

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, APRIL 6, 2021 - 3:30 PM

MCALLEN CITY HALL, 1300 HOUSTON AVENUE

CITY COMMISSION CHAMBERS, 3RD FLOOR

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

Meeting ID: 672 423 1883

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on March 16, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Jennifer M. Bright, for a Conditional Use Permit, for one year for a vape and smoke shop at Lots 1 & 2, Lazy-A-Ranch Addition Subdivision, Hidalgo County, Texas; 2401 West Pecan Blvd. Suite C. **(CUP2021-0020)**
2. Request of Carlos J. Reyes, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2703 Expressway 83. **(CUP2021-0024)**

b) REZONING:

1. Initial zoning to R-1 (single-family residential) District: the north 10.04 acres of the south 20 acres of Lot 4, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 13800 North 29th Street. **(REZ2021-0016)**

c) RESUBDIVISION:

1. Replat of Lot 8, Block 1, Palm Heights Subdivision to Lot 8A, Block 1A, Palm Heights Subdivision; 209 North 8th Street- Sergio Todaro **(SUB2021-0035)** (Final) SEA

3) CONSENT:

- a) Only Love Home Care Subdivision; 5500 North 29th Street- Cynthia Ann Salazar **(SUB2020-0032)** (Final) MGE
- b) Nemont Estates 1 Subdivision; 13800 North 29th Street- Nemont Estates I Limited Partnership **(SUB2021-0034)** (Final) MAS

4) SUBDIVISIONS:

- a) BH Industrial Drive Subdivision; 2100 Industrial Drive- NBY-MC Industrial **(SUB2021-0031)** (Preliminary) M&H
- b) Taylor Creek Villages Subdivision; 4016 North Taylor Road- Jimmy and Myrtle Ernestine Jones **(SUB2021-0030)** (Preliminary) TE

- c) Northwood Trails Block 1 Subdivision; 10100 North 29th Street- Red Rock Real Estate Development Group LTD **(SUB2021-0001)** (Revised Preliminary) QHA
- d) El Dorado at Thousand Oaks I, II, and III Subdivision; 12500 North Ware Road- Red Rock Real Estate Development, LTD **(SUB2020-0019)** (Revised Preliminary) QHA
- e) McAllen South Industrial Park Subdivision; 1501 Military Highway- T5, Inc., a Texas Corporation **(SUB2020-0051)** (Revised Preliminary) SEC
- f) McAllen Public Works Subdivision; 4201 North Bentsen Road- City of McAllen **(SUB2021-0024)** (Preliminary) MED

5) DISCUSSION:

- a) Consideration and possible action on ordinance amending parking lot lighting requirements.
- b) Consideration and possible action on ordinance amending front yard setbacks for commercially zoned properties.

6) INFORMATION ONLY:

- a) City Commission Actions: March 22, 2021

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, March 16, 2021 at 3:42 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

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

CALL TO ORDER- Pepe Cabeza de Vaca, Chairperson

Meeting held via Teleconference and Video Conference.

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Pepe Cabeza de Vaca, Chairperson

1) MINUTES:

a) Minutes for Regular Meeting held on March 2, 2021.

The minutes for the regular meeting held on March 2, 2021 were approved with a correction on an item that was voted on. The motion to approve was made by Mr. Michael Fallek. Mr. Gabriel Kamel seconded the motion, which carried unanimously with five members present and voting.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Oliver Rios, for a Conditional Use Permit, for one year, for an

Institutional Use (Church) at Lots 5 & 6, Block 16, College Heights Subdivision,
Hidalgo County, Texas; 1925 Mobile Avenue. **(CUP2021-0017)**

Mr. Escamilla stated that the property was located at the southeast corner of the intersection of South 20th Street and Mobile Avenue, approximately 500 ft. north of U.S. Expressway 83. The subject property is zoned R-2 (Duplex-Fourplex Residential) District. The adjacent zoning was R-2 District in all directions. Surrounding land uses include single-family residences and vacant land. An institutional use is permitted in the R-2 District with a conditional use permit and in compliance with requirements.

There was a 2,503 sq. ft. building on the subject property, which in the past had been used as a church. The church is proposing a seating arrangement of 54 chairs in the main auditorium. The building consists of an auditorium, two rooms, two storage rooms and two restrooms as shown on the submitted site plan. The applicant proposes to operate a church (Concilio De Ministerios Unidos del Principe de Paz, USA) on Wednesdays and Fridays from 7:00 PM to 8:30 PM and on Sundays from 3:00 PM to 5:00 PM.

Based on the 54 seats in the main auditorium, 14 parking spaces are required; 19 parking spaces are being proposed on the submitted site plan. There is a common parking area on the subject property. One of the provided parking spaces must be van accessible with an 8 ft. wide access aisle.

A site inspection by staff revealed that the parking lot does not comply with Section 138-400 of the Zoning Ordinance. The parking spaces are not currently striped and loose gravel and debris are visible. If approved, a follow up inspection will be needed to ensure compliance with the parking requirement.

The Fire Department has conducted the necessary inspection for this property and is in compliance with applicable code requirements. 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 has access to U.S Expressway 83 from south 20th Street.
- 2) The proposed use shall comply with the McAllen Off-Street Parking and Loading Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 54 seats, 14 parking spaces are required; 19 parking spaces are provided on the submitted site plan one of the provided parking spaces is required to be van accessible with an 8 ft. wide access aisle. The parking must be clear of potholes and properly striped per 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;
- 6) The number of persons within the building shall be restricted to the existing seating capacity for the building; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence.

Staff recommended approval of the request, for one year, subject to compliance with requirements in Section 138-118 and Section 138-400 of the Zoning Ordinance, and Building Permits and Fire Department requirements.

Chairperson Cabeza de Vaca asked if there was anyone present opposing the proposed Conditional Use Permit, there were none.

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

2. Request of Austin Price Tull, for a Conditional Use Permit, for life of the use, for an institutional use at Lot 1, S.T.V.T. #1 Subdivision, Hidalgo County, Texas; 2400 Daffodil Avenue. **(CUP2021-0015) (TABLED: 03/02/2021)**

Mr. Gabriel Kamel moved to remove the item from the table and Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

Ms. Garza stated that the property was located on the north side of Daffodil Avenue, approximately 298 ft. west of North 23rd Street, and was zoned A-O (agricultural-open space) District. The adjacent zoning is R-1 (single family residential) District to the west and south, C-3 (general business) District to the east and south, R-3A (multifamily apartment) District to the north, and R-3C (multifamily condominium) District to the north. An institutional use is permitted in the A-O zone with a conditional use permit and in compliance with requirements.

The initial conditional use permit was approved by City Commission on October, 9, 1995 for a parking facility for non-residential uses. A conditional use permit was previously approved for an institutional use on September 11, 2000 by the City Commission; however, the permit expired since requirements were not met within the required time frame. The conditional use permit was approved by the City Commission with additional conditions: 1) Removal of the barbed wire, 2) the gated/locked parking area to be kept operational, 3) hedges along the fence on the west side to be replaced and buffer filled in, and 4) the parking lot lights be screened, lowered in wattage and faced east away from the residences. The same applicant applied for a conditional use permit for an institutional use for one year and was approved by Planning and Zoning Commission with the same conditions as previous permit on February 19, 2002.

A new applicant was proposing to continue to utilize the two-story building on the property for a K-8th Grade institution. The two-story building will consist of 25 classrooms and 19 offices. Based on 1.5 parking spaces per classroom, 38 parking spaces are required. And based on 1.5 parking spaces per office, 29 parking spaces are required. The total parking spaces required is 67 and 231 spaces are provided on the existing parking facility. Should the number of offices and classrooms increase, then additional parking will be required.

The Fire Department was still pending inspection of the site. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to other 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 has direct access to Daffodil Avenue.
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 number of classrooms and offices, 67 parking spaces are required; and 231 are provided on site, 7 of which are accessible;
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, re-plating the hedges along the west and north property lines as previously noted on previous 2002 CUP 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 building shall be determined by the Fire Marshal and Building Official at the time of permit issuance;
7. Sides adjacent to commercially and residentially zoned or use properties shall be screened by a 6 ft. opaque fence.

Staff received a call from an adjacent neighbor with concerns regarding the buffer requirement along the west, stated the hedge buffer had been removed. The previous Conditional Use Permit from 2002 was approved with the condition that hedges along the fence on the west side be replaced and buffer filled in.

Staff recommended approval of the request, for life of the use, subject to compliance with the conditions noted, Zoning Ordinance, Building Permit, Traffic, and Fire Department requirements.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, there was none. Chairperson Cabeza de Vaca wanted clarify with the

applicant about the concerns from the adjacent neighbor and the conditions with the planning department. Mr. Price Tull was present via Zoom and confirmed but would get with the planning department for the conditions noted.

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

b) REZONING:

1. Rezone from A-O (agriculture and open space) District to R-3A (multifamily residential apartment) District for 20.983 acres out of Lot 4, Block 4, A.J. McColl Subdivision (Proposed Park Terrace Subdivision), Hidalgo County, Texas; 3601, 3517, 3501, & 3401 North Jackson Road. **(REZ2021-0007)**

Mr. Carlos Garza stated that the property was located on the southwest corner of North Jackson Road and East Jonquil Avenue.

The applicant was requesting to rezone the property to R-3A (multifamily residential apartment) District. An application for a subdivision for the subject property under the name of Park Terrace Subdivision had been submitted and received approval in preliminary form on March 02, 2021 by the Planning and Zoning Commission. A feasibility plan has been submitted which proposed two unattached duplex units on each of the 62 lots.

The adjacent zoning was R-3A (multifamily residential apartment) District to the north, west, and south, and C-4 (commercial industrial) District to the west.

The property was currently vacant. Surrounding land uses are Avanti at Emerald Point, Jackson Apartments, District Apartments, Mendoza Paint and Body Shop, and, vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Center, which was comparable to C-3 (general business) District.

The development trend for this area along North Jackson Road is commercial.

The property was zoned A-O (agriculture and open space) District during comprehensive zoning in May 1979. The property to the west was rezoned from A-O (agricultural open space) District to R-3A (multifamily residential apartments) District in June 2005. The property to the north was rezoned from A-O District to R-3A District during the city-initiated zoning in 2014. A part of the property to the north was also rezoned from C-3 District to R-3A district in 2019. The property to the south was rezoned from A-O District to R-3A District in April 2019.

The requested zoning does not conform to the Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the zoning trend along N. Jackson Road is both commercial and multifamily apartment uses.

The maximum density in R-3A (multifamily residential apartments) District is 29 three-bedroom units (1,500 sq. ft.) per acre to 43 one-bedroom apartment units (1000 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 580 three-bedroom units

to 860 one-bedroom units.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Connections and the access to the streets will be discussed during the subdivision review process.

Required parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

There had been no calls received in opposition to the request.

Staff recommended approval of the rezoning request to R-3A (multifamily residential apartment) District.

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

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

c) SUBDIVISION:

1. North McAllen Lot 11A Block 40A Subdivision; 1712 Cedar Avenue-Tomas Gutierrez (**SUB2021-0028**) (Final) RDE

Mr. De La Garza stated that the property was located on Cedar Avenue had 50 ft. ROW with 32 ft. of paving and curb & gutter on both sides. Monies must be escrowed if improvements are not built prior to recording (if applicable). Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance or greater for easements. Revise plat note prior to recording. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for easements. Revise plat note prior to recording. Zoning Ordinance: Section 138-356. Corner: Alley: 5 ft. or greater for easements. Revise plat note prior to recording. Zoning Ordinance: Section 138-356. Garage setbacks were 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. A 4 ft. wide minimum sidewalk required on Cedar Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses and along west and north property line. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen 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. Zoning Ordinance: 138-1. Existing: R-3T Proposed: R-3T. Rezoning from C-3 to R-3T approved by P&Z at their November 3, 2020 meeting, and by the City Commission

at their November 23, 2020 meeting. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning from C-3 to R-3T approved by P&Z at their November 3, 2020 meeting, and by the City Commission at their November 23, 2020 meeting. Zoning Ordinance: Article V. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. As per Parks Department, plat submitted shows two lots; therefore, \$1,400 must be paid prior to recording. As per Traffic Department, Trip Generation waived for two townhomes. No TIA required. Must comply with City's Access Management Policies. Subdivision name to be revised everywhere where is applicable prior to recording.

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

Chairperson asked if there was anyone present in opposition of the proposed subdivision, there were none.

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

3) SITE PLAN:

- a) Revised Site Plan Approval for Lot 1, El Cedro Subdivision, 1100 E. Cedar Avenue. (SPR2021-0001)**

Ms. Garza stated that the property was located on the south side of E. Cedar Avenue approximately 744 ft. east of McColl Road and was zoned R-3A (multifamily residential apartment) District. The adjacent zoning is C-4 (commercial-industrial) District to the west, R-3A to the north and south, and outside city limits to the east. Surrounding land use include apartments, single-family residences, and vacant land. The property is part of El Cedro Subdivision, which was recorded on April 21, 2015. 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.

The applicant was proposing to construct 8 additional apartment units on the rear of the existing 12 apartment units on site that were approved for site plan on August 4, 2015.

Originally, twenty-two apartment units of 2-bedroom each were proposed back in 2015 and based on the 22 units at 2-bedrooms, 44 parking spaces were required. However, only 12 two-story units of 2-bedrooms were built at time of building permit.

The applicant was now proposing to construct 8 one story apartment units on the rear of the existing apartments on site. Based on the existing 12 units at 2-bedrooms, 24 parking spaces are required and based on the proposed 8 units at 1-bedroom, 12 parking spaces are required. The total parking spaces required is 36 spaces, which are provided. As per original site plan approved on August 4, 2015: the required landscaping for the lot was 4,928 sq. ft. with trees required as follows: 16 – 2 1.2" caliper trees, or 8 – 4" caliper trees, or 4 – 6" caliper trees or 32 palm trees. A minimum 10 ft. wide landscape strip or was required inside the property line along Cedar Avenue. Must maintain existing Landscaping any Dead grass, trees or plants must be replaced as well as any non-working irrigation system. Trees removed will be required to be replaced. Interior drives, buffers and parking will remain the same. The dumpster location is being located on the southeast corner of the property. No structures are permitted over easements. All setbacks will comply with the plat note requirements and the zoning ordinance.

The Building Permit Site Plan must comply with requirements set forth by Engineering, Public Works, Utility, and Fire Department. A detention plan must be submitted at time of building permit, any changes made to the site plan may trigger additional requirements by the Departments.

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

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

b) Revised Site Plan Approval for Lot 2B, McAllen Convention Center Lots 2B & 2C Subdivision, 3300 U.S. Expressway 83. (SPR2021-0010)

Ms. Garza stated that the property was located on the northwest corner of S. 29th Street and U.S. Expressway 83 and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west, east, north and south. Surrounding land use include commercial and vacant land. The property is part of McAllen Convention Lots 2B & 2C Subdivision, which was recorded on March 20, 2007. 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.

The applicant was proposing to construct a new loading dock on the rear-east side of the existing building.

The applicant was proposing to construct a new loading dock on the rear-east side of the existing buildings. Proposed dock will not impact parking requirements. As per original site plan approved on June 21, 2005: the required landscaping for the lot was 168,780 sq. ft. with trees required as follows: 211 – 2 1.2" caliper trees, or 106 – 4" caliper trees, or 71 – 6" caliper trees or 422 palm trees. A minimum 10 ft. wide landscape strip or was required inside the property line along U.S. Expressway 83, S. 29th St., Convention Center Blvd., and Ithaca Ave. Must maintain existing Landscaping any Dead grass, trees or plants must be replaced as well as any non-working irrigation system. Trees removed will be required to be replaced. Interior drives, buffers and parking will remain the same. No structures are permitted over easements. All setbacks will comply with the plat note requirements and the zoning ordinance.

The Building Permit Site Plan must comply with requirements set forth by Public Works, and Utility Department. The Utility Department is approving the site plan with the condition that the utility work not be done until a separate utility layout be submitted and approved.

Staff recommended approval of the site plan subject to the conditions noted by, Public Works and Utility Department, paving and Building Permit requirements, and the subdivision and zoning ordinances.

Mr. Michael Fallek wanted to ensure that service vehicles would fit sufficiently and Ms. Garza confirmed that Public Works approved it. Mr. Fallek then asked if there was sufficient room for another 18-wheeler to service the adjacent retailer and Ms. Garza confirmed it would and explained that she did the measurements and stated the dimensions of 60x65 is what is required for 18-wheelers.

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

4) SUBDIVISIONS:

**a) Starbucks Subdivision; 2908 Nolana Avenue- Vaquero Nolana Partners LP
(SUB2021-0027) (Final) JHE**

Ms. Gonzalez stated that the property, which is zoned C-3 was located on Nolana Avenue had 60 ft. from centerline for 120 ft. total ROW with 65 ft. of paving and curb & gutter on both sides. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Provide copy of document No. 3168910. 30 ft. access easement/service drive will be required to extend west as properties start developing. A 40 ft. radius temporary turnaround provided. Front (W. Nolana Avenue): 60 ft. or greater for approved site plan or easements. Rear: As per zoning ordinance or greater for approved site plan or easements. Sides: in accordance with the zoning ordinance or greater for approved site plan or easements. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on Nolana Avenue. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Per Traffic Department, spacing requirement along Nolana Avenue is 360 ft. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, service easements, any private streets 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.

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

Ms. Gonzalez explained that the curb cut access is in compliance and addressed internally. Mr. Fallek wanted to clarify if the subdivision name and director Mr. Garcia explained that the name should be fine as long as there is no other subdivision with the same name nearby.

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

**b) Reynolds Estates Subdivision; 4600 North 29th Street- Reuben Bar- Yardin
(SUB2021-0020) (Final) JHE**

Ms. Gonzalez stated that the property was located on Buddy Owens Blvd. (Mile 3 Rd. - FM 1924): A dedication of 10 ft. was required for 60 ft. from centerline with 65 ft. of paving and curb & gutter to be done by the state. Money must be escrowed if improvements are not built prior to recording. N. 29th Street (Rooth Road): Proposed 10 ft. dedication for 50 ft. from centerline. 65 ft. of paving and curb & gutter on both sides. N. 27th Street (private): 60 ft. 40 ft. of paving and curb & gutter on both sides. Plat references 60 ft. ROW between Lots 36 and 39 from Highland Oaks Subdivision recorded under document no. 3184542, which is a private street. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Buddy Owens Blvd. (Mile 3 Road - FM 1924) 60 ft. or greater for easements or approved site plan. N. 29th Street (Rooth Rd.) - 50

ft. or greater for easements or approved site plan. Rear: 50 ft. or greater for easements or approved site plan. Interior sides: In accordance with the zoning ordinance or greater for easements or approved site plan. Corner: Lots 6 & 7: 10 ft. or greater for easements or approved site plan. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on N. 29th Street, and a 5 ft. wide minimum sidewalk required on Buddy Owens Blvd. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Highland Oaks Subdivision was approved as a private development with N. 27th Street being a private street, cross agreement being required prior to recording. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Traffic Impact Analysis (TIA) has been approved by Traffic Department. Must comply with City's Access Management Policy. Email received on March 3, 2021 indicating existing electrical easement is aerial. Cross agreement with Highland Oaks Subdivision for the use of N. 27th St. required prior to recording.

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

Mr. Gabriel Kamel abstained from voting on this item.

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

c) 2nd And Dove Subdivision; 201 Dove Avenue- Alonzo Cantu (SUB2021-0026)
(Final) CLH

Ms. Gonzalez stated that the property was located on Dove Avenue and is zoned R3-T. A 5 ft. dedication for 51 ft. from centerline for 105 ft. ROW with min. 65 ft. of paving and curb & gutter on both sides. Per plat submitted February 10, 2021. Variance letter received February 10, 2021 to dedicate 5 ft. for 105 ft. of ROW instead of dedication for 75 ft. from centerline for future 150 ft. ROW. P&Z Board recommended approval of variance request at the meeting held February 16, 2021 and City Commission approved the variance for 5 ft. dedication at the meeting held March 3, 2021. North Col. Rowe Boulevard (N. 2nd Street): **80 ft. existing ROW with min. 65 ft. of paving and curb & gutter on both sides. Variance letter received February 10, 2021 to maintain 80 ft. of existing ROW, instead of 20 ft. dedication for future 120 ft. ROW. P&Z Board recommended approval of variance request at the meeting held February 16, 2021 and City Commission approved the variance request for at the meeting held March 3, 2021. E/W Interior Street: 30 ft. ROW with 30 ft. of paving and curb & gutter on both sides. Variance request proposing a street with 30 ft. ROW and 30 ft. pavement back to back instead of the required 60 ft. of ROW with 40 ft. of paving submitted February 10, 2021. P&Z recommended approval at the meeting held February 16, 2021 and City Commission approved the request at the meeting held March 3, 2021. N/S interior Street: 30 ft. ROW Paving: 30 ft. curb & gutter on both sides. Variance request letter submitted on February 10, 2021 to convert the northern portion of an existing north/south 20 ft. alley along the west boundary of the subdivision into a street which will be combined with a 10 ft. dedication for a total 30 ft. ROW and pavement width. P&Z Board recommended approval at the meeting held February 16, 2021 and City Commission approved the request at the meeting held March 3, 2021. 800 ft.

Block Length. 600 ft. Maximum Cul-de-Sac. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Existing 20 ft. alley ROW along the south and west of property dedicated by subdivision to the south. Variance request letter submitted on February 10, 2021 to convert the northern portion of an existing north/south 20 ft. alley along the west boundary of the subdivision into a street which will be combined with a 10 ft. dedication for a total 30 ft. ROW and pavement width. P&Z Board recommended approval at the meeting held February 16, 2021 and City Commission approved the request at the meeting held March 3, 2021. Lots 1-13: 7.5 ft. Lots 14-21: Proposed 18 ft. at front entry garage. Engineer submitted a variance letter on February 10, 2021 asking for a 7.5 ft. front setback for Lots 1-13 approved by P&Z Board at the meeting held February 16, 2021. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Common areas, must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Engineer submitted a variance letter to not comply with the minimum lot area requirement of 2,000 sq. ft. approved by the Zoning Board of Adjustments on November 18, 2020. Rezoning from R-1 to R-3T was approved by Planning and Zoning Board at the August 4, 2020 meeting. City Commission approved the rezoning request at the August 10, 2020 meeting. Park Fee of \$700 per dwelling unit/lot x 21 Lots = \$14,700 due prior to recording. Trip Generation has been approved, per Traffic Department no TIA is required. Must comply with City's Access Management Policy. Gated exit to 2nd Street (N. Col. Rowe) was proposed to be used as an emergency exit only, and for City's Public Works Department.

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

Mr. Kamel asked for clarification on the garage requirements because the packet showed that it was not in compliance and Ms. Gonzalez explained that there may be a note missing on the plat that will be corrected prior to recording. Mr. Hovar questioned the gate access for the subdivision and Mr. Garcia explained that will only be used for sanitation services and the fire department, public will not have access to the gate.

After a brief discussion, Mr. Jose Saldana moved to approve with conditions noted. Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

d) BEJ Subdivision; 4701 North McColl Road- Violet Investments (SUB2021-0025)
(Preliminary) CHC

Mr. De La Garza stated that the property was located on N. McColl Road: 20 ft. dedication for 60 from centerline for 120 ROW of paving and curb & gutter to be done by the state. Please provide copy of Document recorded in Volume 2667, Page 620 H.C.D.R. (corner clip) for staff to review prior to final. City of McAllen Thoroughfare Plan. East Violet Avenue had 20 ft. ROW dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. curb & gutter on both sides. Monies must be escrowed if improvements are not built prior to recording. Clarify if 15 ft. SWSC easement running

along East Violet Avenue will be abandoned prior to final as it appears to be encroaching into the required ROW dedication. If abandonment is required, it must be done by a separate instrument and not by this plat. Clarify if 20 ft. x 20 ft. easement S.W. Bell easement on the southwest corner of property will be abandoned prior to final as it appears to be encroaching into the required ROW dedication. If abandonment is required, it must be done by a separate instrument and not by this plat. City of McAllen Thoroughfare Plan. ROW: 20 ft. Paving. 16 ft. Alley/service drive easement required for commercial properties. A 24 ft. private service drive to provide city services required. It will be maintained by the property owners, and not the City of McAllen. It will be on the site plan and also on the plat as may be needed, prior to recording. Plat note will be required to be noted on the plat regarding the service drive, prior to recording. Subdivision Ordinance: Section 134-106. Front setbacks on North McColl Road were 60 ft. or greater for easements or approved site plan. East Violet Avenue: 40 ft. or greater for easements or approved site plan. Please revise plat note #2 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear setbacks were in accordance with the Zoning Ordinance or greater for easements or approved site plan. Please revise plat note #2 as shown above prior to final. Zoning Ordinance: Section 138-356. Interior side setbacks were in accordance with the Zoning Ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Corner setbacks. See above. Please revise plat note #2 as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required along East Violet Avenue and 5 ft. wide minimum sidewalk required along North McColl Road as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. An 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. City's Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Plat note #13 is not required, please remove. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common areas, any private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen. 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. Zoning Ordinance: 138-1. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved; no TIA required. Must comply with City's Access Management Policy. If any abandonments are needed, they will have to be recorded prior to final by a separate instrument. Please Revise subdivision name on plat note #14.

Staff recommended approval of the subdivision preliminary form subject to conditions noted, drainage and utility approvals.

Mr. Fallek asked how the existing building was constructed and Mr. De La Garza explained that the property was possibly part of ETJ or part of the county.

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

e) Replat of Lot 9 Antigua Subdivision; 3208 Zenaida Avenue- Structure Team, LLC (SUB2021-0021) (Preliminary) M&H

Mr. De La Garza stated that the property was located on Zenaida Avenue: 50 ft. ROW existing 32 ft. of paving and curb & gutter on both sides. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Please revise plat note as shown above. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Please revise plat note as shown above. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easements. Please revise plat note as shown above. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback was required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on both sides of Zenaida Avenue. Include plat note as shown above. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Include plat note as shown above. Landscaping Ordinance: Section 110-46. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Include plat note as shown above. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. 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. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Please verify "C2" and C3" since they appear to match to what is shown on Curve Table. Provide ownership map to verify that no lots were left undevelopable. The south portion of Lot 10 appears to be left with only 25 ft. of frontage. Zoning Ordinance: 138-1. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, \$700 (one lot/dwelling unit) are due prior to recording. As per Traffic Department, Trip Generation waived for a single family house. No TIA required. Comments: Must comply with City's Access Management Policy. Provide Ownership Map to verify that no properties are left undevelopable prior to final. Discuss with staff and City Attorney. Add reference "Private" under Zenaida Avenue and anywhere where is applicable. Change Subdivision name to "Lot 9A, Antigua Subdivision".

Staff recommended disapproval of the subdivision in preliminary form.

Mr. Fallek asked about the update on the frontage for the adjacent lot and Mr. De La Garza explained that it was owned by the same person. Mr. De La Garza confirmed that if the neighbor to the south would want to build on their half lot, they would have to go through the same replat process.

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

- f) Cascada at Tres Lagos Phase II Subdivision; 14232 Chalk Ridge Drive- Rhodes Development, Inc. (**SUB2021-0023**) (Preliminary) M&H

Ms. Gonzalez stated that the Interior streets (Chalk Ridge Dr. and Cascada Bend Road): 50 ft. of ROW with min. 32 ft. of paving and curb & gutter on both sides. Money must be escrowed if improvements are not built prior to recording. 9 Mile Road: 100 ft. ROW with 65 ft. of paving and

curb & gutter on both sides. Revise plat to show any existing ROW for 9 Mile Road and/or determine and required dedication, provide abandonment document number if applicable, etc. Common areas and access walks/drives provided per agreement. Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. Front setbacks were 20 ft. minimum or greater for easements. Double fronting Lots 146-148 and 1393 & 1394 located along Mile 9 Rd. Rear: 20 ft. (Lots 123-240). Revise note as needed since Lot ranges shown on plat do not correspond to the ranged referenced in the note. Interior side setbacks were 5 ft. or greater for easements. Side corner: 10 ft. or greater for easements except 20 ft. for Lots 58, 69 & 70 abutting. or greater for easements. Revise note accordingly since Lot ranges on plat start at 123 and end in 240. In addition, this subdivision does not about Tres Lagos Blvd. Garage setbacks were 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on 9 Mile Road. City Ordinance on interior streets will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement filed with City. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial and industrial zones/uses and 9 Mile Road. An 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 9 Mile Road. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording; section 110-72 if a public subdivision. Minimum lot width and lot area Lots must comply with the minimum 50 ft. and 54 ft. frontage on corner lots requirements, or in compliance per agreement. Provide copy of addendum/agreement regarding lot frontage Zoning Ordinance: Section 138-356. All Lots need to be labeled accordingly prior to final approval; Lots 160-171, 227-240, 199-216, 124-159, etc. are missing dimensions, revise as needed to properly review and note comments. Property is zone R-1 and Must be in compliance with agreement. Trip Generation approved per Traffic Department. Trips from Traffic Impact Analysis (TIA) submitted in 2016 have been honored, per Traffic Department. Must comply with City's Access Management Policy. Submit Master Plan for review. All Lots need to be labeled accordingly prior to final approval; Lots 160-171, 227-240, 199-216, 124-159, etc. are missing dimensions, revise as needed to provide comments. Need to bold subdivision boundaries.

Staff recommended approval of the subdivision, subject to conditions noted, utilities and drainage approvals.

Mr. Kamel ask if there was only one entrance and exit and Ms. Gonzalez confirmed and explained that there is an agreement that was recorded for Tres Lagos, and it was in compliance and approved by the fire department.

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

6) INFORMATION ONLY:

a) City Commission Actions: March 8, 2021

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Gabriel Kamel adjourned the meeting at 4:40 p.m., and Mr. Michael Hovar seconded the motion, which carried unanimously with five members present and voting.

ATTEST: _____
Claudia Mariscal, Secretary

Chairperson, Pepe Cabeza de Vaca

Memo

TO: Planning and Zoning Commission

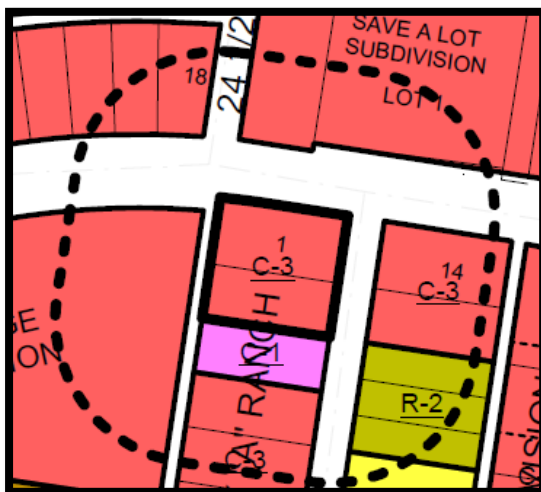
FROM: Planning Staff

DATE: April 1, 2021

SUBJECT: REQUEST OF JENNIFER M. BRIGHT, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR FOR A VAPE AND SMOKE SHOP AT LOTS 1 & 2, LAZY-A-RANCH ADDITION SUBDIVISION, HIDALGO COUNTY, TEXAS; 2401 WEST PECAN BLVD. SUITE C. (CUP2021-0020)

BRIEF DESCRIPTION:

The property is located on the west side of 24th Street along the south side of Pecan Blvd. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, east, and west; there is C-1 (office building) to the south. A smoke shop is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



SUMMARY/ANALYSIS

The applicant is proposing to operate a smoke shop with vape and tobacco sales. The proposed hours of operation will be from 9 a.m. to 9 p.m. Monday – Sunday.

The Fire Department has approved the CUP process, but is pending final inspection for occupancy. The smoke shop must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance as follows:

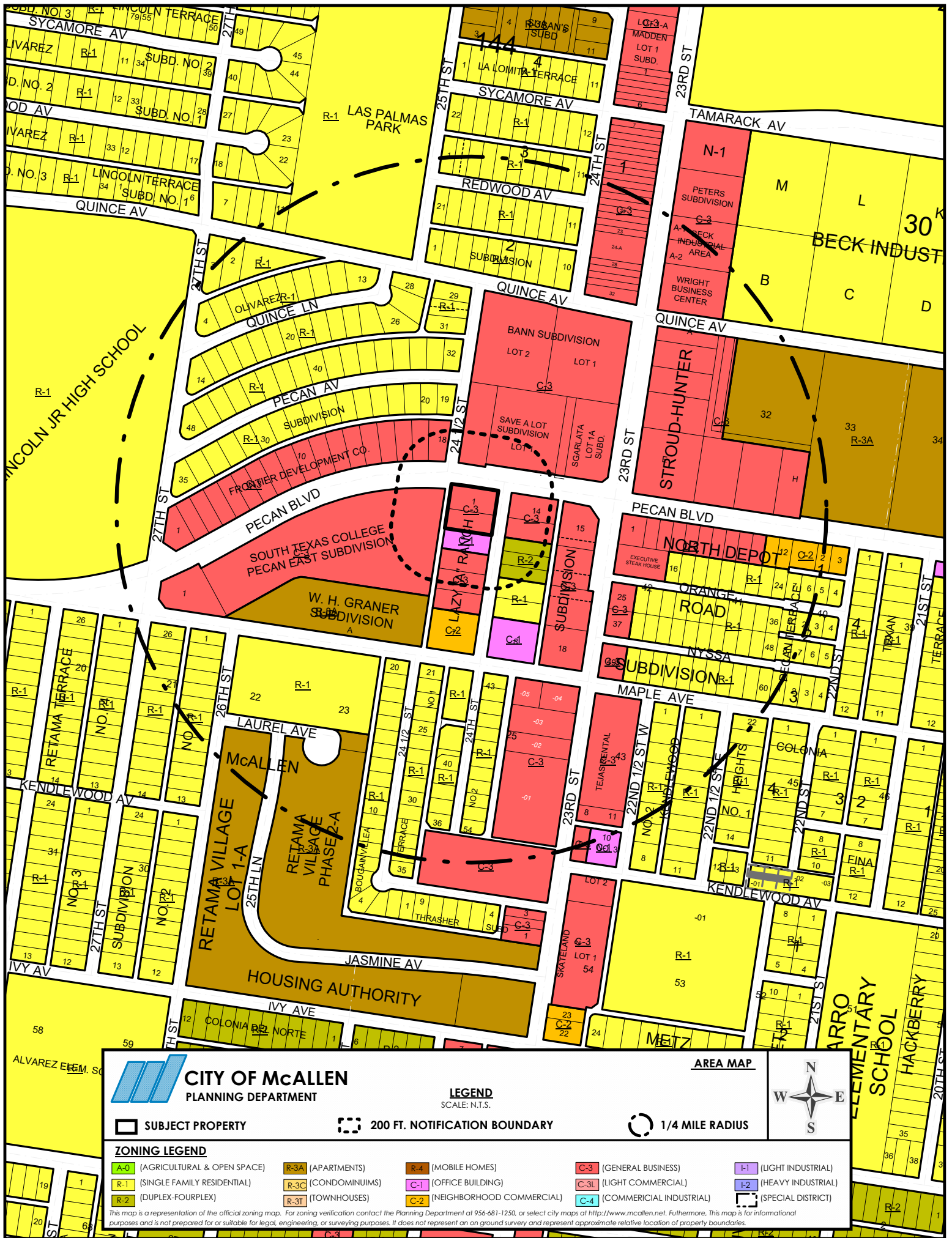
- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property,

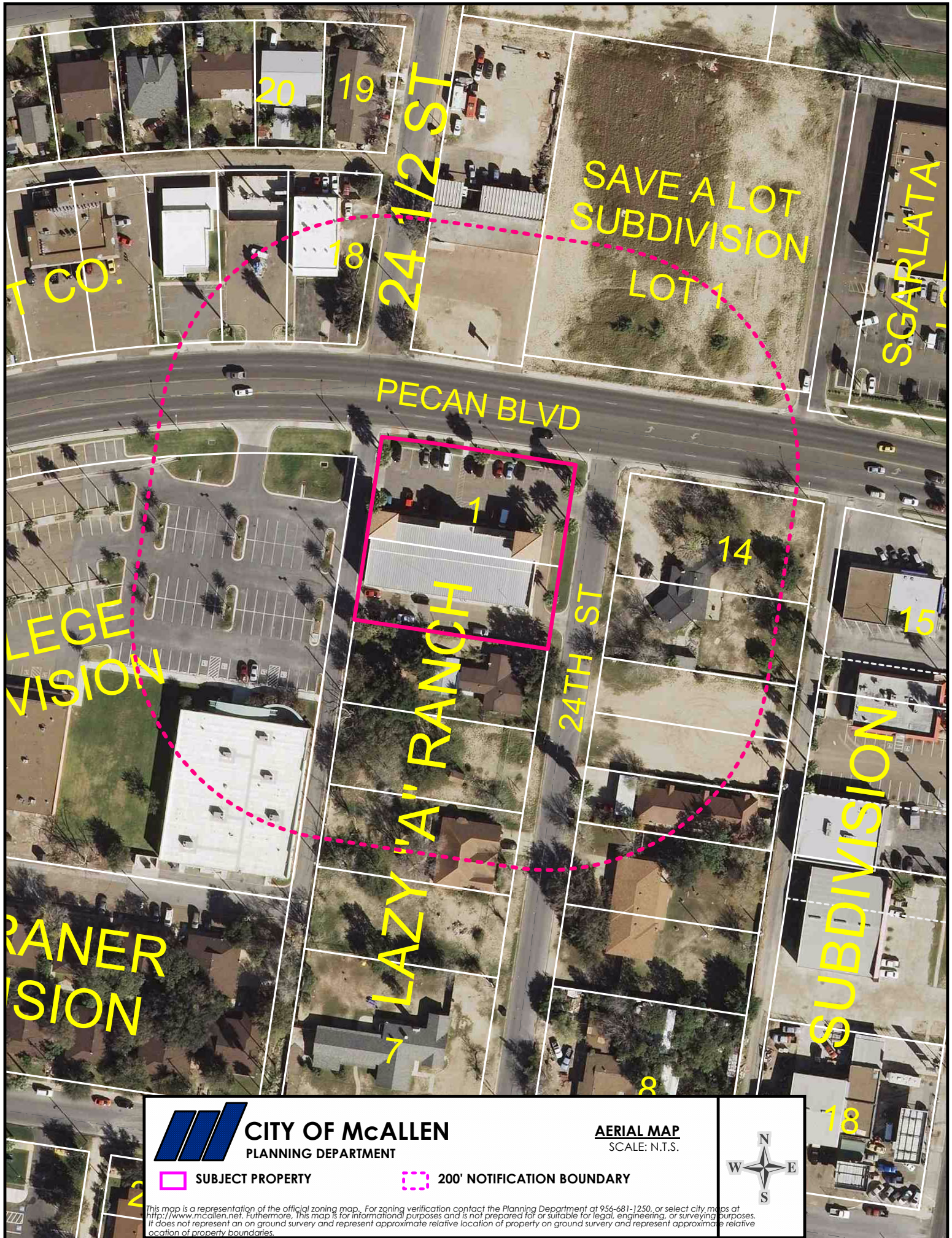
church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone;

- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has access to Pecan Blvd. through 24th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. City Center Plaza shopping center is a mixture of office, retail, vacant suites, and a restaurant. There are 38 parking spaces provided on site. In order to operate with the existing businesses, parking required is 43 parking spaces. The applicant has contacted the adjacent property South Texas College, requested a parking agreement and is awaiting a response;
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review.

RECOMMENDATION:

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





CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY

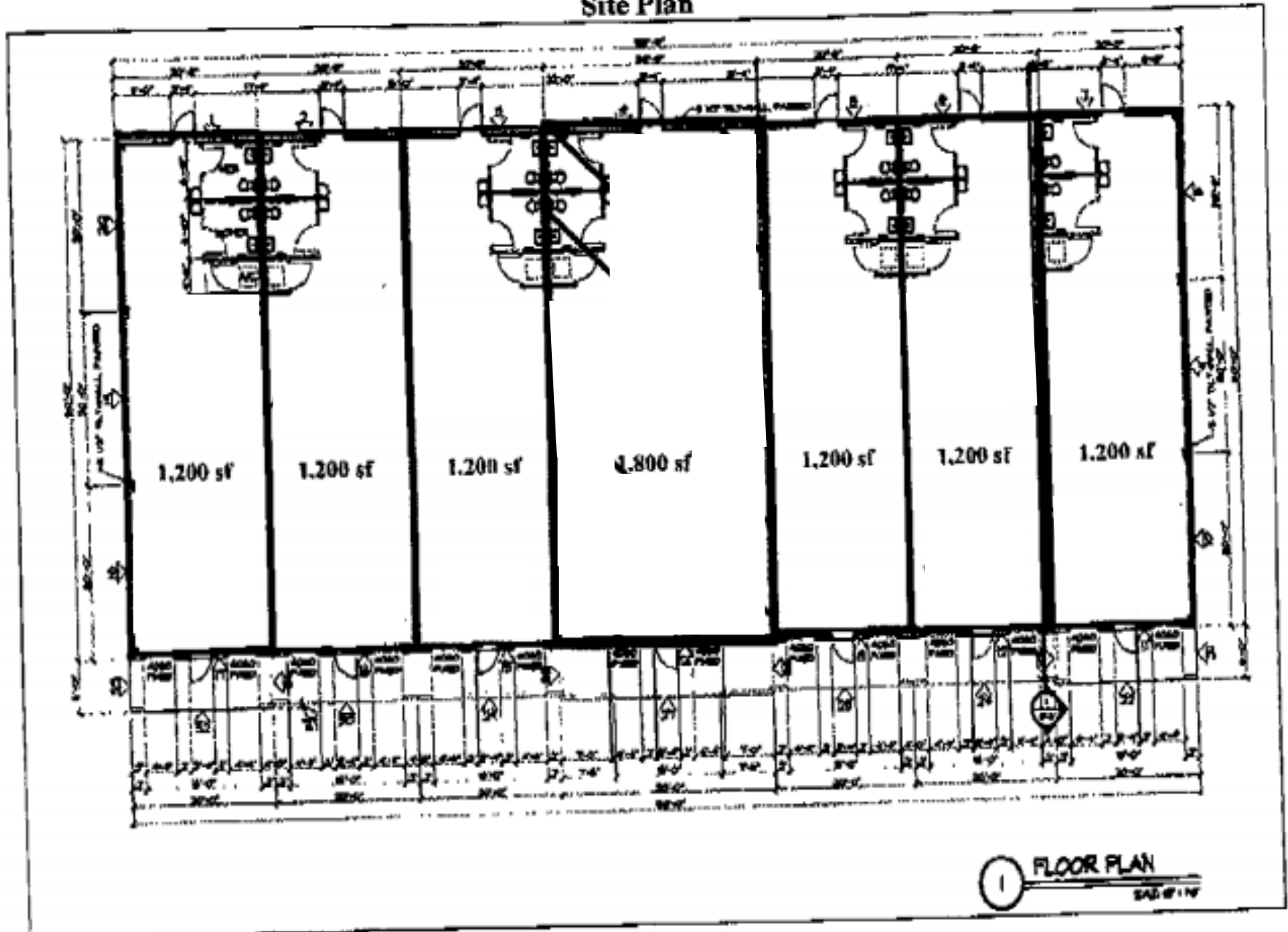


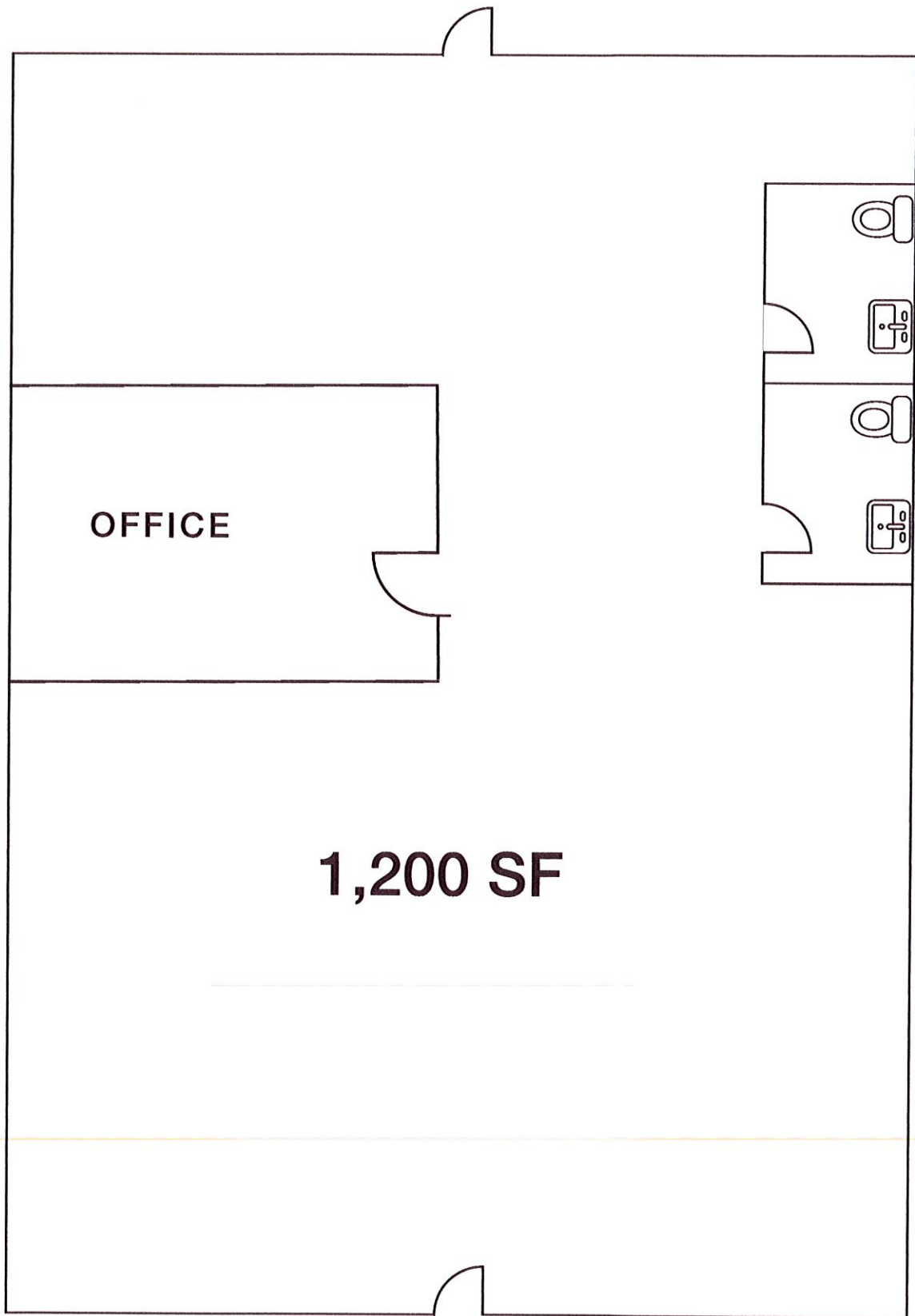
200' NOTIFICATION BOUNDARY



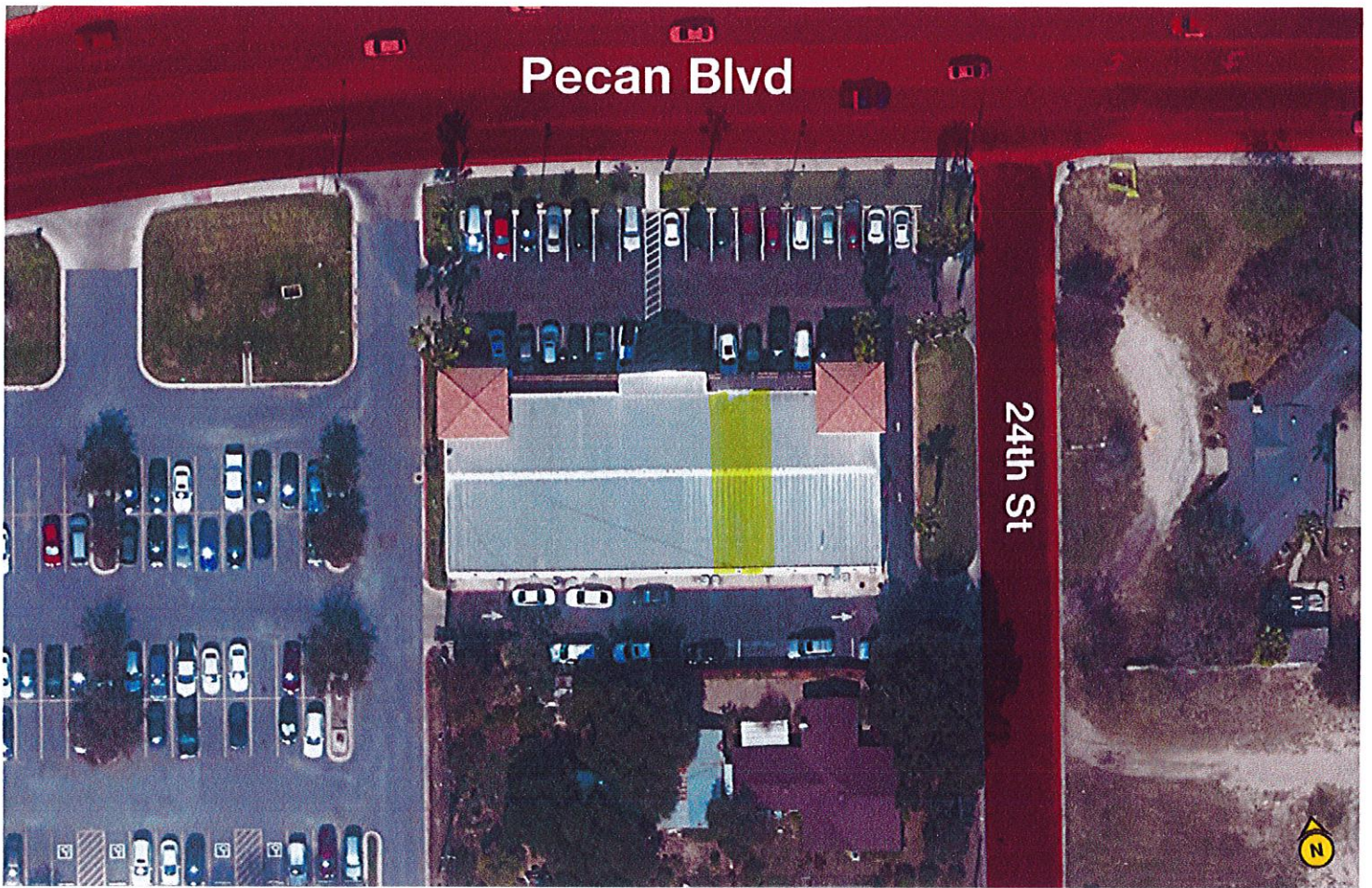
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying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

EXHIBIT A
Site Plan

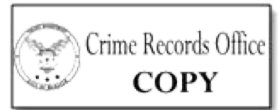




RECEIVED
FEB 22 2021
BY: SV



RECEIVED
FEB 22 2021
BY: *[Signature]*



Incident Analysis Report

Summary

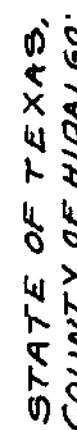
Print Date/Time: 03/24/2021 17:11
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 03/24/2020 00:01
To Date: 03/24/2021 17:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 2401 PECAN AVE C, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location
Total Matches: 0			





March 24, 2021

To whom this may concern,

HR Department

My name is Jennifer Bright I am opening up a business in the City Center Plaza located at 2401 Pecan Blvd. Ste. C McAllen, TX 78501. I am in the process of getting all permits needed to open up. The city has notified me stating that our location does not have enough parking spots. I am kindly asking for permission to use a few of your parking spots at your location 2523 Pecan Blvd. McAllen, TX 78501 towards our plaza in the event that the city does not allow us to have any parking spots in our actual plaza. My contact info is 956.800.3221 or you can email me at Greenspirit2021@gmail.com. I would greatly appreciate if you can back to me this is an urgent matter.

Thank you

Jennifer Bright

Green Spirit, LLC

Memo

TO: Planning and Zoning Commission

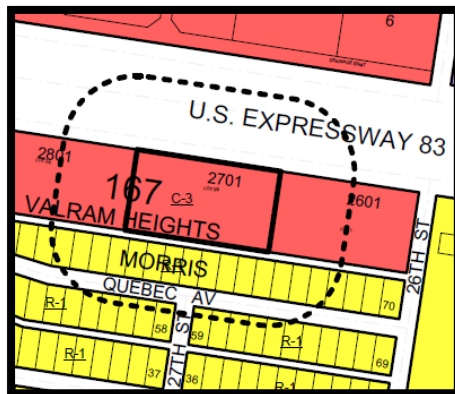
FROM: Planning Staff

DATE: April 1, 2021

SUBJECT: REQUEST OF CARLOS J. REYES, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' BY 12' AT LOT 2B, VALRAM HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2703 EXPRESSWAY 83. (CUP2021-0024)

BRIEF DESCRIPTION:

The property is located on the south side of Expressway 83, approximately 380 ft. west of S. 26th Street. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west, north, east and R-1 (single family residential) District to the south. Surrounding land uses include a car lot, shopping center and residential homes. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial conditional use permit was approved for the portable building by the Planning and Zoning Commission on September 17, 2002 and was renewed annually. The permit was last renewed on June 7, 2005. The applicant then, canceled the permit in August 21, 2006 due to the portable building being removed from the property. Another conditional use permit was approved for a portable building for one year by the Planning and Zoning Commission on April 5, 2011. The permit was renewed on April 2012 which expired in 2013. A new application was submitted on August 15, 2016 which expired in 2017. A new applicant submitted an application March 1, 2021 for the same use.

REQUEST/ANALYSIS:

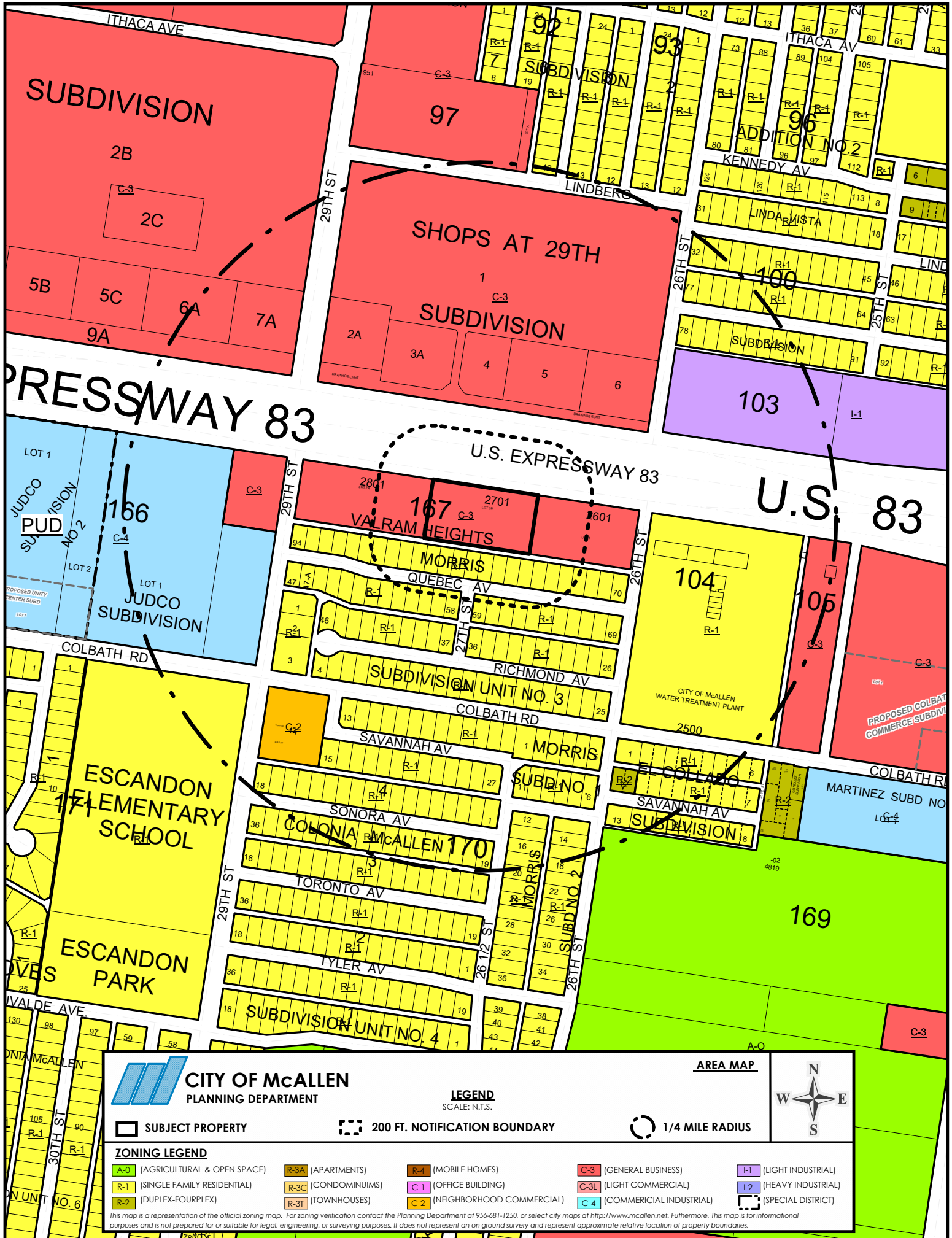
The applicant proposes to utilize a portable building measuring 12 ft. by 60 ft. (including hitch) for an automotive sales office use. The site and floor plan indicates that the 720 sq. ft. portable building has three offices and one restroom. Five parking spaces are required based on the square footage and use of the building. As per site plan there are 94 parking spaces provided. A 6 ft. buffer is required from adjacent residential zone/use and around dumpsters if visible from the street. There is an alley and 6 ft. buffer between the subject property and the residential zone/use. A building permit for the portable building will be required and must comply with parking, setbacks, landscaping, and other permit requirements.

The Fire Department has inspected the building; however a final inspection is pending. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings shall not be used for living quarters. The building will be used for office purposes;
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 ft. The property fronts Expressway 83;
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
- 4) Portable buildings shall be provided with garbage and trash collection services.

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to Section 138-118(3) of the Zoning Ordinance and Fire Department requirements.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

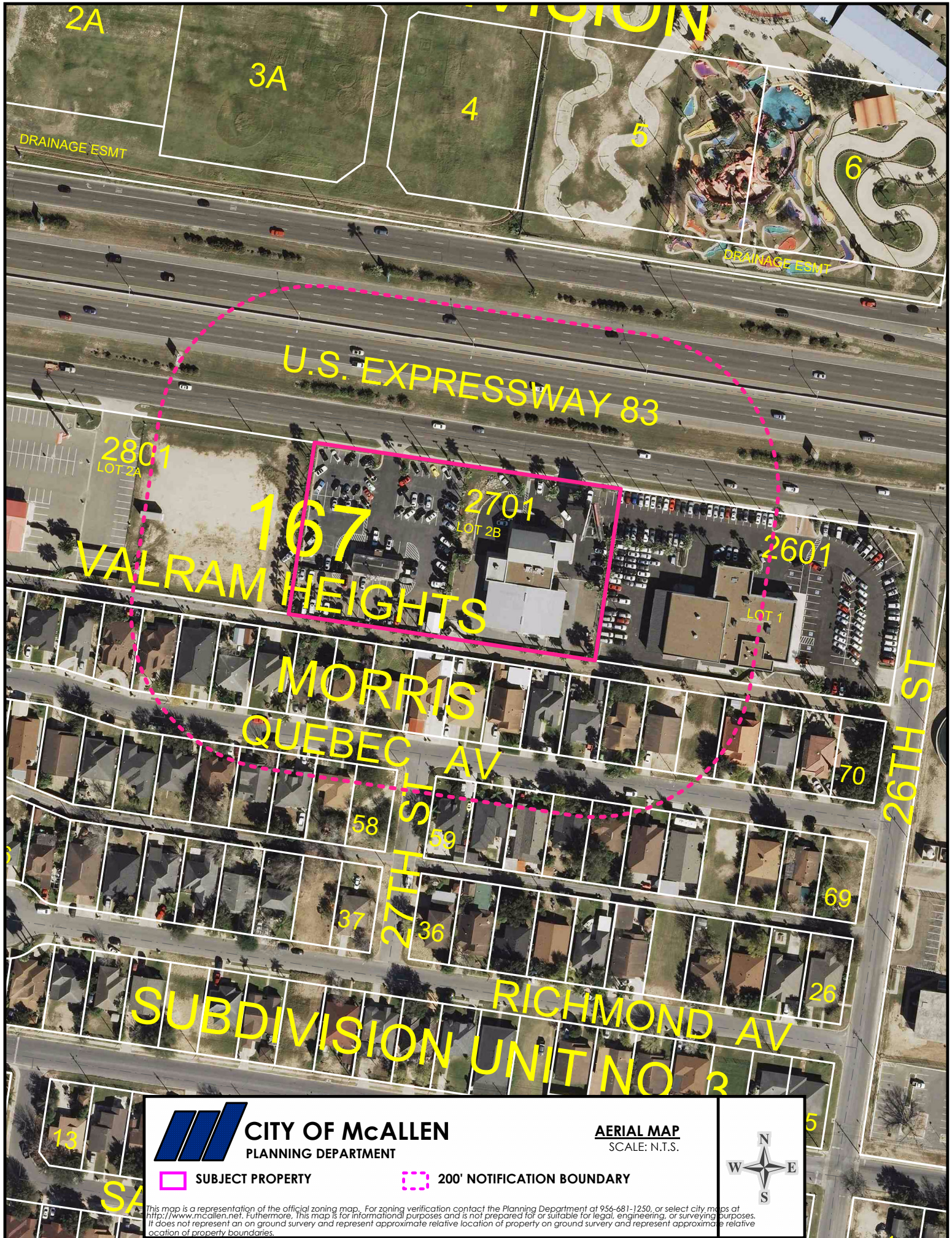
1/4 MILE RADIUS



ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPLEX-FOURPLEX)	R-3T (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY

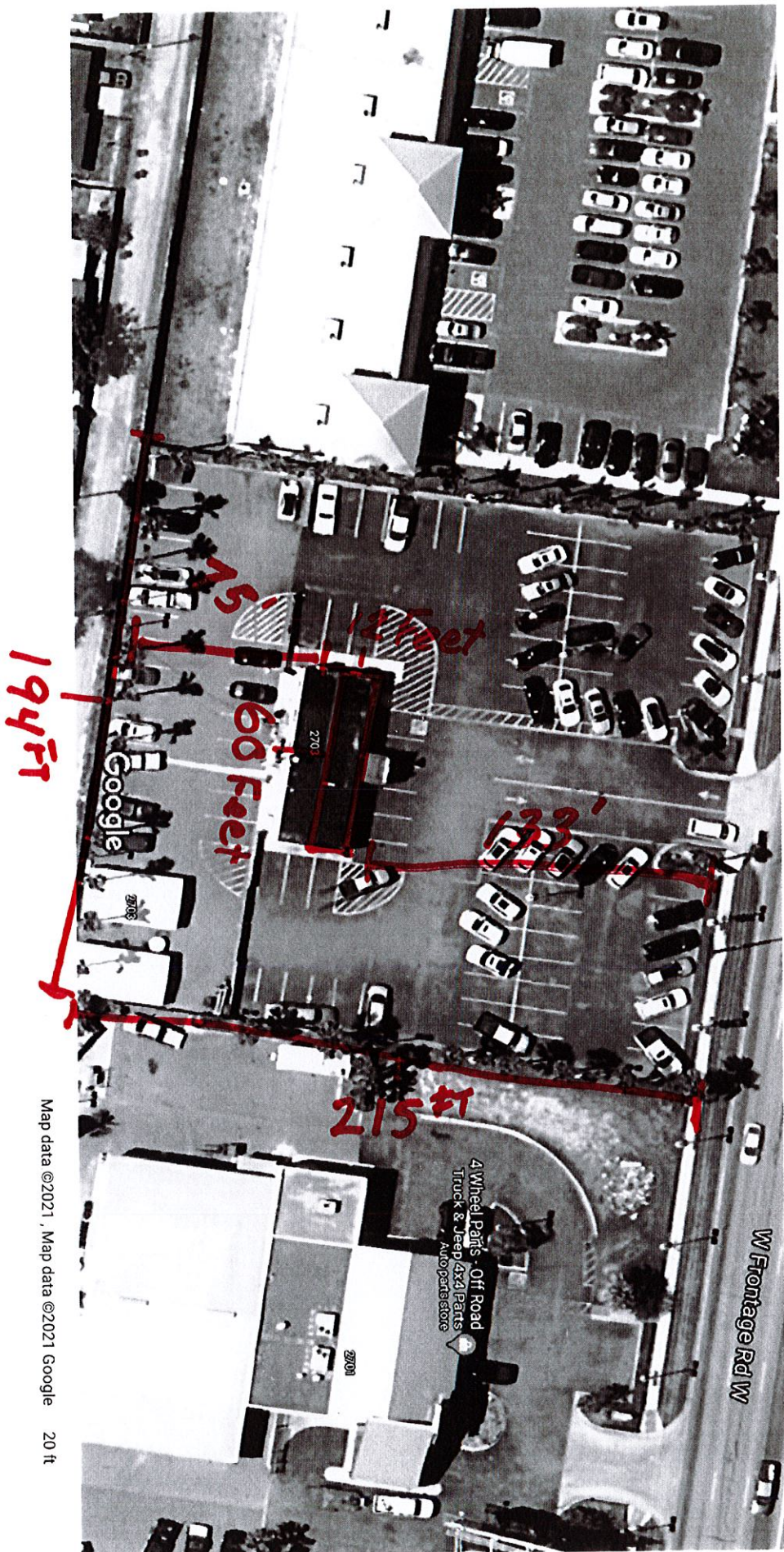


200' NOTIFICATION BOUNDARY



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Go gle Maps



Map data ©2021, Map data ©2021 Google 20 ft



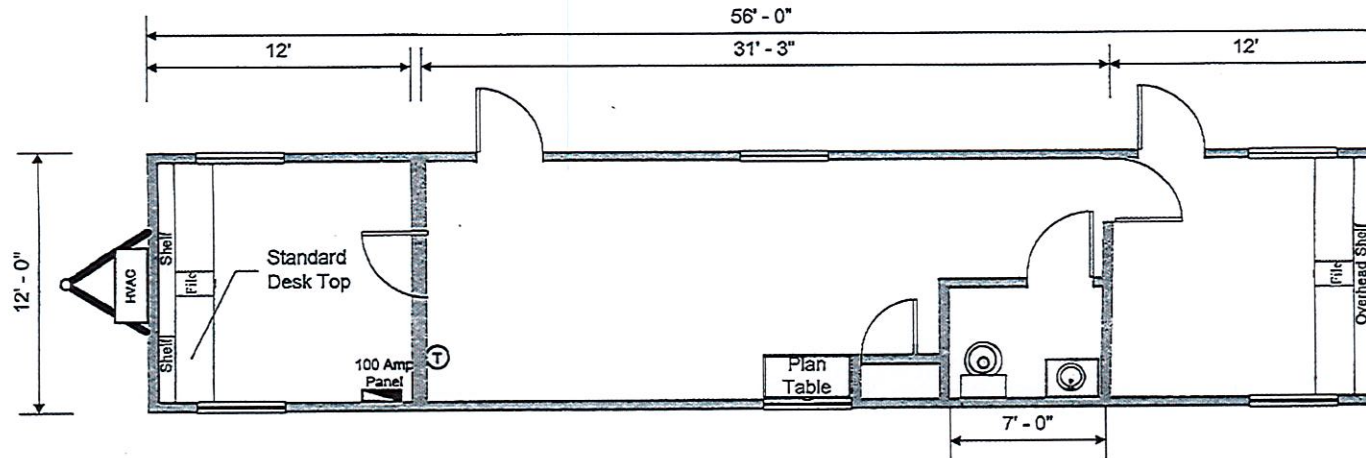


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Converse, TX 78109
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Fax: 830-606-2888

Contact: Dave Duran
Email: DaveD@satelliteco.com



Size

- * 60' Long (including hitch)
- * 56' Box Length
- * 12' Wide
- * 8' Ceiling Height

Interior Finish

- * Paneled Walls
- * Vinyl Tile
- * Gypsum Ceiling

Anchoring

4 Anchors each side

Heating & A/C

- * Thermostat Controlled Electric HVAC
- * 3 Ton A/C With 15 KW Heat

Exterior

- * Aluminum Siding & Trim
- * Outrigger Frame
- * Drip Rail

Electric

- * 100 Amp Breaker Panel
- * Fluorescent Ceiling Lights

Furniture

- * Built-In Desks With File (2)
- * Overhead Shelf (2)
- * Closet w/Water Heater, Shelf & Rod

Windows/Doors

- * 46"x27" Horizontal Sliding Window (7)
- * 36"x80" Interior Door (2)
- * 26"x80" Closet Door
- * 36"x80" Vision Panel Door w/ Lock (2)





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

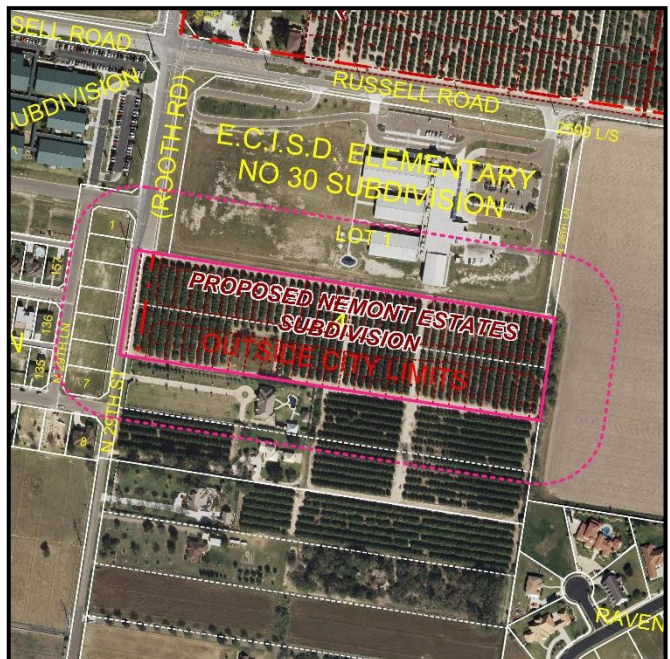
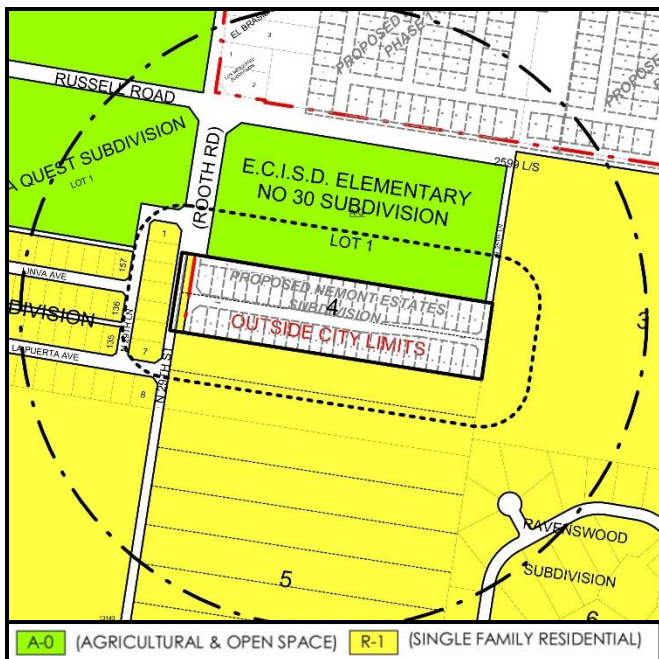
DATE: March 30, 2021

SUBJECT: INITIAL ZONING TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: THE NORTH 10.04 ACRES OF THE SOUTH 20 ACRES OF LOT 4, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS; 13800 NORTH 29TH STREET. (REZ2021-0016)

LOCATION: The property is located on the east side of North 29th Street, also known as Rooth Road, 579.73 ft. south of Russell Road. The tract has 332.24 ft. of frontage along North 29th Street with a depth of 1,307 ft. for a lot size of 10.04 acres.

PROPOSAL: The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-1 District for a proposed 42 lot subdivision under the name of Nemont Estates 1 Subdivision which was approved in revised preliminary form on December 16, 2020, by the Planning and Zoning Commission.

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



LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, Flores-Zapata Elementary School, Idea Quest School, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Residential, which is comparable to R-1 to R-3 Districts.

DEVELOPMENT TRENDS: The development trend for this area along North 29th Street is single-family residential.

HISTORY: The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since August 5, 1985. A subdivision application for the subject property was submitted on September 25, 2020, which was approved in revised preliminary form on December 16, 2020, by the Planning and Zoning Commission. An annexation and initial zoning requests for the subject are scheduled to be heard at the City Commission meeting of April 12, 2021.

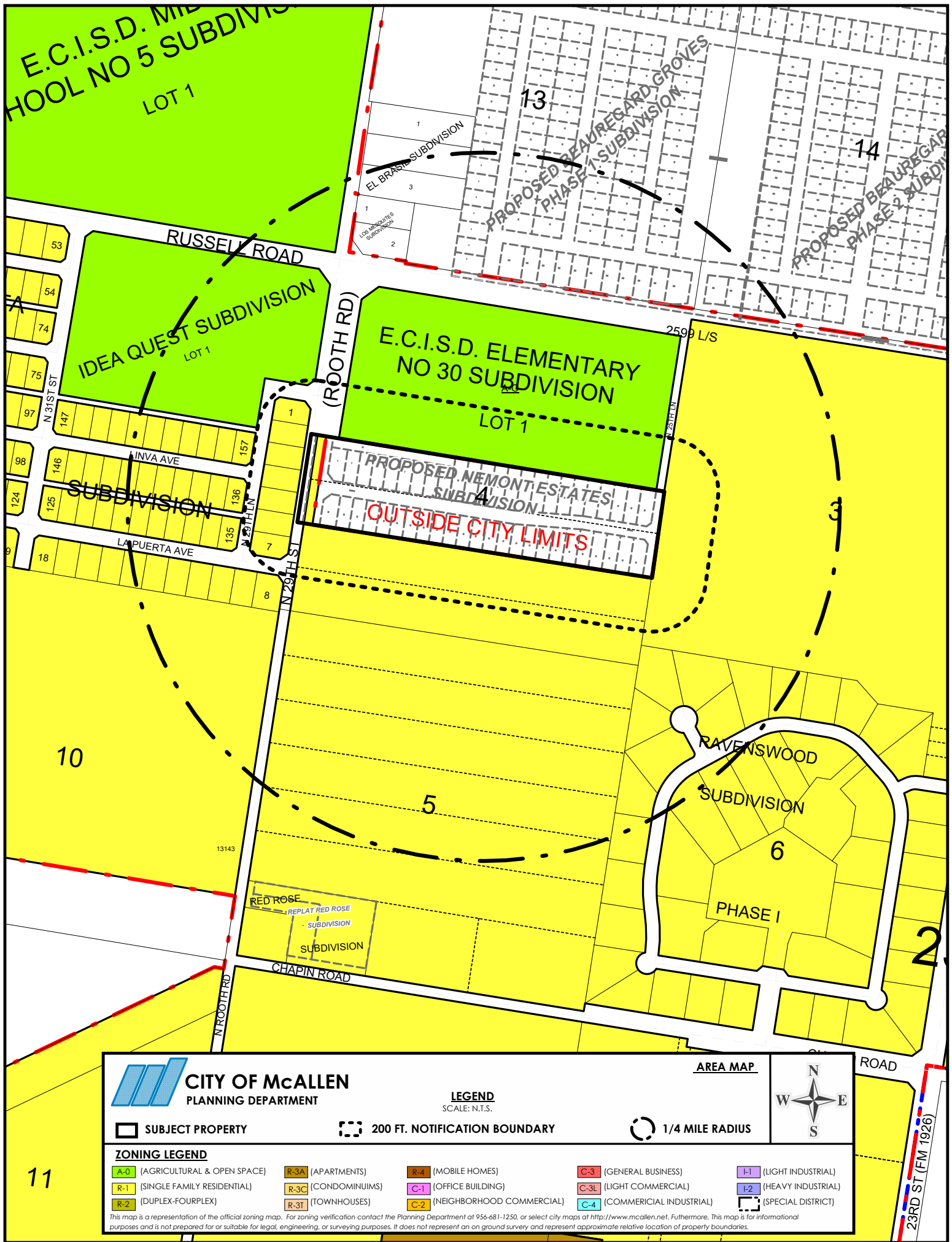
ANALYSIS: The requested zoning conforms to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the R-1 zoning and development trend of the surrounding area. The proposed development will be in proximity to compatible uses, Flores-Zapata Elementary School and Idea Quest School, since institutional uses are located within residential neighborhoods.

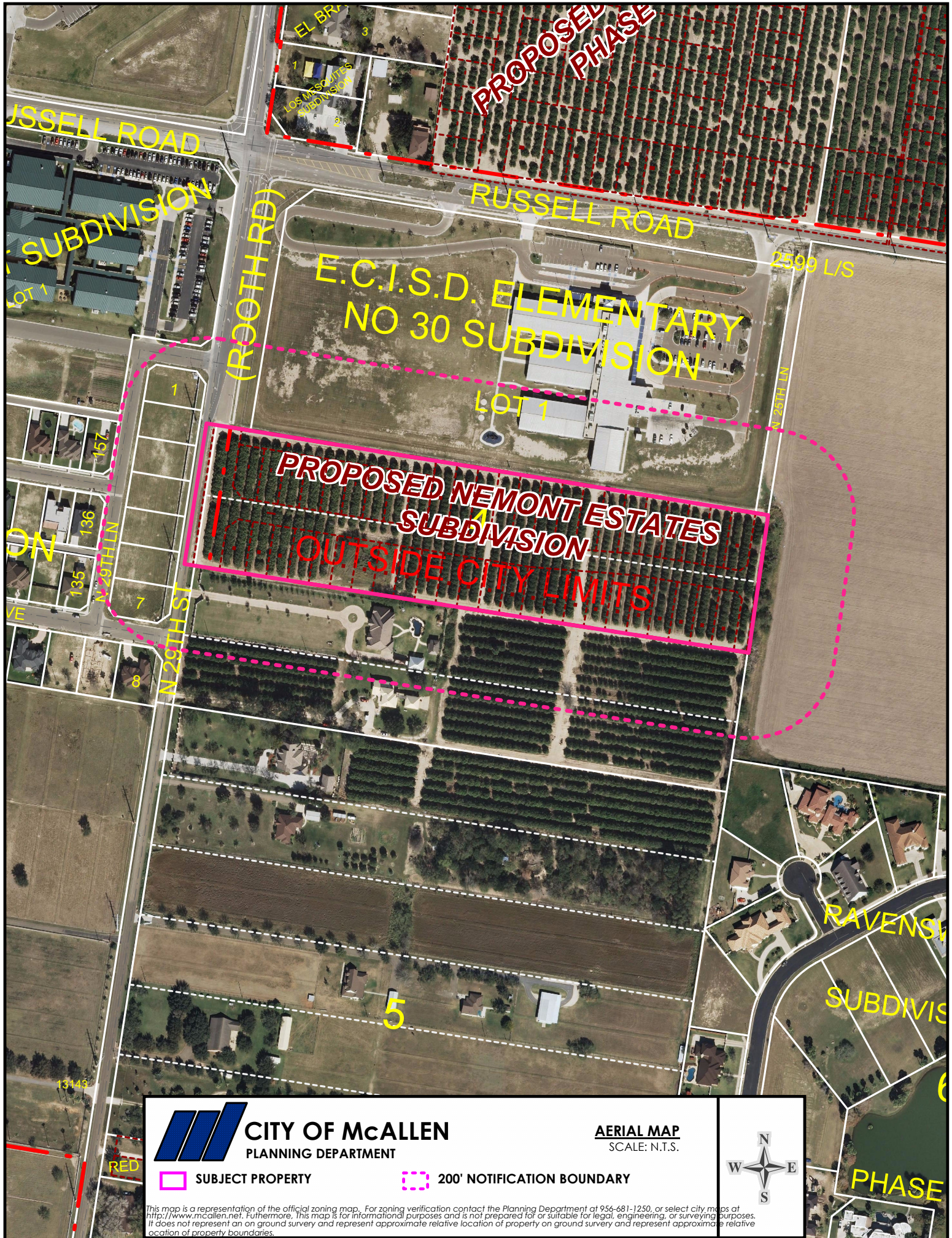
A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

The R-1 District designation permits continuation of the subdivision process for a residential subdivision.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (single-family residential) District.





CITY OF McALLEN
PLANNING DEPARTMENT

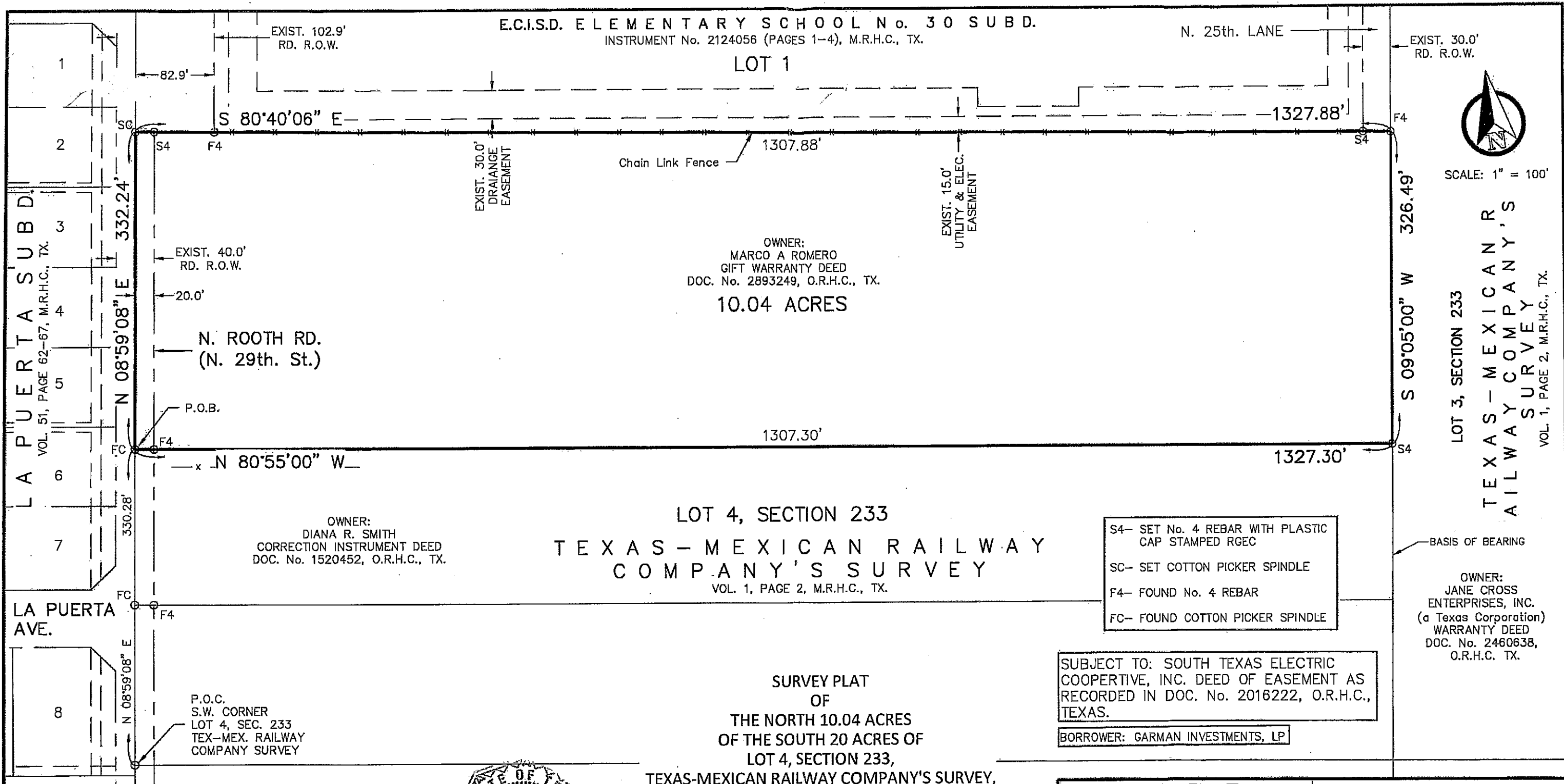
AERIAL MAP
SCALE: N.T.S.

SUBJECT PROPERTY

200' NOTIFICATION BOUNDARY



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



I, Pablo Soto, Jr., hereby certify that this Survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. Any certification expressed or implied herein is invalid without the original signature and seal of Pablo Soto, Jr. alteration of this document, except by a Licensed Land Surveyor, is illegal.

I, Pablo Soto, Jr., hereby state that this Survey was performed on the ground under my supervision and that this Survey correctly represents the facts found at the time of the survey.

PABLO SOTO, Jr. - R.P.L.S. No. 4541

Date: 8/5/19



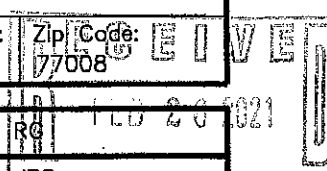
G.F. No. 163281

R. Gutierrez
Engineering Corporation

Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No. 486 • SURVEYING FIRM No. 101650.00

FLOOD ZONE <input type="checkbox"/> A <input type="checkbox"/> AO <input type="checkbox"/> C <input checked="" type="checkbox"/> X		Com.-Panel No.: 480334 0325 D	
<input type="checkbox"/> AH <input type="checkbox"/> B <input type="checkbox"/> D <input type="checkbox"/> OTHER		EFFECTIVE DATE: JUNE 6, 2000	
Description: (X) Areas determined to be outside 500-year floodplain.			
Client: MARCO ROMERO	Mailing Address: 1140 W. 24th. ST. Unit A	City: Houston	State: TX
Job No.: SUR19.050	FB: 271	Drawn By: RS	Checked By: RS
Date: 08/05/2019	PG: 33		



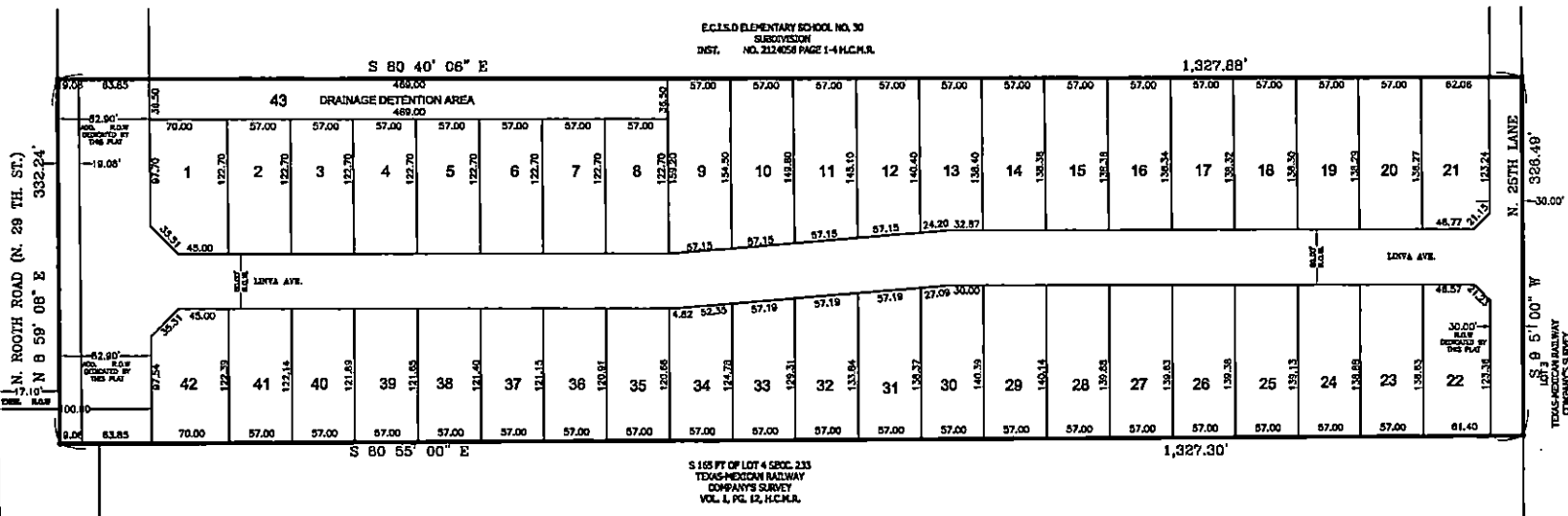
MAP OF NEMONT ESTATES 1 SUBDIVISION McALLEN, TEXAS

BEING A 10.04 ACRE TRACT OF LAND, OF THE SOUTH 20 ACRES OF LOT 4, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



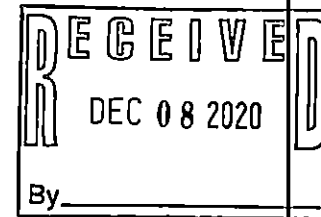
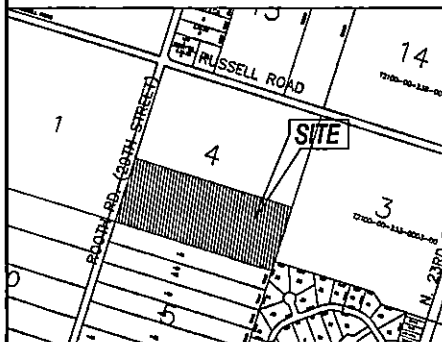
SCALE 1:75

ECISD ELEMENTARY SCHOOL NO. 30
SUBDIVISION
DIST. NO. 2124558 PAGE 1-4 H.C.M.R.



NTS

VICINITY MAP



DATE OF PREPARATION: SEPTEMBER 16, 2020

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

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

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

AVAILABLE

Hemont
ESTATES

LOTS FOR SALE

956 332-2828

AVAILABLE

Hemont
ESTATES

LOTS FOR SALE

956 332-2828

956 332-2828

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0016

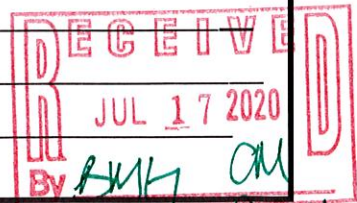
Sub 2020-0045



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

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

Project Description	Subdivision Name <u>ESMERALADA HEIGHTS</u> Location <u>NWC N. 8TH ST. & BEECH AVE.</u> City Address or Block Number <u>209 N. 8TH ST.</u> Number of lots <u>1</u> Gross acres <u>0.23</u> Net acres <u>0.23</u> Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>House</u> Proposed Land Use <u>House</u> Irrigation District # <u>3</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500⁰⁰</u> Legal Description <u>THE S. 145' OF LOT 8, BLK. 1, PALM HEIGHTS ADDN., McAllen, N.C.T.</u>
Owner	Name <u>SERGIO TOLDARO</u> Phone <u>655-5125</u> Address <u>209 N. 8TH ST.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>STOLDARO25@gmail.com</u>
Developer	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>DAVID SALINAS</u> Phone <u>682-9081</u> Address <u>2221 DAFFODIL AVE.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>DAVID</u> E-mail <u>dsalinas@salinasengineering.com</u>
Surveyor	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____



Rct# 726256

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 7/17/20

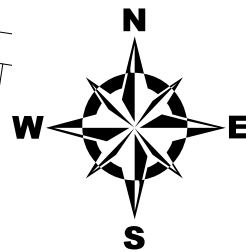
Print Name _____

Owner ☒

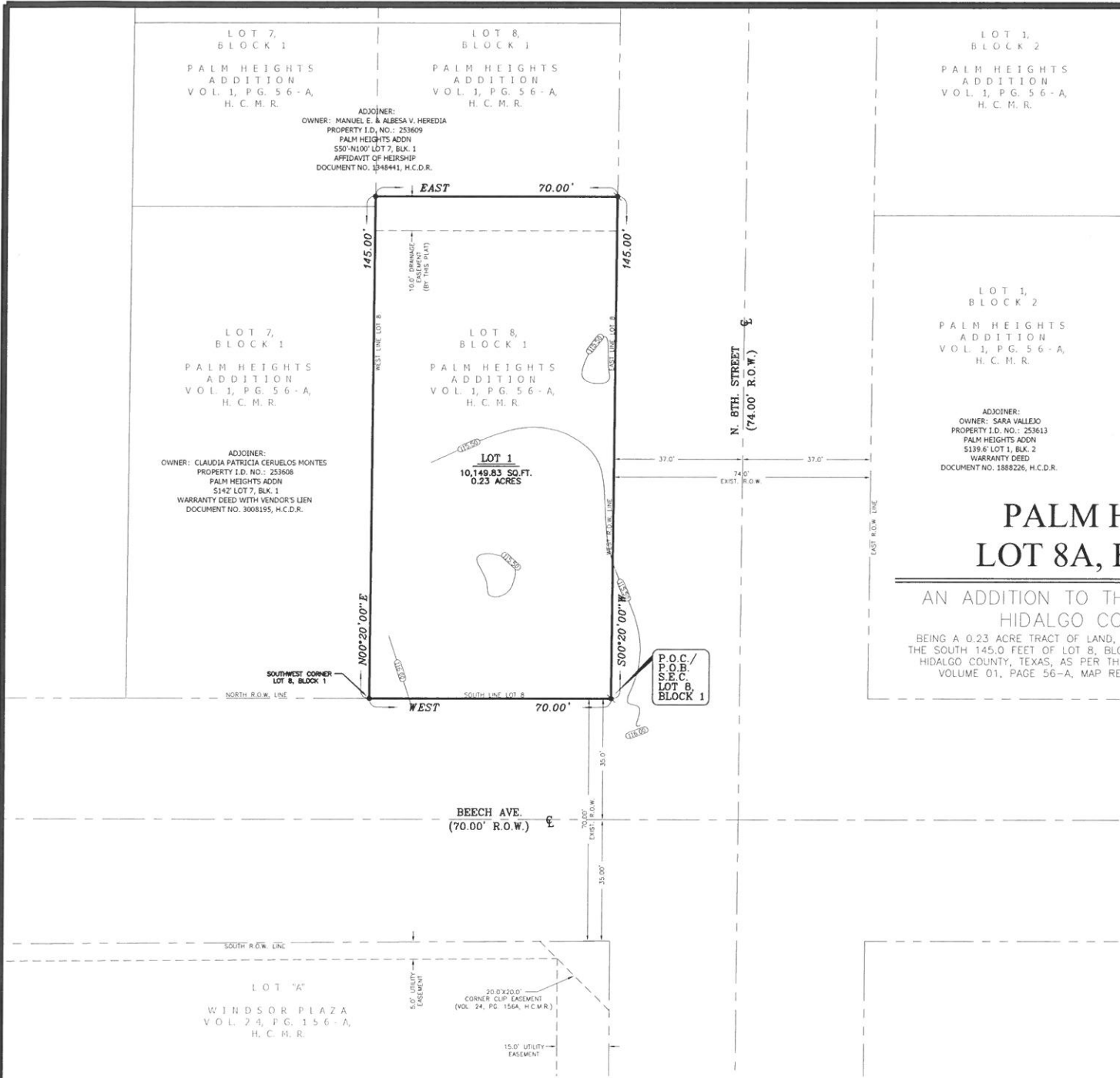
Authorized Agent ☐

09/15

LOCATION



**PROPOSED ESMERALDA HEIGHTS
SUBDIVISION**
1991



STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **PALM HEIGHTS, LOT 8A, BLOCK 1A**, 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: SERGIO TODARO
209 NORTH 8TH STREET
McALLEN, TEXAS 78501

OWNER: DELICIA TODARO
209 NORTH 8TH STREET
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **SERGIO TODARO AND DELICIA TODARO**, 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 _____, 2021.

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 _____

LEGEND

● FOUND 1/2" IRON ROD
○ FOUND 1/2" IRON PIPE

R.O.W. RIGHT OF WAY
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
H.C.D.R. HIDALGO COUNTY DEED RECORDS
H.C.M.R. HIDALGO COUNTY MAP RECORDS

FOUND 1/2" IRON ROD
FOUND 1/2" IRON PIPE

R.O.W. RIGHT OF WAY
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
H.C.D.R. HIDALGO COUNTY DEED RECORDS
H.C.M.R. HIDALGO COUNTY MAP RECORDS

**PALM HEIGHTS,
LOT 8A, BLOCK 1A**

AN ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

BEING A 0.23 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE SOUTH 145.0 FEET OF LOT 8, BLOCK 1, PALM HEIGHTS ADDITION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56-A, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = BEECH DRIVE: 20.0 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN; OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, WHICHEVER IS GREATER.

2. 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)

3. 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 THE LOT ALONG N. 8TH. STREET.

4. MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ON BEECH AVE. AND N. 8TH. STREET.

5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 628.0 CUBIC FEET, OR, 0.01 ACRE-Feet OF DRAINAGE RUNOFF VOLUME.

6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.

7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.

8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

9. BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 78, LOCATED ALONG THE WEST LANE OF 10TH. ST. IN BETWEEN ASH ST. AND U.S. BUSINESS 83. THE MONUMENT IS 8 FEET WEST FROM THE BACK OF CURB OF 10TH. ST. AND 19 FEET SOUTH FROM THE BACK OF CURB OF ASH ST. WEST OF THE MONUMENT IS THE OLD "THE MONITOR" NEWSPAPER BUILDING. ELEV. = 121.67.

10. 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.

11. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG BEECH AVENUE.

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

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

BY: _____ DEPUTY



LOCATION MAP SCALE : 1" = 600'

METES AND BOUNDS DESCRIPTION

BEING A 0.23 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE SOUTH 145.0 FEET OF LOT 8, BLOCK 1, PALM HEIGHTS ADDITION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56-A, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.23 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH DIAMETER IRON PIPE FOUND ON THE SOUTHEAST CORNER OF SAID LOT 8 LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF N. 8TH. STREET AND THE NORTH RIGHT-OF-WAY LINE OF BEECH AVE. FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- 1) THENCE, WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 70.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 8 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- 2) THENCE, NORTH 00 DEGREES 20 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 145.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- 3) THENCE, EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 70.0 FEET TO A 1/2 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE EAST LINE OF SAID LOT 8 SAME BEING THE WEST RIGHT-OF-WAY LINE OF SAID N. 8TH. STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- 4) THENCE, SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 8 AND THE WEST RIGHT-OF-WAY LINE OF SAID N. 8TH. STREET, A DISTANCE OF 145.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT/SURVEY BY PABLO PENA, RPLS. N:\SUBDIVISIONPLATS\ESMERALDA HEIGHTS.SUB\0.23.071520

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 18, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**PALM HEIGHTS,
LOT 8A, BLOCK 1A**

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: MARCH 18, 2021
JOB NUMBER: SP-20-25108

OWNER: SERGIO TODARO 209 NORTH 8TH STREET McALLEN, TEXAS 78501
OWNER: DELICIA TODARO 209 NORTH 8TH STREET McALLEN, TEXAS 78501

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/1/2021

SUBDIVISION NAME: PALM HEIGHTS, LOT 8A, BLOCK 1A SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 8th Street: 37 ft. from centerline for 74 ft. existing ROW
Paving: 40 ft., minimum 20 ft. of paving required on both sides of boulevard Curb & gutter: Both sides
**Subdivision Ordinance: Section 134-105

Beech Avenue: 35 ft. from centerline for 70 ft. of existing ROW
Paving: Approximately 50 ft. Curb & gutter: Both sides
**Subdivision Ordinance: Section 134-105

Paving _____ Curb & gutter _____

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

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

Applied

Applied

Applied

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: Beech Avenue: 20 ft. or greater for easements, or in line with average setback of existing structures or approved site plan; whichever is greater
** North 8th Street: 20 ft. or greater for easements, or in line with average setback of existing structures or approved site plan; whichever is greater
***Please reference "Avenue" instead of "Drive" after Beech prior to recording.
**Zoning Ordinance: Section 138-356

* Rear: 10 ft. or greater for easements.
**Zoning Ordinance: Section 138-356

* Interior Sides: In accordance with Zoning Ordinance or greater for easements.
**Add "Interior" to plat note #1 prior to recording.
**Zoning Ordinance: Section 138-356

* Corner: See above setbacks.
**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

Applied

Applied

Applied

Applied

Applied

Applied

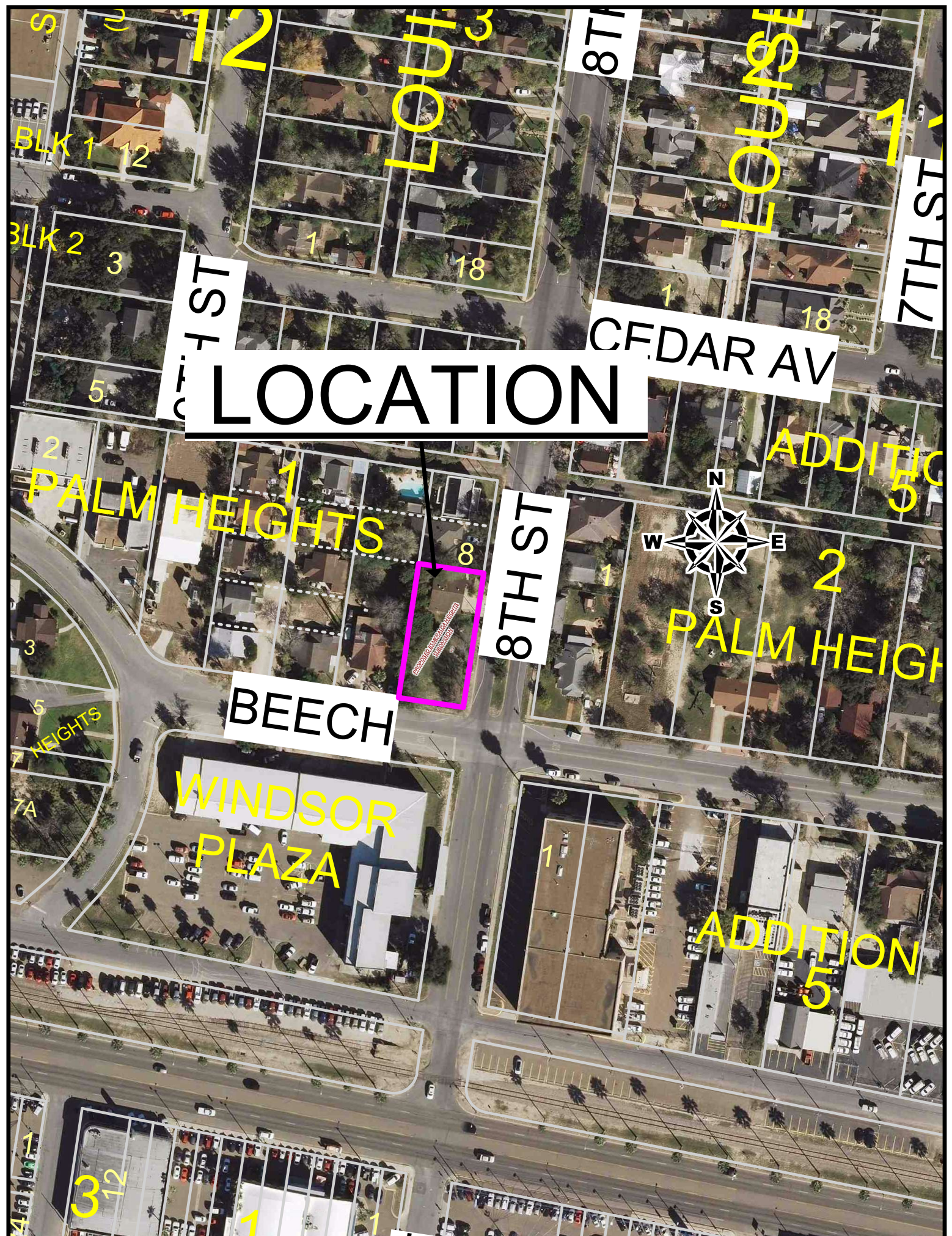
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Beech Avenue and North 8th Street. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Beech Avenue. ***As per Traffic Department, access will have to remain in the same location. ****City's Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private drives/streets must be maintained by the lot owners and not the City of McAllen	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **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. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: 138-1	Applied
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Applied
ZONING/CUP	
* Existing: R-2 Proposed: Single Family Residence **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Section 138-176	NA

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

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted, 1 lot is proposed and \$700 must be paid prior to recording. If number of lots or dwelling units change prior to recording, additional parks fees might be required.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived.	Complete
* Traffic Impact Analysis (TIA) not required as per Traffic Department.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED, AND ANY DRAINAGE REQUIREMENTS THAT MIGHT BE APPLICABLE PRIOR TO RECORDING.	Applied

LOCATION





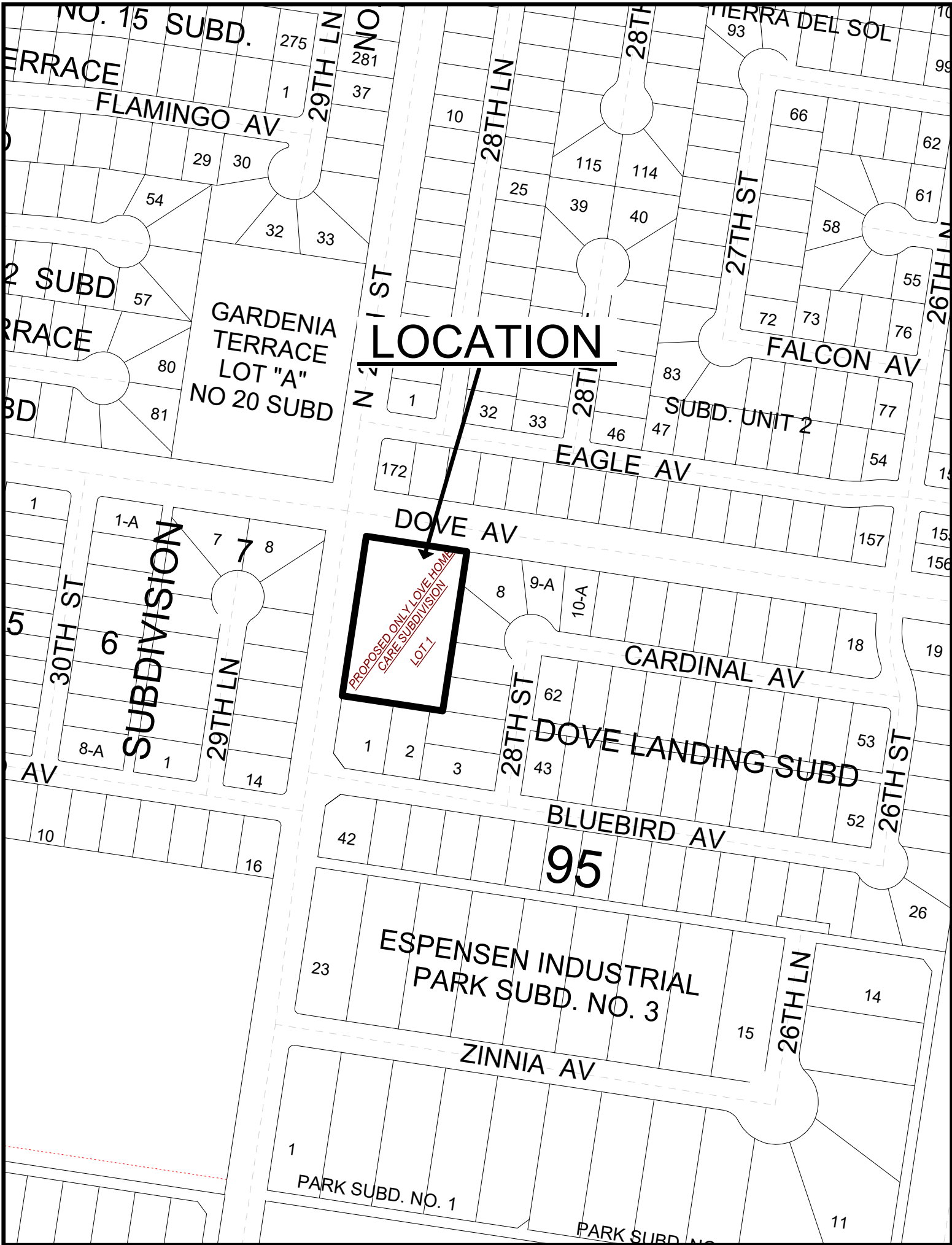
City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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>PPEC McAllen</u> <u>Only Love Home Care Subdivision</u> Location <u>Southwest corner of Dove Avenue and 29th Street</u> City Address or Block Number <u>5500 North 29th</u> Number of lots <u>1</u> Gross acres <u>1.64</u> Net acres <u>1.36</u> Existing Zoning <u>C-1</u> Proposed <u>C-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Home</u> Proposed Land Use <u>Office</u> Irrigation District # <u>1</u> 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 Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u> Legal Description <u>1.64 acres o/o Lot 95, La Lomita Irrigation & Constrcution Co.</u> <u>Hidalgo County, Texas (Vol. 24, Page 68 H.C.D.R.)</u>
Owner	Name <u>Cynthia Ann Salazar</u> Phone <u>(956) 537-7790</u> Address <u>1320 Oriole Ave.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> E-mail <u>cynthiaann10@aol.com</u>
Developer	Name <u>Cynthia Ann Salazar</u> Phone <u>(956) 537-7790</u> Address <u>1320 Oriole Ave.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>Cynthia Ann Salazar</u> E-mail <u>cynthiaann10@yahoo.com</u>
Engineer	Name <u>M Garcia Engineering, LLC</u> Phone <u>(956) 687-9421</u> Address <u>400 Nolana, Suite H2</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Mariano Garcia, P.E.</u> E-mail <u>mariano@mgarciaengineering.com</u>
Surveyor	Name <u>Mario Gonzalez, RPLS</u> Phone <u>(956) 380-5154</u> Address <u>24593 FM 88</u> City <u>Monte Alto</u> State <u>TX</u> Zip <u>78538</u> E-mail <u>jmgonzalezrpls@msn.com</u>

RC# 594884 pd \$2250







City of McAllen

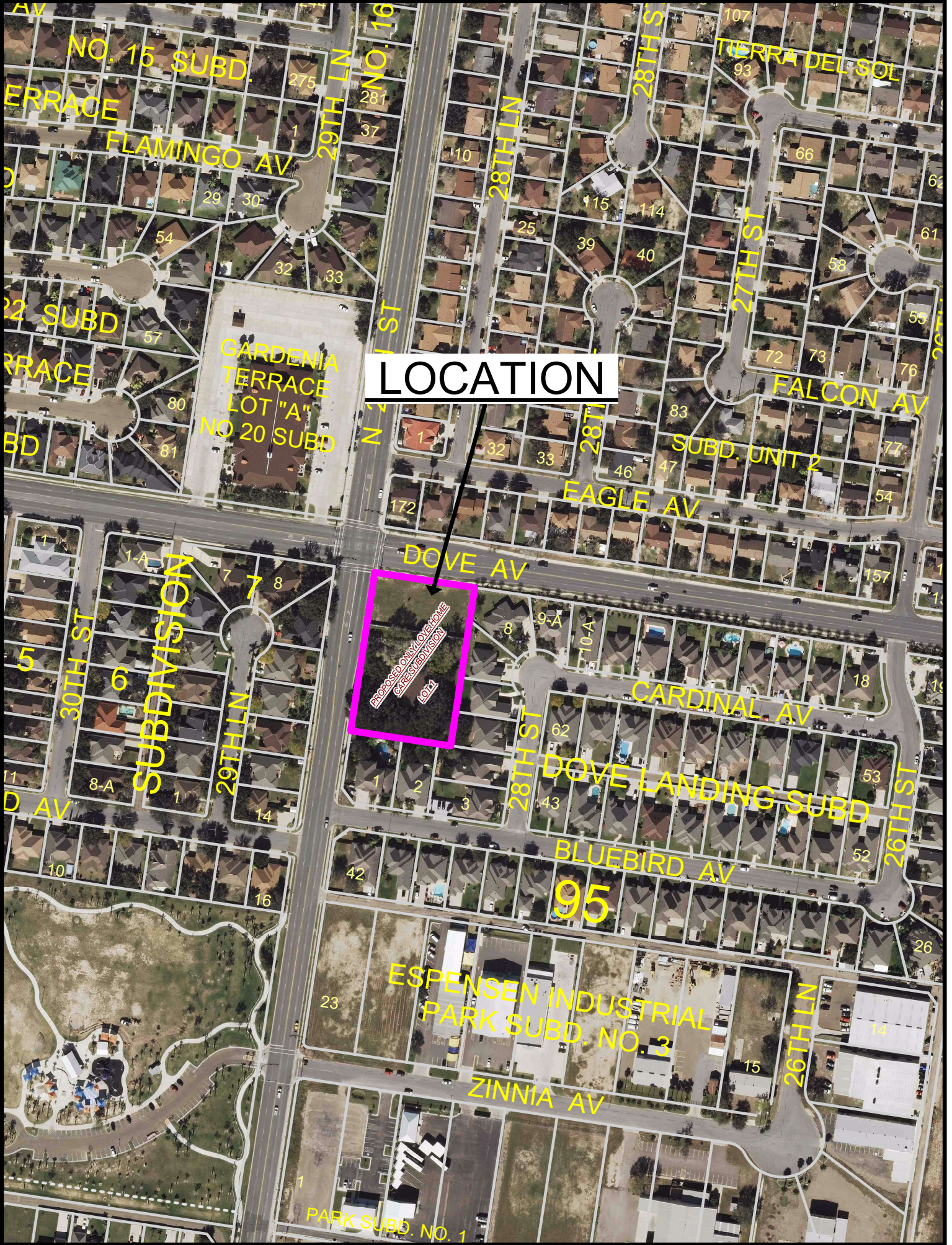
SUBDIVISION PLAT REVIEW

Reviewed On: 3/29/2021

SUBDIVISION NAME: ONLY LOVE HOME CARE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Dove Ave.: 30 ft. dedication for 75 ft. from centerline for 150 ROW Paving: min. 65 ft. Curb & gutter: both sides **Show centerline and new property line after accounting for dedication	Required
N. 29th Street: min. 10 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides **Show centerline and ROW to new property line after accounting for dedication	Required
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length	NA
* 600 ft. Maximum Cul-de-Sac	Applied
ALLEYS	
ROW: 24 ft. Paving: 20 ft. *Plat submitted March 25, 2021 includes Note #13 indicating service drive will be provided during site plan review.	Applied
SETBACKS	
* Front Dove Ave.: 75 ft. or greater for easements or approved site plan N. 29th Street: 50 ft. or greater for easements or approved site plan	Applied
* Rear: In accordance with the Zoning Ordinance, or greater for easement, or approved site plan	Applied
* Sides: In accordance with the Zoning Ordinance, or greater for easement or approved site plan	Applied
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 29th Street and Dove Avenue.	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required along Dove Avenue and N. 29th Street adjacent/between multi-family residential and commercial, and industrial zones/uses	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along	NA

* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common areas, service drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: C-1 Proposed: C-1	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Traffic Department, Fire Department and Public Works have indicated they need a site plan for review ***Include 8 ft. masonry wall note requirement prior to final ****Revise setbacks note accordingly *****Revise plat to provide the required service drive, or include plat note indicating service drive will be provided at site plan review	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

LOCATION





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

Sub 2020-0064

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

Project Description	<p>Subdivision Name <u>Nemont Estates 1 Subdivision</u></p> <p>Location <u>29th Street approx 600 ft south of Russell Road</u></p> <p>City Address or Block Number _____</p> <p>Number of lots _____ Gross acres <u>10.04</u> Net acres _____</p> <p>Existing Zoning <u>A9</u> Proposed <u>R-1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Legal Description <u>A 10.04 Acre tract out of 20 Acres of Lot 4, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, Vol. 1, Pg 12</u> MRHr.</p>
Owner	<p>Name <u>Nemont Estates 1 Limited Partnership</u> Phone <u>(956) 884-6130</u></p> <p>Address <u>4100 Violet Avenue</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>the.mestern.hor@gmail.com / nertor 1322@yahoo.com</u></p>
Developer	<p>Name <u>the investment tour e gmail.com</u> Phone <u>(956) 884-6130</u></p> <p>Address <u>4100 Violet Avenue</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Nertor Mantamayor</u></p> <p>E-mail <u>nertor 1322@yahoo.com</u></p>
Engineer	<p>Name <u>MAS Engineering LLC</u> Phone <u>(956) 537-1311</u></p> <p>Address <u>3911 N. 10th St. Suite H</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person <u>Mario A. Salinas</u></p> <p>E-mail <u>msalinas6973@att.net</u></p>
Surveyor	<p>Name <u>Salinas Engineering & Surveying</u> Phone <u>(956)</u></p> <p>Address <u>2221 Daddodil Ave.</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>E-mail _____</p>

OS
OK as per Beto



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☒ Title Report *e Deed*
- ☒ 8 1/2" by 11" 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 DWG file of plat *on 1 PDF*
- ☐ 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 blue line copies prints and 8 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

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

Signature Nestor J. Montemayor Date 9-21-2020

Print Name Nestor J. Montemayor

Owner ☐

Authorized Agent ☐

Rev 03/11

S.D. MIDDLE
NO 5 SUBDIVISION
LOT 1

EL BRASIL SUBDIVISION
LOS MISQUITES SUBDIVISION

PROPOSED BEAUREGARD GROVES
PHASE 1 SUBDIVISION

RUSSELL ROAD
DEA QUEST SUBDIVISION
LOT 1

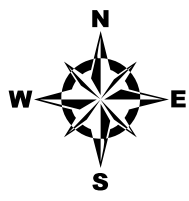
(ROOTH RD)

E.C.I.S.D. ELEMENTARY
NO 30 SUBDIVISION
LOT 1

PROPOSED NEMONT ESTATES
SUBDIVISION
OUTSIDE CITY LIMITS

LINVA AVE
SUBDIVISION
LA PUERTA AVE
N 29TH LN

2599 L/S



RAVENSWOOD
SUBDIVISION
PHASE I

RED ROSE
REPLACEMENT
SUBDIVISION

MAP
OF
NEMONT ESTATES 1 SUBDIVISION

McALLEN, TEXAS

BEING A 10.04 ACRE TRACT OF LAND, OF THE SOUTH 20 ACRES OF LOT 4, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

E.C.I.S.D ELEMENTARY SCHOOL NO. 30
SUBDIVISION
INST. NO. 2124056 PAGE 1-4 H.C.M.R.



SCALE 1:50

METES AND BOUNDS DESCRIPTION

BEING A 10.04 ACRE TRACT OF LAND, MORE OR LESS, OF THE SOUTH 20 ACRES OF LOT 4, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF THE HIDALGO COUNTY, TEXAS, SAID 10.04 ACRES IS VESTED TO MARCO A. ROMERO FROM MIGUEL ANGEL ROMERO, JR. AND WIFE, LIRIA V. ROMERO BY VIRTUE OF A GIFT WARRANTY DEED DATED JANUARY 26, 2019 AND RECORDED IN DOCUMENT NO. 2893249, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.04 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, SECTION 233, TEXAN-MEXICAN RAILWAY COMPANY'S SURVEY; THENCE NORTH 08 DEGREES 59 MINUTES 08 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 4, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 330.28 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, CONTINUING NORTH 08 DEGREES 59 MINUTES 08 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 4, SECTION 233, A DISTANCE OF 332.24 FEET, TO A COTTON PICKER SPINDLE SET AT THE SOUTHWEST CORNER OF E.C.I.S.D. ELEMENTARY SCHOOL NO. 30 SUBDIVISION (AS RECORDED IN INSTRUMENT NO. 2124056 (PAGES 1-4) M.R.H.C., TEXAS.) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

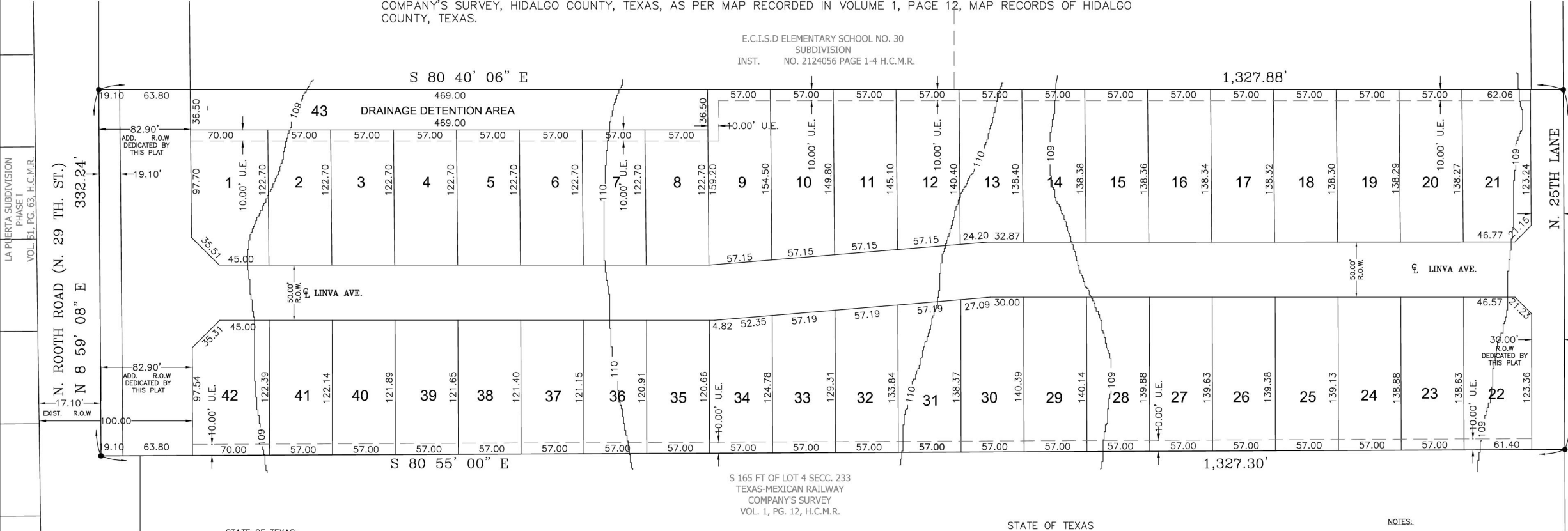
THENCE, SOUTH 80 DEGREE 40 MINUTES 06 SECONDS EAST, WITH THE SOUTH LINE OF E.C.I.S.D. ELEMENTARY SCHOOL NO. 30 SUBDIVISION, A DISTANCE OF 20 FEET PASS A NO. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE EXISTING EAST LINE RIGHT OF WAY OF N. Rooth Road (29TH STREET), CONTINUING FOR A DISTANCE OF 82.9 FEET PASS A NO. 4 REBAR FOUND AT THE NEW EXISTING RIGHT OF WAY LINE OF N. Rooth Road (29TH STREET), CONTINUING FOR A DISTANCE OF 1,297.88 FEET PASS A NO. 4 REBAR SET (WITH A PLASTIC CAP STAMPED RGEC) AT THE EXISTING WEST RIGHT OF WAY LINE OF 25TH LANE, CONTINUING FOR A TOTAL DISTANCE OF 1,327.88 FEET TO A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 4, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 09 DEGREES 05 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 4, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 326.49 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,307.30 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT OF WAY LINE OF SAID N. Rooth Road (29TH STREET), CONTINUING FOR A TOTAL DISTANCE OF 1,327.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.04 ACRES OF LAND, MORE OR LESS.

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

TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY
VOL. 1, PG. 12, H.C.M.R.



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- M.B.S.L. MINIMUM BUILDING SETBACK LINE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE NEMONT ESTATES 1 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.

NEMONT ESTATES 1 LIMITED PARTNER SHIP
4100 VIOLET AV.
MCALLEN TX, 78504

Date

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NEMONT ESTATES 1 LIMITED PARTNER SHIP, 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.

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

STATE OF TEXAS
COUNTY OF HIDALGO

RAUL SESIN, P. E.

Date

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. 100657-00
2221 DAFFODIL 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

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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.

NOTES:

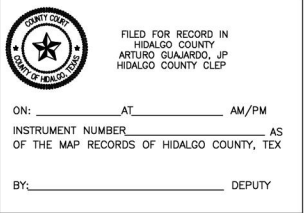
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
A) FRONT: 25 FT. OR GREATER FOR EASEMENTS.
B) REAR= 10 FT. OR GREATER FOR EASEMENTS.
C) SIDES= 6 FT. OR GREATER FOR EASEMENTS.
E) GARAGE= 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0005C, 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)
- STORM WATER DETENTION OF 55,202 C.F. OR 1.27 AC-FT IS REQUIRED FOR THIS SUBDIVISION;
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF EACH LOT.
- A MINIMUM 4.0 FT. SIDEWALK IS REQUIRED ON THE EAST SIDE OF N. Rooth Road (29TH STREET), A MINIMUM 4.0 FT. SIDEWALK IS REQUIRED ON THE WEST SIDE OF N. 25TH LANE. AND BOTH SIDES OF ALL INTERIOR STREETS.
- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- 6.0 FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- CITY OF McALLEN BENCHMARK: MC 55; SET BY J. A. GARZA & ASSOCIATES INSIDE OF ROBIN PARK. THE PARK IS BEHIND FINA GAS STATION. THE MONUMENT IS 2 FT WEST FROM A WOODEN POST AND 116 FT NORTH FROM C.L. OF ROBIN AVE.
- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.
- AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO CURB CUT, ACCESS, OR LOT FRONTING PERMITTED ALONG N Rooth ROAD (29TH STREET) AND N. 25TH LANE.
- COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
- A 25 FT X 25 F.T SIGHT OBSTRUCTION EASEMENT, IS REQUIRED AT ALL STREET INTERSECTIONS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR 29TH STREET SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, HIDALGO COUNTRY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS, LOT 1 (DETENTION POND); ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.
- DEVELOPER/HOMEOWNER'S ASSOCIATION / OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF THE 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.

DATE OF PREPARATION: FEBRUARY 24 2021

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

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

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





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/1/2021

SUBDIVISION NAME: NEMONT ESTATES 1 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. 29th Street (Rooth Road): 82.90 ft. ROW dedication for 100 ft. ROW
Paving: 65 ft. Curb & gutter: Both sides
**Must show centerline to determine if any ROW dedication is required prior to final.
**Please show ROW on both sides of centerline and total ROW after accounting for any ROW dedication required prior to recording.
****Please label the "19.08 ft." reference on the North 29th Rd. prior to recording.
**Monies must be escrowed if improvements are not built prior to recording.
**COM Thoroughfare Plan

North 25th Lane: 30 ft. dedication for 30 ft. from centerline for 60 ft. ROW
Paving: 40 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording.
***Please label the "30.00 ft." reference on North 25th Lane prior to recording.
****Label centerline to determine if any ROW dedication is required prior to recording.
*****Show ROW on both sides of centerline and total ROW after accounting for any ROW dedication needed prior to recording.
*****Subdivision Ordinance: Section 134-105

Linva Avenue (Internal E/W street): 50 ft. ROW
Paving: 32 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording.
*****A temporary turnaround/barricades might be required if North 25th Lane is not built prior to recording.
*****Subdivision Ordinance: Section 134-105

* 800 ft. Block Length variance approved by the City Commission at their February 8, 2021 meeting to allow a block greater than 800 ft.
**Subdivision Ordinance: Section 134-118

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

Applied

Applied

Applied

Compliance

NA

ALLEYS

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

NA

SETBACKS

* Front: 25 ft. or greater for easements.
**Zoning Ordinance: Section 138-356

* Rear: 10 ft. or greater for easements
**Zoning Ordinance: Section 138-356

* Interior Sides: 6 ft. or greater for easements.
**Please revise plat note as shown above prior to recording
**Zoning Ordinance: Section 138-356

Applied

Applied

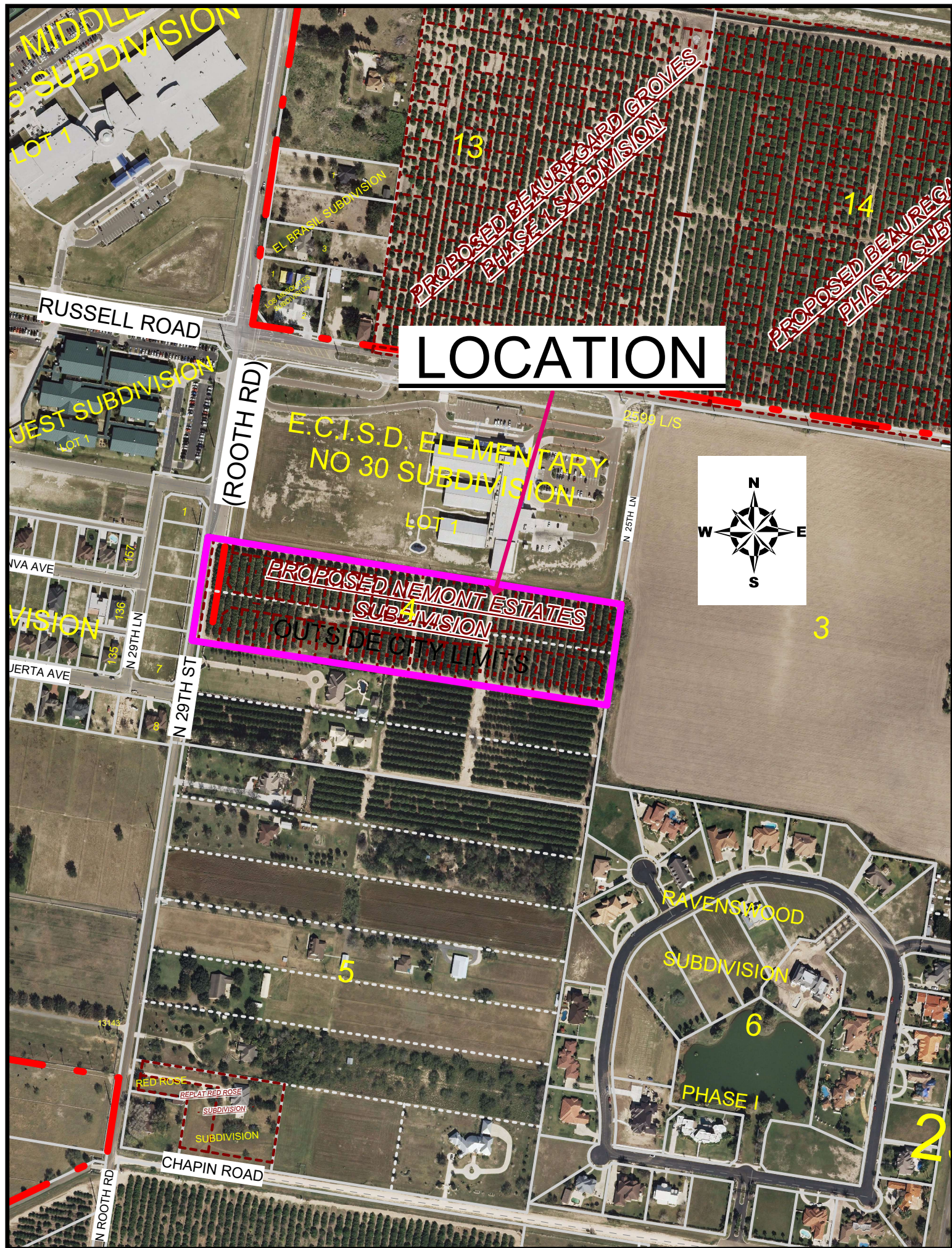
Applied

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

<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements. **Please add plat note as shown above prior to recording. **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 	Applied
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on east side of North 29th Street (Rooth Road), west side of North 25th Lane, and both sides of interior streets. **Please revise plat note as shown above. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street and North 25th Lane. **Please revise plat note as shown above prior to recording **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North 29th Street (North Rooth Road) and North 25th Lane. **City's Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, detention areas, any private streets/drives, temporary turnarounds/barricades, 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. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72 	Compliance
	NA
	NA
	Required
	Required
	Required
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: R-1 (single-family residential) **Annexation will be presented before City Commission at their April 12, 2021 meeting. Notice to Proceed will not be issued until property's annexation and initial zoning are finalized. **Zoning Ordinance: Article V 	Required

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

<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **Annexation will be presented before City Commission at their April 12, 2021 meeting. Notice to Proceed will not be issued until property's annexation and initial zoning are finalized. **Zoning Ordinance: Article V 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section. 138-356 	Compliance
<ul style="list-style-type: none"> * Lots fronting public streets. **Zoning Ordinance: 138-1 	Compliance
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, 42 lots are being proposed; therefore, \$29, 400 (42 x \$700) are needed to be paid prior to recording. Amount due may vary depending on the amount of lots proposed. 	Required
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation approved, no TIA required. 	Completed
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation approved, no TIA required. 	NA
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy</p> <p>****Annexation will be presented before City Commission at their April 12, 2021 meeting. Notice to Proceed will not be issued until property's annexation is finalized and document has been recorded.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED, AND APPROVAL OF ANNEXATION AND INITIAL ZONING, ANY DRAINAGE REQUIREMENTS THAT MIGHT BE APPLICABLE.</p>	Applied



LOCATION



SUB2021-0031

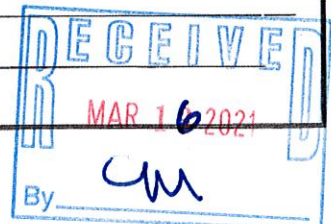


City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>BH Industrial Drive</u></p> <p>Location <u>Industrial Drive & North 23rd Street</u></p> <p>City Address or Block Number <u>2200 Industrial Drive</u></p> <p>Number of lots <u>2</u> Gross acres <u>17.589</u> Net acres <u>15.894</u></p> <p>Existing Zoning <u>I-1</u> Proposed <u>I-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Office</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</u></p> <p>Parcel No. <u>20827313/20827315</u> Tax Dept. Review _____</p> <p>Legal Description <u>20.918 Acres being all of Tract 1 and out of Tract 2, McAllen Northwest Industrial Subdivision, Volume 19, Page 158, H.C.M.R</u></p>
Owner	<p>Name <u>NBY-MC Industrial</u> Phone <u>c/o(956) 381-0981</u></p> <p>Address <u>4629 Macro Drive</u></p> <p>City <u>San Antonio</u> State <u>TX</u> Zip <u>78218</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>BH Properties</u> Phone _____</p> <p>Address <u>1410 E Renner Rd Ste 260</u></p> <p>City <u>Richardson</u> State <u>TX</u> Zip <u>75082</u></p> <p>Contact Person <u>Scott Henry</u></p> <p>E-mail <u>scott.henry@bhproperties.com</u></p>
Engineer	<p>Name <u>Melden & Hunt, Inc</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W McIntyre Street</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>Robert Tamez</u></p> <p>E-mail <u>robert@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden & Hunt, Inc</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W McIntyre Street</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

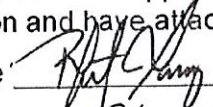
PLAT TO SHOW:

- ✓ 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

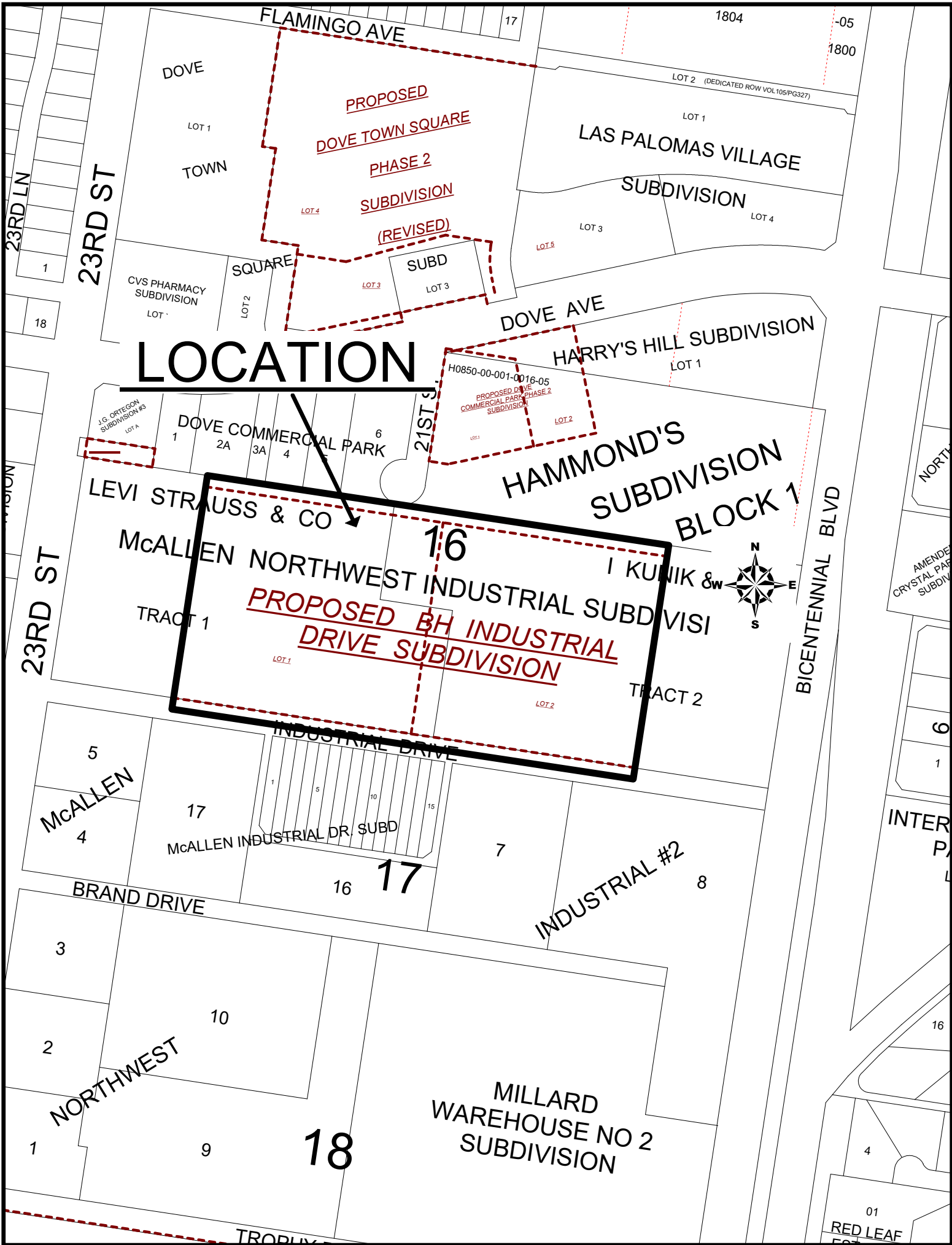
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 3-12-21

Print Name Robert Tamez

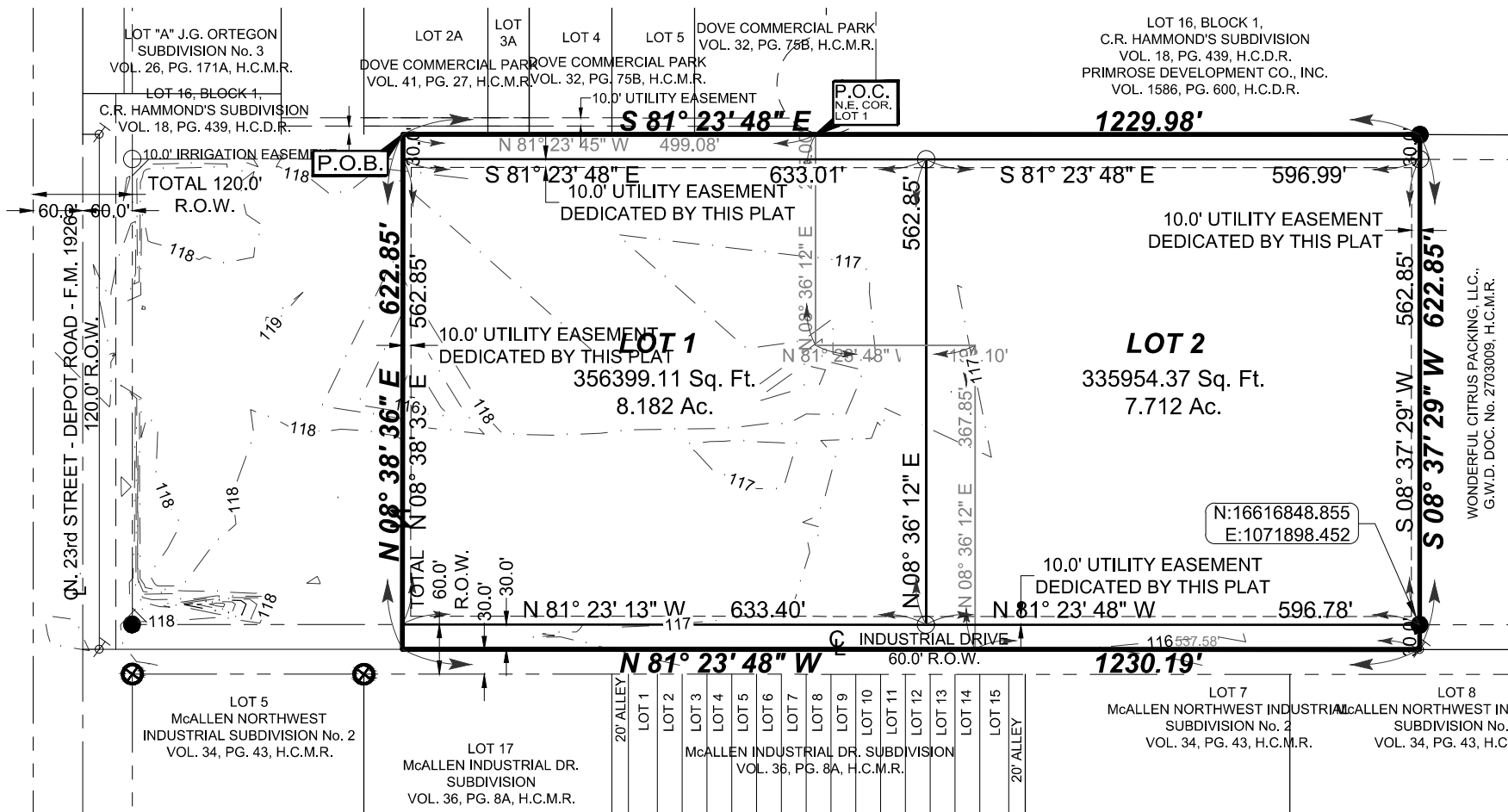
Owner ☐

Authorized Agent ☒



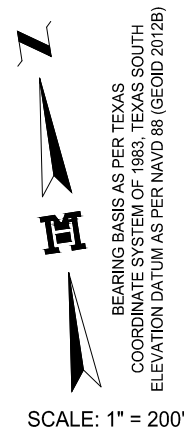
LOCATION

16
PROPOSED BH INDUSTRIAL DRIVE SUBDIVISION



PLAT OF ***BH INDUSTRIAL DRIVE***

BEING A SUBDIVISION OF 17.589 ACRES BEING A PART OR PORTION OUT OF TRACTS 1 AND 2, McALLEN NORTHWEST INDUSTRIAL SUBDIVISION, VOLUME 19, PAGE 158, H.C.M.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS, SAID 17.589 ACRES WERE CONVEYED TO NBY-MC INDUSTRIAL, L.L.C., A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A SPECIAL WARRANTY DEED DOCUMENT NUMBER 3174965, HIDALGO COUNTY OFFICIAL RECORDS





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/30/2021

SUBDIVISION NAME: BH INDUSTRIAL DRIVE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Industrial Drive: 30 ft. from centerline for 60 ft. ROW
Paving: 40 ft. required Curb & gutter: Both sides
**Engineer to clarify paving width prior to final to verify if any additional paving is required.
***Include document number where ROW was dedicated prior to final or indicate if Industrial Drive ROW is being dedicated by this plat prior to final.
*****Subdivision Ordinance: Section 134-105

Required

Paving _____ Curb & gutter _____

NA

* 800 ft. Block Length.

NA

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

NA

**Subdivision Ordinance: Section 134-105

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley required for commercial properties.
**Engineer must clarify if trash pick up services are proposed to be from the north property prior to final to determine requirements.
***Label ROW accordingly on the north side of the property for the 30 ft. strip prior to final. IF ROW has been abandoned, please show document number prior to final.
**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

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

TBD

**Front setback will be determined prior to final.

**Zoning Ordinance: Section 138-356

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

TBD

**Staff needs clarification on 30 ft. strip located at the north property line to determine setbacks prior to final.

**Zoning Ordinance: Section 138-356

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

Applied

**Zoning Ordinance: Section 138-356

* 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

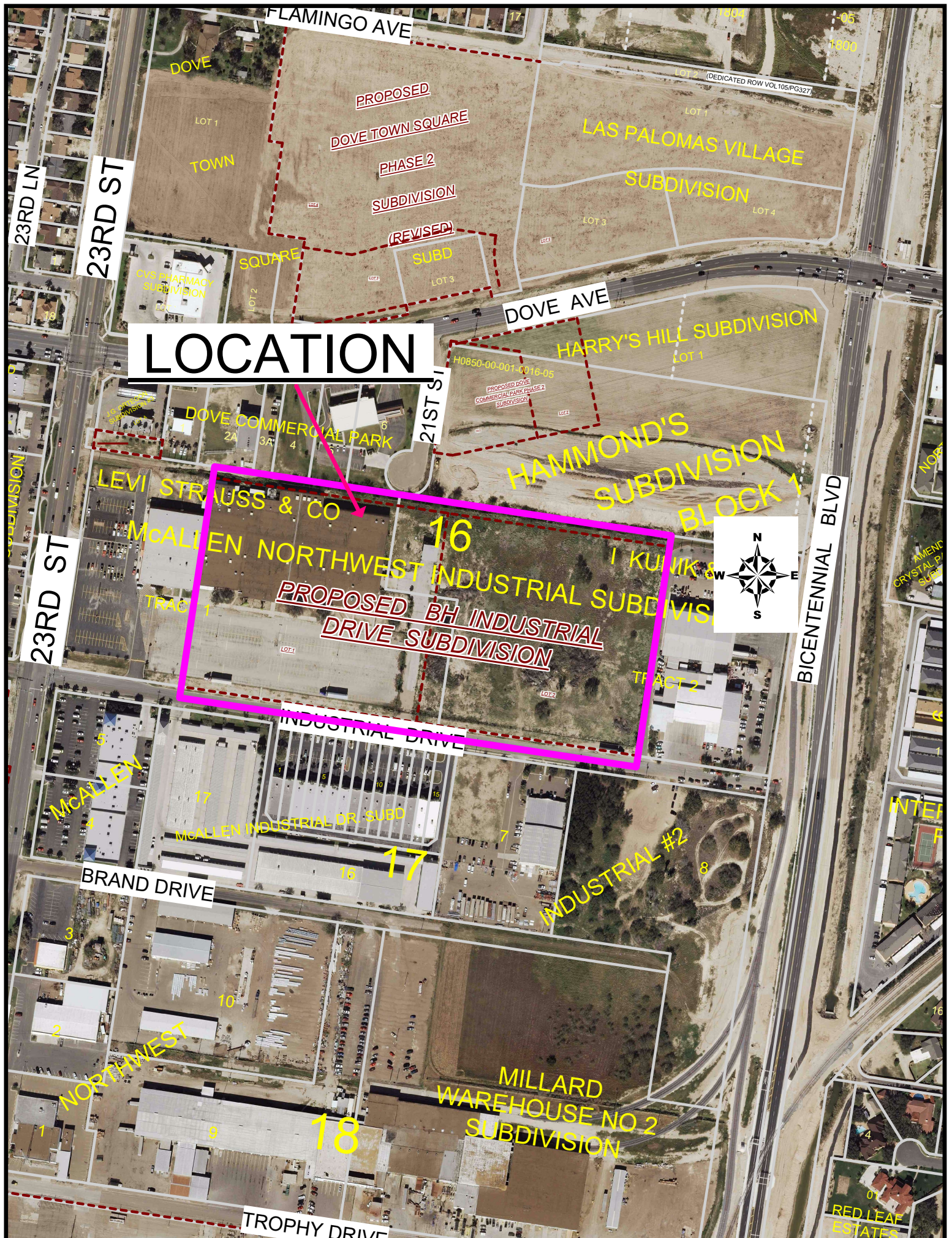
Applied

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

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Industrial Drive **Plat note required prior to final. ***Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Plat note must be added 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. **Plat note must be added prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **City's Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: I-1 Proposed: I-1 **Engineer must indicate proposed use to verify if a rezoning will be required prior to final. **Zoning Ordinance: Article V	Applied

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

* Rezoning Needed Before Final Approval **Engineer must indicate proposed use to verify if a rezoning will be required prior to final. **Zoning Ordinance: Article V	TBD
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
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy **Please label 30 ft. strip along north property line prior to final. ***If any abandonments are required they must be done by a separate instrument/document and recorded prior to final. ****As per Public Works Department, an alley or service drive easement will be required to provide City services.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITY AND DRAINAGE APPROVALS.	Applied



LOCATION



FLAMINGO AVE

DOVE

PROPOSED
DOVE TOWN SQUARE
PHASE 2
SUBDIVISION

LAS PALOMAS VILLAGE
SUBDIVISION

23RD LN

23RD ST

CVS PHARMACY
SUBDIVISION

SQUARE

SUBD

DOVE AVE

HARRY'S HILL SUBDIVISION

DOVE COMMERCIAL PARK
2A 3A 4

21ST ST

HAMMOND'S
SUBDIVISION
BLOCK 1

LEVI STRAUSS & CO

16

PROPOSED BH INDUSTRIAL
DRIVE SUBDIVISION

23RD ST

BICENTENNIAL BLVD

INDUSTRIAL DRIVE

McALLEN

McALLEN INDUSTRIAL DR. SUBD

BRAND DRIVE

17

INDUSTRIAL #2

NORTHWEST

18

MILLARD
WAREHOUSE NO 2
SUBDIVISION

TROPHY DRIVE

RED LEAF
ESTATES

SUB2021-0030

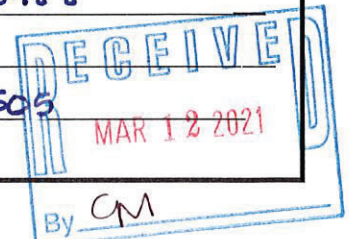


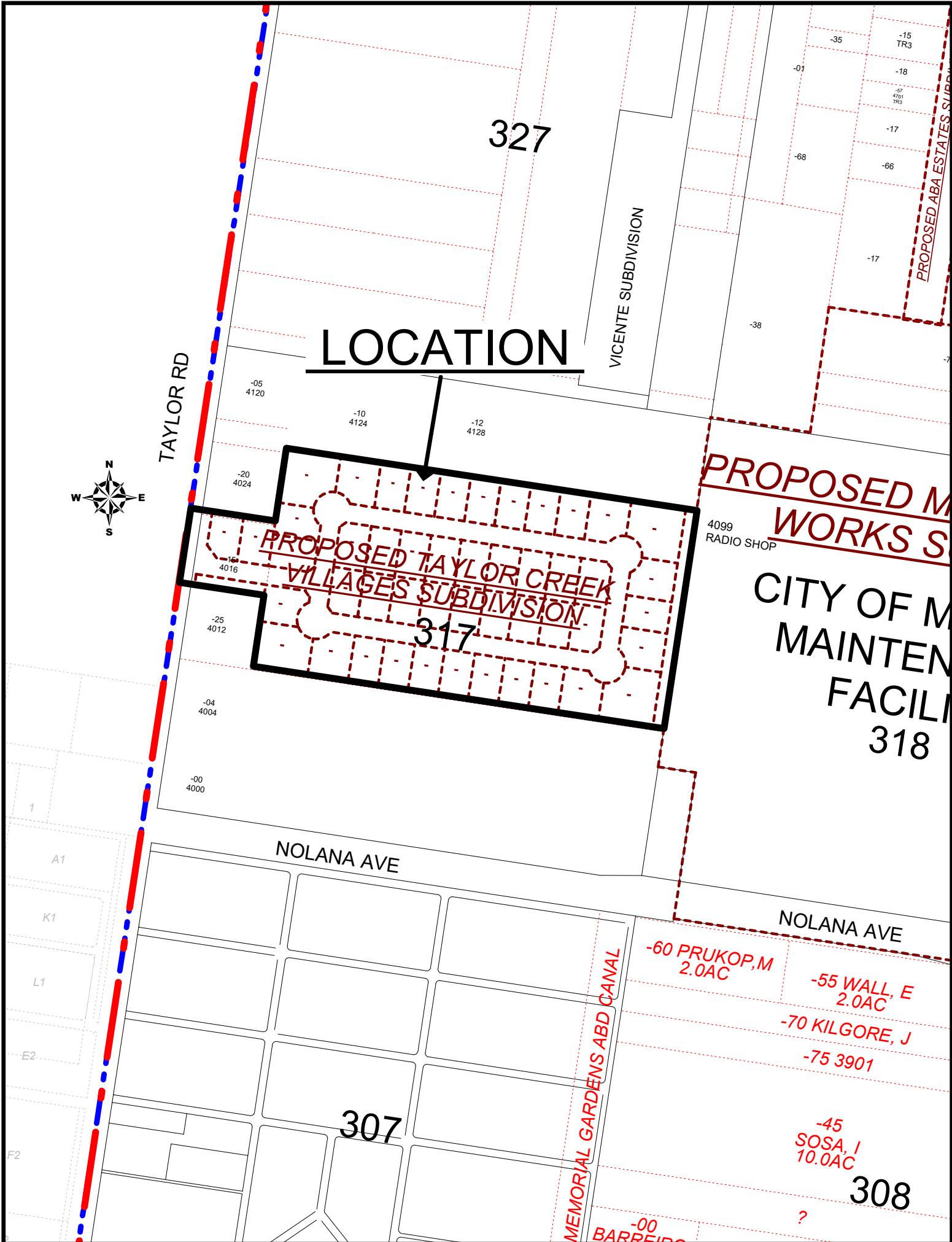
City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>Taylor Creek Villages Subdivision</u></p> <p>Location <u>N. Taylor Rd at approx. 0.10 miles of Nolana St.</u></p> <p>City Address or Block Number <u>Block 2</u></p> <p>Number of lots <u>317</u> Gross acres <u>15.639</u> Net acres <u>15.457</u></p> <p>Existing Zoning <u>A-0</u> Proposed <u>R-2</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Agriculture</u> Proposed Land Use <u>Fourplex</u> Irrigation District # <u>United Irrigation</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>A 15.639-acre tract of land out of Lot 317, Block 2, John H. Shary Subdivision, map or plat thereof recorded in Volume 1, Page 17, Map Records of Hidalgo County, Texas, being located on the East side of Taylor Road and approximately 635.00 feet North of Nolana Loop.</u></p>
Owner	<p>Name <u>Jimmy & Myrtle Ernestine Jones</u> Phone _____</p> <p>Address <u>P.O. Box 3406</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p> <p>E-mail <u>mlopez@urbancitytx.com</u></p>
Developer	<p>Name <u>Urban City Developers, LLC</u> Phone <u>(956) 358-1212</u></p> <p>Address <u>4501 Expressway 83, Suite 10</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Marco Lopez</u></p> <p>E-mail <u>mlopez@urbancitytx.com</u></p>
Engineer	<p>Name <u>Iden I. Treviño</u> Phone <u>(956) 283-8847</u></p> <p>Address <u>200 S. 10th St. Ste 1303</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Iden Treviño / Karime Farachala</u></p> <p>E-mail <u>ident@trevinoengineering.com/karime@trevinoengineering.com</u></p>
Surveyor	<p>Name <u>Homer L. Gutierrez</u> Phone <u>(956) 369-0988</u></p> <p>Address <u>P.O. Box 548</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u></p>





LOCATION

TAYLOR RD



VICENTE SUBDIVISION

PROPOSED ABA ESTATES SUBDIVISION

PROPOSED M
WORKS S

4099
RADIO SHOP

CITY OF M
MAINTEN
FACILI
318

PROPOSED TAYLOR CREEK
VILLAGES SUBDIVISION

317

NOLANA AVE

NOLANA AVE

MEMORIAL GARDENS ABD CANAL

-60 PRUKOP, M
2.0AC

-55 WALL, E
2.0AC

-70 KILGORE, J

-75 3901

-45
SOSA, I
10.0AC

308

307

327

-05
4120

-10
4124

-12
4128

-20
4024

4016

-25
4012

-04
4004

-00
4000

A1

K1

L1

E2

F2

-00
BARREIRO

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



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 3/19/2021

SUBDIVISION NAME: TAYLOR CREEK VILLAGES SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Taylor Road: 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Subdivision Ordinance: **Show existing ROW on both sides of centerline and any dedication as needed to new property line ***Money must be escrowed if improvements are not built prior to recording ****Sec. 134-105	Non-compliance
Interior streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides **Label streets accordingly ***Subdivision Ordinance: Sec.134-105	Non-compliance
N. 48th Street: 35 ft. ROW dedication required for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides **Revise plat accordingly; finalize prior to final ***Subdivision Ordinance: Sec.134-105	Non-compliance
* 800 ft. Block Length ****Subdivision Ordinance: Sec.134-118	Compliance
* 600 ft. Maximum Cul-de-Sac **Plat does not show length dimension, revise plat accordingly prior to final to determine if the street exceeds 600 ft. in length a variance letter may be required	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Revise plat to accommodate service drive to accommodate front-end loader truck for waste collection purposes ***Label dimensions ****Subdivision Ordinance: Sec.134-106	Non-compliance
SETBACKS	
* Front: 20 ft. or greater for easement or approved site plan **Revise plat as noted above ***Zoning Ordinance: Sec.138-356	Non-compliance
* Rear: 10 ft. or greater for easements or approved site plan **Revise plat as noted above ***Zoning Ordinance: Sec.138-356	Non-compliance
* Sides: 6 ft. or greater for easements, or approved site plan **Revise plat as noted above ***Zoning Ordinance: Sec.138-356	Non-compliance
* Side corner: 20 ft. or greater for easements or approved site plan **Revise plat as noted above ***Zoning Ordinance: Sec.138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Sec.138-356	Compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Taylor Road and both sides of interior streets **Revise Note #6 as noted above ***Subdivision Ordinance: Sec.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 ** Landscaping Ordinance: Sec.110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Sec.110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required
* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Sec.138-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Sec. 138-356	Compliance
ZONING/CUP	
* Existing: A-O Proposed: R-2 **Rezoning application submitted March 11, 2021 scheduled for P&Z review on April 20, 2021 and City Commission review on May 10, 2021.	Non-compliance
* Rezoning Needed Before Final Approval	Required
PARKS	
* Land dedication in lieu of fee **Pending review by the Park Land Dedication Board	Non-compliance
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. According to engineer 48 four-plex lots are being proposed with a total of 192 units. **Subdivision is subject to Park Land Dedication Advisory Board since this subdivision is over one acre. Per Parks Department, land dedication for subdivision totals 3.0528 acres	Non-compliance
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* Trip Generation required per Traffic Department 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 **Money must be escrowed if improvements are not built prior to recording ***Revise plat to show interior streets' width ****Revise setbacks note *****Revise owner's signature block since it references City of Alton instead of McAllen *****Secondary access required by Fire Department	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

LOCATION



TAYLOR RD

PROPOSED TAYLOR CREEK
VILLAGES SUBDIVISION

317

VICENTE SUBDIVISION

PROPOSED
WORKS

CITY OF M
MAINTEN
FACIL
318

NOLANA AVE

NOLANA AVE

307

308

MORAL GARDENS ABD CANAL

60 PRUKOP.M
2.0AC

-55 WALL, E
2.0AC

-70 KILGORE, J

75 3901

-75 SOSA, J
12.0AC



City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	<p>Subdivision Name <u>Northwood Trails Block I</u></p> <p>Location <u>North 29th Street 195.0' north of Freddy Gonzalez Drive</u></p> <p>City Address or Block Number _____</p> <p>Number of lots <u>46</u> Gross acres <u>31.77</u> Net acres _____</p> <p>Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Single Family</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>\$ 0</u></p> <p>Legal Description <u>31.77 acres out of Lot 28, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas</u></p>
Owner	<p>Name <u>Red Rock Real Estate Development Group, Ltd.</u> Phone <u>(956)800-1333</u></p> <p>Address <u>2912 S. Jackson Rd.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p> <p>E-mail <u>riocantu@yahoo.com</u></p>
Developer	<p>Name <u>Red Rock Real Estate Development Group, Ltd.</u> Phone <u>(956)800-1333</u></p> <p>Address <u>2912 S. Jackson Rd.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u></p> <p>Contact Person <u>Manuel Cantu</u></p> <p>E-mail <u>riocantu@yahoo.com</u></p>
Engineer	<p>Name <u>Quintanilla, Headley & Associates, Inc.</u> Phone <u>(956)381-6480</u></p> <p>Address <u>124 E. Stubbs</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Alfonso Quintanilla, P.E.</u></p> <p>E-mail <u>alfonsoq@qha-eng.com</u></p>
Surveyor	<p>Name <u>Quintanilla, Headley & Associates, Inc.</u> Phone <u>(956)381-6480</u></p> <p>Address <u>124 E. Stubbs</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>E-mail <u>alfonsoq@qha-eng.com</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" Sealed Survey showing existing structures/easements
or 3 blueline copies
- _____ 2 Location Maps
- _____ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- _____ 6 Folded blueline prints of the proposed plat
- _____ 2 Warranty Deeds (Identifying owner on application)
- _____ Autocad DWG file of plat
- _____ Letter of Authorization from the owner, if applicable
- _____ Proof of authority of person signing application on behalf of
partnership/corporation, if applicable

PLAT TO SHOW:

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

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

Owner's Signature

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

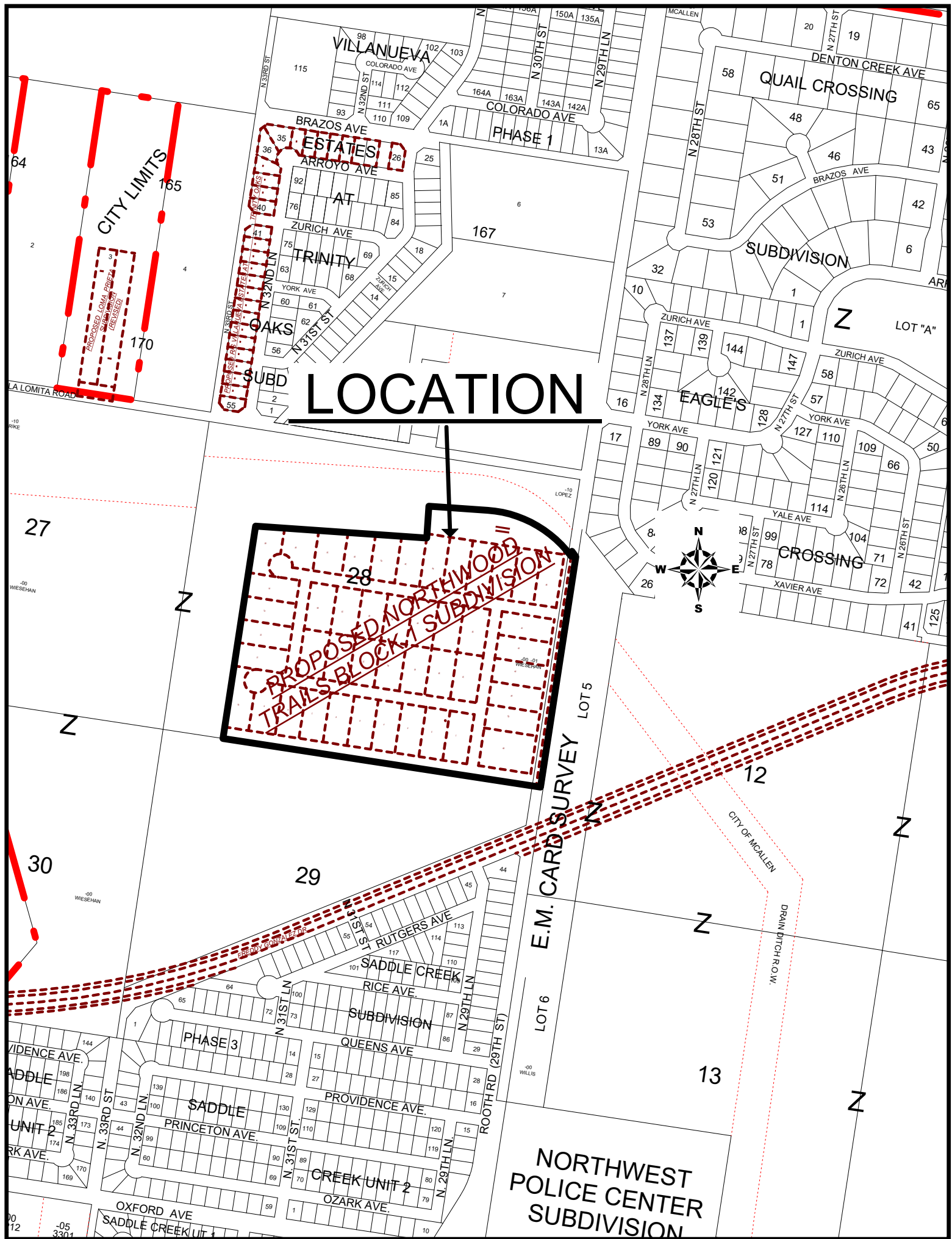
Signature _____ Date 11-12-20

Print Name _____

Owner ☐

Authorized Agent ☐

Rev 03/11





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/1/2021

SUBDIVISION NAME: NORTHWOOD TRAILS BLOCK 1

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 29th Street (Rooth Road): 30 ft. of dedication for 50 ft. from centerline for 100 ft. total ROW

Paving: 65 ft. Curb & gutter: Both sides

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

***Please submit copies of documents of the 25 ft. MVEC easement (Vol. 1824, P. 927) and 15 ft. SWSC ROW easement (Vol. 1592, P. 320) that run along North 29th Street. ROW will have to be cleared from these easements prior to final.

*****Please contact Utilities Department to clarify 15 ft. SWSC easement prior to final.

*****Please clarify both easements shown on Preliminary plat since they are not shown on this revised plat prior to final.

****Clarify existing ROW, ROW on both sides on the centerline, and ROW proposed to be dedicated. Survey submitted shows 40 ft. of existing ROW and plat shows 80 ft. Please clarify prior to final.

*****City of McAllen Thoroughfare Plan

E/W Collector (South Boundary): 60 ft. required ROW, 50 ft. ROW are proposed to be dedicated by this subdivision: the other 10 ft. will be dedicated when the property to the south develops.

Paving: 40 ft. are proposed to be paved by this subdivision Curb & gutter: Both sides

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

****Submit gate details for staff to review prior to final.

*****ROW dedication and paving requirements for this road will have to extend at least to the west property line (SW corner of Lot 10) as shown on Preliminary plat approved by P&Z on February 2, 2021. *****No reserve strips are permitted. Please revise plat prior to final to comply with requirements.

***Subdivision Ordinance: Section 134-105

Entrance Streets: 60 ft. of ROW

Paving: 40 ft. Curb & gutter: Both sides

**Must escrow monies if improvements are not built prior to final.

***Submit gate details for staff to review prior to final. Gate details may increase ROW required prior to final.

***Subdivision Ordinance: Section 134-105

Internal Streets: 50 ft. ROW

Paving: 32 ft. Curb & gutter: Both sides

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

**Add reference "Private" too all streets applicable prior to final.

***Submit gate details for staff to review prior to final. Gate details may increase ROW required prior to final.

***Subdivision Ordinance: Section 134-105

Paving _____ Curb & gutter _____

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

Non-compliance

Non-compliance

Applied

Applied

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

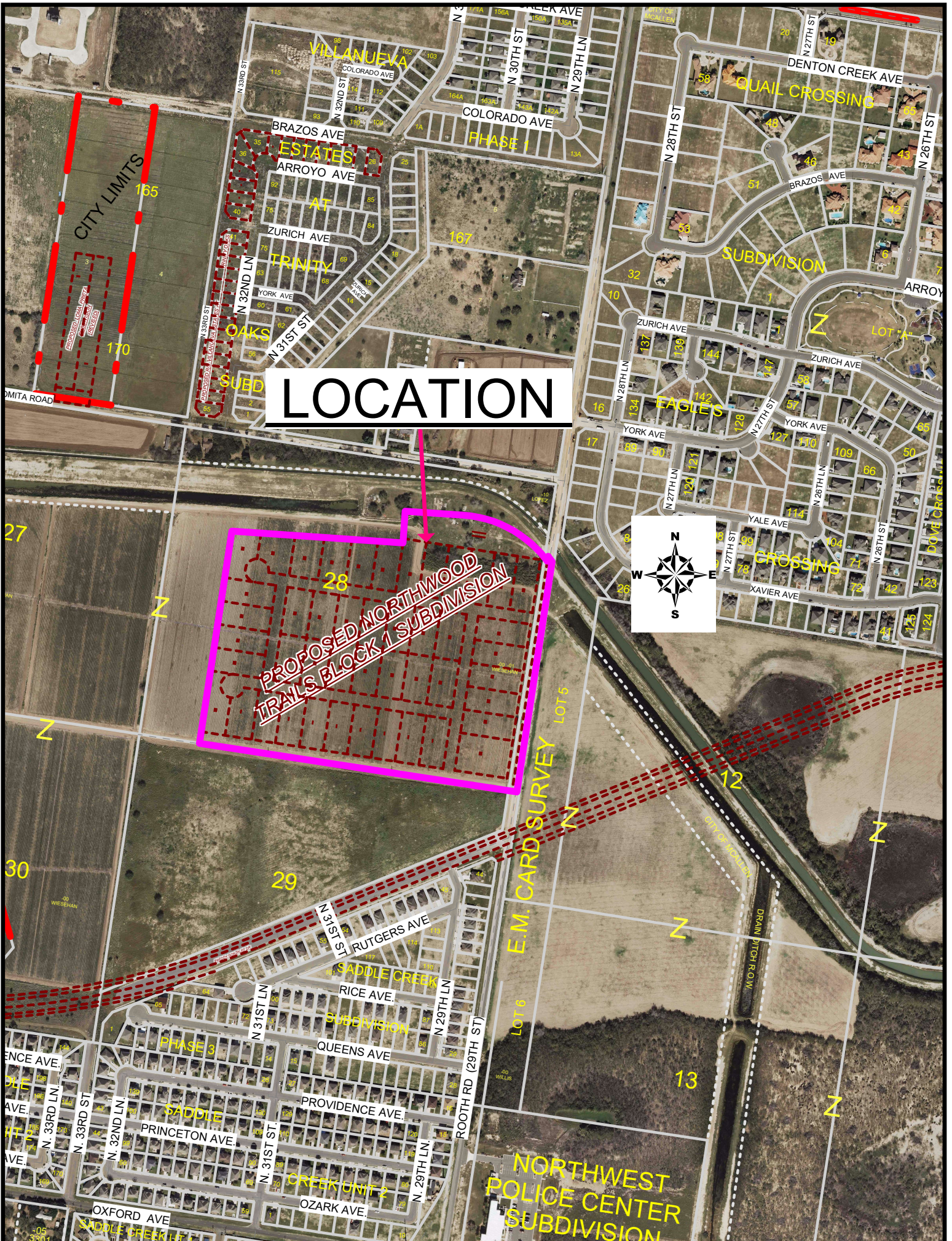
<ul style="list-style-type: none"> * 800 ft. Block Length. ****Engineer submitted a letter on March 23, 2021 requesting a variance to allow a block length greater than the maximum 800 ft. allowed for blocks from Lots 1-10 and Lots 29-40. **Subdivision Ordinance: Section 134-118 	Non-compliance
ALLEYS	
<ul style="list-style-type: none"> ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 	NA
SETBACKS	
<ul style="list-style-type: none"> * Front: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Rear: 10 ft. except 25 ft. for double fronting lots or greater for easements. **Engineer submitted a variance letter on March 23, 2021 to request a variance to allow double frontage setbacks of 10 ft. instead of the required 25 ft. for Lots 1-10 and 41-46. **Zoning Ordinance: Section 138-356 	Non-compliance
<ul style="list-style-type: none"> * Interior sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * 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
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on North 29th Street, on both sides of interior streets and any other applicable street. **Sidewalk requirements will be established prior to final. ****Subdivision Ordinance: Section 134-120 	Required
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street and collector road along south property line. ***Buffer requirements will be established prior to final. **Landscaping Ordinance: Section 110-46 	Required
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Buffer requirements will be established prior to final. **Landscaping Ordinance: Section 110-46 	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North 29th Street or collector road along south property line. ***Please remove plat note #10 since it appears to be repeated. ****City's Access Management Policy 	Non-compliance

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

<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * 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. **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. ** HOA document will be recorded simultaneously with subdivision plat. **Subdivision Ordinance: Section 110-72 	NA
	NA
	Required
	Required
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. ** HOA document will be recorded simultaneously with subdivision plat. **Subdivision Ordinance: Section 110-72 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356 * Lots fronting public streets. **Zoning Ordinance: Section. 138-356 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 **Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ****Planning and Zoning Board approved a rezoning request for R-1 (single-family residential) at their December 16, 2020 meeting and City Commission approved it at their January 11, 2021 meeting . **Zoning Ordinance: Article V 	Compliance
	Completed
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, based on preliminary plat, 46 lots which means \$32,200 in park fees is required prior to recording. Park fees may vary depending on the amount of proposed lots and master plan. * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Required
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, submit master trip generation to determine if Traffic impact Analysis. **Submit master plan to determine compliance with spacing requirements prior to final. * As per Traffic Department, submit master trip generation to determine if Traffic impact Analysis. **Submit master plan to determine compliance with spacing requirements prior to final. 	Non-compliance
	Non-compliance

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

COMMENTS	
<p>Comments: Must comply with City's Access Management Policy. ***Please provide an ownership map of surrounding properties to assure that no properties are left undevelopable prior to final. Also, to verify if any ROW dedication is needed for La Lomita Road. ****Indicate dimensions of HCID No. 1 Main Canal ROW located north of proposed subdivision prior to final. *****As per Public Works, confirm right-of-way access to Northwest Blue Line Drain Ditch to allow for maintenance operations and outline County access road prior to final.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMEMNDS APPROVAL OF THE SUBDIVISON IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE APPROVAL, AND CLARIFICATION ON REQUESTED VARIANCES.	Applied



LOCATION

PROPOSED NORTHWOOD
TRAILS BLOCK 1 SUBDIVISION





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

March 23, 2021

Edgar I. Garcia, AICP, CNU-A
Director of Planning
City of McAllen
311 N. 15th Street
McAllen, TX 78501

Re: Proposed Northwood Trails Block 1

Dear Mr. Garcia:

On behalf of the developer, this letter is to request the following variances from the City's requirements:

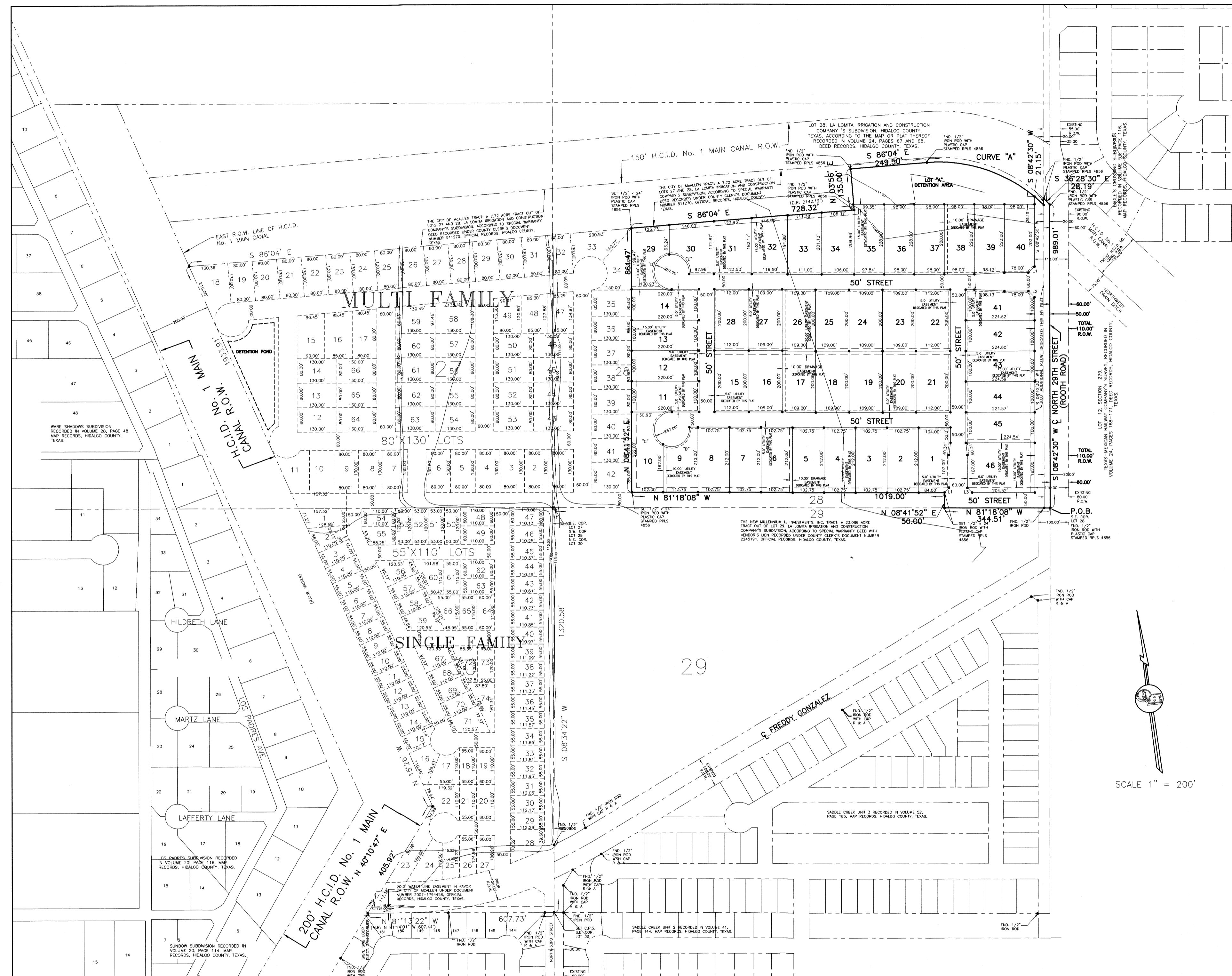
1. The proposed street on the south side of our development is required to be a 60' right of way with 40' back of curb to back of curb street width. We are asking for a variance to the 60' right of way and proposing to build the required 40' street within the proposed 50' of right of way, and when the property on the south side of the street develops, the city can require the developer to dedicate the final 10' of right of way.
2. Reduction on the rear setback of the double fronting from 20 feet to 10 feet. The double fronting lots being lots 1 through 10 with the rear set back on the south side of the lots and lots 41 through 46 with the rear setback on the east side of the lots.
3. The 800 foot block length requirement for our proposed subdivision. Due to the layout of our property, which is also proposed to be a gated community, we are requesting a variance to the 800' block length. On lots 29 to 40, there is an existing drainage ditch and Hidalgo County Irrigation #1 Main Canal Right of Way on the north side and any streets to the north cannot be extended. On the south side for lots 1 to 10, the next ¼ mile street is 33rd street which is west of our west property line. We already have two outlets from the subdivision which meets the requirement for the proposed 46 lots.

Should you have any questions or require additional information, please feel free to call me at (956) 381-6480.

Respectfully,

Eulalio Ramirez, P.E.
Engineer

NORTHWOOD TRAILS BLOCK I MASTER PLAN

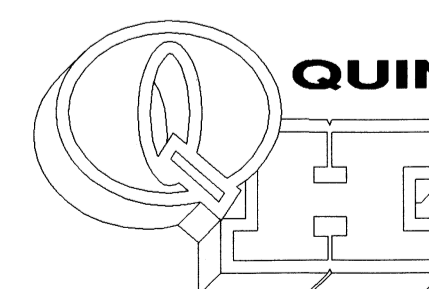


STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY
CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. 120016

3-10-21
DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

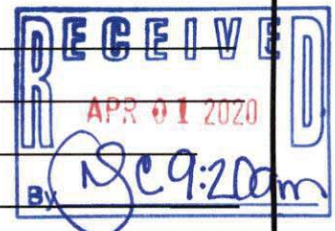
SUB2020-0019



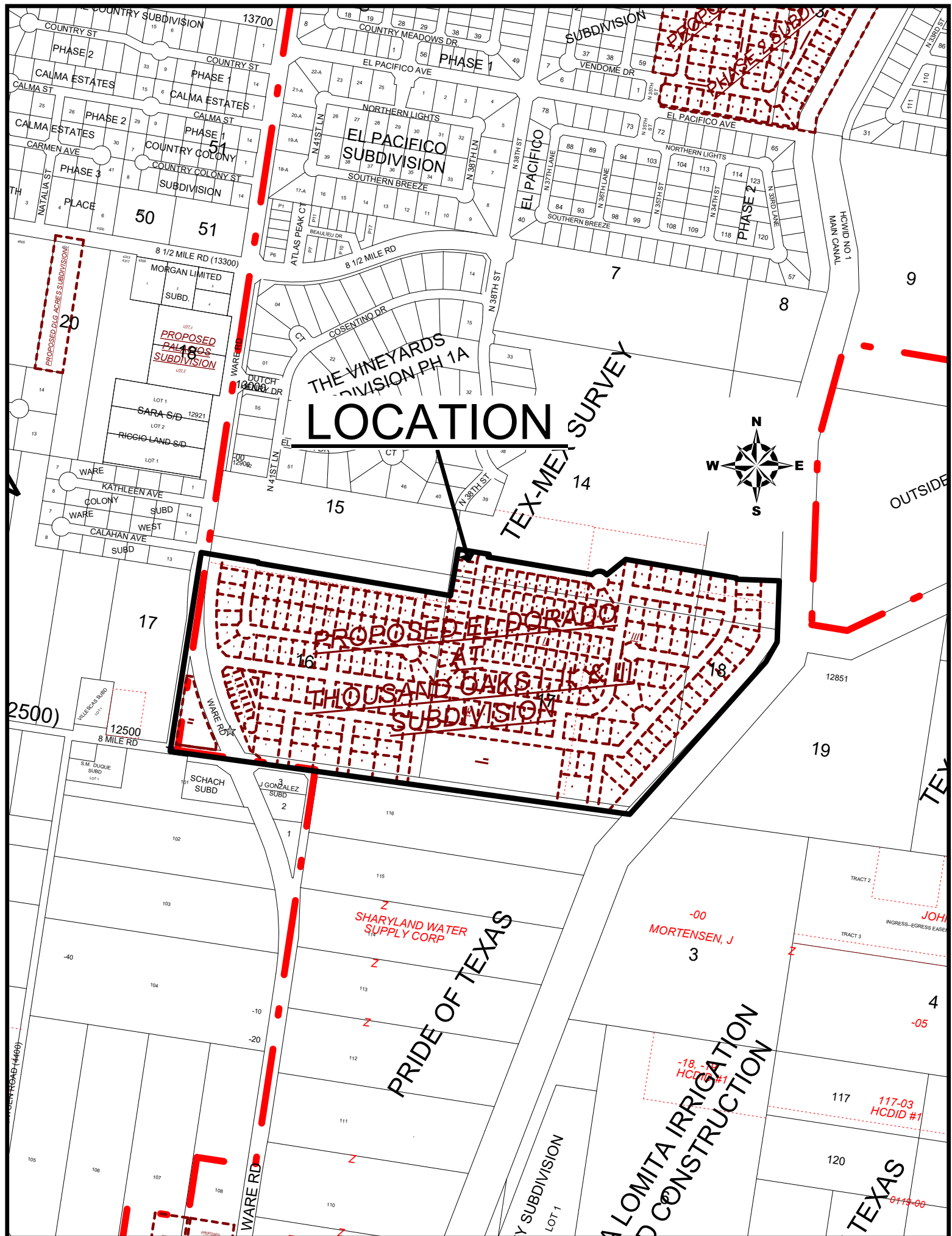
City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

Project Description	<p>Subdivision Name <u>El Dorado at Thousand Oaks I, II, and III</u></p> <p>Location <u>NE Corner of Mile 8 & Ware Rd.</u></p> <p>City Address or Block Number <u>12712 N. Ware Rd.</u></p> <p>Number of lots <u>212</u> Gross acres <u>76.80</u> Net acres _____</p> <p>Existing Zoning <u>R-1</u> Proposed <u>R-1 & R-3A</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use _____ Proposed Land Use _____ Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due \$ <u>0</u></p> <p>Legal Description <u>A 76.80 acre tract of land out of lots 13,14,16,17 and 18, Section 234,</u> <u>Texas-Mexican Railway Company Survey, Hidalgo, County, Texas</u></p>
Owner	<p>Name <u>Red Rock Real Estate Development, Ltd.</u> Phone <u>(956) 800-1333</u></p> <p>Address <u>2912 S. Jackson Rd.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78573</u></p> <p>E-mail <u>riocantu@yahoo.com</u></p>
Developer	<p>Name <u>Red Rock Real Estates Development, Ltd.</u> Phone <u>(956) 800-1333</u></p> <p>Address <u>2912 S. Jackson Rd.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Manual Cantu</u></p> <p>E-mail <u>riocantu@yahoo.com</u></p>
Engineer	<p>Name <u>Quintanilla, Headley & Associates, Inc.</u> Phone <u>(956) 381-6480</u></p> <p>Address <u>124 E. Stubbs St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Alfonso Quintanilla</u></p> <p>E-mail <u>alfonsoq@gha-eng.com</u></p>
Surveyor	<p>Name <u>Quintanilla, Headley & Associates, Inc.</u> Phone <u>(956) 381-6480</u></p> <p>Address <u>124 E. Stubbs</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>E-mail <u>alfonsoq@gha-eng.com</u></p>



Rct# 710922 Pd \$300



[illegible]

A 80.19 ACRE TRACT OF LAND OUT OF LOTS 7, 13, 14, 16, 17 AND 18, SECTION 234, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2616892 AND 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSOQ@QHA-ENG.COM

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

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

DATE _____

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 _____

SCALE 1" = 100'

DATE PREPARED: JANUARY 16, 2020

FILENAME : Z:\DATA\SUBD.\MCALLEN\ELDORADO\DWGS\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JAN. 16, 2020	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 4/1/2021

SUBDIVISION NAME: EL DORADO AT THOUSAND OAKS, I, II, AND III	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>*North Ware Road: 70 ft. dedication by this plat for 160 ft. of ROW. Paving: by the state Curb & gutter: by the state **As per Engineering Department, need to coordinate with TxDot to discuss future alignment of North Ware Road and if 160 ft. ROW is correct prior to final. ***Please indicate centerline on plat to verify ROW dedication. ****Please provide document for 15 ft. ROW easement granted to Sharyland Water Supply Co. *****Remove stripes for 46.53 ft. of existing ROW *****COM Thoroughfare Plan</p> <p>Main Interior Street (Public): 60 ft. Paving: 40 ft. Curb & gutter: Both sides *Staff including Public Works had indicated that proposed public street must be "private" and elbow/knuckle design at Lot 77 for sanitation truck maneuverability. Plat submitted on December 4, 2020 shows "Block II (Public)" that will be serviced by this public road. If subdivision plat is revised, road might have to be change to "Private". **Must escrow monies if improvements are not constructed prior to recording. ****Any block length variances that might be required for this road north of Block II & III will be reviewed when properties to the north develop. ***Subdivision Ordinance: Section 134-105</p>	<p>Non-compliance</p> <p>Applied</p>

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

<p>Interior Private Streets:</p> <p>1. Block 1: 50 ft. ROW (if zoned R-1) Paving: 32 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built at this time, prior to recording. ***Barricade and/or temporary turnaround at the north end of streets as needed. ****Street layout must be revised so as to not dead-end any street on the "future development" section shown north of Phase 1. Streets must extend into the Vineyards Estates Subdivision Phase 1A to the north or provide Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development. ***** When properties to the north develops in the future, streets shown as North 41st Lane, North 38th Street, and stub out street to the east from Vineyard Estates Subdivision Phase 1A must be extended/connected into this area being developed; cannot dead-end streets. If Cul-de-Sacs are proposed, it would be within the boundaries of the area being developed with 96 ft. minimum paving diameter.</p> <p>2. Block 2: 50 ft. ROW (if zoned R-1) Paving: 32 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built at this time, prior to recording. ****Barricade and/or temporary turnaround at the north end of streets as needed.</p> <p>3. Block 3: 60 ft. ROW Paving 40 ft. Curb & gutter: Both sides **Please clarify if cul-de-sacs on the south end of Block III are proposed to be extended south. If so, will construction of Mile 8 Road happen? Please revise accordingly *****Must escrow monies if improvements are not built at this time, prior to recording. ***** As per Engineer, a cul-de-sac will be provided prior to final to eliminate dead-end E/W street adjacent to Park Area. ***Paving diameter for Cul-de-Sac to be 96 ft. minimum as required by Fire Department with appropriate ROW of 10 ft. back of curb to be applied to all Blocks. Please revise plat prior to final if necessary.</p>	Non-compliance
<p>***Subdivision Ordinance: Section 134-105</p> <p>8 Mile Road: 20 ft. ROW **Abandonment of ROW will be done by separate instrument, and not by this plat prior to final.</p>	Non-compliance
<p>8 1/2 Mile Road: 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ***Verify alignment prior to final. **COM Thoroughfare Plan</p>	Non-compliance
<p>* 800 ft. Block Length: **Block 1: Street block length for Lots 27-39 appears to exceed 800 ft. in length (855.76 ft.). ***Block 3: Street block length for Lots 40-55 appears to exceed 800 ft. in length (approximately 1,350 ft.). **Engineer submitted a variance letter on March 25, 2021 requesting a variance to allow a block length greater than the maximum allowed of 800 ft. for Block 1 and Block 3. **Subdivision Ordinance: Section 134-118</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac: ***Paving diameter for Cul-de-Sac to be 96 ft. minimum as required by Fire Department with appropriate ROW of 10 ft. back of curb to be applied to all Blocks. Please revise plat prior to final if necessary. ****Please revise cul-de-sac radius on Block I prior to final to comply with minimum requirements. **Subdivision Ordinance: Section 134-105</p>	Non-compliance

ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. for R-1 Zones, 20 ft. for R-3A Zones (if applicable) **Setbacks are subject to be greater for easements. ***Please revise plat note #4 as shown above. **Zoning Ordinance: Section 138-356 * Rear: In accordance with Zoning Ordinance or greater for easements. Except 25 ft. for double fronting lots in the R-1 Zone, and 20 ft. in double fronting lots in R-3A Zone. **Engineer submitted a variance letter on March 25, 2021 requesting a variance to allow a double fronting setback of 10 ft. instead of the required 25 ft. and 20 ft. depending on the Zoning District. The engineer is requesting this variance for Lots 1-20 on Block 1, Lots 12-25 in Block 2, and Lots 16-35 and 78-80 in Block 3. The required double fronting setback for Block 1 and Block 2 is 25 ft. (single-family residential) and Block 3 is 20 ft. (multi-family residential apartments). ***Setbacks are subject to being greater for easements. **Zoning Ordinance: Section 138-356 * Interior Sides: In accordance with Zoning Ordinance or greater for easements. **Zoning Ordinance: Section 138-356 * Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 * Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies. **Please revise plat note as shown above ***Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Non-compliance
	Non-compliance
	Applied
	Applied
	Non-compliance
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of all interior streets. ** 5 ft. wide minimum sidewalk might be required by Engineering Dept. on North Ware Road prior to final. ***Revise note #9 as shown above. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Ware Road and other streets as required before final. **Please revise plat note prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Required
	Required
	Applied

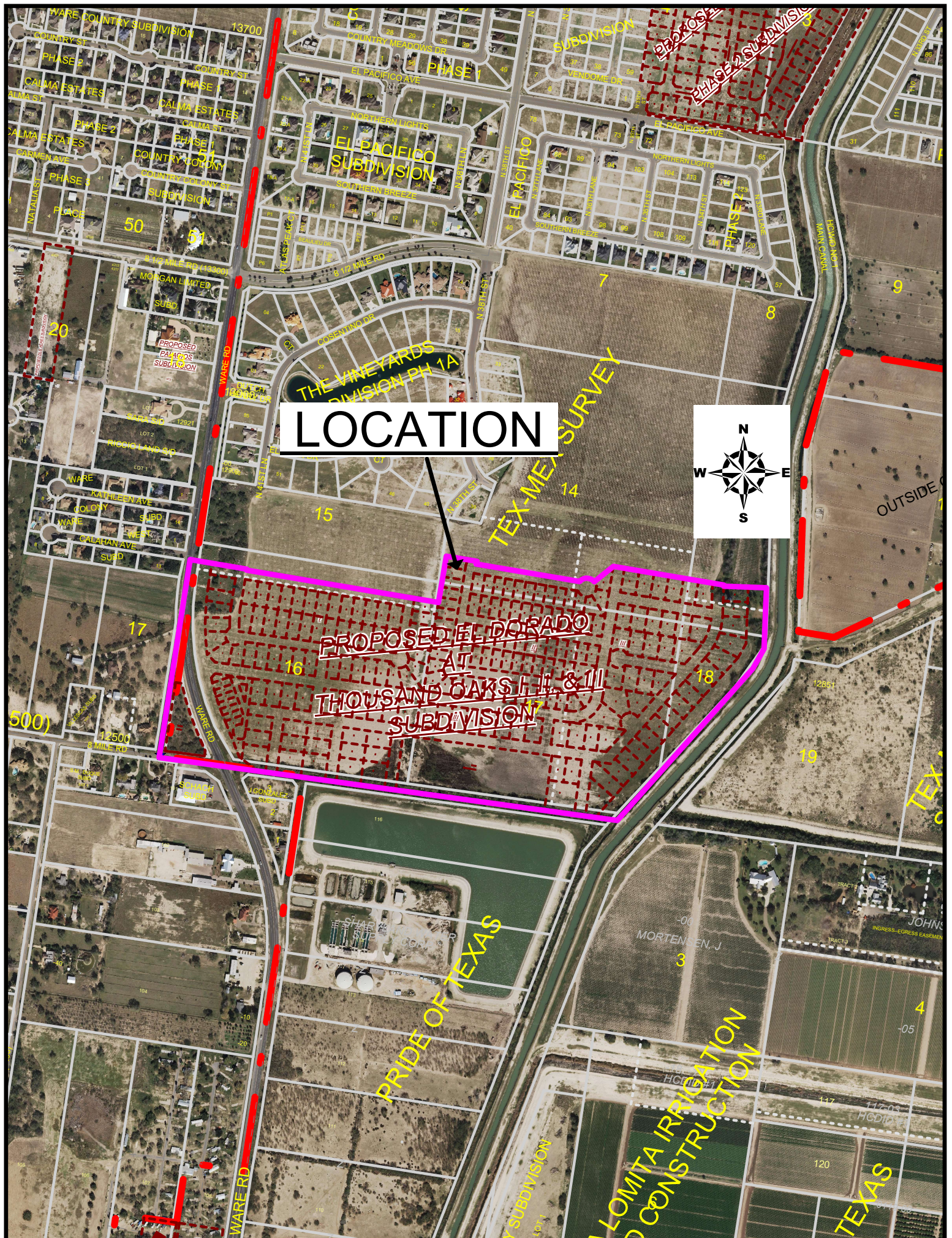
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North Ware Road and other streets as needed prior to final. **Please revise plat note as noted above prior to final. **City's Access Management Policy 	Required
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **This requirement might be applicable for Block 3 (multi-family residential apartments). 	Required
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, detention areas, etc. must be maintained by the lot owners and not the City of McAllen **Please revise note # 19 as noted above. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	NA
<ul style="list-style-type: none"> * 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. **Please verify subdivision name on Note #17 prior to final. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Zoning Ordinance: 138-1 	Applied
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Must provide delta, radius, length, and lot area table for curved property lines to verify minimum frontage and lot area requirement compliance. Verify that all lots comply with minimum lot frontage requirements prior to final. **Zoning Ordinance: Section. 138-356 	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1, R-3A & C-3 Proposed: R-1, R-3A & C-3 **Rezoning to R-3A approved by the Planning and Zoning Board at their April 7, 2020 meeting and by City Commission at their July 27, 2020 meeting. ***Clarify Use of Lot B prior to final to determine requirements such as setbacks, ROW dedication required if applicable, accesses, etc. ***Zoning Ordinance: Article V 	Required
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **Rezoning approved by the Planning and Zoning Board at their April 7, 2020 meeting and by City Commission at their July 27, 2020 meeting. **Zoning Ordinance: Article V 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, this proposed subdivision is subject to Park Land Advisory Board review 	TBD

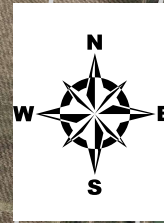
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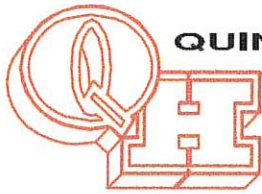
* Park Fee of \$700 to be paid prior to recording. As per Parks Department, this proposed subdivision is subject to Park Land Advisory Board review * Pending review by the Parkland Dedication Advisory Board and CC.	TBD
	Required
TRAFFIC	
*As per Traffic Department, Trip Generation approved; TIA must be revised prior to final.	Non-compliance
*As per Traffic Department, Trip Generation approved; TIA must be revised prior to final.	Non-compliance
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **North 41st St., North 38th St., and any street that is applicable within Vineyard Estates Subdivision Phase 1A must be extended/connected into the proposed development areas when properties develop; cannot dead-end streets. ***As per Fire and Traffic Dept., submit Gate details for staff to review prior to final. ROW at these sections might be increased depending on gate details proposed and requirements. *****As per Fire Dept. submit site plan for fire department access drives review. *****Verify that all dead-end streets are revised prior to final. As per Fire Dept., Cul-de-Sacs must be a minimum of 96 ft. in diameter face-to-face. *****Engineer must clarify if subdivision will be recorded in phases prior to final. *****As per Engineer, a Cul-de-Sac will be provided at the west end of the of east/west street in Block 3. *****Clarify or remove dots and lines shown on future development north of Block 1 prior to final. *****Clarify Use of Lot B prior to final to determine requirements such as setbacks, ROW dedication required if applicable, accesses, etc.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE APPROVAL, AND CLARIFICATION ON REQUESTED VARIANCES.	Applied

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



LOCATION





QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

March 25, 2021

Edgar I. Garcia, AICP, CNU-A
Director of Planning
City of McAllen
311 N. 15th Street
McAllen, TX 78501

Re: Proposed Eldorado At Thousand Oaks I, II, III

Dear Mr. Garcia:

On behalf of the developer, this letter is to request the following variances from the City's requirements:

1. Reduction on the rear setback of the double fronting from 20 feet to 10 feet. The double fronting lots being lots 1 through 20 on Block I, 12 through 25 on Block II, and 16 through 35, lots 80, 79, and 78 on Block III. We are requesting the rear setback to be on the west side of lots 1 to 5, and on the south side of lots 6 to 20 on Block I. On lots 12 to 25 on Block II, we also request the rear of the lots to be on the south side. On lots 16 to 35 on Block III, we want the rear setback to be on the north side and on lots 78 to 80 on Block III, we want the rear setback on the west side.
2. The 800 foot block length requirement for our proposed subdivision. Due to the layout of our property, which is also proposed to be a gated community, we are requesting a variance to the 800' block length. On lots 27 to 39 and lots 40 to 52 Block I, we have 855' in Block length. On lots 40 to 55 Block III there is a proposed 97' dedication to the city of McAllen which will not allow street crossings.
3. On the first entrance east of Ware Road onto Block III, there is a proposed street intersection to a proposed street that is less than the required 125' offset. We are also requesting a variance to this offset.

Should you have any questions or require additional information, please feel free to call me at (956) 381-6480.

Respectfully,

Eulalio Ramirez, P.E.
Engineer

SUB2020-0051

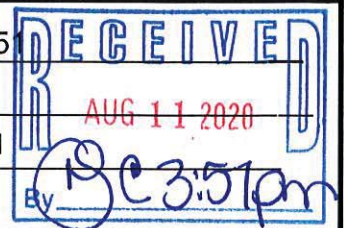


City of McAllen
Planning Department
APPLICATION FOR

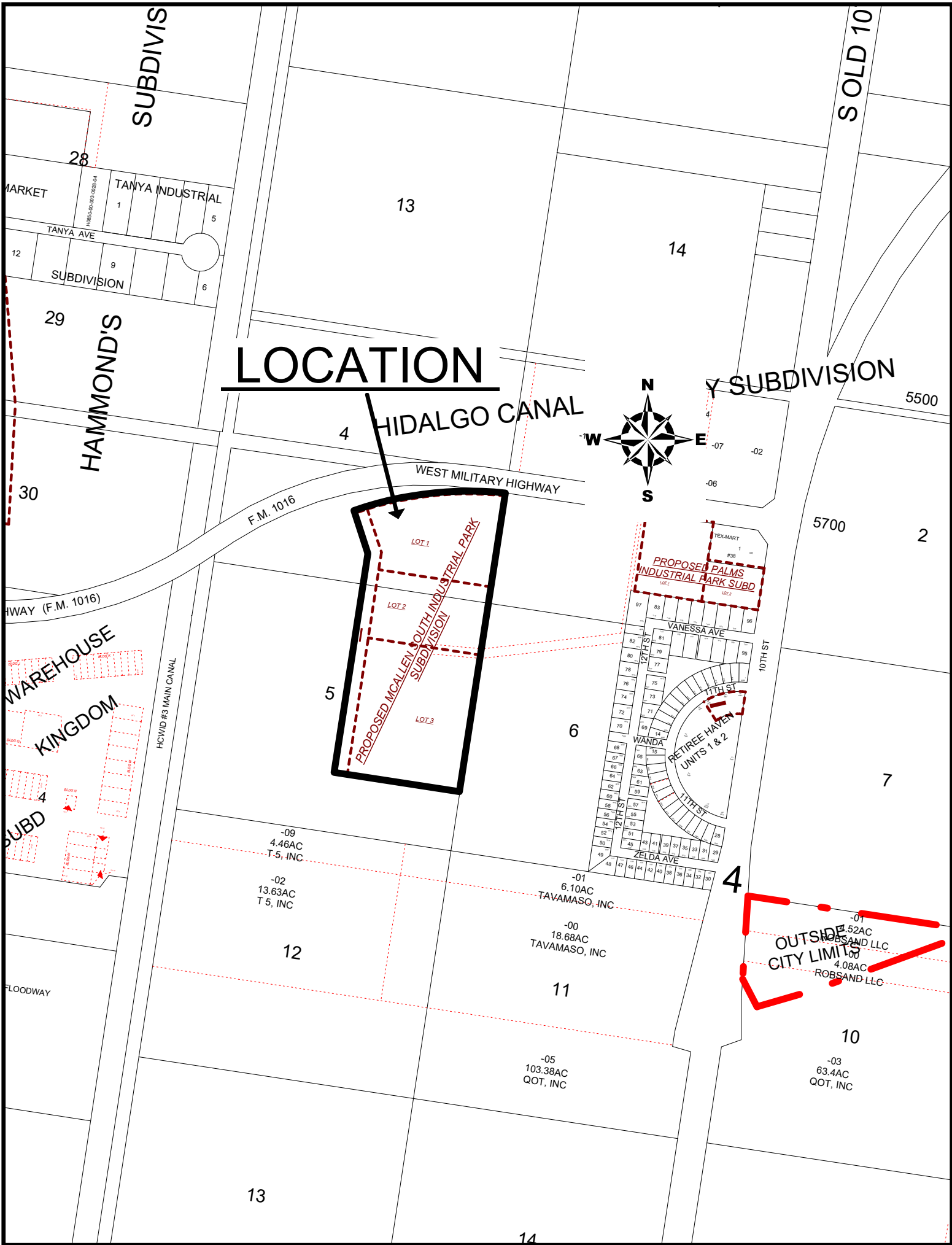
SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>McAllen South Industrial Park</u></p> <p>Location <u>Military Highway, west of So. 10th Street</u></p> <p>City Address or Block Number <u>1411 So. Military Highway</u></p> <p>Number of lots <u>3</u> Gross acres <u>23.87</u> Net acres <u>23.87</u></p> <p>Existing Zoning <u>I1</u> Proposed <u>I1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>commercial</u> Irrigation District # <u>3</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>yes</u></p> <p>Parcel No. <u>644891, 644890</u> Tax Dept. Review <u>guerra</u></p> <p>Legal Description <u>Hidalgo Canal Co. Subd., Lots 4 and 5, Section 4</u></p>
Owner	<p>Name <u>T5, Inc., a Texas Corporation</u> Phone <u>956-683-1000</u></p> <p>Address <u>P.O. Box 8015</u></p> <p>City <u>Mission</u> State <u>TX</u> Zip <u>78573</u></p> <p>E-mail <u>sec@spooreng.com</u></p>
Developer	<p>Name <u>Same as Owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person <u>John Townsend, Jr.</u></p> <p>E-mail _____</p>
Engineer	<p>Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u></p> <p>Address <u>202 So. 4th Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Steve Spoor, P.E.</u></p> <p>E-mail <u>SEC@SpoorEng.com</u></p>
Surveyor	<p>Name <u>CVQ Land Surveyors</u> Phone <u>956-618-1551</u></p> <p>Address <u>517 Beaumont Avenue</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>



Pct# 729458 pd \$225



LOCATION

HIDALGO CANAL

WEST MILITARY HIGHWAY

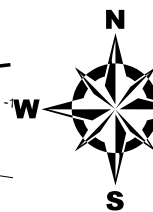
F.M. 1016

HAMMOND'S

SUBDIVIS

SOLD 10

Y SUBDIVISION



PROPOSED PALMS INDUSTRIAL PARK SUBD

VANESSA AVE

RETIREE HAVEN UNITS 1 & 2

WANDA

ZELDA AVE

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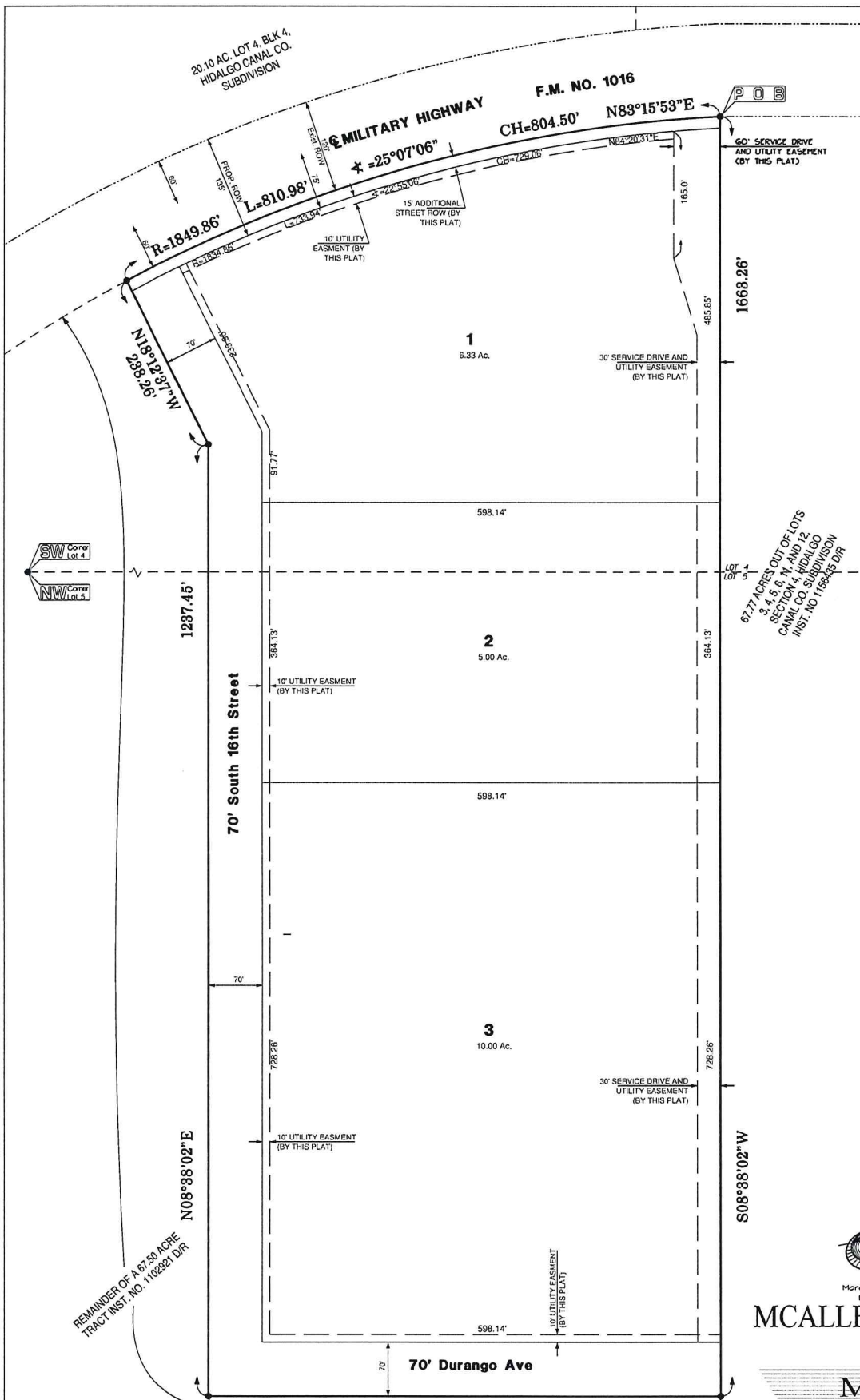
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MAP
 OF
MCALLEN SOUTH INDUSTRIAL PARK
 McAllen, Texas

REMAINDER OF A 67.50 ACRE TRACT
 INST. NO. 1102921 D/R

BEING A 24.95 ACRE TRACT OF LAND OUT OF A CERTAIN 67.50 ACRE TRACT, OUT OF LOTS 4 AND 5, SECTION 4, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS; SAID 67.50 ACRE TRACT AS DESCRIBED IN "CORRECTION" WARRANTY DEED RECORDED IN INSTRUMENT NO. 1102921, DEED RECORDS, HIDALGO COUNTY, TEXAS

Prepared by:

Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning

FIRM # F-6003

202 South 4th. Street McALLEN, TEXAS 78501

SEC@spooreng.com

(956) 683 1000





City of McAllen

SUBDIVISION PLAT REVIEW

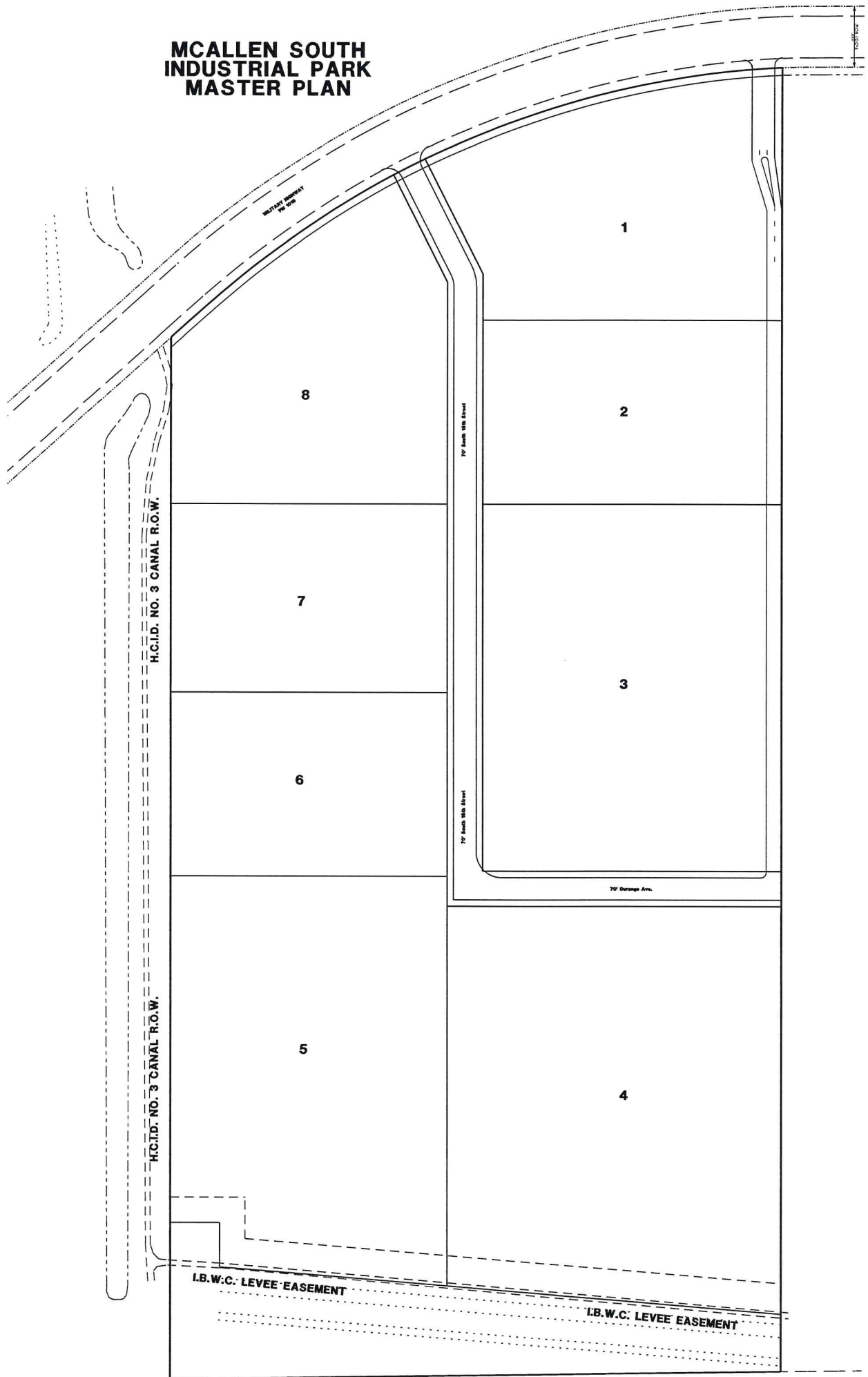
Reviewed On: 3/31/2021

SUBDIVISION NAME: MCALLEN SOUTH INDUSTRIAL PARK	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Military Highway (F.M. 1016): 75 ft. ROW from centerline required for 150 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides **Remove "PROP. ROW" reference from plat	Applied
S. 16th Street: 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides **Remove 70' reference, show only street name ***South 16th Street dead ends. Plat needs to be revised to comply with City Code, provide turnaround/barricades as applicable.	Non-compliance
Durango Avenue: 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides **Remove "70'" and show only street name ***Temporary turnaround required at the east end of Durango Avenue and/or barricades ****If temporary turnaround is installed, a note will be required on the plat regarding the maintenance and removal to be responsibility of the lot owner and not the City of McAllen	Non-compliance
* 800 ft. Block Length **Engineer submitted a variance request on March 26, 2021 asking to allow a block measuring 1,500 ft. in length. Request is scheduled to be reviewed by Planning and Zoning Board at the meeting of April 6, 2021.	Non-compliance
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 30 Paving: 30 ft. *Alley/service drive easement required for commercial properties **Plat shows a proposed 30 ft. service drive along the east boundary and connects with Durango Avenue	Non-compliance
SETBACKS	
* Front: - Military Highway: 75 ft. or greater for approved site plan or easements - S. 16th Street: 35 ft. or greater for approved site plan or easements **Revise plat as noted above prior to final	Non-compliance
* Rear: 35 ft. or greater for easements or approved site plan **Revise plat as noted above prior to final	Non-compliance
* Sides: In accordance with the zoning ordinance or greater for easements or approved site plan.	Applied
* Corner side (Military Highway - F.M. 1016): 75 ft. or greater for easements or approved site plan **Revise plat as noted above prior to final	Non-compliance
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Military Highway and both sides of all interior streets. **Revise plat as noted above ***Engineer submitted a variance request letter to not provide sidewalks along South 16th Street and Durango Avenue, to be reviewed at the P&Z meeting of April 6, 2021. * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses * 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. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. * Common Areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	TBD
	Applied
	Applied
	Applied
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets * Minimum lot width and lot area 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: I-1 Proposed: I-1 * Rezoning Needed Before Final Approval 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, need to submit a Trip generation to determine if a TIA will be required. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *Must comply with City's Access Management Policy **Provide site plan for Departments' review ***Provide Master Plan for review prior to final approval 	Applied

<p>**** A portion of the west area of McAllen South Industrial Park was part of T5 Industrial Park Subdivision -application submitted: November, 2007- which was never recorded.</p> <p>*****Engineer submitted 2 variance requests, which will be reviewed by the P&Z Board at the meeting scheduled for April 6, 2021, the first request is to eliminate the sidewalk requirement along S. 16th Street and Durango Avenue, the second request is to allow a street exceeding 800 ft. in length</p> <p>*****Engineer attached a master plan with his request to show the location of an existing main canal from Water District #3 to the west of the proposed subdivision, and the IBWC floodway to the south</p>	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED AND CLARIFICATION ON THE REQUESTED VARIANCES.	Applied

MCALLEN SOUTH INDUSTRIAL PARK MASTER PLAN



March 26, 2021

Edgar Garcia, AICP, CNV
Director of Planning
311 N. 15th Street
McAllen, Texas 78501

Re: McAllen South Industrial Park

Dear Edgar,

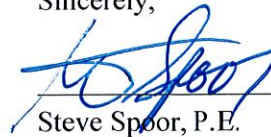
As agent for the Owner of the above reference project, we hereby request the following variance:

To allow block length of 1,500 feet instead of the maximum length by
Ordinance of 800 feet.

Attached is a master plan for the project that shows the Water District No. 3 main canal to the west of the site, and the IBWC floodway to the south of the site. The canal and the floodway preclude extension of public streets to the west and south. We anticipate that Durango Avenue will be extended to the east and north for traffic circulation

Please advise if additional information is required, or with any questions or comments.

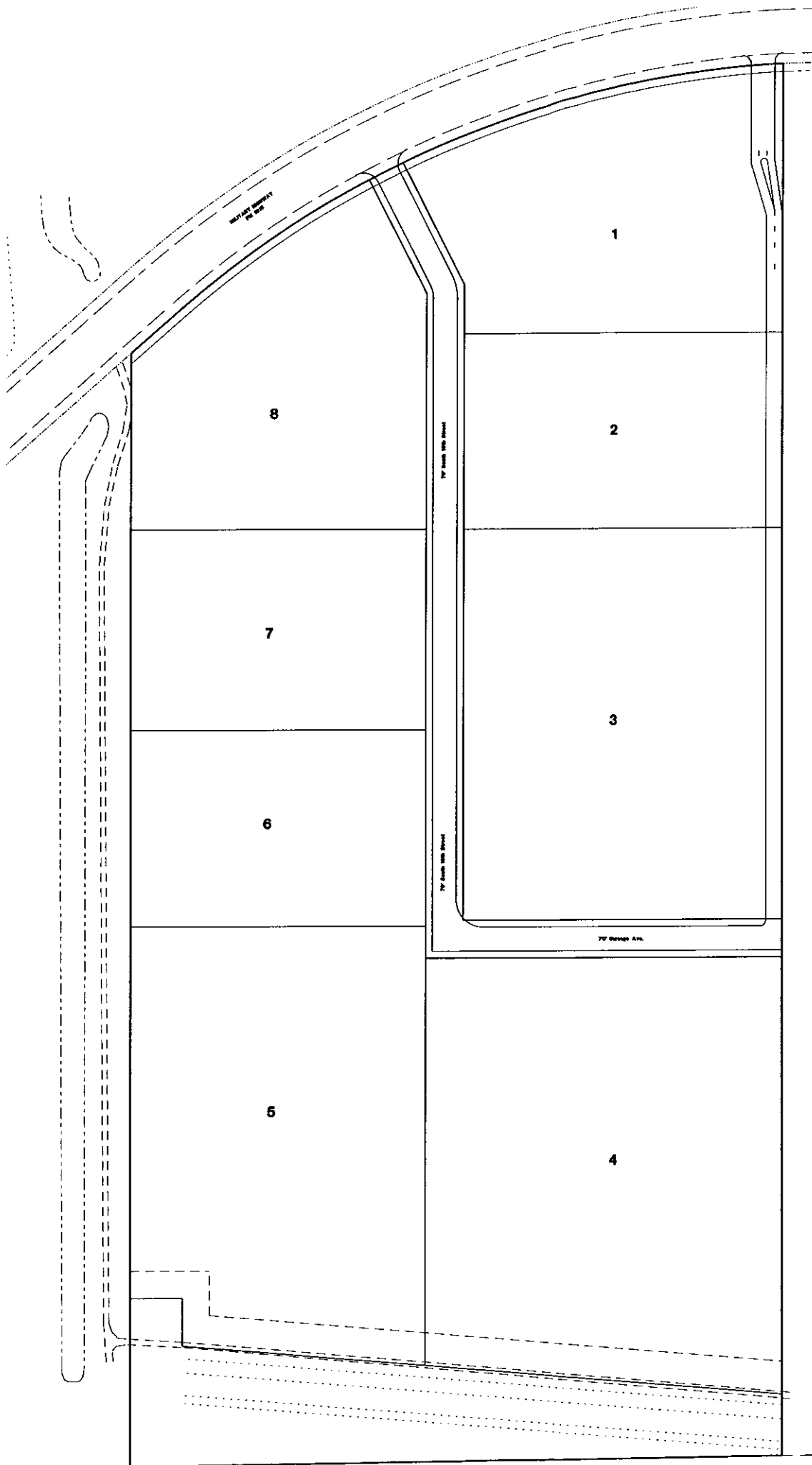
Sincerely,


Steve Spoor, P.E.

202 South 4th Street, McAllen, Texas 78501 * (956)683-1000

E-mail: SEC@SpoorEng.com





Spoor Engineering Consultants, Inc.
Consulting Engineers – Civil Land Planning – Stephen Spoor, P.E.

March 24, 2021

Edgar Garcia, AICP
Planning Director
City of McAllen
311 N. 15th Street
McAllen, Texas 78501

Re: McAllen South Industrial Park

Dear Edgar:

As Agent for the Owner of the above referenced project, we hereby request the following variance:

Variance to delete the sidewalk requirement for the internal public street being South 16th Street and Durango Avenue. This development is proposed as industrial and/or heavy commercial sites and the use of a public sidewalk will be rare. The variance is not being requested for Military Highway. In addition to the lack of use, the variance, if granted, will allow additional landscaping and storm water management by reducing impervious areas.

Thank you for your time and consideration on these requests. Please advise if additional information is required, or with any questions or comments.

Respectfully,


Steve Spoor, P.E.

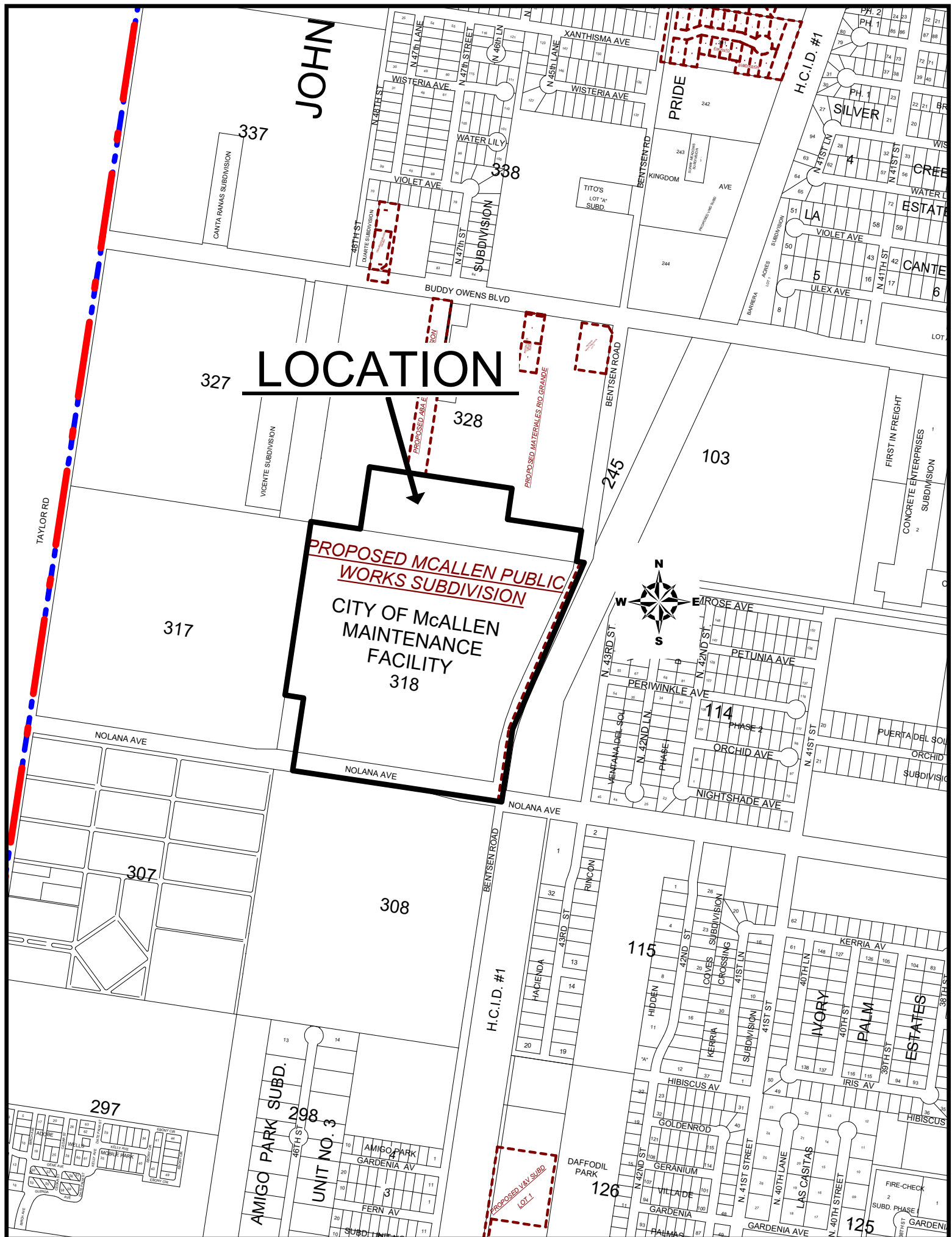


City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>McAllen Public Works Subdivision</u></p> <p>Location <u>NW Corner of Bentsen Road and Nolana Avenue</u></p> <p>City Address or Block Number <u>4001 N. Bentsen Rd.</u></p> <p>Number of lots <u>1</u> Gross acres <u>35.38</u> Net acres _____</p> <p>Existing Zoning <u>C-4</u> Proposed <u>C-4</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Light Comm.</u> Proposed Land Use <u>Light Comm.</u> Irrigation District # _____</p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>Being a 35.38 acre tract of land out of Lot 6, Bloc 3, Rio Bravo Plantation Company's</u> <u>Subdivisions of Porciones 61, 62 and 63, as recorded in Volume W, Page 197 deed records of Hidalgo County, Texas.</u></p>
Owner	<p>Name <u>City of McAllen</u> Phone <u>956-681-1001</u></p> <p>Address <u>1300 Houston Ave.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>roel_rodriguez@mcallen.net</u></p>
Developer	<p>Name <u>Same as Owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>City of McAllen - Engineering Department</u> Phone <u>956-681-1151</u></p> <p>Address <u>311 N. 15th St.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Eduardo Mendoza, P.E.</u></p> <p>E-mail <u>edmendoza@mcallen.net</u></p>
Surveyor	<p>Name <u>CVQ Land Surveyors</u> Phone <u>956-618-1551</u></p> <p>Address <u>517 Beaumont Ave.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>



SCALE: 1" = 100'



LOT 308
JOHN H. SHARY SUBDIVISION
(VOL. 1, PG. 17, H.C.M.R.)



City of McAllen

SUBDIVISION PLAT REVIEW

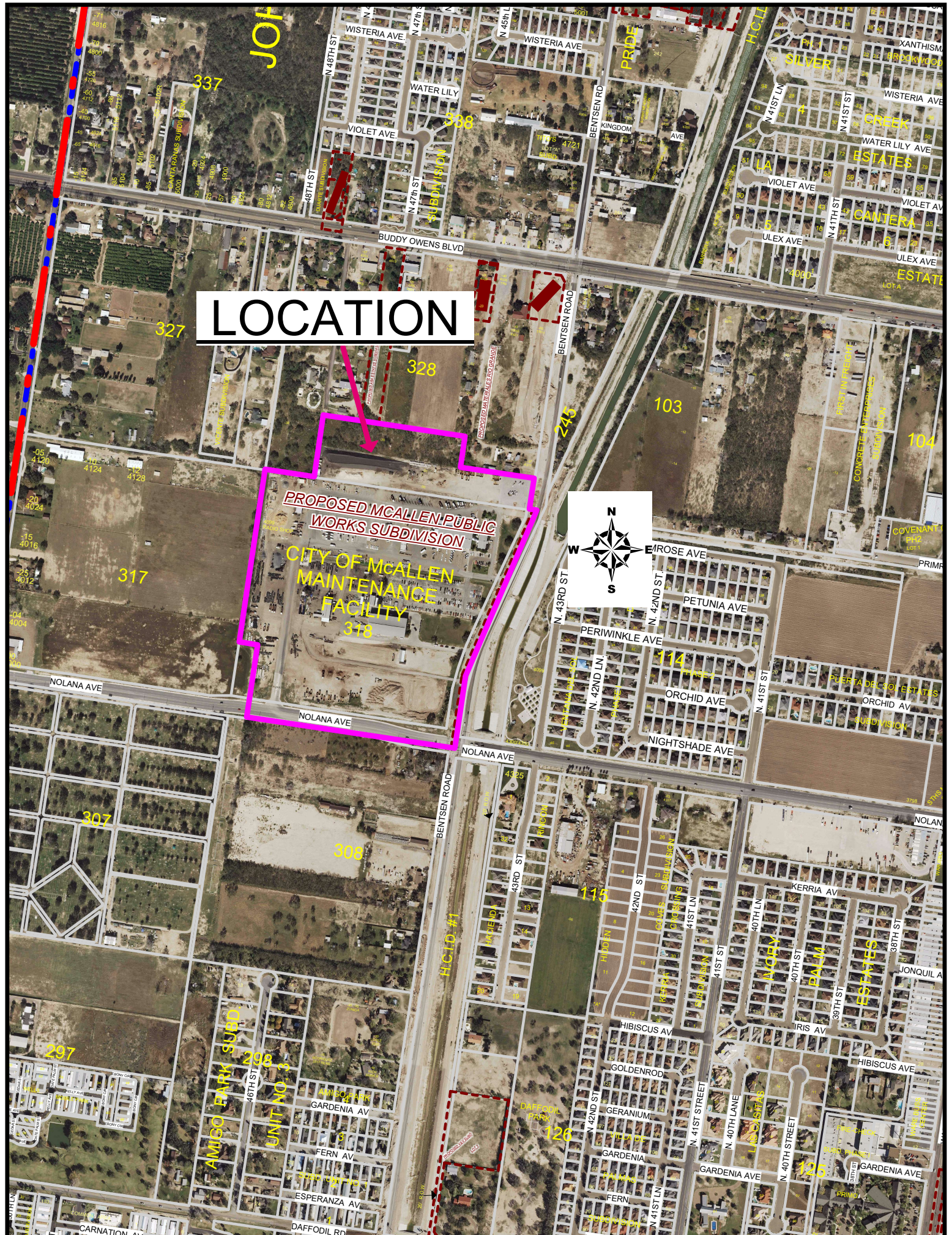
Reviewed On: 3/12/2021

SUBDIVISION NAME: MCALLEN PUBLIC WORKS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Bentsen Road: 100 ft. ROW required Paving: 65 ft. Curb & gutter: both sides **Revise plat to show centerline. Also, label existing ROW on both sides of centerline and show new property line after accounting for any required dedication ***Subdivision Ordinance: Sec.135-105	Non-compliance
Nolana Avenue: 120 ft. ROW required Paving: 65 ft. Curb & gutter: both sides **Revise plat to show centerline. Show existing ROW on both sides of centerline, and show ROW to new property line after accounting for dedication. ***Subdivision Ordinance: Sec.134-105	Non-compliance
Primrose Avenue: 35 ft. dedication required for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides **Revise plat accordingly; finalize prior to final ***Subdivision Ordinance: Sec.134-105	Non-compliance
N. 48th Street: 35 ft. ROW dedication required for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides **Revise plat accordingly; finalize prior to final ***Subdivision Ordinance: Sec.134-105	Non-compliance
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 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 **Service drives provided as part of the overall development	Applied
SETBACKS	
* Front: -Bentsen Road: 50 ft. or greater for easements, or approved site plan -Nolana Avenue: 60 ft. or greater for easements, or approved site plan **Revise plat as noted above *****Zoning Ordinance: Sec.138-356	Non-compliance
* Rear: in accordance with the zoning ordinance or greater for easements or approved site plan **Zoning Ordinance: Sec.138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for approved site plan or easements **Subdivision ordinance: Sec.138-356	Applied
* Corner: In accordance with the zoning ordinance or greater for easements or approved site plan **Revise plat as noted above ***Zoning Ordinance: Sec. 138-356	TBD

* Garage	NA
**Zoning Ordinance: Sec.138-356	
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Bentsen Road and Nolana Avenue.	Applied
**Revise Note #6 as noted above	
***Subdivision Ordinance: Section 134-120	
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
**May apply for N. 48th St. and Primrose Ave.	
BUFFERS	
* 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.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along	TBD
**Existing access	
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Applied
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
**Subdivision Ordinance: Section 110-72	
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
****Zoning Ordinance: Sec.138-1	
* Minimum lot width and lot area	Compliance
**Zoning Ordinance: Sec.138-356	
ZONING/CUP	
* Existing: C-4 Proposed: C-4	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	

* Trip Generation 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 **Remove Note #9 ***Remove Note #10 ****Provide ownership map to assure there are no landlocked properties *****Revise vicinity map of surrounding properties, layout shown does not match proposed layout *****Use a bolder font for the subdivision boundaries *****Label as Lot 1 *****CUP for institutional use required prior to final	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied

LOCATION



Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: March 30, 2021
SUBJECT: Parking Lot Lighting Ordinance

BACKGROUND: The City's Code of Ordinances sets parking lot lighting requirements preventing parking lots from having bent or leaning poles and broken bulbs or fixtures. However, the Code of Ordinances does not address the discharge of light into neighboring residential areas.

PROPOSED ORDINANCE: The proposed ordinance would require parking lots next to residential zones to provide shielding on their light poles to direct light away from the residential area.

RECOMMENDATION: The Ordinance Review Committee and staff recommend approval of the ordinance.

ORDINANCE NO. 2021- _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 ("ZONING"), ARTICLE VII ("OFF-STREET PARKING AND LOADING"), ADDING REQUIREMENTS TO PARKING LOT LIGHTING LOCATED NEXT TO RESIDENTIAL AREAS; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of McAllen desires to lessen the requirements for parking spots of restaurants, night clubs, cafes, or similar recreation or amusement establishment,

WHEREAS, the City Commission finds that it is in the public interest to amend the McAllen Code of Ordinances to allow business development to prosper as well as continue to uphold timely and relevant regulation,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

SECTION I: The Code of Ordinances, City of McAllen, Chapter 138 ("Zoning"), Article VII ("Off-Street Parking and Loading"), is hereby amended to read as follows:

Sec. 138-400. – Pavement, signage and lighting standards.

- (a) All off-street parking, maneuvering and loading spaces, including industrial, commercial and residential parking lots, shall be paved according to city standards and specifications. The parking lanes must be clearly marked by white paint, buttons or other approved material.
- (b) Pavement surface shall be maintained free of litter, debris, loose gravel, cracks and potholes. Pavement striping and markings shall be installed according to city standards and specifications. Pavement striping and markings shall be maintained free of fading, cracks, tears and gaps. Parking lot signage shall be maintained free of faded signs, bent or leaning poles, graffiti, damaged or missing signage. Parking lot lighting shall be installed according to city standards and specifications. Parking lot lighting shall be maintained free of bent or leaning poles, missing, broken or inoperable bulbs or fixtures.

(c) Lighting in parking lots located next to residentially zoned properties or uses shall employ cut-off fixtures to direct light away from residences.

SECTION II: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen, Section 2-56. Publication of ordinances

SECTION IV: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners, and execution by the Mayor.

SECTION V: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this ____ day of April 2021, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day April, 2021.

CITY OF McALLEN

By: _____

James E. Darling, Mayor

Attest:

Perla Lara, TRMC, City Secretary

Approved as to form:

Isaac Tawil, City Attorney

Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: March 30, 2021
SUBJECT: Commercial Setbacks Ordinance

BACKGROUND: The City's Code of Ordinances sets front yard setbacks depending on the road classification of the street fronting a given property. Specifically, front yard setbacks for commercial properties are set at one-half the right-of-way (ROW) of the fronting street. This means the setbacks will vary depending on the location of a property and the street it fronts.

While most area engineers are knowledgeable on the road classifications in McAllen, staff does field calls from both developers and engineers to confirm or investigate the ROW for a given street. To foster a consistent development process, the Ordinance Review Committee (ORC) discussed creating specific setbacks for commercial properties instead of having setbacks vary based on road classification.

PROPOSED ORDINANCE: The proposed ordinance would eliminate the variable nature of commercial front yard setbacks and instead set a fixed setback of 15 feet for all commercial zones. Thus, the ordinance would give developers control over a bigger portion of their property while at the same time encouraging more efficient land use.

RECOMMENDATION: The Ordinance Review Committee and staff recommend approval of the ordinance.

ORDINANCE NO. 2021- _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 ("ZONING"), ARTICLE VI ("SUPPLEMENTARY DISTRICT REGULATIONS"), DIVISION 2 ("REQUIREMENTS BY DISTRICT"), SETTING FRONT YARD SETBACKS FOR COMMERCIAL ZONED PROPERTIES; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of McAllen desires a streamlined development process,

WHEREAS, the City of McAllen desires more efficient land use for commercially zoned properties,

WHEREAS, the City of McAllen finds that currently, commercial front yard setbacks vary depending on the classification of the street the property fronts,

WHEREAS, the City Commission finds that having consistent front yard setbacks for commercially zoned properties will benefit development,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

SECTION I: The Code of Ordinances, City of McAllen, Chapter 138 ("Zoning"), Article VI ("Supplementary District Regulations"), Division 2 ("Requirements By District"), Section 138-356 ("Table of height and yard requirements"), Footnote 11(b) ("Setback, area and height limitations in commercial areas") is hereby amended to read as follows:

- b. Setback, area and height limitations in commercial areas (specific):
 - (1) A ten-foot side yard setback shall be required on corner lots.
 - (2) The minimum width of a building site shall be 50 feet of frontage on a public street.
 - (3) The minimum front yard setback shall be 15 feet ~~equal to one-half of the width of the street right of way which it faces or in line with the majority setback of existing structures on the block face, whichever is greater. In a C-1 zone district~~

~~the front yard setback shall be one foot back of street right-of-way line for each two feet in height, or as specified above, if that distance is greater.~~

- (4) Side yard setbacks from all lot lines shall be one foot back for each two feet in height including corner lots, except a building may be built to a lot line when not adjacent to a residential zone and where a firewall is provided between uses.
- (5) Rear yard setbacks shall be five feet.
- (6) The height of buildings may not exceed the depth of the front yard plus the width of the street right-of-way which it faces. In a C-1 or C-3L zone districts the maximum height shall not exceed two stories.

SECTION II: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen, Section 2-56. Publication of ordinances.

SECTION III: The City Secretary of the City of McAllen is hereby authorized and directed to cause the language in Chapter 2, Article I, Section 2-53, the McAllen Code of Ordinances, as amended by Section I, hereinabove, to be published in the appropriate location in the said Code of Ordinances.

SECTION IV: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners, and execution by the Mayor.

SECTION V: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this ____ day of April, 2021, at a regular

meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this _____ day of April, 2021.

CITY OF McALLEN

By: _____

James E. Darling, Mayor

Attest:

Perla Lara, TRMC, City Secretary

Approved as to form:

Isaac Tawil, City Attorney

Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: March 29, 2021
SUBJECT: City Commission Actions on March 22, 2021

CONDITIONAL USE PERMITS:

1. Request of David Salinas, on behalf of Upbring Lutheran Social Services of South Inc, for a Conditional Use Permit, for life of the use, for an institutional use (immigrant youth facility): 2.72 acres coming out of Lot 6, Block 11, Steele and Pershing Subdivision; 1000 N McColl Rd
 - Planning and Zoning Commission recommended approval for life of the sue
 - City Commission approved for life of the use as recommended
2. Request of Austin Price Tull, for a Conditional Use Permit, for life of the use, for an institutional use: Lot 1, S.T.V.T. #1 Subdivision; 2400 Daffodil
 - Planning and Zoning Commission recommended approval for life of the use
 - City Commission approved for life of the use as recommended
3. Request of Erika V. Medina, for a Conditional Use Permit, for one year, for an automotive service and repair (tire shop): Lot 2, Block 3, Altamira Village Subdivision; 2605 U.S. Business 83
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended

REZONING:

4. Rezone from R-1 District to C-3L District: 0.87-acre tract of land out of Lot 10, Eureka Park Subdivisions; 211 N Ware Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
5. Rezone from R-1 District to A-O District: Mumford Trail Estates Subdivision and 1.52 Acres out of Lot 214, Pride O' Texas Subdivision; 7404 and 7424 N Bentsen Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

6. Rezone from R-2 District to R-3A District: The North 8 feet of Lot 1 and All of Lot 2,
Amended Map of a Resubdivision of Blocks 2 & 3 of A.D. Leavell's Addition to McAllen;
214 S 5 ½ St
 - Planning and Zoning Commission recommended disapproval
 - City Commission disapproved as recommended

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible][illegible][illegible]







PLANNING DEPARTMENT

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



2021 CALENDAR

Meetings:

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

Deadlines:

D- Zoning/CUP Application N - Public Notification

* Holiday - Office is closed

JANUARY 2021

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

FEBRUARY 2021

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

MARCH 2021

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

APRIL 2021

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

MAY 2021

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

JUNE 2021

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

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



PLANNING DEPARTMENT

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



2021 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JULY 2021

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

AUGUST 2021

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

SEPTEMBER 2021

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

OCTOBER 2021

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

NOVEMBER 2021

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

DECEMBER 2021

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

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.