate LLC. (SUB2020-0006)(FINAL)HLG**

Ms. Liliana Garza stated that N. 23rd Street: Dedication as needed for 60 ft. from centerline for 120 ft. ROW. Paving: min. 65 ft. Curb & gutter: Both sides. Show entire road ROW for N.23rd Street. Label Centerline and corresponding ROW on both sides of centerline for N. 23rd Street. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb and gutter. 1200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Plat showing 25 ft. common access easement should indicate that it is private and paved. Perpetual common access easement document must be recorded and document number must be included on plat prior to recording. Alley or service drive easement requirements will be reviewed at time of site plan. Alley or service drive easement must comply with Public Works requirements setbacks. Front: N. 23rd Street - 60 ft. or greater for approved site plan or easements. Rear: Proposing Other: As per Zoning Ordinance or greater setback applies or easement whichever is greater on all cases. Revise note as followed prior to recording: Other Setbacks as per Zoning Ordinance or greater for approved site plan or easements. Note may appear once and apply to to all setbacks, excluding the front. Sides: Proposing Other: As per Zoning Ordinance or greater setback applies or easement whichever is greater on all cases. Revise note as followed prior to recording: Other Setbacks as per Zoning Ordinance or greater for approved site plan or easements. Note may appear once and apply to to all setbacks, excluding the front. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. 23rd Street. Minimum width may be increased to 5 ft. as per Engineering Department, finalize wording prior to recording. Perimeter sidewalks must be built or money escrowed if not built at this time. Required 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise note as shown above prior to recording. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add note as shown above, prior to recording. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Perpetual common access easement document number must be added prior to recording. Must comply with City Access Management Policy. Site Plan must be approved by the Planning and Zoning Commission prior to issuance of building permits. The number and location of curb cuts will be reviewed as part of site plan. Revise note #8 as shown above prior to recording. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, Private Common Access Easements

must be maintained by the lot owners and not the City of McAllen Revise Note #15 as noted above, prior to final. Please add Private to all Common Access Easements. Lots fronting public streets Compliance. Minimum lot width and lot area Compliance. Existing: C-3 Proposed: C-3. As per email from engineer zoning and current uses will remain the same. Trip Generation to determine if TIA is required, prior to final plat. As per Traffic Department, TG approved, no TIA required. Must comply with City's Access Management Policy. Name needs to be revised on plat and application as follows: Penitas, Lots 1A and 1B Subdivision. Plat submitted on May 24th, 2022 presents revised name as noted. Existing plat notes remain as now exist. Subdivision was approved in preliminary form at the Planning and Zoning Commission meeting February 4, 2020.

Staff recommends approval of the subdivision in final form subject to the conditions noted.

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

Being no discussion, Vice Chairman Mr. Gabriel Kamel moved to approve and Ms. Erica De la Garza seconded the motion, which was approved with five members present and voting.

### 3) CONSENT:

- a) Versailles Estates Subdivision, 7018 Mile 6 Road, La Flor Del Valle Enterprises, LP. **(SUB2022-0058)(FINAL)SAMES**

Ms. Liliana Garza stated that Mile 6 Road: 30 ft. dedication required for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: Both sides. Label existing ROW from both sides of centerline prior to recording. Label total ROW after accounting for ROW dedication to verify ROW dedication requirements prior to recording. Street name will be established prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. Internal Street (proposed Versailles Avenue): 50 ft. Paving: 32 ft. Curb & gutter: Both sides. Street name will be established prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan. E/W 1/4 Collector Road along North Property Line: 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Street name will be established prior to recording. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Internal Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on 6 Mile road and both sides of all internal streets. 5 ft. sidewalk requirement might be required by Engineering Department prior to recording. Please revise plat #17 as shown above, and once sidewalk requirements are determined prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and

commercial, and industrial zones/uses and along 6 Mile Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along 6 Mile Road. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Note on plat will need to be provided as required with document number prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Note on plat will need to be provided as required with document number prior to recording. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: ETJ Proposed: R-1 At the City Commission meeting of December 13, 2021, the board voted to approve the annexation and initial zoning to R-1. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. At the City Commission meeting of December 13, 2021, the board voted to approve the annexation and initial zoning to R-1. Zoning Ordinance: Article V Land dedication in lieu of fee. Property received annexation approval at the City Commission of Dec. 13, 2021. As per planning director, park requirements are waived. Remove note #19, not required on plat. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Property received annexation approval at the City Commission of Dec. 13, 2021. As per planning director, park requirements are waived. Remove note #19, not required on plat. Pending review by the Parkland Dedication Advisory Board and CC. Property received annexation approval at the City Commission of Dec. 13, 2021. As per planning director, park requirements are waived. Remove note #19, not required on plat. As per Traffic Dept., TG waived for 38 single-family residences and no TIA required. Must comply with City's Access Management Policy. Lots designated for detention must be labeled as detention/common areas prior to recording to establish final requirements. Provide City of McAllen mayor signature block since property has been annexed. Revise signature blocks to comply with McAllen's Subdivision Ordinance requirements since property has been annexed. Remove note #19, as it is not required on plat. Please remove the subdivision layout to the west of the development as it has not been recorded prior to recording. As per Engineer, subdivision is proposed to be public

Staff recommends approval of the subdivision in final form subject to conditions noted.

Being no discussion, Vice Chairman Mr. Gabriel Kamel moved to approve final and Ms. Erica De la Garza seconded the motion, which was approved with five members present and voting.

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

- a) **Dake Subdivision, 5301 North Ware Road, Dake, LLC., (SUB2022-0056)(PRELIMINARY)MAS**

Ms. Liliana Garza stated that N. Ware Road: 13 ft. minimum dedication for 75 ft. from centerline for

150 ft. ROW Paving: By the state Curb & gutter: By the state. Please provide how existing ROW was dedicated on plat prior to final. Label ROW dedications based status of dedication, existing, total, etc. on plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Paving, curb and gutter Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. Subdivision Ordinance: Section 134-106. Front: Proposing: N. Ware Rd.-75' or greater for easements. Revise front setback note to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater. Finalize wording prior to final. Zoning Ordinance: Section 138-356. Rear: Proposing: In Accordance with the Zoning Ordinance, or greater for easements. Revise rear setback to: In accordance with Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: Proposing: In Accordance with the Zoning Ordinance, or greater for easements. Revise side setback to: In accordance with Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. Sidewalk: Proposing: A Minimum 4FT. Wide Sidewalk is required on North Ware Rd. Sidewalk requirements for N. Ware Rd. may increase to 5 ft. prior to final per Engineering Department requirements. Please finalize plat note prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Proposing: Common Areas, Service Drive Easements, 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing : C-3L(Light Commercial) District. Proposed: C-3L Engineer has indicated that the uses proposed by the owner will be allowed in the C-3L. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Engineer has indicated that the uses proposed by the owner will be allowed in the C-3L. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. The subdivision was approved in final form at the Planning and Zoning Commission meeting of March 5, 2019. Due to expiration the subdivision will be considered as a new submittal.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form and Ms. Erica De la Garza seconded the motion, which was approved with five members present and voting.

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

Ms. Liliana Garza stated that S. McColl Rd: 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Please clarify how 50 ft. from centerline was dedicated on plat and include document numbers as needed prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Alley ROW: 20 ft. Paving: 16 ft. Minimum 20 ft. wide paved alley/service drive required for City services on lots fronting a minor arterial road as per Section 134-106. Subdivision Ordinance: Section 134-106. Proposing: Front: 50 ft. or greater for easements or inline with the average of existing structures, whichever is greater. Please revise plat note #1 as shown above without the word proposing prior to final. Clarify note #1 regarding front setback prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easement. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. McColl Rd. 5ft. sidewalk might be required on S. McColl Rd. by Engineering Department. Plat note #5 may need to be revised as shown above once sidewalk requirement are determine prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3L Proposed: R-1. Rezoning application was submitted on May 3, 2022 and will be presented at PZ on June 7, 2022. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Zoning Ordinance: Article V Land dedication in lieu of fee. Must comply with Park Department requirements. Clarify if use other than single family residential prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. Must comply with Park Department requirements. Clarify if use other than single family residential prior to final. Must comply with Park Department requirements. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording and/or land dedication. Total amount of park fees is subject to amount of proposed lots and dwelling units per each lot. Clarify if use other than single family residential prior to final. As per Traffic Department, Trip Generation is waived for 1 single family residential house. Please advise if use or number of units change. Must comply with City's Access Management Policy. Please provide ownership map to assure no parcels are landlock prior to final. Subdivision application will need to be updated as acreage for the subdivision has changed. Once application has been updated, we will need to present it to PZ in revised preliminary form.

Staff recommends approval of the subdiviision in revised preliminary form subject to conditions noted, driange and utilities approval.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve in preliminary form and Ms. Erica De la Garza seconded the motion, which was approved with five members present

and voting.

- c) Brier Village Subdivision, 3901 North Bentsen Road, Loretta Williams & Daniel E. Prukop, and Elsie Wall **(SUB2022-0007)(REVISED PRELIMINARY)M&H**

Ms. Liliana Garza stated that Nolana Avenue: 60 ft. from centerline for 120 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides. Label total ROW after accounting for dedication prior to final. Monies must be escrowed if improvements are required prior to final. Subdivision Ordinance: Section 134-105. COM Thoroughfare Plan. North Bentsen Road: 50 ft. from centerline for 100 ft of total ROW Paving: 65 ft. Curb & gutter: Both sides. Label total ROW after accounting for dedication prior to final Label "20 ft." reference shown on North Bentsen Road prior to final. Clarify if 5 ft. Gas Line Easement will be within the proposed ROW prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Internal Road: 60 ft Paving: 40 ft. Curb & gutter: Both sides. Clarify if subdivision is proposed to be private. If so, provide gate details prior to final to finalize ROW requirements. Street name will be issued prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. 1/4 Mile Collector (North 48th Street): 50 ft. ROW Paving: 40 ft. Curb & gutter: Both sides. Plat submitted on 5/13/2022 provides the 1/4 mile collector on the west boundary of development. Street name will be finalized prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan Paving, curb and gutter Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts. Engineer has submitted a variance request to the block length requirement on May 16, 2022. Front: 20 ft. or greater for easements. Clarify proposed setbacks prior to final. Clarify if carports along the front will be proposed prior to final. Zoning Ordinance: Section 138-356. Rear: In Accordance with Zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Interior Sides: In Accordance with Zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Bentsen Road and Nolana Avenue, both sides of all internal streets, and any other applicable streets prior to final. 5 ft. sidewalk might be required by Engineering Dept. prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along North Bentsen Road, Nolana Avenue, and North 48th Street. Revise plat note #9 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. This might be required along south and east property line where adjacent to single-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Nolana Avenue, North Bentsen Road, and North 48th Street. Please revise plat note #13 as shown above prior to final. Must comply with City Access Management Policy Site plan must be approved by the Planning and Development Departments prior to building permit issuance. This requirements might be triggered depending on the amount of units proposed per lot. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot

owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Existing: r-1 and R-3A Proposed: R-3A]. Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final. Zoning Ordinance: Article V Rezoning Needed Before Final Approval. Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final. If any rezoning are needed, they must be finalized prior to final plat approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, number of unit to be clarified prior to final to determine total amount of park fees. As per Traffic Department, Trip Generation approved, no TIA required. Must comply with City's Access Management Policy. Verify metes and bounds of zoning districts since there seems to be an overlap. Clarify prior to final.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted and clarification of the variance request to the block length.

Being no discussion, Ms. Erica De la Garza moved to approve including variance and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

6) Information: City Commission Actions from May 23, 2022

- a) Mr. Edgar Garcia spoke regarding actions taken by the City Commission Board.

**ADJOURNMENT:**

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 3:57a.m. and Ms. Erica De la Garza seconded the motion, which carried unanimously with five members present and voting.

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Chairperson Michael Fallek

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

## **Memo**

**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

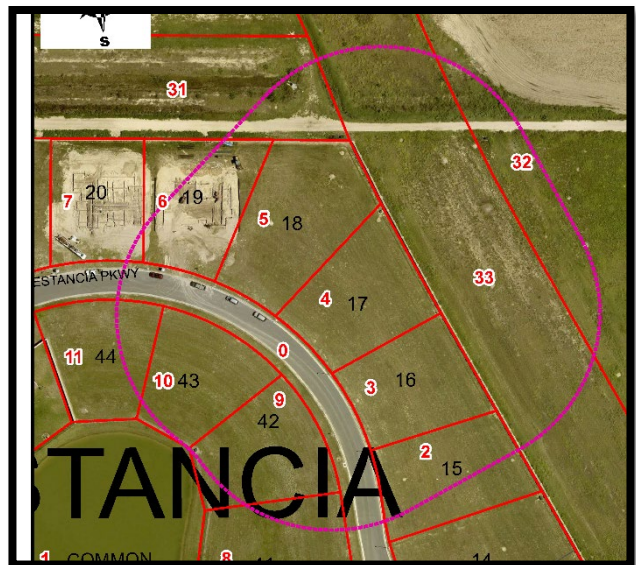
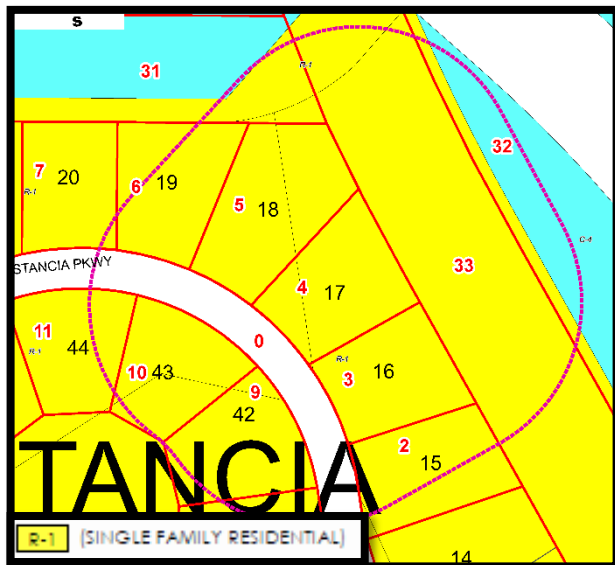
**DATE:** June 15, 2022

**SUBJECT: REQUEST OF SKUADRA CONSTRUCTION FOR A CONDITIONAL USE PERMIT, FOR THE LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE FOR A GUEST HOUSE AT LOT 17, ESTANCIA AT TRES LAGOS SUBDIVISION, HIDALGO COUNTY, TEXAS; 4604 ESTANCIA PARKWAY. (CUP2022-0070)**

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### **BRIEF DESCRIPTION:**

The subject property is located along the east side of Estancia Parkway. The property is zoned R-1 (single-family residential) District. A two story single family home is currently under construction. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences and vacant land.



### **HISTORY:**

Estancia At Tres Lagos Subdivision was recorded on March 30, 2017. An application for the construction of a new home was submitted on November 19, 2021 and construction of the house is underway. The applicant submitted an application for a Conditional Use Permit for a guest house on May 5, 2022.



**REQUEST/ANALYSIS:**

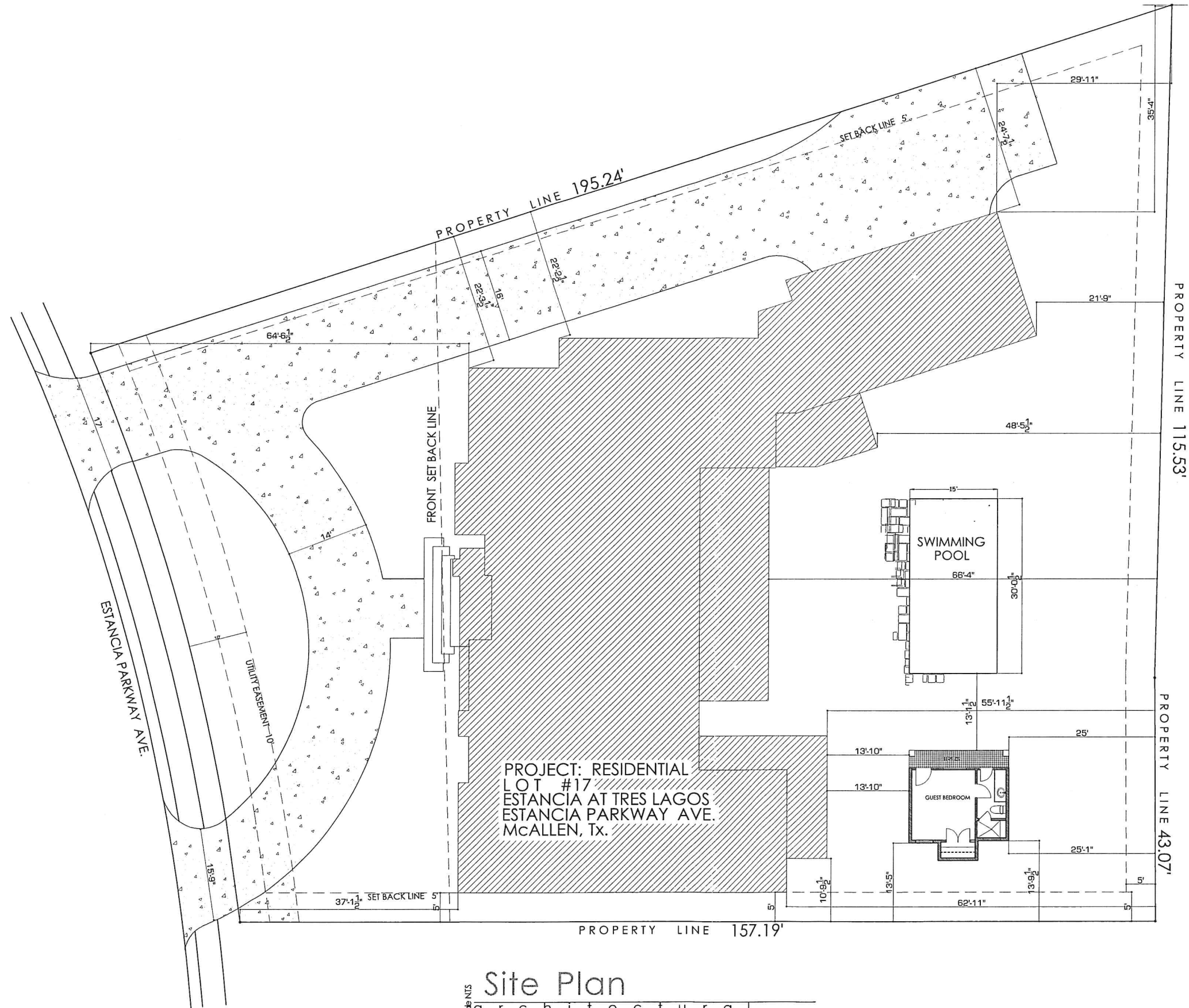
The proposed one-story guest house has a size of 293 square feet, and includes one guest bedroom and one bathroom.

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. The proposed structure's setbacks are in compliance;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size is 22,034.81 square feet;
- 5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
- 6) The proposed use shall not be rented;
- 7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

**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.



Site Plan  
architectural



THIS DRAWING IS THE PROPERTY OF DE LA VEGA PLAN DESIGN AND MAY NOT BE COPIED, USED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. DE LA VEGA PLAN DESIGN ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

- 1.) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING CONSTRUCTION
- 2.) CONTRACTOR MUST VERIFY COMPLIANCE WITH LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3.) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS

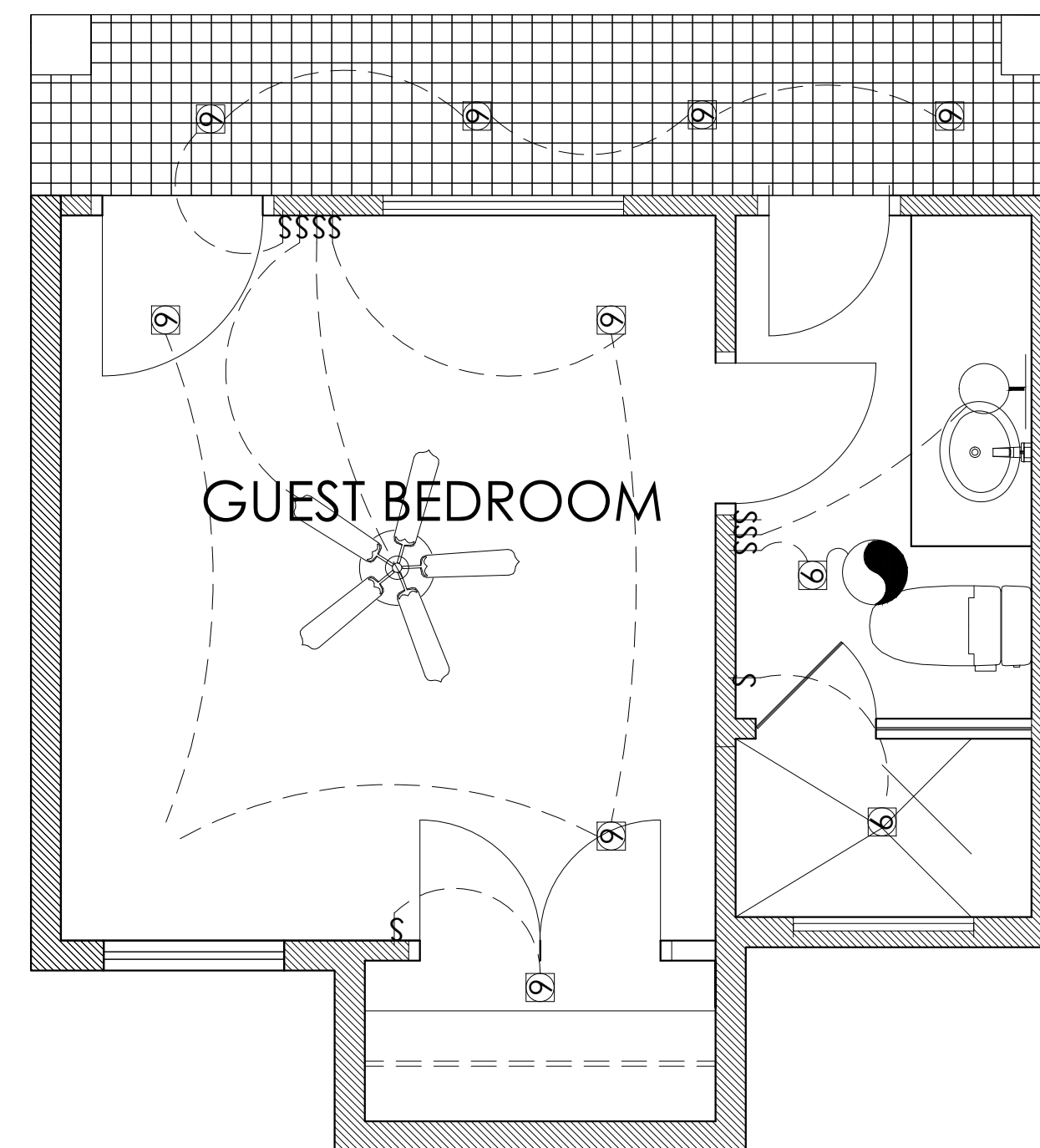
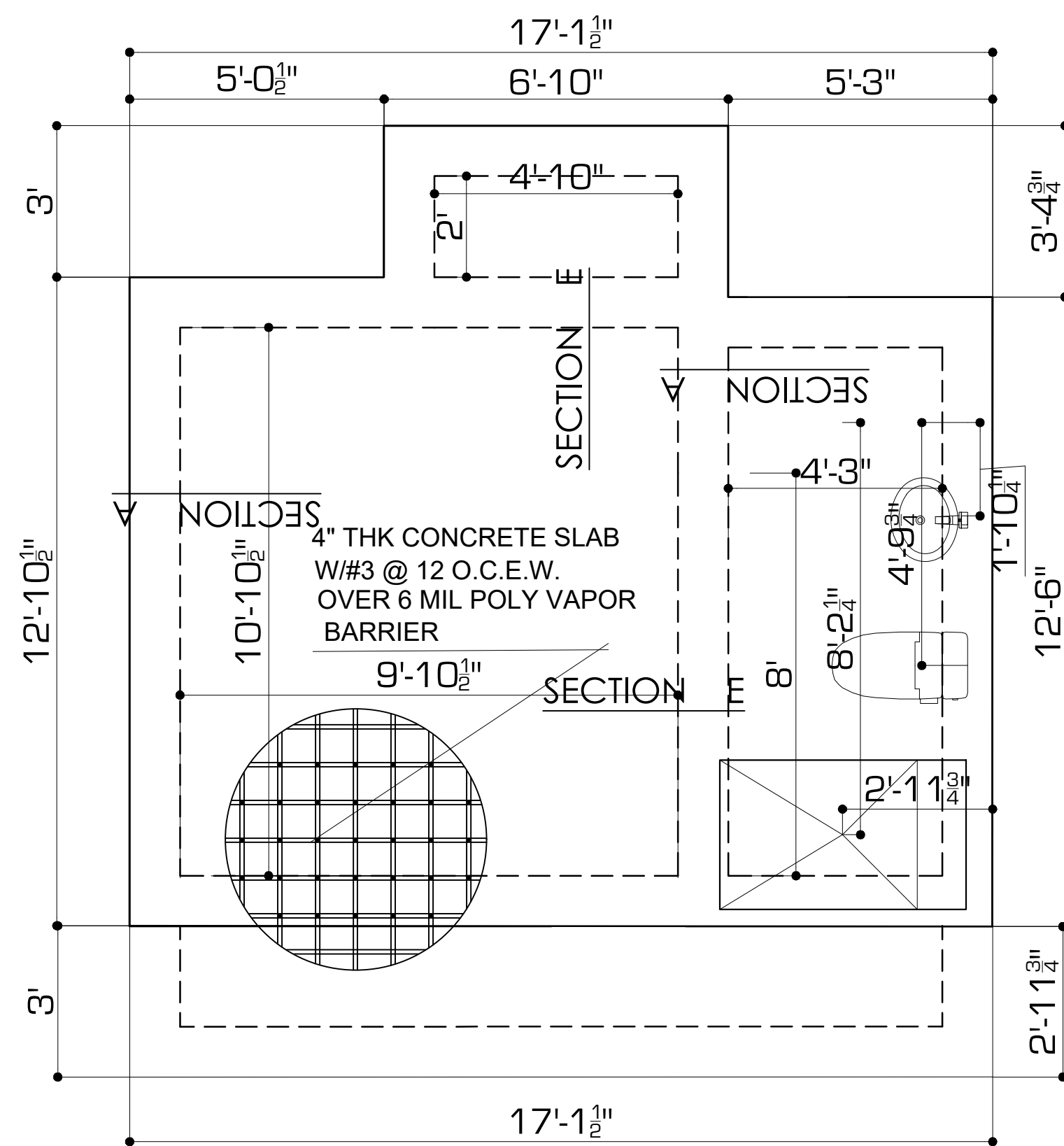
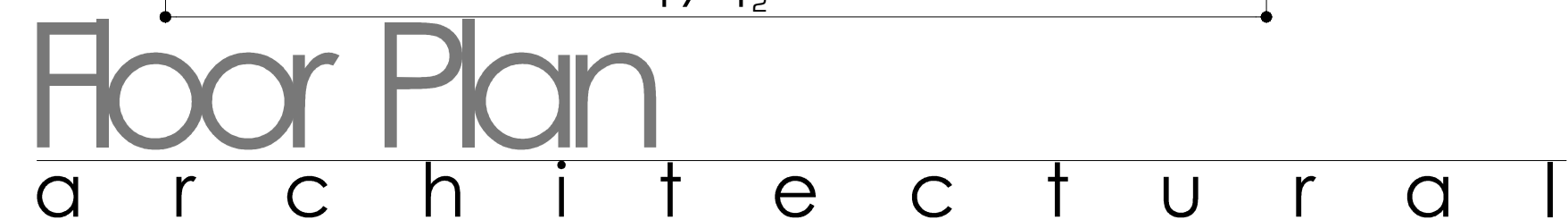
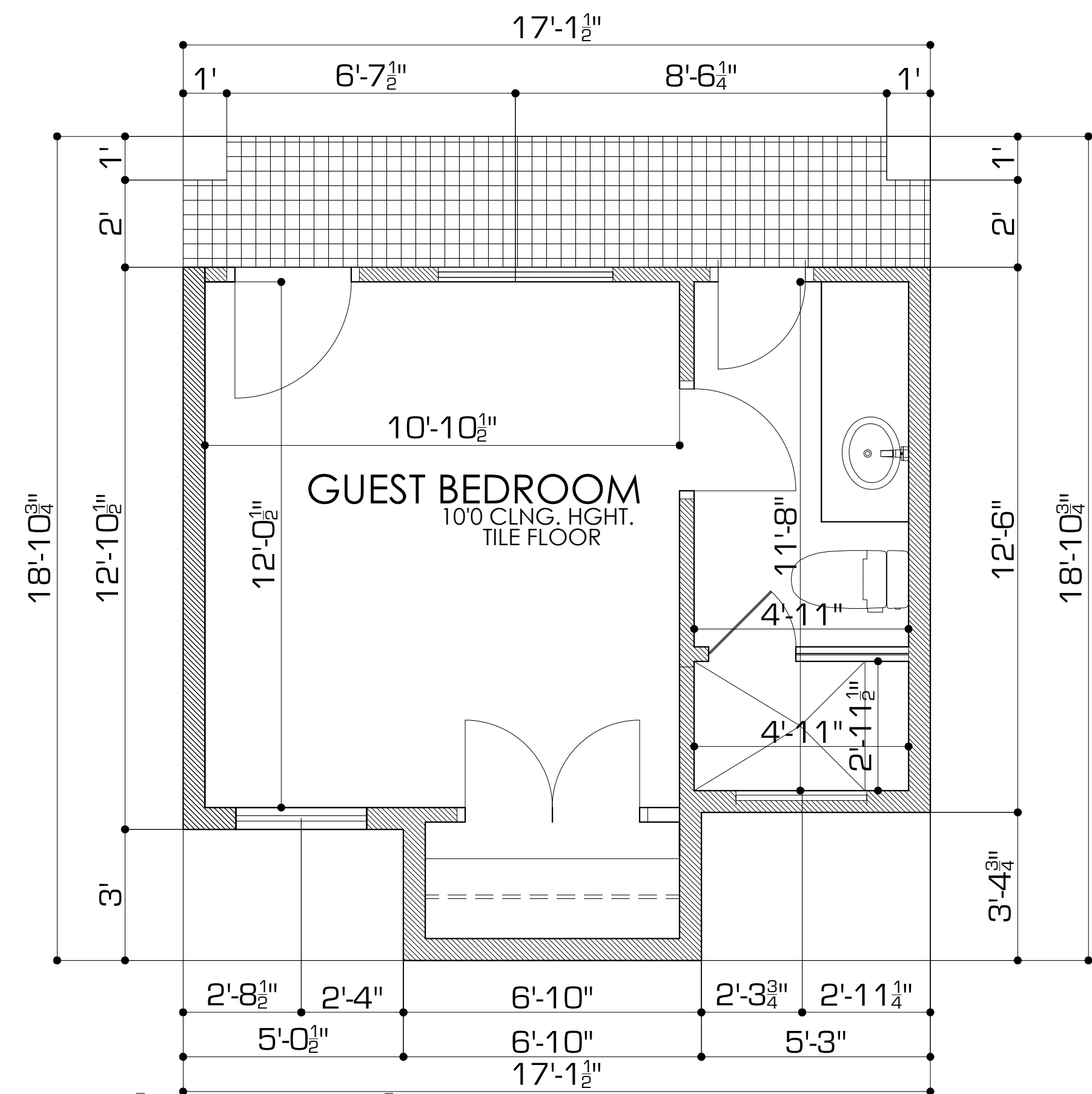
CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS. AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SHEET TITLE:	DATE:	JOB No.
SITE	AUG 19 2021	

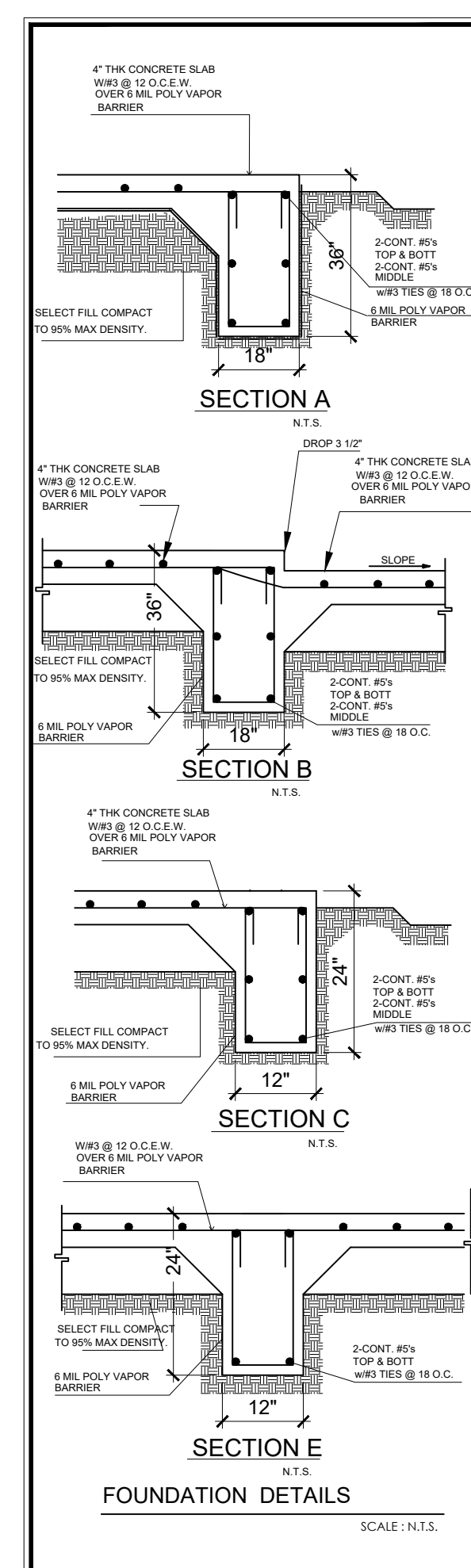
PROJECT: RESIDENTIAL  
LOT #17  
ESTANCIA AT TRES LAGOS  
ESTANCIA PARKWAY AVE.  
MCALLEN, TX.  
MAGDALENO RESIDENCE

AREA	DATA	SQ. FT.
1ST FLOOR LIVING	4,453	SQ. FT.
2ND FLOOR LIVING	2,080	SQ. FT.
BALCONY	126	SQ. FT.
PORCH	98	SQ. FT.
PATIO	488	SQ. FT.
GRILL AREA	155	SQ. FT.
GUEST HOUSE	278	SQ. FT.
GARAGE	786	SQ. FT.
TOTAL AREA	8,464	SQ. FT.

REVISION	DATE	SHEET : 11
APPROVED :		



# Electrical Plan



## FOUNDATION DETAILS

1. USE FILL PI RANGE 5-15  
EXCEPT IN AREAS WHERE HIGH WATER  
TABLE IS ENCOUNTERED USE GRAVEL.  
COMPACT FILL TO 95% OF MAX. DENSITY.
2. AREA TO SUPPORT FOUNDATION SHALL BE STRIPPED  
OF VEGETATION AND 6" OF TOP SOIL. APPLY FILL  
(#1.5 TO 1.5) IN 6" LAYERS AND COMPACT TO 95%  
OF MAXIMUM DENSITY THE FOUNDATION WILL THEN BE  
FOUNDED ON THE COMPACTED FILL. APPLY COMPACTED  
FILL TO MINIMUM OF 3 FT OUT SIDE OF FOUNDATION  
PERIMETER. THIS PROVIDES FOR EDGE SUPPORT.
3. ALL CONCRETE SHALL HAVE 28 DAY MINIMUM  
COMPRESSIVE STRENGTH OF 3000 P.S.I.
4. ALL REINFORCING TO BE CONTINUOUS.
5. BEAM REINFORCING SHALL BE TIED AND  
SUPPORTED EVERY 4'-0" MINIMUM.
6. LAP ALL BAR REINFORCING 40  
DIAMETERS.
7. PROVIDE CHAIRS OR OTHER SUITABLE  
SUPPORTS FOR SLAB REINFORCING.
8. PLUMBING MAY CROSS BEAM BUT NOT  
BE PLACED IN BEAMS.
9. GARAGE & PORCH SLAB SHALL BE  
SAME AS THE HOUSE SLAB.
10. ALL REINFORCING TO HAVE A MINIMUM  
OF  $1\frac{1}{2}$ " CONCRETE AND 3 INCHES  
ON CONCRETE BELOW GRADE.
11. ALL REINFORCEMENT SHALL BE GRADE  
40 OR 60.
12. APPLY PERMITE TREATMENT BY CERTIFIED  
COMPANY APPROVED BY T.O.P.
13. ALL EXTERIOR BEAMS  
No.5 DEFORMED BARS ON TOP AND  
No.5 DEFORMED BARS ON BOTTOM  
(CONTINUOUS).



De La Vega  
PLAN DESIGN  
MCALLEN, TEXAS 78504  
MBL (956) 310-9744  
OFF. (210) 906-VEGA  
[www.delavegaplanddesign.com](http://www.delavegaplanddesign.com)

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LIABILITY FOR ANY HOME CONSTRUCTED  
FROM THIS PLAN.  
IT IS THE RESPONSIBILITY OF THE PURCHASER  
OF THIS PLAN TO PERFORM THE FOLLOWING  
BEFORE BEGINNING ACTUAL CONSTRUCTION.

- 1.) BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING CONSTRUCTION
- 2.) CONTRACTOR MUST VERIFY COMPLIANCE WITH LOCAL BUILDING CODES IN THE AREA WHERE THE HOME IS TO BE CONSTRUCTED.
- 3.) PLANS INDICATE LOCATION ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER SHOULD ATTEMPT MODIFICATIONS. AS EVEN MINOR CHANGES IN ONE AREA OF THE HOUSE COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.

SHEET TITLE:  
GUEST HOUSE

DATE:  
AUG 19 2021

---

JOB No.

PROJECT: RESIDENTIAL  
LOT #17  
ESTANCIA AT TRES LAGOS  
ESTANCIA PARKWAY AVE.  
MCALLEN, Tx.

AREA	DATA
GUEST HOUSE	239 SQ. FT.
PORCH GUEST	54 SQ. FT.
TOTAL AREA	293 SQ. FT.

REVISION	DATE
----------	------

APPROVED :

SHEET :

10-2









NOTICE  
GUEST HOUSE  
FOR  
THIS PROPERTY  
CUP2022-0070

CITY OF MCALLEN PLANNING DEPT.  
956.681.1250  
WWW.MCALLEN.NET



## Memo

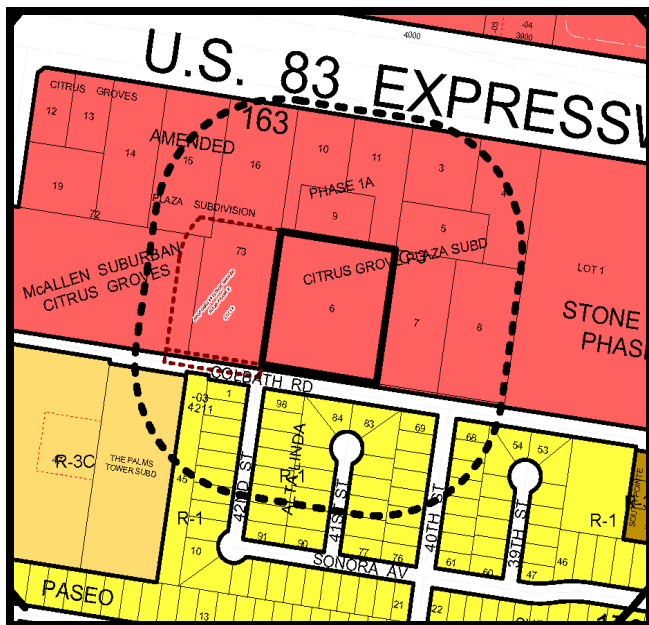
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** June 15, 2022

**SUBJECT: REQUEST OF RAMON ALMAGUER FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR AN EVENT CENTER AT LOT 6, CITRUS GROVE PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 4101 EXPRESSWAY 83. (CUP2022-0078)**

**BRIEF DESCRIPTION:** The vacant property is located on the North side of Colbath Road, approximately 860 ft. east of Bentsen Road and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the south, C-3 District to the north, east and west. Surrounding land uses include Tru fit, Costaa Messa, Zen Asian Bistro, commercial businesses, and single family residences. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**HISTORY:** Citrus Grove Plaza Subdivision was recorded February 17, 2012. An application for a building permit has not been submitted to the Building Permits and Inspections department. This is the initial request for a conditional use permit at this location.

### SUMMARY/ANALYSIS:

The applicant is proposing to build and operate an event center 14,426 sq. ft. in size and an open terrace measuring 7,553 sq. ft. The proposed hours of operation are from 8:00 AM to 2:00 AM Sunday – Saturday.

A Site Plan approval from Planning and Zoning Commission is required prior to Building permit issuance.

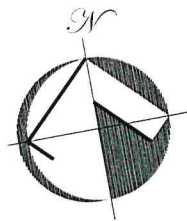
The Fire Department will conduct inspection of the establishment once the building is constructed. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residential use or residentially zoned property.
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has access to U.S Expressway 83 and Colbath Road which is a collector street.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the sq. ft. of the event center, a total of 145 parking spaces are required of which 5 would have to be accessible to persons with disabilities. The site plan also shows a proposed open terrace with 7,553 square feet for a requirement of 76 parking spaces. The proposed development is in compliance with parking requirement. Two hundred and fourteen spaces are provided as shown on the provided site plan.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

**RECOMMENDATION:**

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance to residential use or residential zoned property) of the Zoning Ordinance.





### ZONE C-3

#### GREEN AREA REQUIRED

LAND AREA.....	149,911 S.F.
R.O.W. (NORTH & EAST).....	10,621 S.F.
GROS AREA LAND.....	139,290 S.F.
GREEN A. REQUIRED (10%).....	13,929 S.F.
GREEN A. PROPOSED (22.2%).....	30,964 S.F.

GREEN AREA IN EASEMENTS (11.6%) .....	16,176 S.F.
GREEN AREA/STORMWATER DET. (10.6%) .....	14,788 S.F.

#### PARKING SPACES REQUIRED

PHASE I -- CONVENTION CENTER .....	11,442 S.F.
PHASE II -- OPEN TERRACE .....	7,553 S.F.
PHASE III -- RETAIL SPACES .....	4,153 S.F.
TOTAL AREA (FOR PARKING SPACES) ...	24,421 S.F.

PHASE I & II	18,995 S.F./100 .....	189 P.S.
PHASE III	4,153 S.F. / 200 + 3 .....	24 P.S.

PARKING SPACES REQUIRED 213 P.S.  
PARKING SPACES PROPOSED 214 P.S.

#### EVENT CENTER AREAS:

CONSIDERED FOR PARKING SPACES ....	11,442 S.F.
STORAGE 1st. FLOOR .....	1,009 S.F.
STORAGE 2nd. FLOOR .....	2,724 S.F.
RESTROOMS .....	800 S.F.
UTILITY .....	167 S.F.
CARPORT .....	1,083 S.F.

TOTAL AREA EVENT CENTER ..... 17,225 S.F.

#### OPEN TERRACE AREAS:

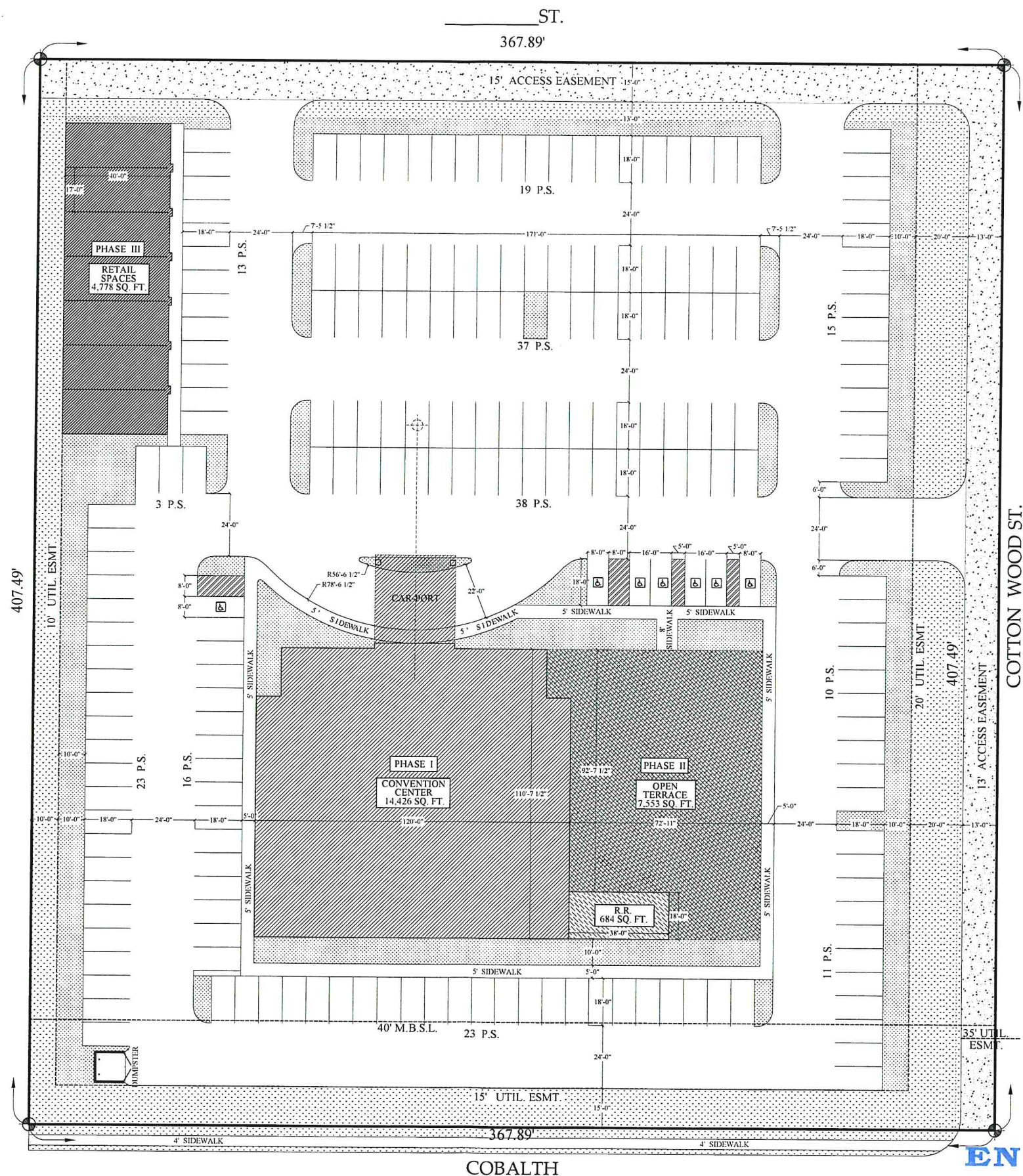
GREEN AREA .....	7,553 S.F.
RESTROOMS .....	684 S.F.

TOTAL AREA OPEN TERRACE ..... 8,237 S.F.

#### RETAIL SPACES:

RETAIL AREA .....	4,153 S.F.
RESTROOMS .....	625 S.F.

TOTAL AREA OPEN TERRACE ..... 4,778 S.F.



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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:  
**GRAND  
PALAZZIO  
CONVENTION  
CENTER**



Ramon Almaguer  
Designs  
COMMERCIAL &  
RESIDENTIAL DESIGNS  
2408 Brock Ste 11  
Mission, TX. 78572  
Of. (956) 583 0664  
Cell. (956) 221-3293  
Fax (956) 583 0664

CONTRACTOR:

DATE:  
05-17-22

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PAGE No.  
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PLAN No.  
22-  
017

PREL. 6  
SITE PLAN  
SCALE: 1/32" = 1'-0"

4101  
EXPRESSWAY 83  
Lot 6  
CITRUS GROVE  
PLAZA SUBD.  
McALLEN, TX

ENTERED

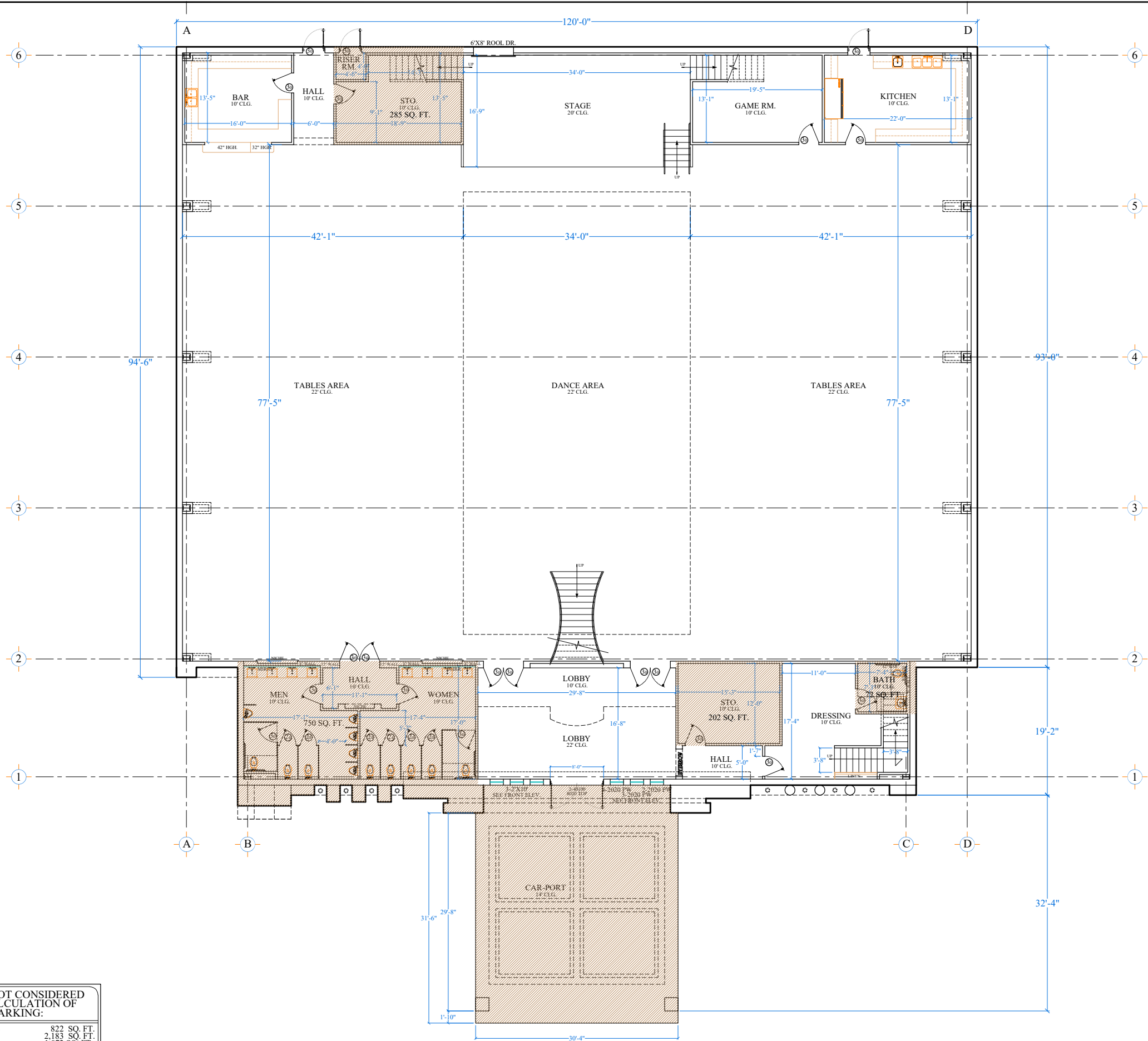
MAY 19 2022

Initial: *am*



AREAS:	
1st. LIVING AREA	13,085 SQ. FT.
2nd. LIVING AREA	2,831 SQ. FT.
TOTAL LIVING A.	15,916 SQ. FT.
CARPORT	1,072 SQ. FT.
TOTAL AREA	16,988 SQ. FT.

AREAS NOT CONSIDERED FOR CALCULATION OF PARKING:	
RESTROOMS	822 SQ. FT.
STORAGE	2,183 SQ. FT.
CARPORT	1,072 SQ. FT.
TOTAL AREA	4,077 SQ. FT.



**PREL. 8**  
**EVENT CENTER**  
**1st. FLOOR PLAN**  
 SCALE: 1/16" =1'-0"

**4101**  
**EXPRESSWAY 83**  
**Lot 6**  
**CITRUS GROVE**  
**PLAZA SUBD.**  
**McALLEN, TX**


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3. Plans indicate locations only; engineer aspects should incorporate actual site conditions.

DESIGNED FOR:  
**GRAND PALAZZIO CONVENTION CENTER**



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DATE:  
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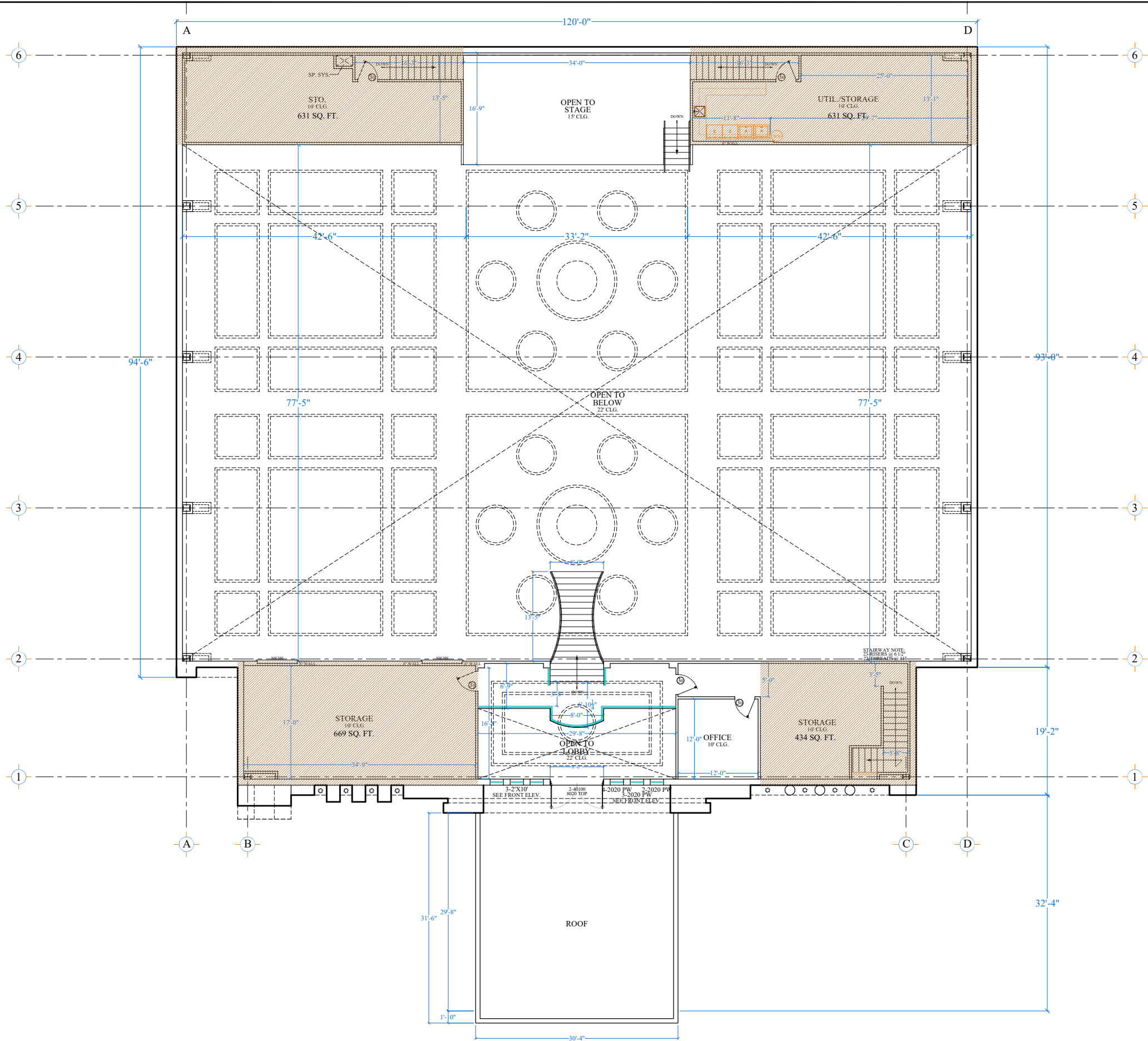
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PAGE No.  
**4/14**

PLAN No.  
**22-017**

ramon@rad-designs.com

AREAS:	
1st. LIVING AREA	13,085 SQ. FT.
2nd. LIVING AREA	2,831 SQ. FT.
TOTAL LIVING A.	15,916 SQ. FT.
CARPORT	1,072 SQ. FT.
TOTAL AREA	16,988 SQ. FT.



**PREL. 8**  
**EVENT CENTER**  
**2nd. FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

**4101**  
**EXPRESSWAY 83**  
**Lot 6**  
**CITRUS GROVE**  
**PLAZA SUBD.**  
**McALLEN, TX**

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DESIGNED FOR:  
**GRAND PALAZZIO**  
**CONVENTION**  
**CENTER**

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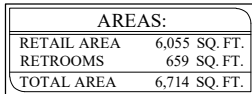
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PLAN No.  
 22-017



**4101**  
EXPRESSWAY 83  
**Lot 6**  
CITRUS GROVE  
PLAZA SUBD.  
McALLEN, TX

PLAN No. 22-017







**NOTICE  
EVENT CENTER  
FOR  
THIS PROPERTY  
CUP2022-0078**

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





## Planning Department

### Memo

**TO:** Planning and Zoning Commission

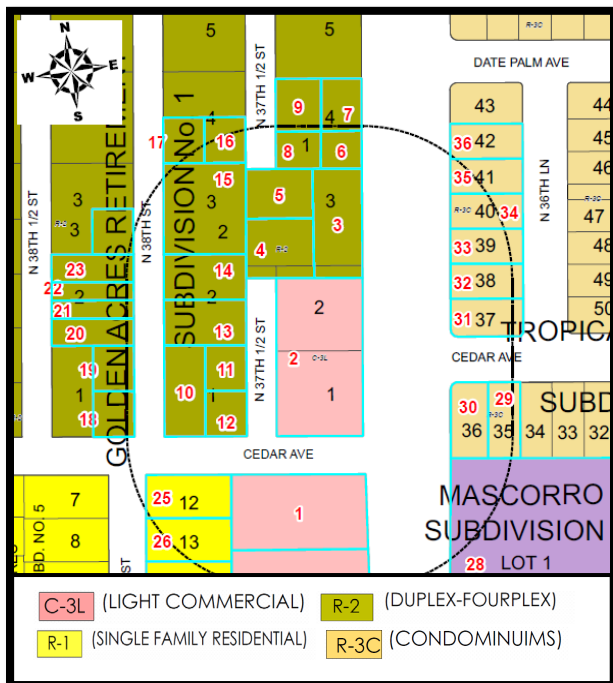
**FROM:** Planning Staff

**DATE:** June 17, 2022

**SUBJECT: REQUEST OF FIESTA LIQUOR FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A LIQUOR STORE, AT THE WEST 113.49 FEET OF LOT 1 AND THE WEST 113.44 FEET OF LOT 2, BLOCK 1, GOLDEN ACRES RETIREMENT SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, 301 NORTH WARE ROAD, SUITE B. (CUP2022-0075)**

#### BRIEF DESCRIPTION:

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 (light commercial) District to the south and R-3C (condominium residential) District to the east. Other businesses located within the same retail center are a Juanny's Professional Lab, WYLD smoke shop, Safe Stop Insurance & Tax Services and a clothing retail store.



**HISTORY:**

The initial Conditional Use Permit for a liquor store at this location was approved on February 22, 2022 by the City Commission with a variance to the distance requirement however, the business is undergoing a change in ownership and requires a new Conditional Use Permit.

**REQUEST/ANALYSIS:**

The applicant is proposing to operate a liquor store (Fiesta Liquor) from the existing 832 square foot suite. The proposed hours of operation are from 10:00 a.m. to 9:00 p.m. Monday thru Saturday.

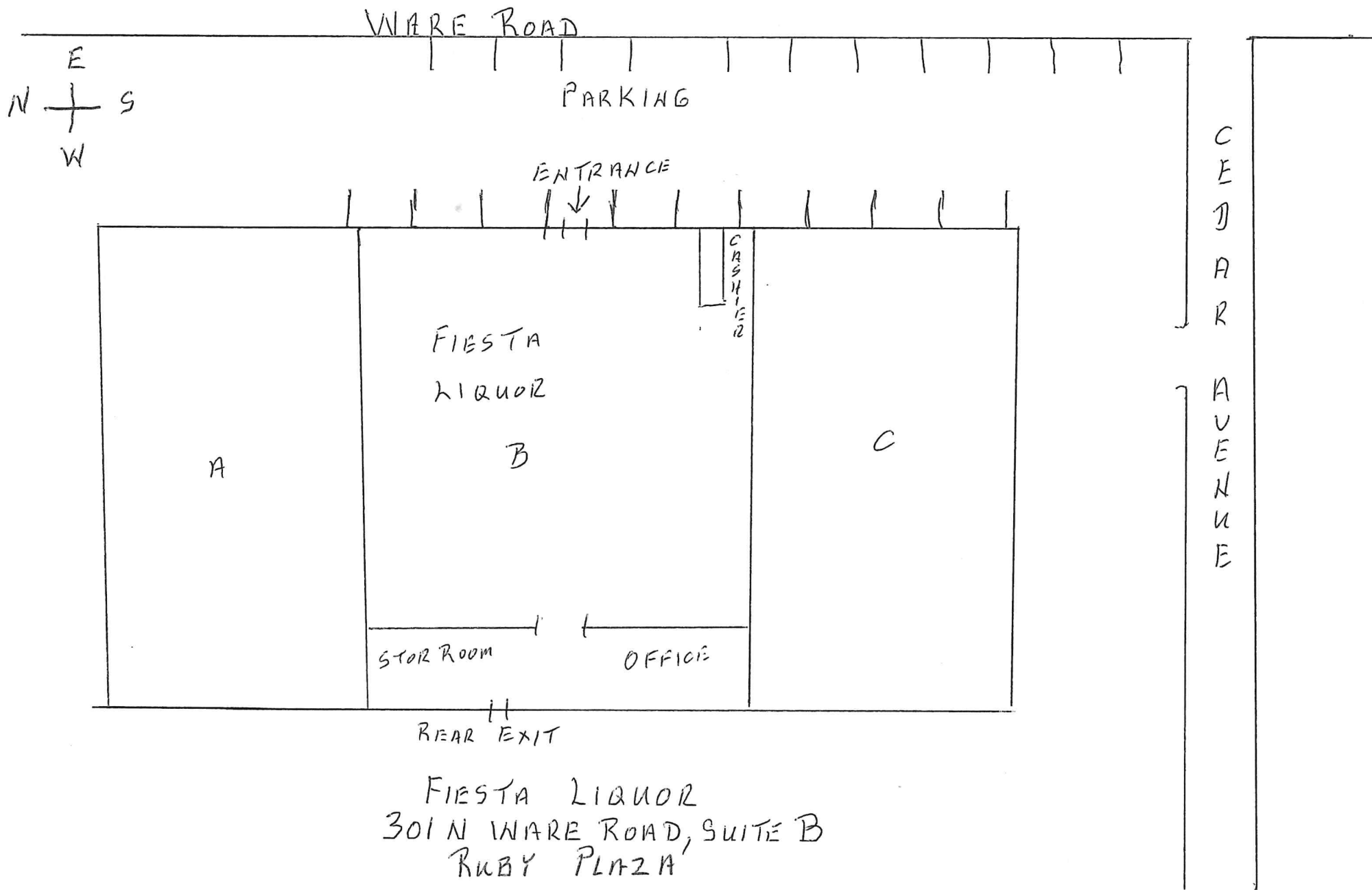
The Fire and Health Department has completed their inspection and determined the establishment is in compliance. The establishment must comply with the requirements set forth in Section 138-118a (4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft. of residential zones and uses (Golden Acres Retirement Subdivision and Tropical Village Subdivision);
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential-sized streets. The establishment has direct access to South 23<sup>rd</sup> Street and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 832 sq. ft., 3 parking spaces are required; 19 parking spaces are provided as common parking area in front of the building. For the 19 parking spaces there are 2 accessible parking spaces required and are provided on site.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- 6) The 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 taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director.

**RECOMMENDATION:**

Staff recommends disapproval of the request based on non-compliance with requirement #1 distance to a residential use or a residential zoned property (Golden Acres Retirement Subdivision and Tropical Village Subdivision) of Section 138-118a(4)a of the Zoning Ordinance.

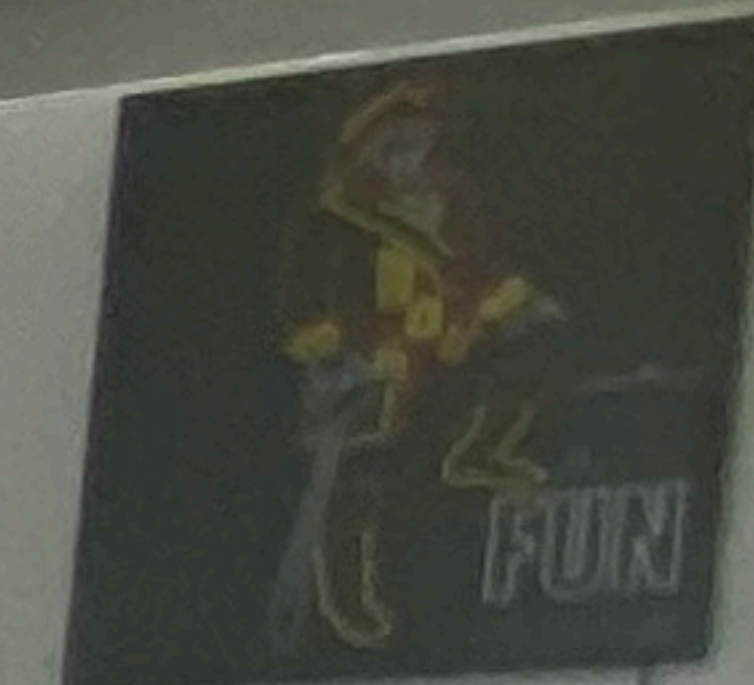
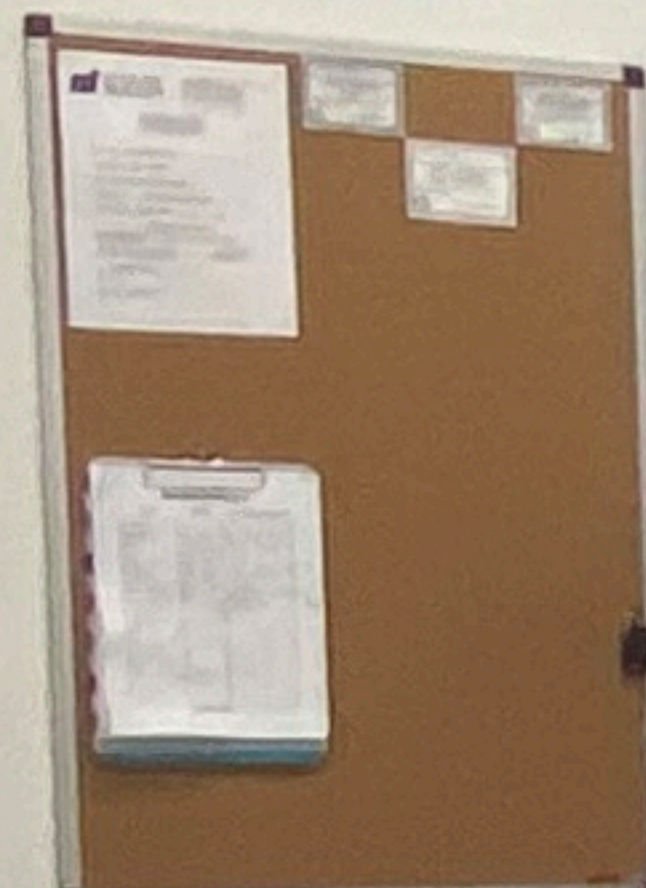
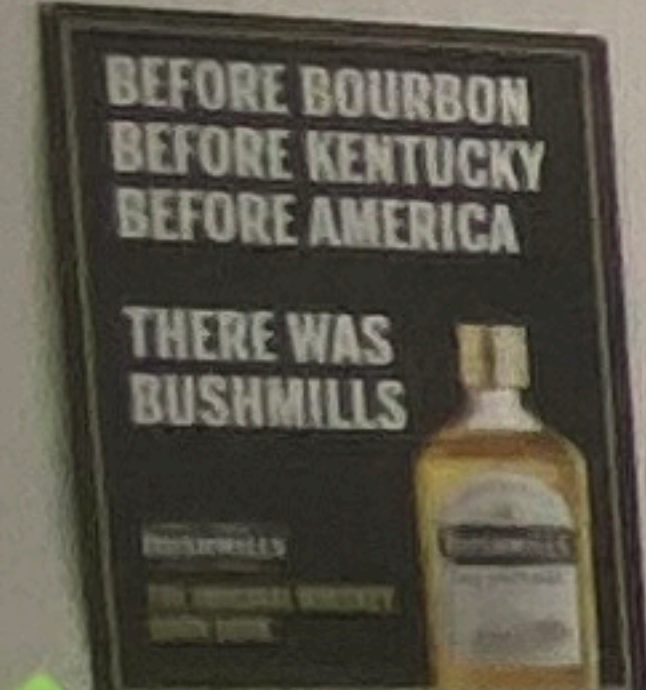






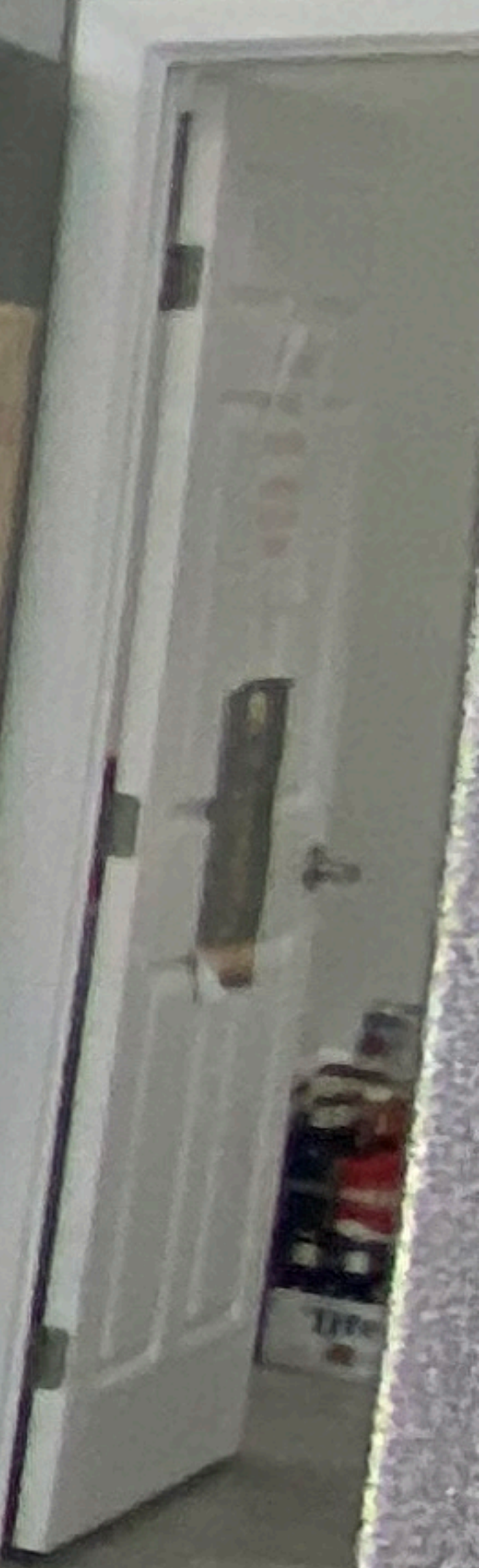
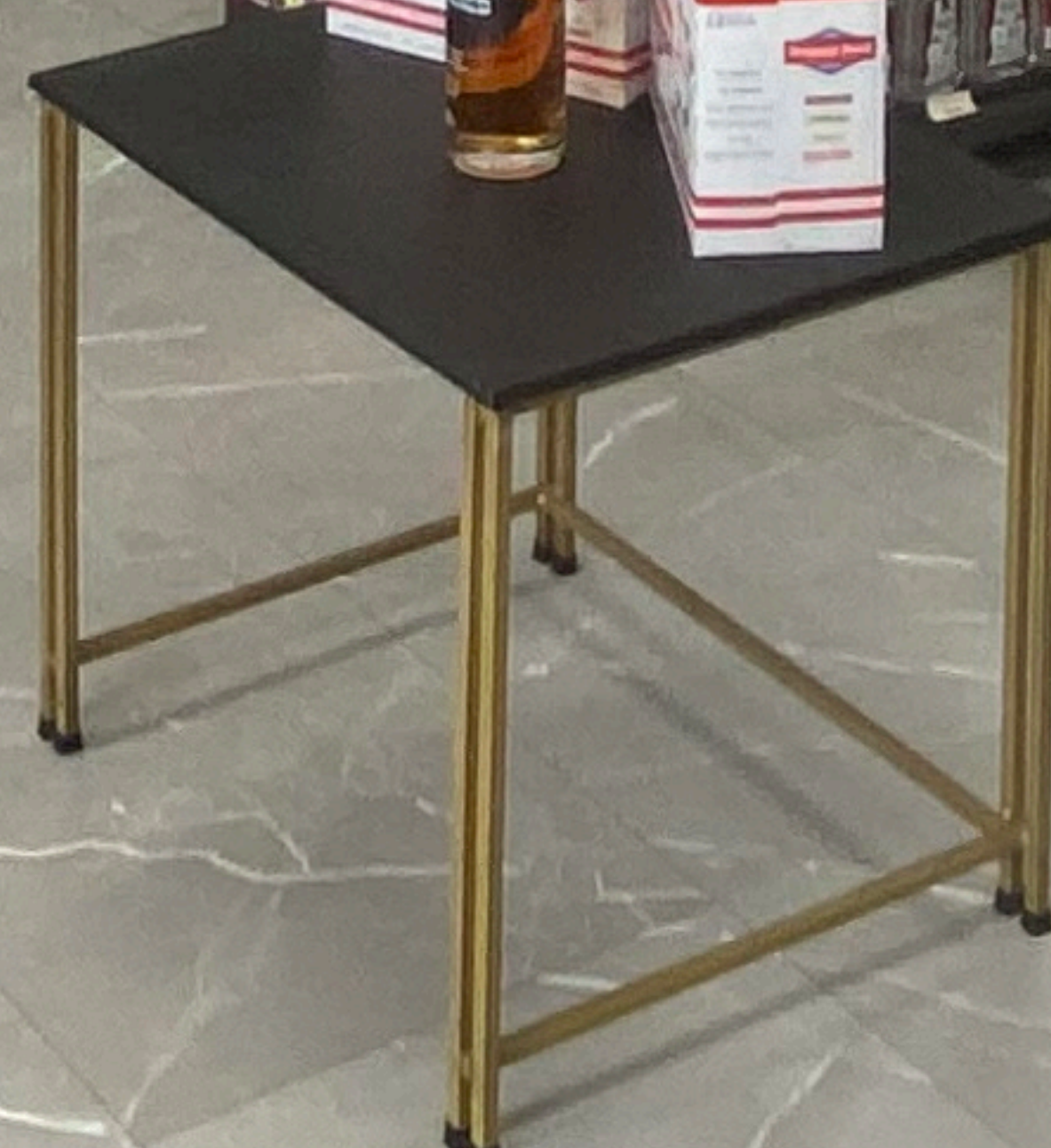
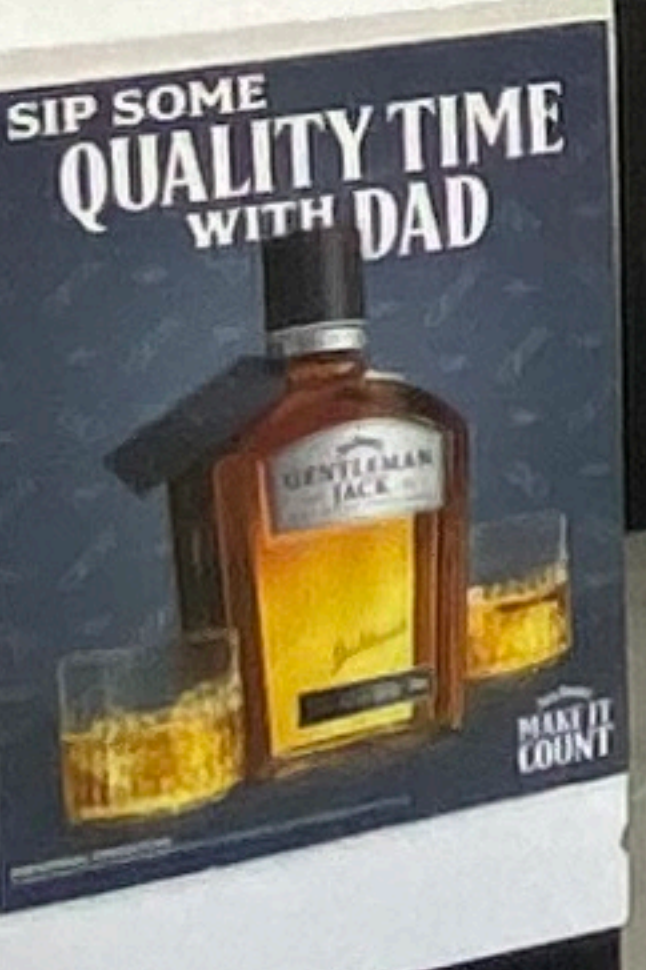
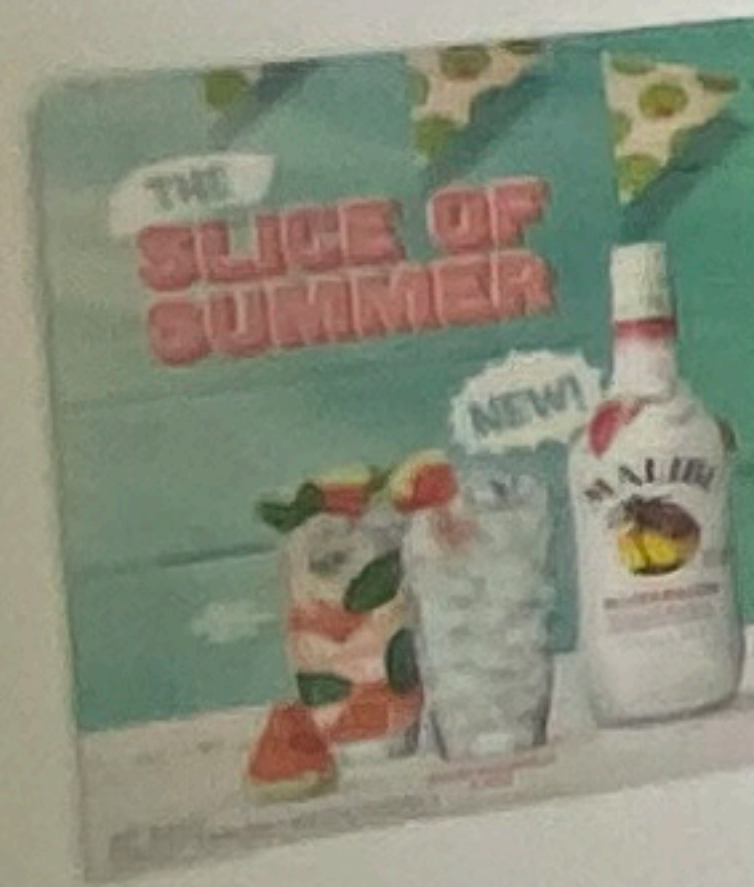






75¢

\$1.00





## Memo

**TO:** Planning and Zoning Commission

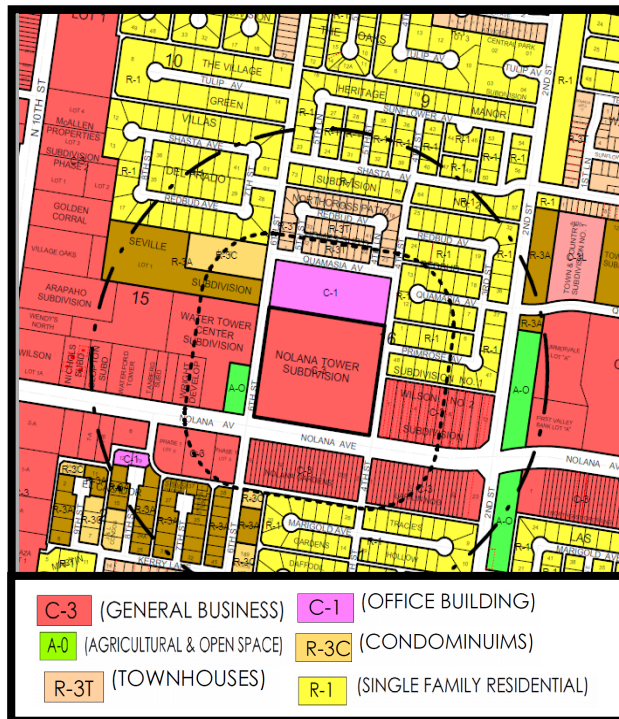
**FROM:** Planning Staff

**DATE:** June 8, 2022

**SUBJECT: REQUEST OF THE ROCKWELL TAPHOUSE & GRILL FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR, AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS, 400 NOLANA AVENUE, SUITE H1. (CUP2022-0076).**

### BRIEF DESCRIPTION:

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



**HISTORY:**

The initial conditional use permit for this establishment was approved by the City Commission on August 11, 2008 with a variance to the distance requirement and was renewed once after initial approval for one year. From 2009 to 2018, the property was used for a Montessori School and retail use. A conditional use permit was approved for this property by the City Commission on March 26, 2018 for a bar/barber shop with a variance to the distance requirement. A conditional use permit for a bar was approved with a variance to the distance requirement by City Commission on May 18, 2020. A conditional use permit for a bar was approved with a variance to the distance requirement by City commission on June 14, 2021. The applicant is renewing the Conditional Use Permit.

**REQUEST/ANALYSIS:**

The applicant is proposing to continue to operate a bar (The Rockwell Taphouse & Grill) from the existing 4,814 sq. ft. lease space within the shopping center. The hours of operation will be from 11:00 a.m. to 2:00 a.m. daily.

The Fire Department and Health Department have inspected the establishment, and the property is in compliance. Attached is the police report from May 23, 2021 to May 23, 2022. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

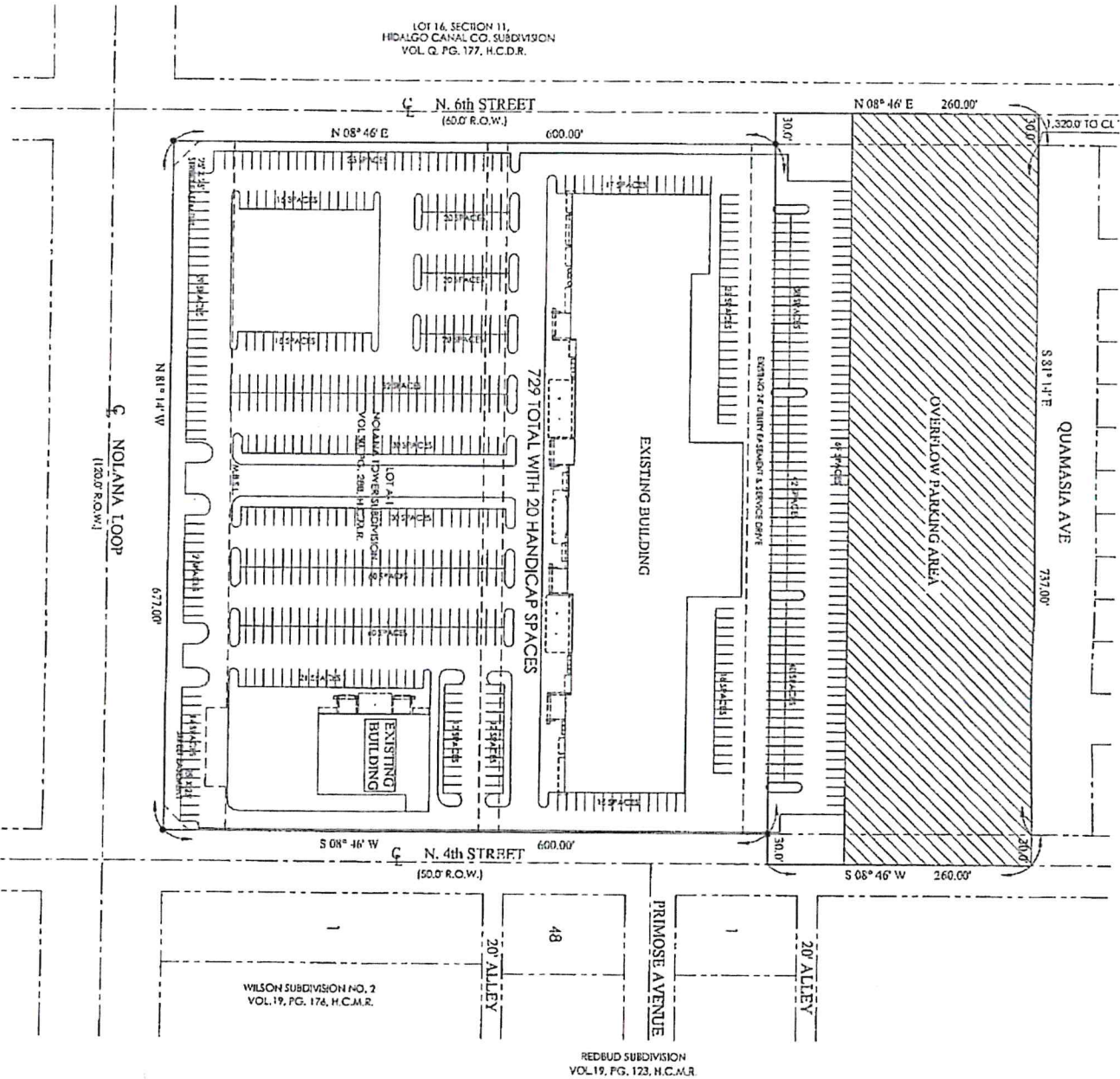
- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and publicly owned property (Nolana water tower and Northcross Patio Homes Subdivision);
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4<sup>th</sup> Street, and North 6<sup>th</sup> Street. The existing gates on North 4<sup>th</sup> Street need to be closed as required from other Conditional Use Permits issued in this commercial plaza;
- c) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a learning center, and bars. The proposed bar requires 49 parking spaces and the multi-tenant commercial building requires a total of 650 parking spaces in order for all tenant businesses to be operation at the same time; 729 parking spaces are provided on the common parking area in the front and rear of the building;

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

**RECOMMENDATION:**

Staff recommends disapproval of the request based on noncompliance with requirement #1 distance to a residential use or a residential zoned property (Northcross Patio Homes) and publicly owned land (Nolana water tower) of Section 138-118(4)a of the Zoning Ordinance.

LOT 14, SECTION 11,  
HIDALGO CANAL CO. SUBDIVISION  
VOL. Q, PG. 177, H.C.D.R.



ENTERED

MAY 18 2022

Initial: nm

Plan: 20 Parking



# The Rockwell

Brick Oven Pizza ★ Tap House





# The Rockwell

Brick Oven Pizza ★ Tap House







# Calls for Service

## Summary



**Print Date/Time:** 05/24/2022 09:58  
**Login ID:** mcpd6033  
**Incident Type:** All  
**Call Source:** All

**From Date:** 05/23/2021 00:00  
**To Date:** 05/23/2022 23:59

McAllen Police Department  
**ORI Number:** TX1080800  
**Officer ID:** All  
**Location:** 400 NOLANA AVE, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location
06/18/2021 15:22	2021-00043725	CRIMINAL MISCHIEF	400 NOLANA AVE
06/18/2021 22:08	2021-00043829	Domestic Disturbance	400 NOLANA AVE
06/19/2021 02:07	2021-00043892	Domestic Disturbance	400 NOLANA AVE
06/22/2021 02:05	2021-00044685	Domestic Disturbance	400 NOLANA AVE
06/23/2021 01:45	2021-00044926	Domestic Disturbance	400 NOLANA AVE
06/25/2021 01:12	2021-00045460	Domestic Disturbance	400 NOLANA AVE
06/25/2021 01:39	2021-00045467	Domestic Disturbance	400 NOLANA AVE
06/28/2021 14:00	2021-00046387	Hit and Run	400 NOLANA AVE
06/29/2021 01:53	2021-00046538	Assault	400 NOLANA AVE
07/02/2021 01:54	2021-00047325	Suspicious Activity	400 NOLANA AVE
07/04/2021 01:55	2021-00047914	Domestic Disturbance	400 NOLANA AVE
07/07/2021 02:08	2021-00048707	Intoxicated Driver	400 NOLANA AVE
07/07/2021 03:16	2021-00048721	SERGEANT	400 NOLANA AVE
07/08/2021 00:41	2021-00048948	Traffic Stop	400 NOLANA AVE
07/10/2021 20:56	2021-00049713	Intoxicated Person	400 NOLANA AVE
07/11/2021 00:04	2021-00049753	Theft	400 NOLANA AVE
07/11/2021 01:35	2021-00049780	Domestic Disturbance	400 NOLANA AVE
07/12/2021 21:52	2021-00050243	Domestic Disturbance	400 NOLANA AVE
07/14/2021 02:05	2021-00050548	Intoxicated Driver	400 NOLANA AVE
07/16/2021 22:06	2021-00051278	Patrol Check	400 NOLANA AVE
07/17/2021 02:17	2021-00051328	MINOR ACC	400 NOLANA AVE
07/18/2021 03:02	2021-00051642	Domestic Disturbance	400 NOLANA AVE
07/19/2021 10:22	2021-00051912	Follow Up	400 NOLANA AVE
07/19/2021 12:32	2021-00051945	Sexual Assault	400 NOLANA AVE
07/21/2021 00:19	2021-00052355	Intoxicated Person	400 NOLANA AVE
07/21/2021 16:38	2021-00052511	Police Services	400 NOLANA AVE
07/22/2021 01:47	2021-00052630	Domestic Disturbance	400 NOLANA AVE
07/22/2021 02:17	2021-00052637	Assault	400 NOLANA AVE
07/22/2021 11:59	2021-00052706	MINOR ACC	400 NOLANA AVE
07/23/2021 22:59	2021-00053096	Patrol Check	400 NOLANA AVE
07/24/2021 01:43	2021-00053123	Suspicious Person/Vehicle	400 NOLANA AVE
07/24/2021 01:46	2021-00053124	Domestic Disturbance	400 NOLANA AVE
07/25/2021 20:51	2021-00053526	MINOR ACC	400 NOLANA AVE
07/27/2021 01:52	2021-00053842	Narcotics	400 NOLANA AVE
07/29/2021 23:03	2021-00054558	Police Services	400 NOLANA AVE
07/31/2021 22:36	2021-00055090	Intoxicated Person	400 NOLANA AVE
08/01/2021 01:37	2021-00055133	Suspicious Person/Vehicle	400 NOLANA AVE
08/01/2021 03:10	2021-00055155	Suspicious Person/Vehicle	400 NOLANA AVE
08/01/2021 20:34	2021-00055311	Domestic Disturbance	400 NOLANA AVE
08/02/2021 00:05	2021-00055345	Theft	400 NOLANA AVE
08/02/2021 04:52	2021-00055376	Suspicious Person/Vehicle	400 NOLANA AVE
08/03/2021 02:26	2021-00055625	Disturbance - Non	400 NOLANA AVE
08/03/2021 03:32	2021-00055630	Traffic Hazard	400 NOLANA AVE

08/07/2021 01:47	2021-00056672	Domestic Disturbance	400 NOLANA AVE
08/08/2021 00:46	2021-00056947	Domestic Disturbance	400 NOLANA AVE
08/11/2021 02:00	2021-00057732	Theft	400 NOLANA AVE
08/13/2021 23:42	2021-00058427	Intoxicated Person	400 NOLANA AVE
08/14/2021 00:19	2021-00058432	Intoxicated Person	400 NOLANA AVE
08/14/2021 02:36	2021-00058456	MINOR ACC	400 NOLANA AVE
08/15/2021 02:21	2021-00058710	Domestic Disturbance	400 NOLANA AVE
08/16/2021 09:48	2021-00058965	Lost/Found Property	400 NOLANA AVE
08/22/2021 23:53	2021-00060650	Intoxicated Person	400 NOLANA AVE
08/24/2021 12:08	2021-00060992	Alarm Burglary	400 NOLANA AVE
08/28/2021 02:35	2021-00061916	Suspicious Person/Vehicle	400 NOLANA AVE
08/28/2021 11:22	2021-00061988	Alarm Burglary	400 NOLANA AVE
08/31/2021 02:12	2021-00062606	Domestic Disturbance	400 NOLANA AVE
08/31/2021 11:29	2021-00062662	CREDIT CARD ABUSE	400 NOLANA AVE
09/02/2021 09:20	2021-00063095	Domestic Disturbance	400 NOLANA AVE
09/03/2021 02:10	2021-00063335	Intoxicated Person	400 NOLANA AVE
09/04/2021 01:34	2021-00063615	Hit and Run	400 NOLANA AVE
09/04/2021 01:54	2021-00063621	Domestic Disturbance	400 NOLANA AVE
09/07/2021 00:29	2021-00064379	Domestic Disturbance	400 NOLANA AVE
09/07/2021 02:13	2021-00064389	Assault	400 NOLANA AVE
09/08/2021 17:15	2021-00064770	Accident Property Damage	400 NOLANA AVE
09/09/2021 22:07	2021-00065042	Domestic Disturbance	400 NOLANA AVE
09/10/2021 02:12	2021-00065097	Intoxicated Driver	400 NOLANA AVE
09/12/2021 01:45	2021-00065571	Domestic Disturbance	400 NOLANA AVE
09/12/2021 02:14	2021-00065574	Domestic Disturbance	400 NOLANA AVE
09/12/2021 23:18	2021-00065732	Domestic Disturbance	400 NOLANA AVE
09/13/2021 00:53	2021-00065757	PI	400 NOLANA AVE
09/16/2021 00:15	2021-00066410	DWI	400 NOLANA AVE
09/17/2021 12:07	2021-00066732	Locked Child	400 NOLANA AVE
09/18/2021 22:22	2021-00067171	Domestic Disturbance	400 NOLANA AVE
09/19/2021 00:41	2021-00067216	Domestic Disturbance	400 NOLANA AVE
09/20/2021 16:18	2021-00067641	Assault	400 NOLANA AVE
09/21/2021 19:46	2021-00067943	Follow Up	400 NOLANA AVE
09/24/2021 23:19	2021-00068702	Violation of a Protective	400 NOLANA AVE
09/26/2021 00:58	2021-00068981	Noise Complaint	400 NOLANA AVE
09/26/2021 01:46	2021-00068994	Assist Other Agency	400 NOLANA AVE
09/28/2021 01:06	2021-00069489	Disturbance - Non	400 NOLANA AVE
10/01/2021 02:22	2021-00070228	DWI	400 NOLANA AVE
10/03/2021 22:08	2021-00070935	Domestic Disturbance	400 NOLANA AVE
10/05/2021 02:22	2021-00071235	Intoxicated Driver	400 NOLANA AVE
10/07/2021 02:36	2021-00071714	BURG OF VEH	400 NOLANA AVE
10/08/2021 21:57	2021-00072203	Patrol Check	400 NOLANA AVE
10/09/2021 02:12	2021-00072220	Domestic Disturbance	400 NOLANA AVE
10/09/2021 23:33	2021-00072479	Patrol Check	400 NOLANA AVE
10/10/2021 01:35	2021-00072508	Theft	400 NOLANA AVE
10/10/2021 02:32	2021-00072524	Domestic Disturbance	400 NOLANA AVE
10/11/2021 01:53	2021-00072755	Domestic Disturbance	400 NOLANA AVE
10/12/2021 18:48	2021-00073180	Police Services	400 NOLANA AVE
10/14/2021 23:50	2021-00073676	Information	400 NOLANA AVE
10/16/2021 00:26	2021-00074006	Intoxicated Person	400 NOLANA AVE
10/17/2021 01:15	2021-00074300	Domestic Disturbance	400 NOLANA AVE
10/17/2021 22:10	2021-00074516	Domestic Disturbance	400 NOLANA AVE
10/23/2021 00:46	2021-00075767	Assault	400 NOLANA AVE
10/23/2021 03:05	2021-00075800	Domestic Disturbance	400 NOLANA AVE
10/29/2021 10:04	2021-00077388	Hit and Run	400 NOLANA AVE

10/30/2021 02:20	2021-00077636	Domestic Disturbance	400 NOLANA AVE
11/02/2021 22:30	2021-00078684	Police Services	400 NOLANA AVE
11/04/2021 02:03	2021-00078993	Lost/Found Property	400 NOLANA AVE
11/05/2021 23:36	2021-00079449	Domestic Disturbance	400 NOLANA AVE
11/06/2021 01:13	2021-00079471	Domestic Disturbance	400 NOLANA AVE
11/06/2021 02:04	2021-00079480	Resisting	400 NOLANA AVE
11/07/2021 01:55	2021-00079751	Domestic Disturbance	400 NOLANA AVE
11/07/2021 02:08	2021-00079755	Theft	400 NOLANA AVE
11/07/2021 02:10	2021-00079757	Patrol Check	400 NOLANA AVE
11/07/2021 18:20	2021-00079903	Domestic Disturbance	400 NOLANA AVE
11/07/2021 20:43	2021-00079932	Police Services	400 NOLANA AVE
11/10/2021 14:15	2021-00080585	Theft	400 NOLANA AVE
11/11/2021 01:09	2021-00080720	Theft	400 NOLANA AVE
11/11/2021 01:32	2021-00080723	Disorderly Conduct	400 NOLANA AVE
11/11/2021 19:25	2021-00080922	MINOR ACC	400 NOLANA AVE
11/13/2021 01:08	2021-00081218	Domestic Disturbance	400 NOLANA AVE
11/14/2021 02:07	2021-00081462	Theft	400 NOLANA AVE
11/21/2021 00:42	2021-00083182	Domestic Disturbance	400 NOLANA AVE
11/22/2021 01:37	2021-00083446	Narcotics	400 NOLANA AVE
11/23/2021 01:39	2021-00083686	Domestic Disturbance	400 NOLANA AVE
11/23/2021 10:13	2021-00083735	Theft	400 NOLANA AVE
11/24/2021 01:51	2021-00083971	PI	400 NOLANA AVE
11/24/2021 02:12	2021-00083974	Domestic Disturbance	400 NOLANA AVE
11/25/2021 02:14	2021-00084231	Hit and Run	400 NOLANA AVE
11/26/2021 09:24	2021-00084477	Alarm Burglary	400 NOLANA AVE
11/27/2021 01:22	2021-00084649	Disturbance - Non	400 NOLANA AVE
11/27/2021 02:20	2021-00084659	Hit and Run	400 NOLANA AVE
11/27/2021 02:26	2021-00084660	PI	400 NOLANA AVE
11/27/2021 02:32	2021-00084663	PI	400 NOLANA AVE
11/27/2021 19:43	2021-00084802	Hit and Run	400 NOLANA AVE
11/28/2021 00:08	2021-00084846	Domestic Disturbance	400 NOLANA AVE
11/28/2021 00:32	2021-00084855	Intoxicated Person	400 NOLANA AVE
11/28/2021 01:30	2021-00084868	Domestic Disturbance	400 NOLANA AVE
11/28/2021 02:01	2021-00084879	Domestic Disturbance	400 NOLANA AVE
11/28/2021 02:09	2021-00084887	AGG ASSAULT	400 NOLANA AVE
11/28/2021 02:09	2021-00084885	AGG ASSAULT	400 NOLANA AVE
11/28/2021 15:17	2021-00085001	Harassment	400 NOLANA AVE
11/29/2021 18:39	2021-00085308	Theft	400 NOLANA AVE
12/01/2021 00:18	2021-00085596	Disturbance - Non	400 NOLANA AVE
12/01/2021 00:50	2021-00085600	Assault	400 NOLANA AVE
12/02/2021 01:14	2021-00085830	Police Services	400 NOLANA AVE
12/03/2021 22:40	2021-00086385	Police Services	400 NOLANA AVE
12/04/2021 00:35	2021-00086417	Domestic Disturbance	400 NOLANA AVE
12/04/2021 01:06	2021-00086422	PI	400 NOLANA AVE
12/04/2021 22:24	2021-00086706	AGG ASSAULT	400 NOLANA AVE
12/05/2021 13:14	2021-00086852	MINOR ACC	400 NOLANA AVE
12/06/2021 02:10	2021-00087017	Assault	400 NOLANA AVE
12/07/2021 21:26	2021-00087501	Hit and Run	400 NOLANA AVE
12/08/2021 01:52	2021-00087541	Assault	400 NOLANA AVE
12/08/2021 02:27	2021-00087545	Follow Up	400 NOLANA AVE
12/08/2021 02:30	2021-00087546	PI	400 NOLANA AVE
12/08/2021 09:18	2021-00087591	Assault	400 NOLANA AVE
12/08/2021 12:23	2021-00087625	Assault	400 NOLANA AVE
12/08/2021 12:46	2021-00087631	Theft	400 NOLANA AVE
12/09/2021 00:07	2021-00087781	DWI	400 NOLANA AVE

12/09/2021 01:18	2021-00087794	Assault	400 NOLANA AVE
12/09/2021 15:54	2021-00087910	Lost/Found Property	400 NOLANA AVE
12/11/2021 23:07	2021-00088552	POM	400 NOLANA AVE
12/12/2021 00:56	2021-00088575	Domestic Disturbance	400 NOLANA AVE
12/12/2021 01:09	2021-00088580	PI	400 NOLANA AVE
12/12/2021 02:31	2021-00088607	Suspicious Person/Vehicle	400 NOLANA AVE
12/14/2021 00:11	2021-00089082	Lost/Found Property	400 NOLANA AVE
12/15/2021 01:49	2021-00089313	Domestic Disturbance	400 NOLANA AVE
12/15/2021 14:52	2021-00089435	CIVIL MATTER	400 NOLANA AVE
12/18/2021 02:19	2021-00090166	PI	400 NOLANA AVE
12/18/2021 21:31	2021-00090373	Domestic Disturbance	400 NOLANA AVE
12/21/2021 01:35	2021-00090903	Lost/Found Property	400 NOLANA AVE
12/21/2021 01:55	2021-00090909	Disturbance - Non	400 NOLANA AVE
12/22/2021 23:53	2021-00091424	CMS	400 NOLANA AVE
12/23/2021 00:32	2021-00091432	Domestic Disturbance	400 NOLANA AVE
12/24/2021 00:50	2021-00091699	Domestic Disturbance	400 NOLANA AVE
12/24/2021 01:52	2021-00091719	Fleet Accident	400 NOLANA AVE
12/28/2021 02:11	2021-00092681	Domestic Disturbance	400 NOLANA AVE
12/28/2021 02:47	2021-00092683	Intoxicated Driver	400 NOLANA AVE
12/28/2021 17:40	2021-00092850	Patrol Check	400 NOLANA AVE
12/29/2021 00:30	2021-00092914	MINOR ACC	400 NOLANA AVE
12/29/2021 01:38	2021-00092924	PI	400 NOLANA AVE
12/30/2021 23:40	2021-00093409	Domestic Disturbance	400 NOLANA AVE
12/31/2021 01:47	2021-00093432	Hit and Run	400 NOLANA AVE
12/31/2021 02:17	2021-00093437	AGG ASSAULT	400 NOLANA AVE
01/02/2022 01:38	2022-00000329	Domestic Disturbance	400 NOLANA AVE
01/02/2022 01:56	2022-00000334	Domestic Disturbance	400 NOLANA AVE
01/02/2022 02:14	2022-00000337	Assault	400 NOLANA AVE
01/02/2022 04:28	2022-00000362	Domestic Disturbance	400 NOLANA AVE
01/02/2022 23:52	2022-00000573	Assault	400 NOLANA AVE
01/04/2022 02:54	2022-00000843	Suspicious Activity	400 NOLANA AVE
01/08/2022 02:28	2022-00001774	Suspicious Activity	400 NOLANA AVE
01/08/2022 03:19	2022-00001780	Suspicious Person/Vehicle	400 NOLANA AVE
01/08/2022 23:12	2022-00001951	Intoxicated Person	400 NOLANA AVE
01/09/2022 00:10	2022-00001971	POCS	400 NOLANA AVE
01/09/2022 18:42	2022-00002129	Police Services	400 NOLANA AVE
01/10/2022 21:06	2022-00002377	Domestic Disturbance	400 NOLANA AVE
01/11/2022 23:57	2022-00002595	Harassment	400 NOLANA AVE
01/12/2022 01:51	2022-00002610	Patrol Check	400 NOLANA AVE
01/13/2022 09:39	2022-00002854	Police Services	400 NOLANA AVE
01/13/2022 19:55	2022-00002982	Assist Other Agency	400 NOLANA AVE
01/13/2022 22:32	2022-00003003	Police Services	400 NOLANA AVE
01/15/2022 11:50	2022-00003388	MINOR ACC	400 NOLANA AVE
01/15/2022 13:13	2022-00003421	Follow Up	400 NOLANA AVE
01/15/2022 23:14	2022-00003531	Assault	400 NOLANA AVE
01/16/2022 19:14	2022-00003701	Domestic Disturbance	400 NOLANA AVE
01/18/2022 00:15	2022-00003952	Domestic Disturbance	400 NOLANA AVE
01/18/2022 00:30	2022-00003953	Domestic Disturbance	400 NOLANA AVE
01/18/2022 01:35	2022-00003960	Domestic Disturbance	400 NOLANA AVE
01/21/2022 15:45	2022-00004723	Police Services	400 NOLANA AVE
01/22/2022 01:29	2022-00004833	Suspicious Person	400 NOLANA AVE
01/22/2022 01:54	2022-00004837	Assault	400 NOLANA AVE
01/23/2022 00:14	2022-00005026	Domestic Disturbance	400 NOLANA AVE
01/24/2022 02:45	2022-00005221	Assist Other Agency	400 NOLANA AVE
01/26/2022 01:28	2022-00005632	Suspicious Person/Vehicle	400 NOLANA AVE

01/27/2022 02:15	2022-00005889	Police Services	400 NOLANA AVE
01/30/2022 02:12	2022-00006657	CRIMINAL MISCHIEF	400 NOLANA AVE
01/30/2022 04:12	2022-00006691	Alarm Burglary	400 NOLANA AVE
01/30/2022 23:53	2022-00006848	Domestic Disturbance	400 NOLANA AVE
02/01/2022 02:16	2022-00007133	Disturbance - Non	400 NOLANA AVE
02/02/2022 02:39	2022-00007366	Auto Theft	400 NOLANA AVE
02/04/2022 01:18	2022-00007834	PI	400 NOLANA AVE
02/05/2022 01:42	2022-00008040	Theft	400 NOLANA AVE
02/05/2022 23:52	2022-00008254	TERRORISTIC THREAT	400 NOLANA AVE
02/06/2022 02:29	2022-00008297	UCW	400 NOLANA AVE
02/06/2022 02:31	2022-00008286	Theft	400 NOLANA AVE
02/06/2022 21:16	2022-00008463	CRIMINAL MISCHIEF	400 NOLANA AVE
02/07/2022 01:39	2022-00008503	Assault	400 NOLANA AVE
02/07/2022 23:28	2022-00008696	Domestic Disturbance	400 NOLANA AVE
02/10/2022 23:18	2022-00009410	Suspicious Person/Vehicle	400 NOLANA AVE
02/12/2022 01:24	2022-00009666	DWI	400 NOLANA AVE
02/12/2022 01:57	2022-00009670	Domestic Disturbance	400 NOLANA AVE
02/12/2022 05:37	2022-00009690	Suspicious Person/Vehicle	400 NOLANA AVE
02/13/2022 01:09	2022-00009924	MINOR ACC	400 NOLANA AVE
02/14/2022 00:47	2022-00010126	Assault	400 NOLANA AVE
02/15/2022 00:56	2022-00010364	PI	400 NOLANA AVE
02/16/2022 01:55	2022-00010615	Disturbance - Non	400 NOLANA AVE
02/16/2022 13:00	2022-00010722	Domestic Disturbance	400 NOLANA AVE
02/19/2022 02:12	2022-00011407	Domestic Disturbance	400 NOLANA AVE
02/19/2022 02:26	2022-00011414	Disorderly Conduct	400 NOLANA AVE
02/19/2022 15:48	2022-00011547	Domestic Disturbance	400 NOLANA AVE
02/20/2022 00:01	2022-00011663	Assault	400 NOLANA AVE
02/20/2022 01:39	2022-00011684	Domestic Disturbance	400 NOLANA AVE
02/21/2022 03:19	2022-00011936	DWI	400 NOLANA AVE
02/21/2022 03:57	2022-00011942	Assist Other Agency	400 NOLANA AVE
02/23/2022 00:03	2022-00012422	Suspicious Person/Vehicle	400 NOLANA AVE
02/23/2022 01:34	2022-00012442	Domestic Disturbance	400 NOLANA AVE
02/23/2022 16:03	2022-00012578	Robbery - Unarmed	400 NOLANA AVE
02/25/2022 02:08	2022-00012917	Theft	400 NOLANA AVE
02/25/2022 02:11	2022-00012918	DWI	400 NOLANA AVE
02/25/2022 02:25	2022-00012924	DWI	400 NOLANA AVE
02/25/2022 19:28	2022-00013087	Theft	400 NOLANA AVE
02/27/2022 00:52	2022-00013373	Domestic Disturbance	400 NOLANA AVE
02/27/2022 02:12	2022-00013385	PI	400 NOLANA AVE
02/27/2022 03:01	2022-00013404	CRIMINAL MISCHIEF	400 NOLANA AVE
02/27/2022 04:32	2022-00013420	Follow Up	400 NOLANA AVE
02/28/2022 02:41	2022-00013625	Police Services	400 NOLANA AVE
03/01/2022 21:29	2022-00014070	Traffic Hazard	400 NOLANA AVE
03/02/2022 02:02	2022-00014115	MINOR ACC	400 NOLANA AVE
03/03/2022 02:09	2022-00014402	BURG OF VEH	400 NOLANA AVE
03/03/2022 23:44	2022-00014651	Hit and Run	400 NOLANA AVE
03/04/2022 14:03	2022-00014818	Hit and Run	400 NOLANA AVE
03/04/2022 18:55	2022-00014914	Lost/Found Property	400 NOLANA AVE
03/08/2022 02:09	2022-00015803	Domestic Disturbance	400 NOLANA AVE
03/11/2022 11:13	2022-00016571	Assault	400 NOLANA AVE
03/11/2022 11:23	2022-00016577	ABANDONED VEHICLE	400 NOLANA AVE
03/12/2022 15:38	2022-00016915	CRIMINAL MISCHIEF	400 NOLANA AVE
03/13/2022 01:32	2022-00017045	Narcotics	400 NOLANA AVE
03/13/2022 22:36	2022-00017239	Alarm Open Door	400 NOLANA AVE
03/15/2022 01:55	2022-00017550	AGG ASSAULT	400 NOLANA AVE

03/15/2022 02:22	2022-00017552	PI	400 NOLANA AVE
03/16/2022 22:28	2022-00018019	MINOR ACC	400 NOLANA AVE
03/17/2022 00:58	2022-00018041	PI	400 NOLANA AVE
03/18/2022 00:39	2022-00018303	Domestic Disturbance	400 NOLANA AVE
03/18/2022 01:29	2022-00018309	Domestic Disturbance	400 NOLANA AVE
03/18/2022 01:42	2022-00018315	Suspicious Activity	400 NOLANA AVE
03/19/2022 01:54	2022-00018592	BURG OF VEH	400 NOLANA AVE
03/22/2022 23:57	2022-00019663	Police Services	400 NOLANA AVE
03/24/2022 02:30	2022-00019924	Alarm Burglary	400 NOLANA AVE
03/26/2022 00:18	2022-00020414	MINOR ACC	400 NOLANA AVE
03/26/2022 01:59	2022-00020435	Assault	400 NOLANA AVE
03/27/2022 02:23	2022-00020733	Theft	400 NOLANA AVE
03/27/2022 09:55	2022-00020782	Suspicious Person/Vehicle	400 NOLANA AVE
03/27/2022 21:16	2022-00020903	Domestic Disturbance	400 NOLANA AVE
03/27/2022 23:58	2022-00020938	Hit and Run	400 NOLANA AVE
03/28/2022 15:23	2022-00021076	Suspicious Person/Vehicle	400 NOLANA AVE
03/29/2022 22:05	2022-00021394	Suspicious Person/Vehicle	400 NOLANA AVE
03/30/2022 01:57	2022-00021419	PI	400 NOLANA AVE
03/30/2022 23:36	2022-00021672	Domestic Disturbance	400 NOLANA AVE
04/01/2022 01:46	2022-00021961	Intoxicated Person	400 NOLANA AVE
04/03/2022 01:04	2022-00022514	PI	400 NOLANA AVE
04/03/2022 02:05	2022-00022526	CRIMINAL MISCHIEF	400 NOLANA AVE
04/04/2022 00:28	2022-00022780	Assist Other Agency	400 NOLANA AVE
04/04/2022 20:00	2022-00022944	Improperly Parked Vehicle	400 NOLANA AVE
04/06/2022 02:47	2022-00023273	PI	400 NOLANA AVE
04/08/2022 01:40	2022-00023833	Narcotics	400 NOLANA AVE
04/08/2022 17:18	2022-00024033	Lost/Found Property	400 NOLANA AVE
04/09/2022 02:15	2022-00024166	Robbery - Armed	400 NOLANA AVE
04/12/2022 22:32	2022-00025164	Theft	400 NOLANA AVE
04/12/2022 23:00	2022-00025168	Theft	400 NOLANA AVE
04/14/2022 20:58	2022-00025681	Suspicious Person/Vehicle	400 NOLANA AVE
04/15/2022 22:47	2022-00025957	CIVIL MATTER	400 NOLANA AVE
04/16/2022 01:10	2022-00025999	Assist Other Agency	400 NOLANA AVE
04/16/2022 02:43	2022-00026022	Intoxicated Driver	400 NOLANA AVE
04/16/2022 22:40	2022-00026253	Domestic Disturbance	400 NOLANA AVE
04/17/2022 01:23	2022-00026293	Intoxicated Person	400 NOLANA AVE
04/17/2022 01:50	2022-00026307	Assault	400 NOLANA AVE
04/17/2022 01:59	2022-00026306	Assault	400 NOLANA AVE
04/17/2022 02:03	2022-00026305	Assault	400 NOLANA AVE
04/17/2022 02:22	2022-00026311	PI	400 NOLANA AVE
04/17/2022 02:34	2022-00026316	Suspicious Activity	400 NOLANA AVE
04/17/2022 04:45	2022-00026341	Intoxicated Person	400 NOLANA AVE
04/19/2022 01:54	2022-00026827	Patrol Check	400 NOLANA AVE
04/19/2022 12:44	2022-00026915	SERGEANT	400 NOLANA AVE
04/20/2022 18:23	2022-00027293	Domestic Disturbance	400 NOLANA AVE
04/23/2022 02:25	2022-00027905	PI	400 NOLANA AVE
04/23/2022 22:52	2022-00028139	Robbery - Unarmed	400 NOLANA AVE
04/25/2022 13:51	2022-00028480	Theft	400 NOLANA AVE
04/26/2022 15:36	2022-00028769	Suspicious Person/Vehicle	400 NOLANA AVE
04/27/2022 14:30	2022-00029004	Alarm Burglary	400 NOLANA AVE
04/28/2022 00:43	2022-00029135	Suspicious Person/Vehicle	400 NOLANA AVE
04/28/2022 01:26	2022-00029137	Theft	400 NOLANA AVE
04/28/2022 02:42	2022-00029145	Police Services	400 NOLANA AVE
04/28/2022 17:35	2022-00029298	Lost/Found Property	400 NOLANA AVE
04/30/2022 02:04	2022-00029672	Domestic Disturbance	400 NOLANA AVE

04/30/2022 02:18	2022-00029680	PI	400 NOLANA AVE
04/30/2022 02:37	2022-00029683	PI	400 NOLANA AVE
05/01/2022 02:11	2022-00029930	Hit and Run	400 NOLANA AVE
05/01/2022 02:31	2022-00029940	Police Services	400 NOLANA AVE
05/02/2022 06:19	2022-00030208	Alarm Burglary	400 NOLANA AVE
05/04/2022 00:25	2022-00030633	Intoxicated Person	400 NOLANA AVE
05/04/2022 00:54	2022-00030637	Domestic Disturbance	400 NOLANA AVE
05/05/2022 13:00	2022-00030994	CIVIL MATTER	400 NOLANA AVE
05/06/2022 00:47	2022-00031177	POM	400 NOLANA AVE
05/06/2022 01:09	2022-00031181	POM	400 NOLANA AVE
05/06/2022 01:14	2022-00031185	ASHE	400 NOLANA AVE
05/06/2022 02:25	2022-00031193	Narcotics	400 NOLANA AVE
05/06/2022 20:00	2022-00031412	MINOR ACC	400 NOLANA AVE
05/07/2022 04:11	2022-00031509	PI	400 NOLANA AVE
05/07/2022 04:11	2022-00031508	PI	400 NOLANA AVE
05/08/2022 22:48	2022-00031953	Intoxicated Person	400 NOLANA AVE
05/11/2022 19:57	2022-00032641	Domestic Disturbance	400 NOLANA AVE
05/12/2022 00:44	2022-00032710	Domestic Disturbance	400 NOLANA AVE
05/13/2022 00:04	2022-00032966	Intoxicated Person	400 NOLANA AVE
05/14/2022 02:12	2022-00033257	Disturbance - Non	400 NOLANA AVE
05/15/2022 01:42	2022-00033528	Domestic Disturbance	400 NOLANA AVE
05/15/2022 02:18	2022-00033538	Intoxicated Person	400 NOLANA AVE
05/15/2022 22:49	2022-00033718	Domestic Disturbance	400 NOLANA AVE
05/20/2022 02:28	2022-00034753	PI	400 NOLANA AVE
05/20/2022 03:01	2022-00034758	CIVIL MATTER	400 NOLANA AVE
05/21/2022 02:33	2022-00035047	Assault	400 NOLANA AVE
05/21/2022 10:24	2022-00035104	Lost/Found Property	400 NOLANA AVE
05/21/2022 21:56	2022-00035254	Traffic Hazard	400 NOLANA AVE
05/21/2022 23:27	2022-00035285	Improperly Parked Vehicle	400 NOLANA AVE
05/22/2022 02:08	2022-00035312	Assault	400 NOLANA AVE
05/23/2022 01:52	2022-00035512	Assault	400 NOLANA AVE

**Total Matches: 349**



## Memo

**TO:** Planning and Zoning Commission

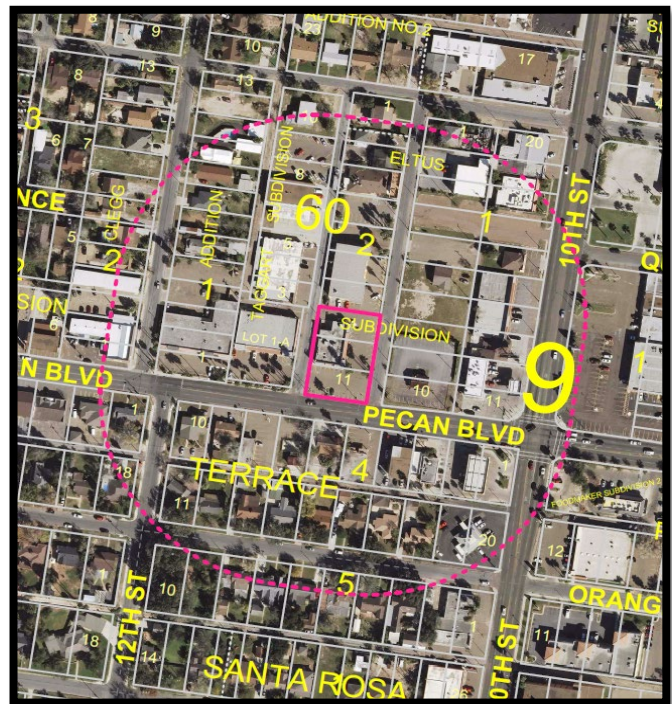
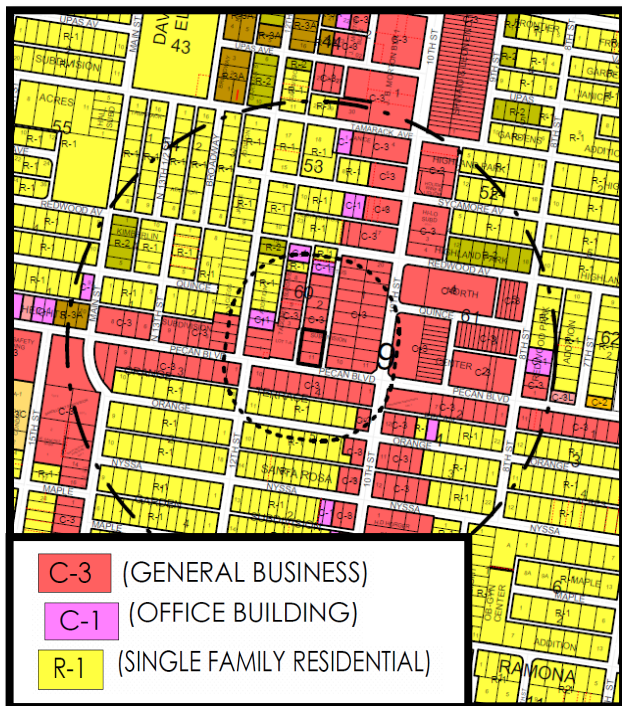
**FROM:** Planning Staff

**DATE:** June 16, 2022

**SUBJECT: REQUEST OF DAVID A. LISAUCKIS FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR, AT LOTS 9, 10 AND 11, BLOCK 2, ELTUS SUBDIVISION, HIDALGO COUNTY, TEXAS, 1116 PECAN BOULEVARD. (CUP2022-0077).**

### BRIEF DESCRIPTION:

The property is located on the north side of Pecan Boulevard between North 11<sup>th</sup> Street and North 11<sup>th</sup> ½ Street, and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District in all directions. Adjacent businesses include Armstrong McCall Professional Beauty Supply, Mendoza Motors to the east, a row of commercial plazas to the west and various commercial business across Pecan Boulevard to the south.



### HISTORY:

This will be the first time the applicant request a Conditional Use Permit for a bar at this location.



**REQUEST/ANALYSIS:**

The applicant is proposing to operate a bar from the existing 4,260 square foot building and outdoor patio. The proposed hours of operation are Monday thru Friday 4:00 PM to 2:00 AM. Saturday and Sunday from 11:00 AM to 2:00 AM.

The Fire Department and Health Department have completed their respective inspections and determined the establishment is in compliance with all requirements. The establishment must comply with the requirements set forth in Section 138-118a (4) of the Zoning Ordinance and specific requirements as follows:

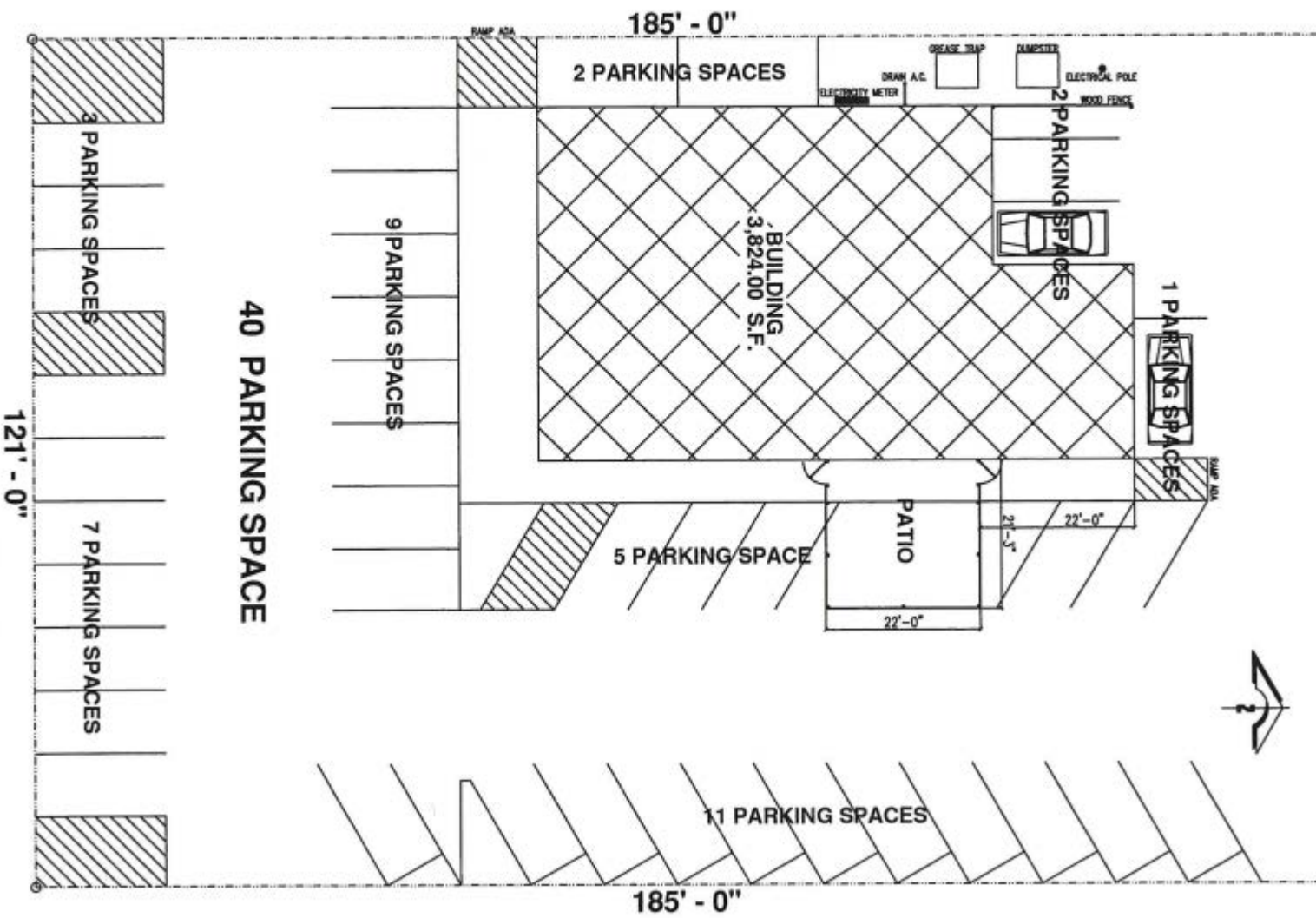
- 1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft. of residential zones and uses (Orange Terrace Subdivision and Clegg Addition Subdivision);
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential-sized streets. The establishment has direct access to north Pecan Boulevard and North 11<sup>th</sup> Street and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 4,260 square feet, 43 parking spaces are required; 40 parking spaces are provided on site. Applicant has also obtained a parking agreement with Armstrong McCall Professional Beauty Supply for the use of their parking area of 35 spaces. Applicant has proposed to close off additional 460 square foot patio area until 5:00PM when the additional 3 parking spaces needed to be in compliance become available after Armstrong McCall Professional Beauty Supply closes at 5:00 PM.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- 6) The 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 taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. The maximum capacity for the establishment is 118 persons.



**RECOMMENDATION:**

Staff recommends disapproval of the request based on non-compliance with requirement #1 distance from nearest residence or residentially owned property (Orange Terrace Subdivision and Clegg Addition Subdivision) of Section 138-118a(4)a of the Zoning Ordinance.

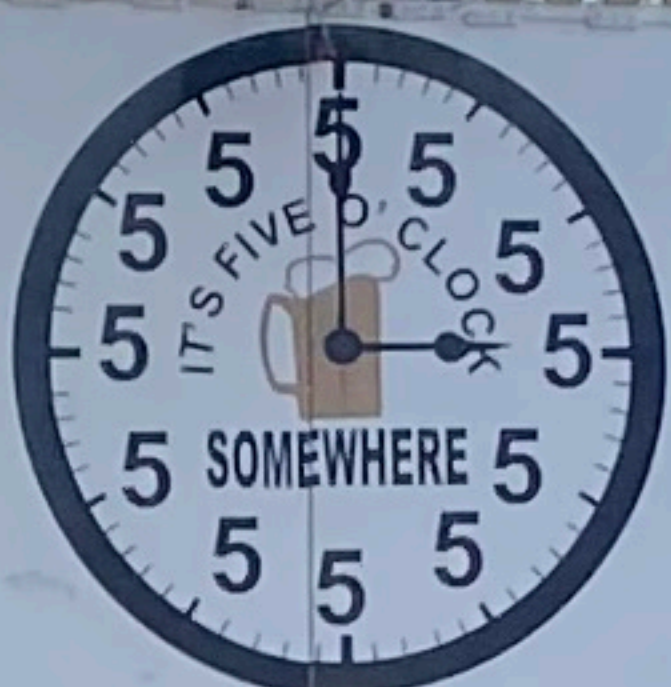




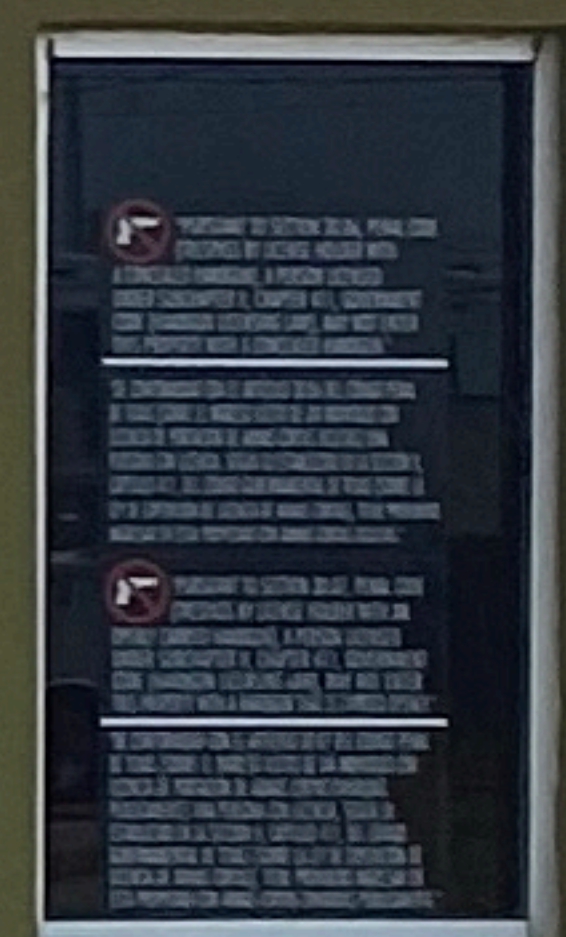


# The Office

BAR & GRILL



BAR  
ENTRANCE











The  ffice  
BAR & GRILL

1116



## Memo

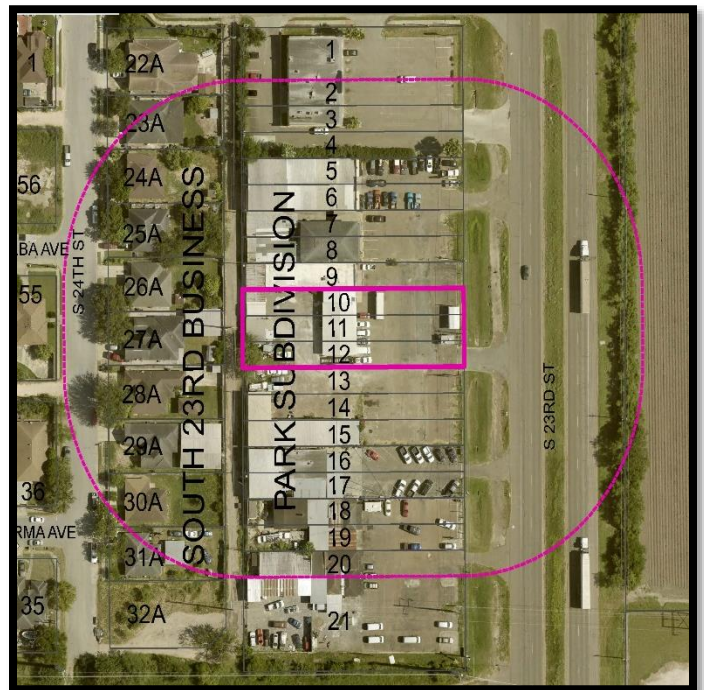
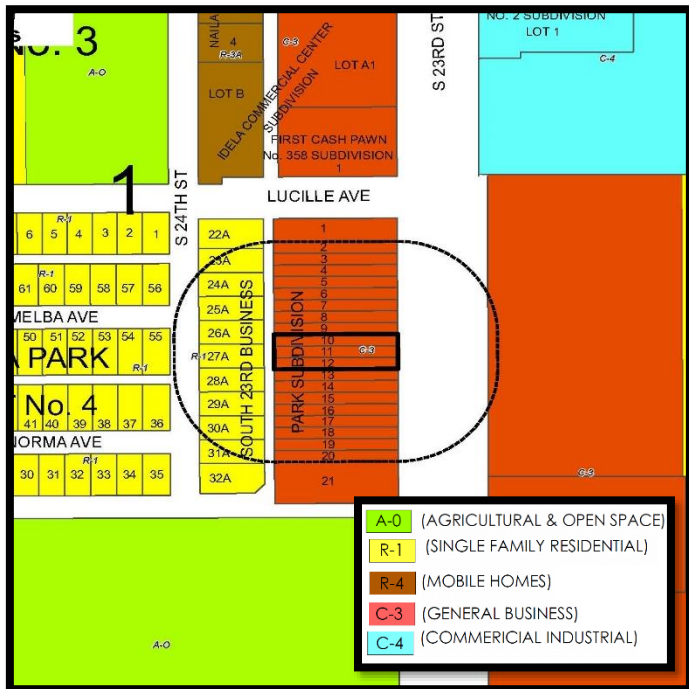
**TO:** Planning and Zoning Commission

**FROM:** Planning Staff

**DATE:** June 17, 2022

**SUBJECT: REQUEST OF OLGA L. SALAS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND, AT LOTS 10-12 SOUTH 23<sup>RD</sup> BUSINESS PARK SUBDIVISION, HIDALGO COUNTY, TEXAS; 5002 SOUTH 23<sup>RD</sup> STREET. (CUP2022-0072)**

**BRIEF DESCRIPTION:** The subject property is located along the west side of south 23<sup>rd</sup> Street, 280 ft. south of Lucille Avenue. The subject property is zoned C-3 (general business) District. Surrounding zoning include C-3 District to the north and east, R-1 (single-family) District to the west and A-O (agricultural-open space) District to the south. Surrounding land uses include Alejandro's Bakery, First Cash Pawn shop, car lots and vacant land. A portable food trailer is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



**REQUEST/ANALYSIS:** The applicant is proposing to operate a portable food concession stand on the subject property. The proposed days and hours of operation are Monday through Sunday from 11:00 a.m. to 9:00 p.m. Based on a site inspection, 10 parking spaces are available on the subject property with possibility of adding more parking spaces after restriping. A Site inspection revealed that the parking lot its not meeting City Standards as it must be properly striped and free of potholes. Based on the portable



food trailer and proposed addition of one table, five parking spaces are required, approximately 13 parking spaces are required for the business and the stand to operate simultaneously, which will meet the parking space requirement after the addition of 6 more parking spaces.

The Fire Department has completed their respective inspection and determined the establishment is in compliance with all requirements. The portable building must also meet the requirements set forth in Section 138-118(a) (9) of the Zoning Ordinance and specific requirements as follows:

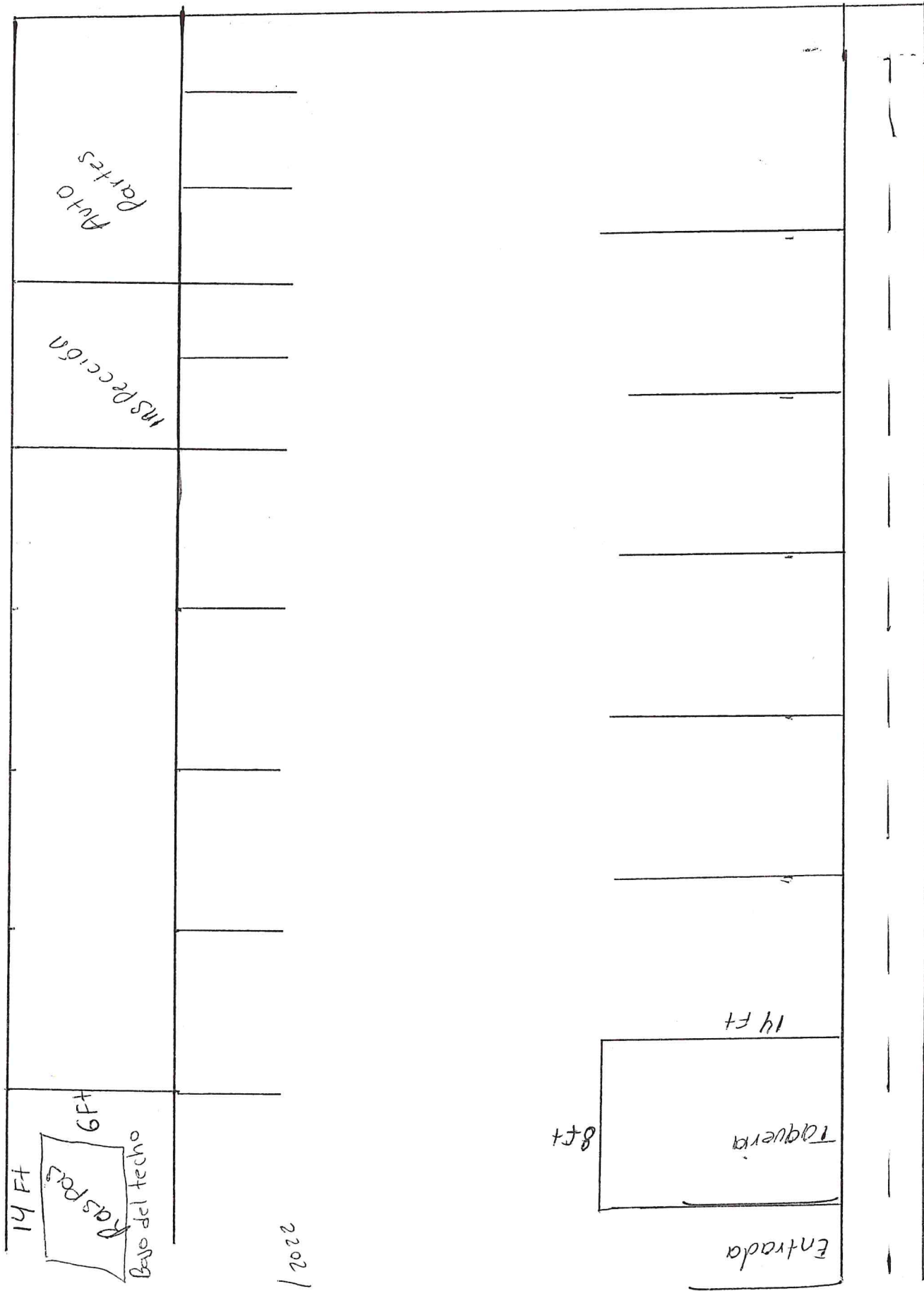
- 1) Cannot be located in residentially zoned area;
- 2) Stand must be inspected by building inspection department and meet applicable building codes;
- 3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
- 4) If it is a portable building or trailer it must be anchored to the ground properly;
- 5) Must meet setback requirements of the zoning district in which it is located; and
- 6) Water and sewage disposal facilities must be available and may be required.

The Planning Department has not received any phone calls in opposition of the Conditional Use Permit request.

**RECOMMENDATION:**

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118 (a) (9) the Zoning Ordinance, Fire Department and Building and Inspections Department requirements and the addition of parking spaces.





015E  
06/15/2022

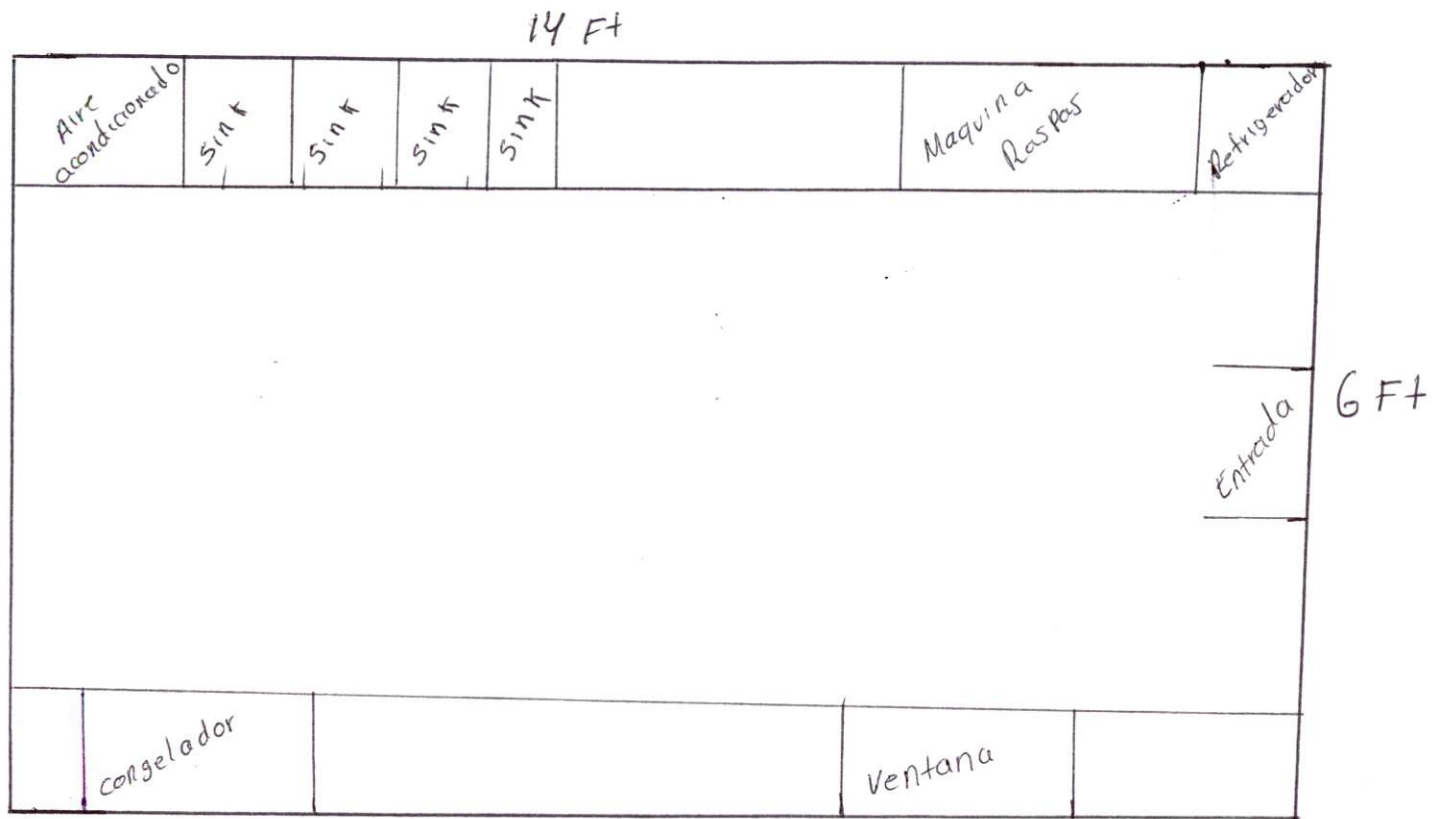
23rd

ENTERED

MAY 11 2022

Initial: OM





ENTERED

MAY 11 2022

Initial: Aut





**NOTICE  
PORTABLE  
BUILDING  
FOR  
THIS PROPERTY  
CUP2022-0072**



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





**ITEM**

**CUP2022-0067**

**TO REMAIN  
TABLED**



## Memo

**TO:** Planning and Zoning Commission

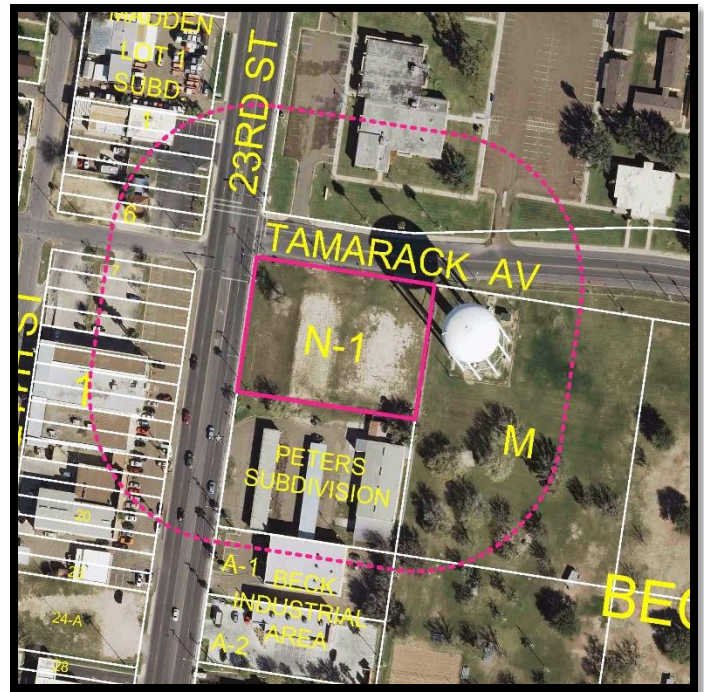
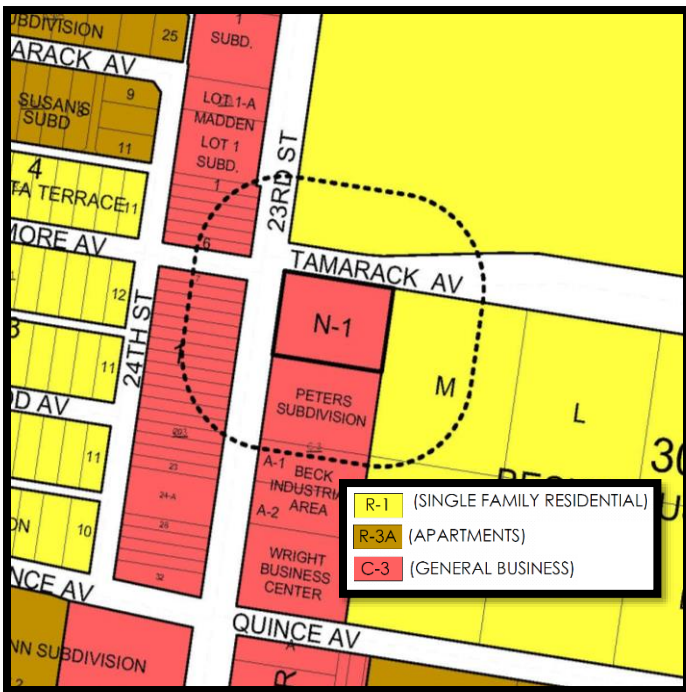
**FROM:** Planning Staff

**DATE:** June 15, 2022

**SUBJECT: SITE PLAN APPROVAL FOR LOT N-1, LOT N-1 BECK INDUSTRIAL AREA SUBDIVISION; 1920 NORTH 23<sup>RD</sup> STREET. (SPR2022-0018)**

**LOCATION:** The property is located at the southeast of North 23<sup>rd</sup> Street and Tamarack Avenue. The property has 178.4 ft. of frontage along North 23<sup>rd</sup> Street and depth of 264.69 ft. for a lot size of 41,752 SF according appraisal district records. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District to the south and west and R-1 (single-family) District to the east and north.

**PROPOSAL:** The applicant is proposing to build Padel Club courts along with a building that will serve as Lobby, Pro shop, snack bar, storage and restrooms.



**ANALYSIS:** Based on the 756.08 Sf of Retail Use, Padel Courts and seating, 25 parking spaces are required, 30 parking spaces are provided on site. Two of the proposed parking spaces must be accessible, which one must also be van accessible with an 8 ft. wide aisle. Access to the site is from one existing curb cut along N. 23<sup>rd</sup> Street and exit along Tamarack Avenue, internal driveway is approved for one-way traffic only. Required landscaping for the lot is 4,716 SF and 5,734 SF is being provided, with trees required as follows: 16 – 2 ½" caliper trees, or 8 – 4" caliper trees, or 4 – 6" caliper trees, or 6 palm trees and 13 – 2 ½" caliper trees. Applicant is proposing 8 -4 inch caliper trees and 10 additional palms. A 10 ft. landscape strip along North 23<sup>rd</sup> Street and along Tamarack Avenue is required and being proposed. Fifty percent of



the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 5 ft. wide sidewalk along Tamarack Avenue and North 23<sup>rd</sup> Street is required as per the Engineering Department. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on March 12, 2008, with a front setback of 50 ft. or greater for approved site plan along North 23<sup>rd</sup> Street and 30 ft. along Tamarack, others as per zoning ordinance.

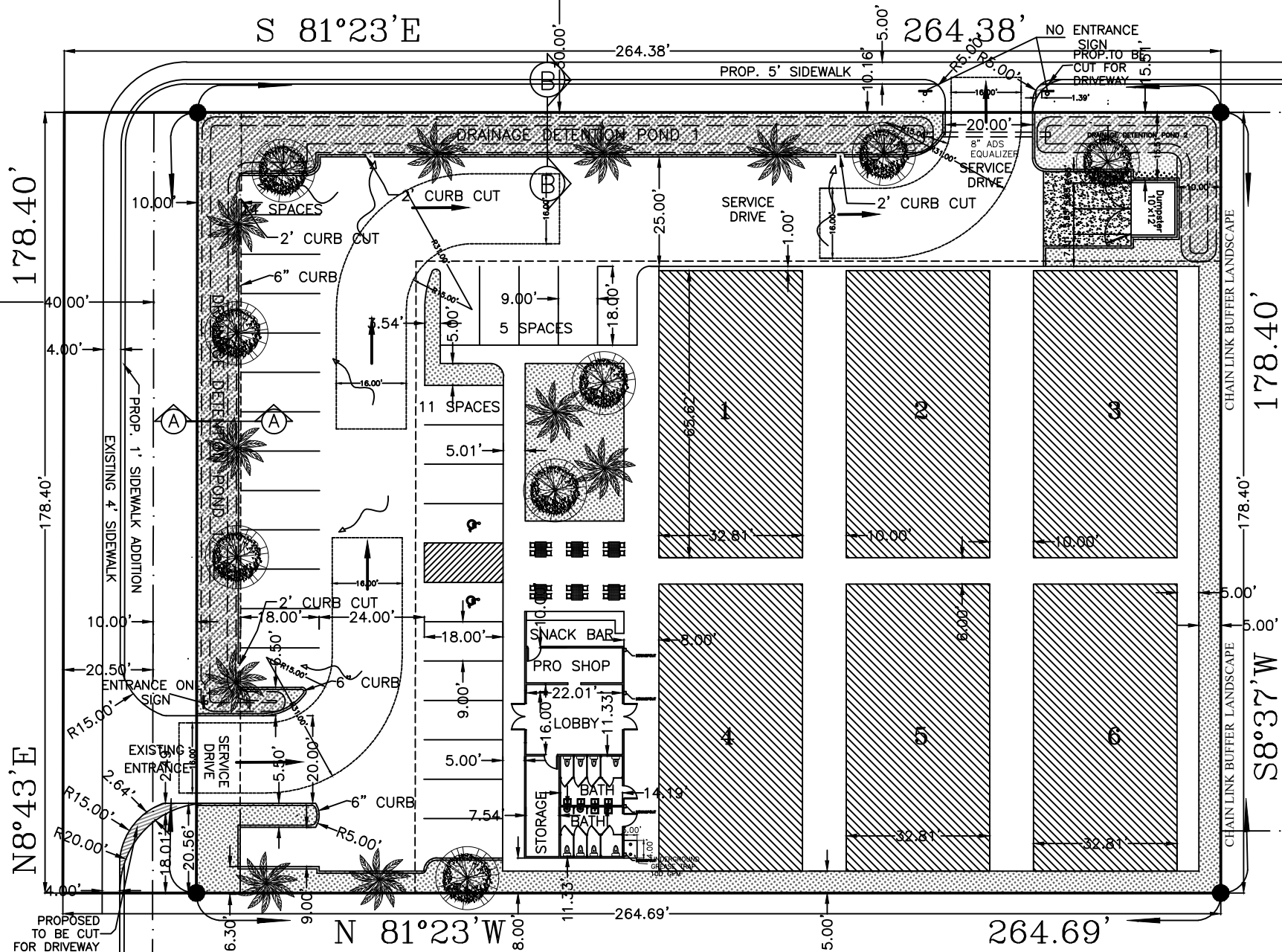
The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

**RECOMMENDATION:**

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



23 RD. STREET



AREAS	
NAME	AREA (S.F.)
COURT 1	2,153.00
COURT 2	2,153.00
COURT 3	2,153.00
COURT 4	2,153.00
COURT 5	2,153.00
COURT 6	2,153.00
SNACK BAR	181.20
PRO SHOP	196.88
LOBBY	378.00
STORAGE	194.30
BATH	343.63
TOTAL	14,212.00

PARKING	
REQUIRED	25
PROVIDED	30



SCALE 1:15

MAS ENGINEERING LLC.  
consulting engineering

firm no. f-15499

3911 N 10TH STREET, SUITE H  
MCALLEN, TEXAS, 78501

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

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO  
REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL  
PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SHEET NAME:

SITE PLAN

REVISION:

1

BY:

JB

APPROVED BY:

MAS

DATE OF PREPARATION:

05-27-2022

PROJECT No.

SHEET No.

C-1

PROJECT NAME:

RGV PADEL CLUB

ADDRESS:

23RD. ST. NAD TAMARACK  
MCALLEN TX, 78501

CLIENT INFORMATION:

JOSE RONQUILLO



## Memo

**TO:** Planning and Zoning Commission

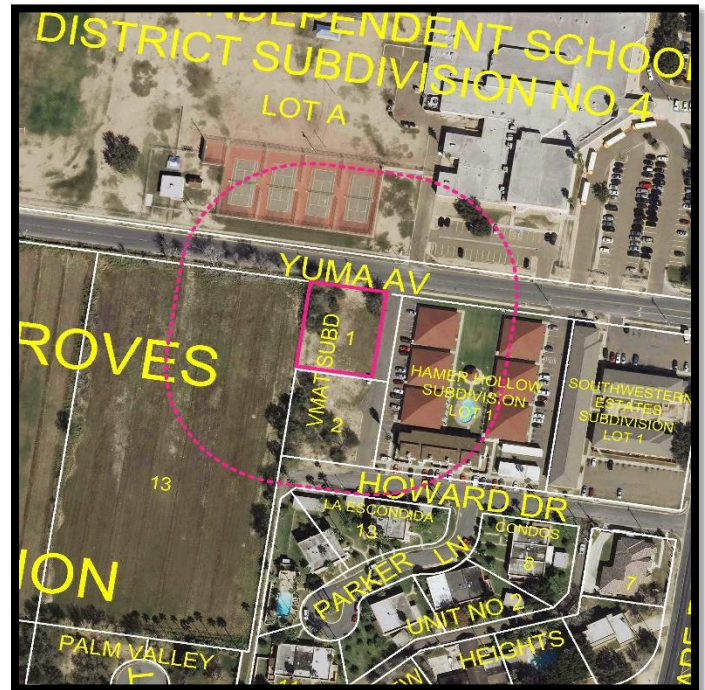
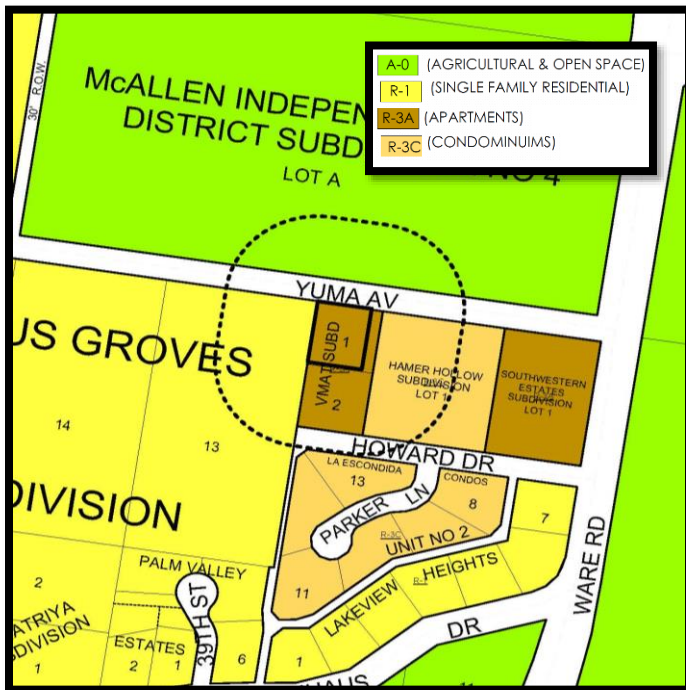
**FROM:** Planning Staff

**DATE:** June 15, 2022

**SUBJECT: SITE PLAN APPROVAL FOR LOT 1, VMAT SUBDIVISION; 3801 YUMA AVENUE. (SPR2022-0007)**

**LOCATION:** The property is located south of Yuma Avenue, approximately 500 west of S. Ware road. The property has 127.95 ft. of frontage along Yuma Avenue and at its deepest point at 147.64 ft. for a lot size of 0.43 Acres according to the recorded plat. The property is zoned R-3A (multifamily apartments) District and the adjacent zoning is R-3A District to the south, R-1 (single-family) District to the west, R-3C (multifamily condominium) District to the east and south and A-O (agricultural-open space) District to the north.

**PROPOSAL:** The applicant is proposing to build 2 buildings that consists of a 3-apartment unit and a 4-apartment unit.



**ANALYSIS:** Based on the number of units (7-2 bedroom units total), 14 parking spaces are required, 14 parking spaces are provided on site. Access to the site is from one existing curb cut along Yuma Avenue that extend all the way south towards Howard Drive. Required landscaping for the lot is 1,889.9 SF and 2,970 SF is being provided, with trees required as follows: 10 – 2 ½" caliper trees, or 5 – 4" caliper trees, or 3 – 6" caliper trees, or 2 palm trees and 9 – 2 ½" caliper trees. Applicant is proposing 10 -2.5 inch caliper trees. A 10 ft. landscape strip along Yuma Avenue is required and being proposed. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 5 ft. wide sidewalk along Yuma Avenue is required as per



the Engineering Department. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on November 28, 2005, with a front setback of 20 ft., side setback of 6 ft. or easement width, whichever is greater and back setback of 10 ft. or easement width, whichever is greater.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet.

Site plan and civil plan must match proposed drainage area and trees must not be located within detention area unless approved by Engineering Dept.

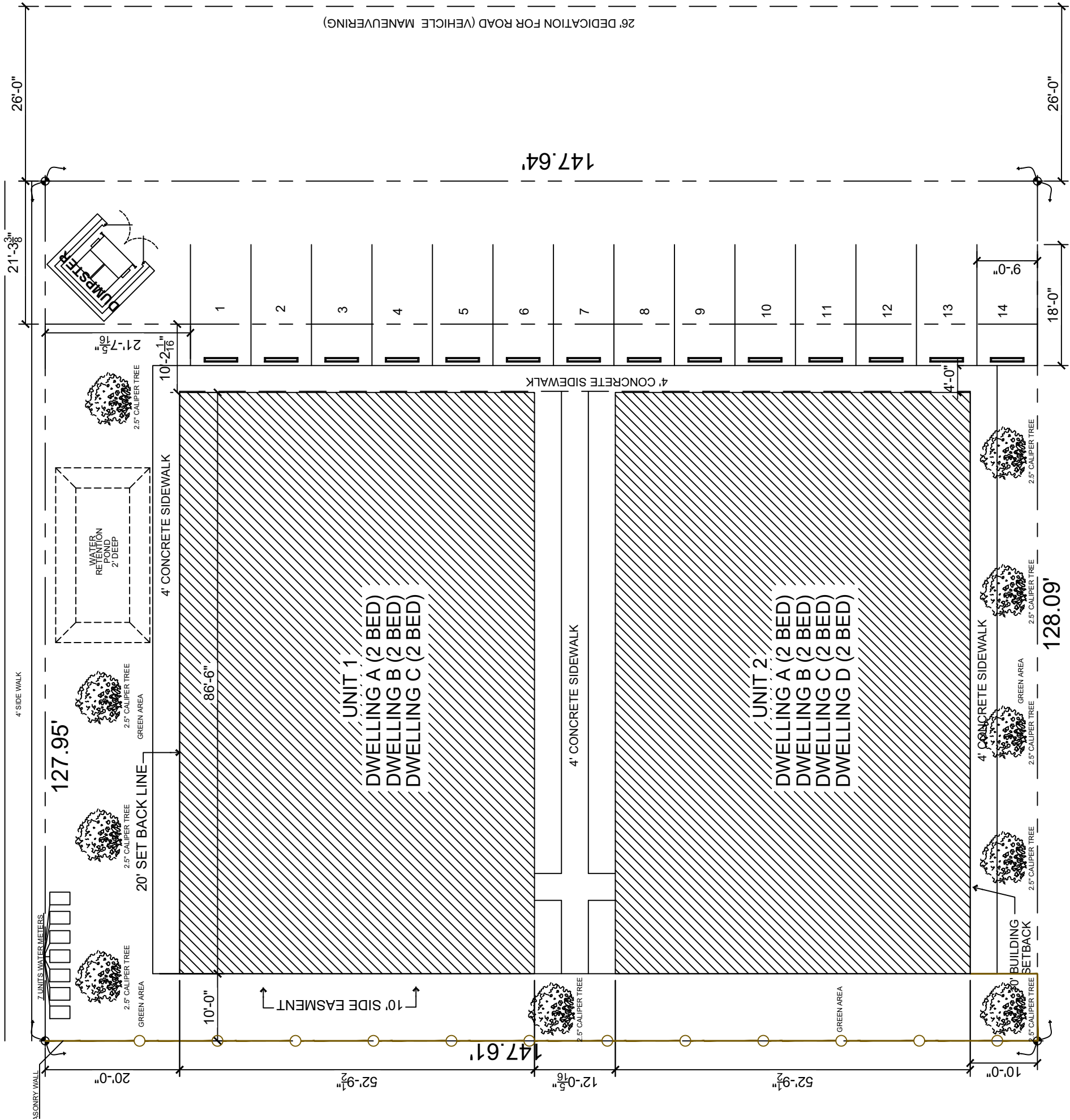
The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

**RECOMMENDATION:**

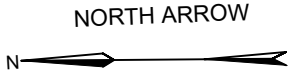
Staff recommends approval of the site plan subject to the conditions noted, paving and Building Permit requirements, Parks Department parkland fees requirement Utilities Engineering Dept. requirements, and the subdivision and zoning ordinances.



NOTE: All landscaping will have irrigation and ROW will have drip irrigation.



LEGAL DESCRIPTION	
LOT.....	1
SUBDIVISION .....	VMAT
CITY.....	MCALLEN, TEXAS.



1. VERIFY JOINT LAYOUT FOR SIDEWALKS WITH CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL SITE WORK; INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION BARACADE/FENCING CONSTRUCTION TRAILER, CLEARING PROCEDURE GRADING AND DRAINAGE, CONFORMANCE TO POLLUTION AND PREVENTION CONTROL, AND TEMPORARY UTILITY FACILITIES, ETC. SHALL BE IN ACCORDANCE WITH THE CITY AS WELL AS SUBDIVISION PROPERTY OWNERS ASSOCIATION GUIDELINES.
3. BUILDER AND OWNER SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING ONLY. OWNER SHALL PROVIDE ALL LANDSCAPING, SOD, AND IRRIGATION SYSTEM.

1 SITE PLAN  
SCALE: 3/16"=1'-0"

VILLA DEL SOL

CONSTRUCTION

BY MARTIN VILLANUEVA JR

PHONE: (956)739-0780

3323 N. WARE RD. MCALLEN, TEXAS

THE

VILLA DEL SOL

APARTMENTS

YUMA AVE. MCALLEN TEXAS

LOT 1 VMAT SUBDIVISION

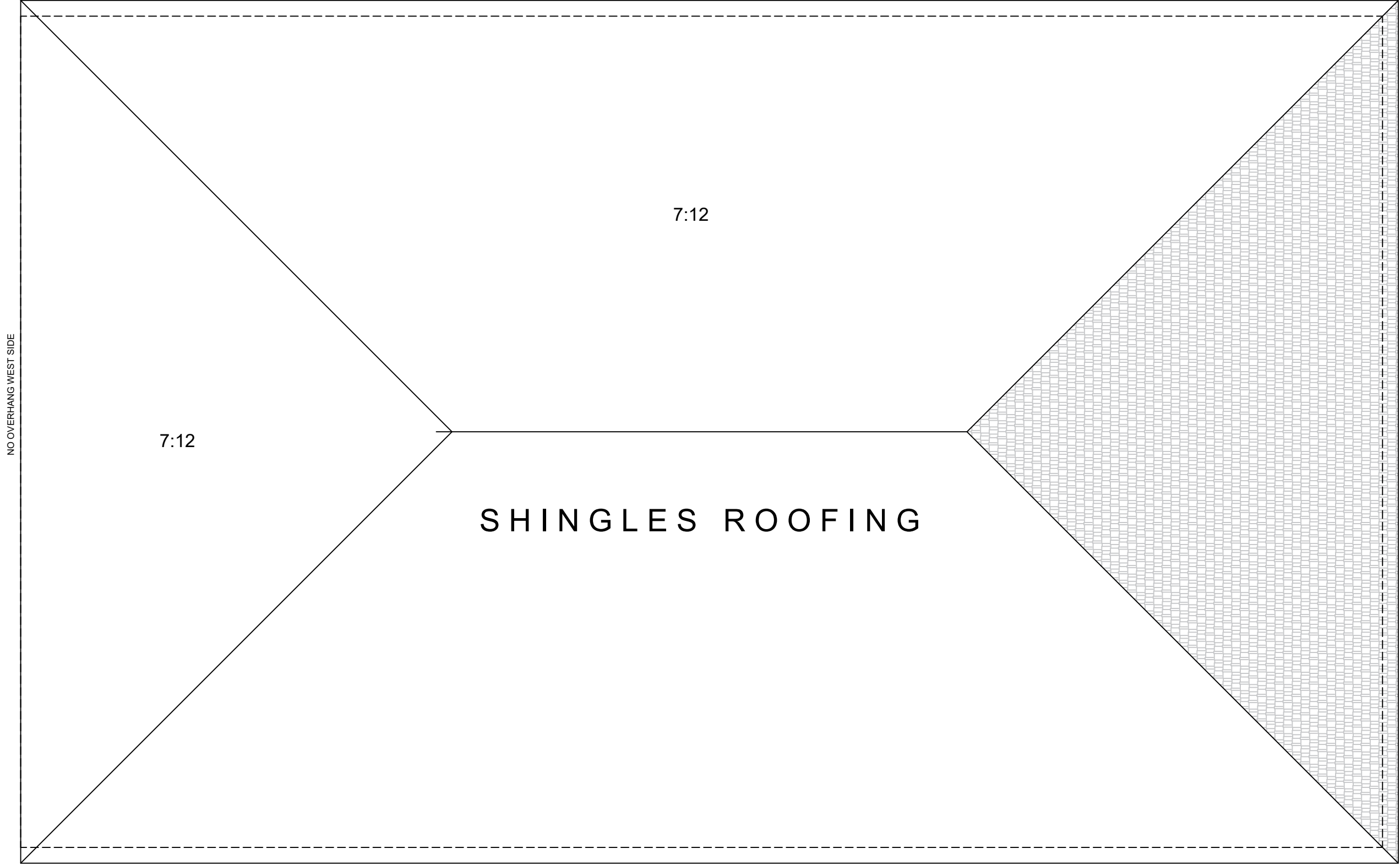
AREAS	
UNIT 1	4,566.0'
UNIT 2	4,566.0'
TOTAL AREA	9,132.0'

DATE: 12-22-19

PLAN #0006-17

SHEET  
C-1





1 ROOF PLAN UNIT 1 & 2  
SCALE: 1/4"=1'-0"



VILLA DEL SOL  
CONSTRUCTION  
BY MARTIN VILLANUEVA JR

PHONE: (956)739-0780  
3323 N. WARE RD. MCALLEN, TEXAS

THE  
VILLA DEL SOL  
APARTMENTS  
YUMA AVE. MCALLEN TEXAS  
LOT 1 VMAT SUBDIVISION

AREAS	
UNIT 1	4,566.0'
UNIT 2	4,566.0'
TOTAL AREA	9,132.0'

DATE: 12-22-19

PLAN #0006-17

SHEET  
A-3



## Memo

**TO:** Planning and Zoning Commission

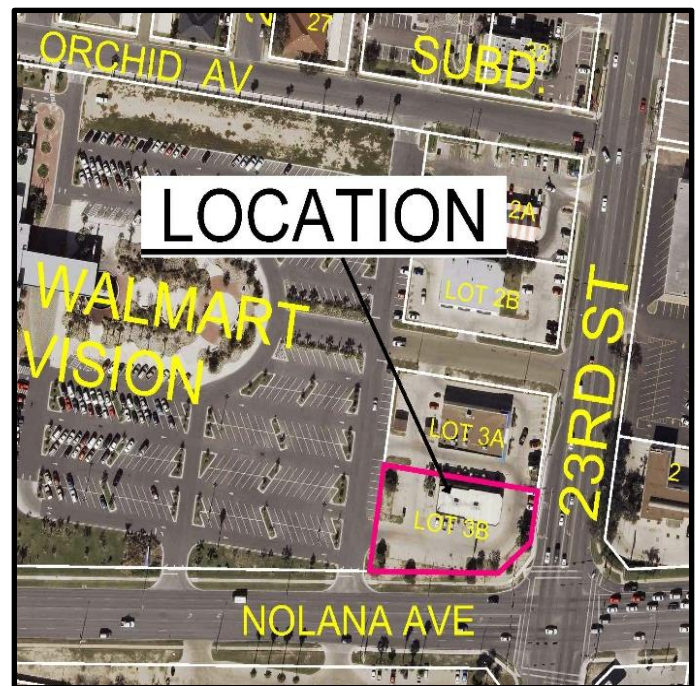
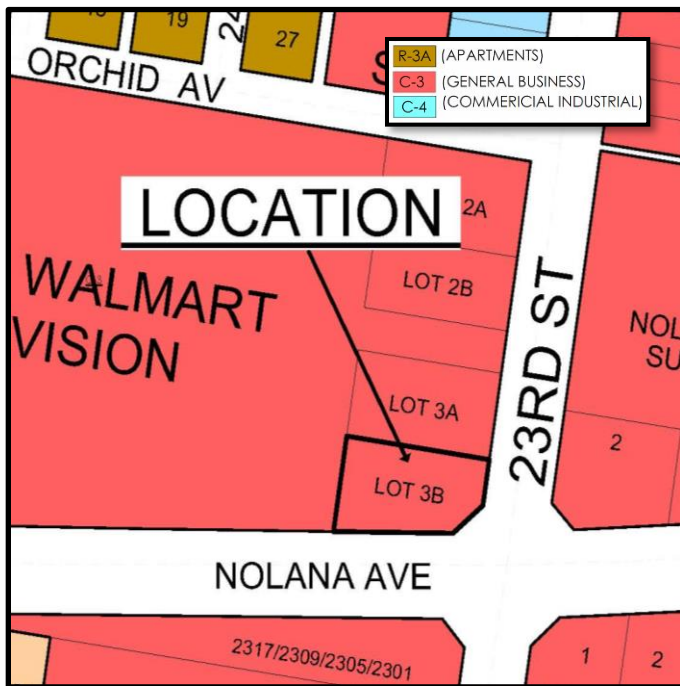
**FROM:** Planning Staff

**DATE:** June 17, 2022

**SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 3B, LOTS 3A AND 3B NOLANA WAL-MART SUBDIVISION; 2300 NOLANA AVE (SPR2022-0028)**

**LOCATION:** The subject property is located on the northwest corner of North 23<sup>rd</sup> St and Nolana Avenue and is zoned C-3 (general commercial) District in all directions. The property is part of Nolana Walmart Subdivision, which was recorded October 8, 1991. 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 utilize the existing 3,060 sq. ft. building for Schlotzsky's and to accommodate a drive thru window. They will be maintaining the required number of parking spaces and will be using the Common Area for the maneuvering and all the drive thru stacking will be done on their lot.



**ANALYSIS:** The applicant is proposing to maintain the existing landscaping area with the addition of some trees and existing parking area on this lot, the modification of the building to accommodate for the drive thru lane is located on the north side of the building with two standing lanes on the south.. The only affected parking area is located along the Common Area, which is the means of egress for lots 3A and 3B.

A revised site plan was approved in November 2021. This proposal is to add a second drive thru lane at the south side of the building.

The Fire Department did meet on site and approved the modifications with the drive lane requirements along the southeast corner must comply with a 22 ft. 8 inches unobstructed access as well as a 37 ft. unobstructed access along the north side.



The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Utility Department will need a revised utility layout showing all services, as well as grease trap.

**RECOMMENDATION:**


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

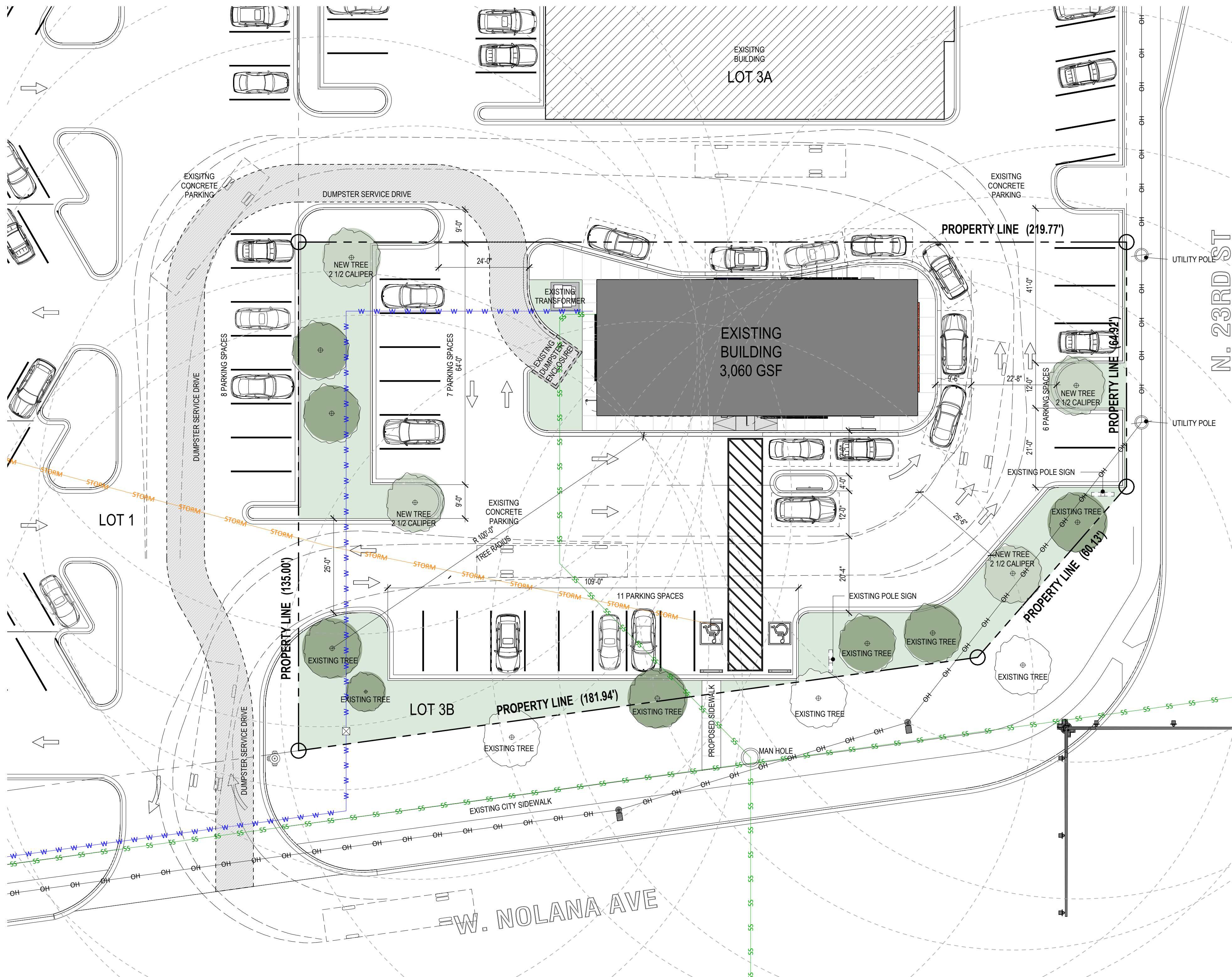


GENERAL NOTES	
A	BUILDING AND SITE WILL COMPLY WITH 2018 INTERNATIONAL FIRE CODE AND ALL APPLICABLE NFPA STANDARDS.
LANDSCAPE NOTES	
A	PROPERTY AREA: 25,562.86 LANDSCAPE AREA REQUIRED: 10% OF 25,562.86 SF = 2,556.28 SF EXISTING LANDSCAPE AREA: 5,256 SF
B	10 TREES REQUIRED FOR THE FIRST 2,000 SF AND 1 TREE EVERY 500 SF OVER 2,000 SF. 12 TREES REQUIRED 8 EXISTING TREES + 4 NEW TREES 2 1/2" CALIPER
C	ALL LANDSCAPING REQUIREMENTS WILL BE MET WHEN APPLYING FOR BUILDING PERMIT.
D	ALL LANDSCAPE AREA WILL HAVE IRRIGATION AND DRIP SYSTEMS ALONG THE ROW.
E	ALL HYDRO MULCH MUST BE AT 100% GROWTH AT TIME OF FINAL INSPECTION.
F	ALL LANDSCAPE AREA WILL HAVE IRRIGATION AND DRIP SYSTEMS ALONG THE ROW.
G	ALL UTILITIES ARE EXISTING.

SITE AREAS	
TOTAL SITE ACREAGE - LOT 1A	0.58 ACRES
TOTAL PARKING SPACES	32 SPACES
EXISTING BUILDING	3,060 GSF
EXISTING LANDSCAPE AREA	5,256 SF

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
RESTAURANT	31	32
HANDICAP ACCESSIBLE SPACES (TAS 2012)	2	2

KEYNOTES	
W	WATER LINE
 SS	SANITARY SEWER LINE
STORM	STORM WATER LINE



910 REDWOOD AVE, STE 10  
MCALLEN, TEXAS 78501  
OFFICE 956 800 4384

**WWW.ORANGE-MADE.COM**

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**A L L   R I G H T S   R E S E R V E D**

SEAL

PRELIMINARY  
DRAWINGS

NOT FOR REGULATORY  
APPROVAL, PERMITTING  
OR CONSTRUCTION USE

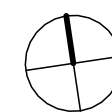
PROJECT

SCHLOTZSKY'S  
(NOLANA & 23RD)  
2300 W NOLANA AVE,  
MCALLEN, TEXAS, 78504

PROJECT NO  
22005

ISSUE FOR  
REVIEW

ISSUE DATE  
06.15.2022

[illegible]

## SITE PLAN

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

01

# A100

COPYRIGHT 2022 ORANGE MADE LLC



# Memo

**TO:** Planning and Zoning Commission

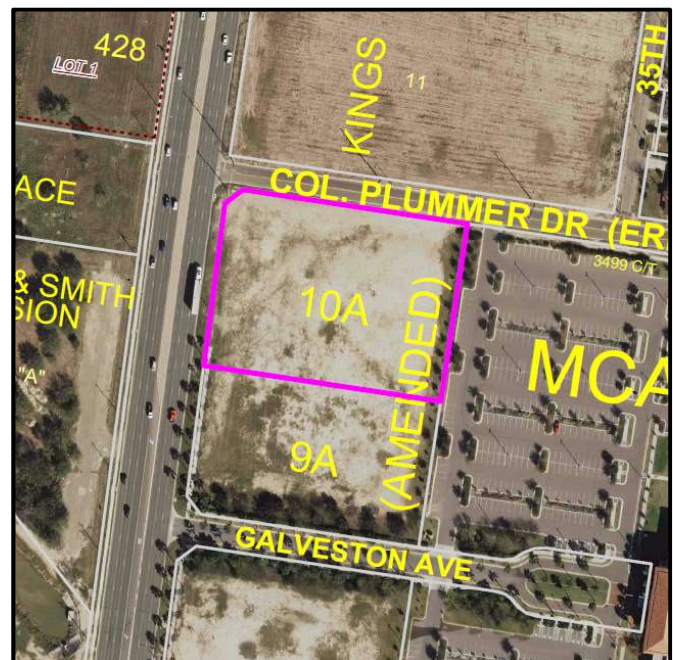
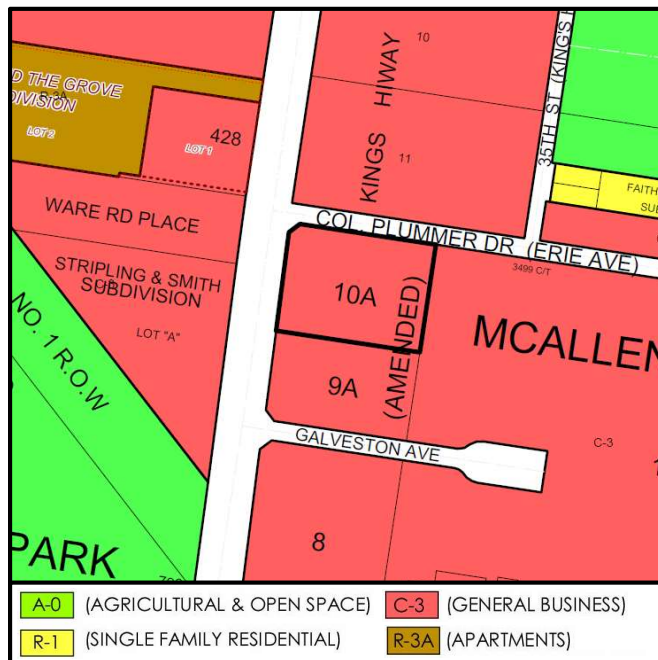
**FROM:** Planning Staff

**DATE:** June 16, 2022

**SUBJECT: SITE PLAN APPROVAL FOR LOT 10A, AMENDED MAP OF McALLEN CONVENTION CENTER, LOTS 9A & 10A; 501 SOUTH WARE ROAD. (SPR2022-0009)**

**LOCATION:** The property is located on the southeast corner of South Ware Road and Col. Plummer Drive, also known as Erie Avenue. The property has 150.61 ft. of frontage along South Ware Road and a depth of 374.2 ft. at its deepest point for a lot size of 1.937 acres according to the recorded subdivision plat. The property is zoned C-3 (general business) District and the adjacent zoning is C-3 District on all directions.

**PROPOSAL:** The applicant is proposing to construct a hotel with the total square footage of 74,965 sq. ft. in five stories.



**ANALYSIS:** Based on 142 rooms, 142 parking spaces are required; 77 parking spaces are provided on Lot 10A and 65 shared spaces by the Convention Center for a total of 142 parking space. Five of the proposed parking spaces must be accessible, one of which must also be van accessible with an 8 ft. wide aisle. Access to the site is from Col. Plummer Drive via two curb cuts on the east side of the lot to an existing access drive on Lot 11A. The amended reciprocal agreement must be recorded. Required landscaping for the lot is 8,438 sq. ft., 23,813 sq. ft. is provided. The tree requirement is as follows: 23 – 2 ½” caliper trees, or 12 – 4” caliper trees, or 6 – 6” caliper trees, or 4 palm trees and 21 – 2 ½” caliper trees. Credit will be given to existing trees



that remain onsite. A minimum 10 ft. wide landscaped strip is required inside the property line along South Ware Road and Col. Plummer Drive. The Landscape strip along Erie Avenue was approved subject to having a 3 ft. hedge where the landscape strip is less than 10 ft. wide. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 4 ft. wide sidewalk on South Ware Road and all interior streets is required. The Engineering Department may require a 5 ft. wide sidewalk. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on October 15, 2015, with setbacks as per the City requirements or approved site plan.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit. A revised utility plan must be approved by the Utilities and Fire Department prior to Building Permit issuance.

**RECOMMENDATION:**

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





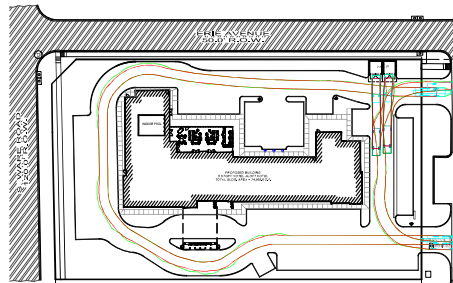
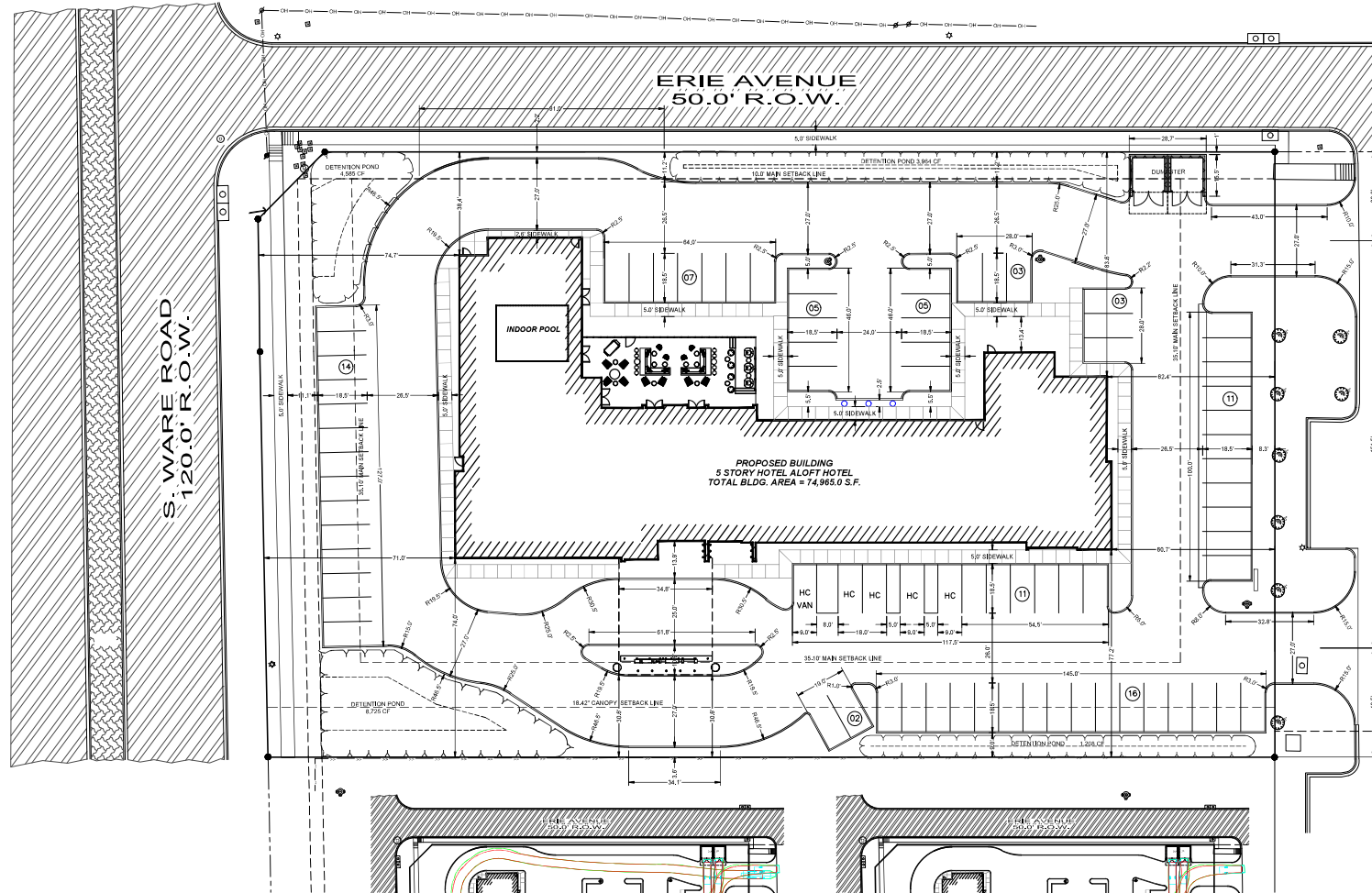
**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
1115 W. MAINTYRE - FORT WORTH, TX 76141  
PH: (866) 581-0981 - FAX: (866) 581-1839  
ESTABLISHED 1947 - www.meldenandhunt.com



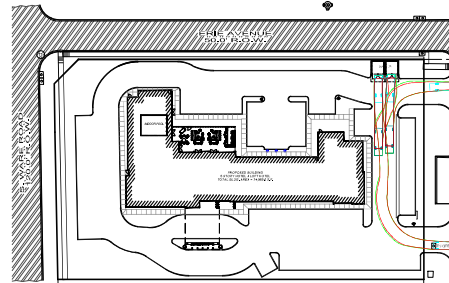
MELDEN & HUNT, INC.  
TEXAS REGISTRATION #1435  
THE SEAL APPEARING ON  
THIS DOCUMENT WAS  
AUTHORIZED BY  
MARCO A. HUNT, P.E. #17088  
ALTERNATION OF A SEALED DOCUMENT  
WITHOUT PROPER NOTIFICATION  
TO THE RESPONSIBLE ENGINEER  
IS AN OFFENSE UNDER THE  
TEXAS ENGINEERING PRACTICE LAW



SCALE: 1" = 20'



**FIRE TRUCK TURNING LAYOUT**  
N.T.S.



**GARBAGE TRUCK TURNING LAYOUT**  
N.T.S.

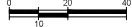
- LEGEND**
- FOUND IN/A REBAR
  - POWER POLE
  - LIGHT POLE
  - ELECTRIC PEDESTAL
  - UNDERGROUND CABLE MARKER
  - AT&T UNDERGROUND CABLE MARKER
  - MANHOLE
  - STORM SEWER MANHOLE
  - TYPE "A" INLET
  - OVERHEAD POWER LINE
  - PLASTIC FENCE
  - ASPHALT AREA
  - BRICK PAVES
  - BACK OF CURB TO BACK OF CURB
  - R.O.W. - RIGHT OF WAY
  - N.C.M.A. - NEALGO COUNTY MAP RECORDS
  - S.E. COR. - SOUTHEAST CORNER



**01 SITE PLAN**

SCALE: 1" = 20'-0"

GRAPHIC SCALE



PROJECT STATUS:  
PRELIMINARY  
PROJECT MANAGER:  
DBR  
DESIGN MANAGER:  
ROM  
PROJECT DATE:  
09/10/21  
REVISION DATE:  
10/29/21

**SHELLINGTON-SOPHIA  
HOSPITALITY LLC**  
7010 PADRE BLVD.  
SOUTH PADRE ISLAND, TX 78597  
(956) 972-0000

**aloft**  
**HOTELS**  
ALOFT HOTELS by HARRITT  
S. WARE ROAD, ERIE AVENUE  
MCALLEN, TEXAS

**ADR-DESIGNS-LLC**  
**TOTAL DESIGN MANAGERS**  
601 SADDLE HILL DRIVE, GRAND PRAIRIE, TX 75050  
PH: (972) 272-2587  
Email: adrdesignsllc@gmail.com  
POR: JOHN C. SARGENT

JOB NUMBER:  
SSH - 21677

SHEET NUMBER

**C3**







# City of McAllen

## Planning Department

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

Sub 2022-0006

Project Information	Subdivision Name <u>CAP NOLANA STORAGE, LLC</u> <sup>SUBD.</sup>	
	Location <u>1/2 350' NORTH OF NOLANA ALONG WEST SIDE OF ST.</u>	
	City Address or Block Number <u>4013 N. 29<sup>TH</sup> ST</u>	
	Number of Lots <u>1</u> Gross Acres <u>2.21</u> Net Acres <u>1.92</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3</u> Proposed Zoning <u>C-3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>OPEN</u> Proposed Land Use <u>COMMERCIAL STORAGE</u> Irrigation District # <u>3</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>2500<sup>00</sup></u>	
Parcel # <u>210823</u> Tax Dept. Review <u>L1300-00-000-0111-01</u>		
Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____		
Legal Description <u>2.21 AC. O/O LOT 111, LA LONITA IRRIGATION CO. CONSTRUCTION COMPANY'S SUBD., H.C.T.</u>		
Owner	Name <u>SAID A. SHAIR</u> Phone <u>646-5355</u>	
	Address <u>409 E. SHARITA</u> E-mail _____	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>CAP Storage Nolana LLC</u> Phone <u>864-271-3894</u>	
	Address <u>PO Box 10588</u> E-mail <u>jasont@capllc.com</u>	
	City <u>Greenville</u> State <u>SC</u> Zip <u>29603</u>	
	Contact Person <u>Jason Tankersley</u>	
Engineer	2/3/22 Name <u>DAVID SALINAS</u> Phone <u>682-9081</u>	
	Address <u>Bluewater Civil Design</u> <sup>2221</sup> <u>DAFFODIL</u> E-mail <u>daniel@bluewatercivil.com</u>	
	City <u>Greenville</u> <u>MCALLEN</u> State <u>SC</u> Zip <u>29607</u> <sup>78501</sup>	
	Contact Person <u>Daniel J. McCullough, PE</u> <sup>TX</sup> <u>DAVID</u>	
Surveyor	Name <u>DAVID OMAR SALINAS</u> Phone <u>682-9081</u>	
	Address <u>2221 DAFFODIL AVE.</u> E-mail <u>dsalinas@salinas</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	

ENTERED

JAN 14 2022

Initial: OM

L.G.













# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 6/17/2022

### SUBDIVISION NAME: CAP NOLANA STORAGE LLC SUBDIVISION

#### REQUIREMENTS

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

North 29th Street: dedication as required for 50 ft. from centerline for 100 ft. ROW  
 Paving: 65 ft. Curb & gutter: Both sides  
 \*Label centerline to finalize required dedication.  
 \*Clarify document (VOL. 1282, PG. 983) to determine easement width being referenced and to establish what the total ROW dedication will be prior to final.  
 \*\*20 ft. dimension referenced on document (VOL. 1282, PG. 983) does not correspond with the 40 ft. ROW easement shown on plat, please clarify  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan

Required

Paving \_\_\_\_\_ Curb & gutter \_\_\_\_\_  
 \*\*Subdivision Ordinance: Section 134-105  
 \*\*Monies must be escrowed if improvements are required prior to final  
 \*\*COM Thoroughfare Plan  
 \* 1,200 ft. Block Length.  
 \*\*Subdivision Ordinance: Section 134-118  
 \* 900 ft. Block Length for R-3 Zone Districts.  
 \*\*Subdivision Ordinance: Section 134-118  
 \* 600 ft. Maximum Cul-de-Sac.  
 \*\*Subdivision Ordinance: Section 134-105

Applied

NA

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
 \*Alley/service drive easement required for commercial properties  
 \*\*Plat submitted on June 3, 2022 provides for private service alley on south side; must be paved. 30 ft. access easement extends west as part of Starbucks Subdivision by separate document.  
 \*\*Acreage change as part compliance with 30 ft. service easement located along south eastern portion of plat boundary.  
 \*\*\*Subdivision Ordinance: Section 134-106

Required

##### SETBACKS

\* Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback.  
 \*\*Zoning Ordinance: Section 138-356  
 \* Rear: In accordance with zoning ordinance, or greater for easements or approved site plan.  
 \*\*Zoning Ordinance: Section 138-356  
 \* Sides: In accordance with zoning ordinance, or greater for easements or approved site plan.  
 \*\*Zoning Ordinance: Section 138-356

Applied

Applied

Applied

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



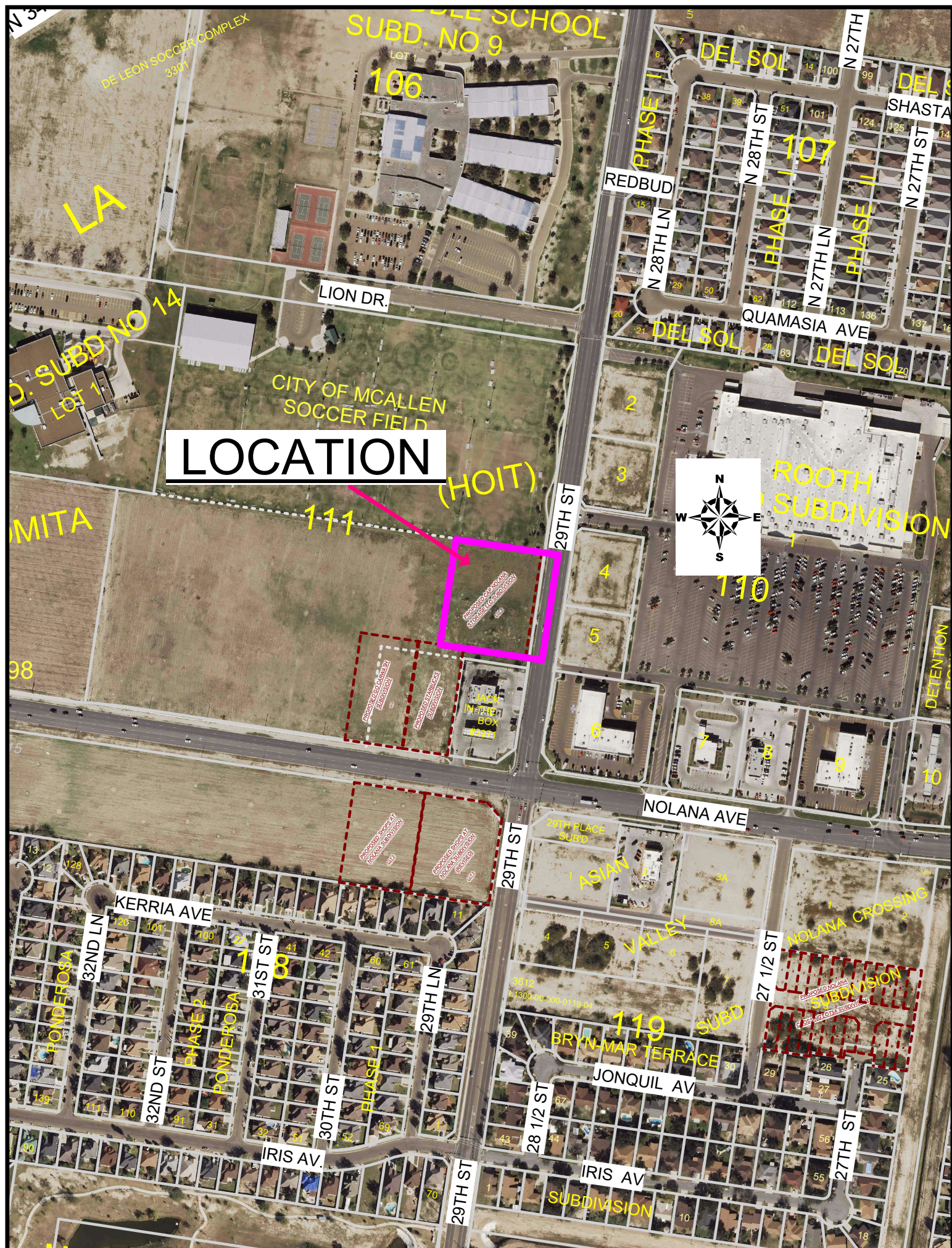
* Corner: Interior Lot **Zoning Ordinance: Section 138-356	NA
* Garage: Commercial Development. **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 4 ft. wide minimum sidewalk required on North 29th Street **5 ft. sidewalk as per Engineering Department may be required prior to recording. **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. **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 **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
<b>LOT REQUIREMENTS</b>	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance

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



<b>ZONING/CUP</b>	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	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	NA
* Pending review by the City Manager's Office.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation approved, no TIA required.	Complete
* As per Traffic Department, Trip Generation approved, no TIA required.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Please provide ownership map to verify that no landlocked properties exist or will be created ***Subdivision application will need to be updated as acreage for the subdivision has changed. Application revised June 2, 2022, with additional acreage. ****At the Planning & Zoning Commission of February 1, 2022, the Board approved the subdivision in preliminary form subject to conditions noted, drainage and utilities approval. *****Acreage change as part compliance with 30 ft. service easement located along south eastern portion of plat boundary.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied







SUB 2021-0085



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

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

<b>Project Description</b>	Subdivision Name	AEP JAMES ROWE SUBSTATION SUBDIVISION, LOT 1 (NON-HABITABLE)				
	Location	0.1 MILE NE OF PECAN BLVD./WARE RD. INTERSECTION (CE HAMMOND, LOT 5)				
	City Address or Block Number	1621 N. WARE RD				
	Number of lots	1	Gross acres	3.04 AC		
			Net acres	3.04 AC		
	Existing Zoning	C3	Proposed	C3		
	Rezoning Applied For	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No CUP2021-0051				
	Existing Land Use	VACANT				
	Proposed Land Use	AEP SUBSTATION				
	Rigation District #	2				
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"/>	
Agricultural Tax Exempt	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Estimated Rollback tax due	\$0.00			
Parcel No.	Tax Dept. Review					
Legal Description	3.04 AC TRACT, JOSE DE LA CERDA 61, ABSTRACT 29-HIDALGO CO., TX					
<b>Owner</b>	Name	P. TODD IRELAND		Phone	(614) 716-6835	
	Address	1 RIVERSIDE PLAZA, 16TH FLOOR COLUMBUS, OH 43215				
	City	COLUMBUS	State	OH	Zip	43215
	E-mail	ptireland@aep.com				
<b>Developer</b>	Name	CONTRACTOR NOT YET SELECTED		Phone		
	Address					
	City		State		Zip	
	Contact Person					
	E-mail					
<b>Engineer</b>	Name	STUART TORASSON-POWER ENGINEERS		Phone	(513) 326-1504	
	Address	11733 CHESTERFIELD RD.				
	City	CINCINNATI	State	OH	Zip	45246
	Contact Person	STUART TORASSON-POWER ENGINEERS				
	E-mail	stuart.toraason@powereng.com				
<b>Surveyor</b>	Name	JOHN T. KUBALA		Phone	(210) 581-1111	
	Address	100 NE LOOP 410, SUITE 300				
	City	SAN ANTONIO	State	TX	Zip	78216

**ENTERED**

AUG 12 2021

BY: MM



VISION NO. 8

140

VILLAGE CENTER  
SUBDIVISION

141

APOSENTO ALTO  
SUBDIVISION

MARANATHA  
BAPTIST  
CHURCH

PROPOSED AED  
SUBDIVISION

-06

FABELA  
SUBDIVISION  
LOT 1

23

12

35TH ST

QU

# LOCATION

PROPOSED  
JUCAR APARTMENTS  
SUBDIVISION

HAMMOND

5

PROPOSED AEP JAMES ROWIE  
SUBSTATION SUBDIVISION  
LOT 1

WARE COMMERCIAL  
SUBDIVISION

LOT 1

FERN  
VALLEY 2

WILKINS #3

LOT 3

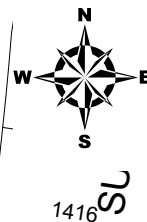
LOT 4

LOT 2-A

WILKINS #2

LOT 1-A

WARE RD



1620  
6

1610

1600

1416

2  
1400

CASSANDRA  
LOT 1  
3618  
3616  
3614  
3612  
3608

WILKINS NO 4

LOT 2

LOT 1

3512

LOT 3

3500

3498

-06

3400

PECAN BLVD

WILSON #4

1

2

SALINAS WHEEL  
ESTATES #2  
"A"

4

3

2

TERRELL SUBDIVISION

WARE RD

WARE ROAD H.E.B  
SUBDIVISION LOT 1

CARWASH  
SUBDIVISION

1008 47

1004 49

15

14A

12A

11

25A

41A

THE ATTIC THREE SUBD  
LOT 1

C.E.

8

WEST 20 ACRE SUBD  
PT 1

11

ACH

VISION

64

H0850  
-00-  
002-  
0007  
-02  
4101

06

VISION



I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TRADE ZONE SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEEDS, TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWING OR NOT SHOWING REQUISITE EVIDENCE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED P. TODD IRELAND PROVED TO ME THROUGH HIS OHIO DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

This document is released for the purpose of interim review under the authority of JOHN T. KUBIAK, R.F.L.S. 505 JOHN T. KUBIAK, R.F.L.S. 505. It is not to be used for construction, bidding or permit purposes.

## LEGEND

○ - 1/2" IRON ROD SET WITH PLASTIC CAP  
STAMPED "CDS/MUERY S.A. TX."

● - FLOOD MONUMENTATION

— 121.5' — 0.5 FOOT COUPLER LINE

— 122.0' — 1 FOOT COUPLER LINE

POB — PLACE OF BEGINNING

POC — PLACE OF COMMENCING

CL — CENTERLINE

RL — PROPERTY LINES

R.O.W. — RIGHT-OF-WAY

O.R.H.C. — OFFICIAL RECORDS HALDAGO COUNTY, TEXAS

CP — CONTROL POINT

Ⓢ — EXISTING SANITARY SEWER MANHOLE

SWR — UNDERGROUND SANITARY SEWER LINE

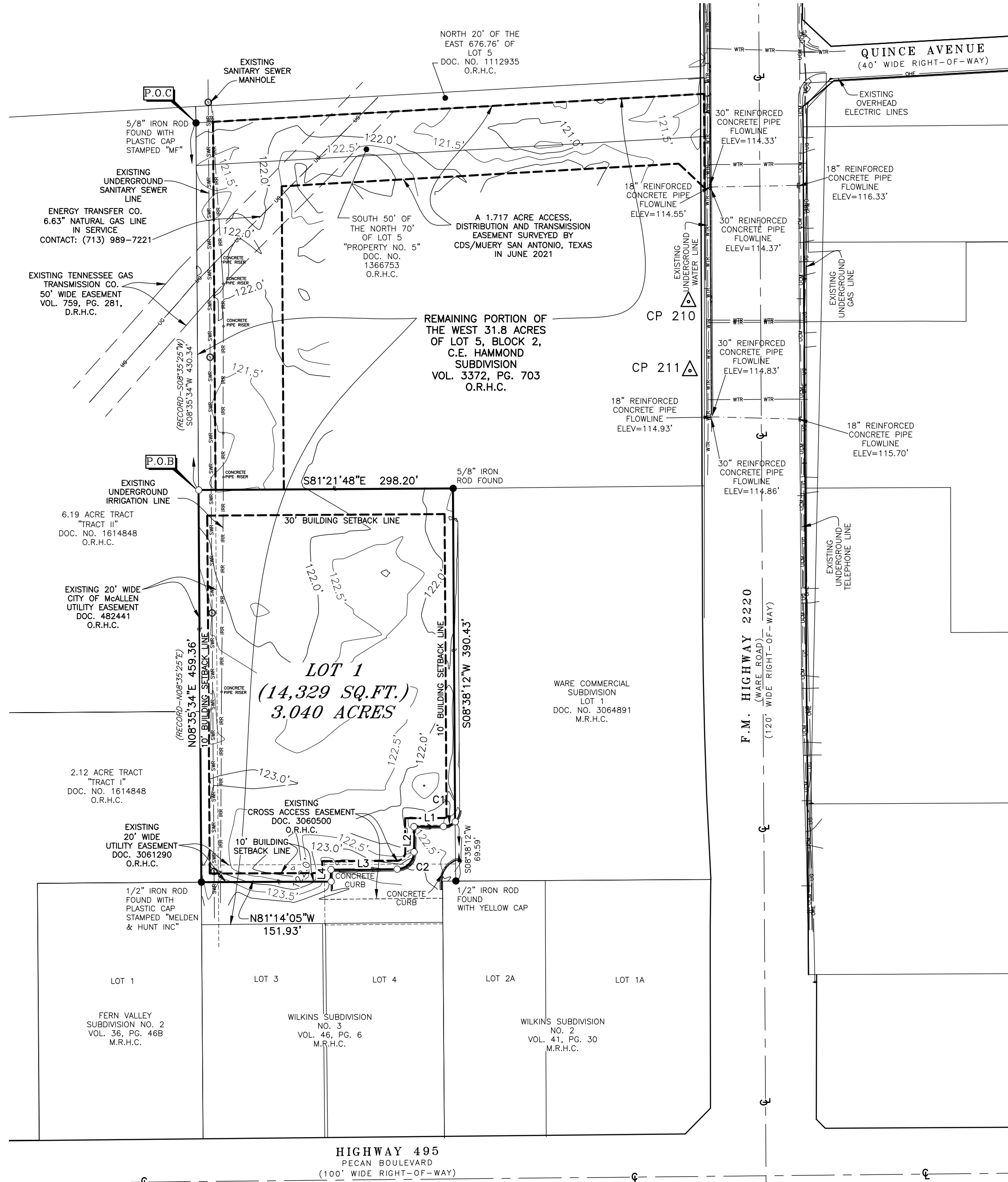
WTR — UNDERGROUND WATER LINE

UGS — UNDERGROUND GAS LINE

UTL — UNDERGROUND TELEPHONE LINE

URI — UNDERGROUND IRRIGATION LINE

ORE — OVERHEAD ELECTRIC LINE



BEING A 3.040 ACRE TRACT OF LAND LYING IN THE JOSE DE LA CERDA SURVEY 61, ABSTRACT 29, HIDALGO COUNTY, TEXAS, SAME BEING A PORTION OF LOT 5, BLOCK 2, C.E. HAMMOND SUBDIVISION AS DESCRIBED AND RECORDED IN VOLUME 18, PAGE 439, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME ALSO BEING A PORTION OF THE WEST 31.8 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 3372, PAGE 703, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

1. MINIMUM FINISHED FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
2. MINIMUM SETBACKS:  
FRONT 30.0 FEET  
REAR 10.0 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDES 10.0 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
4. REQUIRED DRAINAGE DETENTION: 24,179 C.F. ( 0.56 AC./FT. ) TOTAL DETENTION IS REQUIRED IN LOT "1". LOT "1" WILL BE MAINTAINED BY OWNERS AND NOT THE CITY OF MAULEN.
5. VERTICAL DATUM: CITY OF MAULEN STATION M070.
6. AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. AN 8.0 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. A VARIANCES FOR ACCESS EASEMENT (SECTION 138-1), ALLEYS (SECTION 134-106) AND SIDEWALKS (SECTION 134-120) WITHIN THE 3.0-AC SITE WERE GRANTED BY THE MAULEN PLANNING AND COMMISSION ON 11/21/21.
9. A 4.0 FT MINIMUM SIDEWALK IS REQUIRED WITHIN ACCESS EASEMENT ON WARE RD.
10. A 6.0 FT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	15.32'	43°52'36"	S76°41'57"W	14.95'
C2	20.00'	31.42'	90°00'00"	S53°38'12"W	28.29'

LINE	BEARING	DISTANCE
L1	N81°21'48"W	34.64'
L2	S08°38'12"W	29.68'
L3	N81°21'48"W	77.41'
L4	S08°38'12"W	14.00'

THENCE along an east line of the aforementioned 2.12 acre tract and the east line of the aforementioned 6.19 acre tract, N08°35'34"E a distance of 459.36 feet (Record - N08°35'25"E) to the **PLACE OF BEGINNING** and containing 3.040 acres of land.

CONTROL POINT TABLE				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
210	16,606,248.57	1,063,168.03	121.44'	SET 1/2IRWRC
211	16,606,168.33	1,063,157.01	120.72'	SET 1/2IRWRC

HORIZONTAL DATUM:  
GRID NORTH, TEXAS STATE PLANE  
COORDINATE SYSTEM, NAD 1983(2011)  
SOUTH ZONE.



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

PRINCIPAL CONTACTS			
	NAME	ADDRESS	PHONE NUMBER
OWNER(S):	AEP TEXAS INC	1 RIVERSIDE PLAZA COLUMBUS, OHIO 43215	614-716-6835
ENGINEER	STUART TORAASON	11733 CHESTERFIELD RD. CINCINNATI, OH 45246	513-326-1504
SURVEYOR	JOHN T. KUBALA	100 NE LOOP 410, STE 300 SAN ANTONIO, TX. 78216	210-581-1111



## CITY OF McALLEN, HIDALGO COUNTY, TEXAS

SHEET NO.	1
OF	1 SHEET
FILE NO.	NEW ROWE PLAT.dwg 120054





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 6/17/2022

### SUBDIVISION NAME: AEP JAMES ROWE SUBSTATION SUBDIVISION LOT 1

#### REQUIREMENTS

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

N. Ware Rd. (F.M. 2220): 60 ft. from centerline for 120 ft. ROW

Paving \_by the state\_ Curb & gutter \_by the state\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*\*Show ROW on both sides of centerline to verify compliance/dedication with requirements prior to recording.

\*\*\*Submitted plat shows property to be landlocked. Engineer submitted variance application requesting this development e allowed to front a "Distribution and Transmission Easement" that will be connect to N. Ware Road. City Commission approved lot frontage variance on December 13, 2021.

\*\*Monies must be escrowed if improvements are required prior to final as may be applicable.

\*\*COM Thoroughfare Plan

Quince Ave.: 30 ft. dedication required for 60 ft. total ROW

Paving \_40 ft.\_ Curb & gutter \_both sides\_\_

\*\*Subdivision Ordinance: Section 134-105

\*\*\*Quince Ave. alignment appears to not affect subject property but there might be an encroachment onto the proposed "transmission and Distribution Easement". ROW dedication for Quince Ave. might be triggered when properties that fall within future alignment develop.

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

\*\*COM Thoroughfare Plan

\* 1,200 ft. Block Length \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac \_\_\_\_\_

\*\*Subdivision Ordinance: Section 134-105

Applied

Applied

NA

NA

NA

##### ALLEYS

ROW \_20 ft. Paving:

\_16 ft. \_

\*Alley/service drive easement required for commercial properties

\*\*Variance request to not provide an alley since they are requesting a waiver to the City's duty to provide waste collection services was approved by City Commission on December 13, 2021.

\*\*Subdivision Ordinance: Section 134-106

Applied

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



SETBACKS	
<p>* Front: In accordance with Zoning Ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.  **Revise note as shown above.  ***Proposing 30 ft. or greater for easements.  ***Remove dashed line setback reference on plat as setback note will address setback requirements.  ****Finalize setback requirements prior to recording  *****Zoning Ordinance: Section 138-356</p>	Required
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.  **Revise note as shown above.  ***Proposing 10 ft. or easement, whichever is greater.  ****Remove dashed line setback reference on plat as setback note will address setback requirements.  *****Finalize setback requirements prior to recording  *****Zoning Ordinance: Section 138-356</p>	Required
<p>* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.  **Revise note as shown above.  ***Proposing:10 ft. or easement whichever is greater.  ****Remove dashed line setback reference on plat as setback note will address setback requirements.  *****Finalize setback requirements prior to recording  *****Zoning Ordinance: Section 138-356</p>	Required
<p>* Corner:  **Zoning Ordinance: Section 138-356</p>	NA
<p>* Garage:  **Zoning Ordinance: Section 138-356</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on N. Ware Road  ***Variance to the sidewalk requirements was approved by the City Commission on December 13, 2021.  **Subdivision Ordinance: Section 134-120</p>	Applied
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Landscaping Ordinance: Section 110-46</p>	Applied
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.  **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied



<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along.</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
	Required
	Required
	Required
	NA
	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.</li> <li>**Property is currently landlocked. Plat shows property to be connected to N. Ware Road by a "1.717 Acre Access, "Distribution and Transmission Easement". Variance to the lot frontage requirement was approved by City Commission on December 13, 2021.</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area _____</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Applied
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: C-3 Proposed: Electric Substation</li> <li>**Conditional Use Permit for an Electric Substation approved at the Planning and Zoning Commission meeting of June 3, 2021 and by City Commission on June 28, 2021.</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>**Conditional Use Permit for an Electric Substation approved at the Planning and Zoning Commission meeting of June 3, 2021 and by City Commission on June 28, 2021.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Completed
	NA
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>**As per Parks Department, requirements do not apply to commercial properties.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>**As per Parks Department, requirements do not apply to commercial properties.</li> <li>* Pending review by the Parkland Dedication Advisory Board and CC.</li> <li>**As per Parks Department, requirements do not apply to commercial properties.</li> </ul>	NA
	NA
	NA

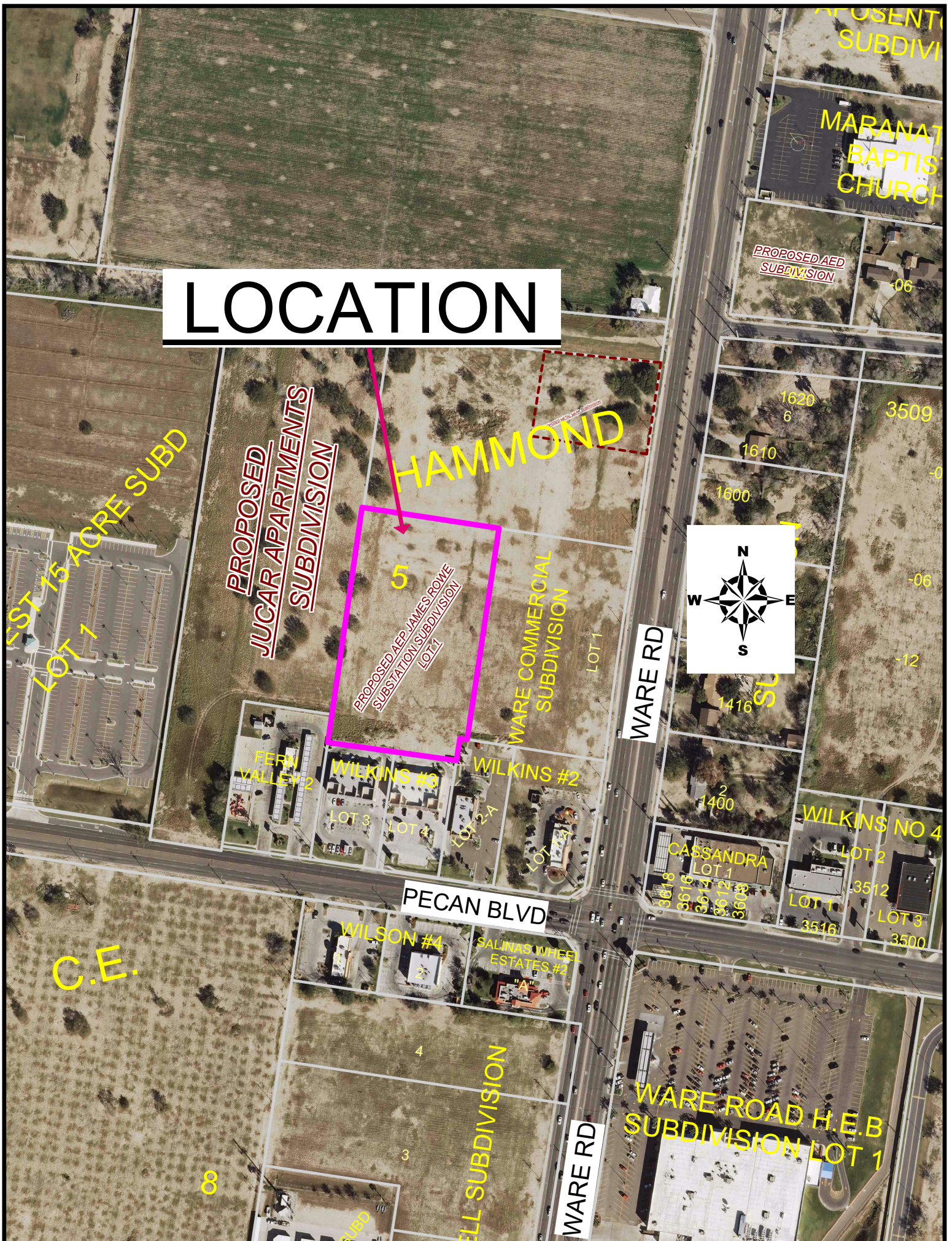
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation waived for electric substation.	Compliance
* As per Traffic Department, Trip Generation waived for for electric substation. No TIA required.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **Site plan review under separate process, clarify type of fences based on site plan layout submitted on April 18, 2022.	Applied
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



# LOCATION





SUB 2020-0066



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)

Project Description	Subdivision Name <u>De la Torre Subdivision</u> Location <u>8th Street approx 300 ft north of Houston Avenue</u> City Address or Block Number _____ Number of lots <u>1</u> Gross acres <u>0.33</u> Net acres <u>0.33</u> Existing Zoning <u>R-2</u> Proposed <u>R-2</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>Fourplex</u> Irrigation District # <u>Hew 10#3</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>A 0.33 tract of land out of part of lot 16, Stewart's Addition to the City of McAllen Vol. 4, Page, 642.</u>
Owner	Name <u>Rafael Idelfonso de la Torre Sanchez</u> Phone <u>(956) 533-5884</u> Address <u>2513 N. 27th Lane</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail _____
Developer	Name <u>Same as above</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>MAS Engineering LLC</u> Phone <u>(956) 537-1311</u> Address <u>3911 N. 10th St. Suite H</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Mario A. Salinas</u> E-mail <u>msalinas6973@att.net</u>
Surveyor	Name <u>David Salinas</u> Phone <u>(956) 686-1484</u> Address <u>2221 Dalkodil Ave.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>dsalinas@salinasengineering.com</u>

RECEIVED

SEP 8 0 2020

BY: BULKY

Pd



## 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 08/06/2020

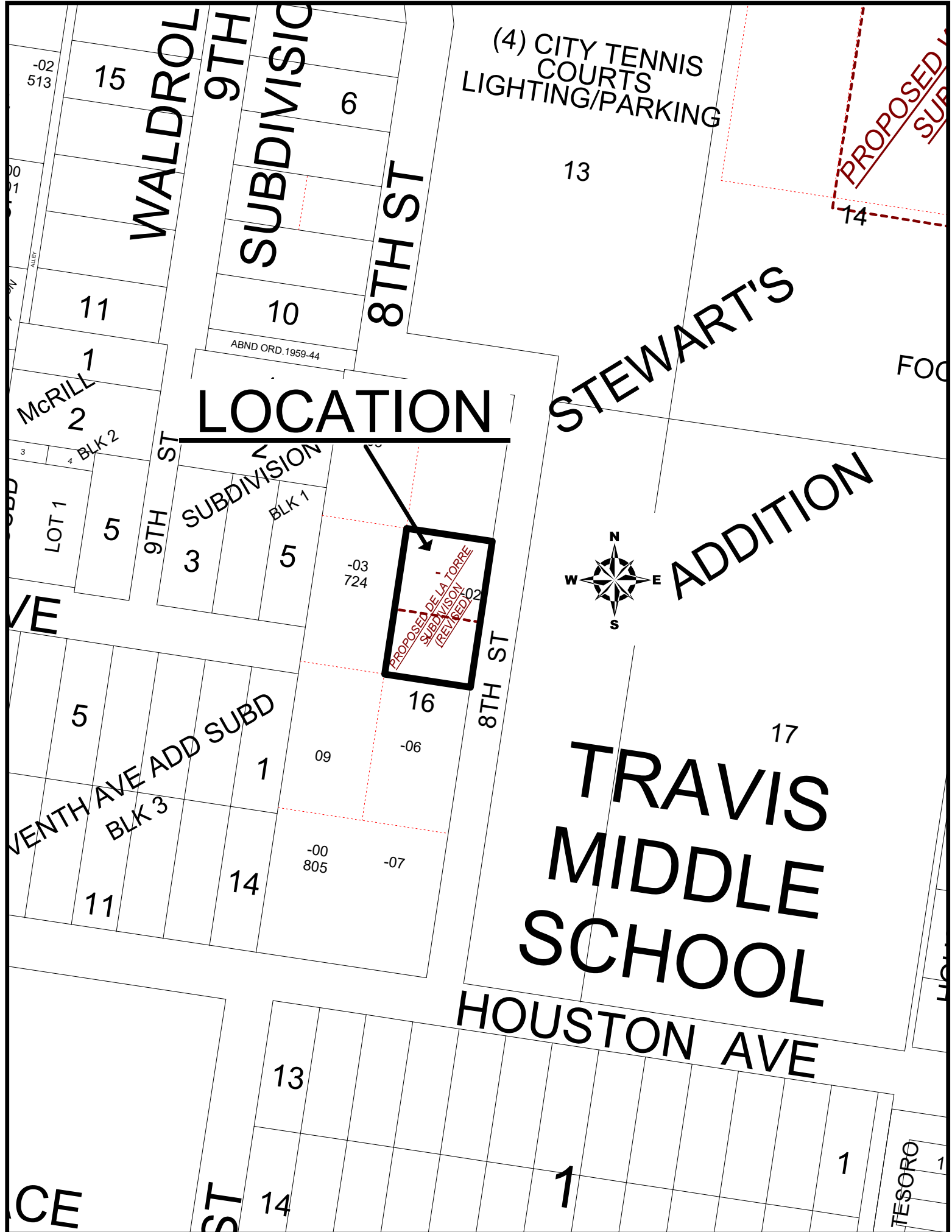
Print Name Rafael Ildefonso De La Torre Sanchez

Owner ☐

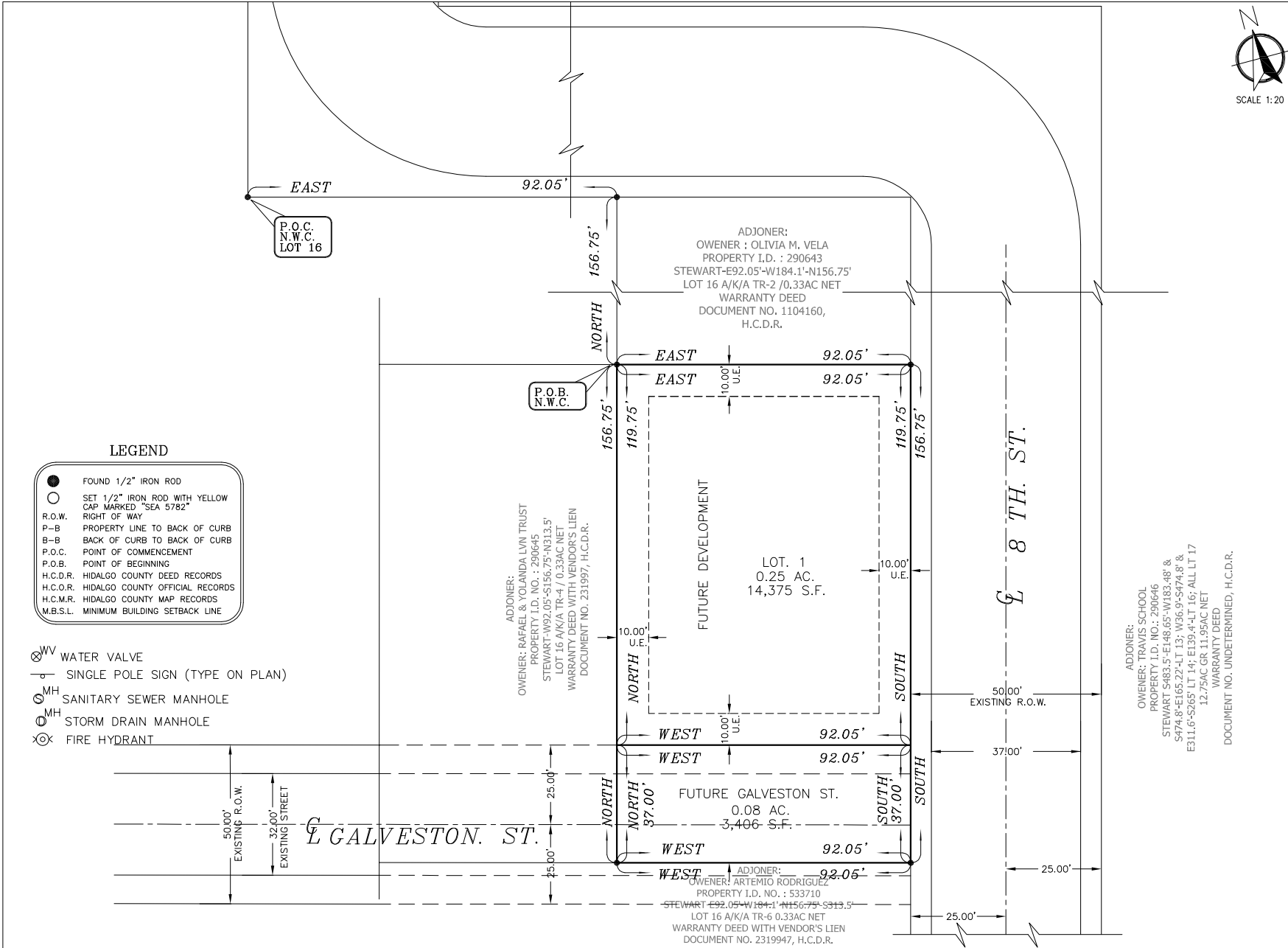
Authorized Agent ☐

Rev 03/11









MAP  
OF  
DE LA TORRE SUBDIVISION

McALLEN, TEXAS

BEING A 0.33 ACRE TRACT OF LAND, BEING OUT OF LOT 16, STEWART'S ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 642, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF HIDALGO:

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

RAFAEL IDELFONSO DE LA TORRE SANCHEZ  
2513 N. 27TH LANE  
MCALLEN TX, 78501

Date

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAFAEL IDELFONSO DE LA TORRE SANCHEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 2021.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

Date

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

MAYOR, CITY OF McALLEN

Date

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY:

RAUL SESIN, P. E.

Date

STATE OF TEXAS  
COUNTY OF HIDALGO

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

SALINAS ENGINEERING & ASSOCIATES  
CONSULTING ENGINEERS & SURVEYORS  
FIRM No. 100857-00  
2221 DAFFOOL AVE.  
MCALLEN, TEXAS 78501  
(956) 682-9081

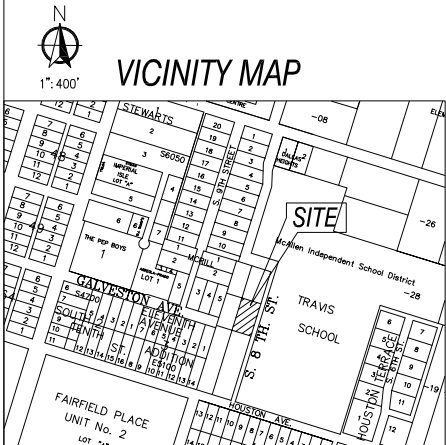
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MARIO A. SALINAS  
LICENSED PROFESSIONAL ENGINEER # 96611  
3911 N. 10TH STREET, SUITE H  
MCALLEN, TEXAS 78501

DATE



METES AND BOUNDS DESCRIPTION

BEING A 0.33 ACRE TRACT OF LAND, BEING OUT OF LOT 16, STEWART'S ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 642, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16 AND THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO VEVA K. CAVAZOS, AS RECORDED IN DOCUMENT NO. 2285634, DEED RECORDS, HIDALGO COUNTY TEXAS, THENCE, EAST, WITH THE NORTH LINE OF SAID CAVAZOS TRACT, A DISTANCE OF 92.05 FEET TO THE NORTHEAST CORNER OF SAID CAVAZOS TRACT AND THE NORTHWEST OF A TRACT OF LAND DEED TO OLIVIA M. VELA, AS RECORDED IN DOCUMENT NO. 1104160, DEED RECORDS, HIDALGO COUNTY TEXAS, THENCE, SOUTH, WITH THE COMMON LINE A SAID CAVAZOS TRACT AND VELA TRACT, A DISTANCE OF 156.75 FEET TO A 1/2" IRON ROD SET ON THE COMMON SOUTH CORNER OF SAID CAVAZOS AND VELA TRACT, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO KARL SAWYER, AS RECORDED IN DOCUMENT NO. 2578581, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;

THENCE, EAST, WITH THE SOUTH LINE OF SAID VELA TRACT, A DISTANCE OF 92.05 FEET TO A 1/2" IRON ROD SET ON THE SOUTHEAST CORNER OF SAID VELA TRACT AND THE WEST R.O.W. OF 8TH STREET, AS RECORDED IN VOLUME 902, PAGE 549, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH, WITH THE WEST R.O.W. LINE OF SAID 8TH STREET, A DISTANCE OF 156.75 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO ARTEMIO RODRIGUEZ, AS RECORDED IN DOCUMENT NO. 2319947, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, WEST, WITH THE NORTH LINE OF SAID RODRIGUEZ TRACT, A DISTANCE OF 92.05 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID RODRIGUEZ TRACT AND THE SOUTHEAST CORNER OF SAID SAWYER TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH, WITH THE EAST LINE OF SAID SAWYER TRACT, A DISTANCE OF 156.75 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES OF LAND MORE OR LESS.

BASIS OF BEARING: DEED OF RECORD  
N&B.2019\5.98.041919

NOTES:

- 1.- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
A) FRONT: 25 FT. OR GREATER FOR EASEMENTS.  
B) REAR= 10 FT. OR GREATER FOR EASEMENTS.  
C) SIDES= IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS  
D) CORNER= 10 FT. OR GREATER FOR EASEMENTS.  
E) GARAGE= 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- 2.- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0010C, REVISED NOV. 2, 1982. FLOOD 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)
- 3.- STORM WATER DETENTION OF 2,652 C.F. OR 0.06 AC-FT IS REQUIRED FOR THIS SUBDIVISION;
- 4.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF THE LOT (ONE).
- 5.- A MINIMUM 4.0 FT. SIDEWALK IS REQUIRED ON WEST SIDE OF 8TH STREET.
- 6.- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- 7.- 6.0 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8.- CITY OF McALLEN BENCHMARK: MC 82; IS AT THE NORTHWEST CORNER OF THE INTERSECTION OF BROADWAY AVE. AND JACKSON AVE. THE MONUMENT IS 16 FT. WEST FROM THE BC OF BROADWAY AVE. AND 81 FT NORTH FROM THE BC OF JACKSON AVE.
- 9.- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 10.- AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 11.-PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- 12.- COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
- 13.- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, 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.





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 6/16/2022

### SUBDIVISION NAME: DE LA TORRE SUBDIVISION

#### REQUIREMENTS

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

- S. 8th Street: 50 ft. ROW  
Paving: 40 ft. Curb & gutter: both sides  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan  
Applied
- Galveston Avenue: 37 ft. ROW dedication for future 50 ft. ROW.  
Paving: 32 ft. Curb & gutter Both Sides.  
\*Variance request to pay escrow amounts over a three-year term after execution of contractual agreement was approved at the City Commission meeting of October 11, 2021.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan  
Required
- \* 1,200 ft. Block Length  
\*\*Subdivision Ordinance: Section 134-118  
Applied
- \* 900 ft. Block Length for R-3 Zone Districts \_\_\_\_\_  
\*\*Subdivision Ordinance: Section 134-118  
Applied
- \* 600 ft. Maximum Cul-de-Sac  
\*\*Subdivision Ordinance: Section 134-105  
NA

##### ALLEYS

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

##### SETBACKS

- \* Front: 20 ft. or greater for easements or in line with average of existing building setbacks, whichever is greater.  
\*\*Zoning Ordinance: Section 138-356  
Applied
- \* Rear: 10 ft. or greater for easements  
\*\*Zoning Ordinance: Section 138-356  
Applied
- \* Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements  
\*\*Zoning Ordinance: Section 138-356  
Applied
- \* Corner: 10 ft. or greater for approved site plan or 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

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



<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on S. 8th Street and Galveston Ave.</li> <li>**Revise Note #5 on as noted above as needed prior to recording</li> <li>***Variance request to pay escrow amounts over a three-year term after execution of contractual agreement was approved at the City Commission meeting of October 11, 2021.</li> <li>**Subdivision Ordinance: Section 134-120</li> </ul>	Required
<ul style="list-style-type: none"> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	Applied
<b>BUFFERS</b>	
<ul style="list-style-type: none"> <li>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.</li> <li>**Landscaping Ordinance: Section 110-46</li> </ul>	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> </ul>	Applied
<ul style="list-style-type: none"> <li>*Perimeter buffers must be built at time of Subdivision Improvements.</li> </ul>	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along</li> <li>**Must comply with City Access Management Policy</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> </ul>	Applied
<ul style="list-style-type: none"> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> </ul>	NA
<ul style="list-style-type: none"> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Applied
<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>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	NA
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets _____</li> <li>**Subdivision Ordinance: Section 134-1</li> </ul>	Compliance
<ul style="list-style-type: none"> <li>* Minimum lot width and lot area _____</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing: R-2 Proposed: R-2</li> <li>***Zoning Ordinance: Article V</li> </ul>	Applied

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



* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	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. If 4 units are proposed x \$700 = \$2,800 due prior to recording. Fees will be revised accordingly if number of units change.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
<b>TRAFFIC</b>	
* As per Traffic Department, Trip Generation has been waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
<b>COMMENTS</b>	
Comments: *Must comply with City's Access Management Policy. **As needed, revise Galveston Ave. instead of street, prior to recording. ****Variance request to pay escrow amounts over a three-year term after execution of contractual agreement was approved at the City Commission meeting of October 11, 2021.	Required
<b>RECOMMENDATION</b>	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS AS NOTED.	Applied







SUB2022-0059



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>Frontera Forest Subdivision</u></p> <p>Location <u>At the South<sup>EAST</sup>west corner of Bicentennial Blvd &amp; Frontera Road.</u></p> <p>City Address or Block Number <u>1721 FRONTERA RD</u></p> <p>Number of lots <u>1</u> Gross acres <u>2.10</u> Net acres <u>1.836</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 _____ Proposed Land Use _____ Irrigation District # _____</p> <p>Residential Replat Yes <input 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"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u></p> <p>Parcel No. <u>E2300-00-001-0027-00</u> Tax Dept. Review <u>mg</u></p> <p>Legal Description <u>2.10 ACRES OF LAND OUT OF LOT 27, EBONY HEIGHTS CITRUS GROVES UNIT 1 HONGO County TX</u></p>
Owner	<p>Name <u>Robert H. Crane</u> Phone <u>956-467-8909</u></p> <p>Address <u>1729 Frontera Rd.</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u></p> <p>E-mail <u>RobertHCrane@aol.com</u></p>
Developer	<p>Name <u>Robert H. Crane</u> Phone <u>956-467-8909</u></p> <p>Address <u>1729 Frontera Rd.</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u></p> <p>Contact Person <u>Robert H. Crane</u></p> <p>E-mail <u>NicoCrane93@aol.com</u></p>
Engineer	<p>Name <u>Cruz-Hogan Consultants, Inc.</u> Phone <u>956-682-5022</u></p> <p>Address <u>605 E. Violet Ave., Ste. 1</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u></p> <p>Contact Person <u>Ronnie Cruz, P.E., CFM</u></p> <p>E-mail <u>ronnie@cruzhogan.net</u></p>
Surveyor	<p>Name <u>Robles &amp; Associates, PLLC</u> Phone <u>956-968-2422</u></p> <p>Address <u>107 W. Huisache</u></p> <p>City <u>Weslaco</u> State <u>Tx</u> Zip <u>78596</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
- ☐ 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.

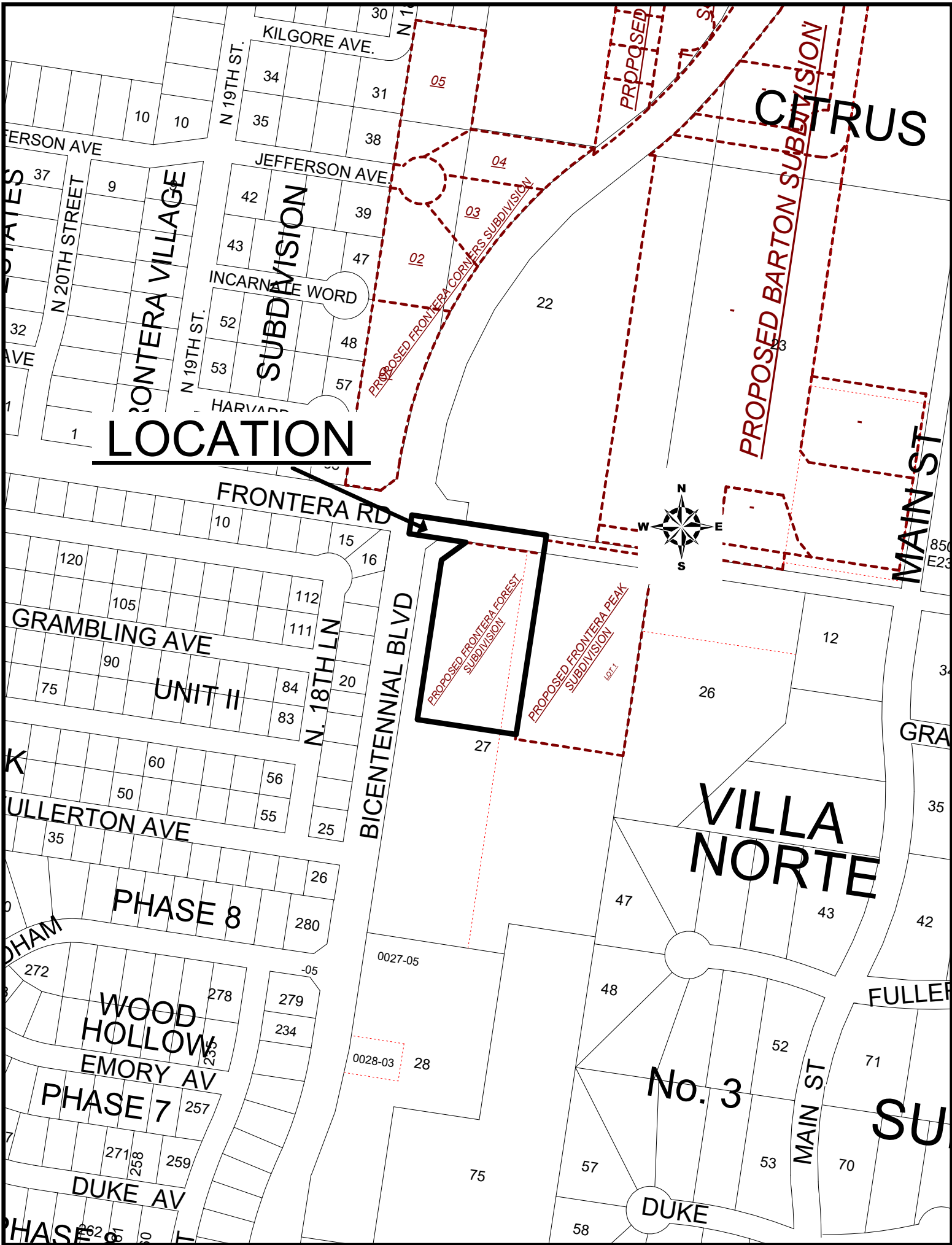
Signature Robert H. Crane Date 5-27-2022

Print Name Robert H. Crane

Owner ☐

Authorized Agent ☐





# LOCATION

CITRUS

FRONTIERA VILLAGE  
SUBDIVISION

PROPOSED BARTON SUBDIVISION

MAIN ST



PROPOSED FRONTIERA FOREST  
SUBDIVISION

PROPOSED FRONTIERA PEAK  
SUBDIVISION

VILLA NORTE

No. 3

DUKE

WOOD  
HOLLOW

PHASE 7

PHASE 8

SU

PHASE 6



STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **FRONTERA FOREST SUBDIVISION**, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

ROBERT H. CRANE  
1729 FRONTERA RD.  
MCALLEN, TEXAS 78504  
HIDALGO COUNTY

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED TARYN M. SANTOS PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

NOTARY PUBLIC,  
HIDALGO COUNTY, TEXAS

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

JAVIER VILLALOBOS  
MAYOR, CITY OF McALLEN

DATE

CITY CLERK

DATE

PLANNING AND 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 WHERE IN MY APPROVAL IS REQUIRED.

CHAIRMAN,  
PLANNING AND ZONING COMMISSION

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

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

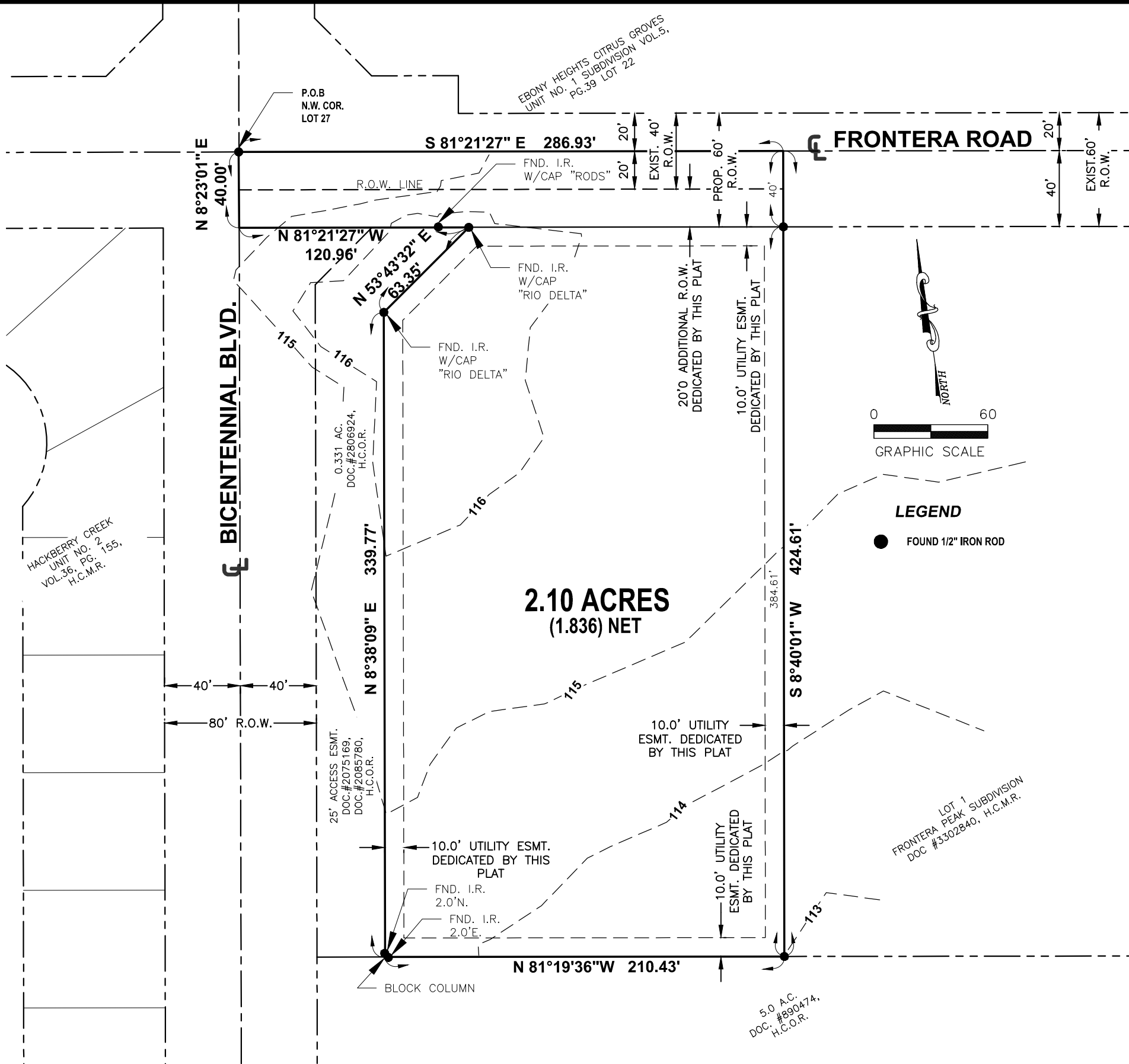
DOCUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ROBERT H. CRANE	1729 FRONTERA RD.	MCALLEN, TX. 78504	(956) _____	(956) _____
ENGINEER:	ROLANDO CRUZ, PE	605 E. VIOLET AVE. STE. 1	MCALLEN, TX. 78504	(956) 682-5022	(956) 682-5089
SURVEYOR:	REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 968-2422	(956) 969-2011

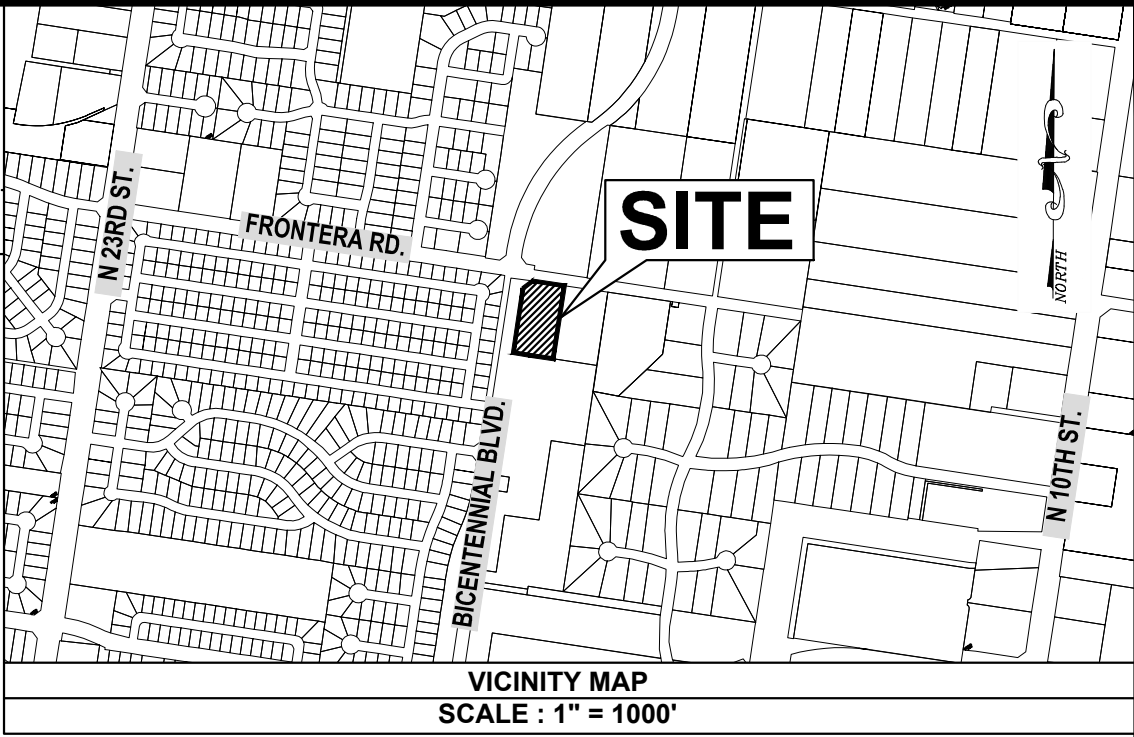


FRONTERA FOREST SUBDIVISION

A 2.10 ACRES OF LAND OUT OF LOT 27, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1 SUBDIVISION HIDALGO COUNTY, TEXAS  
AS PER MAP RECORDED IN VOL. 5, PG. 39, H.C.M.R.

GENERAL NOTES:

- 1.— FLOOD ZONE DESIGNATION: ZONE "X"  
COMMUNITY—PANEL NO. 480334 0325 D  
EFFECTIVE DATE: JUNE 06, 2000
- 2.— MINIMUM BUILDING SETBACKS  
FRONT SETBACK : 25' OR GREATER FOR EASEMENTS, OR IN LINE WITH THE AVERAGE SETBACK OF EXISTING STRUCTURES, WHICHEVER IS GREATER.  
REAR SETBACK : 10' OR GREATER FOR EASEMENTS.  
SIDE SETBACK : 10' OR GREATER FOR EASEMENTS.  
GARAGE SETBACK : 18' EXCEPT WHERE GREATER SETBACK REQUIRED.
- 3.— NO STRUCTURES SHOULD BE CONSTRUCTED ON ANY EASEMENTS.
- 4.— FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF THE LOT OR THE CENTERLINE OF FRONTERA ROAD. (WHICHEVER IS GREATER.)
- 5.— BENCHMARK:  
NEAREST CONCRETE MONUMENT BENCHMARK. MC 50-1 IS LOCATED AT THE WEST BOUND OF 10TH ST. THE MONUMENT IS 188 FT. SOUTH OF THE CL. OF FULLERTON AVE. AND 12.8 FT. WEST OF THE B/C OF 10TH ST. SOUTH OF THE MONUMENT THERE IS A CANAL WITH GUARD POSTS ON THE EAST SIDE OF CANAL.
- 6.— 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 7.— 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 8.— THIS SUBDIVISION IS REQUIRED TO DETAIN 3181 CU. FT. OR .07 AC-FT.
- 9.— AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 10.— LEGEND ● DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
- 11.— 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG FRONTERA ROAD.
- 12.— THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.



METES & BOUNDS

BEING 2.10 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF LOT 27, EBONY HEIGHTS CITRUS GROVES UNIT NO.1, AS PER MAP RECORDED IN VOLUME 5, PAGE 39 OF THE HIDALGO COUNTY MAP RECORDS AND SAID 2.10 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A POINT FOR THE NORTHWEST CORNER OF SAID LOT 27 FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°21'27" EAST, 286.93 FEET WITH THE NORTH LINE OF SAID LOT 27, THE SOUTH LINE OF LOT 22, AND THE CENTERLINE OF FRONTERA ROAD TO A POINT FOR THE NORTHWEST CORNER OF FRONTERA PEAK SUBDIVISION AS PER MAP RECORDED IN DOCUMENT #3302840 OF THE HIDALGO COUNTY MAP RECORDS AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 8°40'01" WEST, WITH THE WEST LINE OF SAID FRONTERA PEAK SUBDIVISION, PASS AT A DISTANCE OF 20.00 FEET THE SOUTH RIGHT-OF-WAY LINE OF SAID FRONTERA ROAD, PASS AT A DISTANCE OF 40.00 FEET A 1/2-INCH IRON ROD FOUND ONLINE FOR REFERENCE ON THE NORTHWEST CORNER OF LOT 1 OF SAID FRONTERA PEAK SUBDIVISION, AND CONTINUING FOR A TOTAL DISTANCE OF 424.61 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°19'36" WEST, WITH THE NORTH LINE OF A 5.0 ACRE TRACT DESCRIBED IN DOCUMENT #890474 OF THE HIDALGO COUNTY OFFICIAL RECORDS, PASS AT A DISTANCE OF 208.43 FEET A 1/2-INCH IRON ROD FOUND ONLINE FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 210.43 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A 0.331 OF ONE ACRE TRACT DESCRIBED IN DOCUMENT #2806924 OF THE HIDALGO COUNTY OFFICIAL RECORDS AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 8°38'09" EAST, 339.77 FEET WITH THE EAST LINE OF SAID 0.331 OF ONE ACRE TRACT TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA" FOUND FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 53°43'32"EAST, 63.35 FEET WITH THE EAST LINE OF SAID 0.331 OF ONE ACRE TRACT TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA" FOUND FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°21'27" WEST, WITH THE NORTH LINE OF SAID 0.331 OF ONE ACRE TRACT, PASS AT A DISTANCE OF 50.95 FEET THE NORTHWEST CORNER OF SAID 0.331 OF ONE ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BLVD., AND CONTINUING FOR A TOTAL DISTANCE OF 120.96 FEET TO A POINT ON THE CENTERLINE OF SAID BICENTENNIAL BLVD. AND THE WEST LINE OF SAID LOT 27 FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 8°23'01" EAST, 40.00 FEET WITH THE EAST LINE OF SAID LOT 27 AND THE CENTERLINE OF SAID BICENTENNIAL BLVD. TO THE POINT OF BEGINNING AND CONTAINING 2.10 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REYNALDO ROBLES  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
NO. 4032  
WESLACO, TEXAS 78599

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

ROLANDO CRUZ, P.E. CFM  
REGISTERED PROFESSIONAL ENGINEER  
NO. 55459  
McALLEN, TEXAS 78504

DATE

FRONTERA FOREST SUBDIVISION  
DATE OF PREPARATION: MAY 23, 2022



**CRUZ - HOGAN**  
Engineers | Planners  
McAllen | Harlingen | Weslaco  
TBPE FIRM REGISTRATION NO. F-4860





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 6/10/2022

### SUBDIVISION NAME: FRONTERA FOREST SUBDIVISION

#### REQUIREMENTS

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

N. Bicentennial Blvd.: 80 ft. ROW existing  
Paving: 52 ft. Curb & gutter: Both Sides  
\*\*\*Clarify ownership of 25 ft. Access Easement shown on west side prior to final. Provide copy of recorded documents referenced.  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

TBD

Frontera Road: 20 ft. dedication required for 40 ft. from centerline for 80 ft. total ROW.  
Paving: 52 ft. Curb & gutter: Both Sides  
\*\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Applied

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

Applied

\* 1,200 ft. Block Length  
\*\*Subdivision Ordinance: Section 134-118  
\* 900 ft. Block Length for R-3 Zone Districts  
\*\*Subdivision Ordinance: Section 134-118  
\* 600 ft. Maximum Cul-de-Sac  
\*\*Subdivision Ordinance: Section 134-105

NA

NA

NA

##### ALLEYS

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

NA

##### SETBACKS

\* Front: 45 ft. or greater for easements, or in line with the average setback of existing structures, whichever is greater.  
\*\*Please revise plat note #2 as shown above prior to final  
\*\*Zoning Ordinance: Section 138-356  
\* Rear: 10 ft. or greater for easements  
\*\*Zoning Ordinance: Section 138-356  
\* Sides: Proposing: 10 ft. or greater for easements  
\*\*Clarify interior side setback proposed prior to final  
\*\*Zoning Ordinance: Section 138-356

Non-compliance

Applied

TBD

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



<ul style="list-style-type: none"> <li>* Corner: 10 ft. or greater for easements</li> <li>***Please add plat note as shown above 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 revise plat note #2 as shown above prior to final.</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
<b>SIDEWALKS</b>	
<ul style="list-style-type: none"> <li>* 4 ft. wide minimum sidewalk required on Frontera Road</li> <li>**As per Engineering Department, sidewalk width requirement may increase to 5 ft.</li> <li>**If applicable, sidewalk requirement along N. Bicentennial Blvd. will be finalized once 25 ft. access easement on west side has been clarified</li> <li>**Please revise plat note #11 as shown above and once finalized prior to final.</li> <li>**Subdivision Ordinance: Section 134-120</li> <li>* Perimeter sidewalks must be built or money escrowed if not built at this time.</li> </ul>	TBD
	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>**If applicable, buffer requirement along N. Bicentennial Blvd. will be finalized once 25 ft. access easement on west side has been clarified</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>	TBD
	Applied
	Applied
<b>NOTES</b>	
<ul style="list-style-type: none"> <li>* No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd.</li> <li>**Please add plat note as shown above prior to final</li> <li>**Must comply with City Access Management Policy</li> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Non-compliance
	NA
	Applied
	NA
	NA
	NA

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



LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Please provide dimension for new front property line on the north prior to final **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Fee required is \$700 (1 X \$700)	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for one lot residential home.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Clarify ownership of 25 ft. Access Easement shown on west side prior to final. Provide copy of recorded documents referenced.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED.	Applied





LOCATION





Sub 2022-0060



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>HINAJOSA COMMERCIAL PLAZA</u></p> <p>Location <u>APPROX. 300FT. N. OF LA VISTA OFF W. SIDE OF 23<sup>RD</sup></u></p> <p>City Address or Block Number <u>2413 N. 23<sup>RD</sup> ST</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.38</u> Net acres <u>1.33</u></p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>OPEN</u> Proposed Land Use <u>RETAIL</u> Irrigation District # <u>1</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 Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0-MK</u></p> <p>Parcel No. <u>720851</u> Tax Dept. Review _____</p> <p>Legal Description <u>WHITEWING ADDITION UT NO. 1 BLK NO. 1</u> <u>A 1.38 AC TRACT</u></p>
Owner	<p>Name <u>ALEYDA ENTERPRISES LLC</u> Phone <u>956-867-4730</u></p> <p>Address <u>4021 PALMETTO PALM DR</u></p> <p>City <u>PALMHURST</u> State <u>TX</u> Zip <u>78573</u></p> <p>E-mail <u>ALEYDAQH77@HOTMAIL.COM</u></p>
Developer	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address <u>ALEYDA HINAJOSA</u></p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>SALINAS ENGINEERING</u> <u>DAVID OMAR SALINAS</u> Phone <u>956-682-9081</u></p> <p>Address <u>2221 DAFFODIL AVE</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>DAVID SALINAS</u></p> <p>E-mail <u>DSALINAS@SALINASENGINEERING.COM</u></p>
Surveyor	<p>Name <u>SAME AS ENGINEER</u> Phone _____</p> <p>Address <u>DAVID SALINAS</u></p> <p>City _____ State _____ Zip _____</p>

**ENTERED**  
MAR 27 2022  
Cm



## 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 6/26/22

Print Name David D Oubre Salinas

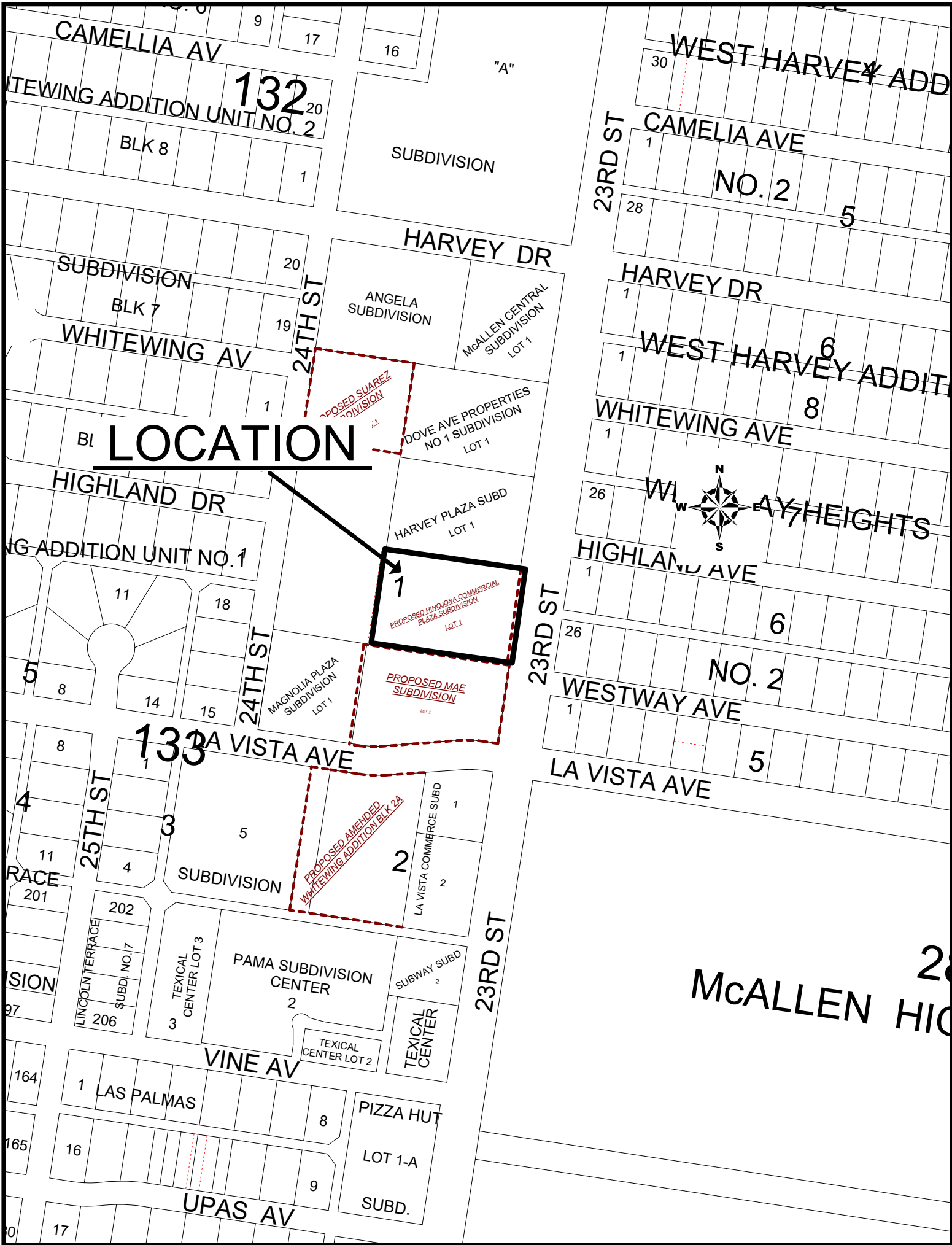
Owner ☐

Authorized Agent ☒

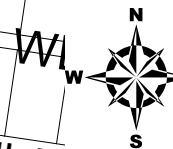
10/19

L.G.





**LOCATION**



PROPOSED SUAREZ  
SUBDIVISION

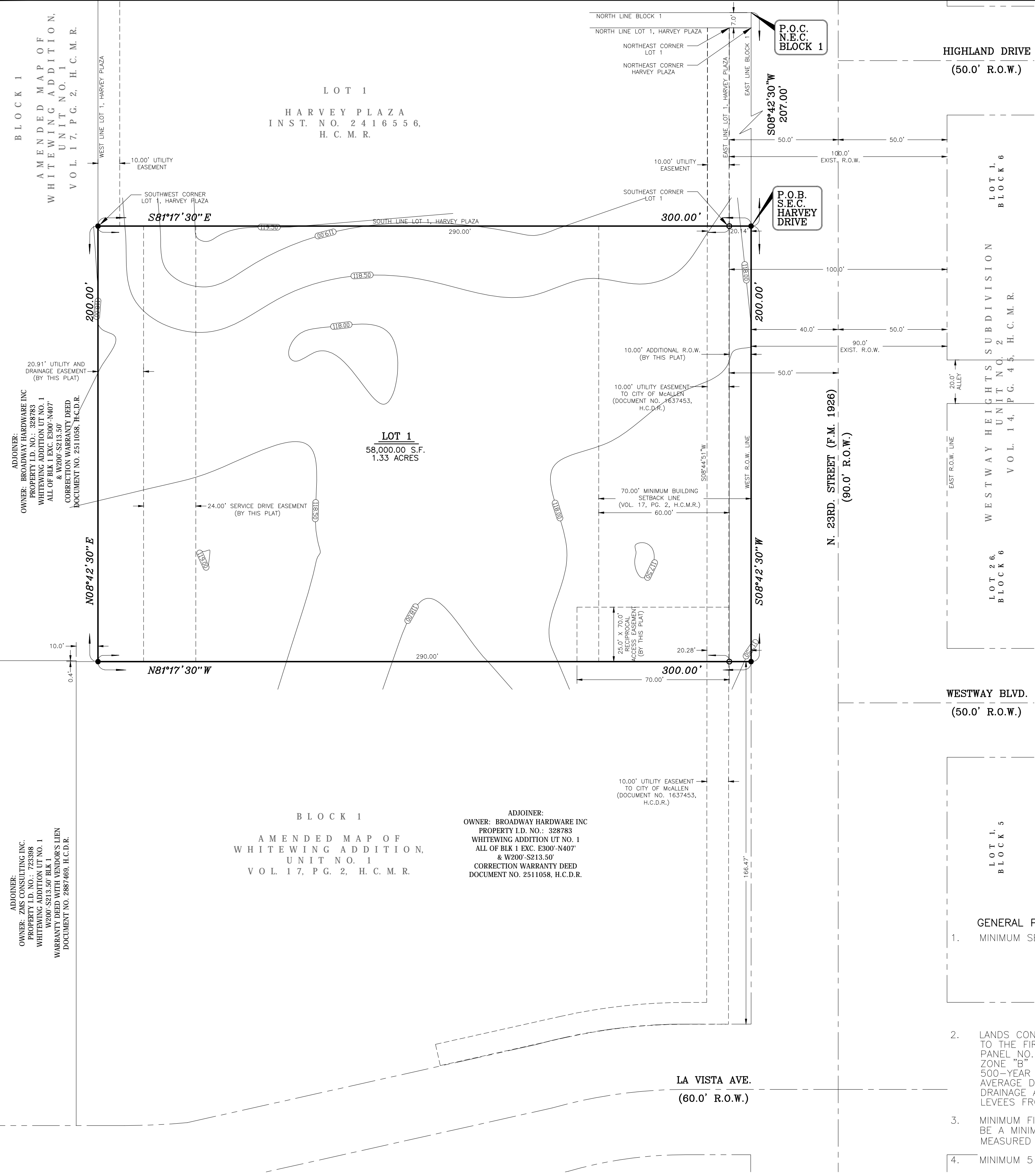
PROPOSED HINOJOSA COMMERCIAL  
PLAZA SUBDIVISION  
LOT 1

PROPOSED MAE  
SUBDIVISION

PROPOSED AMENDED  
WHITEWING ADDITION BLK 2A

McALLEN HIGH





STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HINOJOSA COMMERCIAL PLAZA SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: ALEYDA ENTERPRISES, LLC., A TEXAS LIMITED LIABILITY COMPANY  
ALEYDA HINOJOSA, OWNER  
4021 PALMETTO PALM DR.  
PALMHURST, TEXAS 78573

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2019.

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

STATE OF TEXAS  
CITY OF McALLEN

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

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

STATE OF TEXAS  
CITY OF McALLEN

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

\_\_\_\_\_  
CHAIRMAN,  
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

DATE

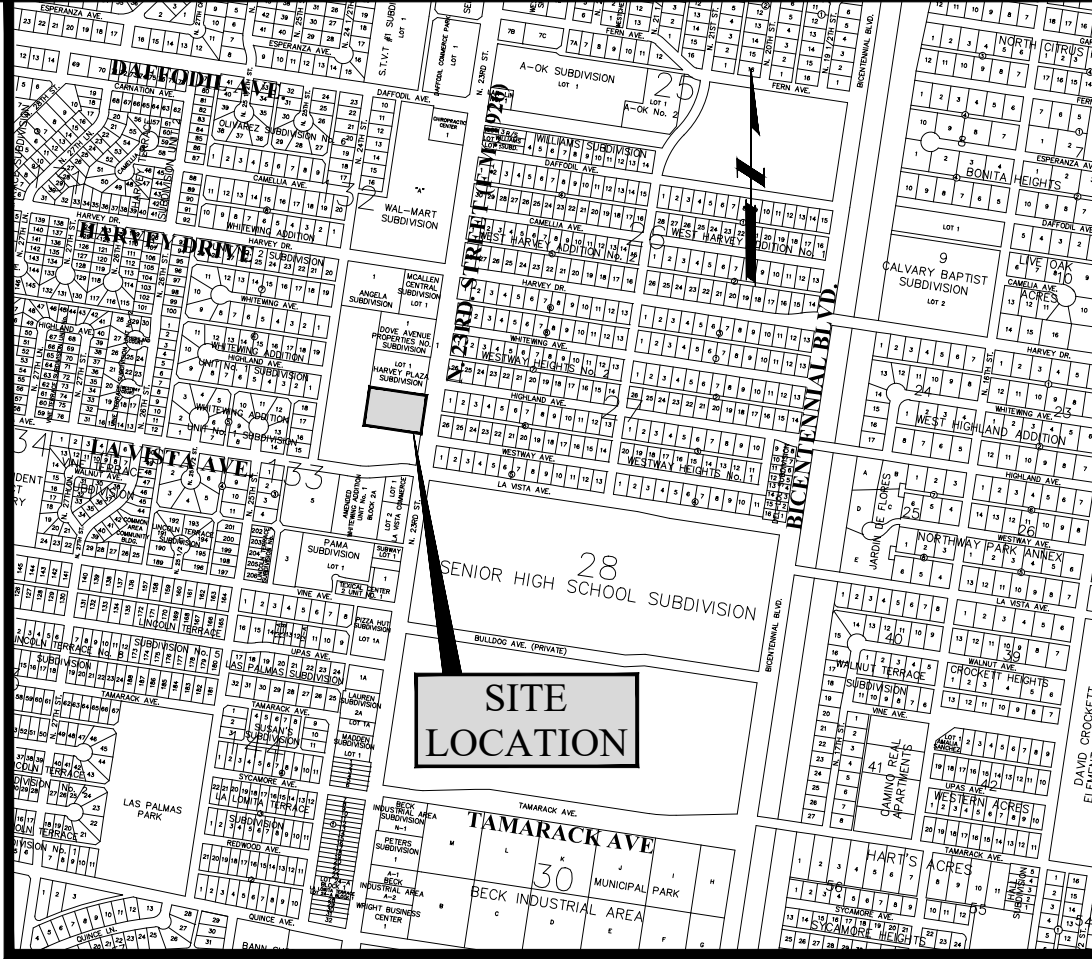
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



LOCATION MAP

SCALE : 1" = 1000'

### METE AND SOUND DESCRIPTION

BEING A 1.33 ACRE TRACT OF LAND, MORE OR LESS, LOCATED IMMEDIATELY SOUTH OF AND ADJACENT TO THOSE LANDS PLATTED AS MARKET PLAZA AN ADDITION TO THE CITY OF McALLEN, AS PER THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. \_\_\_\_\_ MAP RECORDS OF HIDALGO COUNTY, TEXAS; AND BEING A PART OF LOT 1, AMENDED MAP OF WHITEWING ADDITION, UNIT NO. 1, AN ADDITION TO THE CITY OF McALLEN, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.33 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTH-EAST CORNER OF SAID LOT 1; THENCE AS FOLLOWS:

SOUTH \_\_\_\_\_ DEGREES \_\_\_\_\_ MINUTES 30 SECONDS WEST; COINCIDENT WITH THE EAST LINE OF SAID LOT 1; A DISTANCE OF \_\_\_\_\_ FEET; PASS THE NORTH-EAST CORNER OF SAID MARKET PLAZA; CONTINUING COINCIDENT WITH THE EAST LINE OF SAID MARKET PLAZA; A DISTANCE OF \_\_\_\_\_ FEET; IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID MARKET PLAZA FOR THE NORTH-EAST CORNER AND POINT OF BEGINNING OF THIS DESCRIBED TRACT;

THENCE SOUTH \_\_\_\_\_ DEGREES \_\_\_\_\_ MINUTES 30 SECONDS WEST; A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTH-EAST CORNER OF THIS DESCRIBED TRACT;

THENCE NORTH \_\_\_\_\_ DEGREES \_\_\_\_\_ MINUTES 30 SECONDS WEST; ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID MARKET PLAZA; A DISTANCE OF 300.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTH-WEST CORNER OF THIS DESCRIBED TRACT;

THENCE NORTH \_\_\_\_\_ DEGREES \_\_\_\_\_ MINUTES 30 SECONDS EAST; A DISTANCE OF 200.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTH-WEST CORNER OF SAID MARKET PLAZA FOR THE NORTH-WEST CORNER OF THIS DESCRIBED TRACT;

THENCE SOUTH \_\_\_\_\_ DEGREES \_\_\_\_\_ MINUTES 30 SECONDS EAST; COINCIDENT WITH THE SOUTH LINE OF SAID MARKET PLAZA; A DISTANCE OF 300.0 FEET TO THE PLACE OF BEGINNING CONTAINING 1.33 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING MARKET PLAZA, McALLEN, C.T.  
NORTH DIRECTION PLATS MARKET PLAZA, S. \_\_\_\_\_, \_\_\_\_\_

### HINOJOSA COMMERCIAL PLAZA SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.  
DATE OF PREPARATION: OCTOBER 07, 2019  
JOB NUMBER: SP-18-23829  
OWNER: ALEYDA ENTERPRISES, LLC.,  
A TEXAS LIMITED LIABILITY COMPANY  
ALEYDA HINOJOSA, OWNER  
4021 PALMETTO PALM DR.  
PALMHURST, TEXAS 78573

SEA  
SALINAS ENGINEERING & ASSOC.  
(P. 6675) (TBPLS-10065700)  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL, McALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)  
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

#### PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ALEYDA ENTERPRISES, LLC. A TEXAS LIMITED LIABILITY CO. ALEYDA HINOJOSA, OWNER	4021 PALMETTO PALM DR.	PALMHURST, TEXAS 78573	(956) 867-4730	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

#### GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT: 70.0 FT. OR GREATER FOR EASEMENTS.  
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0005 C. ZONE "B" 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 FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THIS LOT ALONG KINGDOM AVE.
- MINIMUM 5 FT. WIDE SIDEWALK IS REQUIRED ON N. 23RD. STREET (F.M. 1926).
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 12,210.0 CUBIC FEET, OR, 0.28 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 65, LOCATED AT THE NORTHWEST CORNER OF THE N. 23RD. STREET AND MILE 2 NORTH ROAD (DAFFODIL AVE.) INTERSECTION. IT IS 103 FEET WEST FROM THE CENTER LINE OF N. 23RD. STREET AND 8 FEET NORTH THE BACK OF CURB OF MILE 2 NORTH ROAD (DAFFODIL AVE.). ELEV. = 120.15.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 6/17/2022

### SUBDIVISION NAME: HINOJOSA COMMERCIAL PLAZA

#### REQUIREMENTS

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

N. 23rd Street: 10 ft. ROW dedication for 50 ft. from centerline for 100 ft. ROW  
Paving: by the state Curb & gutter: by the state

\*\*\*Label centerline on plat prior to final

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

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

\*\*Subdivision Ordinance: Section 134-105

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

\*\*COM Thoroughfare Plan

Applied

\* 1,200 ft. Block Length

\*\*Subdivision Ordinance: Section 134-118

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

\*\*Subdivision Ordinance: Section 134-118

\* 600 ft. Maximum Cul-de-Sac

\*\*Subdivision Ordinance: Section 134-105

NA

NA

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.

\*\*Please include "private" to the 24 ft. service drive easement reference: "24 ft. private service drive easement" prior to final.

\*\*Provide access agreement/connection with the property to the north and south document and note on plat prior to final.

\*Alley/service drive easement required for commercial properties

\*\*Subdivision Ordinance: Section 134-106

Non-compliance

##### SETBACKS

\* Front: Proposing: 70 ft. or greater for approved site plan or easements

\*\*\*Subdivision references a 70 ft. setback per document recorded in Vol. 17, Page 2.

\*\*Plat shows the setback from the existing property line and not the new one after accounting for the ROW dedication.

\*\*\*Proposing a 60 ft. setback from the new property line or greater for approved site plan or easements. Please clarify plat note proposed.

\*\*Plat note will need to be finalized prior to final.

\*\*Zoning Ordinance: Section 138-356

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

\*\*Zoning Ordinance: Section 138-356

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

\*\*Zoning Ordinance: Section 138-356

TBD

Applied

Applied

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



* Corner	NA
**Zoning Ordinance: Section 138-356	
* Garage	NA
**Zoning Ordinance: Section 138-356	
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
<b>SIDEWALKS</b>	
* 5 ft. wide minimum sidewalk required on N. 23rd Street (F.M. 1926)	Applied
***5 ft. sidewalk required as per Engineering Department.	
**Subdivision Ordinance: Section 134-120	
* 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.	Applied
**Landscaping Ordinance: Section 110-46	
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
**Landscaping Ordinance: Section 110-46	
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
<b>NOTES</b>	
* No curb cut, access, or lot frontage permitted along	Applied
****Per Traffic Department, access spacing for 23rd Street is 360 feet and one shared access between corner lot and subdivision is preferred. If spacing can't be met, please submit a variance request.	
***Subdivision plat submitted provides for a 25 ft. by 70 ft. reciprocal access easement at the southeast corner and is to be shared with the property to the south when it develops.	
**Must comply with City Access Management Policy	
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	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
**Section 110-72 applies if private subdivision is proposed.	
**Landscaping Ordinance: Section 110-72	
**Subdivision Ordinance: Section 134-168	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
**Section 110-72 applies if private subdivision is proposed.	
**Landscaping Ordinance: Section 110-72	
**Subdivision Ordinance: Section 134-168	

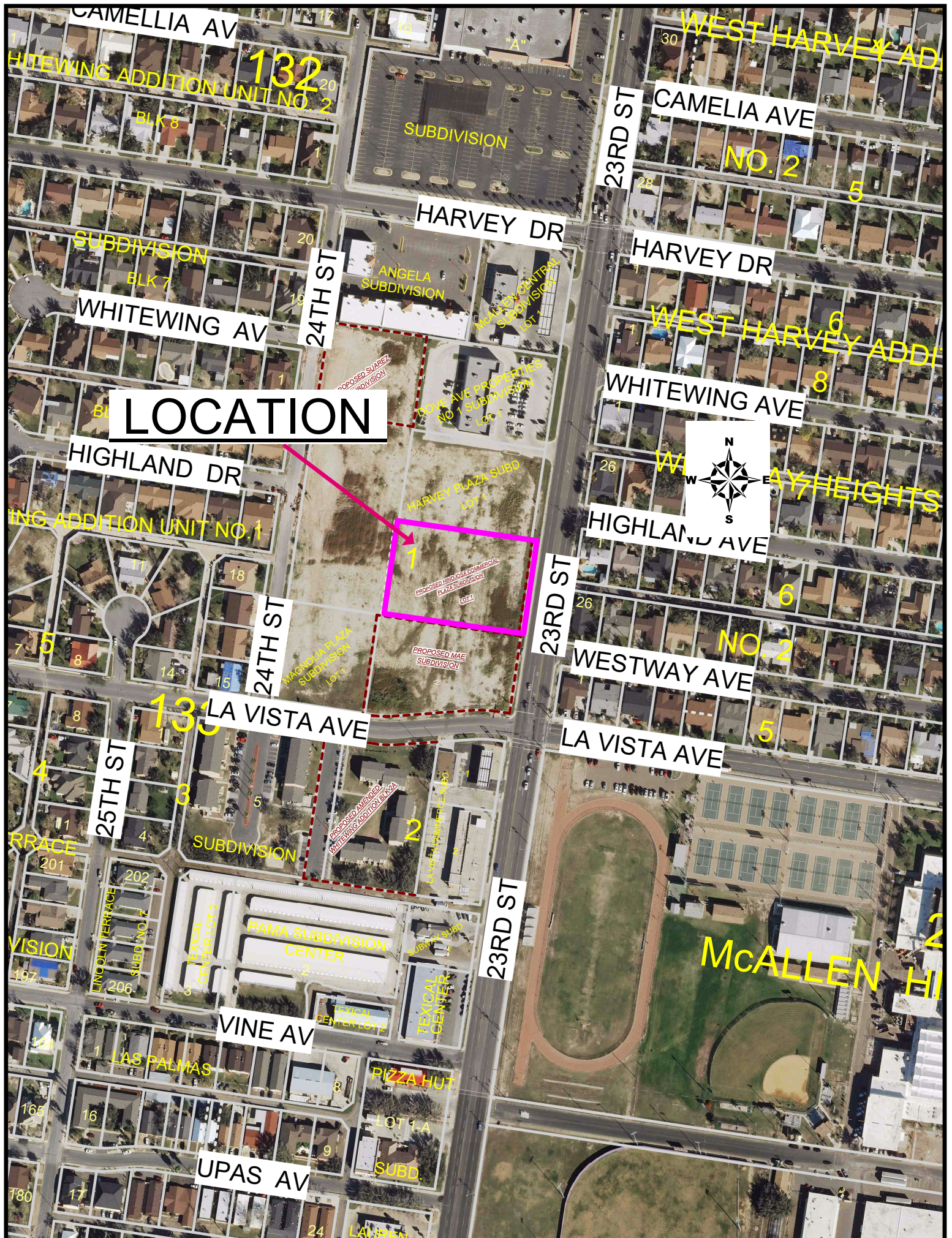
**These comments are for subdivision requirements only – additional requirements may apply at time of site plan review**



LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Complete
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. ***Must comply with Fire Department requirements regarding continued access with the property to the north, and secondary access as it relates to N. 23rd Street ***Submit site plan for review of the access from N. 23rd Street	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

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





LOCATION







# City of McAllen

## Planning Department

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

### SUBDIVISION PLAT REVIEW APPLICATION

Subarea- 001

Project Information	Subdivision Name <u>Replat of Lot 2 Bann Subdivision</u>	
	Location <u>Quince Ave &amp; 24 1/2 Street</u>	
	City Address or Block Number <u>2401 QUINCE AVE</u>	
	Number of Lots <u>4</u> Gross Acres <u>2.156</u> Net Acres <u>2.152</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R-3A</u> Proposed Zoning _____ Rezoning Applied for <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multifamily</u> Irrigation District # _____	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <input checked="" type="checkbox"/> _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>-0-</u> <u>100</u>	
	Parcel # <u>121453</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>Lot 2, Bann Subdivision</u>		
Owner	Name <u>Gabriel Kamel Nachito Enterprises, LLC</u> Phone <u>956-342-1391</u>	
	Address <u>5608 N 6th St</u> E-mail <u>gabriel@kamelinvestments.com</u>	
	City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u>	
Developer	Name <u>Gabriel Kamel</u> Phone <u>956-342-1391</u>	
	Address <u>5608 N 6th St</u> E-mail <u>gabriel@kamelinvestments.com</u>	
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>	
	Contact Person <u>Gabriel Kamel</u>	
Engineer	Name <u>South Texas Infrastructure Group</u> Phone <u>956-424-3335</u>	
	Address <u>900 S. Stewart Rd Ste 13</u> E-mail <u>victor@southtexasig.com</u>	
	City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u>	
	Contact Person <u>Victor Trevino</u>	
Surveyor	Name <u>ROW Surveying</u> Phone <u>956-424-3335</u>	
	Address <u>900 S. Stewart Rd Ste 13</u> E-mail <u>jgalvan@rowsurveying.com</u>	
	City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u>	

ENTERED

MAY 27 2022

B155700000000200

Initial: AK



## Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

### In Person Submittal Requirements

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

### Email Submittal Requirements

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

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

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

**\*ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON\***

### **PLAT TO SHOW:**

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

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

Owners Signature

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

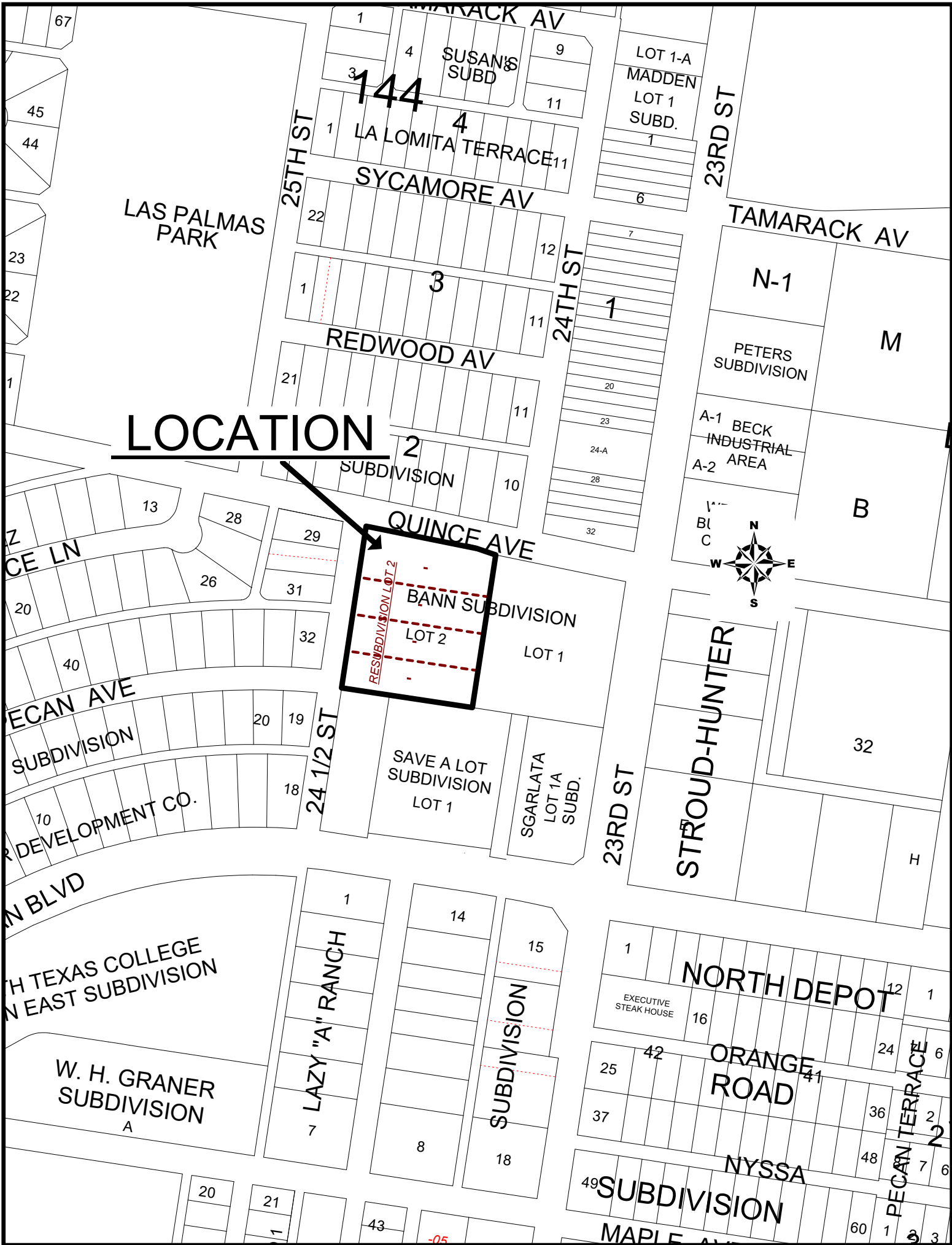
Signature  Date 5-27-22

Print Name Gabriel Kamel (Manager)

Owner  Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application





**LOCATION**

144

SYCAMORE AV

REDWOOD AV

QUINCE AVE

BANN SUBDIVISION

LOT 2

RESUBDIVISION LOT 2

SAVE A LOT SUBDIVISION LOT 1

LAZY "A" RANCH

W. H. GRANER SUBDIVISION A

NORTH DEPOT

ORANGE ROAD

NYSSA SUBDIVISION

STROUD-HUNTER

TAMARACK AV

N-1

PETERS SUBDIVISION

A-1 BECK INDUSTRIAL AREA A-2

B

32

PECAN TERRACE

NYSSA

MAPLE AVE





STATE OF TEXAS  
COUNTY OF HIDALGO

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

GABRIEL KAMEL  
5608 N. 5TH ST  
MCALLEN TX 78504

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GABRIEL KAMEL KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER,  
TEXAS LIC. NO. 128195

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JUAN E. GALVAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

JUAN E. GALVAN, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 4011

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 46.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

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

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

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

SECRETARY

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS HERBY CERTIFY THAT VIDA SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE: \_\_\_\_\_

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE VIDA SUBDIVISION LOCATED AT 5 MILE ROAD, HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHERILYN DAHLBERG  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

DATE

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

MAYOR CITY OF MCALLEN

DATE

QUINCE AVENUE  
(R.O.W. VARIES)

S 71°27'03" E  
40.31'

24 1/2 STREET  
(50' R.O.W.)  
N 08°34'17" E 344.55'

S 08°34'17" W 325.61'

N 81°25'43" W 278.51'

LA LOMITA TERRACE  
BLOCK 2  
(VOL. 15, PAGE 5, M.R.H.C.T.)

LOT 8  
CRUZ ZAPATA AND  
WIFE, PAULA M.  
ZAPATA  
VOL. 1092, PAGE 453  
D.R.H.C.T.

RIO BANK  
DOC. NO. 2773683  
O.R.H.C.T.

LOT 1 BANN SUBDIVISION  
VOL. 24, PG. 76-B  
M.R.H.C.T.

RIO BANK  
DOC. NO. 2773683  
O.R.H.C.T.

MONTALVO ODILIA  
DOC. NO. 251100  
IVARES UT NO.1 LOT 29 & N1/2 LOT 30

CASTILLO AMELIA YOLANDA  
DOC. NO.251101  
IVARES UT NO.1 LOT 31 & N1/2 LOT 30

SEGOWIA YOLANDA & LORI  
CHAVEZ  
DOC. NO.251102  
OLIVARES UT NO.1 LOT 32

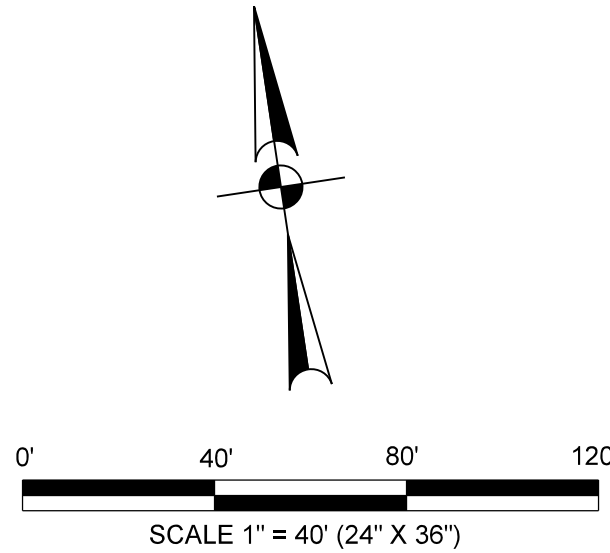
FRONTIER DEVELOPMENT CO.  
SUBDIVISION  
VOL. 17, PG. 10  
M.R.H.C.T.

ARCE ANICETO R & MARIA  
I  
DOC. NO.176460

V.C. STUTZ III  
VOL. 1313, PG. 400  
D.R.H.C.T.  
LOT 1 BLOCK 2

FELIX CHAVEZ JR LOT 1  
DOC. NO. 2765199

SAVE A LOT SUBDIVISION  
VOL. 53, PG. 117  
M.R.H.C.T.



#### LEGEND:

SET # 5/8" IRON ROD  
WITH PLASTIC CAP STAMPED  
"ROWSS PROP. COR."



FOUND IRON ROD  
WITH PLASTIC CAP STAMPED  
"ROWSS PROP. COR." UNLESS  
OTHERWISE NOTED



OFFICIAL RECORDS  
HIDALGO COUNTY TEXAS

O.R.H.C.T.

MAP RECORDS  
HIDALGO COUNTY TEXAS

M.R.H.C.T.

DEED RECORDS  
HIDALGO COUNTY TEXAS

D.R.H.C.T.

RIGHT-OF-WAY

R.O.W.

HIDALGO COUNTY  
DRAINAGE DISTRICT

H.C.D.D.



#### GENERAL NOTES:

- FLOOD ZONE STATEMENT:  
ZONE "F"  
AREAS BETWEEN LIMITS 100-YEAR FLOOD AND 500-YEAR FLOOD.  
COMMUNITY PANEL NO. 4803-13-000-C, REVISED NOVEMBER 2, 1982
- SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE D:  
FRONT: 20 FEET EXCEPT 15 FEET FOR UNENCLOSED CARPORT ONLY, OR GREATER FOR EASEMENTS  
REAR: 10 FEET OR EASEMENT, WHICHEVER IS GREATER  
INTERIOR SIDES: 6 FEET OR EASEMENT, WHICHEVER IS GREATER  
CORNER: 15 FEET OR EASEMENT, WHICHEVER IS GREATER  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED
- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- CITY OF MCALLEN BENCHMARK: "MC 54" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLOUCEL LUNY OFFICE, PIEDRO ON OCTOBER 21, 1999, BEING LOCATED AT THE GARZA PARK ON MILE A ROAD, 30" ALUMINUM PIPE WITH A 5/16" BRASS MONUMENT CAP ON TOP AT ELEVATION = 117.01 FEET (NAVD83).
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT. AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 7.485 CFT OR 0.172 ACRE-FT OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.2 FOR STORM SEWER IMPROVEMENTS).
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG AUBURN AVENUE (5 MILE LINE-FM 676).
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON NORTH SHARY ROAD (FM 494) AND AUBURN AVENUE (5 MILE LINE - FM 676) AND 4 FT. MINIMUM WIDE SIDEWALK ALONG BOTH SIDES OF ALL INTERIOR STREETS.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONES/USES.
- DETENTION SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNERS ASSOCIATION, VIDA HOMEOWNERS ASSOCIATION UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSONS, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE SELECTED IN DETENTION BASINS, WHICH SHALL BE USED EXCLUSIVELY AS A RETENTION AREA AFTER TRANSFER OF TITLE TO THE VIDA HOMEOWNERS ASSOCIATION THE SUBDIVISION LOT OWNER PRO DATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE RENUNCIANCE HOMEOWNERS ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS, AS THE SAME MAY BE AMENDED, THE SPECIFIC AND EXCLUSIVE USE OF RETENTION BASINS, BLOCK 1, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVENUE (5 MILE LINE-FM 676).
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.



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

ON: \_\_\_\_\_ AT: \_\_\_\_\_ AMPM  
INSTRUMENT NUMBER  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

#### REPLAT OF LOT 2 BANN SUBDIVISION LOT LAYOUT

BEING ALL OF LOT 2, BANN SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 24, PAGE 76B, MAP RECORDS, HIDALGO COUNTY, TEXAS.



SOUTH TEXAS INFRASTRUCTURE GROUP  
800 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH: (856) 424-3333  
FAX: (856) 424-3132  
TBPE REG. # 1500

#### PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	GABRIEL KAMEL	5608 N. 5TH ST.	MCALLEN, TEXAS 78504	(956) 342-1391	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

PAGE

1

OF 3





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 6/17/2022

### SUBDIVISION NAME: REPLAT OF LOT 2 BANN SUBDIVISION

#### REQUIREMENTS

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

Quince Avenue: Dedication as needed for 30 ft.-32.5 ft. from centerline for 60 ft.- 65 ft. total ROW as dedication varies.  
 Paving : \_Approximately existing 35 ft.- 45 ft.\_ Curb & gutter \_Both Sides\_\_\_\_  
 \*Include document numbers on plat and provide any documents as applicable regarding how existing ROW was dedicated.  
 \*\*Show ROW dedication along Quince Avenue, as it varies.  
 \*\*\*Label centerline.  
 \*\*\*\*Label ROW dedications, from centerline, existing, total, etc.  
 \*\*\*\*Finalize ROW requirements prior to final.  
 \*\*\*\*\*Subdivision Ordinance: Section 134-105  
 \*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
 \*\*\*\*\*COM Thoroughfare Plan

Non-compliance

N. 24th 1/2 Street: 10 ft. dedication for 60 ft. total ROW.  
 Paving \_40 ft. . \_ Curb & gutter \_Both Sides\_\_\_\_  
 \*Include document numbers on plat and provide any documents as applicable regarding how existing ROW was dedicated.  
 \*\*Label centerline and revise street name as shown; N.24th 1/2 Street.  
 \*\*\*Label ROW dedications, from centerline, existing, total, etc.  
 \*\*\*\*Finalize ROW requirements prior to final.  
 \*\*\*\*\*Subdivision Ordinance: Section 134-105  
 \*\*\*\*\*Monies must be escrowed if improvements are required prior to final  
 \*\*\*\*\*COM Thoroughfare Plan

Non-compliance

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

Applied

\* 1,200 ft. Block Length  
 \*\*Subdivision Ordinance: Section 134-118  
 \* 900 ft. Block Length for R-3 Zone Districts  
 \*\*Subdivision Ordinance: Section 134-118  
 \* 600 ft. Maximum Cul-de-Sac  
 \*\*Subdivision Ordinance: Section 134-105

NA

Compliance

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
 \*Alley/service drive easement required for commercial and multi-family properties.  
 \*\*Public Works service drive required to provide waste collection service for the R-3A lots.  
 \*\*\*Alley/ service drive easement must comply with Fire Department requirements.  
 \*\*\*\*Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final.  
 \*\*\*\*Finalize alley/service drive requirements prior to final.  
 \*\*\*Subdivision Ordinance: Section 134-106

Non-compliance

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



SETBACKS	
<p>* Front: 20 ft. or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.  **Revise plat note as shown above, finalize prior to final. Please submit a variance setback request application if proposing a setback for carports.  ***Proposing: 20 ft. except 15 ft. for unenclosed carport only; or greater for easements.  ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.  **Revise plat note as shown above, finalize prior to final.  ***Proposing: 10 ft. or easement, whichever is greater  ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies.  **Revise plat note as shown above, finalize prior to final  ***Proposing: 6 ft. or easement, whichever is greater;  ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies.  **Revise plat note as shown above, finalize prior to final.  ***Proposing 10 ft. or easement whichever is greater;  ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where a greater setback is required, greater setback applies  **Proposing 18ft. except where greater setback is required; Revise plat note as shown above, finalize prior to final.  *Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along Quince Avenue and N.24th 1/2 Street.  **Revise plat note as shown above, finalize prior to final.  ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements.  ***Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.  **Revise plat note as shown above, finalize prior to final.  ***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  **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Non-compliance
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along.  **Must comply with City Access Management Policy</p>	TBD

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



<ul style="list-style-type: none"> <li>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</li> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	Applied
	NA
	Required
	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing :R-3A (Apartment Residential) District Proposed: R-3A (Apartment Residential) District</li> <li>***Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>**At the City Commission meeting of April 25th,2022, the rezoning request was approved to R-3A District.</li> <li>***Zoning Ordinance: Article V</li> </ul>	Compliance
	Completed
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park fees apply at a rate of \$700 per dwelling unit. In this case Park fees amount to \$22,400 (\$700 X 32 dwelling units) and payable prior to plat recording. Park fees will be adjusted accordingly if proposed number of lots/dwelling unit changes.</li> <li>* Pending review by the City Manager's Office.</li> </ul>	NA
	Required
	NA
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation waived for 4 multi-family lots.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> <li>**As per Traffic Department, Trip Generation waived for 4 multi-family lots.</li> </ul>	Applied
	NA

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



COMMENTS	
<p>Comments:</p> <p>*Must comply with City's Access Management Policy.</p> <p>**Revise name as follows: Bann, Lots 2A,2B,2C and 2D Subdivision. Please update all necessary documents prior to final.</p> <p>***Need to submit a vacate and replat as plat restrictions are being changed, prior to final.</p> <p>****Please verify surrounding legal descriptions to ensure description matches recorded documents.</p>	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied







Sub2022-0062



City of McAllen  
Planning Department

APPLICATION FOR  
SUBDIVISION PLAT REVIEW

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

<b>Project Description</b>	Subdivision Name <u>ANDARA APARTMENTS AT WARE SUBDIVISION</u> Location <u>East side of Ware Rd., approx. 700 feet North of Mile 5 (Auburn Ave.)</u> City Address or Block Number <u>8200 N. Ware Rd.</u> Number of lots <u>27</u> Gross acres <u>10</u> Net acres <u>9.20</u> Existing Zoning <u>A-O</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi-Family</u> Irrigation District # <u>2</u> Residential Replat Yes <input 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 <u>\$898.61</u> <i>Est. only</i> Parcel No. <u>210551</u> Tax Dept. Review <u>McAllen</u> Legal Description <u>The South 10 acres of the North 15 acres of Lot 52, La Lomita Irrigation &amp; Construction Company's Subdivision</u>
<b>Owner</b>	Name <u>Gloria B. Brady, individually; and as Independent Executrix of the Estate of H.J. Brady aka Harold Judson Brady, deceased and as Testamentary Trustee of "The Gloria B. Brady Marital Trust", UTW of H.J. Brady aka Harold Judson Brady, deceased.</u> Phone <u>956-997-7777</u> Address <u>PO BOX 663</u> City <u>Hidalgo</u> State <u>Texas</u> Zip <u>78557</u> E-mail <u>bradco3320@aol.com</u>
<b>Developer</b>	Name <u>Caltia Construction, LLC</u> Phone <u>956-5227918</u> Address <u>PO BOX 3616</u> City <u>Mission</u> State <u>TX</u> Zip <u>78573</u> Contact Person <u>Raul Perez</u> E-mail <u>caltia@me.com</u>
<b>Engineer</b>	Name <u>Barrera Infrastructure Group</u> Phone <u>956-687-3355</u> Address <u>3525 W. Freddy Gonzalez Ave., Suite B2</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u> Contact Person <u>Rene Barrera, PE</u> E-mail <u>rene@big-engineering.com</u>
<b>Surveyor</b>	Name <u>Manuel Carrizales, RPLS</u> Phone <u>956-567-2167</u> Address <u>4807 Gondola Ave.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78542</u>

ENTERED

JUN 08 2022

Initial: AM

L.G.



## 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.

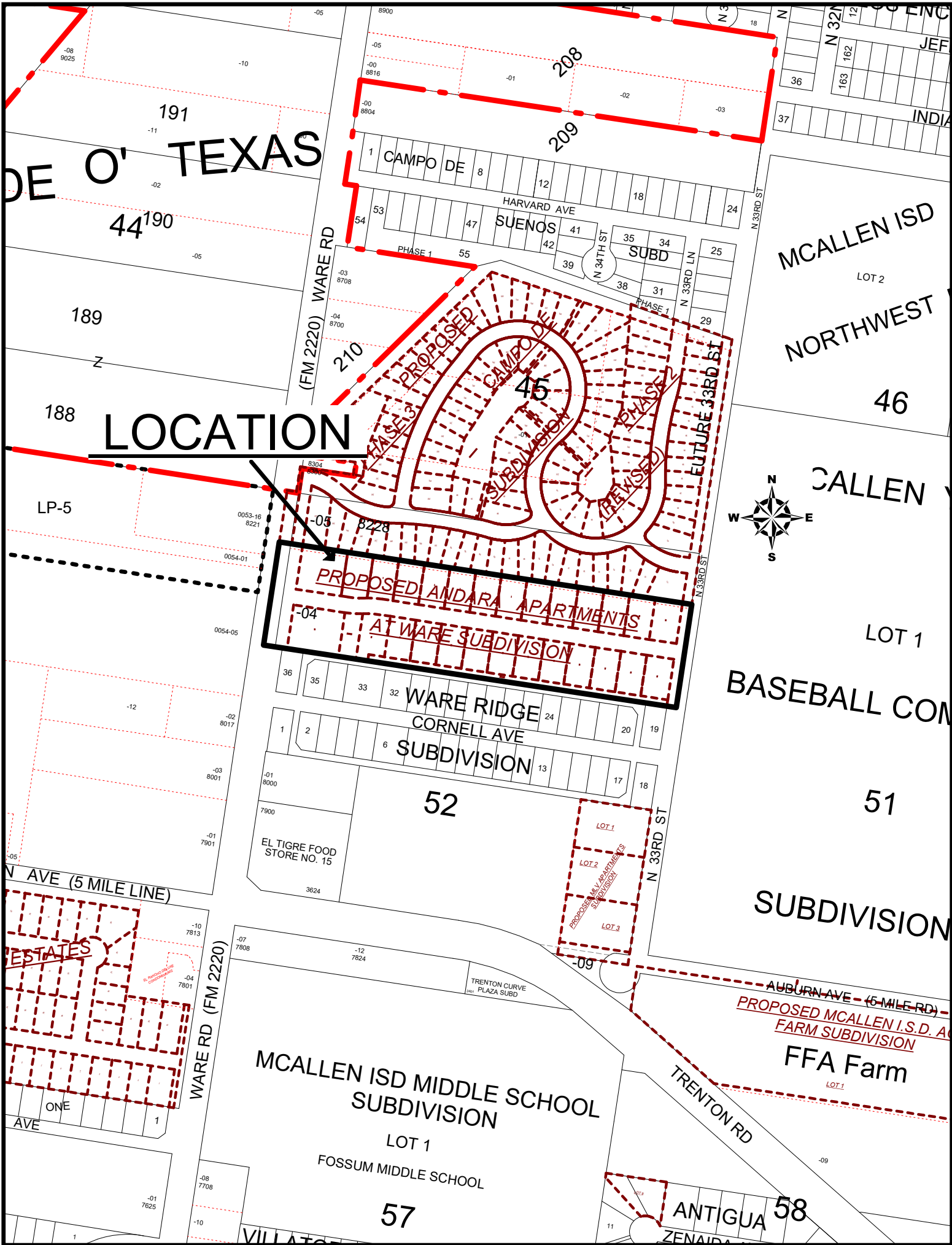
Signature \_\_\_\_\_ Date Jun/15/2022

Print Name RAUL PEREZ

Owner ☐

Authorized Agent ☒





DE O' TEXAS

LOCATION

MCALLEN ISD  
NORTHWEST

CALLEN  
LOT 1  
BASEBALL COM

SUBDIVISION

AUBURN AVE - (5 MILE RD)  
PROPOSED MCALLEN I.S.D. A  
FARM SUBDIVISION  
FFA Farm

MCALLEN ISD MIDDLE SCHOOL  
SUBDIVISION  
LOT 1  
FOSSUM MIDDLE SCHOOL

ANTIGUA  
ZENAI

1 CAMPO DE  
HARVARD AVE  
SUEÑOS  
SUBD

PROPOSED ANDARA APARTMENTS  
AT WARE SUBDIVISION

WARE RD (FM 2220)  
ONE  
AVE

ESTATES

LOT 1  
LOT 2  
LOT 3  
PROPOSED ANDARA APARTMENTS  
SUBDIVISION

TRENTO CURVE  
PLAZA SUBD

1

57

58

52

51

208

209

210

45

191

44<sup>190</sup>

189

188

LP-5

N AVE (5 MILE LINE)

TRENTON RD

(FM 2220) WARE RD

N 33RD ST

HARVARD AVE

WARE RIDGE  
CORNELL AVE  
SUBDIVISION

EL TIGRE FOOD  
STORE NO. 15

ESTATES



PLAT OF  
ANDARA APARTMENTS AT WARE  
SUBDIVISION

McALLEN, TEXAS

THE SOUTH 10 ACRES OF THE NORTH 15 ACRES OF LOT 52, LA LOMITA IRRIGATION & CONSTRUCTION COMPANYS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

CALTIA CONSTRUCTION, LLC  
BY: RAUL PEREZ  
PO BOX 3613  
MISSION, TEXAS 78573

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RAUL PEREZ, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS  
EXPIRATION DATE: \_\_\_\_\_

STATE OF TEXAS  
CITY OF MCALLEN

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

CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS  
CITY OF MCALLEN

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

MAYOR CITY OF MCALLEN DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF ANDARA APARTMENTS AT WARE SUBDIVISION SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_.

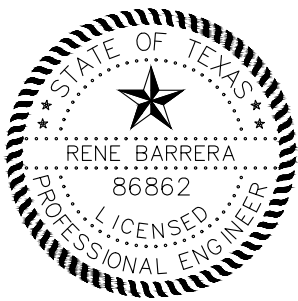
MANUEL CARRIZALES, RPLS  
R.P.L.S. No. 6388  
4807 GONDOLA AVE  
EDINBURG, TEXAS 78542  
FIRM NO. 101194417

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX. 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

RENE BARRERA, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 86862



PRINCIPAL CONTACTS:		FIRM REG. NO. 6435
NAME	ADDRESS	CITY & ZIP
OWNER: CALTIA CONSTRUCTION	PO BOX 3613	MISSION, TX 78573
ENGINEER: RENE BARRERA, P.E.	3525 W. FREDDY GONZALEZ AVE.	EDINBURG, TX 78539
SURVEYOR: MANUEL CARRIZALES, RPLS	4807 GONDOLA AVE.	EDINBURG, TX 78542

GENERAL PLAT NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "X" DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN.  
COMMUNITY-PANEL NUMBER: 480334 0295 D  
MAP REVISED: JUNE 6, 2000
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF EACH LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE  
-FRONT: .....10 FEET OR GREATER FOR EASEMENTS  
-REAR: .....10 FEET OR GREATER FOR EASEMENTS  
-SIDE INTERIOR:..... IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS  
-SIDE CORNER:.....10 FEET OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER  
-GARAGE:.....18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- REQUIRED DETENTION FOR STORM SEWER RUNOFF AS PER THE APPROVED DRAINAGE REPORT IS \_\_\_\_\_ CUBIC FEET. ALL DETENTION IS TO BE STORED WITHIN LOT "B" COMMON DETENTION POND AREA
- CITY OF MCALLEN BENCHMARK "MC65" FROM THE CITY OF MCALLEN GPS REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATES IN OCTOBER, 1999 BEING LOCATED AT THE NORTHWEST CORNER OF 23rd STREET AND DAFFODIL STREET ELEVATION = 120.15 (NAVD88)  
TEMPORARY BENCHMARK SQUARE CUT SET ON TOP OF INLET LOCATED CLOSE TO THE NORTHEAST CORNER OF THIS SUBDIVISION ALONG THE SOUTH SIDE OF NOLANA AVENUE  
GEODETIC GPS TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOID 2003) N=16612900 625 E=1068193 104 ELEV=117 88
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- COMMON LOTS "A" AND "B" TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION AND NOT THE CITY OF MCALLEN. THIS LOT "B" SHALL BE USED FOR STORM WATER DETENTION.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N WARE ROAD AND N. 33RD LANE.
- A 25'x25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

NOTES CONT'D:

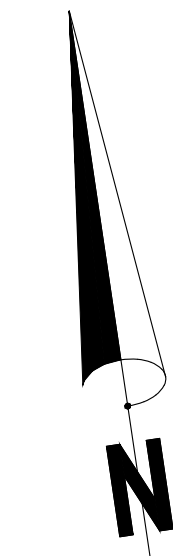
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ANDARA APARTMENTS AT WARE SUBDIVISION, RECORDED AS DOCUMENT No. \_\_\_\_\_ HIDALGO COUNTY, DEED RECORDS. DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- COMMON LOT "B", IDENTIFIED AS DETENTION AREA LOT, SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION. UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT "B", WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA LOT "B". AFTER COMMON LOT "B" TRANSFER OF TITLE TO THE \_\_\_\_\_ SUBDIVISION HOMEOWNER'S ASSOCIATION. THE SUBDIVISION LOT OWNER RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-138, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 14, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

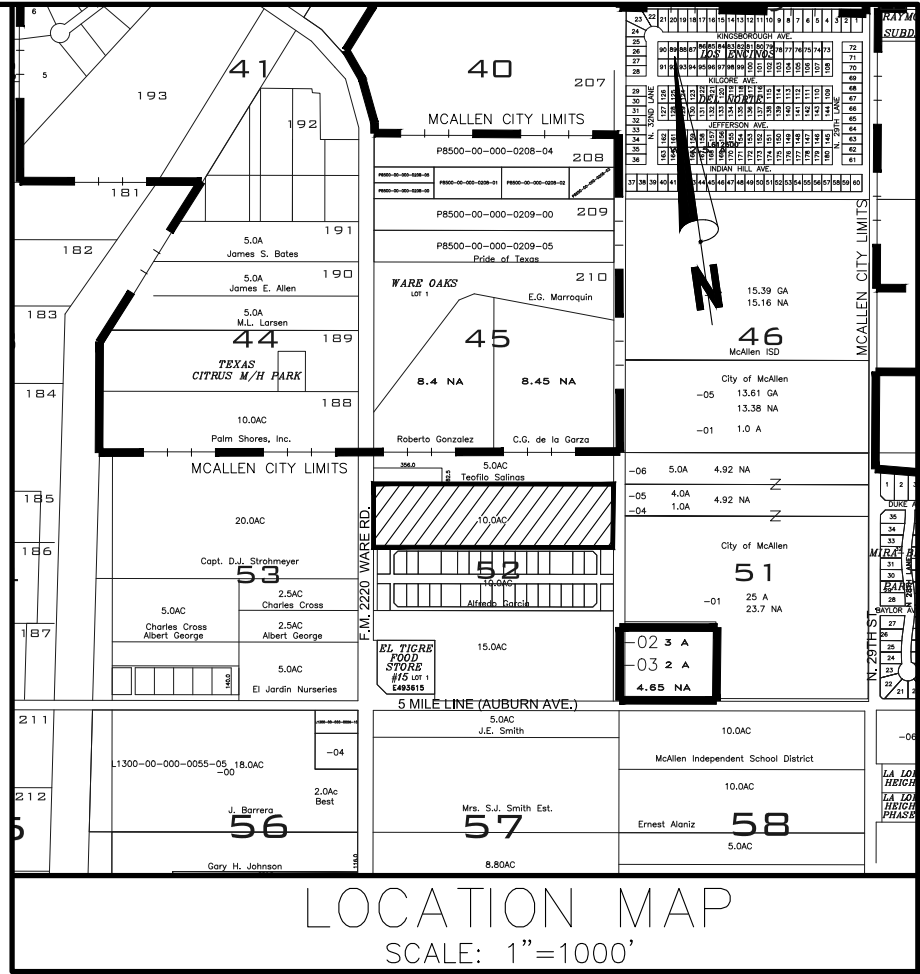
RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE



SCALE: 1" = 100'  
BASIS OF BEARING:  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
NAD 1983 SOUTH ZONE

LEGEND	
○	- FD. 1/2" IRON ROD
●	- SET 1/2" IRON ROD



ANDARA APARTMENTS AT WARE SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF MCALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS FURTHER LOCATED ON THE EAST SIDE OF N. WARE ROAD APPROXIMATELY 700 FEET NORTH OF MILE 5 (AUBURN AVE.)

DATE OF PREPARATION: 12/30/20  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

A 10.000 ACRE [435,600.00 SQ.FT.] TRACT BEING THE SOUTH 10 ACRES OF THE NORTH 15 ACRES OF LOT 52, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO GLORIA B. BRADY, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1957645, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 10.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING AT A CALCULATED POINT ON THE CENTERLINE OF NORTH WARE ROAD FOR THE NORTHWEST CORNER OF SAID LOT 52, THENCE SOUTH 08 DEGREES 37 MINUTES 55 SECONDS WEST, ALONG THE CENTERLINE OF SAID NORTH WARE ROAD AND THEN THE WEST LINE OF SAID LOT 52, TO A CALCULATED POINT, [N:16627697.7735, E:1066510.2561], FOR THE SOUTHWEST CORNER OF A 5.0 ACRE TRACT OF LAND CONVEYED TO RIVERSIDE DEVELOPMENT SERVICES, LLC, BY VIRTUE WARRANTY DEED WITH VENDOR' LIEN, RECORDED IN DOCUMENT NUMBER 3135352, ORHCT, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 22 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 5.0 ACRE TRACT OF LAND, AT A DISTANCE OF 40.0 FEET PASS A HALF (1/2)-INCH IRON PIPE FOUND ON THE EAST RIGHT OF WAY LINE OF SAID NORTH WARE ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE WEST BOUNDARY LINE OF LOT 1, MCALLEN YOUTH BASEBALL COMPLEX AS RECORDED IN INSTRUMENT NUMBER 2544898, MAP RECORDS HIDALGO COUNTY TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 37 MINUTES 55 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, MCALLEN YOUTH BASEBALL COMPLEX A DISTANCE OF 330.00 FEET TO A ONE (1)-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF WARE RIDGE SUBDIVISION AS RECORDED IN VOLUME 50 PAGE 199, MAP RECORDS HIDALGO COUNTY, TEXAS, AND THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 22 MINUTES 05 SECONDS WEST WITH THE NORTH BOUNDARY LINE OF SAID WARE RIDGE SUBDIVISION AT 1,261.28 FEET PASS A HALF (1/2)-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID WARE RIDGE SUBDIVISION, AT 1260.00 FEET PASSED A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE EAST RIGHT OF WAY LINE OF SAID NORTH WARE ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A CALCULATED POINT ON THE WEST LINE OF SAID LOT 52, AND THE CENTERLINE OF SAID NORTH WARE ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 37 MINUTES 55 SECONDS EAST, ALONG THE WEST LINE OF LOT 52, AND THE CENTERLINE OF SAID NORTH WARE ROAD, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; CONTAINING 10.000 ACRES OF LAND [435,600.00 SQ. FT.] MORE OR LESS.

FOR PRELIMINARY REVIEW  
THIS DOCUMENT HAS BEEN RELEASED FOR  
REVIEW BY RENE BARRERA, P.E. No. 86862.  
5-31-22

HIDALGO COUNTY IRRIGATION DISTRICT #1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #1 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

PRESIDENT ATTEST: SECRETARY



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

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

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

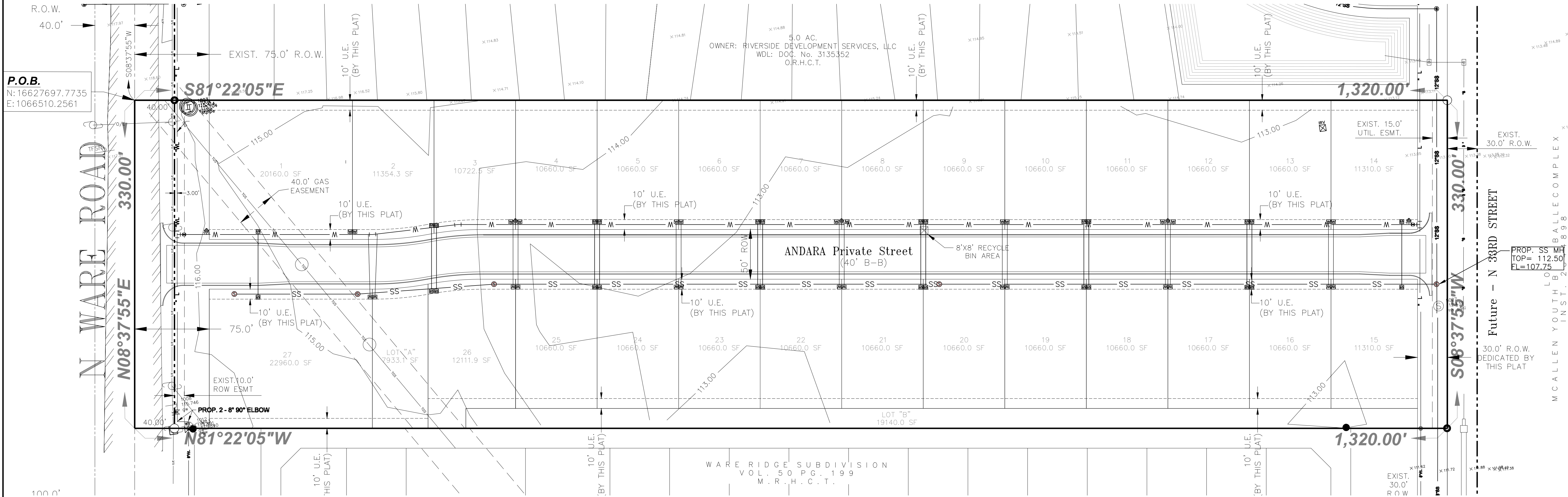
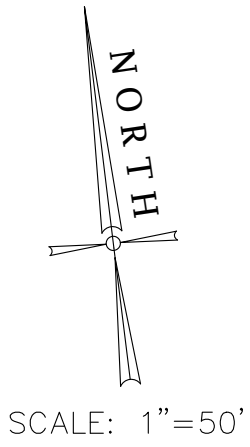


3525 W. FREDDY GONZALEZ AVE.  
SUITE "B2"  
EDINBURG, TX 78539  
TEL: 956-687-3355  
FAX: 956-992-8801  
TEXAS FIRM NO. 6435

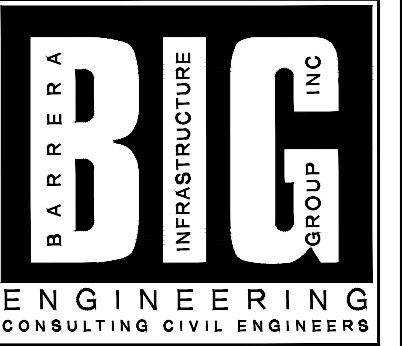


GENERAL NOTES:

1. ALL PROPOSED WATER LINES TO BE C=900 DR-18.
2. ALL FIRE HYDRANTS SHALL BE MUELLER AND TO BE INSTALLED WITH VALVE & BOX AT 3.0' BEHIND THE BACK OF CURB. PROPOSED FIRE HYDRANT SHALL BE SPACED 300 FEET (MAX.). FLANGE ELEV= 6" ABOVE TOP OF CURB.
3. CONTRACTOR SHALL MAINTAIN A 9.0 FOOT MIN. HORIZONTAL SEPARATION BETWEEN PROPOSED WATER LINES & SANITARY SEWER LINES.
4. CONTRACTOR TO INSTALL 1" SINGLE WATER SERVICE CONNECTION AND 6" SANITARY SEWER SERVICE TO EVERY LOT.
5. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
6. REFER TO SUBDIVISION PLAT FOR LOT DIMENSIONS



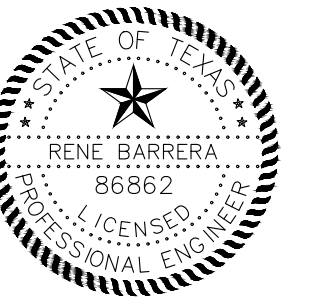
FOR PRELIMINARY REVIEW  
THIS DOCUMENT HAS BEEN RELEASED FOR  
REVIEW BY RENE BARRERA, P.E. No. 86862.  
5-31-22



6521 N. 10TH STREET,  
SUITE "C"  
McALLEN, TEXAS 78504  
T: 956.687.3355  
F: 956.992.8801  
TEXAS FIRM NO. 6435

WATER & SEWER  
UTILITIES LAYOUT

ANDARA APARTMENTS  
AT WARE SUBDIVISION  
McALLEN, TEXAS



5/31/22  
Rene Barrera  
Licensed Professional  
Engineer # 86862

Date:

Scale: 1"=50'

Designed By: R.B.

Drawn By: E.S.

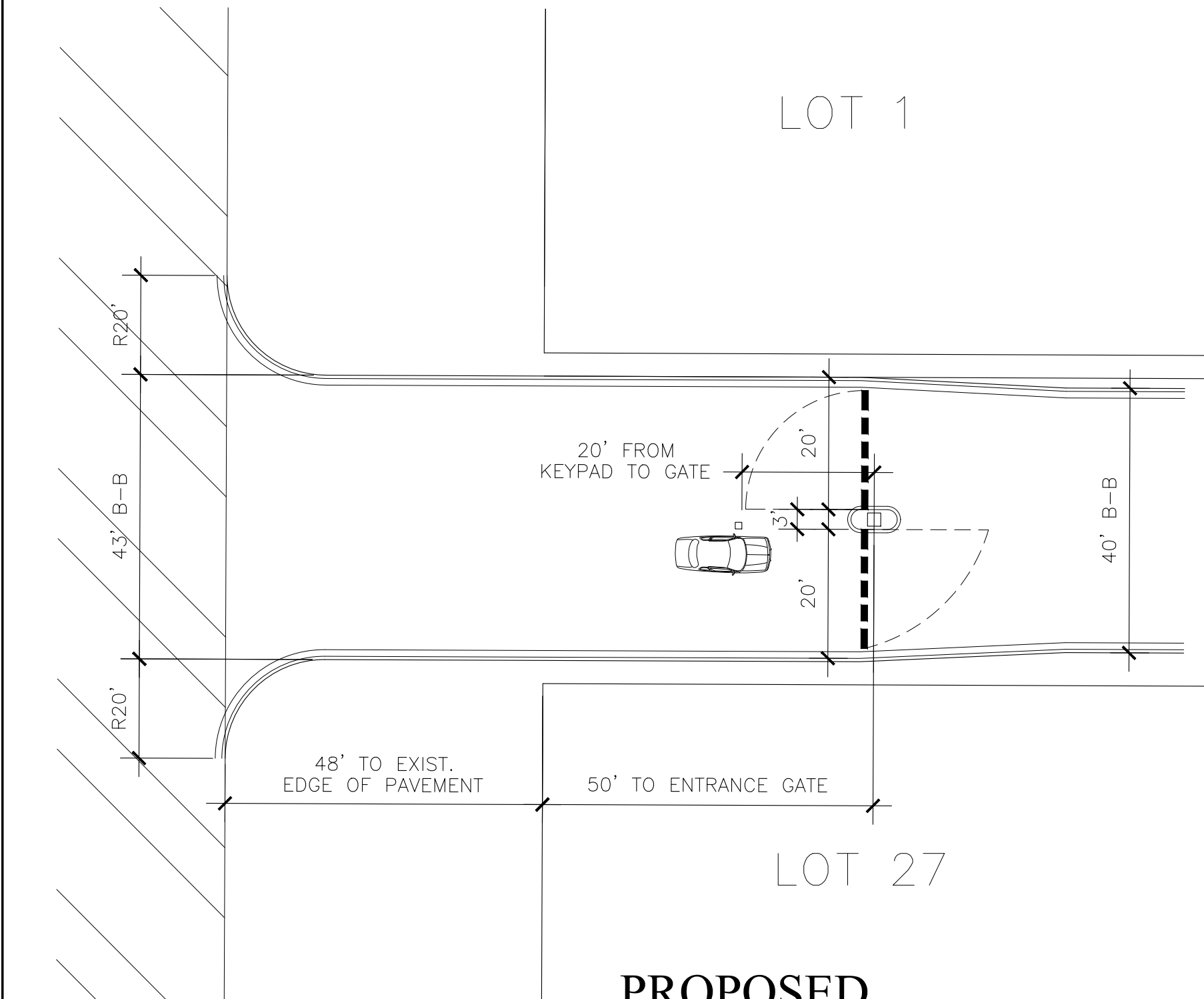
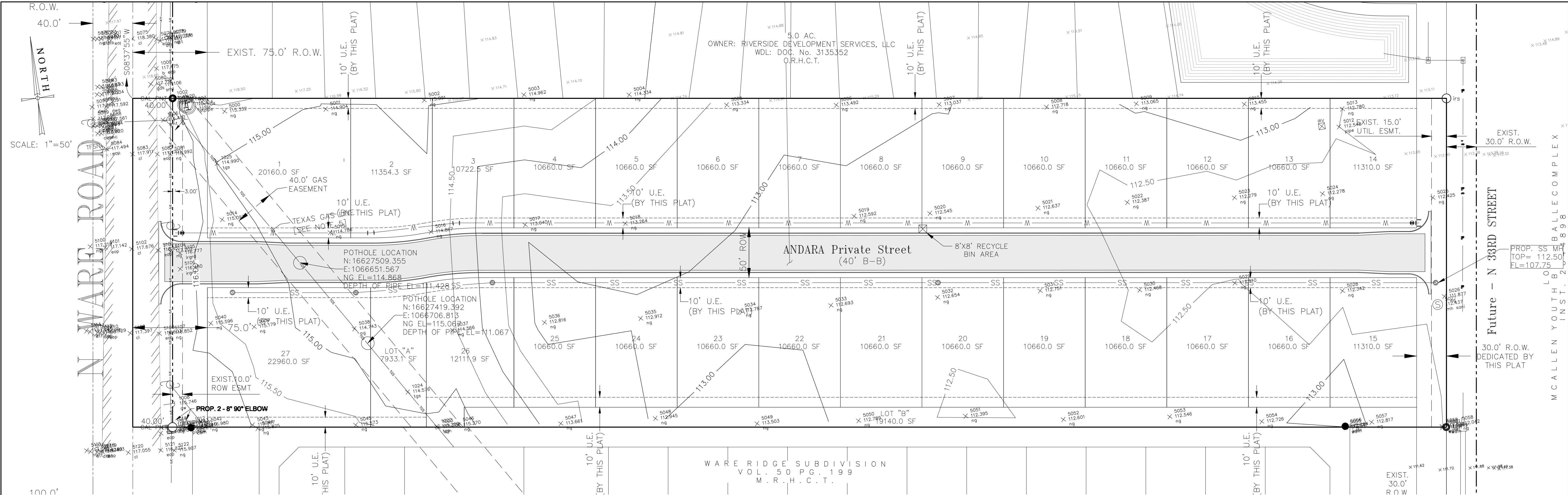
Checked By: R.B.

Project No:

Sheet 2 of

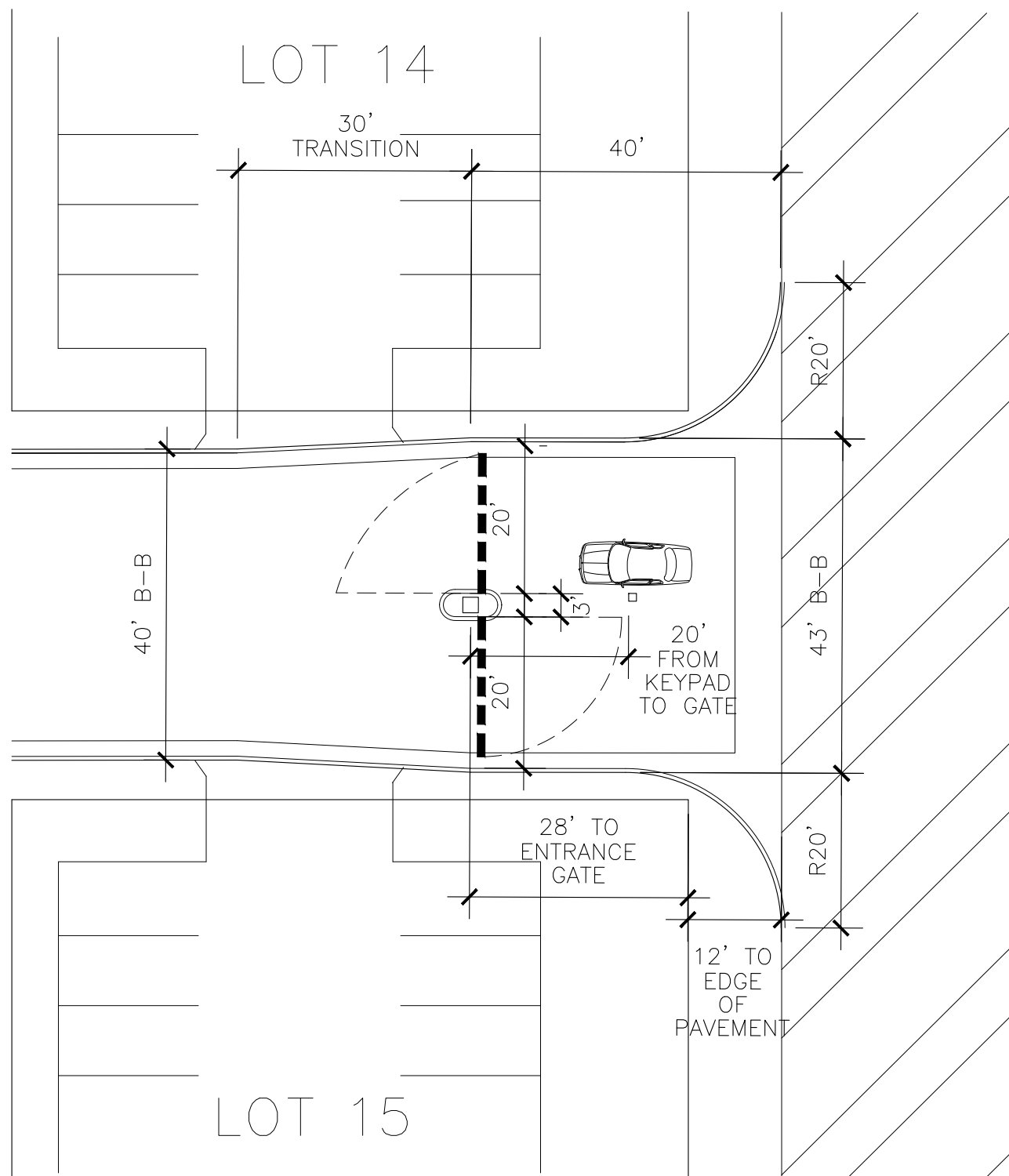


E:\Projects\CALITA EST\CALITA ANDARA 5-31-22.dwg



**PROPOSED  
ENTRANCE GATE DETAIL  
FOR N. WARE ROAD**

N.T.S.

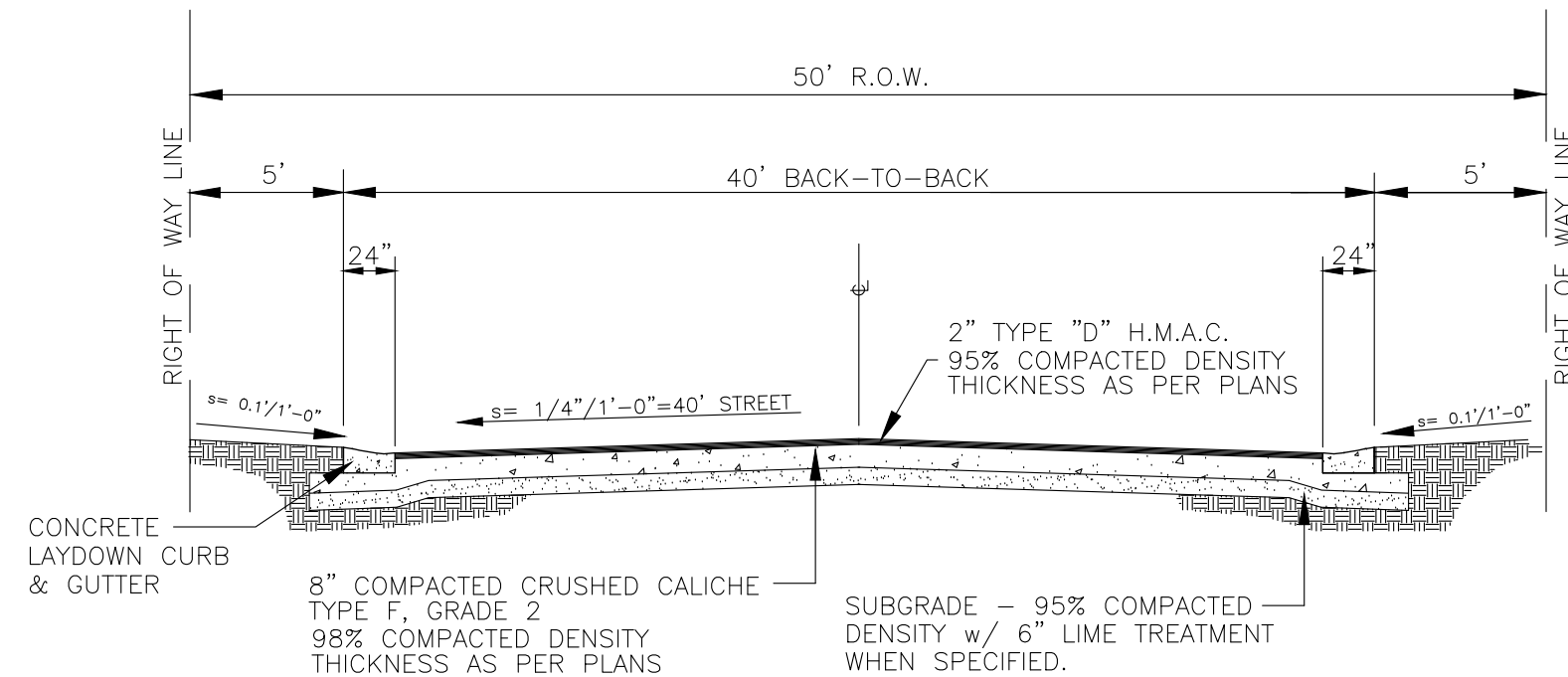


**PROPOSED  
ENTRANCE GATE DETAIL  
FOR Future N. 33rd STREET**

N.T.S.

**GENERAL NOTES:**

1. CURBS AND GUTTERS TO BE CONSTRUCTED OF 3000 PSI CONCRETE.
2. FOR NON-REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JOINTS AT 25' O.C. MAX. AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS AND ADJACENT TO SIDEWALK. FOR REINFORCED STANDARD CURB OR CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS SHALL BE SPACED AT 120' O.C. MAX, AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS, AND ADJACENT TO SIDEWALKS.
3. EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
4. A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO EXPOSED CURB OR CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/180 S.F. OF SURFACE AREA.



**TYPICAL STREET CROSS SECTION**

FOR PRELIMINARY REVIEW  
THIS DOCUMENT HAS BEEN RELEASED FOR  
REVIEW BY RENE BARRERA, P.E. No. 88662.  
5-31-22



6521 N. 10TH STREET,  
SUITE "C"  
McALLEN, TEXAS 78504  
T: 956.687.3355  
F: 956.992.8801  
TEXAS FIRM NO. 6435

**PAVING AND DRAINAGE  
LAYOUT**

Sheet Title

**ANDARA APARTMENTS  
AT WARE SUBDIVISION  
McALLEN, TEXAS**

Project Title



5/31/22  
Rene Barrera  
Licensed Professional  
Engineer # 88662

Date:

Scale: 1"=50'

Designed By: R.B.

Drawn By: E.S.

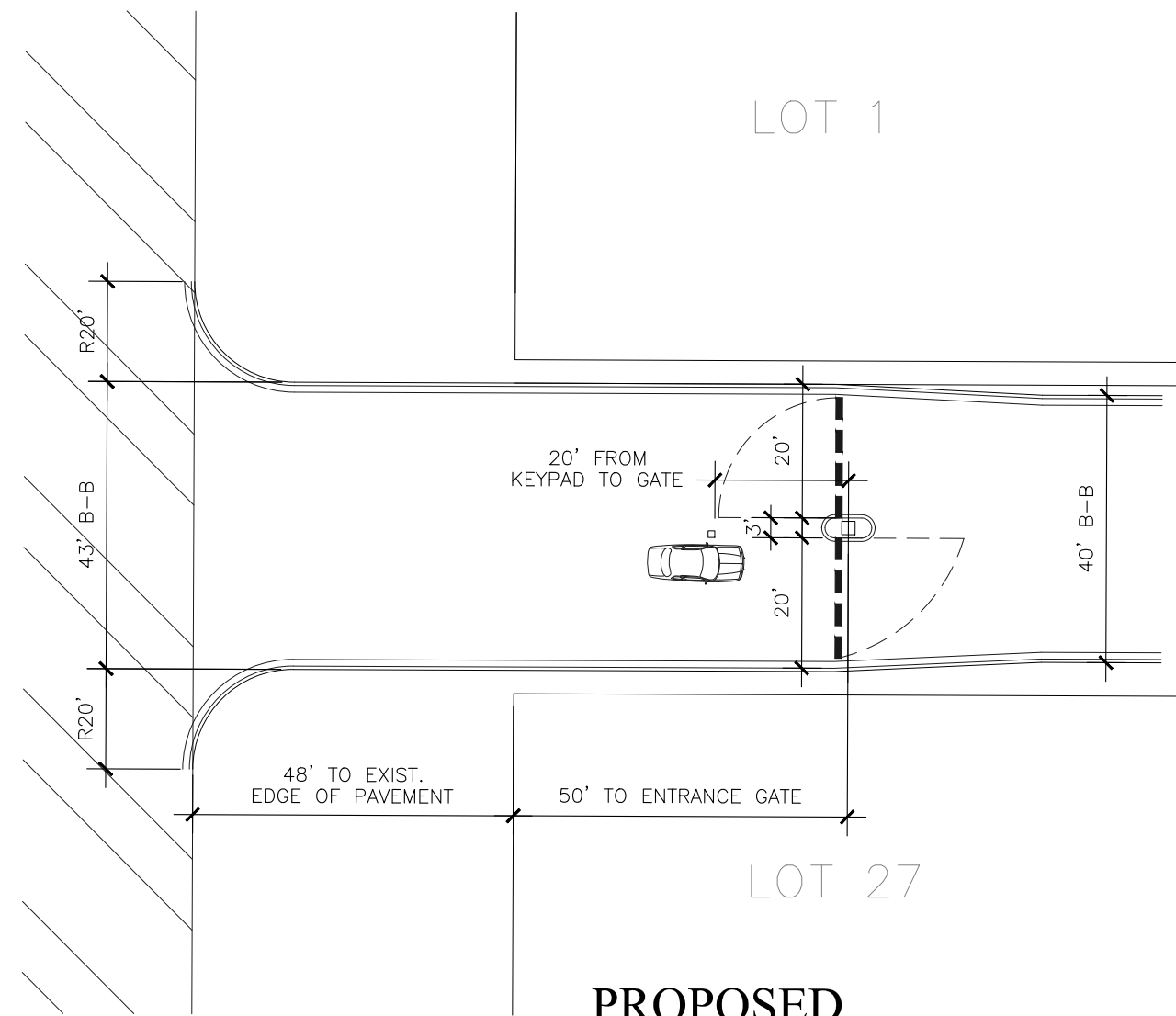
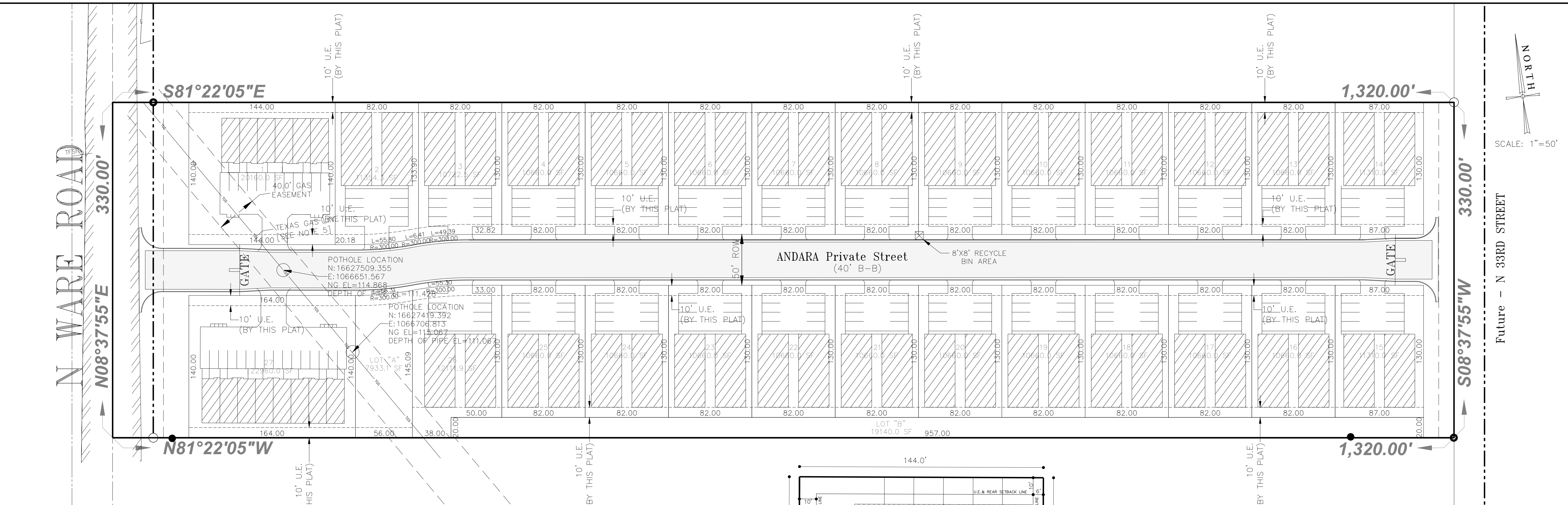
Checked By: R.B.

Project No.:

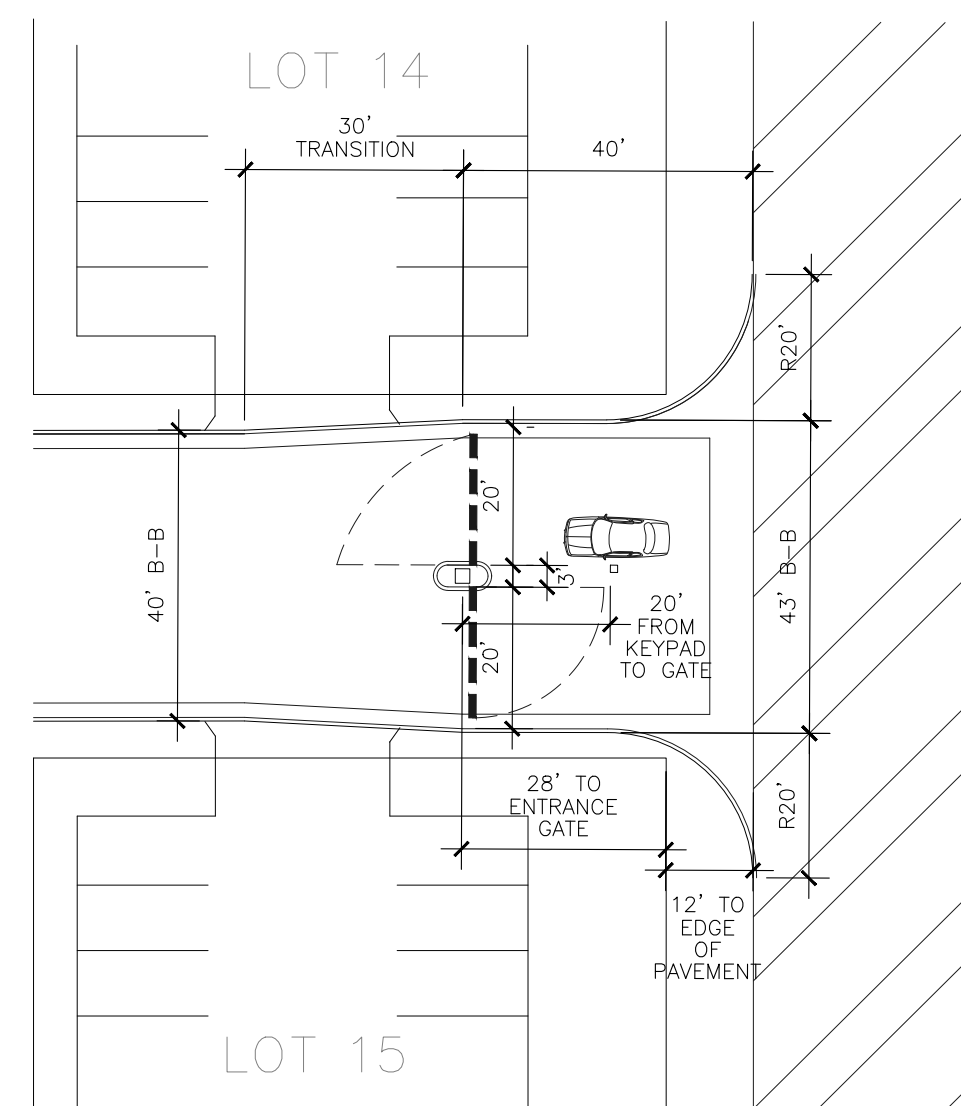
Sheet 4 of 4



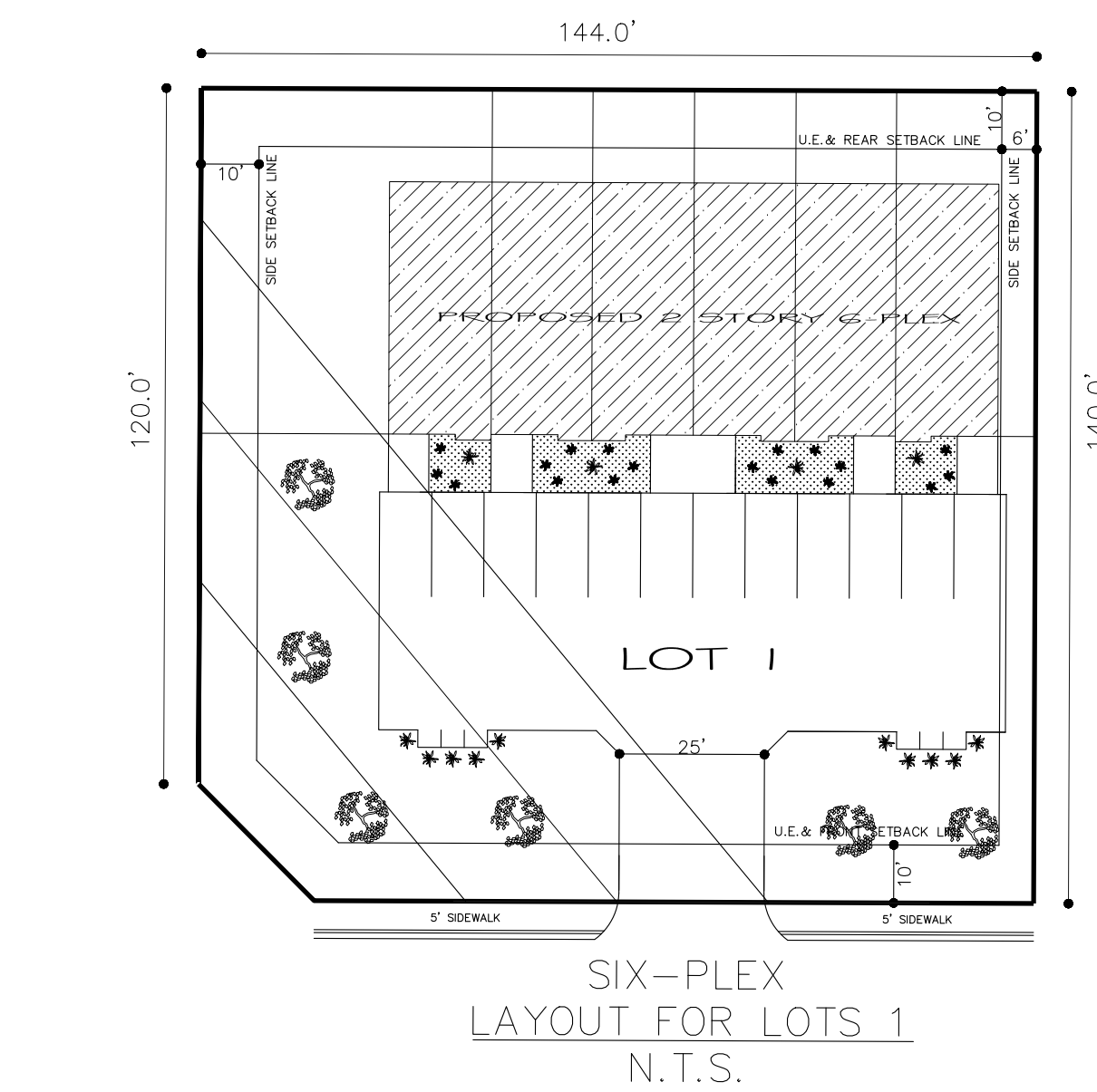
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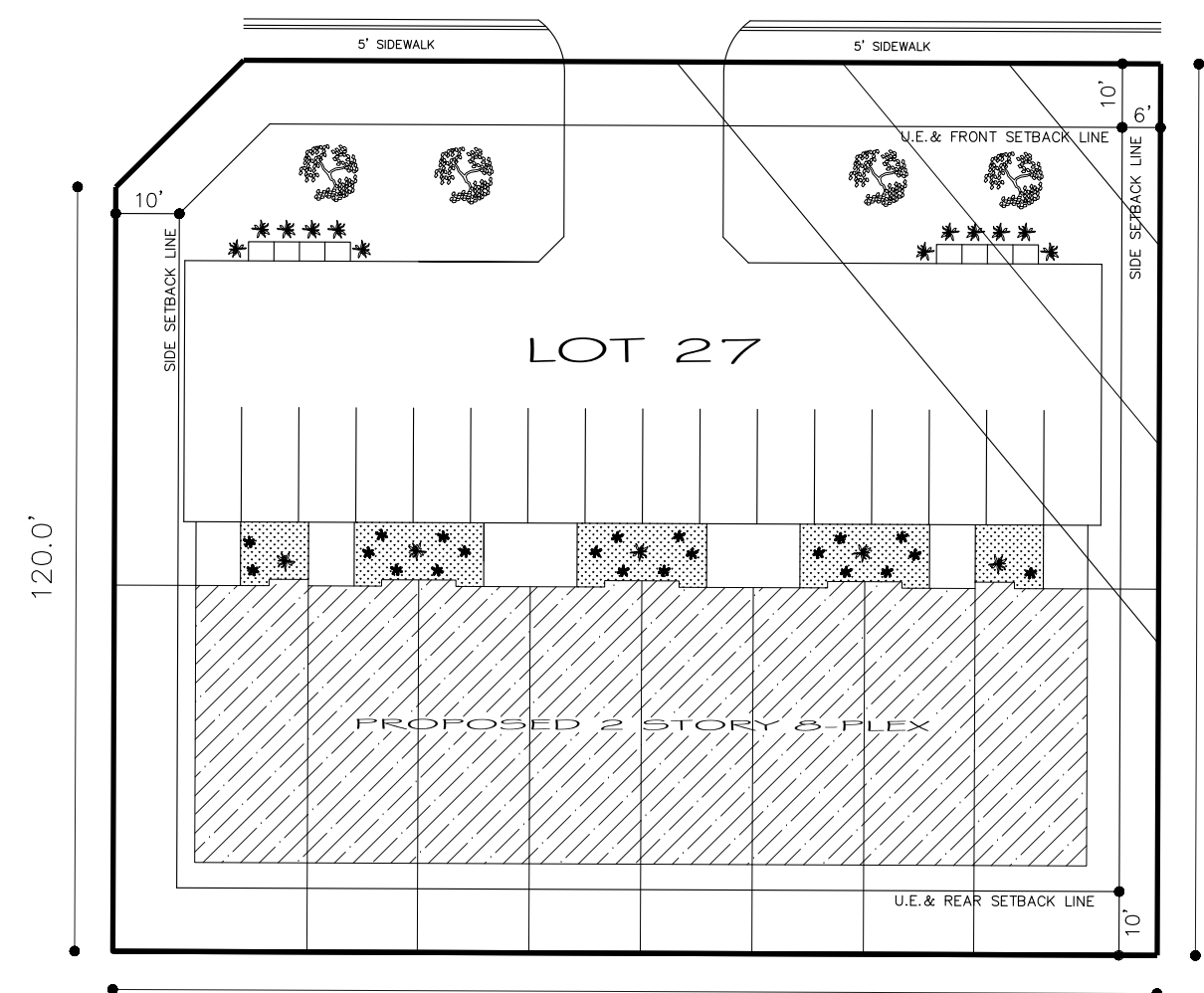
PROPOSED  
ENTRANCE GATE DETAIL  
FOR N. WARE ROAD  
N.T.S.



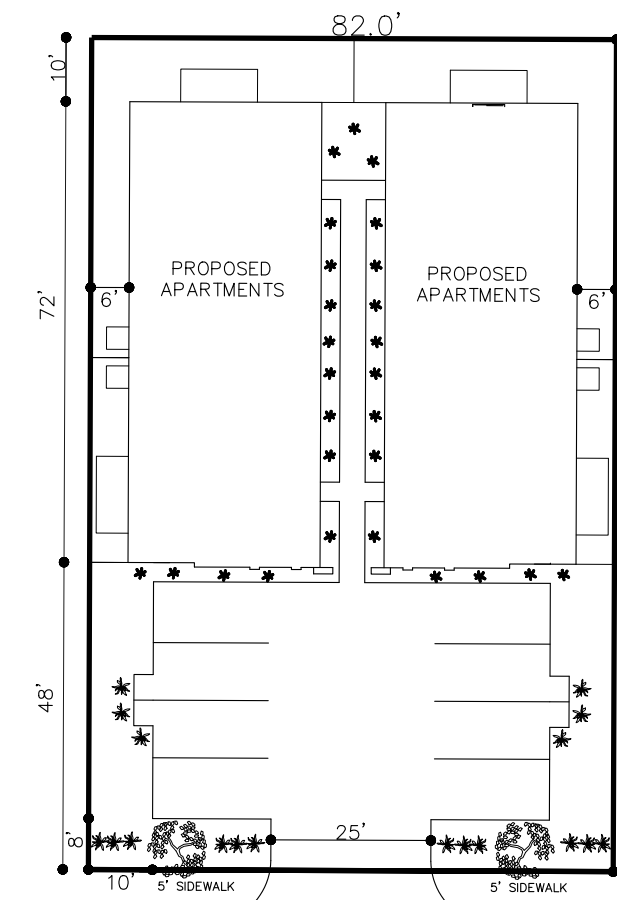
PROPOSED  
ENTRANCE GATE DETAIL  
FOR Future N. 33rd STREET  
N.T.S.



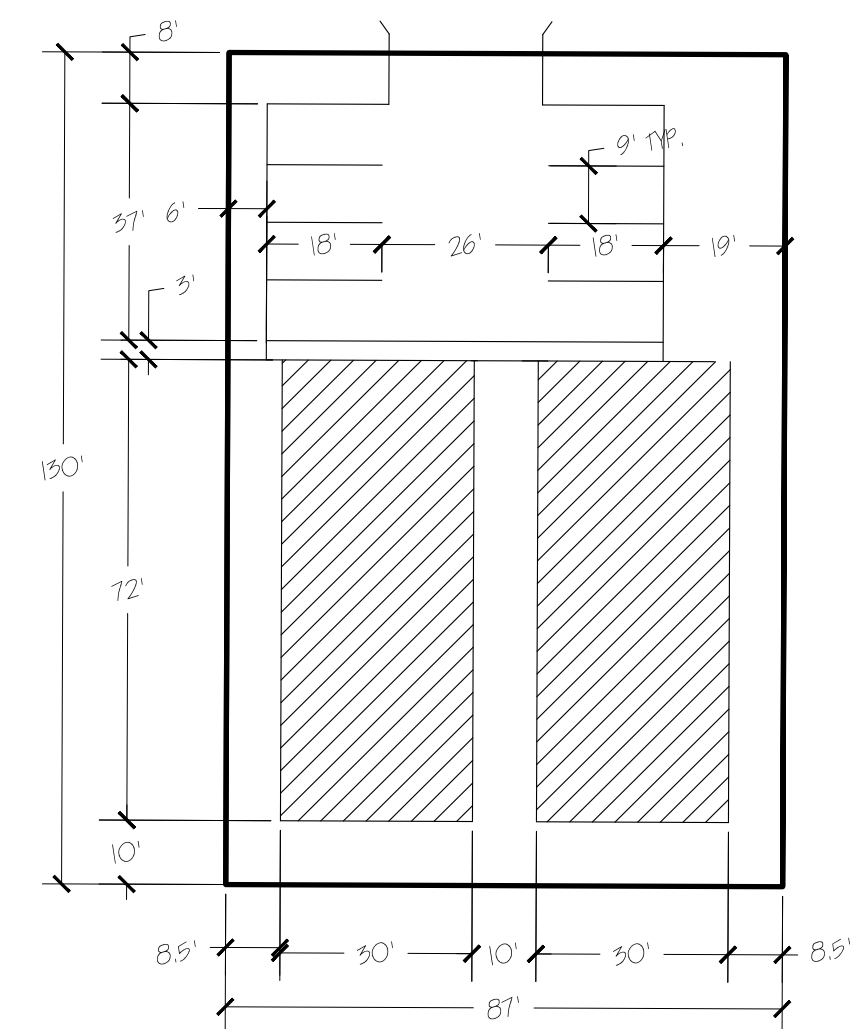
SIX-PLEX  
LAYOUT FOR LOTS 1  
N.T.S.



EIGHT-PLEX  
LAYOUT FOR LOT 27  
N.T.S.

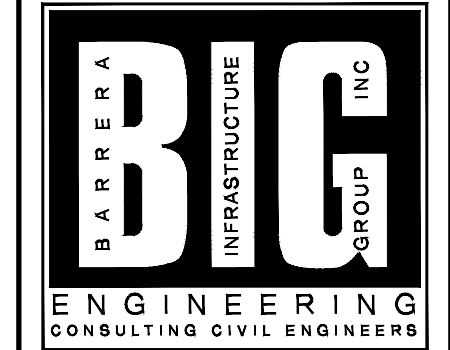


TYPICAL FOUR-PLEX  
LAYOUT FOR LOTS 2-13  
AND LOTS 16-26  
N.T.S.



TYPICAL FOUR-PLEX  
LAYOUT FOR LOTS 14-15  
N.T.S.

FOR PRELIMINARY REVIEW  
THIS DOCUMENT HAS BEEN RELEASED FOR  
REVIEW BY RENE BARRERA, P.E. No. 86862.  
5-31-22



6521 N. 10TH STREET,  
SUITE "C"  
McALLEN, TEXAS 78504  
T: 956.687.3355  
F: 956.992.8801  
TEXAS FIRM NO. 6435

PROPOSED SITEPLAN  
MASTERPLAN

ANDARA APARTMENTS  
AT WARE SUBDIVISION  
McALLEN, TEXAS

Project Title:  
Date:  
Scale: 1"=50'  
Designed By: R.B.  
Drawn By: E.S.  
Checked By: R.B.  
Project No.:  
Sheet 4 of 4





# City of McAllen

## SUBDIVISION PLAT REVIEW

Reviewed On: 6/17/2022

### SUBDIVISION NAME: ANDARA APARTMENTS AT WARE SUBDIVISION

#### REQUIREMENTS

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

N. Ware Road: Dedication as needed for 75 ft. from centerline for 150 total ROW.  
Paving: State Curb & gutter: State  
\*Label Centerline.  
\*\*Label ROW dedications accordingly; Total, Existing, Dedicated by this plat, etc.  
\*\*\*Label documents numbers regarding how existing ROW was dedicated. Once provided, revisions/ requirements will be noted accordingly.  
\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*\*\*COM Thoroughfare Plan

Non-compliance

Andara(Private Street):Dedication for 60ft. Total ROW.  
Paving \_40ft.\_ Curb & gutter \_Both Sides\_\_\_\_  
\*Street name needs to be revised to City Street names, prior to final.  
\*Subdivision Ordinance: Section 134-105  
\*\*Monies must be escrowed if improvements are required prior to final  
\*\*\*COM Thoroughfare Plan

Non-compliance

North 33rd Street: 30 ft. of dedication for 60 ft. Total ROW  
Paving: 40 ft. Curb & gutter: Both sides  
\*Label documents numbers regarding how existing ROW was dedicated. Once provided, revisions/ requirements will be noted accordingly.  
\*\*Please label centerline.  
\*\*\*Subdivision Ordinance: Section 134-105  
\*\*\*\*Monies must be escrowed if improvements are required prior to final  
\*\*COM Thoroughfare Plan

Non-compliance

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

Applied

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

NA

\* 900 ft. Block Length for R-3 Zone Districts  
\*Current Subdivision layout exceeds 900 ft. Block Length requirement for R-3 Zone Districts, revise accordingly.  
\*\*Subdivision Ordinance: Section 134-118  
\* 600 ft. Maximum Cul-de-Sac  
\*\*Subdivision Ordinance: Section 134-105

Non-compliance

NA

##### ALLEYS

ROW: 20 ft. Paving: 16 ft.  
\*Alley/service drive easement required for Commercial and Multi-Family properties.  
\*\*Must comply with Public Works Department requirements.  
\*\*\*Subdivision Ordinance: Section 134-106

TBD

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



SETBACKS	
* Front:20 ft. or greater for easements. **Proposing:10 ft. or greater for easements.. ***Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. ****Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements **Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. ***Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easement or approved site plan, whichever is greater applies. **Proposing: In accordance with Zoning Ordinance or greater for easements. ***Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. ****Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements. **Proposing 10 ft. or greater for easements, whichever is greater; ***Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. ****Zoning Ordinance: Section 138-356	Non-compliance
* Garage :18 ft. except where a 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
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along N.Ware Road, N.33rd Street and both sides of interior streets. **Add plat note as shown above prior to final. ***Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department . ****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Road and N.33rd Street. **Revise note as show above prior to final. ***Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Ware Road and N.33rd Street. **Revise plat note as show above. ***Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Overall site plan required as part of CUP process for Planned Unit Development.	Required

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



<ul style="list-style-type: none"> <li>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</li> <li>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</li> <li>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> <li>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</li> <li>**Section 110-72 applies if private subdivision is proposed.</li> <li>**Landscaping Ordinance: Section 110-72</li> <li>**Subdivision Ordinance: Section 134-168</li> </ul>	Required
	NA
	Required
	Required
<b>LOT REQUIREMENTS</b>	
<ul style="list-style-type: none"> <li>* Lots fronting public streets.(Private Streets Proposed)</li> <li>**Subdivision Ordinance: Section 134-1</li> <li>* Minimum lot width and lot area.</li> <li>**Zoning Ordinance: Section 138-356</li> </ul>	Compliance
	Compliance
<b>ZONING/CUP</b>	
<ul style="list-style-type: none"> <li>* Existing :A-O(Agricultural) District Proposed: A-O(Agricultural) District</li> <li>**Applicant has met with staff and will be applying for a Conditional Use Permit for a Planned Unit Development.</li> <li>***Rezoning or Conditional Use Permit for Planned Unit Development required, prior to final.</li> <li>****Zoning Ordinance: Article V</li> <li>* Rezoning Needed Before Final Approval</li> <li>***Zoning Ordinance: Article V</li> </ul>	Required
	TBD
<b>PARKS</b>	
<ul style="list-style-type: none"> <li>* Land dedication in lieu of fee.</li> <li>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</li> <li>* Pending review by the City Manager's Office.</li> </ul>	TBD
	Required
	Applied
<b>TRAFFIC</b>	
<ul style="list-style-type: none"> <li>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</li> <li>* Traffic Impact Analysis (TIA) required prior to final plat.</li> </ul>	Required
	TBD



COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"><li>*Must comply with City's Access Management Policy.</li><li>**Must comply with requirements/conditions of the Conditional Use Permit for the Planned Unit Development (PUD). The site plan for the PUD will be recorded at such time as the plat is recorded. Cross reference notes will need to be finalized prior to final.</li><li>*** Any changes to approved site plan for Planned Unit Development may require for Conditional use permit to be amended and presented before the Planning and Zoning Commission.</li><li>****Plat notes, setbacks, requirements, subject to be revised based on CUP for Planned Unit Development prior to final as process is reviewed simultaneously with the subdivision plat.</li><li>***Please clarify if subdivision will be private prior to final.</li><li>****Provide gate detail, for City department review</li></ul>	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied







**Memo**

**TO:** Planning & Zoning Commission  
**FROM:** Edgar I. Garcia, AICP, CNU-A, CPM  
**DATE:** June 17<sup>th</sup>, 2022  
**SUBJECT:** City Commission Actions on June 13<sup>th</sup>, 2022

---

**CONDITIONAL USE PERMITS**

1. Request of Jorge Briones, for five years, for an auto body shop at Lots 11 & 12, Block 2, West Addition to McAllen Subdivision; 2241 Dallas Ave, Suite B
  - Planning and Zoning Commission disapproved with favorable recommendation for five years
  - City Commission approved as recommended

**REZONINGS**

2. Rezone from C-1 to R-3C, 2.748 acres out of Block 4A, Blocks 3A, 4A, and 5A Lakes Business Park Phase 2 Subdivision; 900 E Redbud Ave
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended
3. Initial zoning to R-3A, 20.0003 acres out of the south one-half (S ½) of Lot 47-9, West Addition to Sharyland; 10400 N Mayberry Rd
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended

**ANNEXATION**

4. Annexation of 20.0003 acres out of the south one-half (S ½) of Lot 47-9, West Addition to Sharyland; 10400 N Mayberry Rd
  - Planning Staff recommended annexation
  - City Commission annexed as recommended

**VARIANCES**

5. Variance request to block length, Brier Village Subdivision, 3901 N Bentsen Rd
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended



6. Variance request to ROW dedication for 40<sup>th</sup> St and block length requirements, Harvest Creek on Ware Subdivision, 2401 N Ware Rd
  - Planning and Zoning Commission recommended approval
  - City Commission approved as recommended



[illegible][illegible]









# PLANNING DEPARTMENT

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



## 2022 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 2022

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

### FEBRUARY 2022

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

### MARCH 2022

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

### APRIL 2022

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

### MAY 2022

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

### JUNE 2022

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

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



## 2022 CALENDAR

### Meetings:





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

### Deadlines:






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

\* Holiday - Office is closed





### JULY 2022

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






### AUGUST 2022

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





### SEPTEMBER 2022

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




### OCTOBER 2022

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

### NOVEMBER 2022

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

### DECEMBER 2022

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