

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JUNE 2, 2020 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

Web: <https://zoom.us/join> or phone: (346) 248-7799
Meeting ID: [508-755-3077](https://zoom.us/join) Meeting Password: [878576](https://zoom.us/join)

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on May 19, 2020

2) ABANDONMENT:

- a) Request to Abandon A 20 FT. X 1846.16 Right-Of-Way out of Lot 11 and 12, Section 5, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 4900 South Old 10th Street **(ABD2019-0004)**

3) SITE PLAN:

- a) Site Plan approval for Lot 1, Church of the King McAllen Subdivision; 7401 North Ware Road. **(SPR2020-0012)** DP
- b) Revised Site Plan approval for Lot 4, The Warehouse Kingdom Subdivision; 2101 Military Highway **(SPR2020-0010)** HA

4) CONSENT:

- a) Comar Subdivision; 4000 Expressway 83- Frisco Corp/ Jesus Calderon **(Revised Final)** **(SUB2017-0016)** SEA

5) SUBDIVISIONS:

- a) Vacate and resubdivision of Lots 73, 74, 75 Spanish Oaks at Frontera Subdivision to Spanish Oaks at Frontera Lot 73A Subdivision; 8412 North 10th Street - 8400/8500 N. 10th Development, LLC **(Final)** **(SUB2020-0020)** JHE
- b) Just A Closet #1 Subdivision Phase II; 5700 Mile 4 Road- Shary 80 Phase I, LLC- **(Final)** **(SUB2020-0015)** JHE
- c) Olvera Subdivision; 4509 Buddy Owens Boulevard- Jose Tellez Olvera **(Revised Preliminary)** **(SUB2020-0022)** SEA

- d) Stonebriar at Trinity Oaks Subdivision; 11200 North La Lomita Road- Affordable Homes of South Texas, Inc. **(Preliminary) (SUB2020-0029)** CHC
- e) Surprise Subdivision; 901 Dallas Avenue- Ron Surprise **(Preliminary) (SUB2020-0033)** SEA
- f) Barcelona Subdivision; 1800 South Bentsen Road- New Millenium L Investments, Inc. **(Preliminary) (SUB2020-0034)** SE

6) PUBLIC HEARING:

a) REZONING:

- 1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 38.27 acres of land out of Lot 385, John H. Shary Subdivision, Hidalgo County, Texas; 7000 North Shary Road. **(REZ2020-0009)**

b) CONDITIONAL USE PERMITS:

- 1. Request of South Texas Vo-Tech, for a Conditional Use Permit, for one year, for an Institutional Use (school), at Lot 1, Main Place Subdivision, Hidalgo County, Texas; 1800 South Main Street. **(CUP2020-0046)**
- 2. Request of Juan A. Ludwig, for a Conditional Use Permit, for life of the use, for a Railroad Facility or Utilities Holding a Franchise (Electric Substation) at a 3.248-acre tract of land of Lot 141, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas, 3600 Quince Avenue & 1700 North Ware Road. **(CUP2020-0047)**
- 3. Request of Miguel A. Peña, for a Conditional Use Permit, for one year, for a Social Club, at Lots 7 & 8, Citrus Grove Plaza Subdivision, Hidalgo County, Texas, 4037 U. S. Expressway 83, Suite 120. **(CUP2020-0040)**
- 4. Request of David Padilla on behalf of Church of the King, for an amendment to the Conditional Use Permit, for life of the use, for an Institutional Use (church and related uses), at Lot 1, Church of the King Subdivision, Hidalgo County, Texas, 7401 North Ware Road. **(CUP2020-0039)**
- 5. Request of Guillermo Cruz, for a Conditional Use Permit, for one year, for an automotive service and repair shop, at Lots 17, 18 and the West 25 ft. of Lot 19, Block 7, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2226 & 2228 Houston Avenue. **(CUP2020-0042)**
- 6. Request of Melissa Burton for a Conditional Use Permit, for life of the use, for a dog kennel at a 1.00 acre tract of land out of the South 19.39 acres of Lot 387, John H. Shary Subdivision, Hidalgo County, Texas, 6820 North Taylor Road. **(CUP2020-0008)(Tabled 04/07/2020) (Remained Tabled 04/21/2020) (Remained Tabled 05/05/2020) (Remained Tabled 05/19/2020)**

7) INFORMATION ONLY:

- a) City Commission Actions: May 26, 2020

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.

**NOTICE OF REGULAR MEETING TO BE HELD BY
THE MCALLEN PLANNING & ZONING COMMISSION**

DATE: Tuesday, June 2, 2020

TIME: 3:30 PM

PLACE: McAllen City Hall
1300 Houston Avenue
Commissioners' Room – 3rd Floor
McAllen, Texas 78501

SUBJECT MATTERS: SEE FOREGOING AGENDA

C E R T I F I C A T I O N

I, the undersigned authority, do hereby certify that the above agenda for the Meeting of the McAllen Planning & Zoning Commission is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the municipal building, a place convenient and readily accessible to the general public at all times, and said notice was posted on the 29th day of May 29th, 2020 at 3:00 p.m. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Dated this the 29th day of May, 2020

Jessica Cavazos, Administrative Supervisor

TATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, May 19, 2020 at 3:33 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

Present:	Pepe Cabeza de Vaca	Chairperson
	Daniel Santos	Vice-Chairperson
	Michael Hovar	Member
	Rogelio Cervantes	Member
	Gabriel Kamel	Member
	Michael Fallek	Member
	Jose Saldana	Member
Staff Present:	Evaristo Garcia	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Director
	Luis Mora	Deputy Director
	Kimberly Guajardo	Senior Planner
	Berenice Gonzalez	Planner III
	Jose De La Garza Jr.	Planner III
	Kaveh Forghanparast	Planner II
	Bilkis Olazaran Martinez	Engineering Department
	Martina Mejia	Traffic Department
	Porfirio Hernandez	Planning Technician III
	Claudia Mariscal	Administrative Secretary

CALL TO ORDER- Pepe Cabeza de Vaca, Chairperson

Meeting held via Teleconference and Video Conference.

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Rogelio Cervantes

1) MINUTES:

a) Minutes for Regular Meeting held on May 5, 2020.

Mr. Fallek asked if it was stated on the minutes that the meeting was being held via teleconference and video conference. Mr. Fallek also inquired if his opposition on an item from the previous meeting was included in the meeting. Staff advised the board that the minutes would be reviewed and voting for a subdivision item would be changed.

The minutes for the regular meeting held on May 5, 2020 were approved as submitted. The motion to approve was made by Mr. Gabriel Kamel. Mr. Rogelio Cervantes seconded the motion, which carried unanimously with six members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

1. Request of Dagoberto Quintanilla for a Conditional Use Permit, for one year, for a nightclub at the 0.66 acres out of Lot 16, Block 3, C.E Hammond Subdivision, Hidalgo County, Texas; 2203 South 23rd Street. **(CUP2020-0036)**

Mr. Forghanparast stated that the property was located on the east side of South 23rd Street, approximately 100 ft. north of Uvalde Avenue and was zoned C-3 (general business) District. The adjacent zoning was C-3 to the north, south, and east, and A-O (agricultural and open space) District to the west. Surrounding land uses included auto services, medical offices, commercial businesses, the airport, and vacant land. A nightclub was allowed in a C-3 zone with a Conditional Use Permit and in compliance with the requirements.

The initial Conditional Use Permit was approved for this use at this location by the Planning and Zoning Commission on July 7, 1998. The permit had been renewed annually by different tenants until August 2009. In August 2011, a new application for a conditional use permit was submitted; therefore, the new request had to be appealed and approved by the City Commission. The permit was approved for one year with a variance to the distance requirement on September 26, 2011. The last permit renewal was approved for one year, on June 24, 2019, by the City Commission with a variance to the distance requirement.

The applicant was proposing to continue to operate a night club (El Toro Club II) from the existing 3,540 sq. ft. building. The hours of operation would be from 7:00 p.m. to 2:00 a.m. daily.

A police activity report from May 2019 to present was attached. The Fire and Health Departments have inspected the establishment, which complied with the safety codes and regulations. The establishment must comply with the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building was not visible and cannot be heard from the residential areas. The establishment was within 400 ft. of publicly owned properties (Boeye Reservoir and McAllen International Airport);
- 2) The property must be as close as possible to a major arterial and should not generate traffic onto residential-sized streets. The establishment had direct access to South 23rd Street and did not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 3,540 sq. ft., 36 parking spaces were required; 41 parking spaces were provided. However, upon the inspection, staff noticed that there were potholes in the parking lot that needed to be repaired, and faded stripes needed to be repainted;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business should provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;

6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

7) The above-mentioned business should restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. The maximum capacity for the establishment was 197 persons.

Staff recommended disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(4) and Section 138-400 (off-street parking standards) of the Zoning Ordinance.

Chairperson Pepe Cabeza de Vaca asked if there was anyone in opposition and if staff received any emails or phone calls in opposition, and there were none. Chairperson Cabeza de Vaca said that he was going to recommend to follow the parking standards, and advise the owner to cover the potholes and paint. Mr. Forghanparast advised the board that the applicant began working on fixing the parking lot.

After a brief discussion, Mr. Gabriel Kamel **moved** to disapprove with a favorable recommendation subject to the parking lot standards. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

2. Request of Melissa Burton for a Conditional Use Permit, for life of the use, for a dog kennel, at a 1.00-acre tract of land out of the south 19.39 acres of Lot 387, John H. Shary Subdivision, Hidalgo County, Texas, 6820 North Taylor Road. **(CUP2020-0008) (Tabled 04/07/20) (Tabled 04/21/20) (Tabled 05/05/20)**

Item remained tabled. No action required.

5) SUBDIVISIONS:

- a) Gepetto Meadows Subdivision; 16701 North Eubanks Road- Christopher Ross **(Final) (SUB2020-0030) MAS**

Ms. Gonzalez stated that the property is located on Eubanks Rd. - 20 ft. additional ROW dedicated for 40 ft. Centerline - 80 ft. ROW Paving: 52 ft. Curb & gutter on both sides. Must escrow monies if improvements are not constructed prior to recording. Show total ROW on plat after accounting for ROW dedication. 800 ft. Block Length. Front: 45 ft. Rear: 30 ft. or greater for easements. Sides: 15 ft. or greater for easements proposed. Plat submitted February 3, 2020 references a 15 ft. utility easement surrounding the property. Garage: 18 ft. except where greater setback is required. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on Eubanks Road. 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. Site plan must be approved by the Planning Department and other development departments prior to building permit issuance. Lots fronting public streets. Minimum lot width and lot area. Must comply with City's Access Management Policy. Engineer has indicated proposed use is one single-family residential lot. Engineer to determine 10 1/2 Mile Rd. location to determine any dedication and escrows required, prior to final. Engineer provided map showing future 10 1/2 Mile Rd. will not affect the proposed subdivision. Per Engineering Department future location of Mile 10 1/2 Rd. will not affect the proposed subdivision.

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

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

b) Only Love Subdivision; 5500 North 29th Street- Cynthia Ann Salazar (Revised Preliminary) (SUB2020-0032) MGE

Ms. Gonzalez stated that Dove Avenue had a minimum 30 ft. dedication for 75 ft. from centerline for 150 ROW Paving: min. 65 ft. curb & gutter on both sides. Show centerline and 75 ft. from centerline on the plat, prior to final. N. 29th Street: min. 10 ft. dedication for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. curb & gutter on both sides. Show centerline and 50 ft. ROW from centerline on the plat, prior to final. 800 ft. Block Length. ROW: 24 ft. Paving: 20 ft. Alley/service drive easement required for commercial properties. Front setbacks along Dove Avenue was proposing 50 ft. or greater for easements. Variance letter submitted by Engineer on May 12, 2020 proposes 50 ft. front setback for Dove Avenue instead of 75 ft. N. 29th Street: Proposing 45 ft. or greater for easements. Variance letter submitted by Engineer on May 12, 2020 proposes 45 ft. front setback for N. 29th St, instead of 50 ft. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easement. Plat submitted May 12, 2020, shows 10 ft. for rear setback; need to revise prior to final. Sides: In accordance with the Zoning Ordinance or greater for easements. Plat submitted May 12, 2020 needs to be revised as noted above. Corner setbacks along Dove Avenue was proposing 50 ft. or greater for easements. Variance letter submitted by Engineer on May 12, 2020 proposes 50 ft. corner setback on Dove Ave. instead of 75 ft. N. 29th Street: Proposing 45 ft. or greater for on N. 29th St. instead of 75 ft. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Dove Ave. and N. 29th Street. 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. A 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Plat submitted May 12, 2020 needs to be revised to reflect this requirement. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. On May 12, 2020, a variance request was submitted regarding the proposed driveway location. Site plan must be approved by the Planning Department and other development departments prior to building permit issuance. Common areas, service drives must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Minimum lot width and lot area. Application indicates the proposed use to be for office use. Per Traffic Department, Trip generation waived. 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. Engineer submitted a variance request on May 12, 2020 for the proposed setbacks shown on plat.

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

Mr. Fallek asked if there was a site plan issued that the board could look at so that they could see the variance they are requesting. Mr. Fallek stated that he did not feel that it was appropriate to rule on a variance request unless he saw what the applicant was intending to build to understand why a variance is needed. Chairperson Pepe Cabeza de Vaca asked if the item should be tabled and be brought to the next meeting where Ms. Gonzalez could provide the documents needed. Mr. Kamel stated that they would like to know why they are requesting a variance, so that they can approve it. Ms. Gonzalez stated that this was what the engineer was proposing but it would still have to go back to a planning and zoning meeting in final form, so the item could be approved. Mr. Fallek stated that the board could approve the preliminary without the variance and suggested that when the site plan is provided that the setbacks for the properties adjacent are provided as well.

After a brief, Mr. Michael Fallek **moved** to approve in preliminary form based on the conditions noted with the variance request to be taken up at a later date. Mr. Daniel Santos seconded the motion, which was approved with six members present and voting.

**c) Shary Manor Subdivision; 7000 North Shary Road – Shary 80 Phase I, LLC
(Preliminary) (SUB2020-0025) JHE**

Mr. De La Garza stated that the property is located on North Shary Road: 60 ft. from centerline for 120 ft of ROW Paving: by the state curb & gutter: by the state Provide copy of document for ROW dedication (Doc. #2913274) Provide range of dedication along North Shary Road, including ROW from centerline to new property line to verify if additional dedication required prior to final. Thunderbird Avenue: 30 ft. dedication from centerline for 60 ft. ROW Paving: 40 ft. curb & gutter: both sides. Must escrow monies if improvements are not built prior to recording. Correct plat to indicate 30 ft. additional ROW dedicated by this plat. Robin Avenue (entrance Streets): 60 ft. ROW Paving: 40 ft. curb & gutter: both sides. Escrow monies if improvements not built prior to plat recording. Provide gate details prior to final to assure compliance with requirements. Other Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Engineer must clarify use prior to final. As per application, R-3A zones require 60 ft. of ROW with 40 ft. of paving. 50 ft. of ROW is being proposed. As per Engineering Department, Square knuckles, in lieu of round cul-de-sacs, may pose an issue with placement of inlets in the future and are therefore not recommended. Must escrow monies if improvements are not built prior to final. As per Fire Department, Cul-de-Sac minimum of 96 ft. paving diameter face-to-face. N. 56th Street: 35 ft. ROW dedication for 70 ft. ROW Paving: 50 ft. curb & gutter: both sides. Clarify "35 ft. Alley" indicated on the North 56th. St. ROW. Indicate the total and dedicated ROW on North 56th St. City Commission approved a variance request to allow a half street with 24 ft. of paving at their meeting of March 27, 2017. Variance will be applied to this subdivision. Escrow monies if improvements not built prior to plat recording Revise reference to alley where ROW is being dedicated. City Commission approved a variance request to allow block lengths greater 800 ft. at their meeting of March 27, 2017. Variance will be applied to this subdivision. 600 ft. Maximum Cul-de-Sac. As per Engineering Department, Square knuckles, in lieu of round cul-de-sacs, may pose an issue with placement of inlets in the future and are therefore not recommended. As per Fire Department, 96 ft. minimum diameter face-to-face for cul-de-sac. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Clarify use/zone prior to final and reference on plat to alleys where streets are located; Thunderbird Avenue and North 56th Street. Front setbacks were 20 ft. or greater for

easements. Rear setbacks were in accordance with the Zoning Ordinance or greater for easements. Side setbacks were in accordance with the Zoning Ordinance or greater for easements. Corner setbacks were 10 ft. or greater for easements. 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 N. 56th Street, and on both sides of all interior streets. A 5 ft. wide minimum sidewalk was required on North Shary Road as may be required by the Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Shary Road, North 56th Street, and Thunderbird Avenue. Engineer must verify use and zoning before final to determine what type of buffer will be required. An 8 ft. masonry wall was required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Engineer must verify use and zoning before final to determine what type of buffer will be required. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Shary Road, North 56th Street and Thunderbird Avenue. Common Areas, Private Streets 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. HOA will be recorded simultaneously with subdivision plat. Lots fronting public streets. Interior streets proposed to be private. Minimum lot width and lot area. Lots 6, 18, 29, 41 do not have the required minimum 50 ft. of frontage along a street. Please revise plat and verify that all lots comply with minimum frontage prior to final. Existing: C-3 Proposed: R-3A. Rezoning needed prior to final. Rezoning Needed Before Final Approval. Land dedication in lieu of fee. Subdivision will be subject to review by the McAllen Park Land Dedication Advisory Board. Park Fee of \$700 per dwelling unit to be paid prior to recording. Subdivision is subject to the McAllen Park Land Dedication Advisory Board review to determine land dedication or fee prior to final Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Dept., Trip Generation must be submitted to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. As per Traffic and Fire Departments, please submit gate detail for staff's review prior to final. As per Traffic Dept., please show no parking for edges of knuckles in subdivision. As per Engineering Dept., square knuckles, in lieu of round cul-de-sacs, may pose an issue with placement of inlets in the future and are therefore not recommended.

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

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

d) Avanti Legacy Subdivision; 220 South 1st Street – Frank A. Smith Sales, Inc. (Preliminary) (SUB2020-0028) CE

Mr. De La Garza South 2nd Street: 40 ft. from centerline for 80 ft. of ROW Paving: 65 ft. Curb & gutter: both sides Engineer must indicate centerline to verify if any ROW dedication is needed prior to final. Provide copy of Document No. 1005365 from HCID No. 2 Permit which allows access onto

South 2nd Street. South 1st Street: 30 ft. from centerline existing for 50 ft. of ROW Paving: 32 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Beaumont Avenue: 25 from centerline for 50 ft. of ROW Paving: 32 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to final. South 1st Street: 25 ft. or greater for easements or approved site plan shown on current plat. Engineer is proposing 40 ft. To be established prior to final. Beaumont Avenue: To be established prior to final, but no less than the Ordinance requirements. Existing plat requires 10 ft. corner setback on Beaumont Avenue, or 10 ft. or greater for approved site plan. South 2nd Street: 40 ft. or greater for easements. Rear setbacks: In accordance with Zoning Ordinance or greater for easements or approved site plan. Side setbacks: In accordance with Zoning Ordinance or greater for easements or approved site plan. Corner setback: In accordance with Zoning Ordinance, or greater for easements or approved site plan. Add plat note as shown above. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South 2nd Street, South 1st Street and Beaumont Avenue. Add note on plat as shown above. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along South 1st Street. please revise plat note as shown above. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along the south property line. Please revise plat note as shown above prior to final. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along South 1st Street. Please revise plat note as shown above. Access to South 2nd. Street existing/permitted for Life of Use from H.C.I.D. #2 (Document #1005365). Site plan must be approved by the Planning and Zoning Commission prior to Building Permit issuance. Please revise note as shown above. Common Areas, private streets/drives must be maintained by the lot owners and not the City 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. Lots fronting public streets. Minimum lot width and lot area Existing: R-3A Proposed: R-3A P&Z approved rezoning to R-3A April 7, 2020 C.C. approved rezoning to R-3A April 27, 2020 Land dedication in lieu of fee. Subject to Park Land Advisory Board review Park Fee of \$700 per dwelling unit to be paid prior to recording. Subdivision is subject to Park Land Advisory Board review to determine land dedication or fee prior to final. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Dept., must submit Trip Generation to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy As per Traffic Department, please clarify location of accesses prior to final. Submit gate detail if applicable prior to final for staff's review to assure compliance. Engineer must clarify if any of the existing easements will be abandoned. If abandonment is required, it must be done by separate document/instrument prior to final. Please remove references to "Landscape Easement" prior to final.

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

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

e) Los Vecinos Subdivision; 2801 South Bentsen Road – Tres Vecinos, LLC

**(Revised Preliminary) (SUB2019-0088) (Tabled: 04/07/2020) (Remained
tabled: 04/21/2020) (Remained tabled: 05/05/20) HA**

Vice Chairperson Daniel Santos moved to have the item removed from the table and Mr. Jose Saldana seconded the motion with six members present and voting.

Ms. Gonzalez stated that property is located on S. Bentsen Rd. 20 ft. ded. for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: Both sides must escrow monies if improvements are not built prior to recording. Neuhaus Drive - min. 10 ft. dedication for 60 ft. ROW, and must match existing to east Paving: 40 ft. Curb & gutter: Both sides. Must escrow monies if improvements are not built prior to recording. Plat submitted January 7, 2020 provides for a 20 ft. dedication S. 41st Street - 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Align/match with existing street to the north. Other interior streets - 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides 800 ft. Block Length - As proposed block length is approximately 900 ft. without cross streets or stub out streets. Engineer has submitted a variance request to the block length, which exceeds the 800 ft., and it will be presented at P&Z meeting of April 7, 2020. * Front: 25 ft. or greater for easements. Clarify reference to 30 ft. setback on Bentsen Road and 40 ft. on Neuhaus Drive, Note will be finalized prior to final once this has been clarified. Rear setbacks: In accordance with the Zoning Ordinance, or greater for easements, except 25 ft. for double fronting lots as may be applicable. Note #5 to be revised once established, prior to final., Interior sides: In accordance with the Zoning Ordinance, or greater for easements. Corner: 10 ft. or greater for easements. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on: S. Bentsen Road, Neuhaus Drive and both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. Bentsen Road and Neuhaus Drive. Plat submitted January 7, 2020 includes such requirement. 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 S. Bentsen Road and Neuhaus Drive. Common Areas, any private streets, detention areas, etc, must be maintained by the lot owners and not the City of McAllen. Note on the plat will be required once established, prior to final/recording. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. If a public subdivision, section 110-72 applies. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Minimum lot width and lot area. Plat submitted January 7, 2020 shows that some lots appear to have less than the required lot frontage width. Verify that all lots meet minimum 50 ft. wide frontage requirement with corner lots minimum 54 ft. frontage for R-1 zone requirements, prior to final. Not all lots appear to meet minimum requirements; revise plat as needed. Land dedication in lieu of fee: Pending review by the Parkland Dedication Advisory Board and City Commission to establish requirements, prior to final. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and City Commission to establish requirements, prior to final. Pending review by the Parkland Dedication Advisory Board and CC. Required prior to final to establish requirements, etc. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department need to submit Trip Generation to determine if TIA will be needed prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Drainage area needs to have lot # or common lot A, B, etc. Need note on plat

regarding maintenance of common lots, detention areas, etc., prior to final/recording. HOA notes also required on plat, prior to final/recording. Subdivision disapproved in preliminary form at the meeting of November 19, 2019; due to missing ownership documentation.

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

Ms. Gonzalez stated that Raul Garcia from Halff Associates was present via video conference. Mr. Raul Garcia stated that on they were asking on the variance request to not have the 800-foot block length within the subdivision. The subdivision is going to connect to 41st Street which ties to Yuma, and 41st street starts at Yuma on the north side which runs south, he also mentioned that he does not think the street will go north of that because there is a subdivision and a house on the north side. Mr. Garcia stated that the street will not go more south than Neuhaus because of the lakes and the mission end lets south of that. He said that they were concerned that if they were to make it go through the subdivision may cause speeding issues they prefer to stop at their north most road and go around to slow down traffic. Mr. Garcia mentioned that his situation was similar to the Shary Manor item, being that the block length exceeds 800 ft., however it does not make sense to put another street in this subdivision. Chairperson Cabeza de Vaca stated that he was okay with the variance and asked if there were any questions for Mr. Raul Garcia, there were none.

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

6) INFORMATION ONLY:

a) City Commission Actions: May 11, 2020

Mr. Edgar Garcia stated that at the City Commission Meeting on May 11, 2020 there were six items. The rezoning item for South of the Vineyards was tabled due to the applicant conducting a traffic study because the Commissioners had concerns. There were three bar renewals The Rockwall, Easy Eights and Simon Sez which were all approved. Another Conditional Use Permit for Life of Use for a church on 2900 Ware Road was approved. Last the Conditional Use Permit for the Home Daycare was tabled because there were issues with the legal notices, however that item will be heard at the next meeting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Gabriel Kamel adjourned the meeting at 4:12 p.m., and Mr. Jose Saldana seconded the motion, which carried unanimously with four members present and voting.

Chairperson, Pepe Cabeza de Vaca

ATTEST: _____
Claudia Mariscal, Secretary

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 29, 2020

SUBJECT: REQUEST TO ABANDON A 20 FT. X 1846.16 RIGHT-OF-WAY OUT OF LOT 11 AND 12, SECTION 5, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 4900 SOUTH OLD 10TH STREET (ABD2019-0004)

BRIEF DESCRIPTION:

This is a request of Elio J. Botello, to abandon a 20 ft. x 1846.16 right-of-way out of Lot 11 and 12, section 5, Hidalgo Canal Company Subdivision. The property is vacant and is located on the west side of S. Old 10th Street, approximately 1300 ft. north of West Military Highway (FM 1016), and is zoned I-1 (light commercial) District. The adjacent zoning includes the McAllen Public Utilities Water Reservoir and A-O (agricultural - open space) District to the north, and I-1 District to south, east and west. Surrounding land uses include vacant land, junk yards, and a trailer repair shop. The basis for the request is that the owner would like to subdivide Lots 11 and 12 to develop a business park.

The Right-of-Way Department has notified the various departments and utility companies regarding the request. The Right-of-Way Department is recommending approval of the abandonment request subject to the abandonment not taking effect and ordinance will not be recorded until the following conditions are met: 1) The replat of the subdivision being recorded.


RECOMMENDATION:

Staff recommends approval of the request subject to the abandonment not taking effect and ordinance will not be recorded until the following conditions are met: 1) The replat of the subdivision being recorded.

CITY OF MCALLEN
Legal Department
P.O. Box 220
McAllen, TX 78505-0220

Memorandum

TO: Luis J. Mora,
Deputy Director Planning

FROM: Sylvia Hernández, 
Land Acquisitions Deputy Director

RE: Request to abandon a 20 ft. X 1846.16 ft. Right-of-Way out of Lot
11 and 12, Section 5, Hidalgo Canal Company Subdivision, Hidalgo
County, Texas; 4900 South Old 10th Street

DATE: May 29, 2020

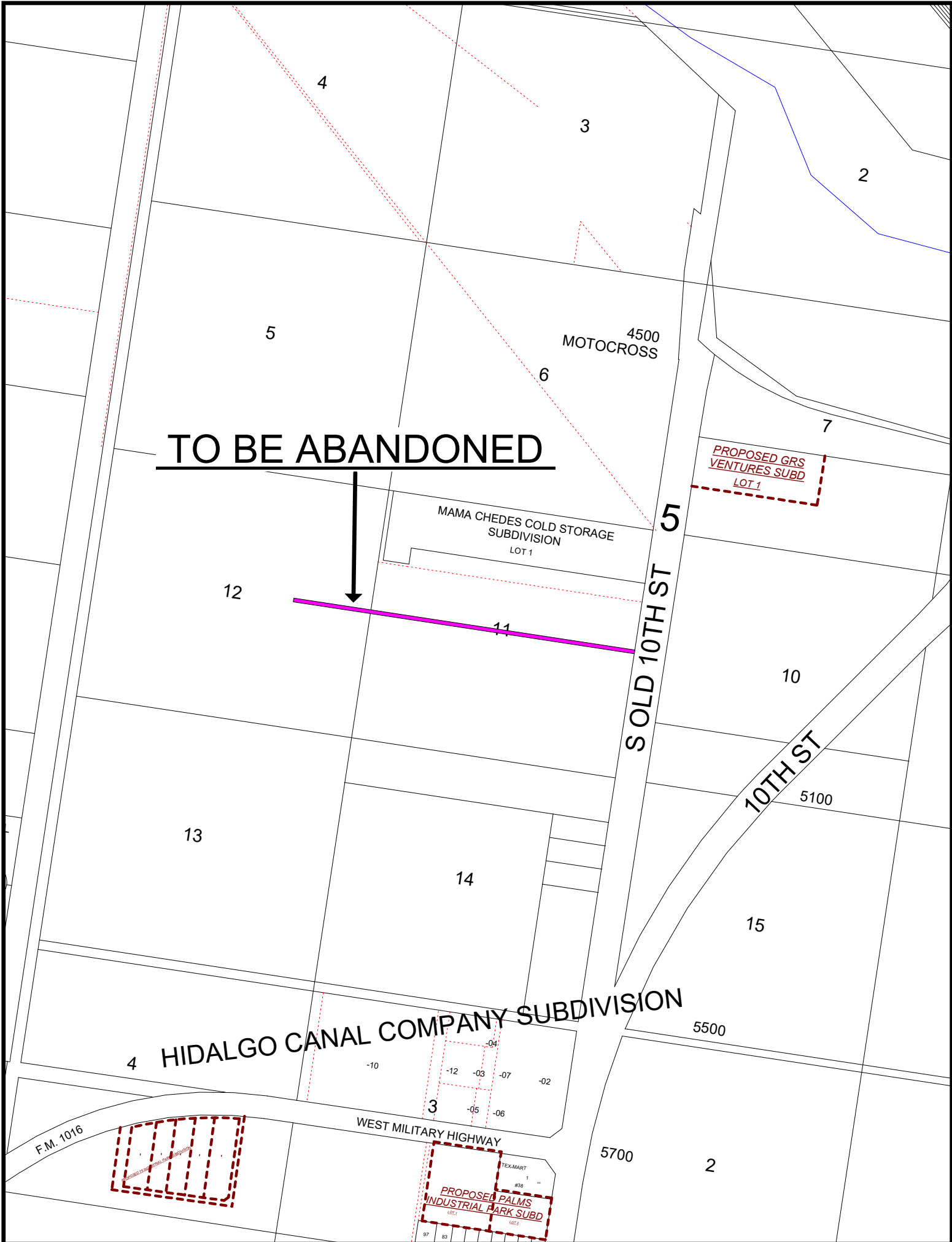
Attached are the responses along with the Ordinance in connection with the above request. Note responses with comments from Public Works and Wastewater.

The recommendation is approval of the abandonment. Such abandonment shall not take effect and ordinance will not be recorded until the following conditions are met:

1. The replat of the subdivision being recorded.

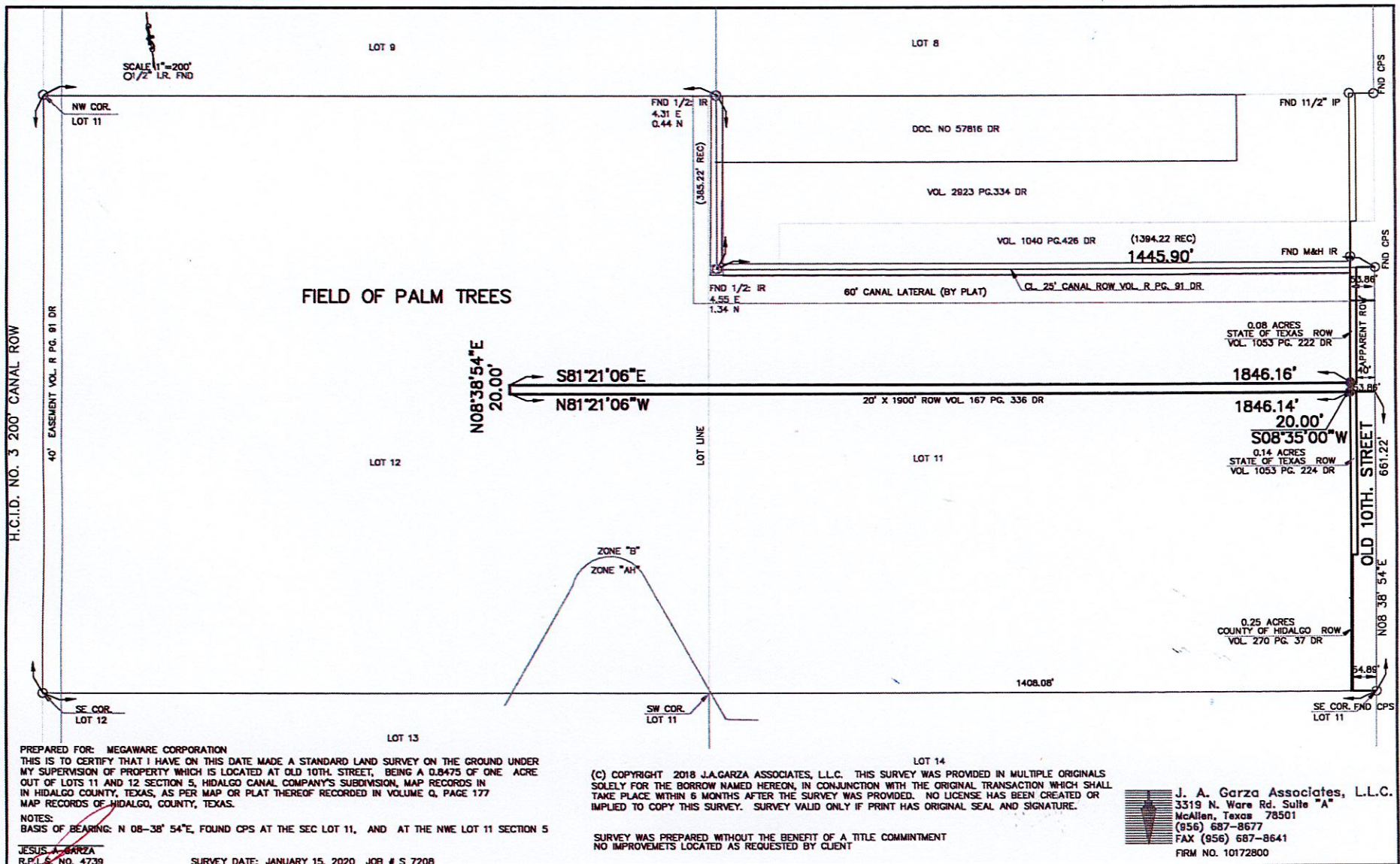
Please present to the City Commission for their consideration.

If you need additional information, please contact me at Ext. 1098.



TO BE ABANDONED





H.C.I.D. No. 3
200.0' CANAL R.O.W.

P.O.B.
N.W. COR.
LOT 12

IRREGULAR LOTS		
LOT #	SQ. FT.	ACRES
1	1179.75	2.71
13	1257.79	2.89
14	1299.64	2.98
15	1175.58	2.70
16	1181.12	2.71
17	1273.69	2.89
18	1171.53	2.69
19	1076.15	2.47
20	1107.95	2.54
21	1005.78	2.31
22	1000.81	2.30
23	1000.52	2.31

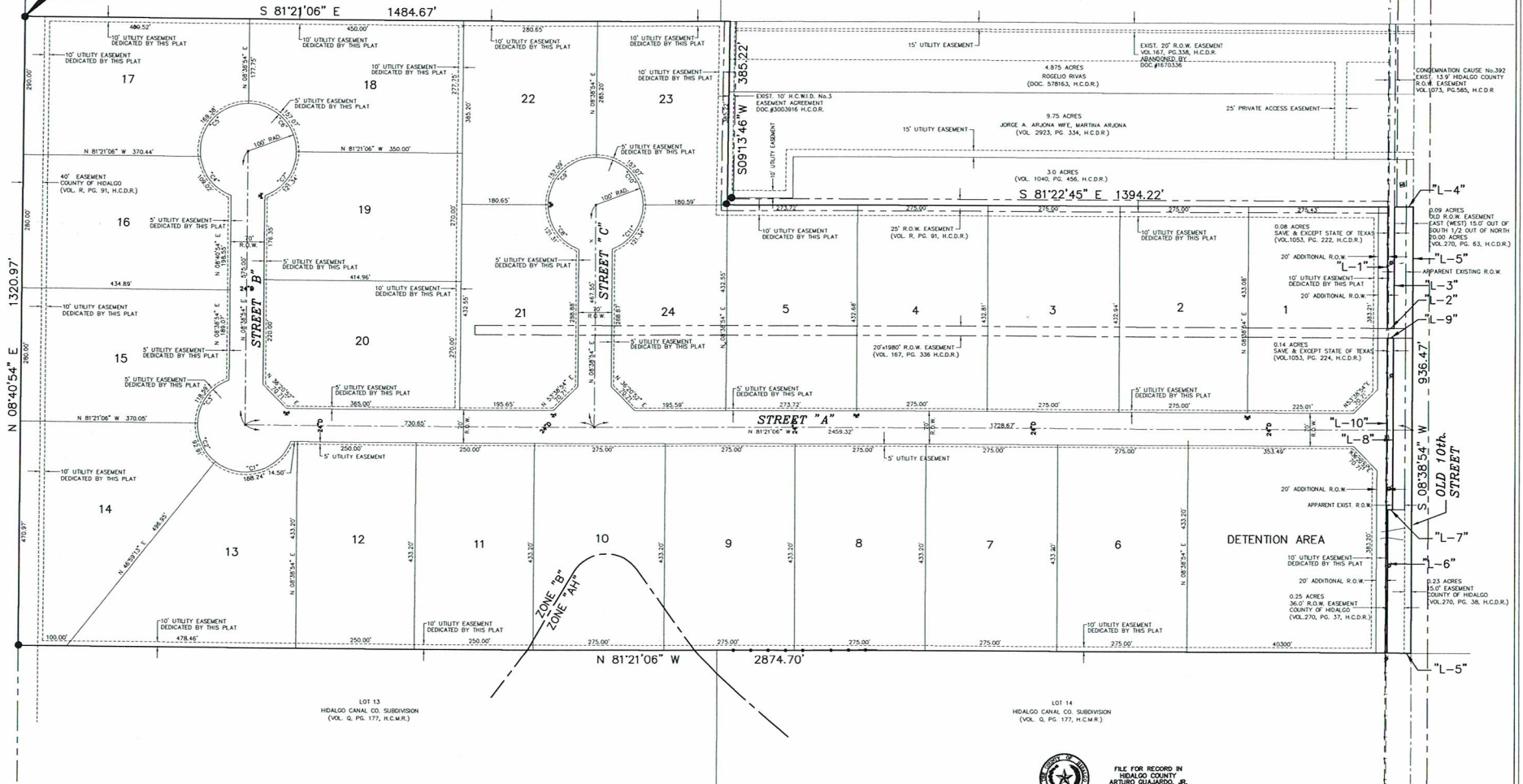
LOT 5
HIDALGO CANAL CO. SUBDIVISION
(VOL. G, PG. 177, H.C.M.R.)

CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
"C1"	107°51'04"	100.00'	137.26'	161.65'	161.65'	N29°08'09"E
"C2"	53°14'06"	100.00'	50.11'	89.61'	92.91'	N43°00'47"E
"C3"	67°56'49"	100.00'	82.38'	111.26'	118.59'	S10°33'19"W
"C4"	62°30'49"	100.00'	60.70'	103.77'	109.11'	S60°58'49"E
"C5"	97°02'20"	100.00'	113.11'	149.84'	169.36'	N01°36'35"E
"C6"	90°00'00"	100.00'	100.00'	141.42'	157.08'	N81°21'06"W
"C7"	61°28'23"	100.00'	69.34'	113.96'	121.25'	N08°38'54"E
"C8"	69°30'46"	100.00'	89.39'	114.02'	121.32'	S60°53'51"E
"C9"	90°00'00"	100.00'	100.00'	141.42'	157.08'	S08°38'54"W
"C10"	90°00'00"	100.00'	100.00'	141.42'	157.08'	N81°21'06"W
"C11"	69°30'46"	100.00'	89.39'	114.02'	121.32'	N08°38'54"E

NUMBER	DIRECTION	DISTANCE
L1	S 08°42'48" W	255.15'
L2	S 81°21'06" E	14.15'
L3	N 08°38'54" E	255.16'
L4	S 81°22'45" E	40.00'
L5	N 81°21'06" W	51.00'
L6	N 08°38'54" E	300.97'
L7	S 81°21'06" E	10.44'
L8	N 08°38'54" E	360.32'
L9	N 81°21'06" W	13.61'
L10	S 08°42'48" W	661.29'

LOT 8
HIDALGO CANAL CO. SUBDIVISION
(VOL. G, PG. 177, H.C.M.R.)

SCALE: 1" = 100'



DATE OF PREPARATION: MARCH 05, 2020

DRAWN BY: P.GONZALEZ



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
jhin@jhe-engineering.com
TPE FIRM NUMBER F-1295

SHEET 1 OF 2

PRINCIPAL CONTACTS:			
NAME	ADDRESS	QTY & ZIP	PHONE #
OWNER:	0000	0000	0000
ENGINEER:	JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504 (956) 668-1588
SURVEYOR:	CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501 (956) 618-1551



FILE 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

SUBDIVISION PLAT OF
McALLEN PALMS
BUSINESS PARK

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

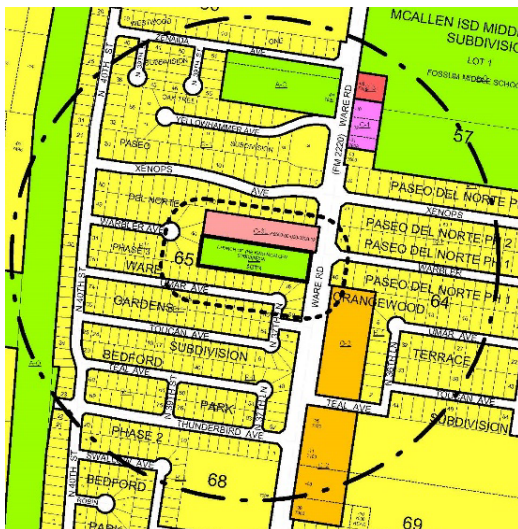
DATE: May 29, 2020

SUBJECT: SITE PLAN APPROVAL FOR LOT 1, CHURCH OF THE KING MCALLEN SUBDIVISION; 7401 NORTH WARE ROAD. (SPR2020-0012)

LOCATION: The property is located on the west side of North Ware Road, approximately 300 ft. south of Xenops Avenue and is zoned A-O (agricultural-open space) District. The adjacent zoning is R-1 (single family residential) District to the east, south, and west, and C-3L (light commercial) District to the north. Surrounding land uses include single family residences, agricultural and open space.

HISTORY: The property is part of Church of the King McAllen Subdivision, which was recorded on November 29, 2005. A note on the plat indicates that a site plan must be approved by the Planning & Zoning Commission prior to building permit issuance. The original site plan for the main sanctuary was approved by the Planning and Zoning Commission on November 2, 2010. A revised site plan has been submitted for the addition of a pavilion. There is currently an existing church building and a classroom building with 122 parking spaces.

The utility easement abandonment and a life of the use conditional use permit for institutional use were approved by the City Commission at their meeting of July 12, 2010. A new utility easement was also provided to accommodate the water line that was relocated.

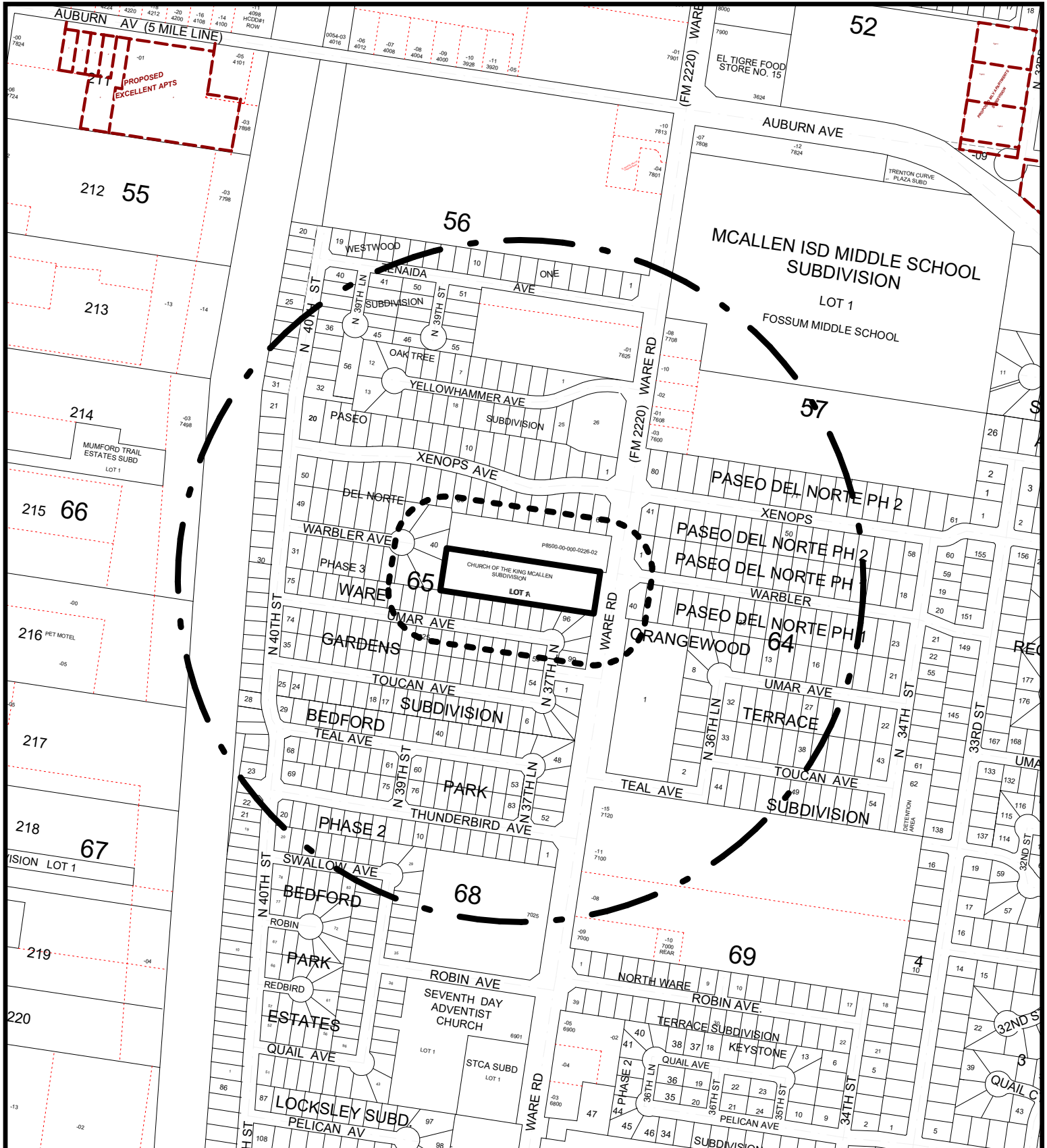



PROPOSAL: The applicant is now proposing to construct a 1,500 sq. ft. pavilion with 300 sq. ft. serving area to the west side of the existing church building. The pavilion is considered an accessory use to the church and will not increase the parking requirement. Based on the seating capacity of 300 persons for the main sanctuary, 75 parking spaces are required; 122 parking spaces are provided on site. Existing landscaping and trees will be maintained. A 6 ft. buffer is required from adjacent residential and commercial zone/use and around dumpsters as needed. No structures are permitted over easements. All setbacks will be in compliance with the plat note requirements and the zoning ordinance.

A building permit application for the pavilion was submitted on April 13, 2020. A building permit was issued for the construction of the pavilion, with the applicant's understanding that if the conditional use permit was disapproved, he would have to revise the pavilion plans.


RECOMMENDATION:


Staff recommends approval of the revised site plan subject to the conditions noted, Fire Department requirements, paving and building permit requirements, and the subdivision and zoning ordinances.




**CITY OF McALLEN**
PLANNING DEPARTMENT


LEGEND
SCALE: 1" = 500'

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

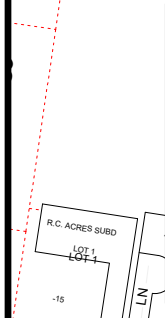
AREA MAP

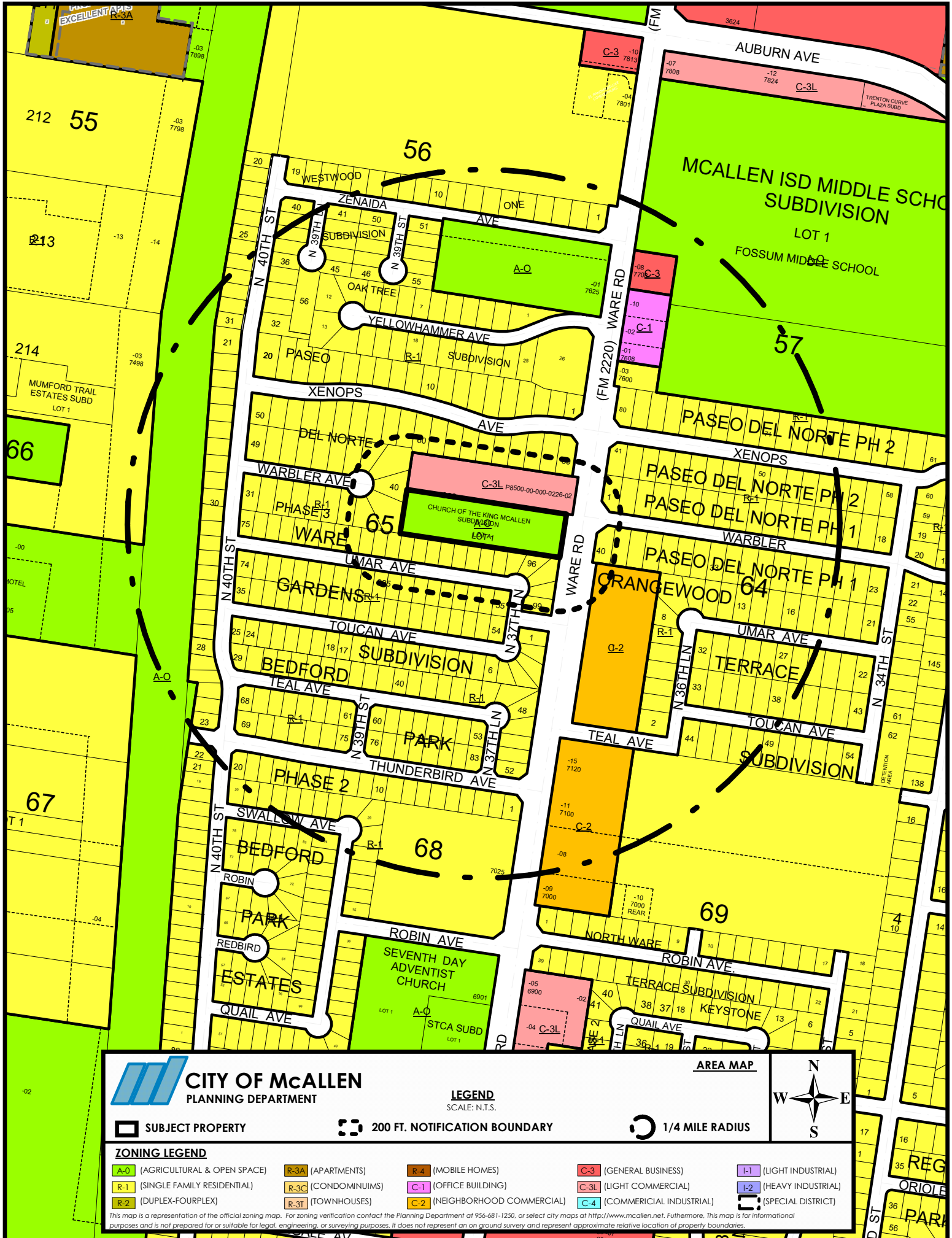


ZONING LEGEND

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

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





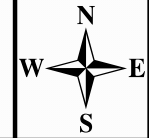
CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

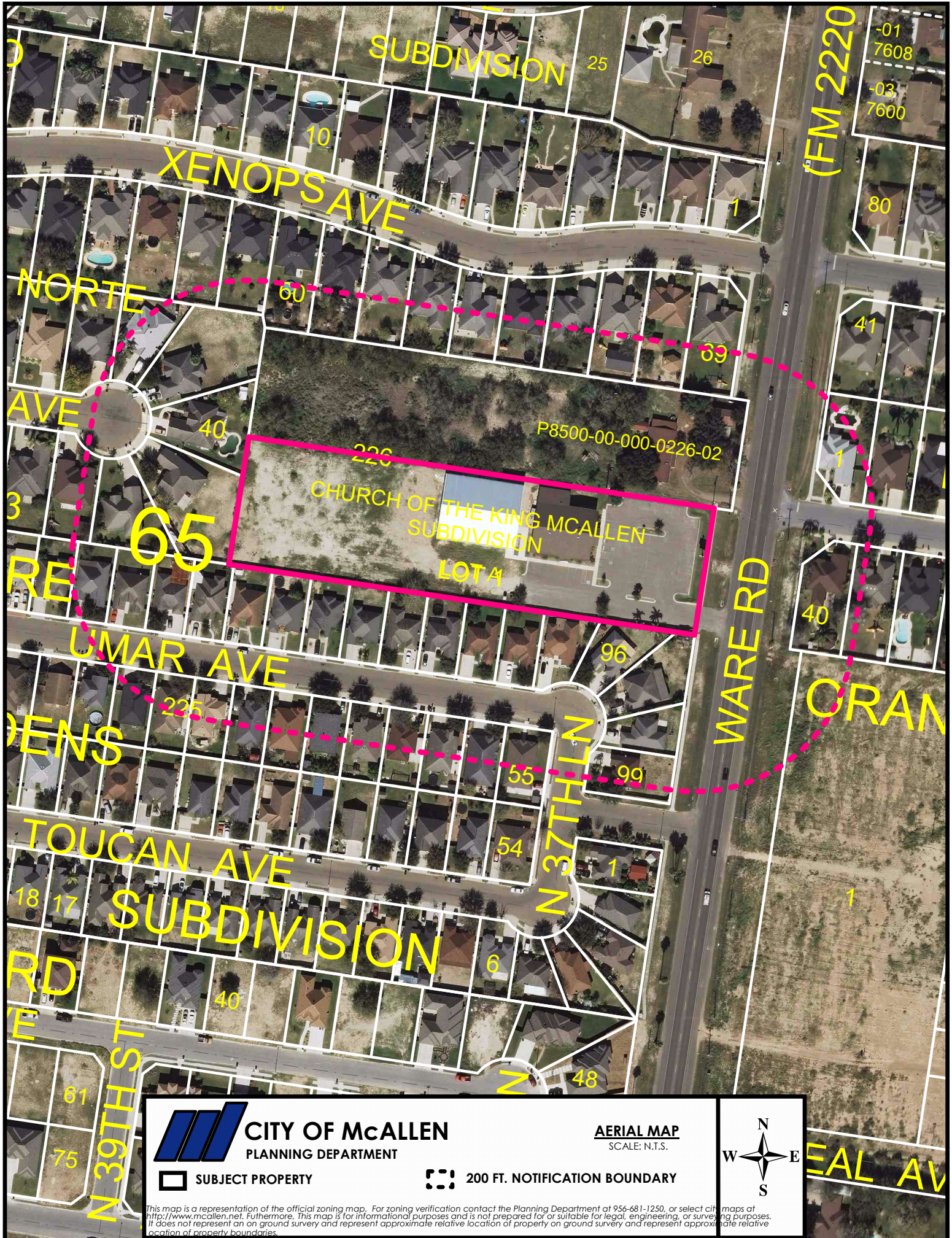
1/4 MILE RADIUS



ZONING LEGEND

(AGRICULTURAL & OPEN SPACE)	(APARTMENTS)	(MOBILE HOMES)	(GENERAL BUSINESS)	(LIGHT INDUSTRIAL)
(SINGLE FAMILY RESIDENTIAL)	(CONDOMINIUMS)	(OFFICE BUILDING)	(LIGHT COMMERCIAL)	(HEAVY INDUSTRIAL)
(DUPLEX-FOURPLEX)	(TOWNHOUSES)	(NEIGHBORHOOD COMMERCIAL)	(COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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CITY OF MCALEN
PLANNING DEPARTMENT

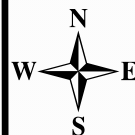
AERIAL MAP
SCALE: N.T.S.



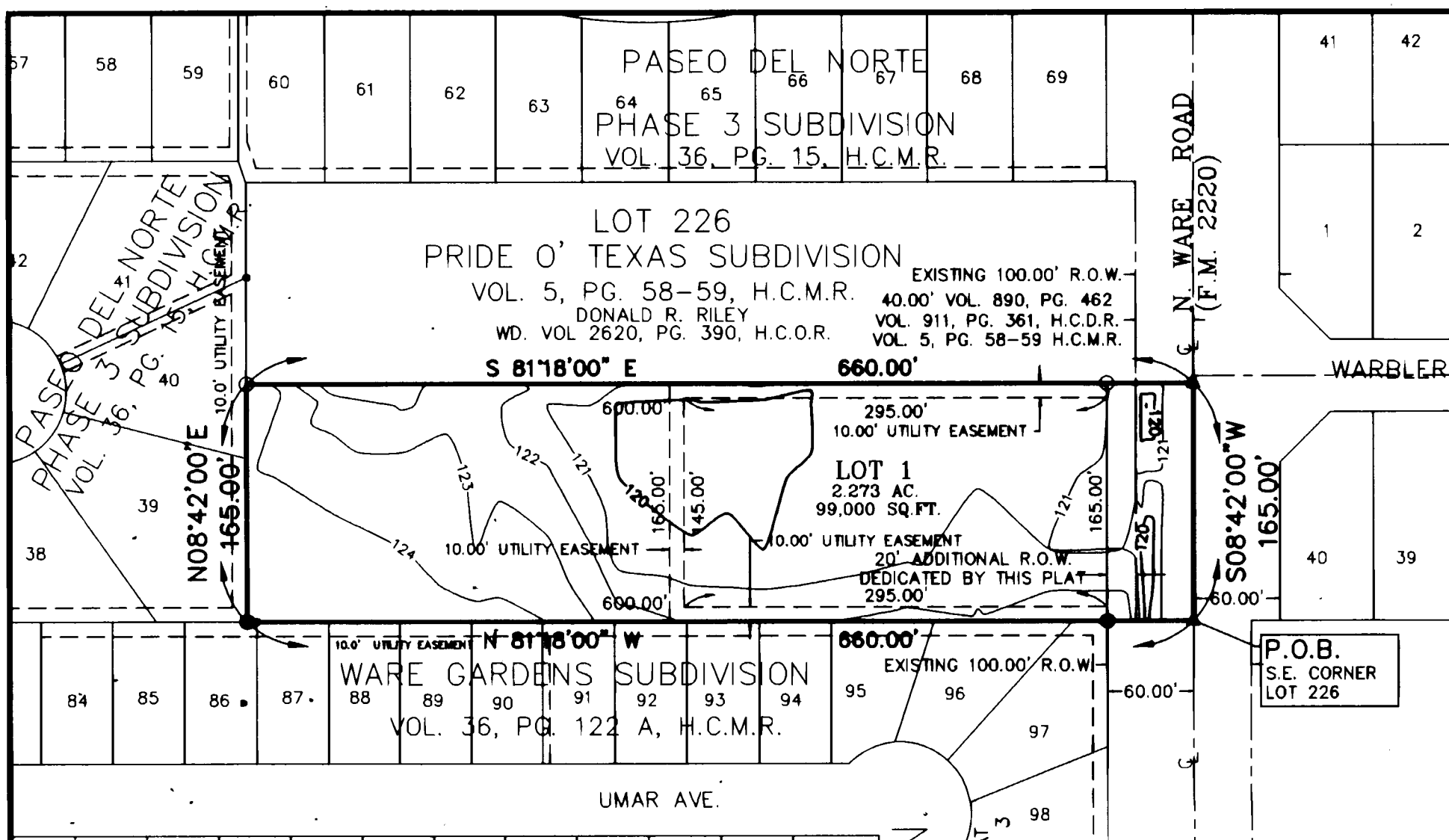
SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY



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STATE OF TEXAS
COUNTY OF TEXAS

I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **CHURCH OF THE KING McALLEN** SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND 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 HEREDON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

Don Smith
RON SMITH, DIRECTOR
7401 N. WARE ROAD
McALLEN, TEXAS 78504

Brian Burns
BRIAN BURNS, DIRECTOR
3309 SANDY LANE
McALLEN, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RON SMITH & BRIAN BURNS**, 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF September, 20 05.

Celestine Stewart
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: 8-26-2009

CELESTINE STEWART
Notary Public, State of Texas
My Commission Expires 08-26-2009

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREDON DESCRIBED.

Fred L. Kurth
FRED L. KURTH, RPE # 54151 RPLS # 4750
DATE SURVEYED: 1-03-05
DATE PREPARED: 12-14-04
T-730 PG. 45-52 JOB No. 04227.00

FRED L. KURTH
REGISTERED PROFESSIONAL ENGINEER
4750

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.

Jafar
CHAIRMAN, PLANNING COMMISSION

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

Ricardo F. Enzel
MAYOR, CITY OF McALLEN

CITY OF McALLEN
McALLEN, TEXAS

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 22nd DAY OF September, 20 05.

ATTEST: *Robert L. Bell*
Vice-PRESIDENT

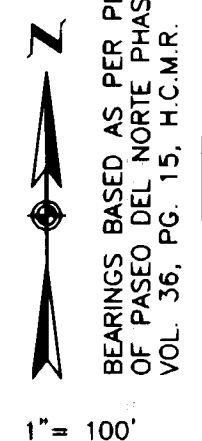
Mark
SECRETARY

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

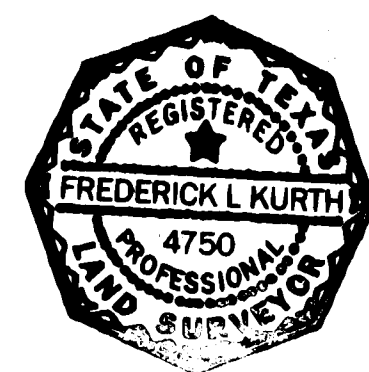
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.21 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: 1 11/22/05

MAP OF **CHURCH OF THE KING McALLEN** BEING A RESUBDIVISION OF 2,500 AC OF LAND OUT OF LOT 226, PRIDE O' TEXAS SUBDIVISION AS RECORDED IN (VOL. 5, PG. 58-59, H.C.M.R.) CITY OF McALLEN, HIDALGO COUNTY, TEXAS



- LEGEND
- SET #4 REBAR W/PLASTIC CAP STAMPED "MELDEN & HUNT, INC."
 - △ SET COTTON PICKER SPINDLE
 - FOUND #4 REBAR



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2,500 ACRES SITUATED IN THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 226, PRIDE O' TEXAS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGES 58-59, HIDALGO COUNTY MAP RECORDS, SAID 2,500 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF LOT 226, PRIDE O' TEXAS SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 18' 00" W ALONG THE SOUTH LINE OF SAID LOT 226, PRIDE O' TEXAS SUBDIVISION AND THE NORTH LINE OF WARE GARDENS SUBDIVISION (VOL. 36, PG. 122A, H.C.M.R.), AT A DISTANCE OF 40.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. 2220), AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR FOUND FOR THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE AND CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A #4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 42' 00" E ALONG THE EAST LINE OF PASEO DEL NORTE PHASE 3 SUBDIVISION (VOL. 36, PG. 15, H.C.M.R.), A DISTANCE OF 165.00 FEET TO A #4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 18' 00" E AT A DISTANCE OF 600.00 FEET PASS A #4 REBAR SET FOR THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE OF WARE ROAD (F.M. 2220) AT A DISTANCE OF 620.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE CONTINUING A TOTAL DISTANCE OF 660.00 FEET A COTTON PICKER SPINDLE SET ON THE EAST LINE OF SAID LOT 226, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 42' 00" W ALONG THE EAST LINE OF LOT 226 AND WITHIN THE RIGHT-OF-WAY OF WARE ROAD (F.M. 2220), A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2,500 ACRES, OF WHICH 0.152 OF ONE ACRE LIES IN THE EXISTING RIGHT-OF-WAY OF SAID WARE ROAD (F.M. 2220), LEAVING A NET OF 2,348 ACRES OF LAND, MORE OR LESS.

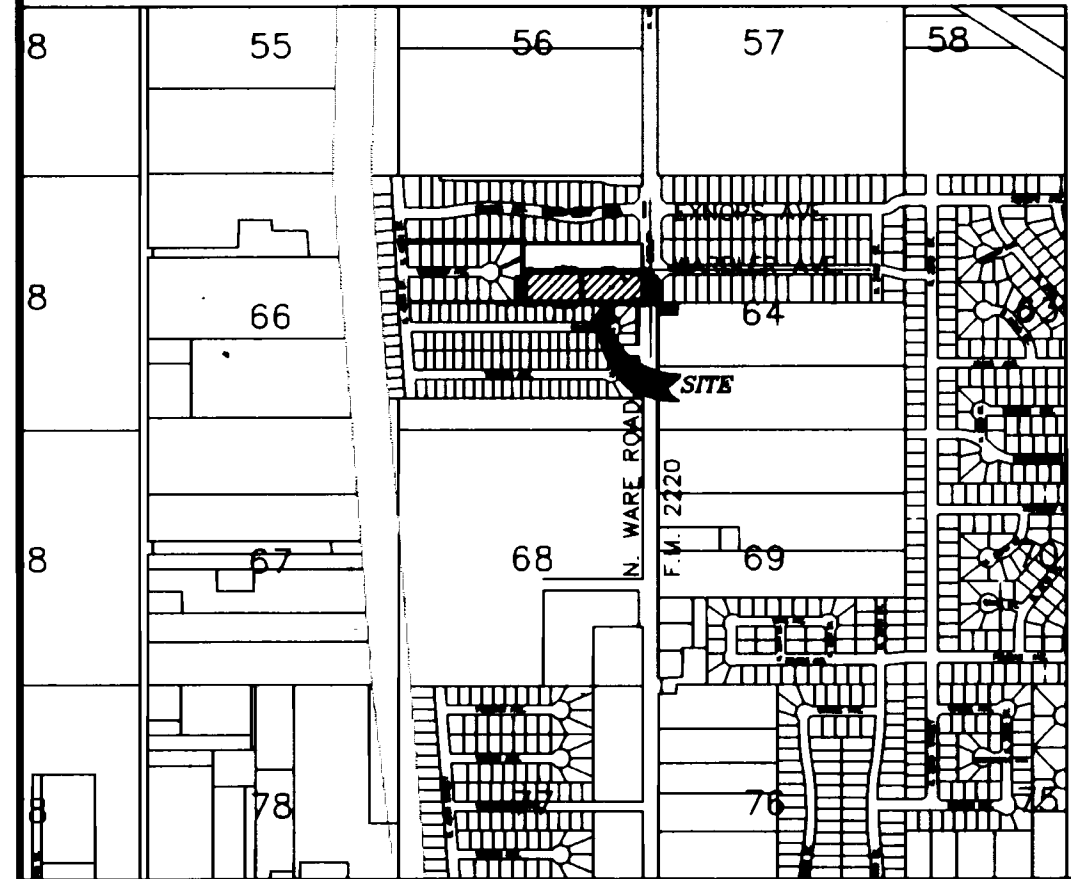
STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **CHURCH OF THE KING** OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

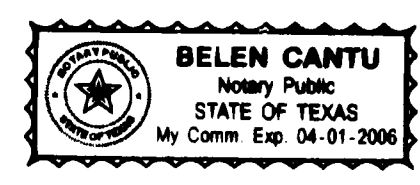
Bruce Koeker
BRUCE KOEKER
TEXAS STATE BANK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **BRUCE KOEKER** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF September, 2005.

LOCATION MAP
SCALE: 1" = 1000'



Belen Cantu
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



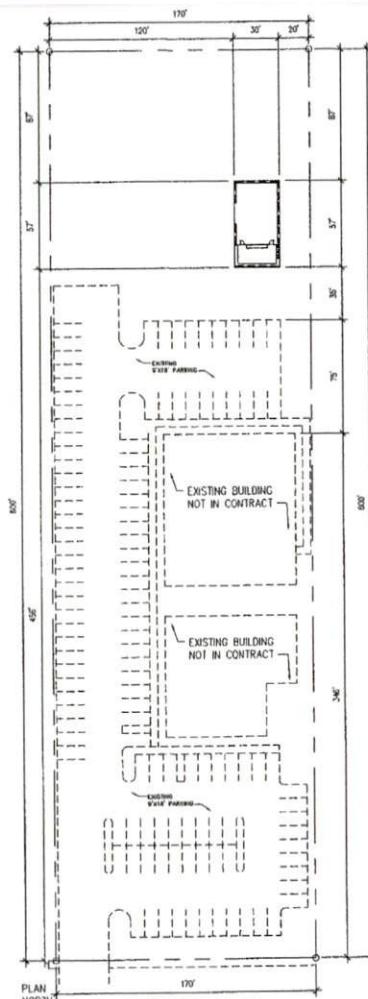
DRAWN BY: *Curry* DATE: 8-24-05
IRRIGATION, CHECKED *Curry* DATE: 8-26-2005
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____

M **MELDEN & HUNT INC.**
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE EDINBURG, TX 78541
PH: (956) 381-0981 FAX: (956) 381-1839
515 E. 2nd St. RIO GRANDE CITY, TX 78262
PH: (956) 487-8256 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

FILED FOR RECORD IN:
HIDALGO COUNTY
COUNTY CLERK
ON 11/29/05 4:27 AM
AS A RECORDING NUMBER 1549794

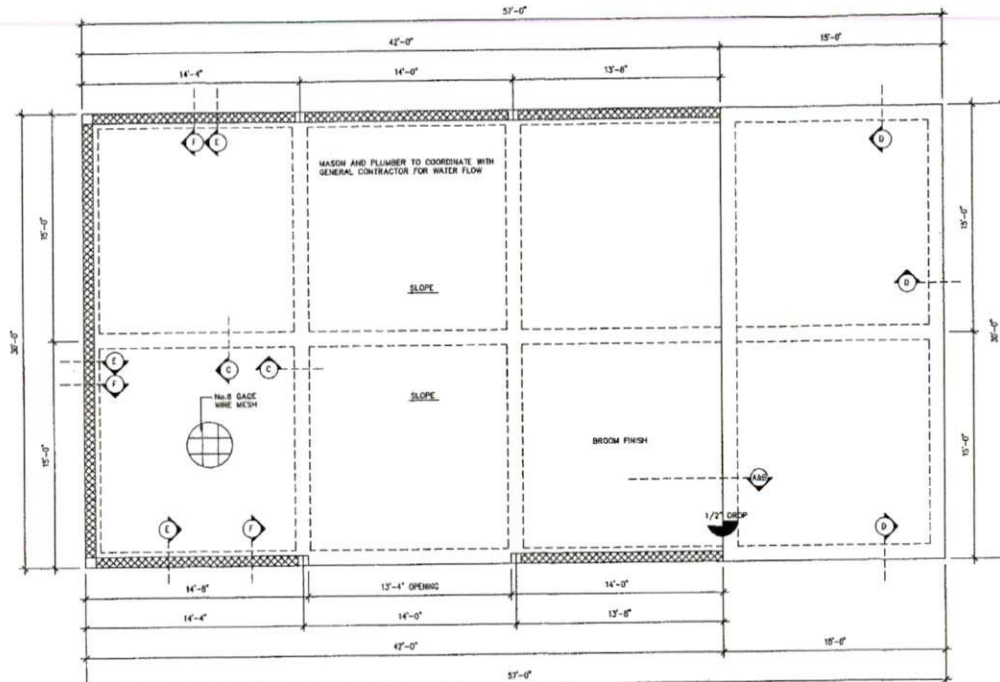
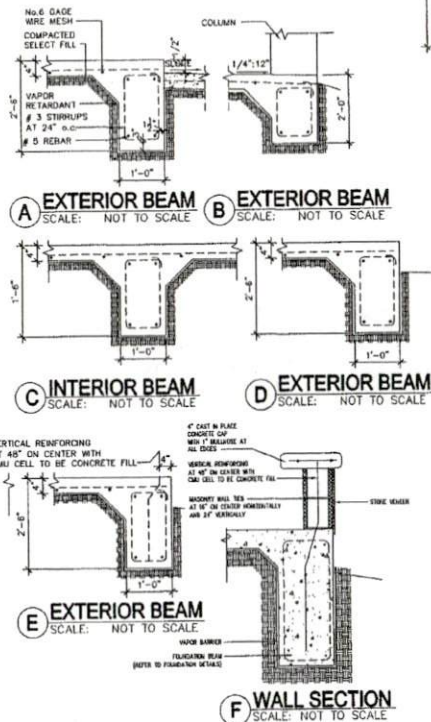
Recorded in Volume 49 Page 72
of the map records of Hidalgo County, Texas
Eddy Trevino
County Clerk

Melinda Ford DEPUTY



1 SITE PLAN
 SCALE: 1" = 40'-0"
 ADDRESS:
 7401 N. WARE ROAD
 MCALLEN, TEXAS
 HIDALGO, COUNTY

NOTE: THIS IS NOT A SURVEY
 CONTRACTOR TO VERIFY ALL
 DIMENSIONS AND MAKE
 NECESSARY ADJUSTMENTS FOR
 PROPER CONSTRUCTION.
 FIELD VERIFY ALL DIMENSIONS



2 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

SEATING AREA 1,260 SQ.FT.
 SERVING AREA 450 SQ.FT.
 TOTAL SLAB 1,710 SQ.FT.

CONCRETE NOTES:

DIMENSIONS AND SPECIFICATIONS ARE FOR GUIDELINES.
 ENGINEER DRAWINGS OR SPECIFICATIONS OVERRIDE ALL.
 ALL CONCRETE SHALL BE A MIN. OF 3,000 PSI COMPRESSIVE STRENGTH.
 IN THE DAYS WITH MIN. SLUMP OF 4" AND MAX OF 6". ALL FILL MATERIAL
 SHALL BE COMPACTED TO 95% STANDARD PROCTOR PLACED IN 6" LAYERS.
 RE-BAR SHALL BE A MIN. SIZE OF 1/4" STIRRUPS SHALL BE PLACED AT 24" O.C.
 ALL BEAM DEPTHS SHALL BE AS PER BEAM DETAILS AND SHALL EXTEND A MINIMUM
 OF TWELVE INCHES MINIMUM INTO UNDISTURBED SOIL OR AS CITY SPECIFICS
 TENSILE TREATMENT SHALL BE USED UNDER ALL HOUSE SLAB. ONE LAYER
 OF 8 MIL POLYETHYLENE PLASTIC SHALL BE USED 3/8" RE-BAR PLACED
 AT 12" ON CENTER EACH WAY OR NO. 5 GAGE WIRE MESH
 "GENERAL CONTRACTOR TO VERIFY AREA AND CITY REQUIREMENTS"

NOTE:
 SCALE ON 22"x34" SET IS AS NOTED
 AND ON 11"x17" IS HALF THE SIZED

Sanchez Garcia
 DESIGN SERVICES
 Donna, Texas 78537 Tel: (956) 472-3758 ensdesignservices@yahoo.com

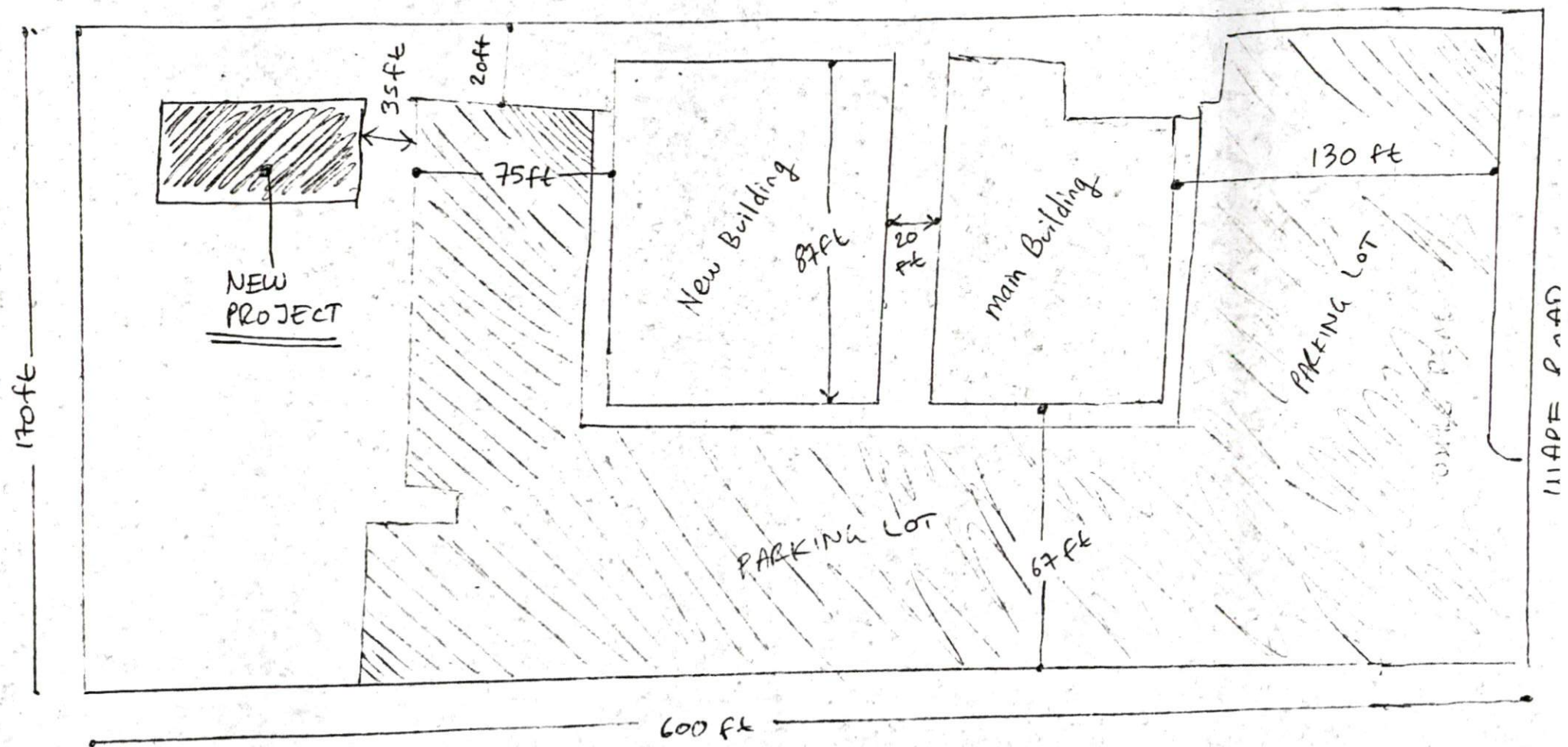
Enrique 'Rocky' Sanchez Certified Drafter

**CHURCH OF THE KING
 PAVILION ADDITION**
 7401 N. WARE ROAD MCALLEN, TEXAS

PROJECT: 1
 OWNER: 1

PROJECT # 04/2020
 PROJECT 1
 DRAWN BY JACQUES
 CHECKED BY LAMAR
 REVISION
 1 1 1
 2 2 2
 3 3 3
 4 4 4

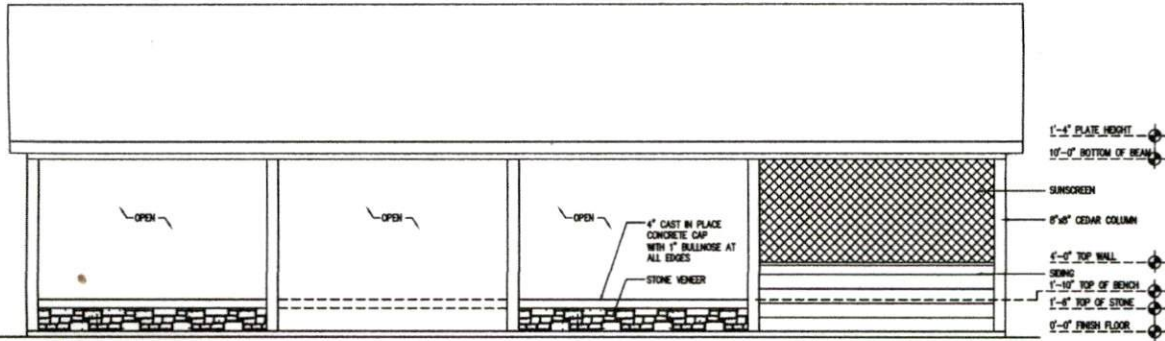
2 of 3



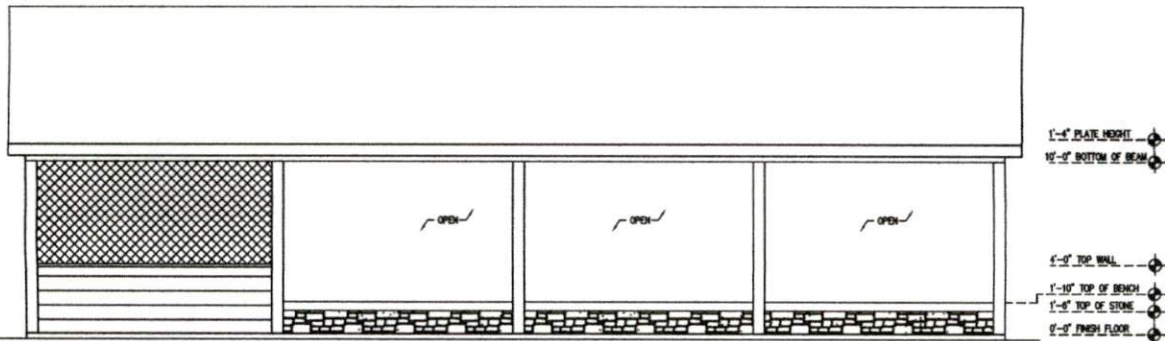
Church Site Plan

Finish it

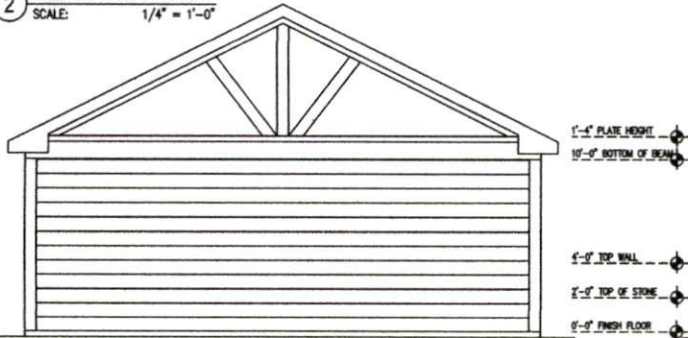
Do site Ason Back
Paper



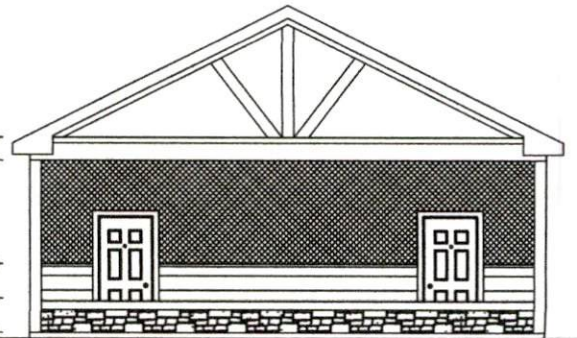
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



COMMERCIAL PERMIT APPLICATION

REV. 3/2020

P.O. BOX 220 McALLEN, TEXAS 78505-0220

APPLICATION MUST BE COMPLETE

(Please type or print in black or blue ink)

PERMIT APPLICATION REFERENCE NUMBER

CMM2020-02623

GC103889

APPLICANT

NAME David Padilla PHONE 956-414-9002
ADDRESS 4712 N. 30th
CITY McAllen, Tx. STATE TX ZIP 78504
CONTACT NAME: David Padilla PHONE 956 414 9002
☐ OWNER ☐ CONTRACTOR ☐ TENANT ☒ OTHER Church Leader

OWNER

NAME Church of The King PHONE 956-585-4402
ADDRESS 7401 N. Ware Road *EMAIL: info@churchofthekingmcallen.org
CITY McAllen, Texas STATE TX ZIP 78504

*OWNER INFORMATION NOT PROVIDED, INITIAL:

☒ NEW ☒ ADDITION ☐ REMODELING ☐ REPAIR ☐ MOVE ☐ REMOVE BLDG. HGT. 1 NO. OF FLOORS
BLDG SQ. FT. 1500 NO. PARKING SPACES existing SQ. FT. LOT 30,430 LOT FRONT FLOOR EL. ABOVE CURB
EXISTING USE Empty NEW USE Pavillion IMPROVEMENT VALUE \$ 46,000
SCOPE OF WORK TO BE DONE 30'x50' Pavillion

PROJECT

ADDITION & DEMO USE DEMO SQ. FT. ADD'L BLDG SQ. FT. IMPROVEMENT VALUE \$

FOUNDATION ☒ CONCRETE SLAB ☐ CONCRETE PIER ☐ CONCRETE BLOCK ☐ CONCRETE BEAM ☐ WOOD POSTS ☐
EXT WALL ☐ MASONRY VENEER ☐ MASONRY SOLID ☐ METAL SIDING ☐ COMPOSITION ☒ WOOD ☐
ROOF ☒ WOOD SHINGLE ☐ COMPOSITION ☐ METAL ☐ BUILD UP ☐ CLAY OR CONCRETE TILE ☐
SPECIAL CONDITIONS ☐ FIRE SPRINKLER SYSTEM ☐ FIRE ALARM SYSTEM ☐ TYPE OF CONSTRUCTION ☐ ASBESTOS SURVEY ☐ EABPRJA/B#: ☐ CONDEMNED STRUCTURE ☐ SEPTIC TANK EXISTING OR PROPOSED ☐ YES ☐ NO

LOT BLOCK SUBDIVISION SITE ADDRESS ST. NO. 7401 ST. NAME N Ware Rd

CITY USE ONLY

ZONING PERMIT FEE \$ 240.00 DOUBLE FEE \$ REC'D BY [Signature]
PERMIT REVIEW FEE \$ 43.20 DATE 4/14/20
TOTAL PERMIT FEE \$ TIME 8:50
PARK DEV. ☐ ZONE # PARK DEVELOPMENT FEE \$

The foregoing is a true and correct description of the improvement proposed by the undersigned applicant and the applicant states that he will have full authority over construction of same. The building permit shall not be held to permit or be an approval of the violation or modification of any provisions of City ordinances, codes, subdivision restrictions of State law or be a waiver by the City of such violation. Alteration changes or deviations from the plans authorized by this permit is unlawful without written authorization from the Building Inspection Department. The applicant hereby agrees to comply with all City ordinances, codes, subdivision, restrictions and State laws and assume all responsibility for such compliance. It is understood that the improvements shall not be occupied until a Certificate of Occupancy has been issued. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for six months after the time of work is commenced. This permit is good for one year only.

David Padilla David Padilla dave@tintonwheels.info 4/13/20
PRINT (AUTHORIZED AGENT/OWNER) SIGNATURE EMAIL ADDRESS (required) DATE



CITY OF MCALLEN
Planning Department

Variance Request

LEGAL DESCRIPTION: Church of The King McAllen lot 1

PROPERTY ADDRESS: 7401 N. Ware Rd. McAllen, TX

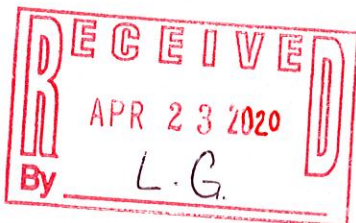
CASE NUMBER: _____

HOLD HARMLESS AGREEMENT

MUST BE SIGNED BY THE PROPERTY OWNER

TO THE FULLEST EXTENT PERMITTED BY LAW, THE UNDERSIGNED APPLICANT AGREES TO INDEMNIFY, DEFEND AND SAVE HARMLESS THE CITY OF MCALLEN AND ITS COMMISSIONERS, OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, ACTIONS, LOSSES, DAMAGES, EXPENSES, COSTS, INJURIES AND LIABILITIES OF ANY NATURE (INCLUDING BUT NOT LIMITED TO CLAIMS FOR BODILY INJURY, DEATH, BUSINESS INTERRUPTION AND/OR PROPERTY DAMAGE) RELATING TO, ARISING OUT OF OR RESULTING FROM THE GRANTING AND/OR IMPLEMENTATION OF THE VARIANCE REQUESTED HEREIN.

Applicant's Signature Ron Smith (Pastor)
Print Name RON SMITH
Address 7401 N. WARE
MCALLEN, TX 78504
Phone 956 279 5793 e-mail SCRONNIE@AOL.COM



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: May 29, 2020

SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 4, THE WAREHOUSE KINGDOM SUBDIVISION; 2101 MILITARY HIGHWAY(SPR2020-0010)

LOCATION: The property is located on the south side of Military Highway, approximately 321 ft. east of South 23rd Street, and is zoned I-1 (light industrial) District. The adjacent zoning is A-O (agricultural-open space) District to the east, I-1 to the north and south, and C-4 (commercial industrial) District to the west. Surrounding land uses include warehouses, hotel, convenience stores, restaurant, and agricultural and open space.

HISTORY: The property is part of Lot 4 of The Warehouse Kingdom Subdivision, which was recorded on February 29, 2008. A note on the plat indicates that a site plan must be approved by the Planning & Zoning Commission prior to building permit issuance. There are currently four existing warehouse buildings. Originally, the Planning and Zoning Commission approved the master site plan for lots 1,2, and 4 on May 1, 2007. A revised site plan approved by the Board is needed for the construction of a proposed 85,442 sq. ft. building.

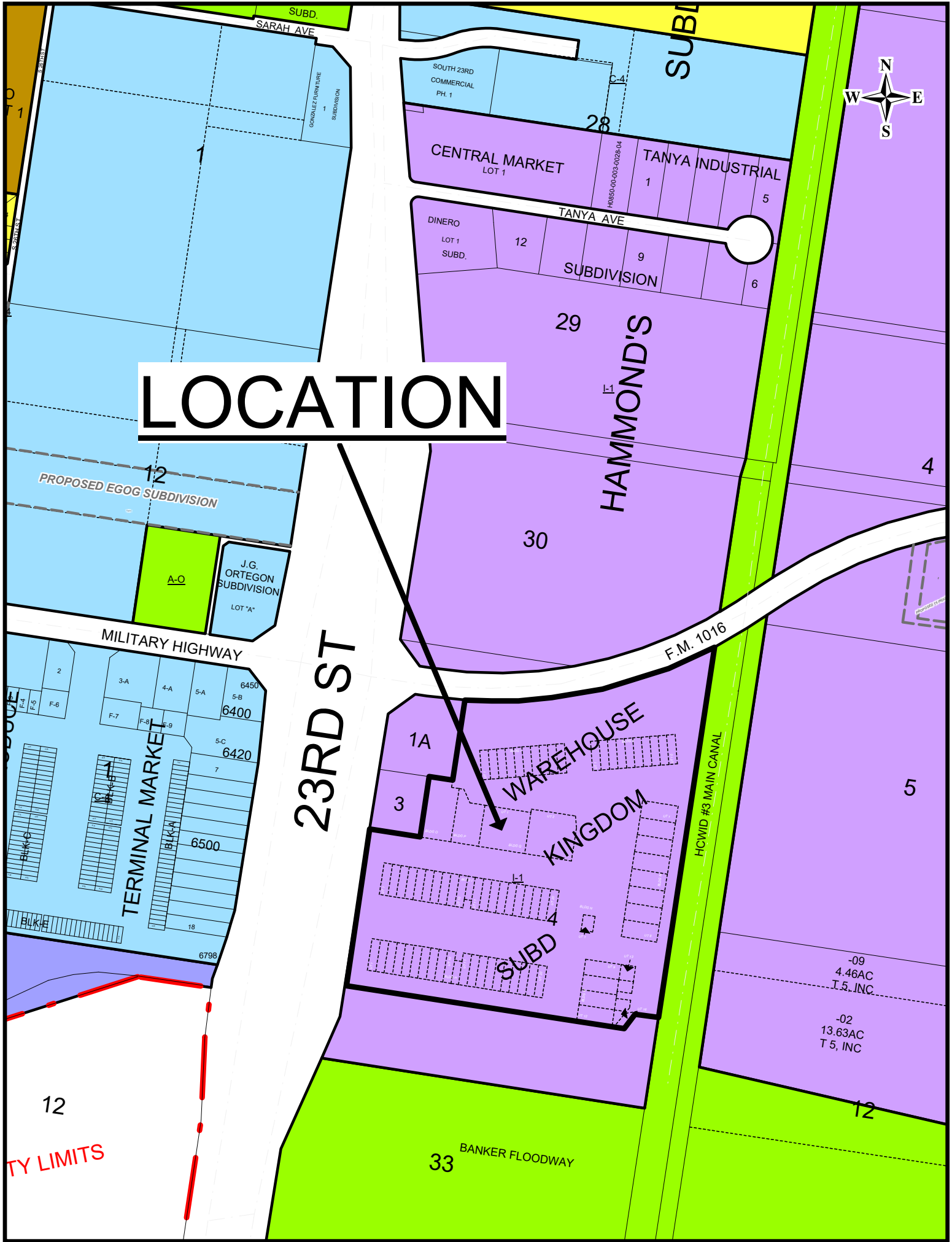


PROPOSAL: The applicant is proposing to construct a mix of warehouse/freezers and office building on the southeast of the existing building (approximately 245,376 sq. ft. developed area) out of lot 4. The applicant is proposing 73,642 sq. ft. of warehouse use, which requires 37 parking spaces and 11,800 sq. ft. of office use, which requires 59 parking spaces. Based on the square

footage and use of the building, 96 parking spaces are required; 98 parking spaces are provided. Four of the proposed parking spaces must be accessible, and one must be van accessible. Based on the proposed 16 loading docks for the warehouse buildings, 8 trailer parking spaces are provided, 16 are provided. Access to the proposed developed area is existing from three curb cuts along Military Highway, four cuts along South 23rd Street, and shared private drives from the adjacent lots. The required landscaping for the developed area is 24,538 sq. ft. with trees required as follows: 29 - 2 ½" caliper trees, or 15 – 4" caliper trees, or 8 – 6" caliper trees, or 58 palm trees. Each parking space must be within 50 ft. of a landscape area with tree. A 4 ft. sidewalk exists along Military Highway and South 23rd Street. A 6 ft. buffer is required around the dumpster is visible from the street. Public Works has indicated the minimum enclosure size requirement for the dumpster is 12 ft. by 10 ft. No structures are permitted over easements. All setbacks will be in compliance with the plat note requirements and the zoning ordinance.

RECOMMENDATION:

Staff recommends approval of the revised site plan subject to the conditions noted, Public Works Department requirements, paving and building permit requirements, and the subdivision and zoning ordinances.



LOCATION



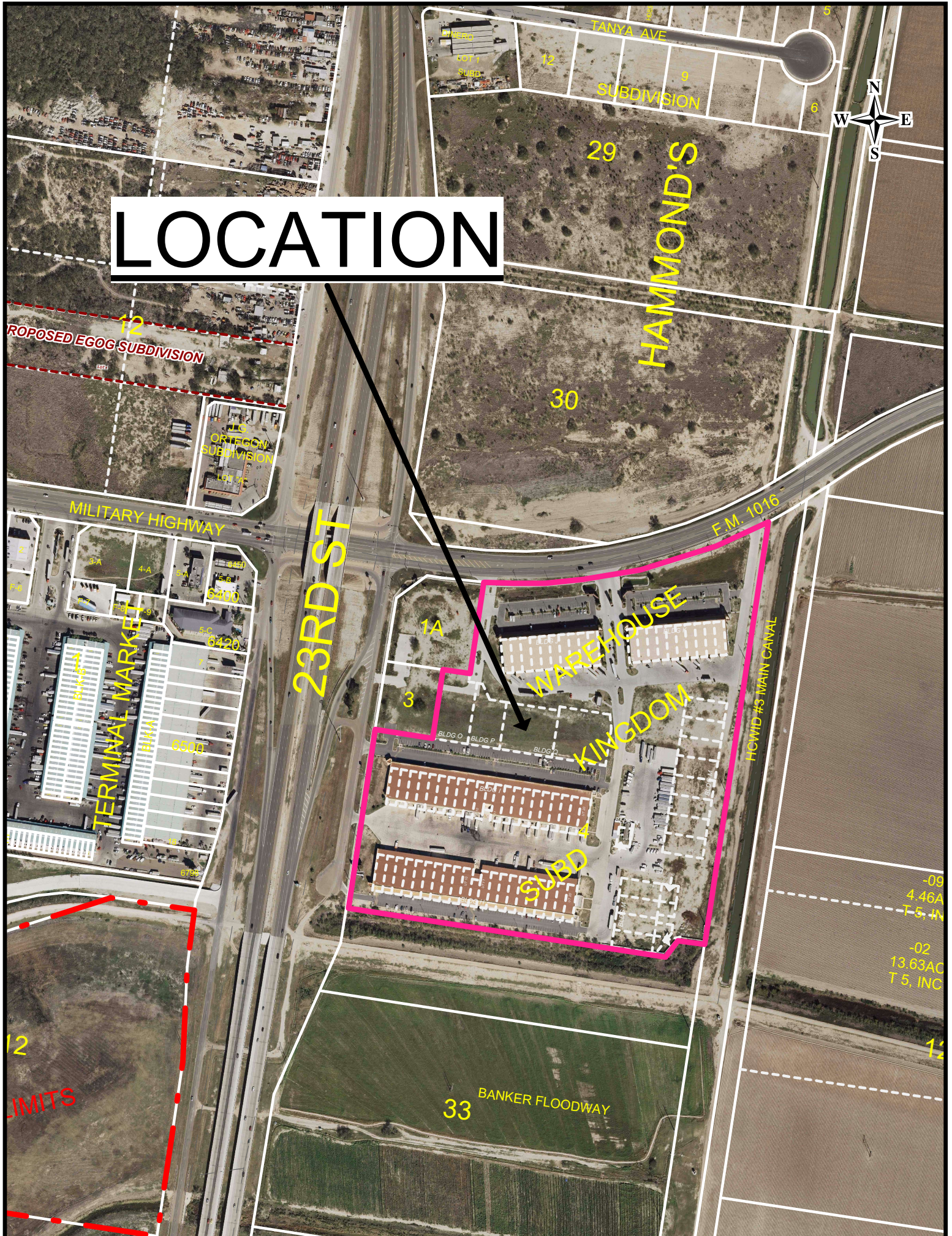
23RD ST

F.M. 1016

33 BANKER FLOODWAY

TY LIMITS

LOCATION



SCALE: 1" = 100'

S. 23rd STREET
F.M. (1926)
(R.O.W. VARIES FROM
485' TO 554')

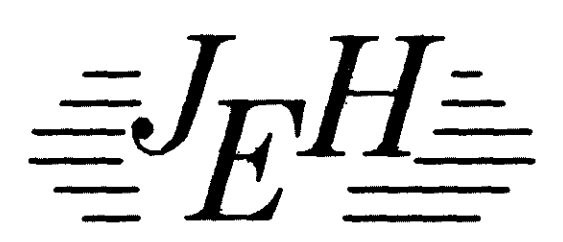
RIGHT OF WAY EASEMENT
TO STATE OF TEXAS
PART 3
DATED APRIL 8, 1981,
FILED APRIL 15, 1981,
VOL. 1719 PG. 326, D.R.H.C.

EASEMENT AGREEMENT BETWEEN O.F. BAKHAUS
AND TEXAS OIL AND GAS CORPORATION
DATED MAY 19, 1966, FILED JUNE 2, 1966,
VOL. 1149 PG. 309, D.R.H.C.

LOT 33
C.E. HAMMOND SUBDIVISION
VOL. 18 PG. 439, D.R.H.C.

SUBDIVISION PLAT OF THE WAREHOUSE KINGDOM SUBDIVISION

BEING 58.168 ACRES OF LAND, MORE OR LESS, OUT OF
PART OF LOTS THIRTY (30), THIRTY ONE (31), AND
THIRTY TWO (32), BLOCK THREE (3), C.E. HAMMOND
SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18,
PAGE 439, DEED RECORDS OF HIDALGO COUNTY, TEXAS.



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 688-1588
javhin@rgv.rr.com

I.B.W.C. LEVEE R.O.W. ESMT.

E.F.M. 1016

CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
"C1"	04°52'07"	1984.86'	84.38'	168.86'
"C2"	31°41'48"	1984.86'	563.47'	1098.05'
"C3"	4°47'20"	1984.86'	83.00'	165.89'

Δ=41°44'25"
RADIUS=1989.86'
TANGENT=751.04'
LENGTH=1435.05'
CHORD=1403.53'
N77°40'37"E

FILED FOR RECORD IN:
HIDALGO COUNTY
COUNTY CLERK
DATE: 2/29/00 AT 4:33 AM
BY: [Signature]
RECORDING NUMBER: 16602022

LOT AREAS		
LOT #	SQ. FT.	ACRES
1	64,337.09	1.48
2	32,089.42	0.74
3	57,209.20	1.31
4	2,357,806.66 GROSS	54.13 GROSS
H.C.I.D. No.3 CANAL R.O.W.	-259,559.47	-5.96
I.B.W.C. LEVEE R.O.W. ESMT.	-449,696.57	-10.32
		37.85 NET

Recorded in Volume 54 Page 177
in the map records of Hidalgo
County, Texas
Antonio Guajardo, Jr.
County Clerk

RECEIVED
By Nikki Marie Cavazos at 11:00 am, Apr 21, 2020
RECEIVED VIA EMAIL 04/17/2020 AT 9:26 AM

UNITED STATES OF AMERICA
FLOODWAY EASEMENT
DATED MARCH 4, 1941,
VOL. 478 PG. 79, D.R.H.C.
HIDALGO COUNTY IRRIG. DIST. #3
FLOODWAY EASEMENT
DATED JANUARY 31, 1941,
FILED MARCH 4, 1941,
VOL. 478 PG. 186, D.R.H.C.

P.O.B.
SE CORNER LOT 32,
BLOCK 3
C.E. HAMMOND SUBD.
VOL. 18 PG. 439, H.C.D.R.

LOT 13, BLOCK 4
HIDALGO CANAL CO.
SUBDIVISION
VOL. Q PG. 177 H.C.M.R.

UNITED STATES OF AMERICA
LEVEE EASEMENT
DATED MARCH 4, 1941,
VOL. 478 PG. 79, D.R.H.C.

LOT 12, BLOCK 4
HIDALGO CANAL CO. SUBDIVISION
VOL. Q PG. 177 H.C.M.R.

LOT 5, BLOCK 4
HIDALGO CANAL CO. SUBDIVISION
VOL. Q, PG.177, D.R.H.C.

SUBDIVISION PLAT OF
**THE WAREHOUSE
KINGDOM SUBDIVISION**

BEING 58.168 ACRES OF LAND, MORE OR LESS, OUT OF
PART OF LOTS THIRTY (30), THIRTY ONE (31), AND
THIRTY TWO (32), BLOCK THREE (3), C.E. HAMMOND
SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18,
PAGE 439, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

ABASTO CORP., A TEXAS CORPORATION
2501 MILITARY HIGHWAY, SUITE F-8
MCALLEN, TX 78503
BY: ELIO BOTELLO, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE
OWNERS PERSONALLY APPEARED, ELIO BOTELLO
KNOWN TO ME TO BE THE PEOPLE WHOSE NAME IS SUBSCRIBED
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT
THEY EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN
EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER
MY HAND AND SEAL OF OFFICE

THIS THE 22nd DAY OF January, 2008 A.D.

Claudia A. Ornela
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 03-11-2009

I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN, TEXAS, HEREBY
CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH ALL
REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS
CITY WHEREIN MY APPROVAL IS REQUIRED.
Richard F. Ornela 2/19/08
MAYOR, CITY OF MCALLEN, TEXAS

THIS SUBDIVISION PLAT OF THE WAREHOUSE KINGDOM SUBDIVISION
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING
COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HEREBY
APPROVED BY SUCH COMMISSION.

DATED THIS 26th DAY OF February, 2008 A.D.

Chad H. Hinojosa
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

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

Javier Hinojosa 2/19/08
JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

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

Plino C. Medina 1-31-08
PLINO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1590
R. GUTIERREZ ENGINEERING CORPORATION
130 PARK AVENUE
PHARR, TEXAS 78577
(956) 782-2557
DATE SURVEYED: 12-12-06

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

By: Godfrey Garza 2/19/08
BY: GODFREY GARZA, DISTRICT MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER(S), OR DULY AUTHORIZED
OFFICERS OF THE HOLDER(S), OF A SECURITY INTEREST IN THE
ABOVE DESCRIBED PROPERTY, BEING THE WAREHOUSE KINGDOM
SUBDIVISION SHOWN ON THIS PLAT AND DESIGNATED HEREIN
THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE
SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE
PLAT AND DO HEREBY THAT ANY FORECLOSURE RELATING TO THE
SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY
SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS
PROVIDED FOR HEREIN.

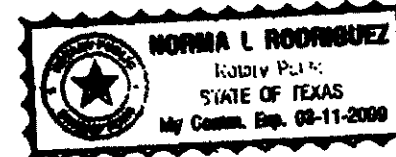
Texas State Bank
BANK NAME
Susan Leal, Senior Vice President
PRINTED NAME & TITLE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED, Susan Leal, SVP, KNOWN TO ME TO BE THE INDIVIDUAL
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE 26th DAY OF February, 2008 A.D.

Dorinda L. K.
NOTARY PUBLIC, TEXAS
MY COMMISSION EXPIRES: 3-11-2009



GENERAL NOTES

1. THIS PROPERTY IS LOCATED IN ZONE "AH" AND ZONE "B" ON A FLOOD INSURANCE
RATE MAP, COMMUNITY PANEL NO. 490334, 0400, C, REVISED NOVEMBER 02, 1982.
THE BASE FLOOD ELEVATION FOR THE ZONE "AH" IS 99.00
2. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATION 100.00 FEET
3. MINIMUM BUILDING SETBACK LINES SHALL BE AS PER APPROVED SITE PLAN
FRONT (N.23rd. ST AND F.M. 1016)..... 75 FEET OR GREATER FOR EASEMENTS.
ALL OTHER SETBACKS AS PER ZONING ORDINANCE OR GREATER FOR APPROVED
SITE PLAN OR EASEMENT.
4. A TOTAL OF 8.55 ACRE FEET OF STORM WATER DETENTION IS REQUIRED FOR
THIS SUBDIVISION. OWNER IS REQUIRED TO SUBMIT AN ENGINEERED DETENTION
PLAN APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO APPLICATION FOR
BUILDING PERMIT. EACH LOT SHALL DETAIN THE FOLLOWING:
LOT 1 : 0.28 ACRE FEET
LOT 2 : 0.12 ACRE FEET
LOT 3 : 0.19 ACRE FEET
LOT 4 : 7.98 ACRE FEET
5. ALL LOT CORNERS 1/2" # IRON ROD SET, OR AS NOTED ON THIS PLAT.
6. A 6' BUFFER IS REQUIRED FROM ADJACENT RESIDENTIAL ZONE/USE
7. A SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION
PRIOR TO ISSUANCE OF BUILDING PERMIT.
8. BENCH MARK ELEV. = 113.04 (MC 98) LOCATED AT THE MEDIAN OF 23rd. STREET
6/10 MILES SOUTH FROM EXIT TO F.M. 1016 (30" ALUMINUM PIPE WITH A 3-1/4"
BRASS MONUMENT CAP ON TOP)
9. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY PRIOR TO ISSUANCE OF
BUILDING PERMITS FOR LOTS 1-4 AND MUST COMPLY WITH TxDOT ACCESS
MANAGEMENT POLICY.
10. TxDOT PERMIT IS REQUIRED FOR ACCESS ALONG TxDOT RIGHT-OF-WAYS.
11. ALL DRIVEWAY REQUIREMENTS INCLUDING LOCATION AND DIMENSIONS ALONG SOUTH
SIDE OF F.M. 1016 (MILITARY HIGHWAY) AND THE EAST SIDE OF F.M. 1926 (SOUTH
23RD STREET) ROAD SHALL BE CONSTRUCTED AS PER APPROVED TxDOT PERMITTING
REQUIREMENTS AND THE CITY OF MCALLEN.
12. A 4 FOOT CONCRETE SIDEWALK IS REQUIRED ALONG S. 23rd. STREET AND F.M. 1016.
13. OWNER OF LOTS 1-4 WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE STORM
DRAINAGE SYSTEM.

FOR RECORD IN:

HIDALGO COUNTY
BY ARTURO GUJARDO, JR.

COUNTY CLERK

ON: 2/29/08 AT 4:33 AM

AS A RECORDING NUMBER 1502072

BY Imelda Lee DEPUTY

Recorded in Volume 54 Page 176

in the map records of Hidalgo

County, Texas

Arturo Guajardo, Jr.

County Clerk

METES AND BOUNDS DESCRIPTION

BEING 58.168 ACRES OF LAND, MORE OR LESS, OUT OF PART OF LOTS THIRTY (30), THIRTY ONE (31), AND
THIRTY TWO (32), BLOCK THREE (3), C.E. HAMMOND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18, PAGE 439, DEED RECORDS OF HIDALGO COUNTY,
TEXAS. SAID 58.168 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT THIRTY TWO (32), BLOCK
THREE (3), C.E. HAMMOND SUBDIVISION, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 19 MINUTES 42 SECONDS WEST, WITH AND ALONG THE SOUTH LINE OF
SAID LOT THIRTY TWO (32), AT A DISTANCE OF 128.80 FEET PASS A NO. 4 REBAR SET ON THE WEST LINE
OF H.C.I.D. #3 CANAL RIGHT OF WAY, AND AT A TOTAL DISTANCE OF 1520.97 FEET TO NO. 4 REBAR
FOUND ON THE EAST RIGHT OF WAY LINE OF SPUR 115 (SOUTH 23RD STREET), FOR THE SOUTHWEST
CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 23 DEGREES 38 MINUTES 12 SECONDS EAST, WITH AND ALONG THE EAST RIGHT OF
WAY LINE OF SPUR 115, A DISTANCE OF 193.20 FEET TO A NO. 4 REBAR FOUND AT AN ANGLE POINT, FOR
A POINT ON THE WEST LINE OF THE TRACT HEREIN DESCRIBED;

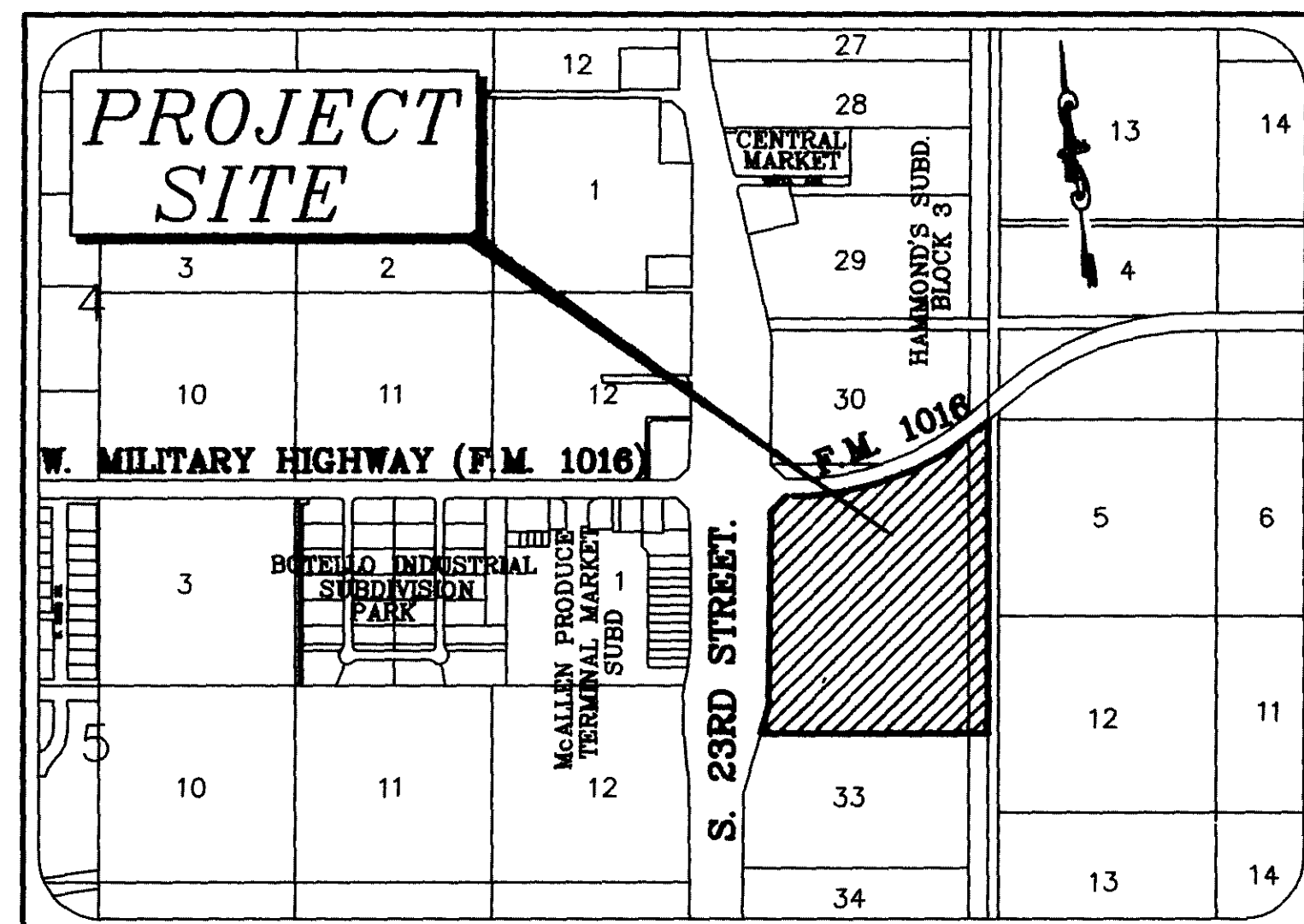
THENCE, NORTH 09 DEGREES 02 MINUTES 07 SECONDS EAST, WITH AND ALONG THE EAST RIGHT OF
WAY LINE OF SPUR 115, AT A DISTANCE OF 104.60 FEET PASS A NO. 4 REBAR FOUND IN LINE HEREOF, AT
A DISTANCE OF 717.77 FEET PASS THE COMMON LINE BETWEEN SAID LOT THIRTY TWO (32), AND SAID LOT
THIRTY ONE (31), AND AT A TOTAL DISTANCE OF 1299.25 FEET TO A NO. 4 REBAR FOUND, FOR THE MOST
SOUTHERLY NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 53 DEGREES 47 MINUTES 29 SECONDS EAST, WITH AND ALONG A CORNER CLIP, A
DISTANCE OF 142.02 FEET TO A NO. 4 REBAR FOUND ON THE SOUTH RIGHT OF WAY LINE OF F.M. 1016
(120' R.O.W.), FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 27 MINUTES 10 SECONDS EAST, WITH AND ALONG THE SOUTH RIGHT OF
WAY LINE OF F.M. 1016, A DISTANCE OF 50.51 FEET TO A NO. 4 REBAR FOUND, AT THE POINT OF
BEGINNING OF A CURVE TO THE LEFT, FOR A POINT IN THE NORTH LINE OF THE TRACT HEREIN DESCRIBED;

THENCE, IN A NORTHEASTERLY DIRECTION, WITH SAID F.M. 1016 RIGHT OF WAY LINE, ALONG AN ARC TO
THE LEFT WITH A DELTA ANGLE OF 41 DEGREES 44 MINUTES 25 SECONDS, A RADIUS OF 1969.86 FEET, A
TANGENT OF 751.04 FEET, AN ARC LENGTH OF 1435.05 FEET, A CHORD LENGTH OF 1403.53 FEET AND A
CHORD BEARING OF NORTH 77 DEGREES 40 MINUTES 37 SECONDS EAST TO A NO. 4 REBAR FOUND ON THE
EAST LINE OF SAID LOT THIRTY (30), FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

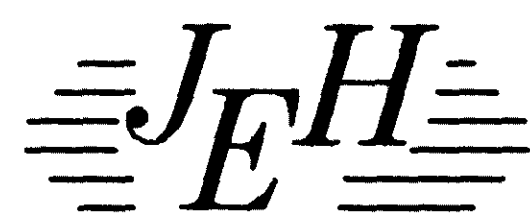
THENCE, SOUTH 08 DEGREES 38 MINUTES 06 SECONDS WEST, WITH AND ALONG THE EAST LINE OF SAID
LOTS THIRTY (30), THIRTY ONE (31), AND THIRTY TWO (32), AT A DISTANCE OF 281.36 FEET PASS A NO. 4
REBAR FOUND ON THE COMMON LINE BETWEEN SAID LOT THIRTY (30), AND SAID LOT THIRTY ONE (31), AT
A DISTANCE OF 1184.65 FEET PASS A NO. 4 REBAR FOUND ON THE COMMON LINE BETWEEN SAID LOT
THIRTY ONE (31), AND SAID LOT THIRTY TWO (32), AND AT A TOTAL DISTANCE OF 2089.05 FEET TO THE
POINT OF BEGINNING AND CONTAINING 58.168 ACRES OF LAND, MORE OR LESS, OF WHICH 16.393 ACRES OF
LAND LIE IN HIDALGO COUNTY IRRIGATION DISTRICT NO. 3 CANAL RIGHT OF WAY EASEMENT, TEXAS GAS
SERVICE COMPANY GAS LINE EASEMENT, AND HIDALGO COUNTY LEVEE EASEMENT, AND LEAVING A NET
ACREAGE OF 41.775 ACRES OF LAND, MORE OR LESS.



LOCATION MAP
N.T.S.

DATE OF PREPARATION: NOVEMBER, 2006

DRAWN BY: P.GONZALEZ



JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE MCALLEN, TEXAS 78504

PHONE (956) 668-1588

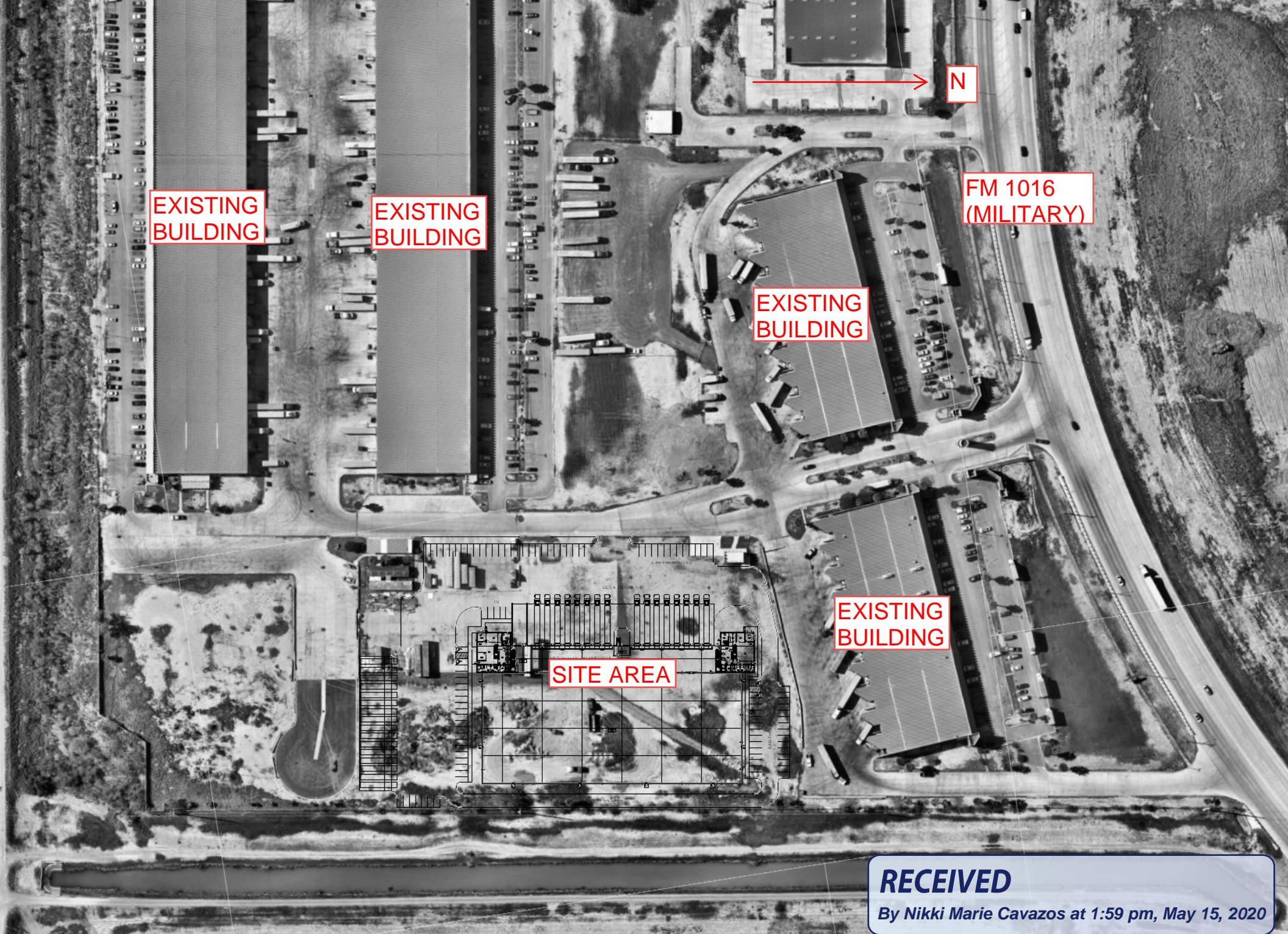
jvhin@rgv.rr.com

SHEET 1 OF 2

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By Nikki Marie Cavazos at 11:00 am, Apr 21, 2020

RECEIVED VIA EMAIL 04/17/2020 AT 9:26 AM



EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

FM 1016
(MILITARY)

EXISTING
BUILDING

SITE AREA

RECEIVED

By Nikki Marie Cavazos at 1:59 pm, May 15, 2020

RECEIVED VIA EMAIL 05/14/2020 AT 4:58 PM

Revision		
No.	Date	Description
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

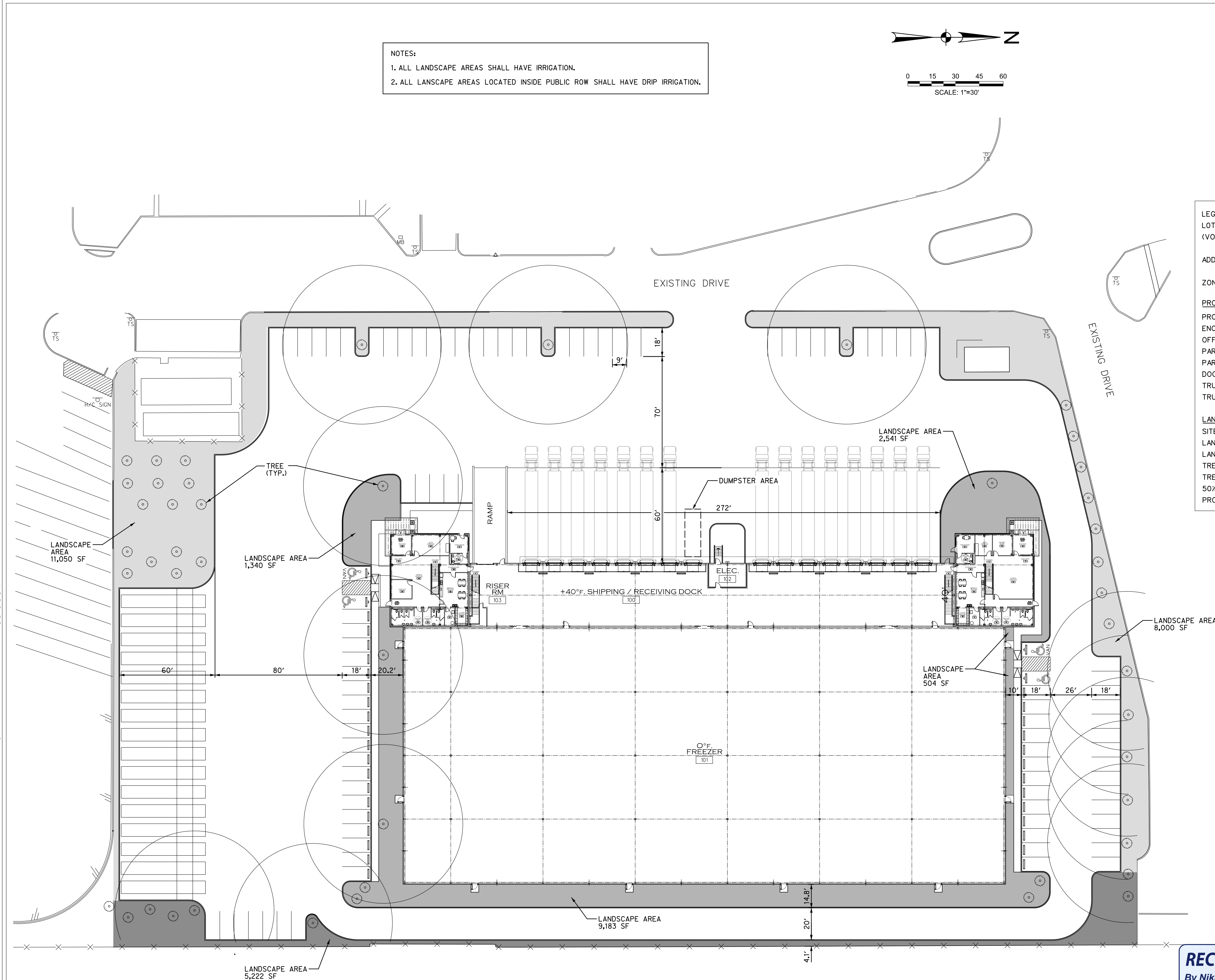
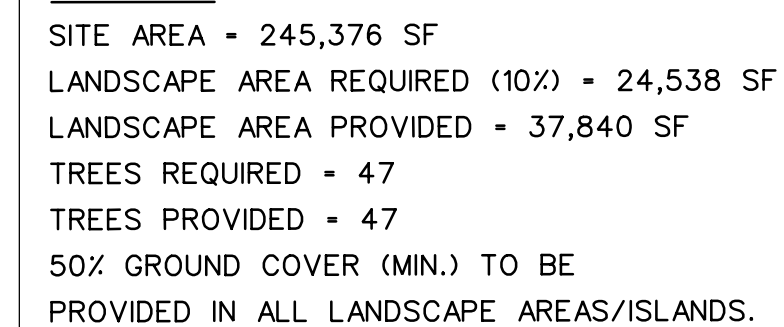
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM
REVIEW PURPOSES ONLY AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING OR PERMITTING.
THEY WERE PREPARED BY OR
UNDER THE SUPERVISION OF:

BENJAMIN E. MACIAS, P.E. 99337. 5-14-2020
TBPELS Engineering Firm #312

Project No.: 38578.001
Issued: APRIL 2020
Drawn By: JL
Checked By: BM
Scale: AS NOTED
Sheet Title

SP2

Sheet Number



RECEIVED VIA EMAIL 05/14/2020 AT 4:58 PM



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)

Sub 2011-0084

Project Description

Subdivision Name COMAR SUBDIVISION
Location +/- 1500' WEST OF WARE ROAD ALONG NORTH
City Address or Block Number SIDE OF U.S. EXP. 83 224 AC. 97/1 ASSIGNED
Number of lots 1 Gross acres 1.99 Net acres 1.99
Existing Zoning C3L Proposed C3L Rezoning Applied For ☐ Yes ☒ No Date 1
Existing Land Use COMM. Proposed Land Use Commercial Trigation District # 1
RETAIL/SHOP RETAIL/SHOP
Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☒ No ☐ ETJ Yes ☐ No ☒
Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due 1500⁰⁰
Legal Description 1.99 AC. 0/0 LOTS 74 & 75 R.E. HORNE
ADDN. TO THE CITY OF McALLEN FIRST SUBURBAN CITRUS

Owner

Name FRISCO CORP. / JESUS CALDERON Phone 956 369 4408
Address 315 N Shary Road
City MISSION State TX Zip 78512
E-mail cayc097@usn.com

Developer

Name SAME AS OWNER Phone _____
Address _____
City _____ State _____ Zip _____
Contact Person _____
E-mail _____

Engineer

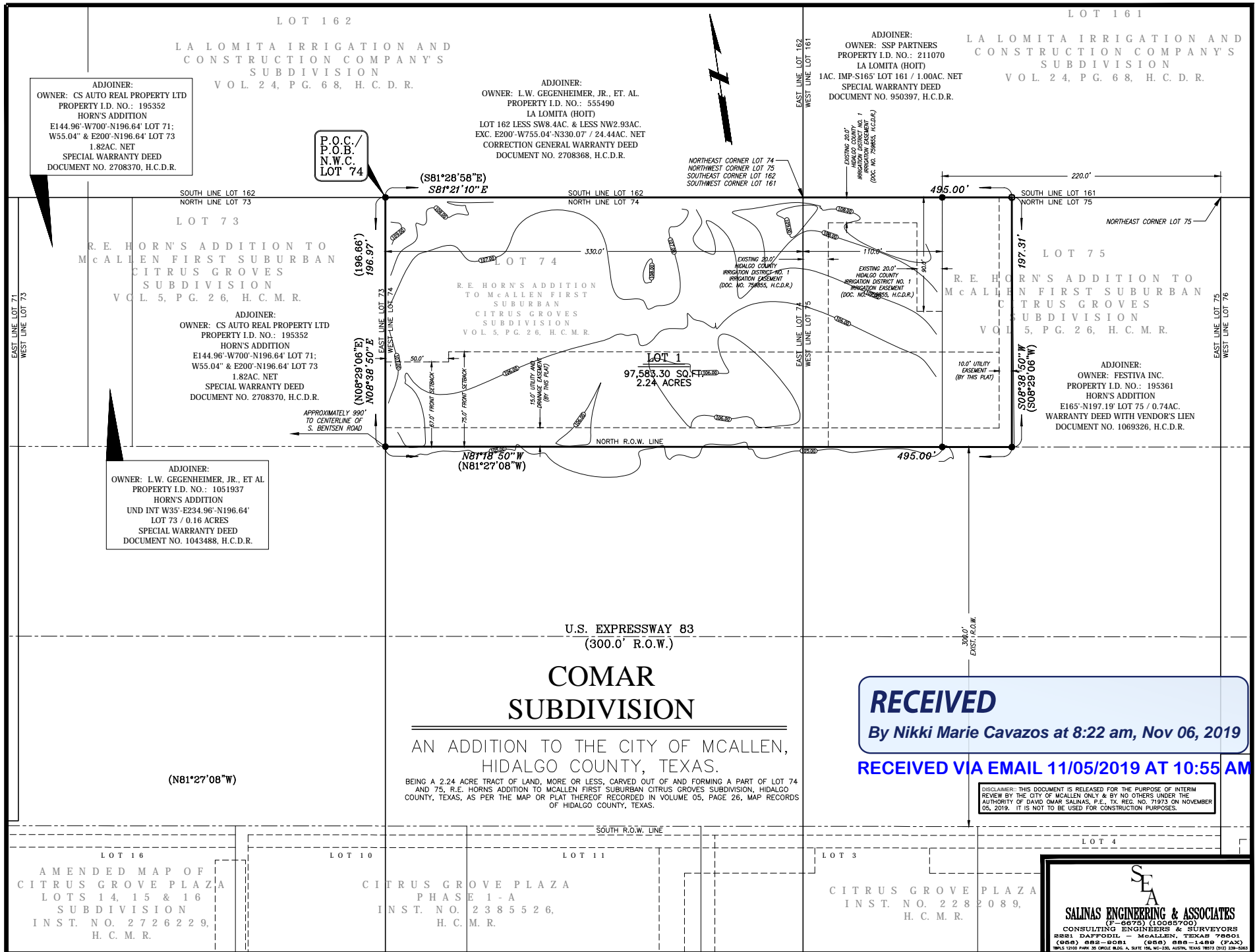
Name DAVID D. SALINAS Phone 682-9081
Address 2221 DAFFODIL AVE.
City McALLEN State TX Zip 78501
Contact Person DAVID
E-mail dsalinas@salinasengineering.com

Surveyor

Name SAME AS ETJ GR. Phone _____
Address _____
City _____ State _____ Zip _____

RECEIVED
NOV 18 2016

BY: SC@11:10 AM





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/27/2020

SUBDIVISION NAME: COMAR	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
U.S. Expressway 83: 300 ft. ROW existing	Compliance
Paving: by the state Curb & gutter: by the state	
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
*Service drive to be reviewed as part of the site plan.	Applied
SETBACKS	
* Front: U.S. Expressway 83 - 75 ft. or greater for approved site plan or easements, except 67 ft. for approximately the west 50 ft. of the property	Applied
* Rear: in accordance with the Zoning Ordinance, or greater for approved site plan or easements	Compliance
* Sides: in accordance with the Zoning Ordinance, or greater for approved site plan or easements	Compliance
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. **SETBACKS FOR EXISTING STRUCTURES REMAIN; HOWEVER, ANY NEW CONSTRUCTION AND/OR ADDITIONS SHALL COMPLY WITH SETBACKS AS APPROVED AS PART OF THIS PLAT.	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on U.S. Expressway 83	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, or 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.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Applied
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	NA
* 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.	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-3 Proposed: C-3	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$700 per dwelling unit is required 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. **Per Traffic, the trip generation is waived.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Revised preliminary plat approved by the Planning and Zoning Commission on August 6, 2019. **Plat must comply with the City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM.	Applied



LOCATION

WESTSIDE PARK
SUBDIVISION
LOT 2

LOT 1

KENNEDY AV
161

WESTWAY MOBILE HOME PARK #3

WESTWAY MOBILE HOME PARK

WARE ROAD
INVESTMENTS

R.E. HORN'S ADDITION

U.S. 83 EXPRESSWAY

STONE OAK PLAZA
PHASE 3 SUBD

STONE OAK PLAZA
PHASE 1 SUBD

COLBATH RD

S WARE RD

SUBDIVISION 173

TORONTO AVE

LA VILLA REAL

1201

KENT BIEL

4220

CITRUS GROVES

AMENDED

PLAZA SUBDIVISION

PHASE 1A

CITRUS GROVE PLAZA SUBD

GALLEN SUBURBAN
CITRUS GROVES

COLBATH RD

42ND ST

ALTA LINDA

SONORA AV

40TH ST

39TH ST

PASEO

SUB 2020-0020

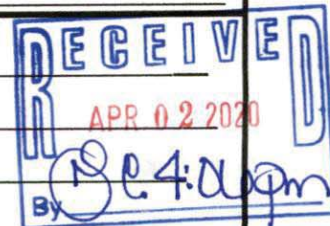


City of McAllen
Planning Department

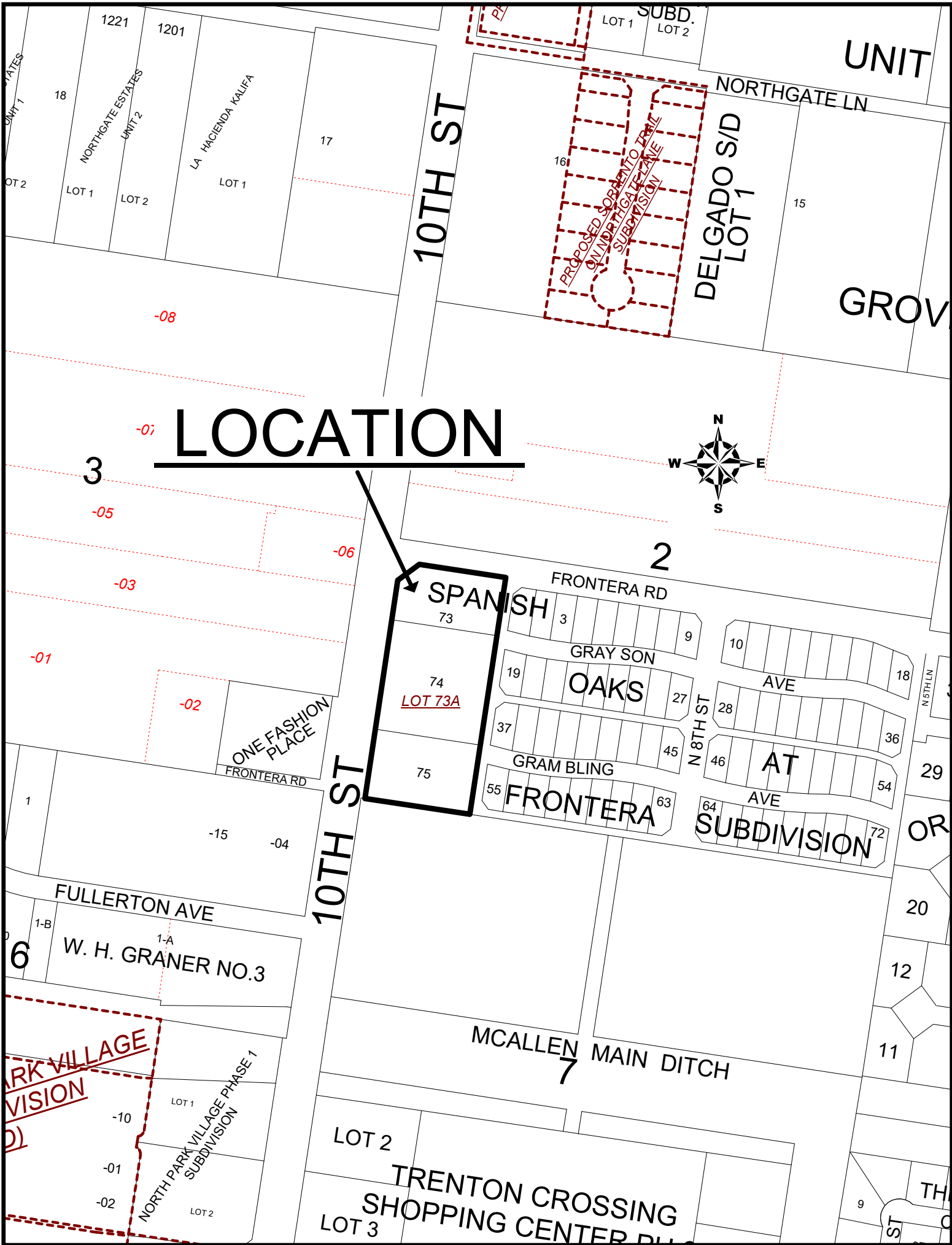
APPLICATION FOR
SUBDIVISION PLAT REVIEW

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>Spanish Oaks @ Frontera Lot 73A Subdivision</u></p> <p>Location <u>Southeast corner N. 10th Street and Frontera Road</u></p> <p>City Address or Block Number _____</p> <p>Number of lots <u>1</u> Gross acres <u>4.03</u> Net acres <u>4.03</u></p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Open</u> Proposed Land Use <u>Storage Units</u> Irrigation District # _____</p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Legal Description <u>4.03 acres being of all Lots 73, 74 & 75 Spanish Oaks @ Frontera as recorded in Document No. 2914397 Hidalgo County Map Records.</u></p>
Owner	<p>Name <u>8400 / 8500 N. 10th Development, LLC</u> Phone <u>956-213-8244</u></p> <p>Address <u>P.O. Box 610</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>E-mail <u>jwholand@verturointerests.com</u></p>
Developer	<p>Name <u>8400 / 8500 N. 10th Development, LLC</u> Phone <u>956-213-8244</u></p> <p>Address <u>P.O. Box 610</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>Contact Person <u>Joseph Holand</u></p> <p>E-mail <u>jwholand@verturointerests.com</u></p>
Engineer	<p>Name <u>Javier Hinojosa Engineering</u> Phone <u>956-668-1588</u></p> <p>Address <u>416 E. Dove Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>Contact Person <u>Javier Hinojosa, P.E.</u></p> <p>E-mail <u>javhin@rgv.rr.com</u></p>
Surveyor	<p>Name <u>CVQ Land Surveyors, LLC</u> Phone <u>956-618-1551</u></p> <p>Address <u>517 Beaumont</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person: <u>Carlos Vasquez, R.P.L.S.</u> E-mail: <u>cvq@cvqls.com</u></p>

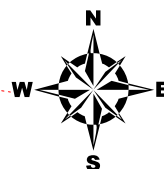


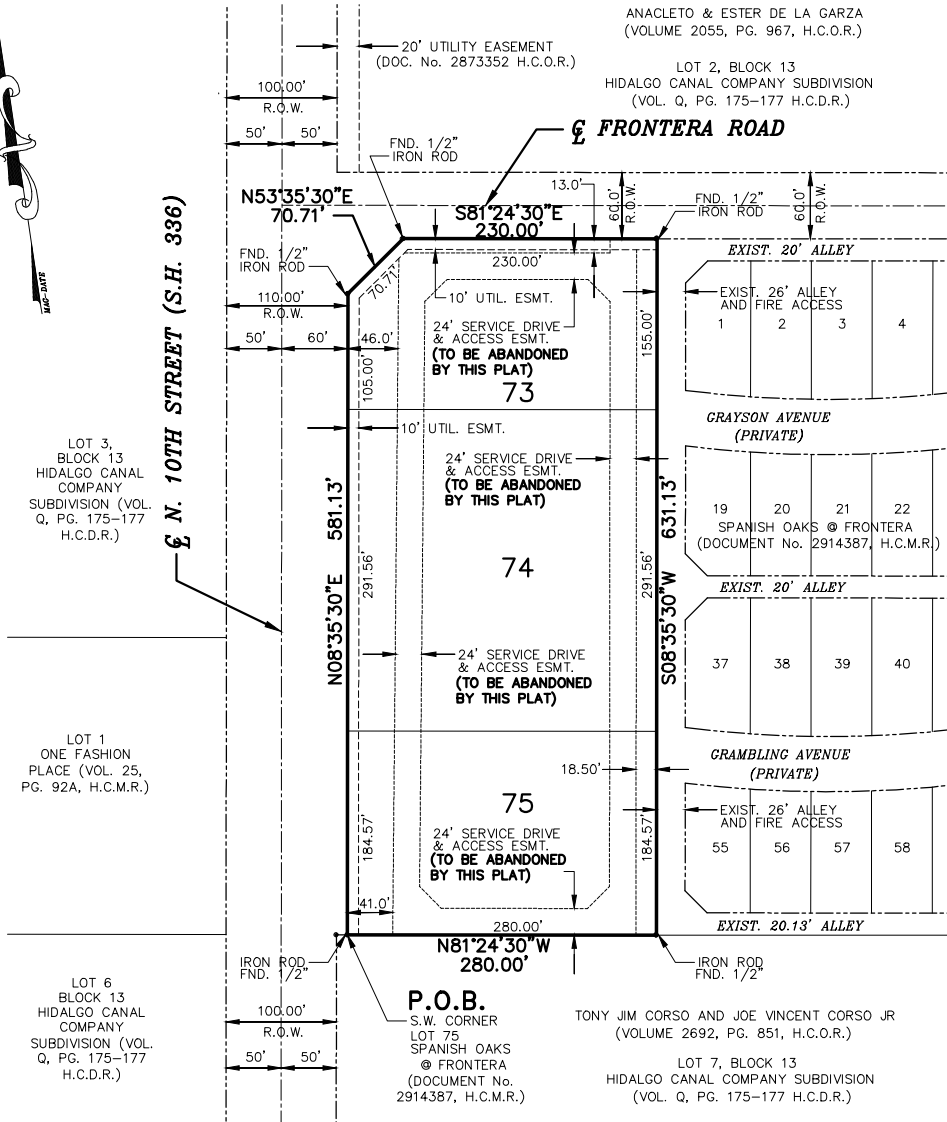
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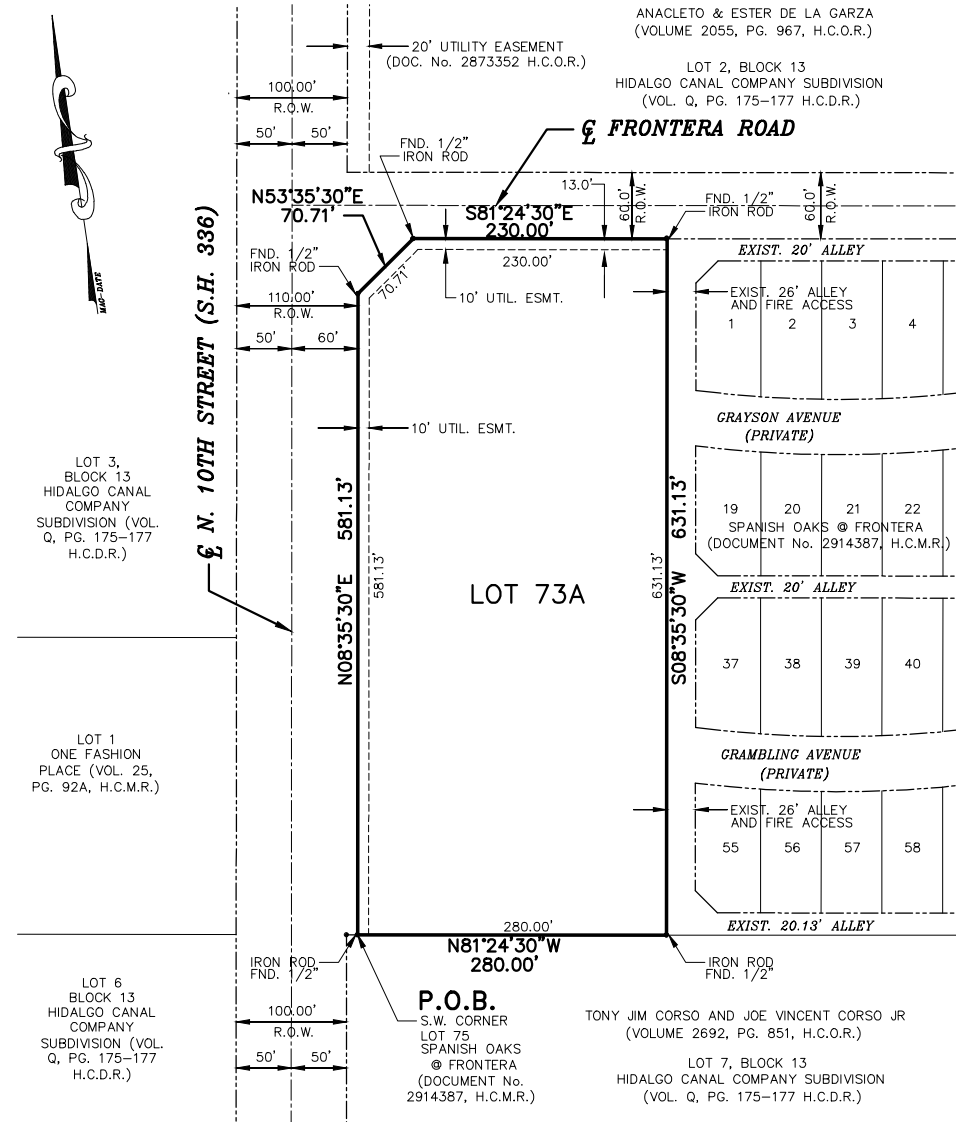
LOCATION

SPANISH
73
74
LOT 73A
75





VACATING LOTS 73, 74, AND 75 SPANISH OAKS @ FRONTERA SUBDIVISION



SUBDIVISION PLAT OF SPANISH OAKS @ FRONTERA LOT 73A SUBDIVISION

RECEIVED

By Nikki Marie Cavazos at 9:34 am, Apr 06, 2020

RECEIVED VIA EMAIL 04/02/2020 AT 2:53 PM

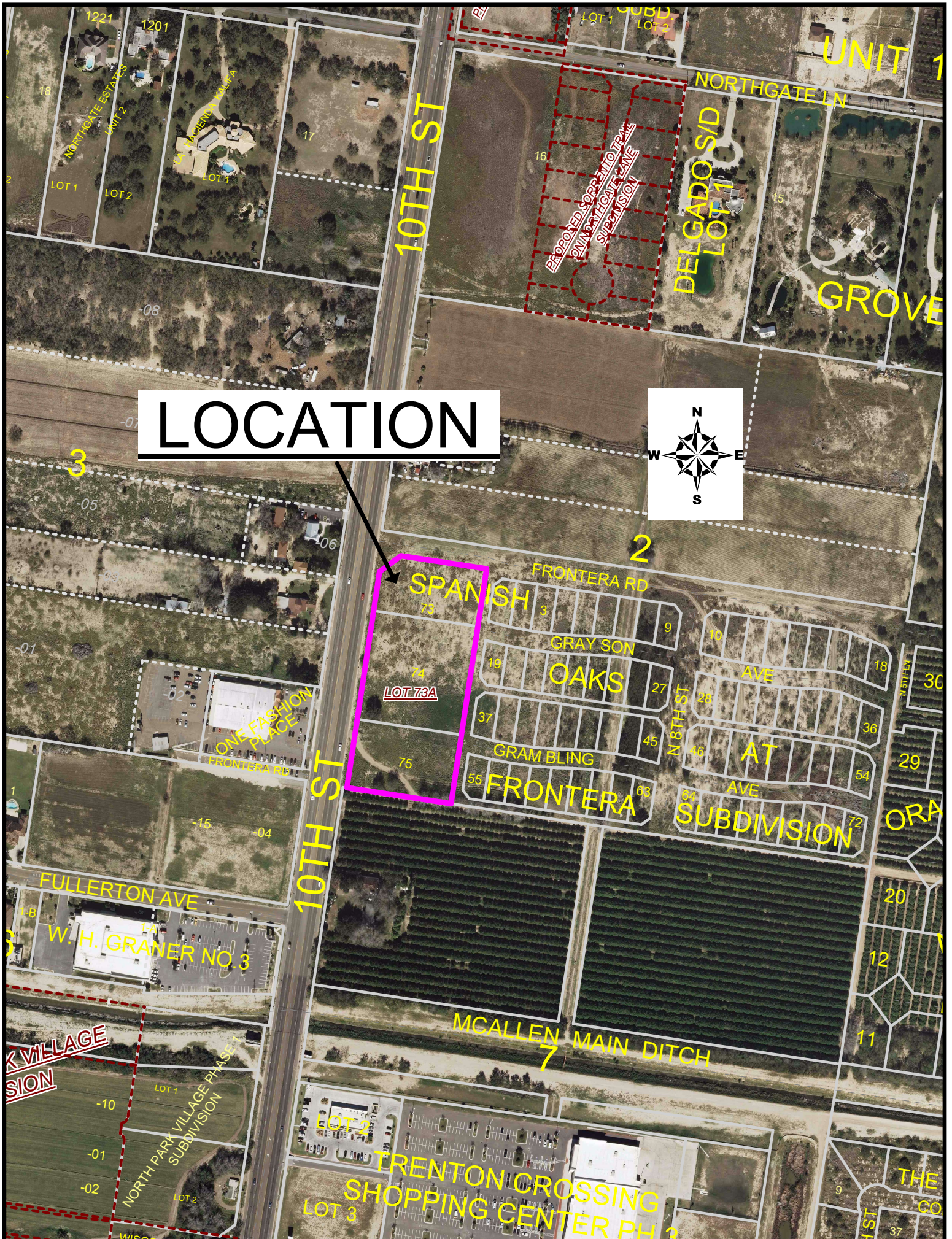


Reviewed On: 5/29/2020

SUBDIVISION NAME: SPANISH OAKS AT FRONTERA, LOT 73A	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
*North 10th Street: 60 ft. from centerline for 120 ft. of ROW Paving: by the state Curb & gutter: by the state	Compliance
*Frontera Road: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides	Compliance
_____	Applied
Paving _____ Curb & gutter _____	Applied
_____	Applied
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length	NA
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. ****24 ft. private service drive easement to provide city services required. It will be maintained by the property owners, 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.	Required
SETBACKS	
* Front: **North 10th Street: 25 ft. or greater for approved site plan or easements. ***Frontera Road: 30 ft. or greater for approved site plan or easements. ****Planning and Zoning Board approved a variance to allow setback of 25 ft. on North 10th Street instead of the required 60 ft.	Compliance
* Rear: Proposing 35 ft. or greater for approved site plan or easements.	Compliance
* Sides: **In accordance with Zoning Ordinance, or greater for approved site plan or easements.	Compliance
* Corner:	NA
* Garage:	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on south side of Frontera Road and 5 ft. wide minimum sidewalk required on east side of North 10th Street	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 and along Frontera Road.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses, and along east property line.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted.	Applied
*Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
**Please remove Note #8 prior to recording.	
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, and service drives must be maintained by the lot owner and not the City of McAllen.	Applied
* Common Areas, Private service access easements must be maintained by the lot owners and not the City of McAllen	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	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-3 Proposed: C-3	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation has been waived.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy. ***As per Traffic, and Fire Dept., please submit gate detail for staff's review prior to recording.	Applied

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied



LOCATION



SCALE: 1" = 30'

N. 10TH STREET (S.H. 336)

N08°35'30"E 581.13'

N53°35'30"E
70.71'

N81°24'30"W 280.00'

BUILDING 1
69,719 GSF (TOTAL)
APPROX. 523 UNITS

BUILDING 2
34,925 GSF (TOTAL)
APPROX. 282 UNITS

S08°35'30"W 631.13'

EXIST. 20' ALLEY

EXIST. 20' ALLEY

GRAYSON AVENUE (PRIVATE)

EXIST. 20' ALLEY

CRAMBLING AVENUE (PRIVATE)

EXIST. 20.13' ALLEY

DALLENBACH-COLE

ARCHITECTURE

10000 DELWOOD
SAN ANTONIO, TX 78204
WWW.DALLENBACHCOLE.COM
P 214.598.8888

JUST-A-CLOSET #3 SELF STORAGE
FRONTERA ROAD

MCALLEN, TX

RECEIVED

By Nikki Marie Cavazos at 12:02 pm, Apr 29, 2020

RECEIVED VIA EMAIL 04/24/2020 AT 2:27 PM

JEH

JAVIER HINOJOSA ENGINEERING

CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 666-1588
TELEFAX (956) 666-1285
jeh@jehengr.com

PROPOSED SITE PLAN
SPANISH OAKS @ FRONTERA
LOT 73 A SUBDIVISION
MCALLEN, TEXAS

SHEET

2

OF 3 SHEETS

200202

SUB2020-0015



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

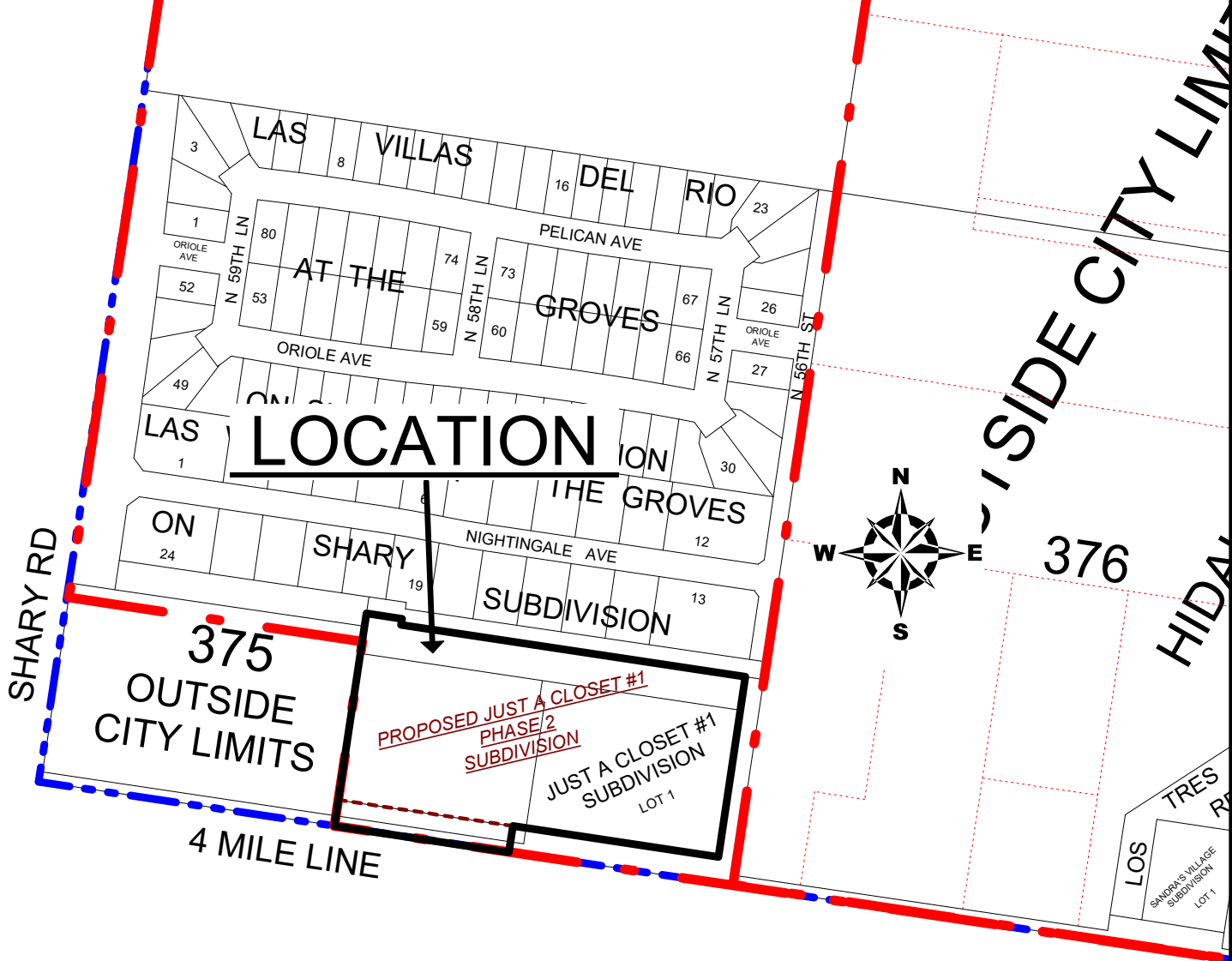
311 North 15th Street
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P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	<p>Subdivision Name <u>Just A Closet#1 Subdivision Phase II</u></p> <p>Location <u>Northwest corner of Lark Avenue and N. 56th Street</u></p> <p>City Address or Block Number _____</p> <p>Number of lots <u>1</u> Gross acres <u>6.13</u> Net acres <u>5.98</u></p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Open</u> Proposed Land Use <u>Mini Storage</u> Irrigation District # <u>UID</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Legal Description <u>6.13 acres out of Lot 375 John H. Shary Subdivision and all of Lot 1, Just A Closet #1 Subdivision Phase I as recorded in Document No. 3097865, H.C.M.R.</u></p>
Owner	<p>Name <u>Shary 80 Phase I, LLC</u> Phone <u>956-213-8244</u></p> <p>Address <u>P.O. Box 610</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>E-mail <u>jwholand@vertuorinterests.com</u></p>
Developer	<p>Name <u>Shary 80 Phase I, LLC</u> Phone <u>956-213-8244</u></p> <p>Address <u>P.O. Box 610</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>Contact Person <u>Joseph W. Holand</u></p> <p>E-mail <u>jwholand@vertuorinterests.com</u></p>
Engineer	<p>Name <u>Javier Hinojosa Engineering</u> Phone <u>956-668-1588</u></p> <p>Address <u>416 E. Dove Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>Contact Person <u>Javier Hinojosa, P.E.</u></p> <p>E-mail <u>javhin@rgv.rr.com</u></p>
Surveyor	<p>Name <u>CVQ Land Surveyors, LLC</u> Phone <u>956-618-1551</u></p> <p>Address <u>517 Beaumont</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person: <u>Carlos Vasquez, R.P.L.S.</u> Email: <u>cvq@cvqls.com</u></p>

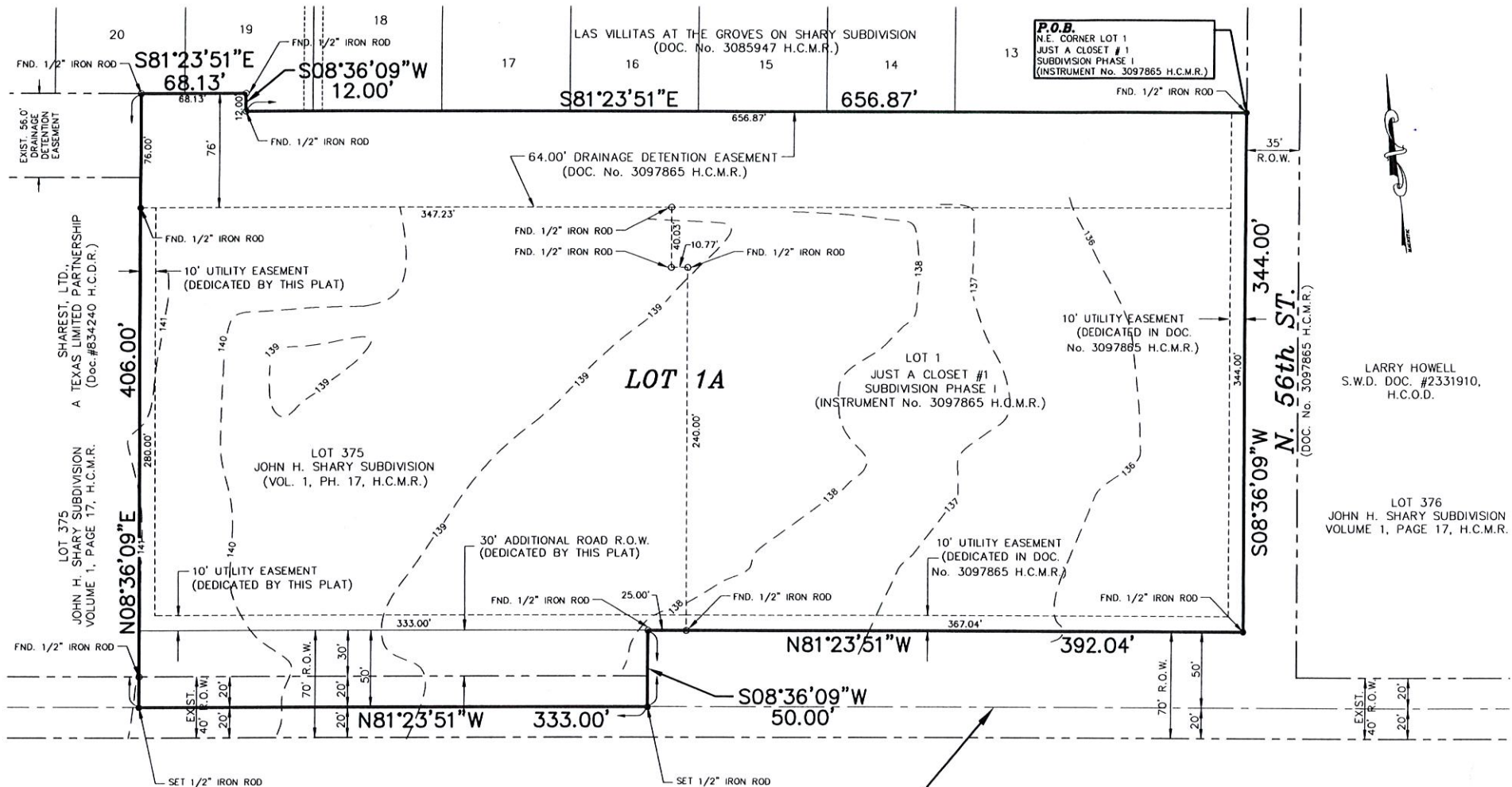


Pct # 710581 Pct. \$3000 ✓

38



PALMHURST



☪ LARK AVENUE (MILE 4 NORTH ROAD)

LOT 365
JOHN H. SHARY SUBDIVISION
VOLUME 1, PAGE 17, H.C.M.R.

SHAREST, LTD.,
A TEXAS LIMITED PARTNERSHIP
(Doc. #834240 H.C.D.R.)

SUBDIVISION PLAT OF JUST A CLOSET #1 SUBDIVISION PHASE II





Reviewed On: 5/28/2020

SUBDIVISION NAME: JUST A CLOSET #1 SUBDIVISION PHASE II**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Lark Avenue: 30 ft. dedication for 50 ft. from centerline for 100 ft. ROW

Paving: 65 ft. Curb & gutter: Both sides

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

Applied

North 56th Street: 35 ft. from centerline for 70 ft. ROW

Paving: 44 ft. Curb & gutter: Both sides

***City Commission approved a variance request to allow a half street with 24 ft. of paving at their meeting of March 27, 2017. Variance will be applied to this development.

Applied

Paving _____ Curb & gutter _____

Applied

Paving _____ Curb & gutter _____

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length

Compliance

* 600 ft. Maximum Cul-de-Sac

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties.

****Private service drive easement to provide city services required. It will be maintained by the property owners, 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.

Applied

SETBACKS

* Lark Avenue: 25 ft. or greater for easements.

**P&Z approved the subdivision in revised preliminary form, with conditions, at the P&Z meeting of November 6, 2018 with the setback variance as requested.

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

Compliance

* Interior Side (West): 10 ft. or greater for easements.

****P&Z approved the subdivision in revised preliminary form, with conditions, at the P&Z meeting of November 6, 2018 with the setback variance as requested.

Compliance

Compliance

*North 56th Street: 10 ft. or greater for easements.

****P&Z approved the subdivision in revised preliminary form, with conditions, at the P&Z meeting of November 6, 2018 with the setback variance as requested.

Compliance

* Garage

NA

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on Lark Avenue and North 56th Street.

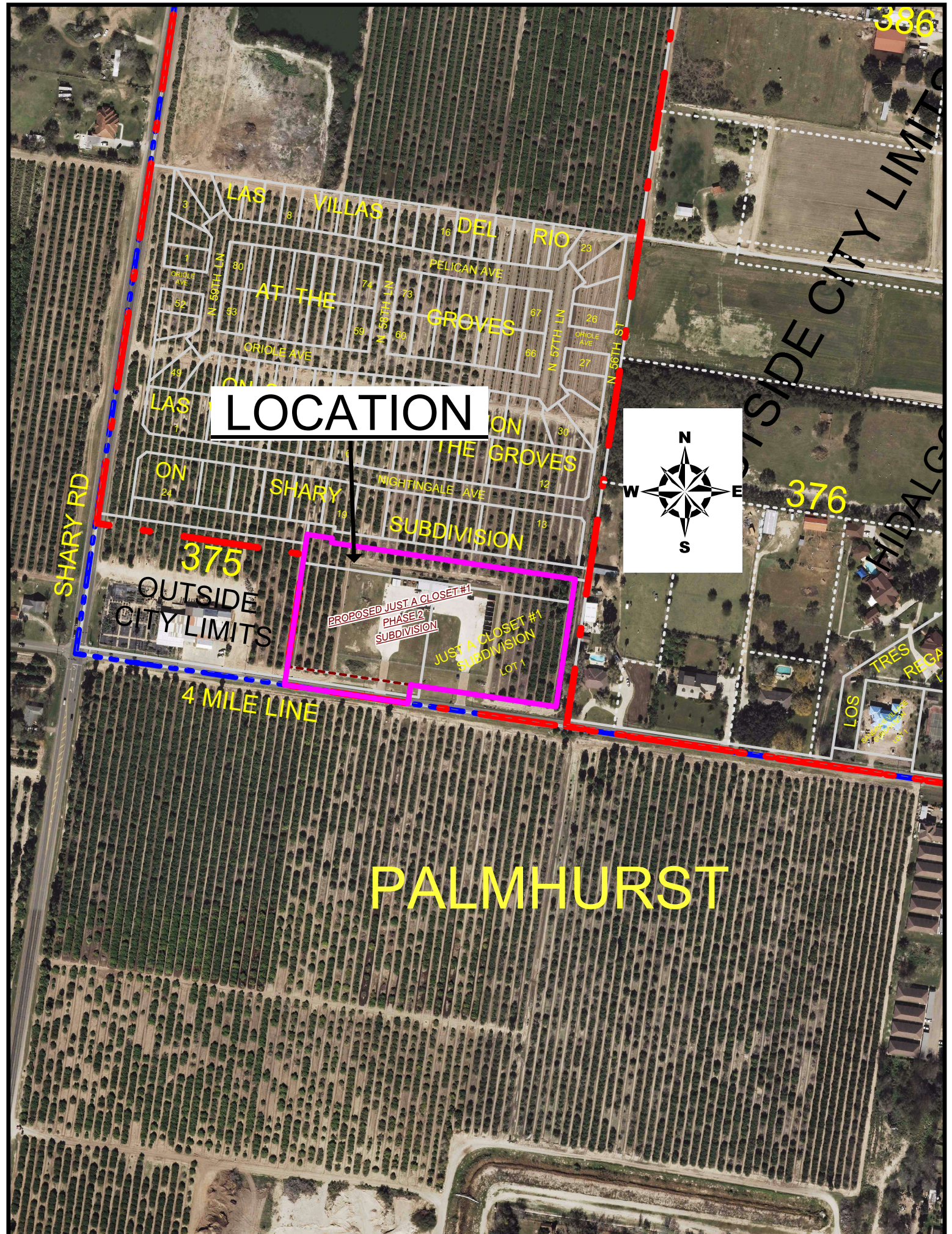
Compliance

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

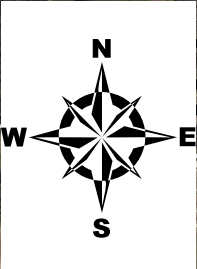
Applied

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North 56th Street.	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 North 56th Street.	Compliance
* Site plan must be approved by the Planning and development departments prior to building permit issuance.	Applied
* Common Areas, service drives 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
LOT REQUIREMENTS	
* Lots fronting public streets.	Compliance
* Minimum lot width and lot area.	Compliance
ZONING/CUP	
* Existing: C-3L Proposed: C-3L	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Per Traffic Department, Trip Generation approved; no TIA required.	Completed
* * Per Traffic Department, Trip Generation approved; Traffic Impact Analysis (TIA) not required	NA

COMMENTS	
<p>Comments: Comply with City's Access Management Policy **As per Public Works and Fire Departments, submit site plan to review dumpsters and service drive location prior to recording. ***Gate Detail must be submitted for review prior to recording. ****P&Z approved Just a Closet #1 in preliminary form with conditions and setback variance, at the meeting of November 6, 2018. *****P&Z approved Just a Closet #1 in final form. with conditions, at the meeting of February 5, 2019. *****P&Z approved Just a Closet #1 Phase 1 in revised final form at the meeting of June 4, 2019. *****Just A Closet #1 Phase 1 recorded on 3/13/2020 *****Existing plat notes remain as now exist.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION



375
OUTSIDE
CITY LIMITS

376

386

PROPOSED JUST A CLOSET #1
PHASE 2
SUBDIVISION
JUST A CLOSET #1
SUBDIVISION
Lot 1

4 MILE LINE

PALMHURST

SUB 2020-0022



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

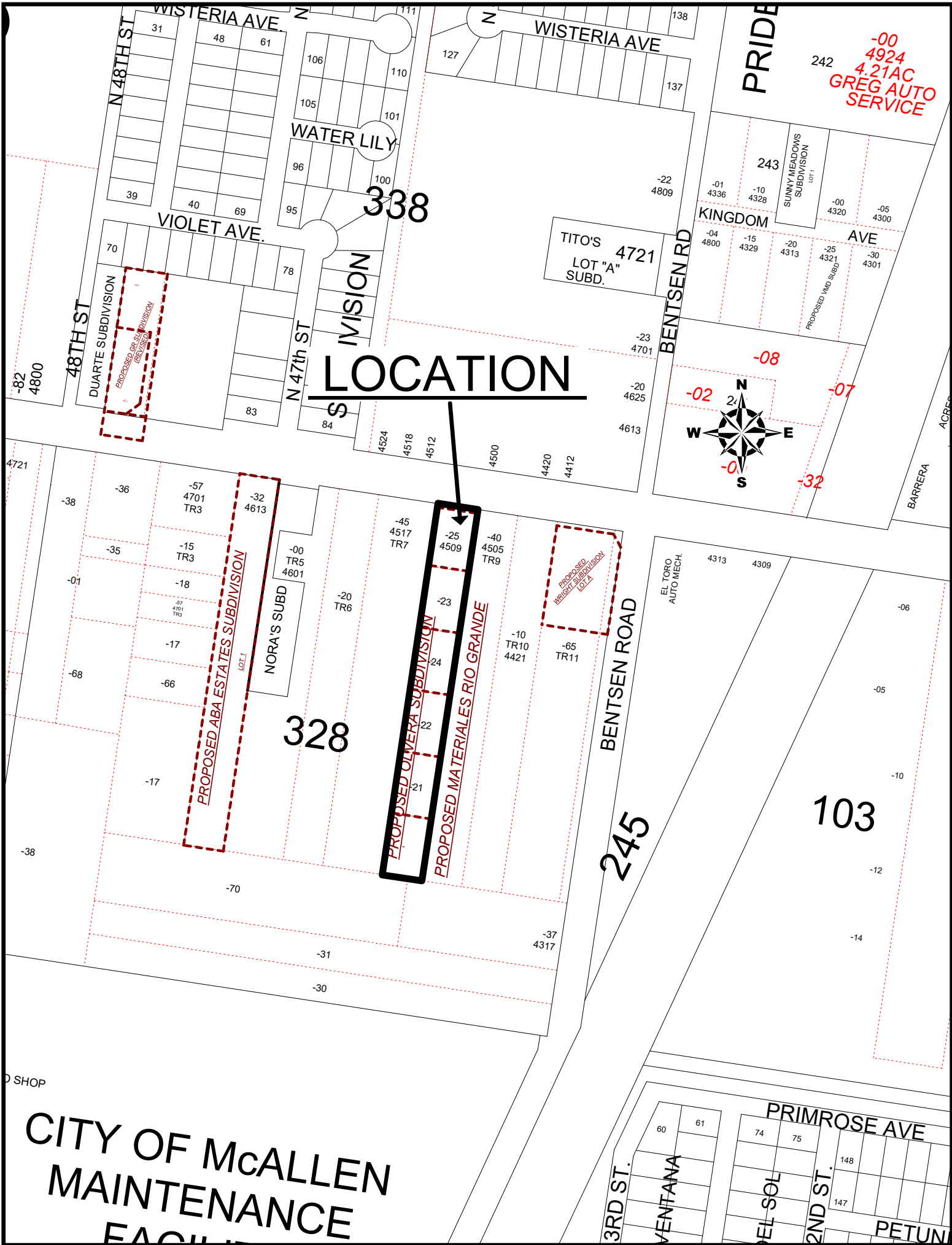
311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	<p>Subdivision Name <u>OLVERA SUBD.</u> <u>OF BUDDY OWENS</u></p> <p>Location <u>1/4 475' WEST OF BENTLEY ROAD ALONG SOUTH SIDE</u></p> <p>City Address or Block Number <u>4509 BUDDY OWENS BLVD.</u></p> <p>Number of lots <u>6</u> Gross acres <u>2.15</u> Net acres <u>2.15</u></p> <p>Existing Zoning <u>C3/R-1</u> Proposed <u>C3/R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>OPEN/RESIDENTIAL</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 Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500⁰⁰</u></p> <p>Parcel No. <u>PROP. I.D. # 281799</u> Tax Dept. Review _____</p> <p>Legal Description <u>2.15 AC. 0/0 LOT 328, JOHN. D. SHARP SUBD., D.C.T.</u></p>
Owner	<p>Name <u>JOSE TALLEZ OLVERA</u> Phone <u>776-9268</u></p> <p>Address <u>4509 BUDDY OWENS BLVD.</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>None</u></p>
Developer	<p>Name <u>SHARPS 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>DAVID O. SALINAS</u> Phone <u>682-9001</u></p> <p>Address <u>2221 DAFFODIL AVE.</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>DAVID</u></p> <p>E-mail <u>dsalinas@salinasengineering.com</u></p>
Surveyor	<p>Name <u>SHARPS AS ENGR.</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>

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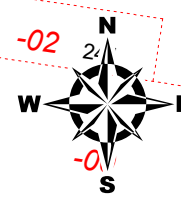
BY: NC 4:00 pm

Ref # 712517



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GREG AUTO
SERVICE

LOCATION



CITY OF McALLEN
MAINTENANCE
EACH



Reviewed On: 5/29/2020

SUBDIVISION NAME: OLVERA**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Buddy Owens Boulevard: 10 ft. ROW dedication by this plat for 60 ft. from centerline for 120 ft. of ROW

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

**Make reference to "10 ft. additional ROW dedicated by this plat" prior to final.

Interior N/S Street: 50 ft. of ROW

Paving: 32 ft. Curb & gutter: Both sides

*Cul-de-Sac is required at the south end of property with a minimum of 96 ft. paving diameter face to face as per Fire Department.

**As per Public Works, ROW is required to be dedicated in order to provide for necessary pavement improvements and Cul-de-Sac design for residential waste collection services.

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

****Engineer submitted a variance letter on May 21, 2020 to not provide the required 50 ft. of ROW, 32 ft. of pavement with curb and gutter on both sides, and to not provide the required cul-de-sac. Instead, the engineer is proposing a 20 ft. caliche access easement with no curb and gutter.

Paving _____ Curb & gutter _____

Paving _____ Curb & gutter _____

Paving _____ Curb & gutter _____

* 800 ft. Block Length.

*Block length proposed is approximately 930 ft. which exceeds the maximum 800 ft. allowed.

**Engineer submitted a variance letter on May 21, 2020 requesting a variance to this requirement.

* 600 ft. Maximum Cul-de-Sac.

***Engineer submitted a variance letter on May 21, 2020 to not provide the required cul-de-sac ROW or 96 ft. paving diameter at the south end of the proposed 20 ft. access easement.

Applied

Non-compliance

Applied

Applied

Applied

Non-compliance

Non-compliance

ALLEYS

ROW 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

NA

SETBACKS

* Front: 25 ft. or greater for easements on properties facing interior N/S street.

**Lot 1: 60 ft. or greater for easements on Buddy Owens Boulevard.

***Note must be included on plat prior to final.

****Zoning must be verified by Engineer prior to final to determine required setbacks.

*****If Conditional use Permit is required, it must be approved prior to final.

* Rear: 10 ft. or greater for easements. (If Zoned R-1)

**Note must be included on plat prior to final.

***Zoning must be verified by Engineer prior to final to determine required setbacks.

*****If Conditional use Permit is required, it must be approved prior to final.

Non-compliance

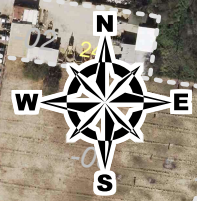
Non-compliance

<ul style="list-style-type: none"> * Interior Sides: 6 ft or greater for easements. (If Zoned R-1) **Note must be included on plat prior to final. ***Zoning must be verified by Engineer prior to final to determine required setbacks. ****If Conditional use Permit is required, it must be approved prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements. (If Zoned R-1) **Note must be included on plat prior to final. ***Zoning must be verified by Engineer prior to final to determine required setbacks. ****If Conditional use Permit is required, it must be approved prior to final. 	Non-compliance
<ul style="list-style-type: none"> * Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies (If Zoned R-1) **Note must be included on plat prior to final. ***Zoning must be verified by Engineer prior to final to determine required setbacks. ****If Conditional use Permit is required, it must be approved prior to final. 	Non-compliance
*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 both sides of interior street **5 ft. wide minimum sidewalk along Buddy Owens Blvd. as per Engineering Dept. ***Engineer submitted a variance letter on May 21, 2020 to not provide sidewalks along the interior street and Buddy Owens Blvd. 	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.	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 Buddy Owens Blvd.	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. (For commercial lots on Buddy Owens Boulevard).	Required
* 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.	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 110-70 if a public subdivision.	Required
*Engineer must clarify if this will be a private or public subdivision prior to final.	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
**Engineer must clarify if subdivision will be private or public prior to final.	
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Engineer submitted a variance letter on May 21, 2020 to allow Lots 2-6 to front onto a proposed 20 ft. access easement instead of the required street. Lot 1 has more than 50 ft. of frontage onto Buddy Owens Boulevard. 	Non-compliance

* Minimum lot width and lot area.	Applied
ZONING/CUP	
* Existing: C-3 & R-1 Proposed: R-1 **Zoning must be verified by the engineer. If any rezoning or CUP for residence in a C-3 zone required, it must be done prior to final.	TBD
* Rezoning Needed Before Final Approval	TBD
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording. Plat submitted April 14, 2020 shows 6 lots. Engineer must clarify use for the 6 lots prior to final to determine amount of park fees required. Parks fees apply at a rate of \$700 per dwelling unit (6 lots X \$700= \$4,200)	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, 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 **As per Public Works Dept., ROW must be dedicated and provide pavement improvements including a turnaround design for residential waste collection service ***Minimum 96 ft. paving diameter required for Cul-de-Sac as per Fire Dept.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITY AND DRAINAGE APPROVALS, AND CLARIFICATION ON VARIANCE REQUESTS.	Applied




LOCATION



CITY OF McALLEN
MAINTENANCE
FACILITY

Memo

To: McAllen Planning Department (Via Email on 05/21/20)
From: David Omar Salinas, P.E., R.P.L.S. 
CC: n:\subdivisionplats\olvera.sub\humbertodelagarza.001
Date: 5/21/2020
Re: Olvera Subd. – Variances to Street Requirements

On behalf of the subdivider of Olvera Subdivision, please find the following requested variances to the street of the proposed plat:

1. Variance for lots not fronting a public street. The only lots that currently fronts a public street is proposed Lot 1 while proposed Lots 2 thru 6 front on a private 20.0 foot roadway access easement;
2. Variance to the block length. Reviewing the details of this tract will show any kind of midway have cul-de-sac will likely makes the affected (lot/lots) un-buildable;
3. Variance to not providing for 50.0 feet of public dedicated ROW, and, not providing a 32' back to back roadway allowing the continued use of a 20.0 foot access easement. Client has agreed to provide for an all-weather road (i.e. caliche) in lieu of a paved section. The provision of any roadway dedication of 50.0 feet will make the lots almost un-buildable or would result in the reduction of the lots, and, would likely create another variance to lot depths;
4. Variance not to provide a cul-de-sac turn-a-round at the end of the ingress/egress roadway as the half cul-de-sac will make Lot 6 unbuildable (See Attachment);
5. Client is requesting a variance to providing sidewalks along the internal roadway easement and Mile 3 North Road.

Please see attachment of plat revisions.

The main purpose of this plat is to secure a building permit on proposed Lot 2 -Lots 1 and 5 already have residential improvements. Please advise if you need any further information. Thank you.

2221 Daffodil Ave., McAllen, Texas 78501
(956) 682-9081/(956) 686-1489 Facsimile
(956) 648-8899 Cell
dsalinas@salinasengineering.com





City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

SUB2020-0029

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>Stonebriar at Trinity Oaks Subdivision</u></p> <p>Location <u>Sprague and La Lomita Roads</u></p> <p>City Address or Block Number _____</p> <p>Number of lots <u>143</u> Gross acres <u>40,000</u> Net acres _____</p> <p>Existing Zoning _____ Proposed <u>D-1 / R-3A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use _____ Proposed Land Use _____ Irrigation District # <u>/</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input 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>Lot 14, La Lomita Irrigation and Construction Company Subdivision</u> <u>as per Map Recorded in Vol. 24, Page 68 of HCDR.</u></p>
Owner	<p>Name <u>Affordable Homes of South Texas, Inc.</u> Phone <u>(956) 687-6263</u></p> <p>Address <u>1420 Erie Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>E-mail <u>rcalvillo@ahsti.org</u></p>
Developer	<p>Name <u>Affordable Homes of South Texas, Inc.</u> Phone <u>(956) 687-6263</u></p> <p>Address <u>1420 Erie Avenue</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person <u>Robert Calvillo</u></p> <p>E-mail <u>rcalvillo@ahsti.org</u></p>
Engineer	<p>Name <u>Cruz-Hogan Consultants, Inc.</u> Phone <u>(956) 682-5022</u></p> <p>Address <u>605 E. Violet Avenue, Suite 1</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u></p> <p>Contact Person <u>Ronnie Cruz, P.E., CFM</u></p> <p>E-mail <u>ronnie@cruzhogan.net</u></p>
Surveyor	<p>Name <u>Robles & Associates PLLC</u> Phone <u>(956) 968-2422</u></p> <p>Address <u>107 W. Huisache Street</u></p> <p>City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u></p> <p><u>Act # 715590 pd \$3000</u></p>

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BY: SC10:00am

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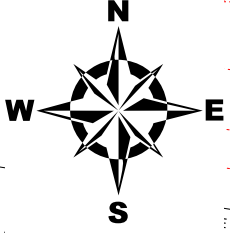
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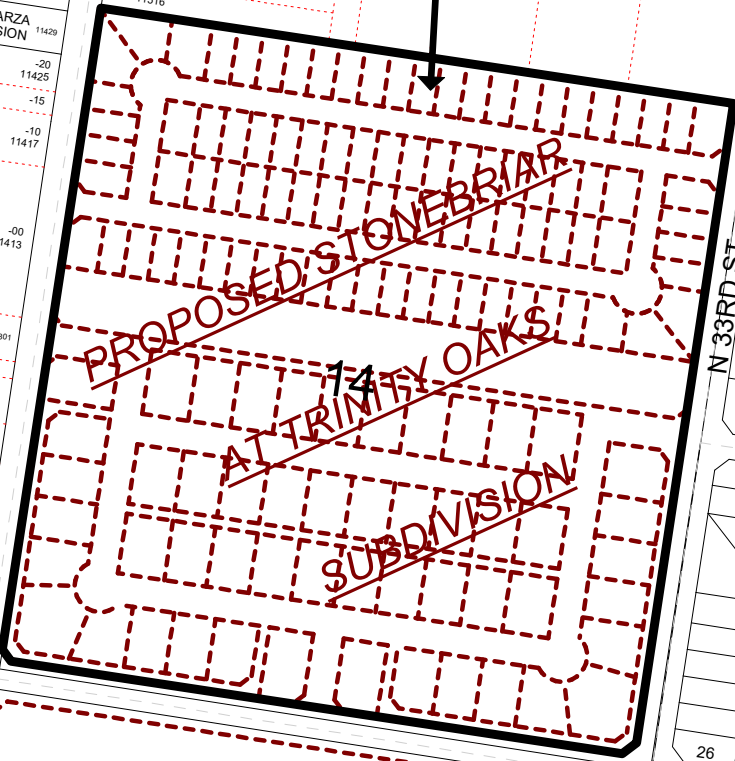


LOCATION

11

LA LOMITA ROAD

GARZA
DIVISION



THE GARDENS
INDIAN CREEK AVE

SUBDIVISION

GUADALUPE AVE

TRINITY OAKS

FUERTE AVE

SPRAGUE RD

PROP. 15 AC. CITY PARK AREA

161

18

FRIJO AVE

GARZA

ELM AVE

SUBD

19

20

N 31ST ST

N 32ND LN

N 33RD ST

N 34TH LN

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N 315TH LN

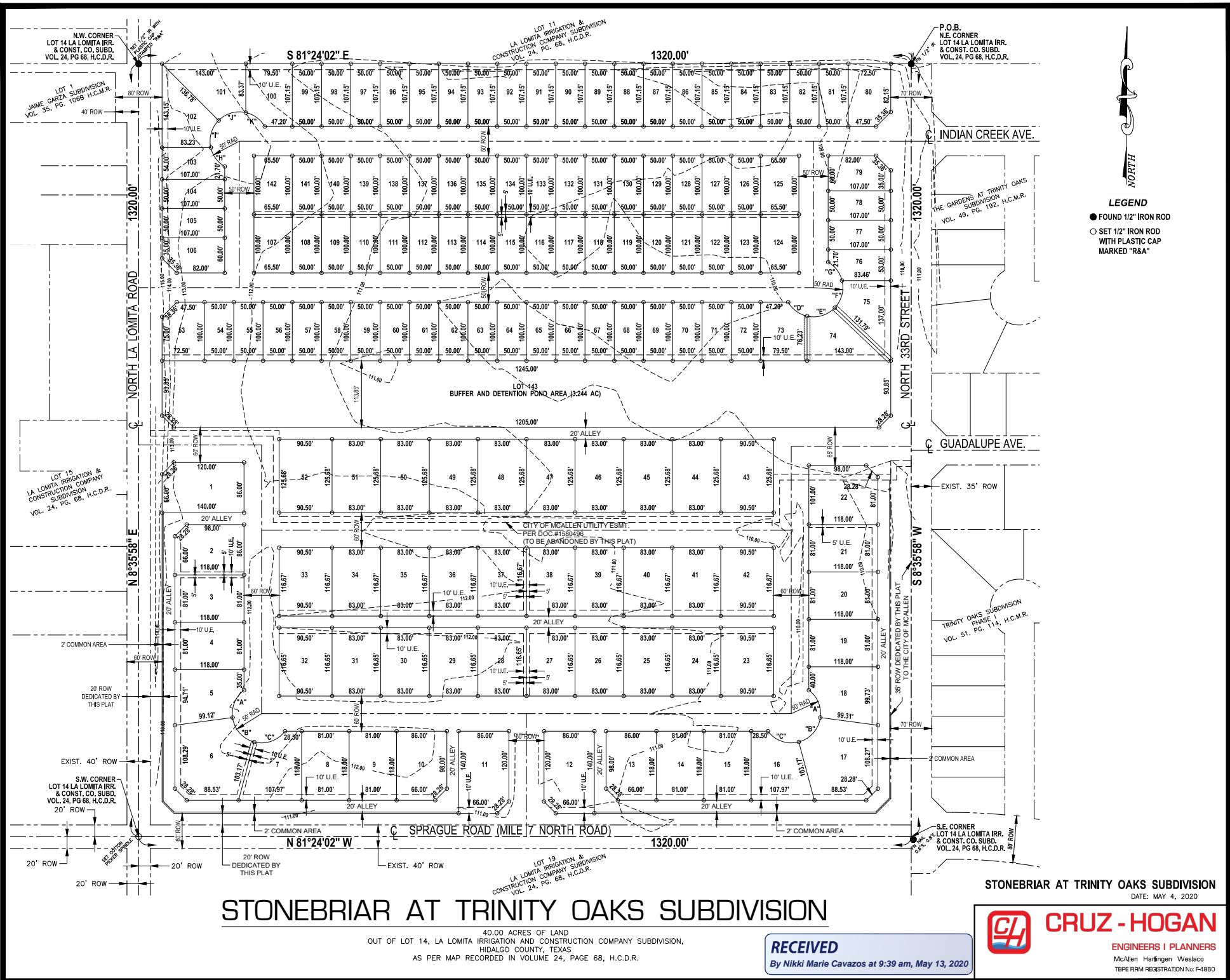
N 316TH LN

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N 320TH LN





City of McAllen

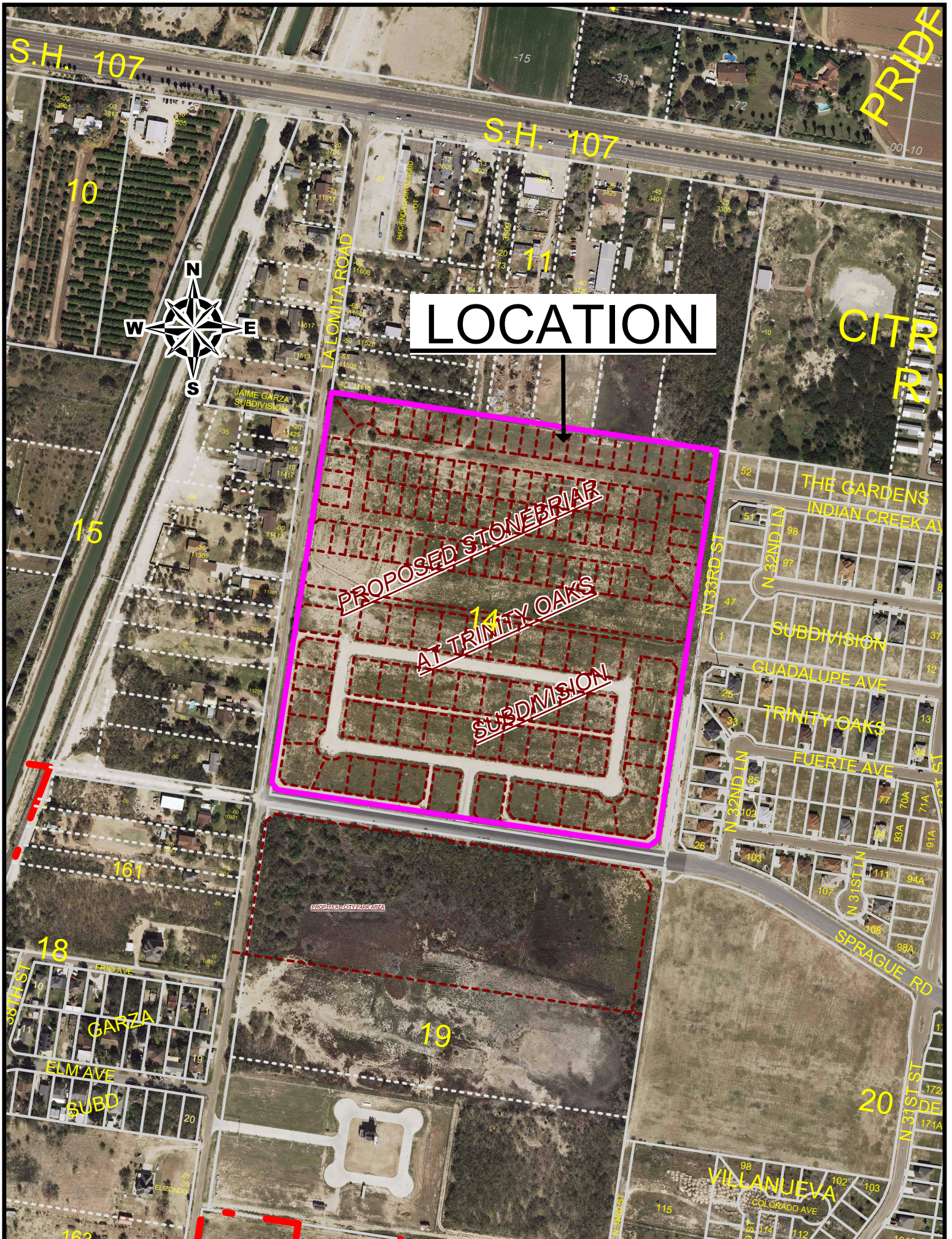
SUBDIVISION PLAT REVIEW

Reviewed On: 5/29/2020

SUBDIVISION NAME: STONEBRIAR AT TRINITY OAKS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North La Lomita Rd.: 20 ft. dedication for 40 ft. from centerline for 80 ft. total ROW. Paving: Min. 52 ft. Curb & gutter: Both sides **Show ROW from centerline to new property line after accounting for ROW dedication. ***Must escrow monies if improvements are not built prior to recording.	Applied
Sprague Road: Additional 20 ft. dedication for 40 ft. from centerline for total 80 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides **Show ROW from centerline to new property line after accounting for ROW dedication. ***Must escrow monies if improvements are not built prior to recording.	Applied
N. 33rd Street: 35 ft. ROW from centerline for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides **Show ROW from centerline to new property line after accounting for ROW dedication. ***Must escrow monies if improvements are not built prior to recording.	Applied
Lots 1-52: 60-65 ft. ROW (applies for multi-family use) Paving: min. 40 ft. Curb & gutter: Both sides **Need to be revised prior to final	Non-compliance
Lots 53-142: 50 ft. ROW (applies for single family use) Paving: min. 32 ft. Curb & gutter: Both sides ***Plat needs to be revised to show ROW for entrance streets between Lots 53-106 and 79-80	Non-compliance
* 800 ft. Block Length **Will need variance letter and/or plat needs to be revised prior to final. ***Show proposed street length	Non-compliance
* 600 ft. Maximum Cul-de-Sac **Plat submitted May 6, 2020, will need to be revised as the proposed layout exceeds maximum block length	Non-compliance
ALLEYS	
ROW: 24 ft. Paving: 20 ft. *Alley/service drive easement required for commercial properties **Plat submitted May 6, 2020 shows a 20 ft. alley which is not required for residential developments, need to revise prior to final ***If an alley is proposed, it will be required to be private ****Loop private alley shown on plat at rear of Lot 22 to the west so that it connects to the N/S interior street. Alley is not to extend north, or connect to Guadalupe Ave.	Non-compliance
SETBACKS	
* Front: Lots 1-52: 20 ft. or greater for easements **Revise plat as noted above	Non-compliance
Lots 53-142: 25 ft. or greater for easements **Revise plat as noted above	
* Rear: In accordance with the zoning ordinance or greater for easements	Applied
* Interior Sides: 6 ft.	Applied
**Revise Note #3 as noted above for side setbacks	
* Side Corner: 10 ft. or greater for easements.	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies	Applied

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 33rd St., N. La Lomita Rd., Sprague Rd., and both sides of all interior streets **Revise Note#10 as shown above prior to final	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. 33rd St., N. La Lomita Rd., and Sprague Rd.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. 33rd St., N. La Lomita Rd., and Sprague Rd.	Applied
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas, Private Streets, service drives, detention pond area, 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 if subdivision is public.	Required
* 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	Applied
* Minimum lot width and lot area	Applied
ZONING/CUP	
* Existing: R-2 Proposed: R-1 & R-3A **Pending rezoning	Non-compliance
* Rezoning Needed Before Final Approval	Required
PARKS	
* Land dedication in lieu of fee. **Per Parks Department, must go before Park Land Dedication Advisory Board and City Commission to determine land or fee requirements, prior to final.	Required
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department need to submit Master Trip Generation to determine if TIA will be required, prior to final.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	

<p>Comments:</p> <p>**Must comply with City's Access Management Policy</p> <p>***Will need a variance letter for streets exceeding 800 ft. in length without stub-outs</p> <p>****Plat shows a 20 ft. alley south of Lot 1 which extends to Lot 22. Alleys are required to be private and will have to be maintained by property owners and not the City of McAllen. Provide a 20 ft. x 20 ft. ROW clip at alley intersections.</p> <p>*****Clarify proposed buffer on Lot 143 prior to final.</p> <p>*****Plat proposes a 2 ft. common area to the rear of Lots 2-22 which are to be private; need to clarify purpose/use prior to final.</p> <p>*****Revise plat so that the alley shown at the rear of Lot 22 loops back to the interior N/S interior street between lots 21 and 22 with ROW corner clip as required. Alley is not to extend north. or connect to Guadalupe Ave.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.</p>	Applied



SUB2020-0033



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>SURPRISE SUBD.</u> Location <u>1012 S 15TH ST SWC DALLAS : S. 9TH ST.</u> City Address or Block Number <u>McAllen TX 78501 Block 54</u> Number of lots <u>1</u> Gross acres <u>0.49</u> Net acres <u>0.49</u> Existing Zoning <u>R3A</u> <u>C-3</u> Proposed <u>R3A</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>5-7-20</u> Existing Land Use <u>LOT</u> Proposed Land Use <u>Apartment</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 type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500.00</u> Parcel No. <u>W0300-00-000-0018-00</u> Tax Dept. Review <u>Yllera</u> Legal Description <u>Lot 3 Block 54 T&E N. 1/2 OF LOT 18 : ALL OF LOTS 19 : 20, WALDRON'S SUBD.</u>
Owner	Name <u>Ron Surprise</u> Phone <u>(956) 682-4488</u> Address <u>211 S. Broadway St</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>southtex4488@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>DAVID SALINAS</u> Phone _____ Address <u>(SAME AS OWNER)</u> City _____ State _____ Zip _____ <div style="position: absolute; bottom: 10px; left: 10px;"> Rct # 714821 pd \$225 (18) </div> <div style="position: absolute; bottom: 10px; right: 10px;"> <div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED MAY 15 2020 BY <u>(Signature)</u> C8:45am </div> </div>

POPEYES NO 1
SUBDIVISION
LOT 1

NO. 3

6 7

MARYLAND
ADDITION

13

1

6

CHICAGO AV

FRIEDMAN
SUBDIVISION

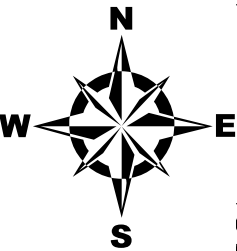
GREYSTONE CENTRE

1 2 3

TOW
MA

LOT 1

LOCATION



DALLAS POINT
910

8 7 6

COMMON AREA

8TH ST

DOC
NEUHAUS PA

S AVE

SUBDIVISION

PROPOSED DALLAS CORNERS LOT A

20
PROPOSED SUPRISED
SUBDIVISION
LOT 1

DALLAS
HEIGHTS
1 2

-01
619

STEWART'S

-00
501
MATADOR INN

ADD.

IMPERIAL ISLE

1
SUBDIVISION

CLOSED
80-27

-02
513

15

9TH ST

WALDROL'S
SUBDIVISION

6

(4) CITY TENN
COURTS
LIGHTING/PARK

13

8TH ST

FRESNO AVE

IMPERIAL LEGEND
SUBDIVISION
LOT 1

9TH 1/2TH ST

WJ THAPP'S
SUBDIVISION
LOT 7

McRILL
1 2
BLK 2

ABND ORD. 1959-44

10

THE PEP BOYS
SUBDIVISION

LA-PRADO

1

-01
600

STEW

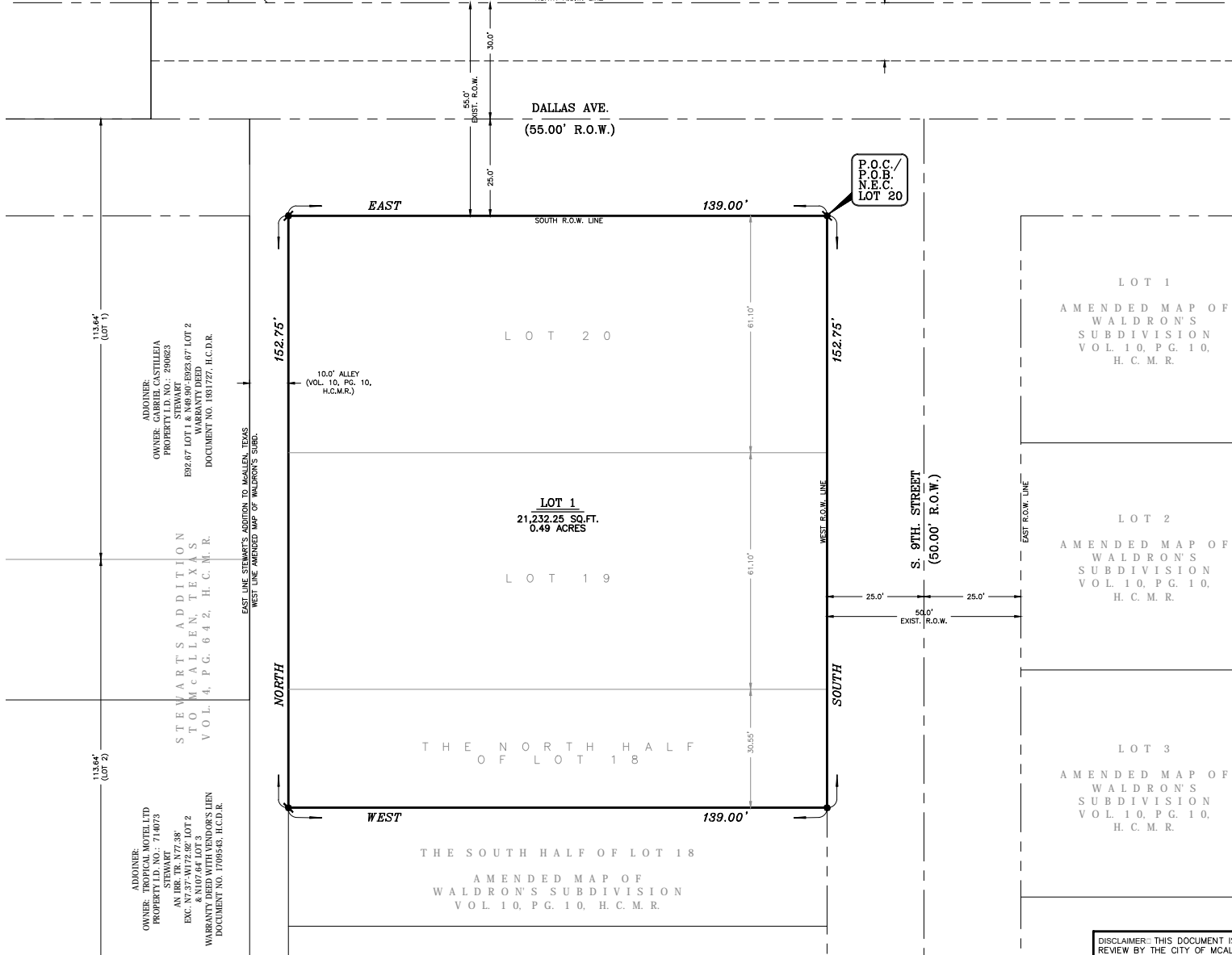
ADJOINER:
OWNER: JOSYAS LP
PROPERTY I.D. NO.: 189520
HIDALGO CANAL CO-MC
E109-W363-S184
EXC. W66-N24 LOT 4, BLK. 8 SE 1/4
0.42AC. GR., 0.37AC. NET
WARRANTY DEED
DOCUMENT NO. 2967583, H.C.D.R.

GREYSTONE CENTRE

20.0' ALLEY
(VOL. 34, PG. 23,
H.C.M.R.)
10.0'x10.0'
CORNER CLIP EASEMENT
(VOL. 34, PG. 23, H.C.M.R.)

COMMON AREA "A"
GREYSTONE CENTRE
VOL. 34, PG. 23,
H.C.M.R.

15.0' HIDALGO COUNTY
IRRIGATION DISTRICT
NO. 3 EASEMENT
(VOL. 34, PG. 23,
H.C.M.R.)



SURPRISE SUBDIVISION

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

BEING A 0.49 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE NORTH 1/4 OF LOT 18, AND, ALL OF LOTS 19 AND 20, AMENDED MAP OF WALDRON'S SUBDIVISION, MCALEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MAY 14, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RECEIVED
By Nikki Marie Cavazos at 2:29 pm, May 19, 2020
RECEIVED VIA CD 05/15/2020 AT 8:45 AM

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6676) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9061 (956) 686-1489 (FAX)
1815 12100 PARK 35 ORLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 5/29/2020

SUBDIVISION NAME: SURPRISE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. 9th Street: Existing 50 ft. Paving: 40 ft. Curb & gutter: Both sides **Show centerline along S. 9th Street to determine dedication required for 60 ft. ROW, prior to final.	Non-compliance
Dallas Avenue: Required 5 ft. for 30 ft. from centerline for a total 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides **Plat will need to be revised to provide the additional 5 ft. dedication required along Dallas Ave. ***Show centerline along Dallas Avenue	Non-compliance
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length	Applied
* 600 ft. Maximum Cul-de-Sac	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Existing 10 ft. alley on adjacent property to the west of the proposed subdivision; need to dedicate 10 ft. additional alley ROW for 20 ft. ROW.	Non-compliance
SETBACKS	
* Dallas Avenue: 20 ft. or greater for easements or approved site plan; or in line with the average setbacks of existing structures, whichever is greater.	Non-compliance
* S. 9th Street: 20 ft. or greater for easements or approved site plan; or in line with the average setbacks of existing structures, whichever is greater.	
**Revise Note #1 for front setback as noted above	
* Rear: 10 ft. or greater for easements **Revise Note#1 as noted above	Non-compliance
* Sides: In accordance with the Zoning Ordinance, or greater for easements	Applied
* Corner: See setbacks for Dallas Avenue and S. 9th Street. **Revise plat as shown above	Non-compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dallas Avenue and S. 9th Street. **Revise Note #4 as noted above.	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	Applied

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Dallas Avenue. **Revise plat to include note as shown above. ***Per Traffic Department, no access will be allowed on Dallas Ave. since this is a collector road which requires 200 ft. spacing.	Non-compliance
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required
* Common Areas, private street drive, alleys, etc., must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments 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: R-3A Proposed: R-3A	Applied
* Rezoning Needed Before Final Approval **Planning and Zoning Board approved the rezoning application on February 4, 2020. City Commission approved the rezoning application at the February 24, 2020 meeting.	Completed
PARKS	
* Land dedication in lieu of fee	TBD
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. If land dedication is not required, park fee amount will be finalized at \$700 per dwelling unit once number of units are established, prior to final.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	TBD
TRAFFIC	
* 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, prior to final.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Submit site plan as requested by Public Works and Fire Department ***Revise ROW dedication along Dallas Avenue and South 9th Street.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, AND DRAINAGE, AND UTILITIES APPROVAL.	Applied



SUB2020-0034



City of McAllen
Planning Department
APPLICATION FOR

311 North 15th Street
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>Barcelona Subdivision</u></p> <p>Location <u>Northwest corner Bentsen Rd and Colbath Ave.</u></p> <p>City Address or Block Number <u>TBD</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.55</u> Net acres <u>1.26</u></p> <p>Existing Zoning <u>R-3A</u> Proposed _____ 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>Multifamily</u> Irrigation District # <u>United</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0-</u></p> <p>Parcel No. <u>S2950-00-000-0178-40</u> Tax Dept. Review <u>Guerra</u></p> <p>Legal Description <u>A 1.55 acre tract of land out of Lot 178, JOHN H. SHARY SUBDIVISION</u></p>
Owner	<p>Name <u>New Millenium L Investments, Inc.</u> Phone <u>(956) 483-4372</u></p> <p>Address <u>711 W. Nolana Ave. Suite 102B</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Servikon, LLC</u> Phone <u>(956) 483-4372</u></p> <p>Address <u>101 N McColl Rd. Ste 8</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Adriana Salazar</u></p> <p>E-mail <u>adrianasalazar68@hotmail.com</u></p>
Engineer	<p>Name <u>Supreme Engineering, PLLC</u> Phone <u>(956) 272-2246</u></p> <p>Address <u>410 S Jackson Rd #2780</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Omar Cano, P.E.</u></p> <p>E-mail <u>omar.cano@supremeengineering.com</u></p>
Surveyor	<p>Name <u>Pablo Pena III, RPLS</u> Phone <u>(956) 682-8812</u></p> <p>Address <u>1001 Whitewing Ave.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>

RECEIVED
MAY 15 2020
BY: Sc 3:00pm

Act # 716823 pd \$ 3008

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

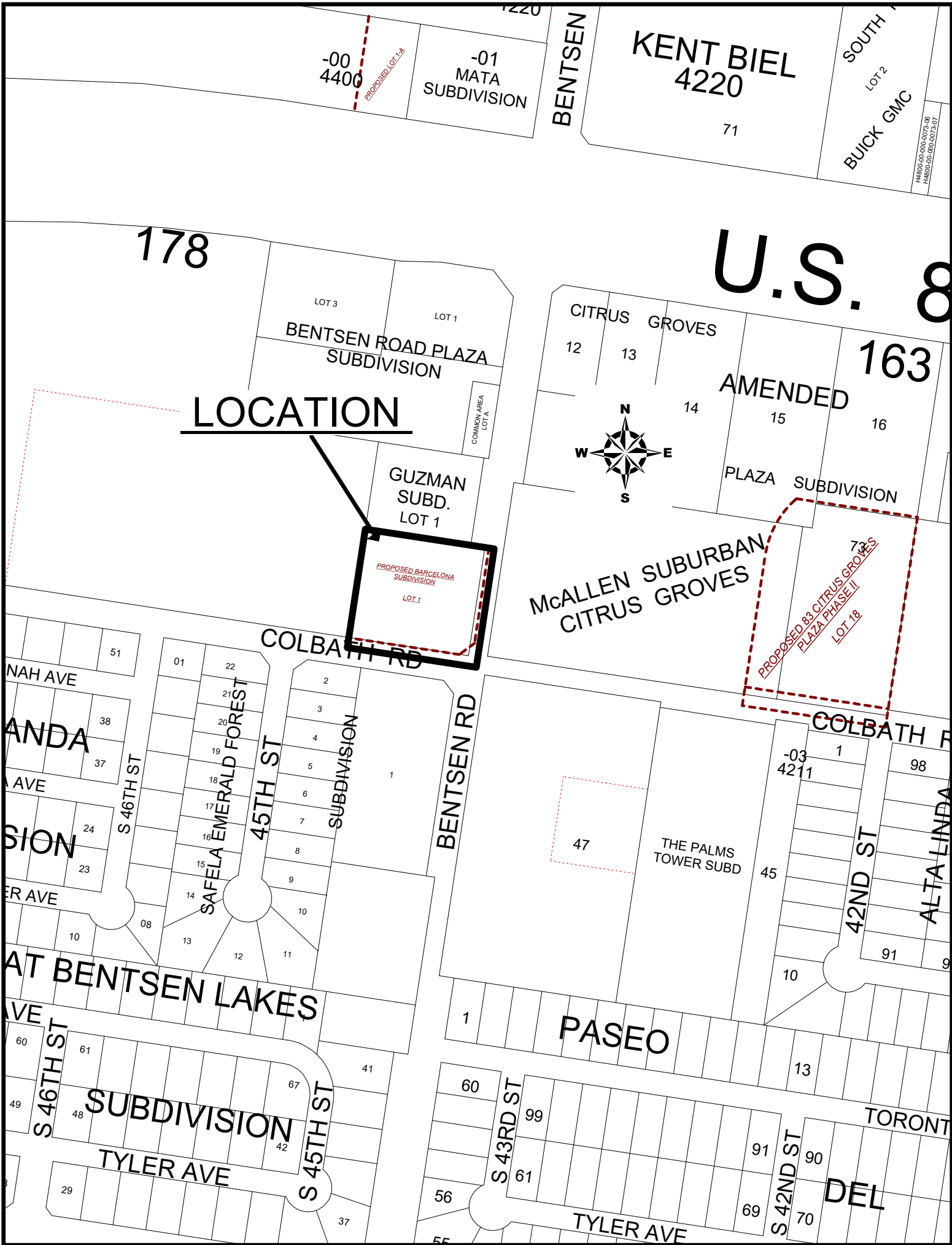
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 05/14/2020

Print Name Laura Elena Aragon D.

Owner ☒

Authorized Agent ☐



-00
4400

PROPOSED LOT 1A

-01
MATA
SUBDIVISION

BENTSEN

KENT BIEL
4220

71

SOUTH
LOT 2
BUICK GMC

H4800-00-000-0073-08
H4800-00-000-0073-07

178

LOT 3

LOT 1

BENTSEN ROAD PLAZA
SUBDIVISION

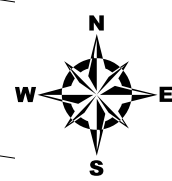
COMMON AREA
LOT A

LOCATION

GUZMAN
SUBD.
LOT 1

PROPOSED BARCELONA
SUBDIVISION
LOT 1

CITRUS GROVES
12 13 14 15 16



AMENDED

163

PLAZA SUBDIVISION

McALLEN SUBURBAN
CITRUS GROVES

PROPOSED 83 CITRUS GROVES
PLAZA PHASE II
LOT 1/8

NAH AVE

ANDA

AVE

SION

ER AVE

AT BENTSEN LAKES

AVE

SUBDIVISION

TYLER AVE

COLBATH RD

BENTSEN RD

PASEO

COLBATH R

42ND ST

ALTA LINDA

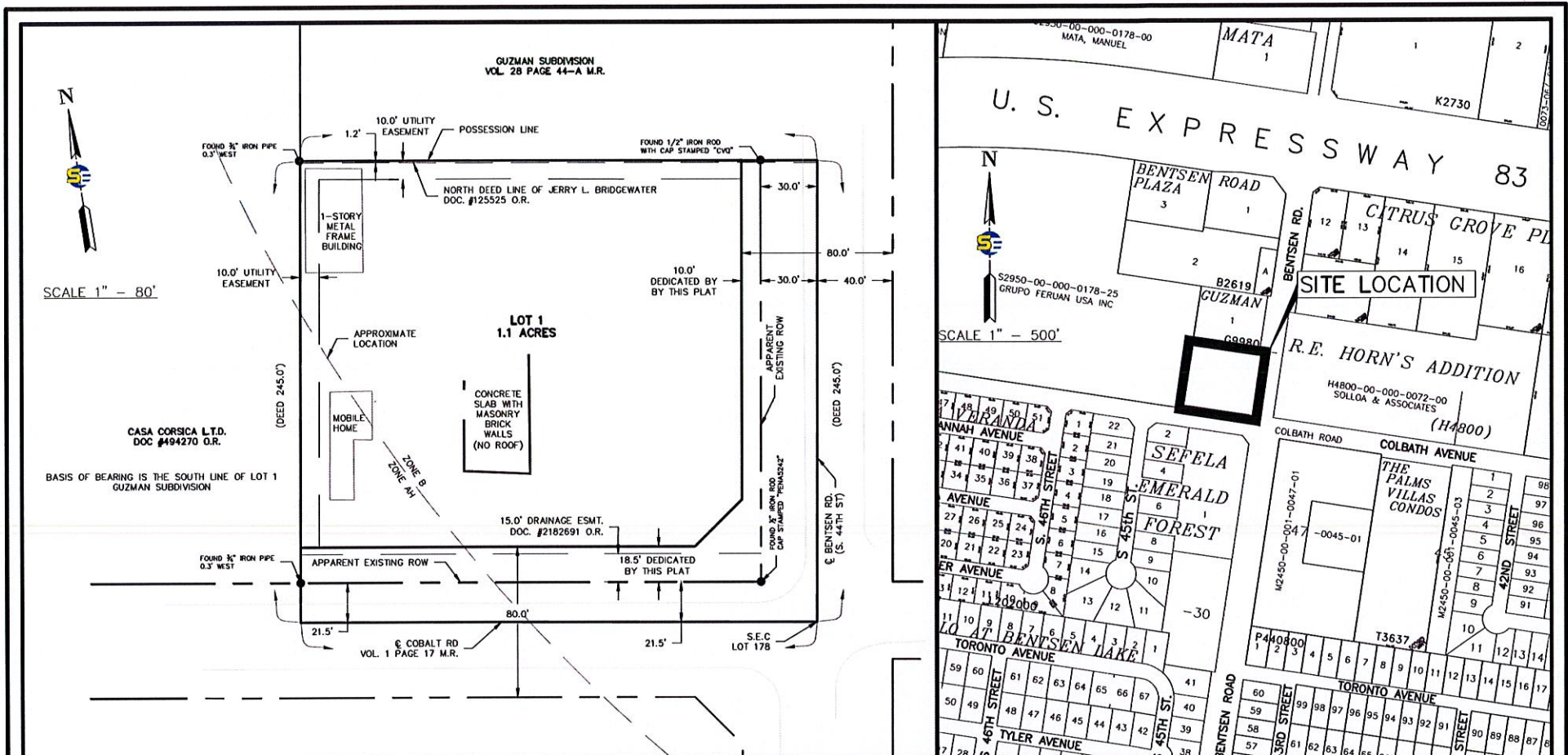
TORONT

DEL

S 43RD ST

S 42ND ST

TYLER AVE



PLAT OF BARCELONA SUBDIVISION

RECEIVED
MAY 17 2020
 BY: *Sc. 11:40am*

A 1.55 ACRE TRACT OF LAND OUT OF LOT 178, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1 PAGE 17 OF THE MAP RECORDS OF SAID COUNTY WITHIN THE CITY OF MCALLEN TEXAS.



SUPREME ENGINEERING, PLLC
 CONSULTING ENGINEERS
 ENGINEERING FIRM F-21135
 410 S. JACKSON RD. #2780 - EDINBURG, TX 78539
 (956) 272-2246

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	NEW MILLENNIUM L INVESTMENTS, INC	711 W. NOLANA AVE. STE. 102B	MCALLEN, TEXAS 78504
ENGINEER:	OMAR CANO, P.E.	410 S. JACKSON RD #2780	EDINBURG, TEXAS 78539
SURVEYOR:	PABLO PENA III, R.P.L.S	1001 WHITEWING AVE	MCALLEN, TEXAS 78501



Reviewed On: 5/29/2020

SUBDIVISION NAME: BARCELONA**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

South Bentsen Road: 10 ft. dedication for 40 ft. from centerline for 80 ft. of ROW

Paving: 52 ft. Curb & gutter: Both sides

**Monies must be escrowed if improvements are not built prior to recording.

***Remove "apparent existing ROW" reference.

Applied

Colbath Road: 18.5 ft. dedication for 40 ft. from centerline for 80 ft. ROW

Paving: 52 ft. Curb & gutter: Both sides

**Monies must be escrowed if improvements are not built prior to recording.

***Revise street name to "Colbath Road" on plat, vicinity map and wherever is applicable prior to final.

****Remove reference to "Apparent existing ROW"

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length.

NA

* 600 ft. Maximum Cul-de-Sac.

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties.

***Private service drive easement to provide city services required. It will be maintained by the property owners, 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.

Non-compliance

SETBACKS

* South Bentsen Road : 40 ft. or greater for approved site plan or easements.

**Colbath Road: 40 ft. or greater for approved site plan or easements.

***Revise plat as shown above.

Non-compliance

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

**Revise plat as shown above.

Non-compliance

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

**Revise plat as shown above.

Non-compliance

* Corner: See setbacks for North Bentsen Road and Colbath Road

**Revise plat as shown above.

Non-compliance

* Garage: 18 ft. or greater for approved site plan or easements.

**Revise plat as shown above.

Non-compliance

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on South Bentsen Road and Colbath Road.

**Please revise plat note #8 as shown above.

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 and along Colbath Road.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along north side property. **Revise plat note #10 as shown above.	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.	TBD
* Site plan must be approved by the Planning and Development departments prior to Building permit issuance.	Applied
* Common Areas, private streets/drives 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.	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
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-3A **Rezoning to R-3A approved by Planning and Zoning on November 19, 2019 ***Rezoning to R-3A approved by the City Commission on December 12, 2019 * Rezoning Needed Before Final Approval	Compliance
	NA
PARKS	
* Land dedication in lieu of fee does not apply.	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording. As per parks Department, Park fees will apply at a rate of \$700 per dwelling unit. Total amount of fees is \$14,000 (\$700 X 20 = \$14,000). Fees may vary depending on the proposed amount of dwelling units.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation needed 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 **As per Traffic, Fire and Public Works Departments, a site plan must be submitted to review access and dumpster locations, service drive, setbacks, landscaping, etc. prior to final. ***Submit gate detail to assure compliance prior to final (if applicable).	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITIES AND DRAINAGE APPROVALS.	Applied

178

U.

LOCATION

CITRUS GROVES

AMEN

PLAZA



GUZMAN SUBD.
LOT 1

McALLEN SUBURBAN
CITRUS GROVES

PROPOSED BARCELONA
SUBDIVISION
LOT 1

COLBATH RD

BENTSEN RD

SUBDIVISION

45TH ST

SAFELA EMERALD FOREST

S 46TH ST

THE PALMS
TOWER SUBD

BENTSEN LAKES

PASEO

Memo

TO: Planning and Zoning Commission

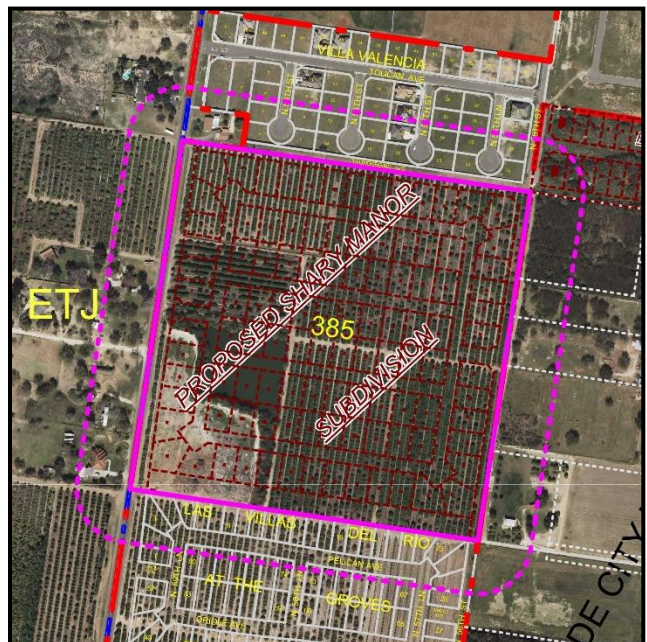
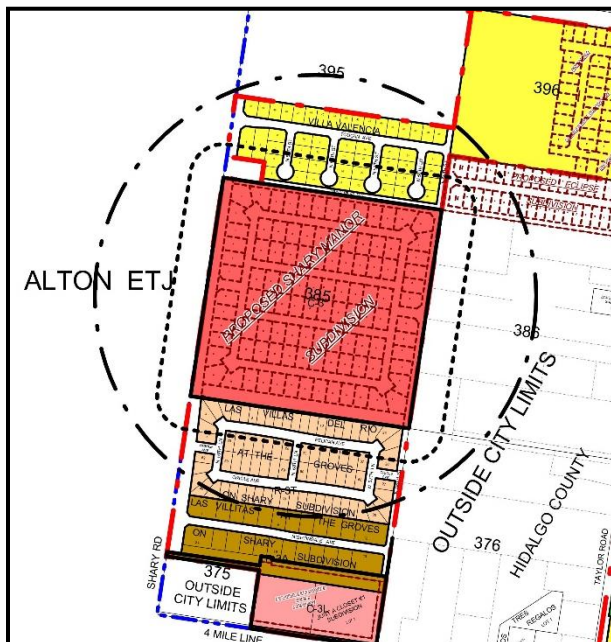
FROM: Planning Staff

DATE: May 28, 2020

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 38.27 ACRES OF LAND OUT OF LOT 385, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 7000 NORTH SHARY ROAD. (REZ2020-0009)

LOCATION: The property is located on the east side of North Shary Road, approximately 1,320 feet north of 4 Mile Line. The tract has 1,041.96 feet of frontage along North Shary Road and a depth of 1,259.33 feet and comprises a total area of 38.27 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to build 106 lots and 424 apartments.



ADJACENT ZONING: The adjacent zoning is R-1 (single family residential) District to the north and R-3T (multifamily residential townhouses) District to the south. The area to the east and west are outside the city limits.

LAND USE: The property is currently vacant. Surrounding land uses are single-family residences, townhouses, apartments, 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 (single family residential) to R-3 (multifamily residential) Districts.

DEVELOPMENT TRENDS: The development trend for the area along North Shary Road is single-family and multifamily residential. The property was initially zoned R-1 (single-family residential) District after the annexation of the property in 2017. The City Commission approved a rezoning request for the subject property to C-3 (general business) District on August 13, 2018.

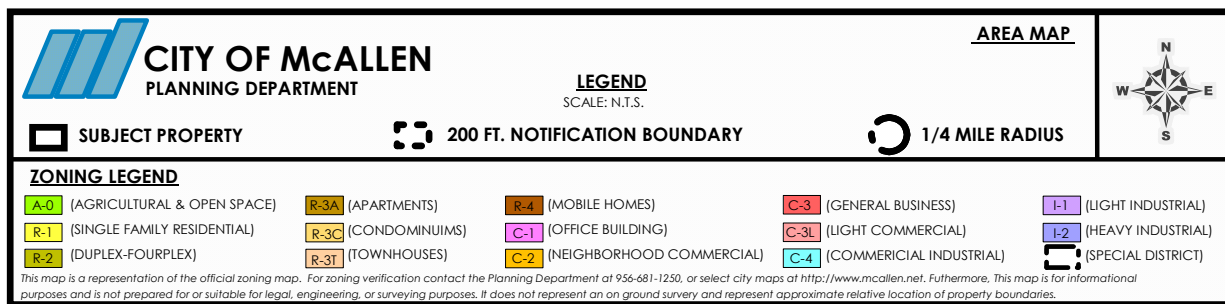
Various other rezoning requests in the surrounding area have been approved for R-3T (multifamily residential townhouses) and R-3A (multifamily residential apartments) District.

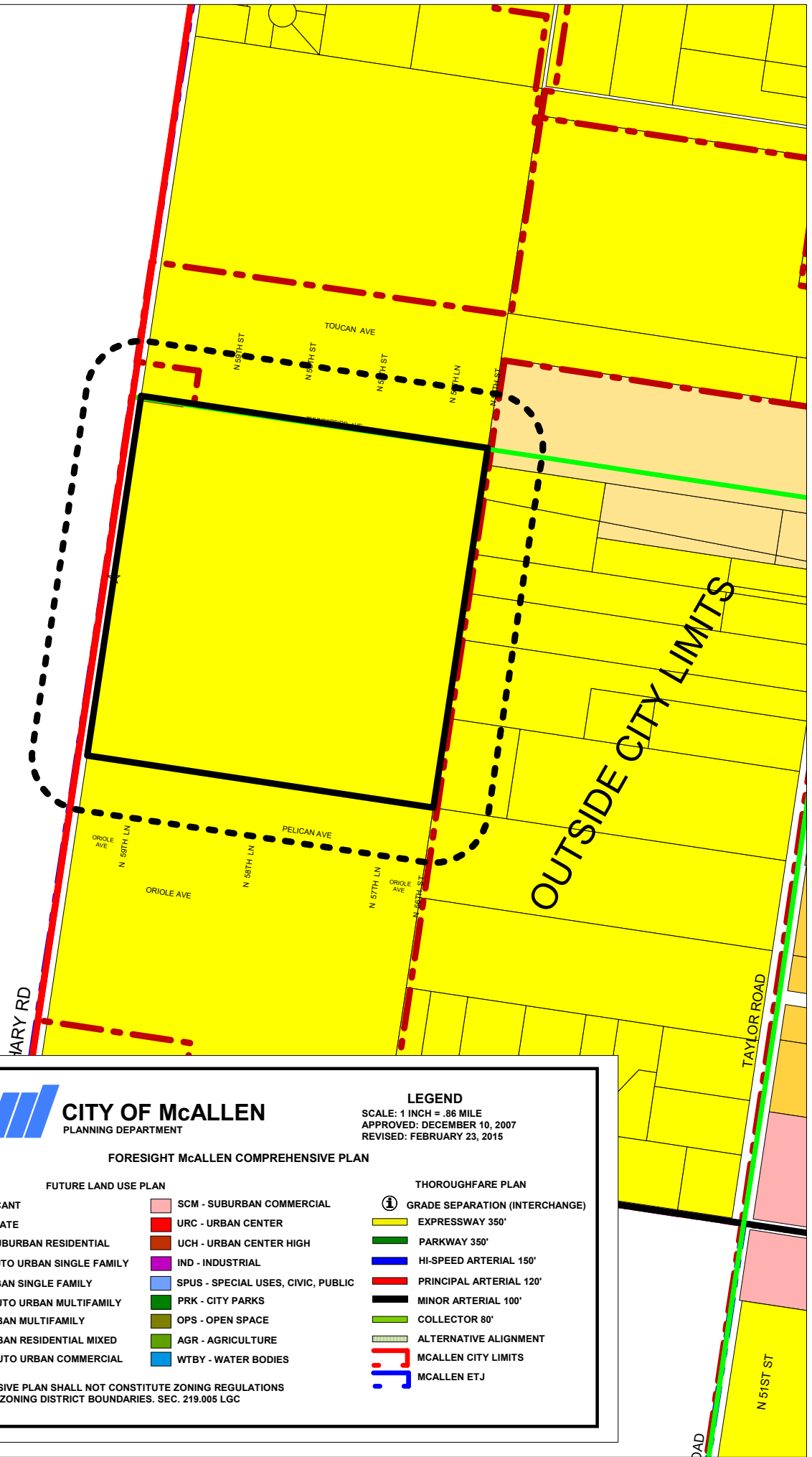
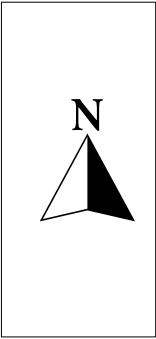
ANALYSIS: The current zoning does not conform to the Suburban Residential land use designation, as indicated on the Foresight McAllen Comprehensive Plan, while the proposed zoning does. The proposed zoning is also consistent with the development and rezoning trends for this area. The number of apartment units likely to be constructed would be limited based upon parking and landscaping requirements.

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

A subdivision plat (Shary Manor) is in process for this property, and the Planning and Zoning Commission approved it in the preliminary form on May 19, 2020.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily residential apartments) District.





CITY OF McALLEN
PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
SUBR - SUBURBAN RESIDENTIAL	UCH - URBAN CENTER HIGH
AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
USF - URBAN SINGLE FAMILY	SPUS - SPECIAL USES, CIVIC, PUBLIC
AUMF - AUTO URBAN MULTIFAMILY	PRK - CITY PARKS
UMF - URBAN MULTIFAMILY	OPS - OPEN SPACE
UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

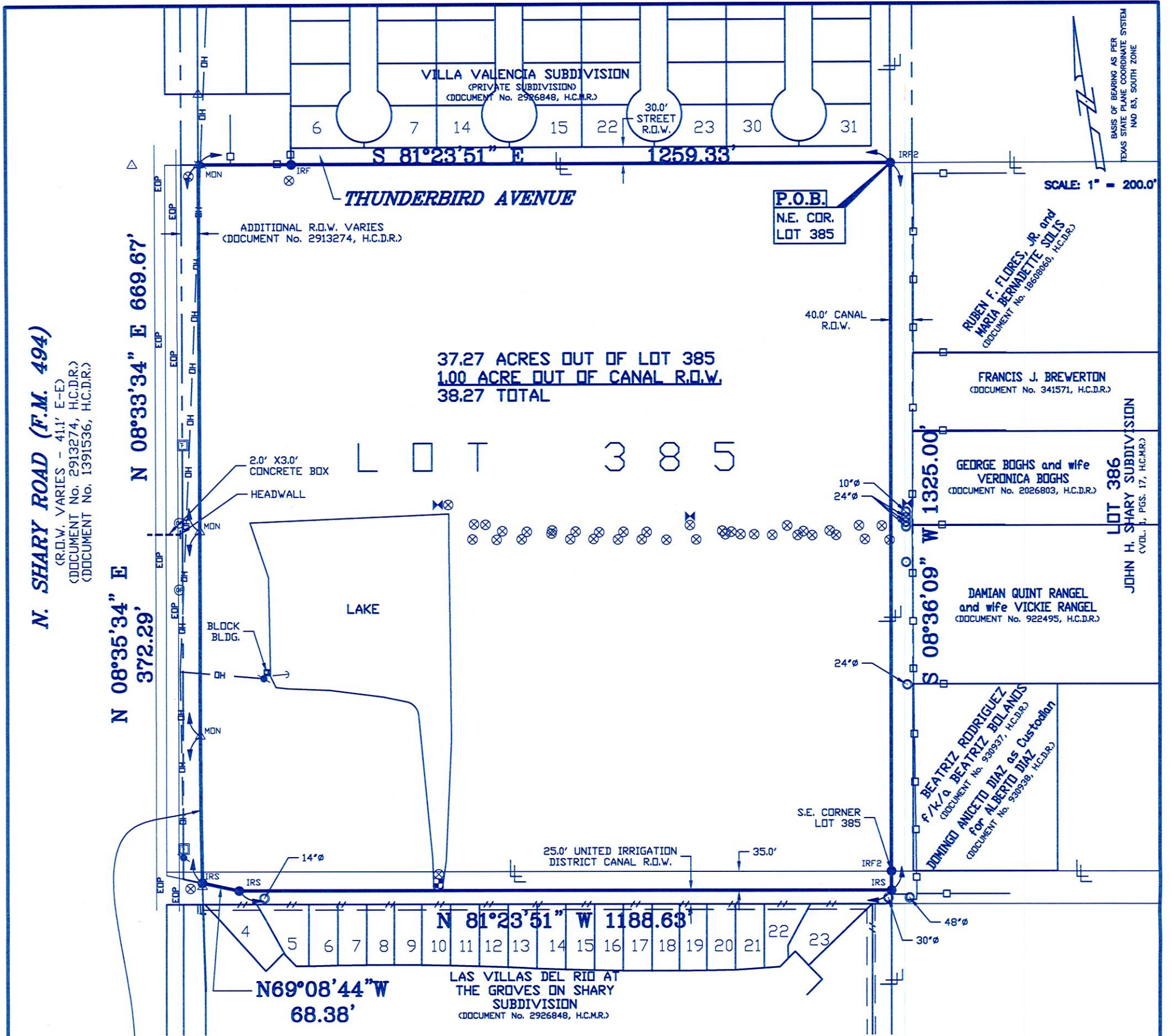
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE ZONING REGULATIONS
OR ESTABLISH ZONING DISTRICT BOUNDARIES. SEC. 219.005 LGC

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: FEBRUARY 23, 2015

THOROUGHFARE PLAN

①	GRADE SEPARATION (INTERCHANGE)
	EXPRESSWAY 350'
	PARKWAY 350'
	HI-SPEED ARTERIAL 150'
	PRINCIPAL ARTERIAL 120'
	MINOR ARTERIAL 100'
	COLLECTOR 80'
	ALTERNATIVE ALIGNMENT
	McALLEN CITY LIMITS
	McALLEN ETJ



FLOOD DESIGNATION

The flood designation for this property appears to be "Zone C", which are "Areas of minimal flooding" (No shading). As per F.E.M.A.'s Flood Insurance Rate Map Panel No.: 480334 0400 C, Map Revised: November 16, 1982

Flood Zone is determined by graphic plotting only. We do not assume responsibility for exact determination.

NOTES

1. This survey plat is prepared in connection with OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT GF No. 18005397, with an Effective Date of September 6, 2018 and an Issued Date of September 11, 2018, and does not guaranty title, this survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.

2. If this survey does not bear an Original Seal and Signature, it is invalid as per section 663.19 of the "The Professional Land Surveying Practices Act" enacted under article 5282C, Vernon's Texas Civil Statutes.

3. This certification is made to the herein named client, it is not transferable nor, certified to any owner or future owner or future lending institutions. This certification herein is not transferable may not be utilized for any specific future transaction of this herein named real estate.

4. Statutory rights, rules and regulations in favor of United Irrigation District, pursuant to applicable sections of the Texas Water Code.

5. Rights or claims by United Irrigation District to any portion of property lying within canal and/or drain ditch easement and/or rights of way located on the property.

6. Easement granted to AEP Texas Central Company, dated August 20, 2004, recorded under Document No. 1391536, Official Records, Hidalgo County, Texas.

7. Easement granted to United Irrigation District, dated January 10, 2017, recorded under Document No. 2839452, Official Records, Hidalgo County, Texas.

8. Drainage Easement granted to Shary 80 Phase I LLC, a Texas limited liability company, dated August 31, 2017, recorded under Document No. 2846755, Official Records, Hidalgo County, Texas.

9. Construction Easement Agreement by and between Sharest, Ltd., a Texas limited partnership and Shary 80, Phase I, LLC, a Texas limited liability company, dated August 31, 2017, filed September 5, 2017, under Document No. 2846756, Official Records, Hidalgo County, Texas.

10. Right-Of-Way Easement granted to Sharyland Water Supply Corporation, dated December 29, 2017, recorded under Document No. 2894399, Official Records, Hidalgo County, Texas.

- LEGEND**
- = LOT LINE
 - IRF = FOUND 1/2" IRON ROD
 - IRF2 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "M&H"
 - IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
 - = GUY WIRE
 - = POWER POLE
 - = TELEPHONE PEDESTAL
 - = WATER METER
 - = IRRIGATION STAND PIPE
 - = IRRIGATION VALVE
 - = FLUSH VALVE
 - = GUARD POST
 - = TXDOT MONUMENT
 - = HOG WIRE FENCE
 - = WOOD FENCE
 - = OVERHEAD POWER LINE
 - EOP = EDGE OF PAVEMENT
 - E-E = EDGE OF PAVEMENT TO EDGE OF PAVEMENT DISTANCE
 - R.O.W. = RIGHT OF WAY
 - H.C.M.R. = HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
 - P.O.B. = POINT OF BEGINNING

LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: SHARY ROAD, Mission, Hidalgo County, Texas, described as follows: a tract of land containing 38.27 acres situated in the County of Hidalgo, Texas, out of Lot 385 and out of a 60.0 foot canal right-of-way between Lots 375 and 385, JOHN H. SHARY SUBDIVISION, according to the plat thereof recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas, said 38.27 being part or portion of Tract II, deeded to SHARY 80 PHASE I, LLC, a Texas limited liability company recorded in Document No. 2846753, Official Records, Hidalgo County, Texas.

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FOR: JAVIER HINOJOSA ENGINEERING AND: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT GF No. 18005397

PROJECT INFORMATION

SURVEYED DATE:	08/12/2019
JOB No.:	190804
DRAWN BY:	GTG
CHECKED BY:	C.V.
REVISIONS:	

SURVEYOR'S CERTIFICATION

I, Jorge Rodriguez, Registered Professional Land Surveyor, certify that the above is a true and accurate plat of the lands as surveyed under my direction on August 12, 2019, and there are no discrepancies, conflicts, shortages in area, boundary line, conflicts, encroachments, overlapping, or improvements, easements or right-of-way except as shown.

RECEIVED

APR 22 2020

BY: *[Signature]*

Jorge Rodriguez
R.P.L.S. No. 5303
STATE OF TEXAS

LAND SURVEYORS

LLC

517 BEAUMONT AVE.
McALLEN, TEXAS 78501
Ph. (956) 618-1551
FAX (956) 618-1547
www.cvqllc.com
TBPLS FIRM No. 10119800

IRREGULAR LOTS		
LOT #	SQ. FT.	ACRES
1	11,740	0.27
2	11,254	0.26
3	11,259	0.26
4	11,265	0.26
5	13,135	0.30
6	14,396	0.33
7	130.07	0.30
17	13,018	0.30
18	13,548	0.31
19	12,597	0.29
23	13,387	0.26
24	13,387	0.26
28	12,597	0.29
29	13,998	0.32
30	13,018	0.30
40	13,007	0.30
41	14,240	0.33
42	13,065	0.30
43	11,238	0.26
44	11,239	0.26
45	11,239	0.26
46	11,732	0.27

LEGEND

A.&U.E.D.P. = ACCESS AND UTILITY EASEMENT
DEDICATED BY THIS PLAT

U.E.D.P. = UTILITY EASEMENT DEDICATED BY THIS PLAT

N.T.S. = NOT TO SCALE

P.O.B. = POINT OF BEGINNING

H.C.D.R. = HIDALGO COUNTY DEED RECORDS

H.C.M.R. = HIDALGO COUNTY MAP RECORDS

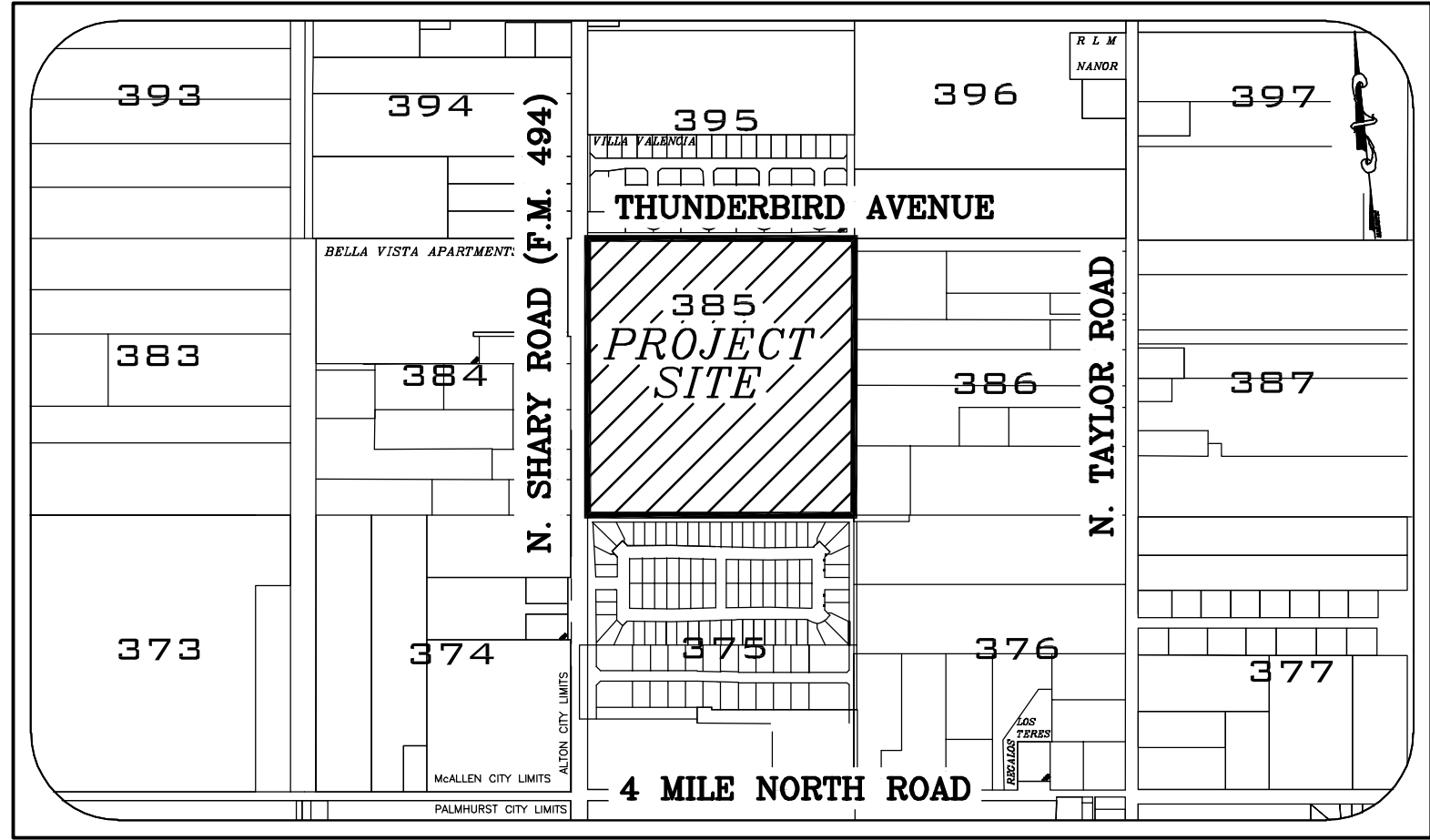
VOL. = VOLUME

PG. = PAGE

R.O.W. = RIGHT OF WAY

FND. = FOUND 1/2" IRON ROD

o = SET 1/2" IRON ROD



LOCATION MAP
N.T.S.

Δ N. SHARY ROAD
(F.M. 494)

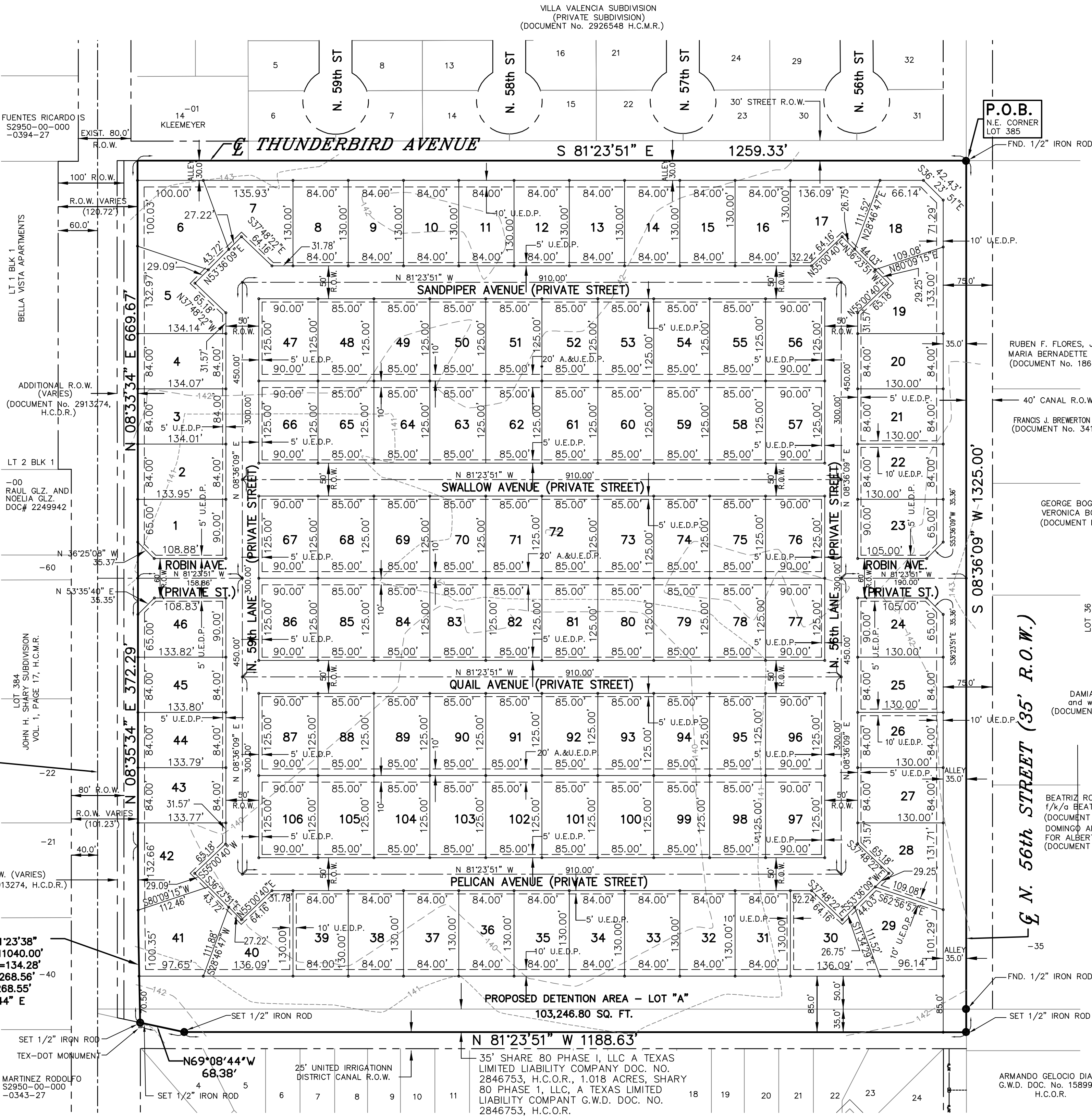
R.O.W. VARIES 41' E/E
DOC. No. 2913274, H.C.D.R.)
DOC. No. 13981536 H.C.D.R.)

LOT 384
JOHN H. SHARY SUBDIVISION
VOL. 1, PAGE 17, H.C.M.R.

ADDITIONAL R.O.W. (VARIES)
(DOCUMENT No. 2913274, H.C.D.R.)

DELTA=01°23'38"
RADIUS=1040.00'
TANGENT=134.28'
LENGTH=268.56'
CHORD=268.55'
N 07°53'44" E

SET 1/2" IRON ROD
TEX-DOT MONUMENT
MARTINEZ RODOLFO
S2950-00-000
-0343-27



IRREGULAR LOTS		
LOT #	SQ. FT.	ACRES
1	11,740	0.27
2	11,254	0.26
3	11,259	0.26
4	11,265	0.26
5	13,135	0.30
6	14,396	0.33
7	130,07	0.30
17	13,018	0.30
18	13,548	0.31
19	12,597	0.29
23	13,387	0.26
24	13,387	0.26
28	12,597	0.29
29	13,998	0.32
30	13,018	0.30
40	13,007	0.30
41	14,240	0.33
42	13,065	0.30
43	11,238	0.26
44	11,239	0.26
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LEGEND

A.&U.E.D.P. = ACCESS AND UTILITY EASEMENT DEDICATED BY THIS PLAT

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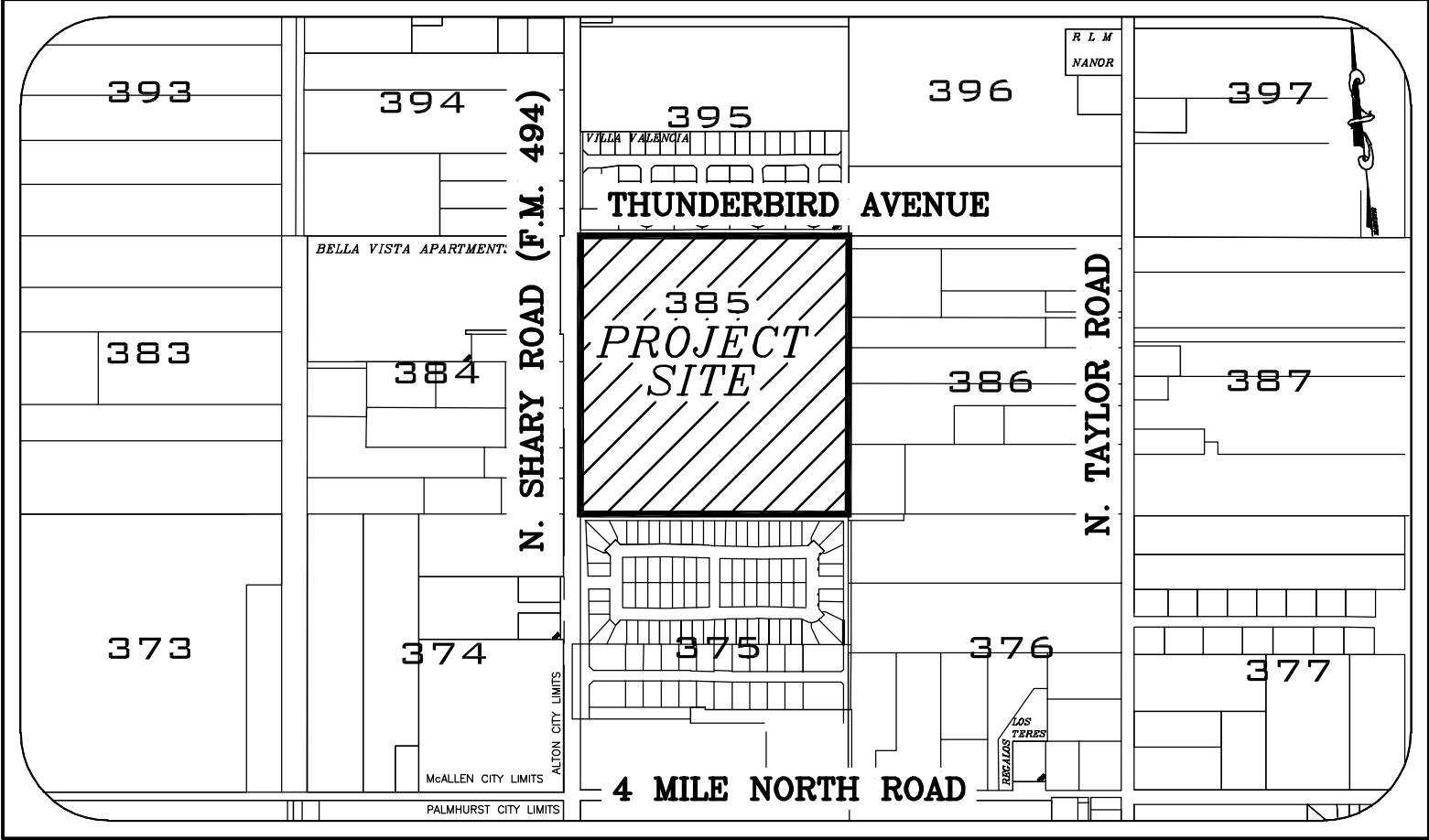
VOL. = VOLUME

PG. = PAGE

R.O.W. = RIGHT OF WAY

FND. = FOUND 1/2" IRON ROD

o = SET 1/2" IRON ROD



LOCATION MAP N.T.S.

METES AND BOUNDS

A TRACT OF LAND CONTAINING 38.27 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, SAID 38.27 ACRES OF LAND, BEING A PART OR PORTION OF LOT 385, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AND PART OR PORTION OF A 60.0 FOOT CANAL RIGHT-OF-WAY BETWEEN LOT 375 AND LOT 385, JOHN H. SHARY SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 38.27 ACRES BEING PART OR PORTION OF (TRACT II) 40.109 ACRES, DECEDED TO SHARY 80 PHASE I, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 2846753, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 38.27 ACRES OF LAND ALSO BEING MORE PARTICULARLY AS FOLLOWS;

BEGINNING AT A ½"IRON ROD WITH PLASTIC CAP STAMPED "M & H" FOUND, ON THE NORTHEAST CORNER OF SAID LOT 385, SAME BEING THE SOUTHEAST CORNER OF VILLA VALENCIA SUBDIVISION, MAP REFERENCE: DOCUMENT NUMBER 2267085, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08°55'36"09"W, ALONG THE EAST LINE OF SAID LOT 385, AT A DISTANCE OF 1290.00 FEET, PASS A ½"IRON ROD WITH PLASTIC CAP STAMPED "M & H" FOUND ON THE SOUTHEAST CORNER OF SAID LOT 385, CONTINUING A TOTAL DISTANCE OF 1325.00 FEET, TO A ½"IRON ROD SET WITH PLASTIC CAP STAMPED "CVQ LS" SET, FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 81°23'51"W, PARALLEL TO THE SOUTH LINE OF SAID LOT 385, A DISTANCE OF 1188.63 FEET, TO A ½"IRON ROD WITH PLASTIC CAP STAMPED "CVQ LS" SET, FOR A CORNER HEREOF;

THENCE N 69°08'44"W, A DISTANCE OF 68.38 FEET, TO A ½"IRON ROD WITH PLASTIC CAP STAMPED "CVQ LS" SET, ON THE EAST RIGHT-OF-WAY LINE OF NORTH SHARY ROAD (FM 494), RECORDED IN DOCUMENT NUMBER 2913274, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND A CURVE TO THE RIGHT, FOR THE MOST WESTERLY SOUTHWEST CORNER HEREOF;

THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH SHARY ROAD (FM 495), IN A NORTHERLY DIRECTION AND SAID CURVE TO THE RIGHT, A DISTANCE OF 268.56 FEET, TO A TXDOT MONUMENT FOUND, SAID CURVE HAVING A RADIUS OF 11,040.00 FEET, A CENTRAL ANGLE OF 01° 23' 38" A TANGENT OF 134.28 FEET, AND A CHORD THAT BEARS N 07° 53' 44"E, 268.55 FEET, FOR A CORNER HEREOF;

THENCE N 08°35'34"E, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH SHARY ROAD (FM 494), A DISTANCE OF 372.29 FEET, TO A TX-DOT MONUMENT FOUND, FOR A CORNER HEREOF; THENCE N 08°33'34"E, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH SHARY ROAD (FM 494), A DISTANCE OF 669.67 FEET, TO A TX-DOT MONUMENT FOUND, FOR THE NORTHWEST CORNER HEREOF;

THENCE S 81°23' 51" E, ALONG THE NORTH LINE OF SAID LOT 385, PASS AT A DISTANCE OF 168.28 FEET, A ½"IRON ROD FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID VILLA VALENCIA SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1259.33 FEET, TO THE POINT OF BEGINNING, CONTAINING 38.27 ACRES OF LAND, MORE OR LESS.

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES SYSTEM NAD 1983, SOUTH ZONE.

GENERAL NOTES

- THIS PROPERTY IS LOCATED IN ZONE "C" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0400 C; REVISED NOVEMBER, 16, 1982.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT THE MID POINT OF THE LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT..... 20 FEET EXCEPT 15 FEET FOR UNENCLOSED CARPORT ONLY, OR GREATER FOR EASEMENTS.
REAR: 10 FEET OR GREATER FOR EASEMENT
INTERIOR SIDES..... 6 FEET OR GREATER FOR EASEMENT
CORNER: 10 FEET OR GREATER FOR EASEMENT
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- DEVELOPER SHALL PROVIDE AN ENGINEERED DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- A TOTAL OF 205,017 CUBIC FEET (4,707 A.C.F.) OF STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT. ALL DETENTION FOR THIS SUBDIVISION IS BE PROVIDED WITH THE DETENTION AREA DESIGNATED AS LOT "A" ALONG THE SOUTH OF THIS SUBDIVISION AND IS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND NOT THE CITY OF McALLEN.
- NEAREST CITY OF McALLEN BENCHMARK IS A SANITARY SEWER MANHOLE. BENCHMARK IS LOCATED ON THE SOUTHEAST CORNER OF LARK AVENUE AND N. 56TH STREET, APPROXIMATELY 6 FEET SOUTH FROM THE EDGE OF PAVEMENT OF LARK AVENUE (4 MILE LINE) RIM ELEVATION =135.22. CITY OF McALLEN BENCHMARK (MC 52):ELEV=132.94 TOP OF 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP AT THE NORTHWEST CORNER OF OF TAYLOR ROAD AND MILE 4 ROAD.
- A 4 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ALONG THE EAST SIDE OF N. SHARY ROAD (F.M. 494), THE WEST SIDE OF N. 56th STREET AND ON BOTH SIDES OF ALL THE INTERIOR STREETS.
- SET ½" Ø IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED. RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.
- A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTIFAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG N. SHARY ROAD (F.M. 494) AND N. 56th. STREET.
- A 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTIFAMILY RESIDENTIAL ZONES/USES.
- ON _____ CITY COMMISSION APPROVED THE REQUESTED VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WITH THE FOLLOWING CONDITIONS: FIFTY (50) PERCENT OF PARK FEES TO BE PAID UP FRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50) PERCENT IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR SHARY MANOR SUBDIVISION IS \$74,200 BASED ON \$700 FOR EACH OF THE PROPOSED 106 UNITS. \$37,100, IS DUE BEFORE PLAT RECORDING; THEREAFTER IT'S A \$350 PER UNIT AT PERMIT ISSUANCE UNTIL PARK FEES ARE PAID IN FULL.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR SHARY MANOR SUBDIVISION RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSOR AND OR ASSIGNS, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OR REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO THE COMMON AREAS AND PRIVATE STREETS ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO PERMANENT STRUCTURE, (EXAMPLE, FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. SHARY ROAD (F.M. 494) AND N. 56TH STREET.
- A 25' X 25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- DEVELOPER / SHARY MANOR SUBDIVISION (H.O.A.) HOME OWNERS ASSOCIATION OR PROPERTY OWNERS, 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 AND MEDIANS.
- MAINTENANCE OF THE COMMON LOT AREA "A" DRAINAGE DETENTION EASEMENT WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OF SHARY MANOR SUBDIVISION. THIS DETENTION EASEMENT IS PART OF THE OVERALL DETENTION AREA REQUIRED FOR THIS SUBDIVISION.

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, HOLDERS (OR DULY AUTHORIZED OFFICERS OF THE HOLDERS) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SHARY MANOR SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER

SIGNATURE
BY: MICHAEL K. LAMON, TRUSTEE
TEXAS REGIONAL BANK

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL K. LAMON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS DAY OF _____, 2020 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE SHARY MANOR SUBDIVISION LOCATED APPROX. 1320 FEET NORTH OF LARK AVENUE (MILE 4 NORTH) ALONG THE EAST SIDE OF NORTH SHARY ROAD (F.M.494) IN McALLEN, HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES. DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER INFRASTRUCTURE IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EASEMENT.

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____

DAY OF _____, 2020.

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

ATTEST:

PRESIDENT

SECRETARY

SUBDIVISION PLAT OF SHARY MANOR SUBDIVISION (PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 38.27 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, SAID 38.27 ACRES OF LAND, BEING A PART OR PORTION OF LOT 385, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AND PART OR PORTION OF A 60.0 FOOT CANAL RIGHT-OF-WAY BETWEEN LOT 375 AND LOT 385, JOHN H. SHARY SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGN, OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS SHARY MANOR SUBDIVISION AN ADDITION TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT OF WAY FOR NORTH SHARY ROAD (F.M. 494) AND N. 56TH. STREET IS BEING DEDICATED BY THIS PLAN.

SHARY 80 PHASE I, LLC,
A TEXAS LIMITED LIABILITY COMPANY
P.O. BOX 610
McALLEN, TEXAS 78505
BY: JOSEPH W. HOLAND, MANAGER

DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED JOSEPH W. HOLAND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 2020 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

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

MAYOR, CITY OF McALLEN

DATE

THIS SUBDIVISION PLAT OF SHARY MANOR SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2020 A.D.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 74808

DATE

STATE OF TEXAS COUNTY OF HIDALGO

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

JORGE RODRIGUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5303
C.V.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: AUGUST 12, 2019
TBPLS FIRM No. 10119600

DATE



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 2 OF 2

DATE OF PREPARATION: APRIL, 2020

DRAWN BY: L. HERNANDEZ

JEH

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE McALLEN, TEXAS 78504
PHONE (956) 668-1588
javhin@rgv.rr.com
TBPELS FIRM NUMBER F-1295

RECEIVED

By Nikki Marie Cavazos at 4:40 pm, Apr 28, 2020

RECEIVED VIA EMAIL 04/27/2020 AT 3:46 PM

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: SHARY 80 PHASE I, LLC,	P.O. BOX 610	McALLEN, TX 78505	(956) 213-8244
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2020-0009

Memo

TO: Planning and Zoning Commission

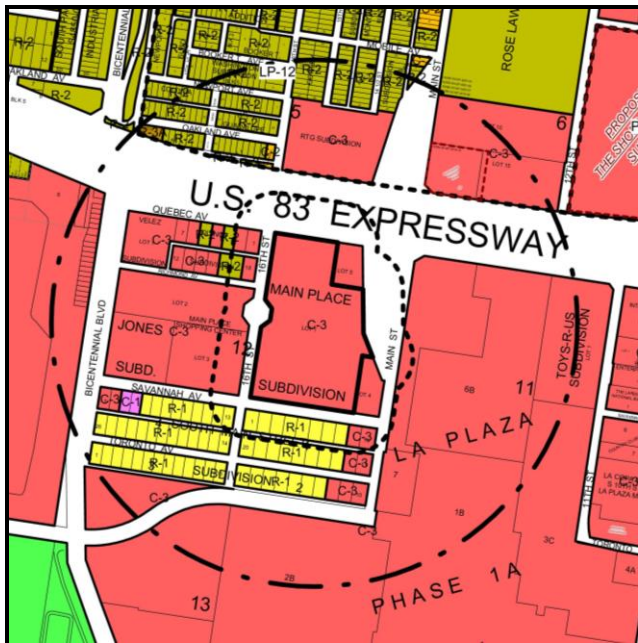
FROM: Planning Staff

DATE: May 28, 2020

SUBJECT: REQUEST OF SOUTH TEXAS VO-TECH, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (SCHOOL) AT LOT 1, MAIN PLACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 1800 SOUTH MAIN STREET. (CUP2020-0046)

BRIEF DESCRIPTION:

The property is located between U.S. Expressway 83 and Savannah Avenue, and between South Main Street and South 16th Street. The property is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) to the south and C-3 (general business) to the north, east, and west. Surrounding land uses include retail stores, UTRGV Continuing Education, restaurant, movie theatre, single-family residential, and La Plaza Mall. An institutional use (school) is permitted in the C-3 zone with a conditional use permit.



REQUEST/ANALYSIS:

The applicant is proposing to renovate and operate a vocational training school from a 26,728 sq. ft. lease space from the existing 103,427 sq. ft. building. The applicant is proposing to

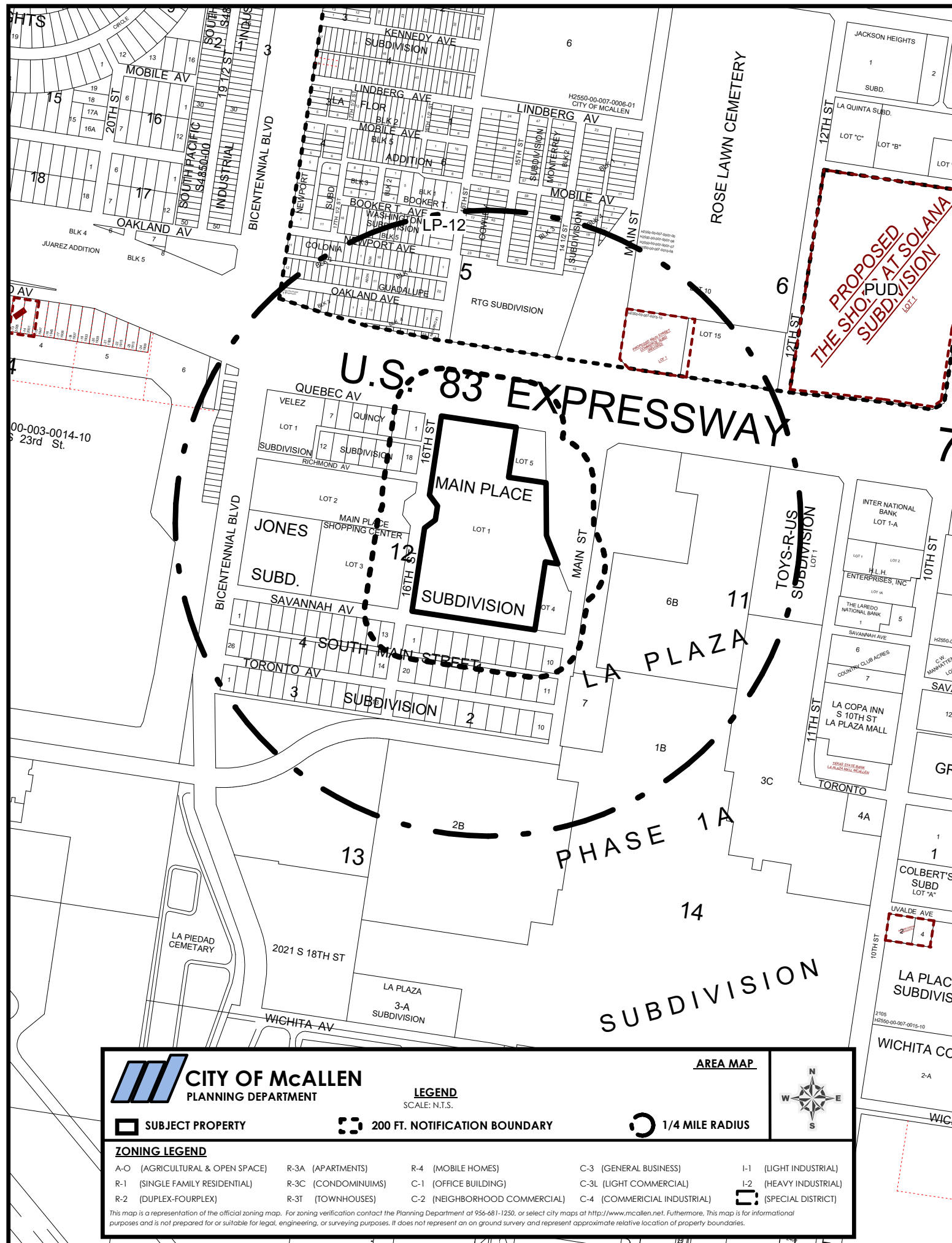
relocate the existing school on 2400 Daffodil Avenue to this new location. There will be 18 classrooms and 5 admin. offices. Based on 5 parking spaces per classroom and 1.5 parking spaces per admin office, 98 parking spaces are required and 130 spaces provided on site. Should the number of offices and classrooms increase, then additional parking will be required. There have been no complaints by the Traffic Department.

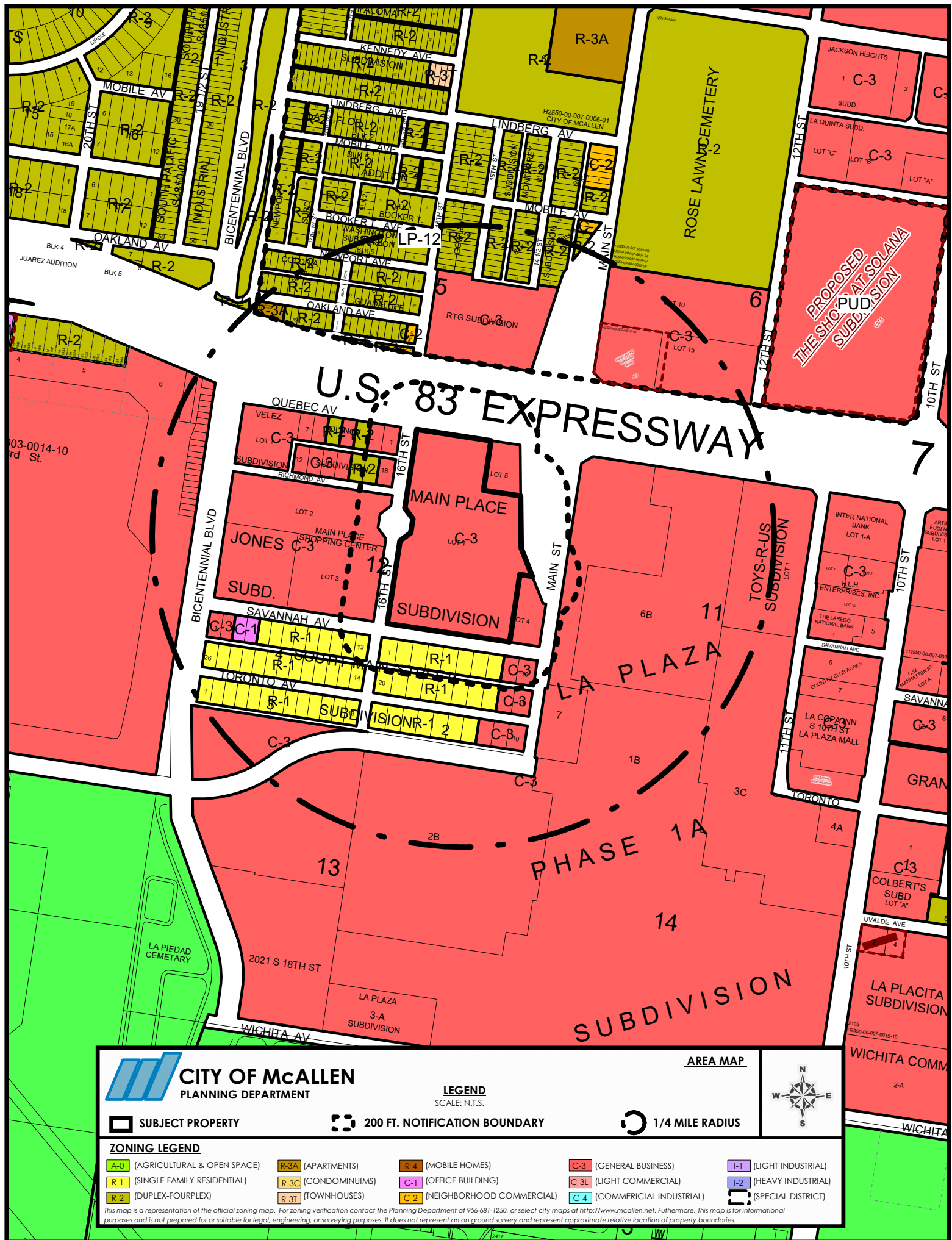
The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property has direct access to U.S. Expressway 83;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 98 parking spaces are required, and 130 spaces are provided, two of which are accessible. However, four of the provided spaces are required to be accessible, one of which must be van accessible. Should the number of offices and classrooms increase, then additional parking will be required;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits. The school must comply with the circulation pattern approved by the Traffic Operations Department;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance; The maximum capacity for the establishment is 267 person; and
- 7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

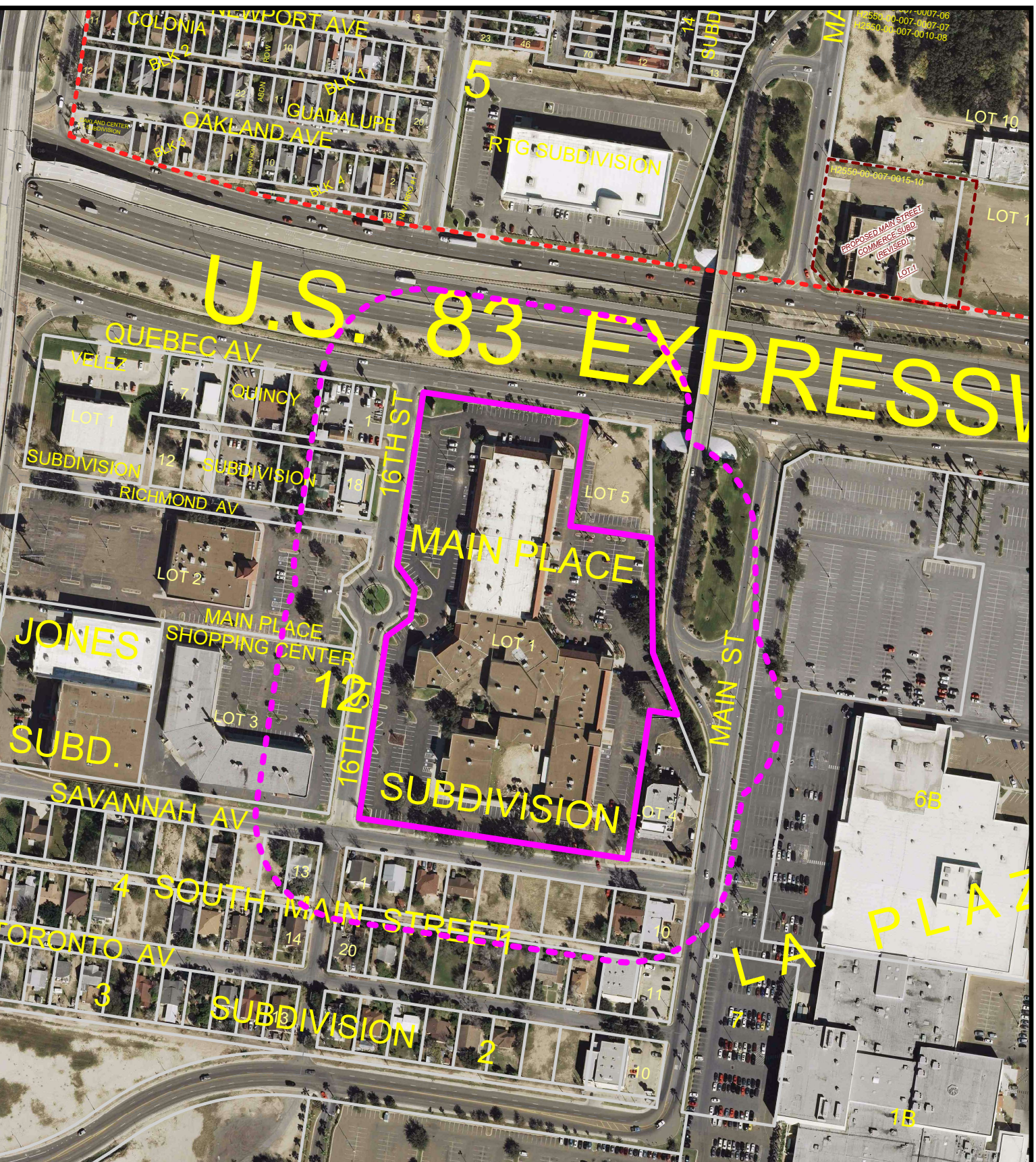
RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to Section 138-118 and Section 138-396 (accessible parking requirements) of the Zoning Ordinance, Building Permit, and Fire Department requirements.





U.S. 83 EXPRESS



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 **SUBJECT PROPERTY**

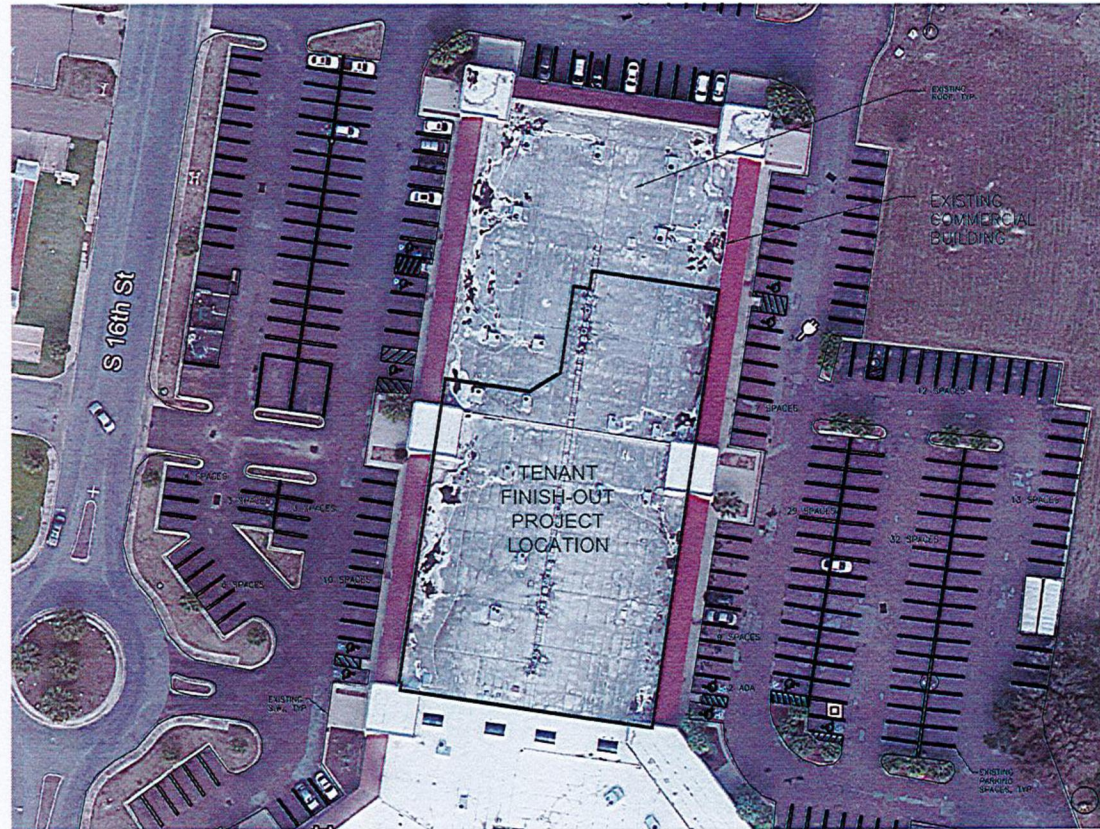
 **200' NOTIFICATION BOUNDARY**



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.

PARKING REQUIREMENTS

- REQUIRED PARKING BY CITY OF McALLEN CODE OF ORDINANCE FOR C-3 ZONING (SUPPLEMENTAL, CHP. 1, PART II, SUBPART B, CHAPTER 138, ARTICLE V, DIVISION 7, SECTION 128-240, SEC. 138):
 - 26,728 S.F. - 400 = 26,328
 - 26,328 / 400 = 66 SPACES
 - 66 SPACES + 4 FOR FIRST 400 S.F. = 70
 - 70 SPACES + 2 ADA SPACES = 72 TOTAL SPACES
- SHOWN AS 128 SPACES AVAILABLE + 2 ADA SPACES



EXISTING SITE PLAN

SCALE: 1" = 30'-0"

CONSULTANT'S SHEET
PROJECT NO. EDCOM-STVT



04/20/2020

ICE
INTERNATIONAL CONSULTING ENGINEERS
1111 SAN ANTONIO BLVD.
FARMACIA, TEXAS 78104
PHONE: 512-282-1800
FAX: 512-282-1800
1311 E. FROM REGISTRATION #7-10037

DESCRIPTION

MISC. REVISIONS TO PLAN

EDCOM

DATE

4/20/20

REVISION NO.

NO.

DESCRIPTION

EDCON

South Texas Vocational Technical Institute, McAllen

BY

DATE

4/20/20

REVISION NO.

NO.

DESCRIPTION

EDCON

South Texas Vocational Technical Institute, McAllen

BY

DATE

4/20/20

REVISION NO.

NO.

DESCRIPTION

EDCON

South Texas Vocational Technical Institute, McAllen

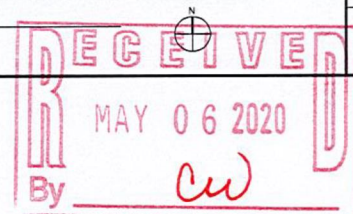
SITE PLAN AND NOTES

South Texas Vocational Technical Institute, McAllen

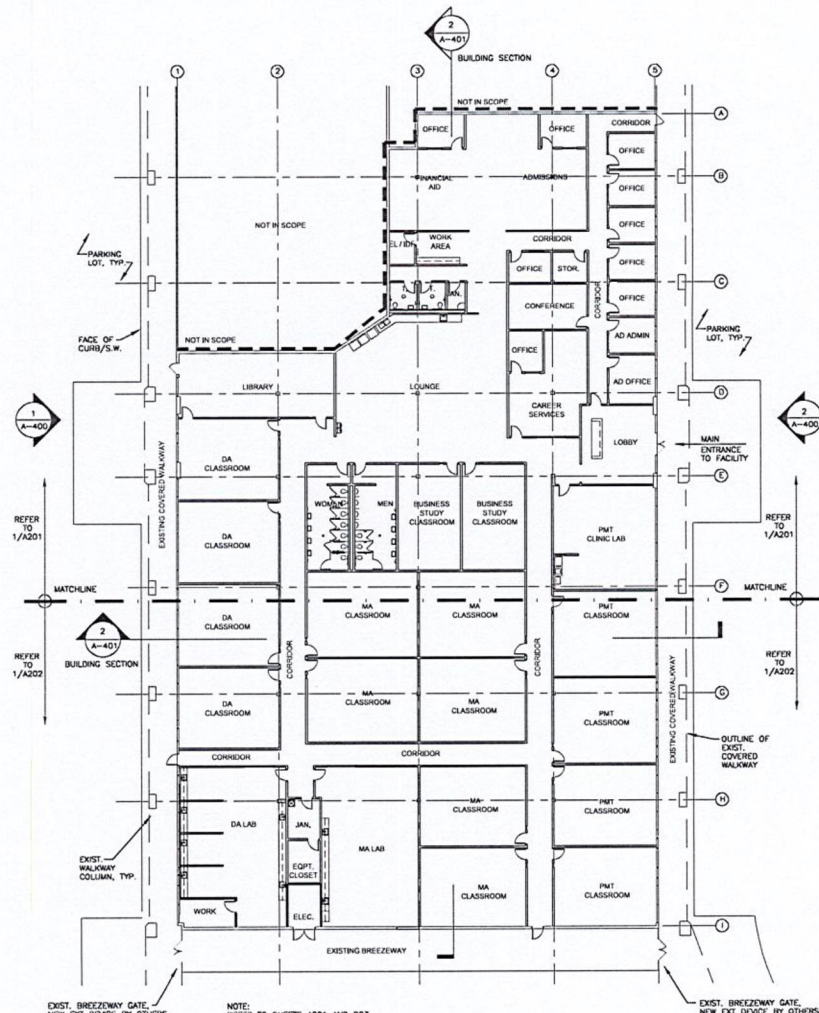
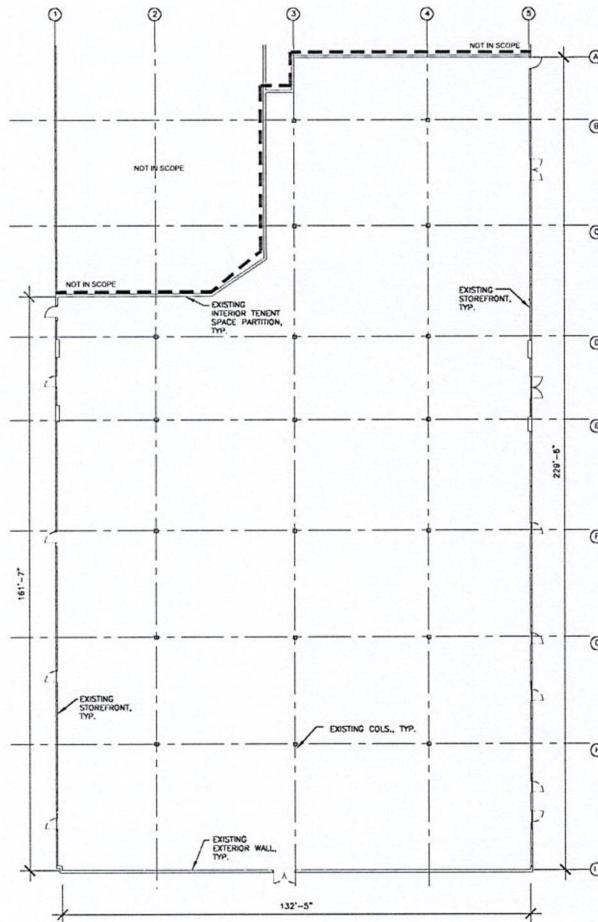
DRAWING NO.

AS-100

SHEET 6 of 19



FILE NAME: I:\Projects\2020\EDCON\STC_Bldg\A-200_0100_Plan\A-200_Plan_PLOT10.dwg, Date: 04/20/2020, 4:23pm, User: RWT



OVERALL FLOOR PLAN

EXISTING REFERENCE PLAN

CONSULTANT'S SHEET
PROJECT NO. EDCON-STVL



ICE
INTERNATIONAL CONSULTING ENGINEERS
1337 E. BINA BOULEVARD #1-1000
DALLAS, TEXAS 75202
PHONE 972.442.8888
FAX 972.442.8889
WWW.ICE-USA.COM

DESCRIPTION
MISC. REVISIONS TO PLAN
EDCON
REVISED PLAN
EDCON NO.
DATE
DATE

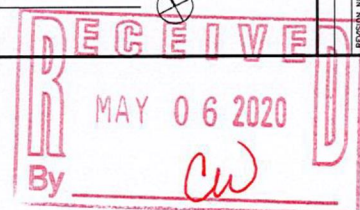
EDCON
South Texas Vocational Technical Institute, McAllen

OVERALL FLOOR PLAN

DRAWING NO.

A-200

SHEET 7 of 19





NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2020-0046

Memo

TO: Planning and Zoning Commission

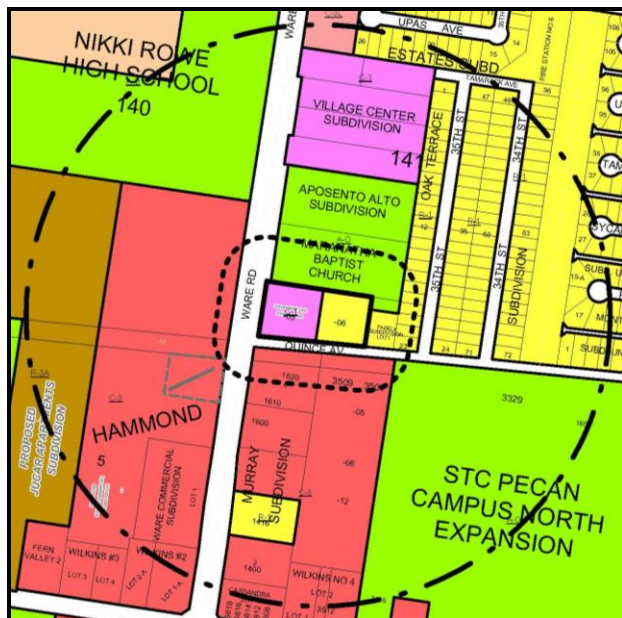
FROM: Planning Staff

DATE: May 28, 2020

SUBJECT: REQUEST OF JUAN A. LUDWIG, ON BEHALF OF AEP TEXAS INC., FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A RAILROAD FACILITY OR UTILITIES HOLDING A FRANCHISE (ELECTRIC SUBSTATION) AT A 3.248-ACRE TRACT OF LAND OUT OF LOT 141, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 3600 QUINCE AVENUE & 1700 NORTH WARE ROAD. (CUP2020-0047)

BRIEF DESCRIPTION:

The property is located on the north side of Quince Avenue, approximately 260 ft. east of North Ware Road and is zoned C-1 (office building) District and R-1 (single-family residential) District. The adjacent zoning is A-O (agricultural and open space) District to the north, R-1 to the east, and C-3 (general business) District to the west and south. An electric substation is allowed in these two zones with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

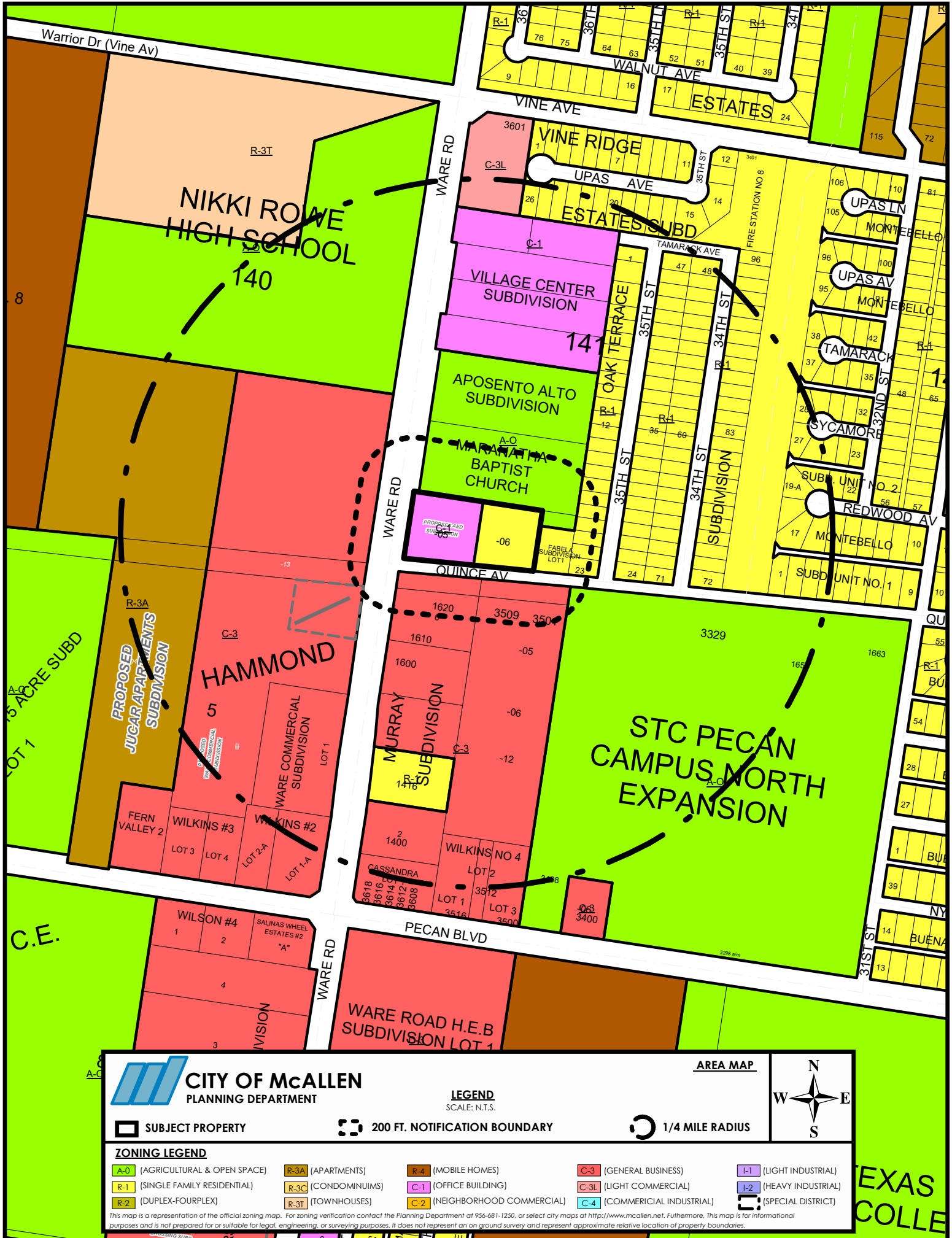
The applicant is proposing to construct an electric substation on the two lots, which will be subdivided should the CUP be approved by the City Commission for life of the use. There is an existing house on the property that will be removed. The electric substation is proposed to be located on the west side of the property with access drives on the east side of the property. The plat will require approval by the Planning and Zoning Commission prior to building permit issuance.

The proposed development will require an 8 ft. masonry wall as a buffer on the east side of the property adjacent to the residential zone and the customer is proposing a 10 ft. treated southern pine (or better) aesthetic fence along the north, south and west property. A landscape buffer to soften the visual impact will be required along N. Ware Rd and Quince Ave, with at least one row of shrubs as well as trees, the continuous hedge will be expected to grow at least 6 ft. in height within two years of planting. All proposed landscaping shall have permanent automatic irrigation. The required sidewalks are existing on N. Ware Rd and Quince Ave and must be maintained. The proposed equipment must comply with setbacks as established during the platting process and the fencing must comply with the corner clip requirements.

Staff has received calls from surrounding property owners to the west, southwest and south and a letter of opposition was received on May 29, 2020.

RECOMMENDATION:

Staff recommends disapproval of the Conditional Use Permit since the proposal does not conform to the aesthetics of the neighborhood. If the Board chooses to approve the CUP, it should comply with Sections 138-178 (7), 138-238 (9), conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances.



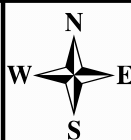
CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

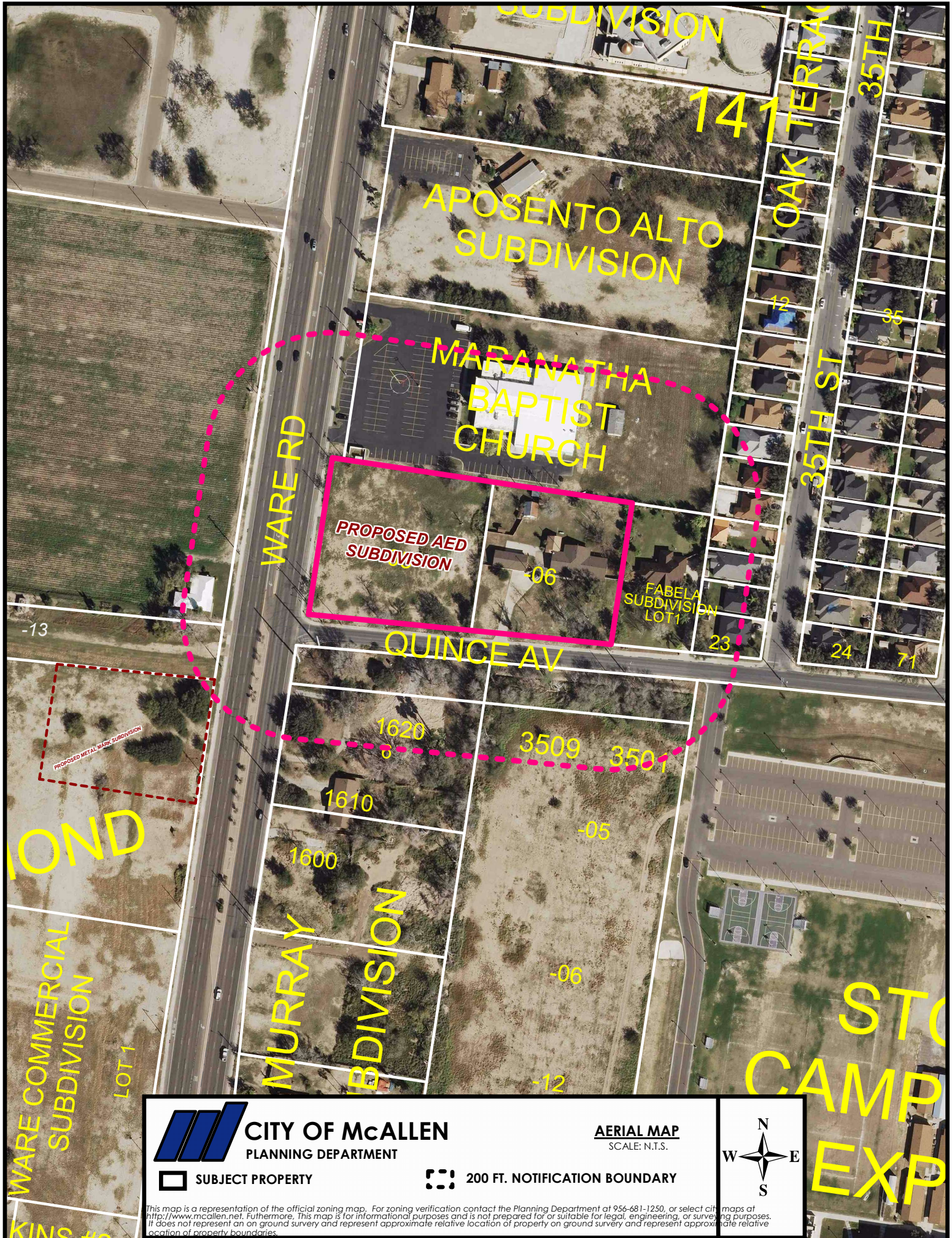
1/4 MILE RADIUS



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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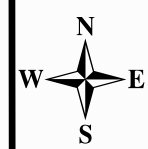


CITY OF McALLEN
PLANNING DEPARTMENT

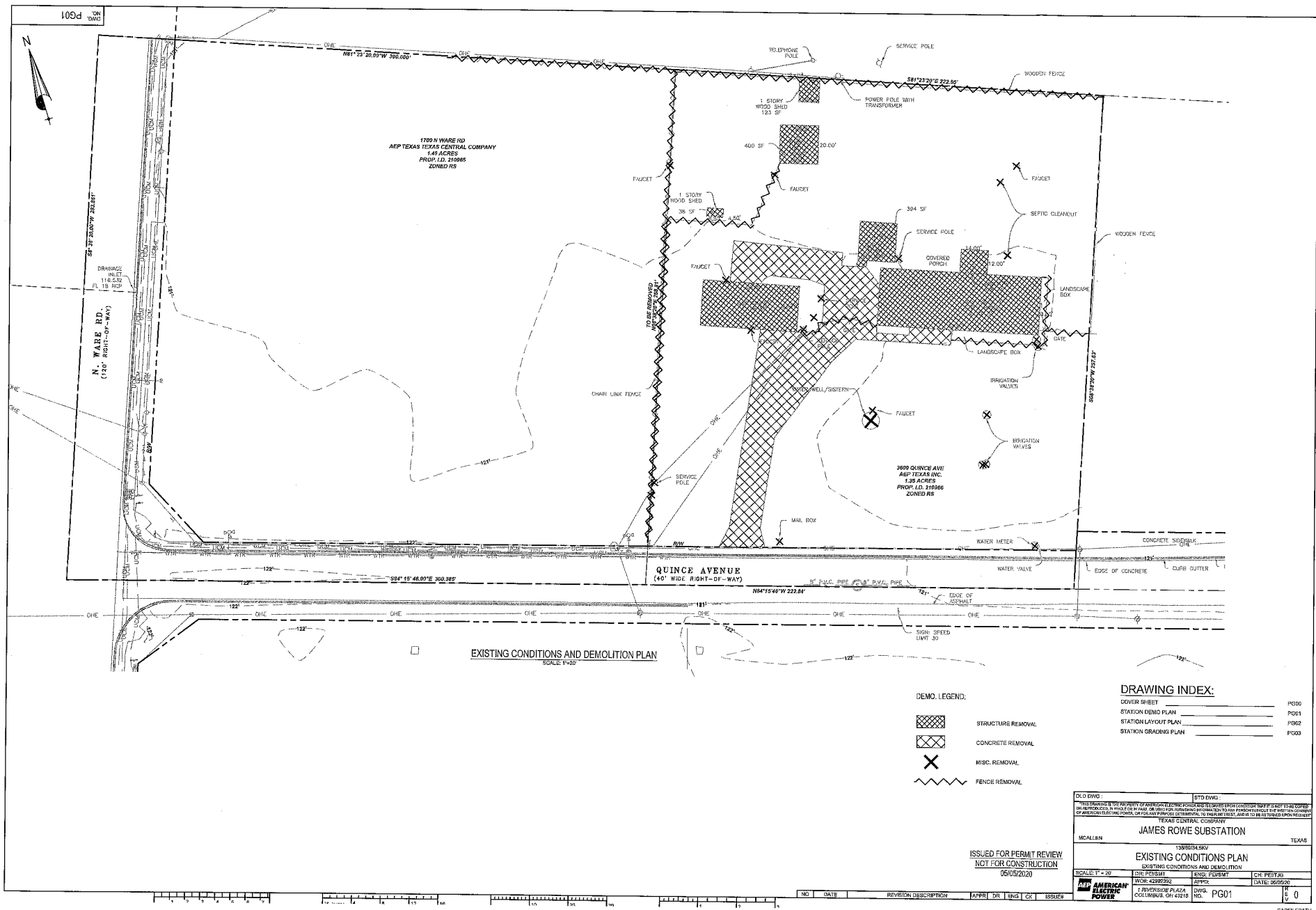
AERIAL MAP
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**



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EXISTING CONDITIONS AND DEMOLITION PLAN
SCALE: 1"=40'

- DEMO. LEGEND:
- STRUCTURE REMOVAL
 - CONCRETE REMOVAL
 - MISC. REMOVAL
 - FENCE REMOVAL

DRAWING INDEX:

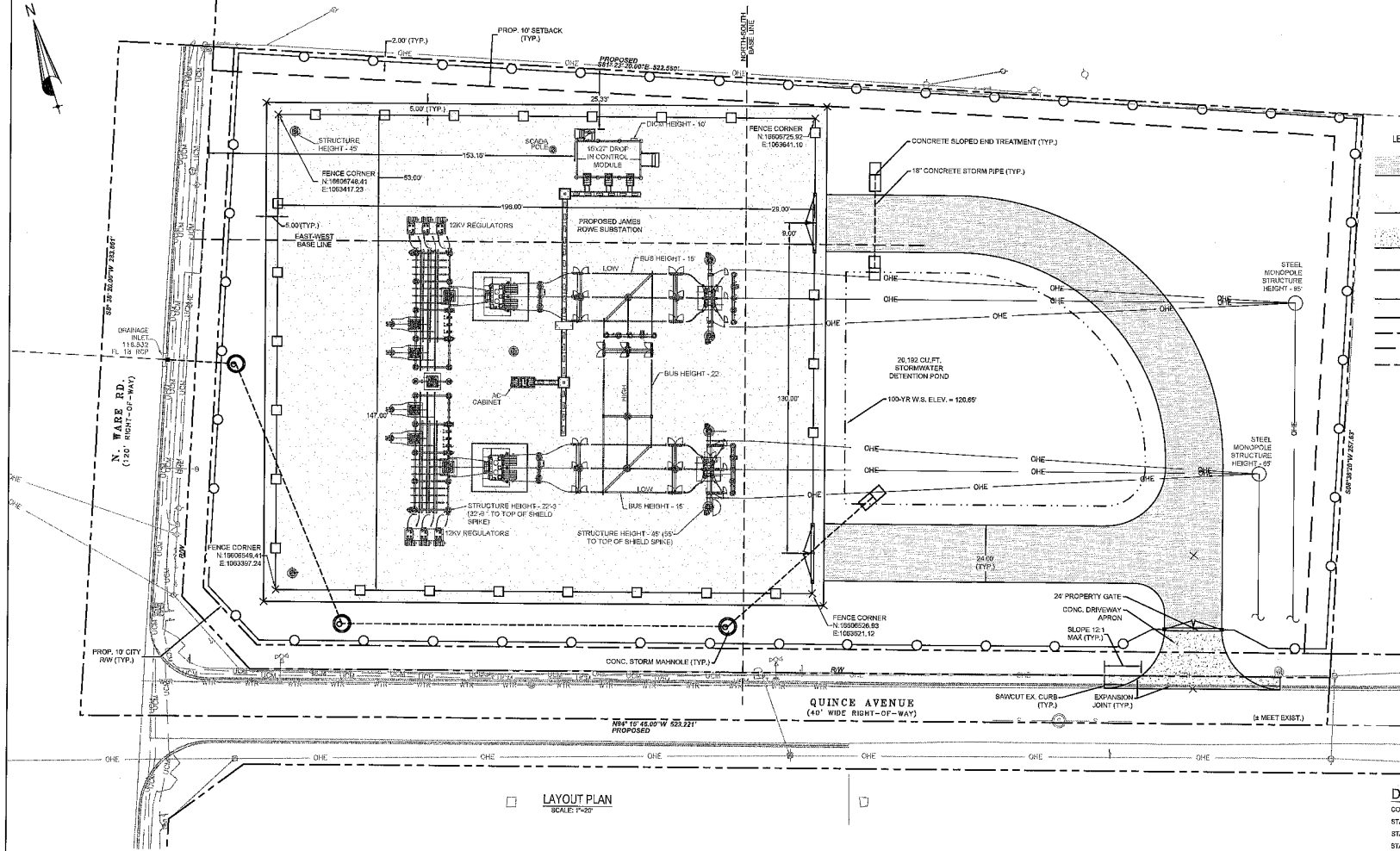
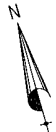
COVER SHEET	PG00
STATION DEMO PLAN	PG01
STATION LAYOUT PLAN	PG02
STATION GRADING PLAN	PG03

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
06/05/2020

OLD DWG. NO.		STD DWG. NO.	
THIS DRAWING IS THE PROPERTY OF AMERICAN ELECTRIC POWER AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, OR FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE PROJECT OWNER. ANY REUSE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF AMERICAN ELECTRIC POWER IS PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.			
TEXAS CENTRAL COMPANY JAMES ROWE SUBSTATION			
13090054.96V EXISTING CONDITIONS AND DEMOLITION			
SCALE: 1" = 40'	DATE: 06/05/2020	DATE: 06/05/2020	DATE: 06/05/2020
CHK: PERMITS	ENG: PERMITS	CHK: PERMITS	DATE: 06/05/2020
WORK: 4295292	DATE: 06/05/2020	DATE: 06/05/2020	DATE: 06/05/2020
1 RIVERSIDE PLAZA COLUMBUS, OH 43215		DWG. NO.: PG01	E 0

NO.	DATE	REVISION DESCRIPTION	APPRO.	DR.	ENG.	CR.	ISSUED

PG00



LEGEND:

- GRAVEL ACCESS DRIVE (COMPACTED 7500YD ITEM 247 AGGREGATE BASE)
- SUBSTATION PAD (ASHTO NO. 57 LIMESTONE)
- CONCRETE DRIVEWAY APRON (CITY OF MOBILE ENDS DEPT. DETAIL 215.1)
- 12' TALL TREATED ROUGH-CUT SOUTHERN PINE (OR BETTER) AESTHETIC FENCE
- 8' TALL GROUNDED CHAIN LINK SUBSTATION FENCE
- PARCEL BOUNDARY
- PROPOSED CITY RW
- PROPOSED BUILDING SETBACK
- BASE LINE (CONSTRUCTION AXIS)

LAYOUT PLAN
SCALE: 1"=30'

DRAWING INDEX:

COVER SHEET	PG00
STATION DEMO PLAN	PG01
STATION LAYOUT PLAN	PG02
STATION GRADING PLAN	PG03

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
05/05/2020

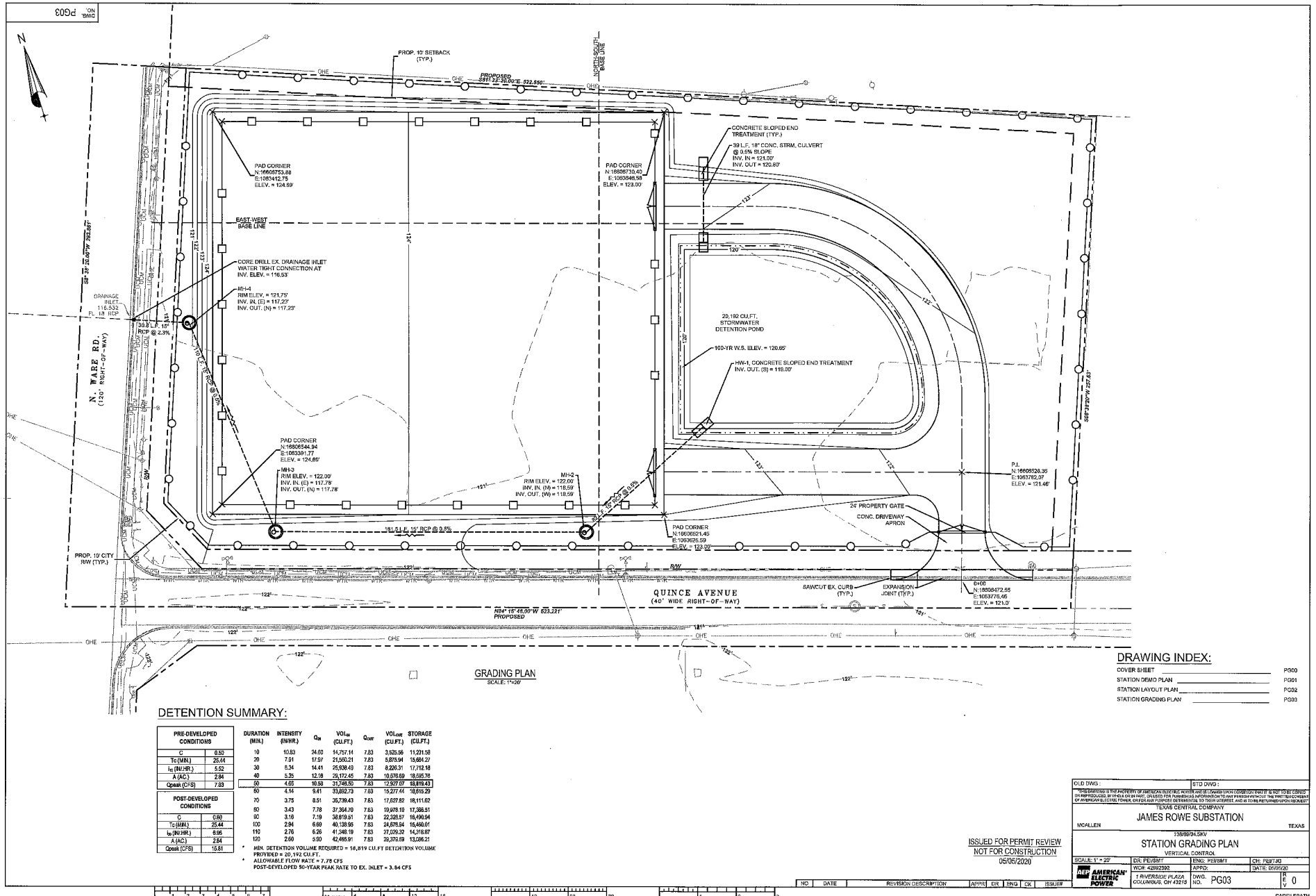
OLD DWG.		STD DWG.	
<p>THIS DRAWING IS THE PROPERTY OF AMERICAN ELECTRIC POWER COMPANY AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF AMERICAN ELECTRIC POWER COMPANY. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO LEGAL ACTION.</p>			
<p>TEXAS CENTRAL COMPANY JAMES ROWE SUBSTATION</p>			
<p>130000704.DWG STATION LAYOUT PLAN</p>			
<p>SCALE: 1"=30'</p>			
DATE PREPARED	DATE CHECKED	DATE PERMITTED	DATE REVIEWED
FOR 42892392	DATE: 05/05/20		
<p>AMERICAN ELECTRIC POWER</p>		<p>1 RIVERVIEW PLAZA COLUMBUS, OH 43215</p>	
<p>CONG. NO. PG02</p>		<p>REV 0</p>	

NO	DATE	REVISION DESCRIPTION	APPROV	CR	ENG	CK	ISSUED
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STATION ENGINEERING
PLOTTED BY: BUEBUE CR 03/04/2020 AT: HOHM

4/24/13 (24 X 36)

CADFILEPATH



DETENTION SUMMARY:

PRE-DEVELOPED CONDITIONS	DURATION (MIN)	INTENSITY (IN/HR)	Q _{in}	VOL _{in} (CU.FT.)	Q _{out}	VOL _{out} (STORAGE) (CU.FT.)	
C	0.50	10	10.83	24.00	14,757.14	7.83	3,525.58
T ₀ (MIN)	25.44	20	7.91	17.97	21,540.21	7.83	5,875.94
I ₀ (IN/HR)	5.92	30	6.34	14.41	25,639.45	7.83	8,200.51
A (AC)	2.84	40	5.35	12.18	28,172.45	7.83	10,276.69
Q _{peak} (CFS)	7.83	50	4.65	10.38	31,748.50	7.83	12,577.07
		60	4.14	9.41	33,652.73	7.83	15,277.44
		70	3.75	8.51	35,738.43	7.83	17,827.82
		80	3.43	7.78	37,964.70	7.83	19,878.10
		90	3.16	7.19	38,819.51	7.83	22,228.57
		100	2.94	6.69	41,130.86	7.83	24,376.94
I ₀ (IN/HR)	9.06	110	2.76	6.26	41,548.19	7.83	27,229.32
A (AC)	2.84	120	2.60	6.00	42,495.91	7.83	29,378.59
Q _{peak} (CFS)	15.81						

* MIN. DETENTION VOLUME REQUIRED = 16,871 CU.FT. DETENTION STORAGE

* H&M DETENTION VOLUME REQUIRED = 18,819 CU.FT. DETENTION VOLUME PROVIDED = 20,182 CU.FT.
 * ALLOWABLE FLOW RATE = 7.78 CFS
 * POST-DEVELOPED 50-YEAR PEAK RATE TO EX. INLET = 3.84 CFS

DRAWING INDEX:

COVER SHEET	PG00
STATION DEMO PLAN	PG01
STATION LAYOUT PLAN	PG02
STATION GRADING PLAN	PG03

OLD DWG:		STD DWG:	
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TEXAS CENTRAL COMPANY JAMES ROWE SUBSTATION TEXAS			
SCALE: 1" = 20' DATE: 05/05/2020 DRAWN BY: J. ROWE CHECKED BY: J. ROWE ISSUED BY: J. ROWE			

Wilkins & Wilkins

Attorneys at Law
P.O. Box 3609
McAllen, Texas 78502

Tom Wilkins
Mark E. Wilkins

Phone: 956-682-4551
Fax: 956-682-4554
Email: Wilkinslaw@wwqlaw.com

May 27, 2020

The City of McAllen
P. O. Box 220
McAllen, Texas 78505

Attention: **Via Regular Mail**
City Secretary's Office
Perla Lara, TRMC/CMC, CPM
City Secretary

Via Regular Mail
Hebert Camacho
Planning Department

Via Regular Mail
Roel "Roy" Rodriguez, P. E.,
City Manager

Via Email: kpagan@mcallen.net
& Regular Mail
Kevin Pagan
City Attorney

Gentlemen,

I am responding to your undated Notice of Public Hearings to be conducted related to a Conditional Use Permit for property only described as 1700 North Ware Rd. For convenience and ease in considering suggestions for consideration of Conditional Use Requirements as well as objections, they are numerated below, to wit:

1. The description of 1700 North Ware Rd which also references a 3.24 acre tract out of Lot 141, La Lomita Subdivision does not appear to be in compliance with City requirements for Subdivisions, Conditional Use and Building Permits. Unless special consideration is to be give the Applicant, I would suggest that they would be required to submit a Subdivision plat which complies with requirements for drainage, landscaping, fire protection, setbacks with approval to be given by the various departments that are normally required.

2. The Notice is inadequate to notify the Public the nature of the improvements for which a Conditional Use Permit is being requested. The statement "for a Railroad Facility or Utilities Holding a Franchise (Electric substation)" actually

RECEIVED
MAY 29 2020

BY:

contains no information at all. It is common knowledge that the detectable magnetic field from a substation extends 10' to 25' with some stronger than others. Health dangers are present due to the radiation which is why substations are normally situated away from concentration of people.

3. The proposed location is adjacent to Maranatha Baptist Church, across the street from Rowe High School with the Community College located to the South, not far away. The sidewalk on the current property is utilized by students going to and from school on foot and the Church has gatherings of members on a daily basis. Since there are different kinds of different substations from huge grid installations to slightly smaller ones, a determination should be made as to the size facility to be constructed. A determination as to whether or not the City has staff and employees with the training and expertise to evaluate the risk associated with allowing a specific facility to be built should be determined. A professional EMF survey should be done by an Independent Assessor and not by the Power Company involved in the project. A report such as this would include the actual magnetic field measurements and not just as a percentage of a legal limit.

4. Consideration as to the heavy future development of the area which is one of the purposes of the Planning and Zoning board should be given. Consideration should be given to requiring additional right-of-way for the expansion of Quince Street which is heavily used as the entry unto Ware Rd. for access to Rowe High School. In addition to the school attendance there is substantial traffic for access to the swimming pool used by all three high schools as well as numerous school activities.

5. Logic and common sense would tend to support the location of the proposed facility at a location further away from high traffic and pedestrian population. Protection of the Public and cohesive development are the primary purposes of Development Ordinances and requirements. If a conditional use permit is to be granted it is hopeful the suggestion set forth above will be considered and inserted as requirements. For future protection, there should be provisions for periodic inspections of the magnetic field radiation being emitted with remediation to follow if the conditions of the permit are not being satisfied.

Respectfully submitted,

WILKINS & WILKINS.



Tom Wilkins

TW/bam

cc: Steve Spoor
Timothy Wilkins

Wilkins & Wilkins

Attorneys at Law
P.O. Box 3609
McAllen, Texas 78502

Tom Wilkins
Mark E. Wilkins

Phone: 956-682-4551

Fax: 956-682-4554

Email: Wilkinslaw@wwqlaw.com

May 29, 2020

The City of McAllen
P. O. Box 220
McAllen, Texas 78505

Attention: **Via Email: p.lara@mcallen.net**
City Secretary's Office
Perla Lara, TRMC/CMC, CPM
City Secretary

Via Email: h.camacho@mcallen.net
Herbert Camacho
Planning Department

Via Email: Roel_rodriguez@mcallen.net
Roel "Roy" Rodriguez, P. E.,
City Manager

Via Email: kpagan@mcallen.net
& Regular Mail
Kevin Pagan
City Attorney

PROTEST AND OBJECTION TO CONDITIONAL USE PERMIT HEARING SCHEDULED JUNE 2, 2020

Tom Wilkins as the owner of property identified as 1610 through 1620, Murray Subdivision fronting on Ware Road containing approximately 6 acres together with Mark Wilkins and Tom Wilkins owning the property described as 3000 Quince containing approximately 8 acres and Tom Wilkins, Trustee, the owner of Lot 5, Hammond Subdivision containing approximately 10 acres or hereafter referred to as Contestants and object to the date set for hearing as well as to the granting of a CUP for the following reasons:

Public Hearing set for June 2, 2020 should be cancelled.

Article 4 of Section 138.112 requires the following procedure to be complied with:

1. The CUP ordinance was apparently created to address existing properties that were non conforming at the time zoning ordinances were created. The Conditional

Use Permit allowed existing structures with a replacement cost of \$1,000.00 or more or a structure in land combination, which exist at the effective date of the amendment of the ordinance to obtain a Conditional Use Permit. There is no existing structure on the land for which a Conditional Use Permit is sought, and the application should have been rejected as it does not qualify for Conditional Use Permit. Please refer to Section 138-88 of the Code of Ordinances.

2. Section 138-112 requires notice to all owners of real property when an application for CUPS been made. However, the Notice that was sent does not contain a copy of the site plan required under Section 138-114 and as a result Contestants as well as other impacted parties cannot determine the height of all structures, the type structures to be constructed and other matters that would have an effect upon objections to the proposed application. Due to the technical requirements of investigating the potential harm from a such a facility, experts should be consulted, and adequate time has not been given.

3. Section 138-112[2] requires the Planning Director to investigate, notify the adjacent property owners and provide necessary professional advice related to the application. This section further provides that the Planning and Zoning Commission may deny an application for a permit if the purpose use fails to meet one of the criteria set forth in requirements for approval.

4. Section 138-112[5] requires an official sign stating "Notice of [type of Conditional Use Permit capital for this property and letters not less than 1 ½" in height to be posted in public view not less than 10 days before the date of hearing. The sign is also required to give the Conditional Use Permit case number and City Web address. The required sign was not posted.

For the reasons set forth above, the application should be rejected at the time of filing and the reasons set forth above further require that the scheduled meeting be cancelled and further support and in fact require a denial of a CUP for not conformity with the Ordinance requirements.

OBJECTIONS TO CONDITIONAL USE PERMIT

Section 138-114 related to site plans provides that the site plan is to assist in the orderly and harmonious development of the City, the stability of land values and improvements and enhancement of the general welfare. The granting of a CUP would satisfy none of the requirements of the stated purpose for a CUP. Can anyone in good conscious contend that such a facility would be for the harmonious development of the City or assistant stability of land values and investments or enhance the general welfare? The answer to each of those suggestions must be a harmonious no.

Section 138-115 in the last paragraph requires a finding that the proposed use will not be detrimental to the health, welfare and safety of the surrounding neighborhood or its occupants, nor be a substantial permanently injurious to neighboring property. Again, a finding as to the proposed use would not be in conformity with the requirements of the Ordinance itself.

Contestants earlier made concerns and objections know by letter of May 27, 2020 directed to the Parties set forth above and request that the contents of that letter be considered in conjunction with the protest and objections set forth above.

Respectfully submitted,

WILKINS & WILKINS

Tom Wilkins

Due to just receive notification that any written protest must be filed before noon today, the above was dictated and transcribed within an hour without time or review as to content, punctuation, or spelling.



NOTICE
ELECTRIC
SUBSTATION
FOR
THIS PROPERTY
CUP2020-0047

DANGER
HARD HAT
AREA

DANGER
HARD HAT
KEEP OUT

Memo

TO: Planning and Zoning Commission

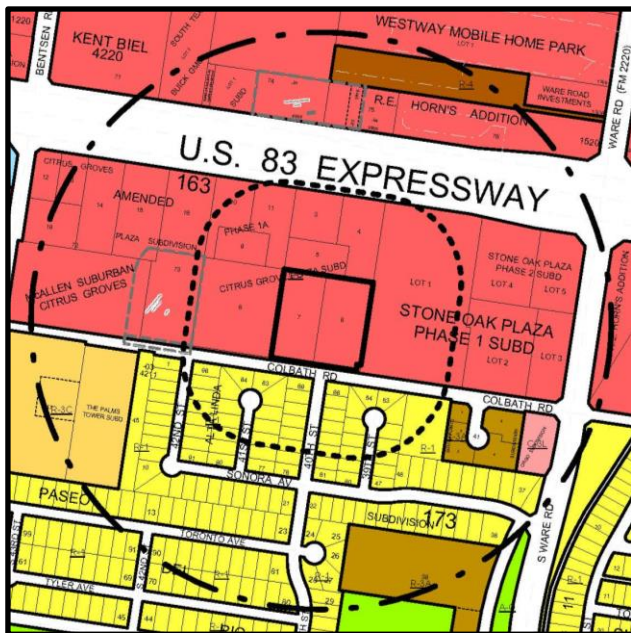
FROM: Planning Staff

DATE: March 27, 2020

SUBJECT: REQUEST OF MIGUEL A. PENA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A SOCIAL CLUB, AT LOTS 7 & 8, CITRUS GROVE PLAZA SUBDIVISION, HIDALGO COUNTY, TEXAS; 4037 U.S. EXPRESSWAY 83, SUITE 120. (CUP2020-0040)

BRIEF DESCRIPTION:

The property is located on the south side of U.S. Expressway 83, approximately 930 ft. west of South Ware Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 district to the north, west, east and R-1 (single-family residential) District to the south. A bar is allowed in the C-3 zone with a Conditional Use Permit and in compliance with requirements.



HISTORY:

There is an existing 50,787 sq. ft. commercial building with mixed uses consisting of retail and restaurant uses on the property. There is a lease space, Suite 120, which is being proposed as a Social Club. There was a CUP for a nightclub at this location in 2015 which was approved by City Commission on February 23, 2015, after that it became a barber shop. The applicant submitted their application on April 16, 2020.

REQUEST/ANALYSIS:

The applicant is proposing to operate a Social Club (Lucky 4) from 12:00PM to 5:00AM seven

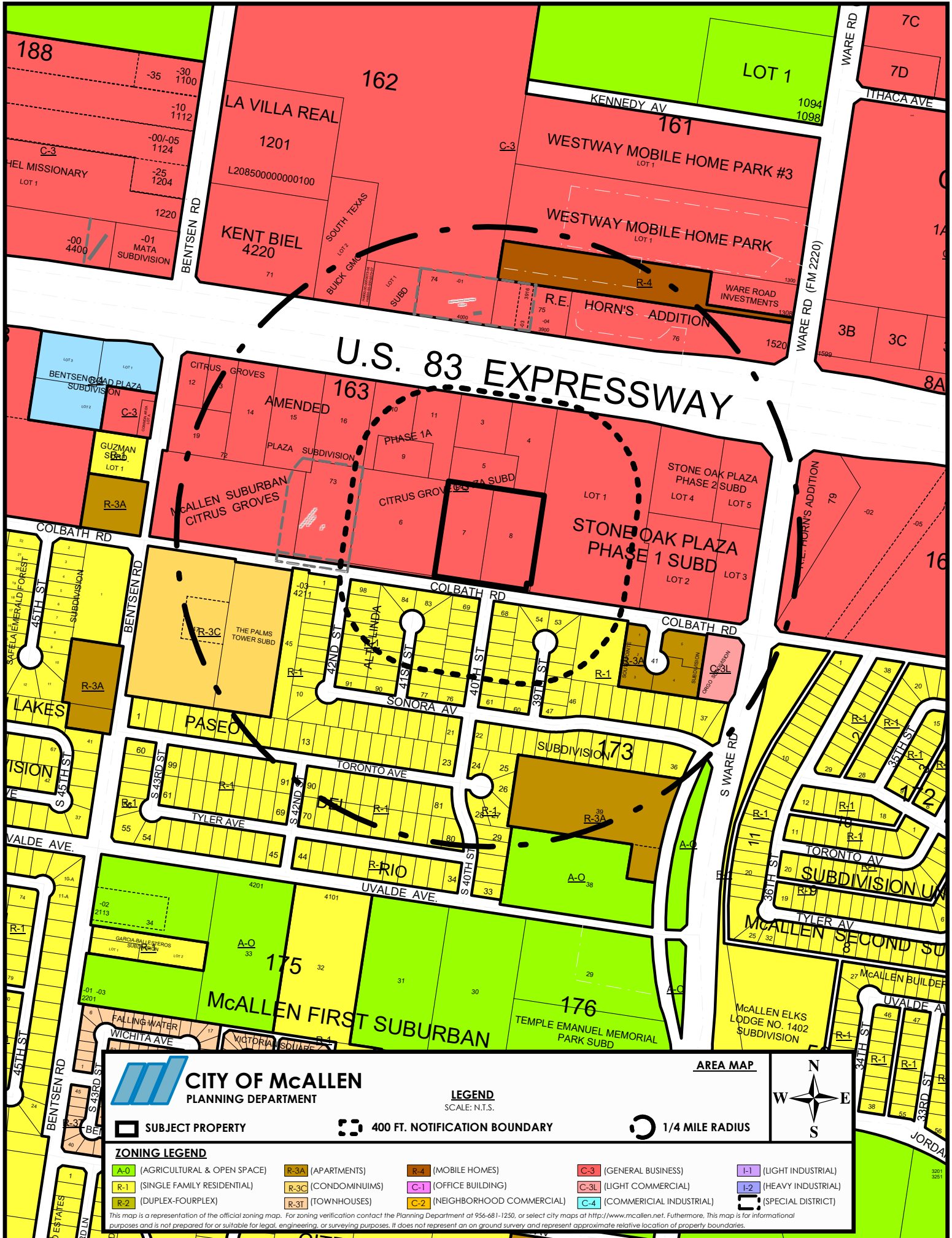
days a week. The Social Club will be for members who register with the club and will have access to the bar, watch sports on the TV's, pool tables, card tables, and dominos tables. The lease space consists of 1,808 sq. ft., which will require 19 parking spaces.

The Health and Fire Departments will conduct there inspections once the building permit has been approved since the use has not been approved by the board. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses to the south;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment had access to U.S. Expressway 83 and Colbath Road, and does not generate traffic into residential areas; (There's residential along Colbath to the south)
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently there is 39,042 sq. ft. of retail space, requiring 101 parking spaces; 12,381 sq. ft. of restaurant, requiring 124 parking spaces; 4,710 sq. ft. of office, requiring 24 parking spaces and the new social club; requiring 19 parking spaces for a total of 268 parking spaces and 273 parking spaces are provided.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties;
7. The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The allowable number of persons within the building is 80 persons.

RECOMMENDATION:

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



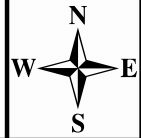
CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

400 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

A-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-I (COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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



CITY OF McALLEN
PLANNING DEPARTMENT

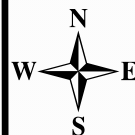


SUBJECT PROPERTY

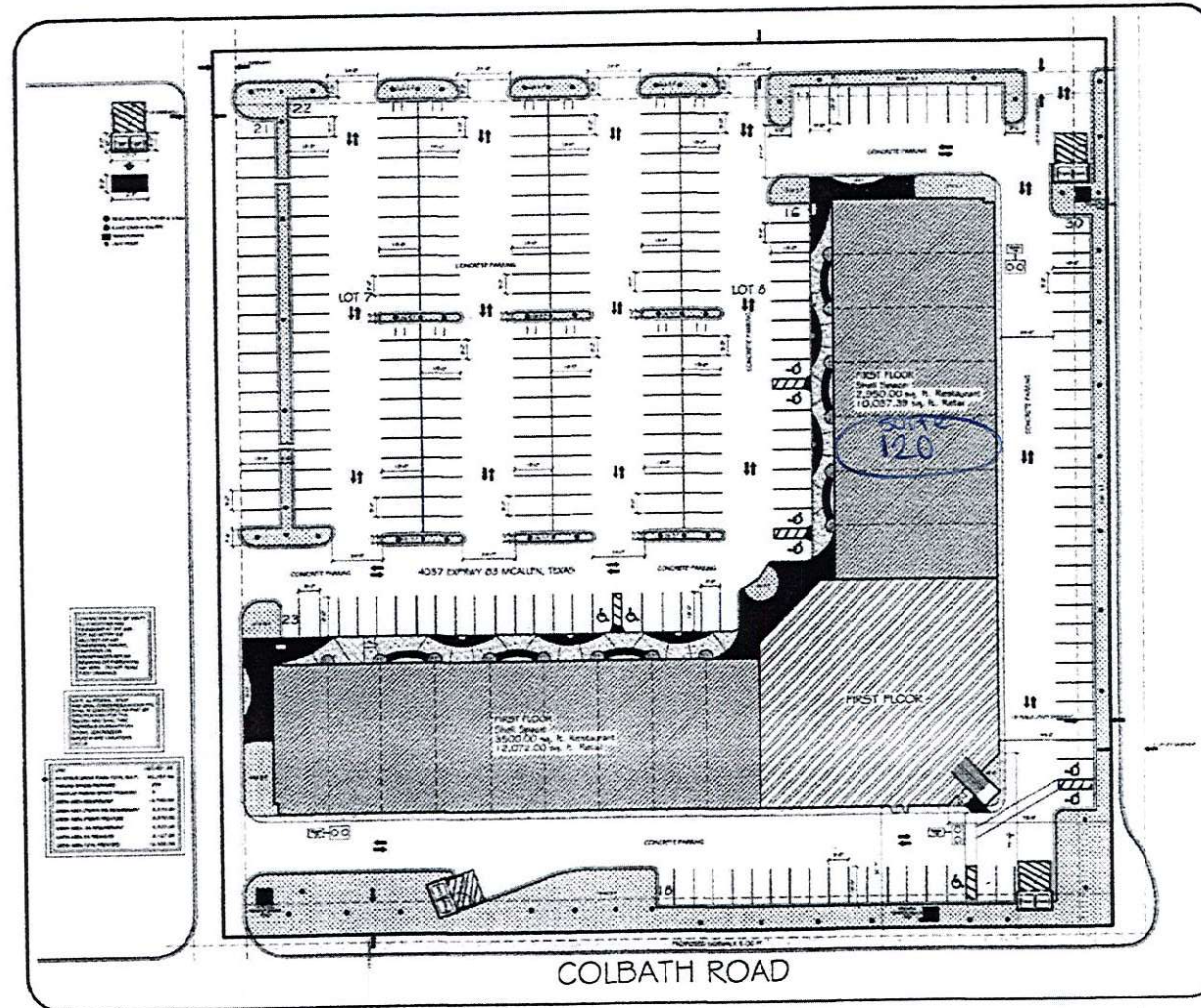


400 FT. NOTIFICATION BOUNDARY

AERIAL MAP
SCALE: N.T.S.



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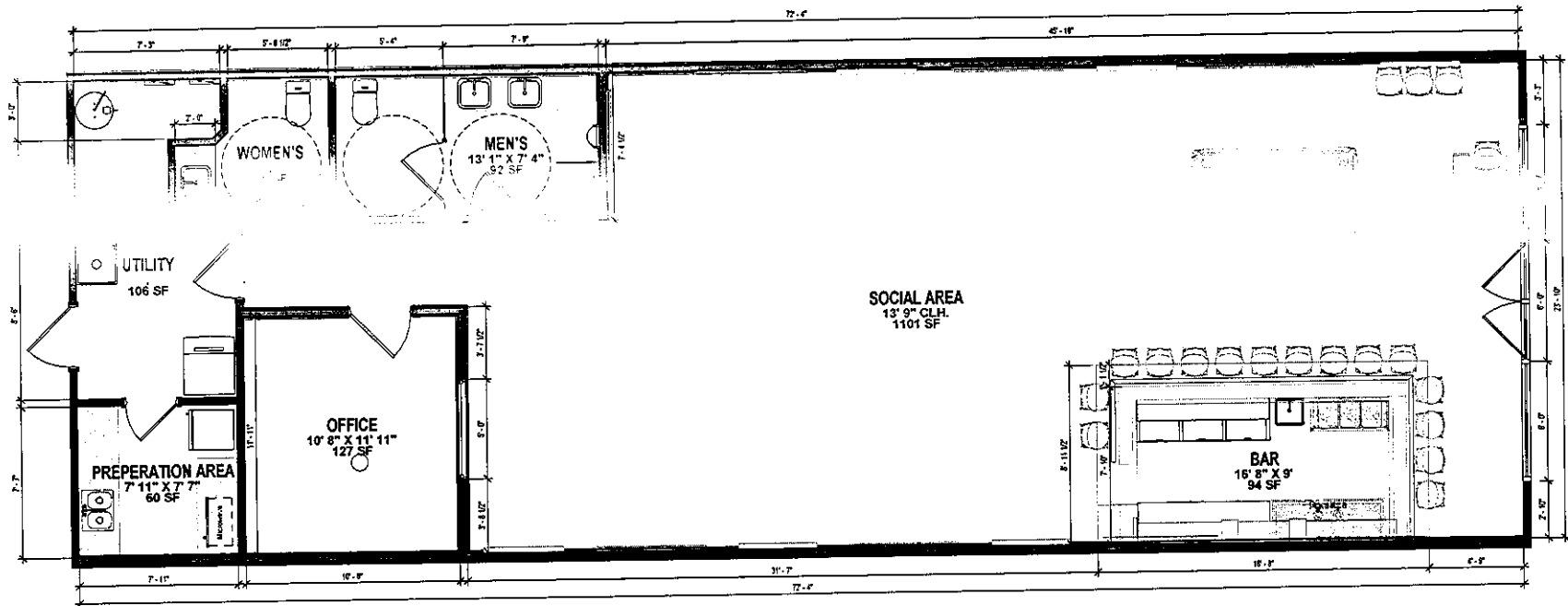
1130 BLDG. LLC
 200 S. 10TH ST.
 MCALEN TX. 78501
CONSTRUCTION & DEVELOPMENT

PROJECT TITLE:
BB CITRUS GROVE PLAZA
 PLAN:
SITE PLAN
 LOCATION:
4037 HIGHWAY 83 MCALEN TX.
 DATE:
DECEMBER 12, 2002
 SCALE:
1/8" = 1'-0"
 DRAWN BY:
J-1

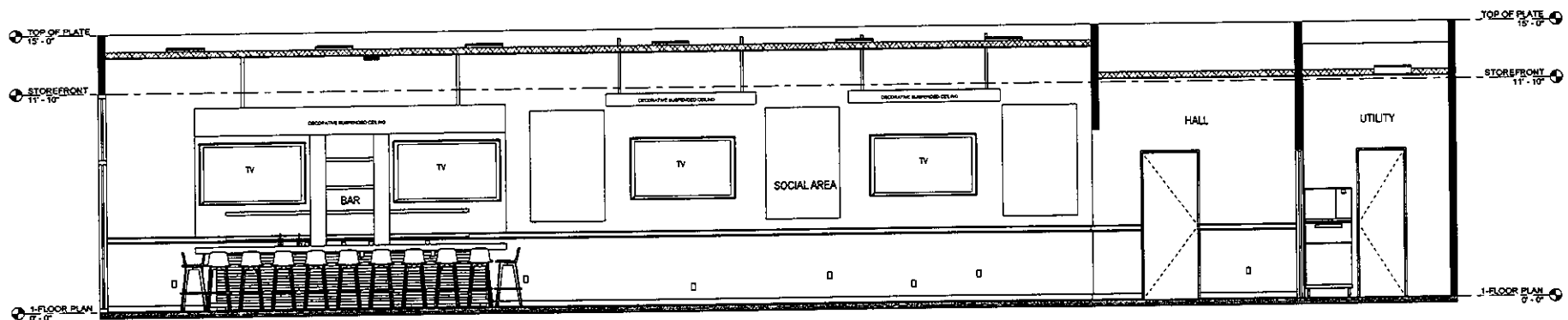
IF YOU ARE NOT SURE OF THE INFORMATION IN THIS PLAN, PLEASE CONSULT THE DESIGN PROFESSIONAL.

REVISIONS	BY

SHEET NUMBER
A-3.0



1 FLOOR PLAN
3/8" = 1'-0"



2 LONGITUDINAL SECTION
3/8" = 1'-0"



NOTICE
BAR
FOR
THIS PROPERTY
CUP2020-0040

83 citrus grove
SPACE AVAILABLE
FOR SALE / LEASE
956 222-4055
6 821-7911

TRU FIT
ATHLETIC CLUBS

83 citrus grove

83 citrus grove

4037

Memo

TO: Planning and Zoning Commission

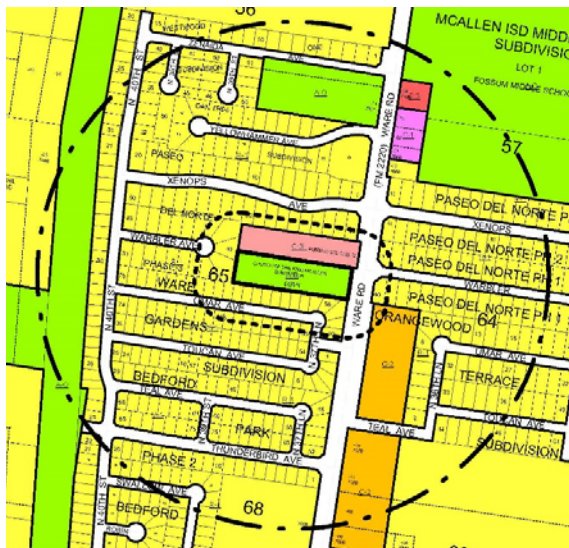
FROM: Planning Staff

DATE: May 29, 2020

SUBJECT: REQUEST OF DAVID PADILLA, ON BEHALF OF CHURCH OF THE KING, FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN INSTITUTIONAL USE (CHURCH AND RELATED USES) AT LOT 1, CHURCH OF THE KING MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 7401 NORTH WARE ROAD (CUP2020-0039)

BRIEF DESCRIPTION:

The property is located on the west side of North Ware Road, approximately 300 feet south of Xenops Avenue and is zoned A-O (agricultural & open space) District. The adjacent zoning is R-1 (single family residential) District to the east, south, and west, and C-3L (light commercial) District to the north. Surrounding land uses include single family residences, agricultural and open space. An institutional use is permitted in an A-O zone with conditional use permit and in compliance with requirements.



REQUEST/ANALYSIS:

The initial Conditional Use Permit, for institutional use, was recommended for approval by Planning and Zoning Commission on June 7, 2005 and subsequently approved by the City Commission on June 27, 2005 for life of the use. On June 16, 2010, the Planning and Zoning Commission recommended approval of the amendment Conditional Use Permit to construct a new church sanctuary behind the existing building. After completion,

the existing church was converted into classrooms and a fellowship hall. Based on the seating capacity of 300 persons for the existing church, 75 parking spaces were required. Subsequently the amendment City Commission approved the Conditional Use Permit for life of the use on July 12, 2010.

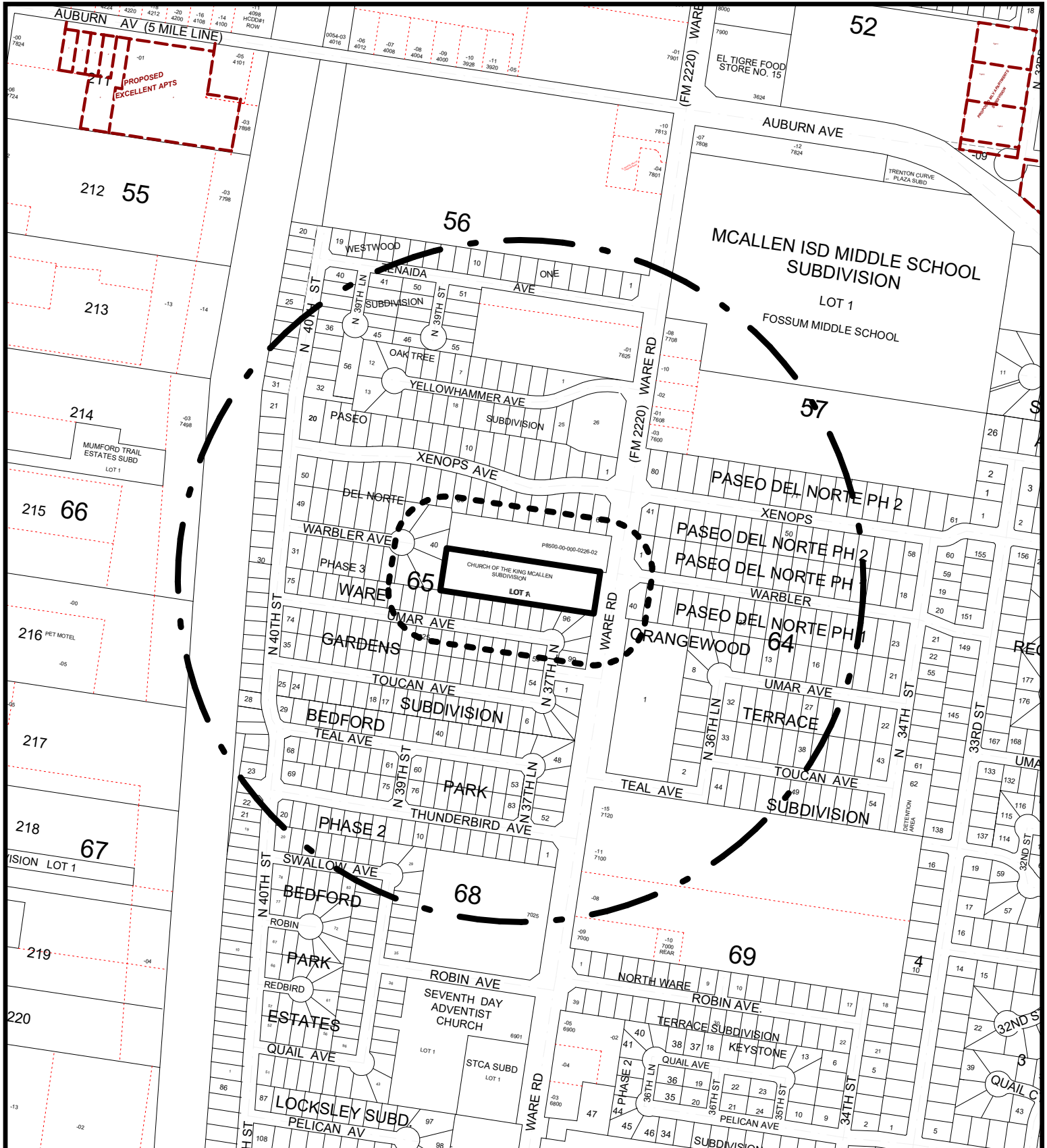
The applicant is now proposing to construct a 30 ft. by 50 ft. pavilion with a 30 ft. by 10 ft. serving area on the rear of the property. The pavilion is considered an accessory use to the church and will not increase the parking requirement. A building permit application for the pavilion was submitted on April 13, 2020. A building permit was issued for the construction of the pavilion, with the applicant's understanding that if the conditional use permit was disapproved, he would have to revise the pavilion plans.


The Fire Department has not conducted the necessary inspections for this property; an inspection is needed and will be conducted when pavilion is constructed. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North Ware Road.
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the seating area of 300 seats, 75 parking spaces are required; 122 parking spaces are provided on site. 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 pavilion shall be restricted to the 84 capacity and shall maintain the existing seating capacity for the main sancturay; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence. A 6 ft. opaque fence will need to be provided along the north, south and west property line.

RECOMMENDATION:


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







CITY OF McALLEN
PLANNING DEPARTMENT


LEGEND
SCALE: 1" = 500'

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

AREA MAP

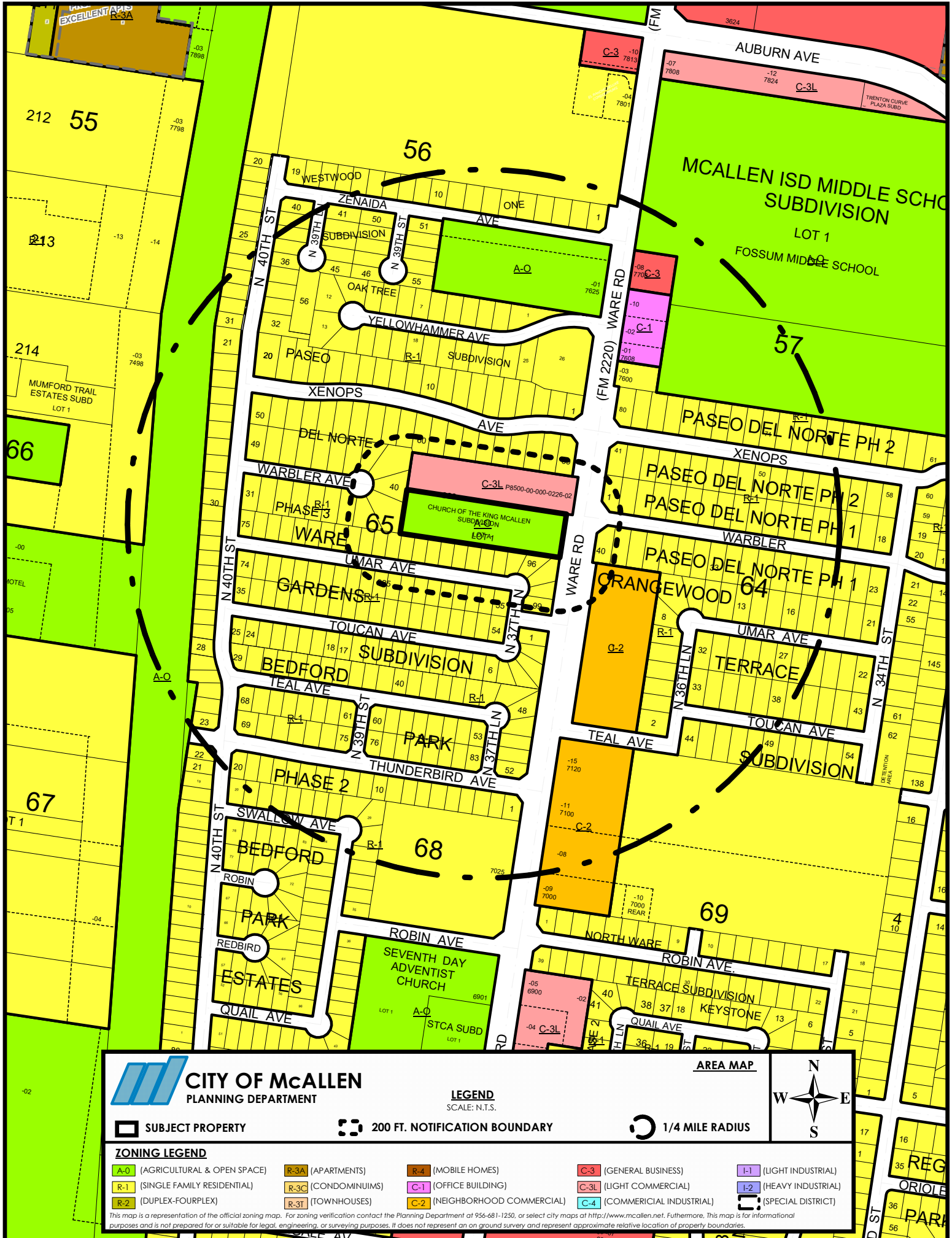


W
N
E
S

ZONING LEGEND

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

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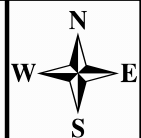
CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

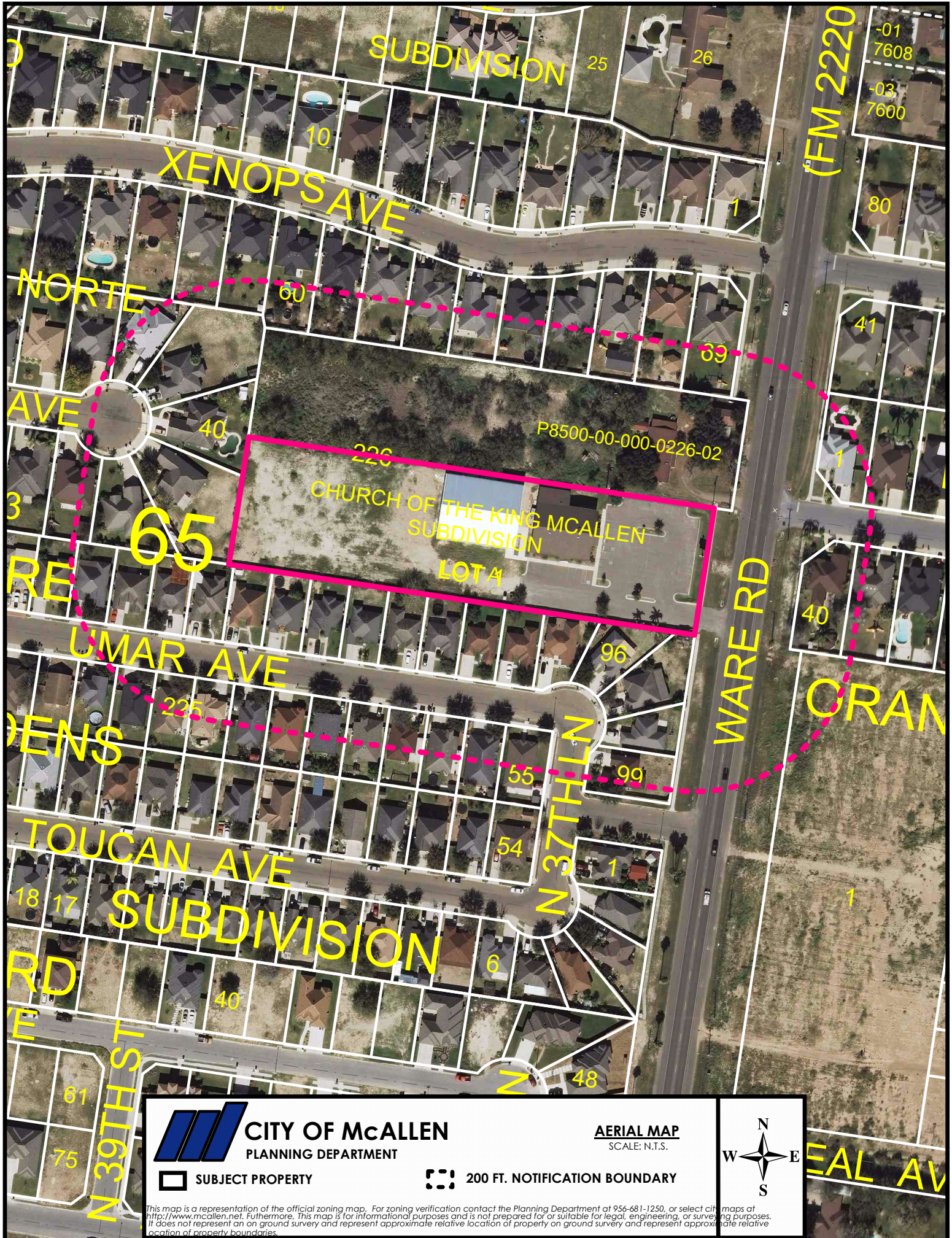
1/4 MILE RADIUS



ZONING LEGEND

(AGRICULTURAL & OPEN SPACE)	(APARTMENTS)	(MOBILE HOMES)	(GENERAL BUSINESS)	(LIGHT INDUSTRIAL)
(SINGLE FAMILY RESIDENTIAL)	(CONDOMINIUMS)	(OFFICE BUILDING)	(LIGHT COMMERCIAL)	(HEAVY INDUSTRIAL)
(DUPLEX-FOURPLEX)	(TOWNHOUSES)	(NEIGHBORHOOD COMMERCIAL)	(COMMERCIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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CITY OF McALLEN
PLANNING DEPARTMENT

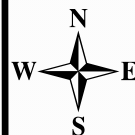
AERIAL MAP
SCALE: N.T.S.



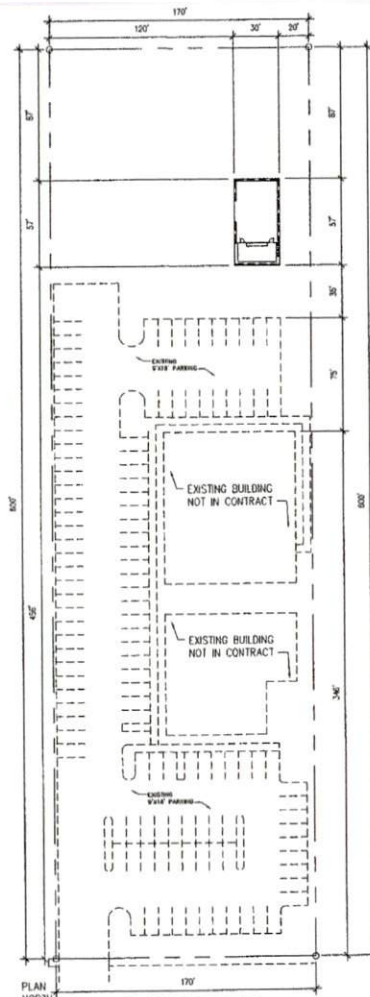
SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY

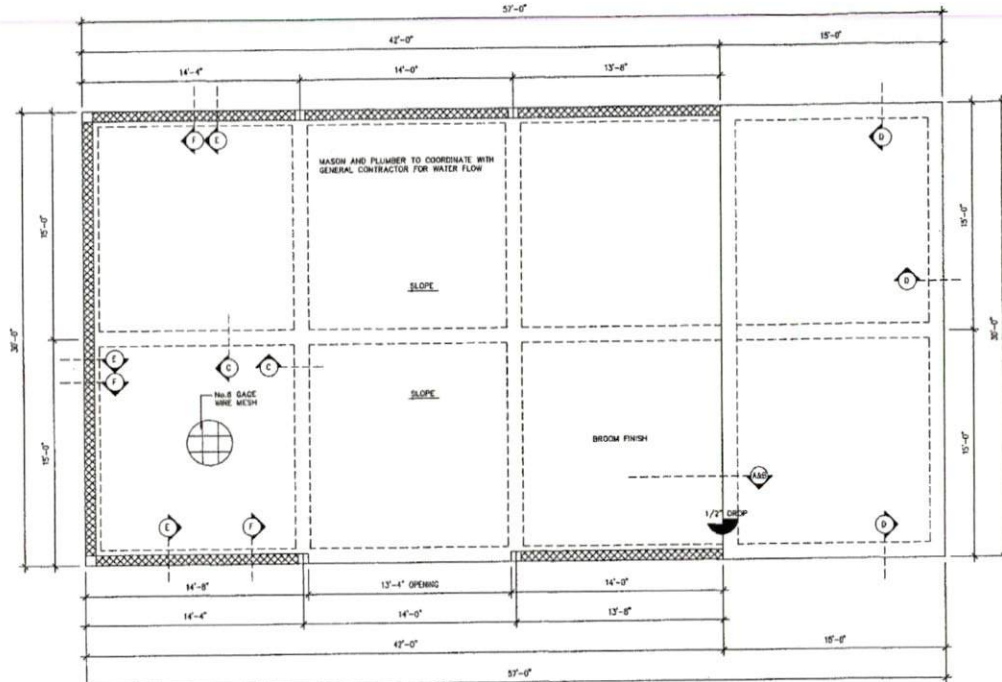
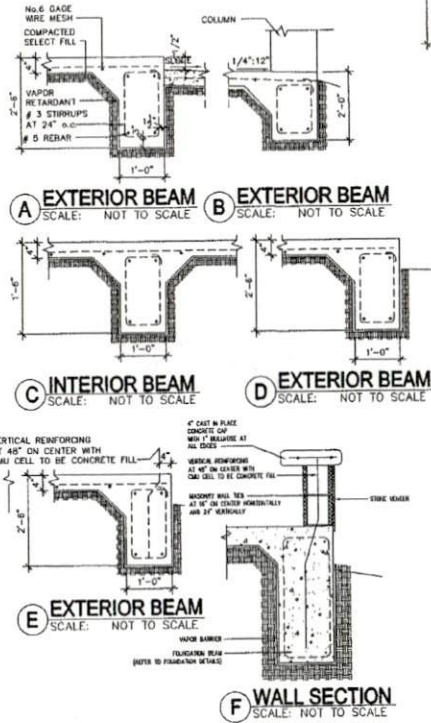


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1 SITE PLAN
 SCALE: 1" = 40'-0"
 ADDRESS:
 7401 N. WARE ROAD
 MCALLEN, TEXAS
 HIDALGO, COUNTY

NOTE: THIS IS NOT A SURVEY
 CONTRACTOR TO VERIFY ALL
 DIMENSIONS AND MAKE
 NECESSARY ADJUSTMENTS FOR
 PROPER CONSTRUCTION.
 FIELD VERIFY ALL DIMENSIONS



2 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

SEATING AREA 1,260 SQ.FT.
 SERVING AREA 450 SQ.FT.
 TOTAL SLAB 1,710 SQ.FT.

CONCRETE NOTES:

DIMENSIONS AND SPECIFICATIONS ARE FOR GUIDELINES.
 ENGINEER DRAWINGS OR SPECIFICATIONS OVERRIDE ALL.
 ALL CONCRETE SHALL BE A MIN. OF 3,000 PSI COMPRESSIVE STRENGTH.
 IN THE DAYS WITH MIN. SLUMP OF 4" AND MAX OF 6". ALL FILL MATERIAL
 SHALL BE COMPACTED TO 95% STANDARD PROCTOR PLACED IN 6" LAYERS.
 RE-BAR SHALL BE A MIN. SIZE OF #4. STIRRUPS SHALL BE PLACED AT 24" O.C.
 ALL BEAM DEPTHS SHALL BE AS PER BEAM DETAILS AND SHALL EXTEND A MINIMUM
 OF TWELVE INCHES MINIMUM INTO UNDISTURBED SOIL OR AS CITY SPECIFICS
 TERMINATE TREATMENT SHALL BE USED UNDER ALL HOUSE SLAB. ONE LAYER
 OF 8 MIL POLYETHYLENE PLASTIC SHALL BE USED 3/8" RE-BAR PLACED
 AT 12" ON CENTER EACH WAY OR NO. 5 GAGE WIRE MESH
 "GENERAL CONTRACTOR TO VERIFY AREA AND CITY REQUIREMENTS"

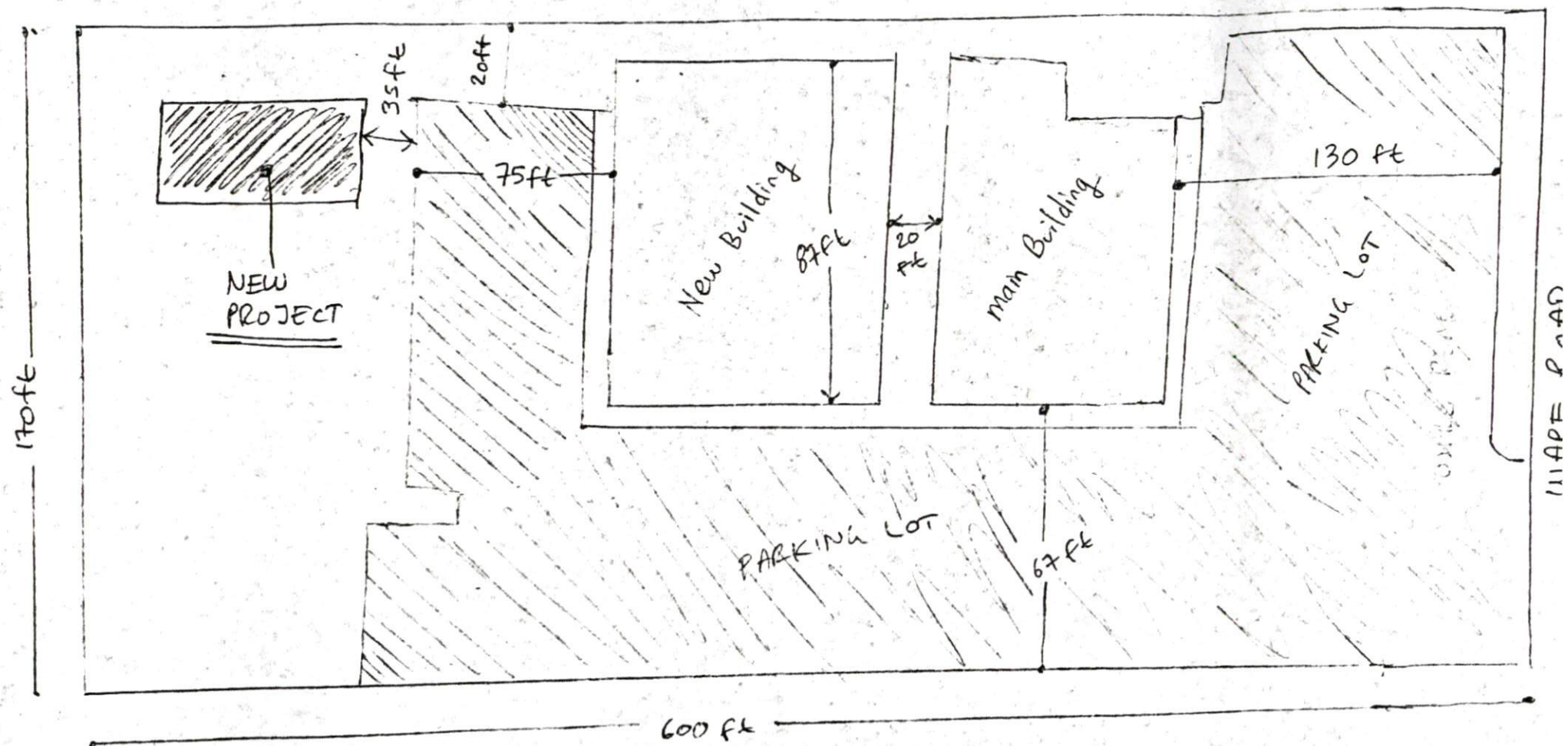
NOTE:
 SCALE ON 22"x34" SET IS AS NOTED
 AND ON 11"x17" IS HALF THE SIZED

Sanchez **Garcia** **DESIGN SERVICES**
 Enrique 'Rocky' Sanchez Certified Drafter
 Donna, Texas 78537 Tel: (956) 472-3758 ensadesignservices@yahoo.com

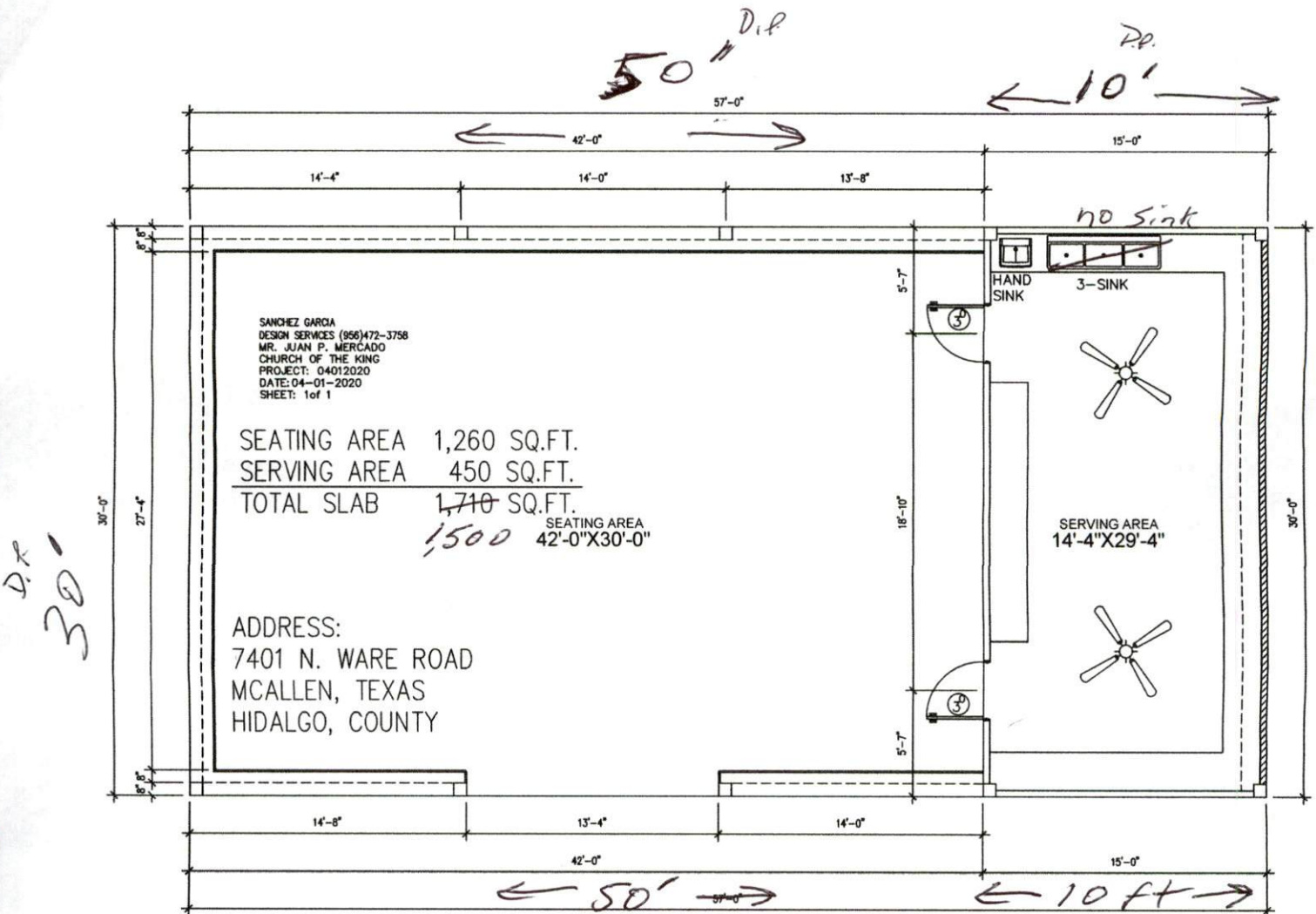
CHURCH OF THE KING
PAVILLION ADDITION
 7401 N. WARE ROAD MCALLEN, TEXAS

PROJECT: 04/2020
 DRAWN BY: JAGUES
 CHECKED BY: LAMDOZ
 REVISION:
 1. 01/2021
 2. 01/2021
 3. 01/2021
 4. 01/2021

SHEET: 2 of 3



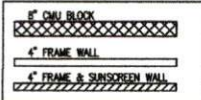
Church Site Plan



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND



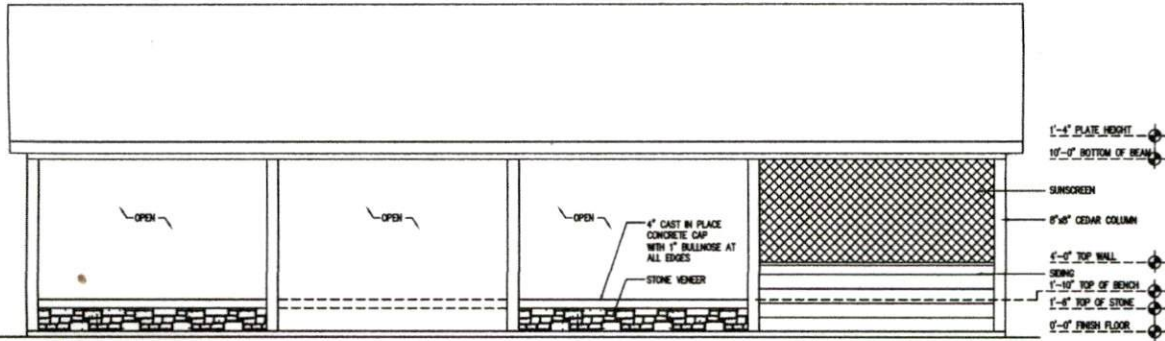
GENERAL NOTES:

THESE PLANS ARE INTENDED TO PROVIDE THE BASIC INFORMATION FOR CONSTRUCTION. THESE PLANS MUST BE VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR. ANY DISCREPANCY, ERROR, AND/OR OMISSION, IF FOUND, IS TO BE BROUGHT IMMEDIATELY TO "SANCHEZ GARCIA DESIGN SERVICES" BEFORE CONSTRUCTION WORK OR PURCHASE IS MADE.

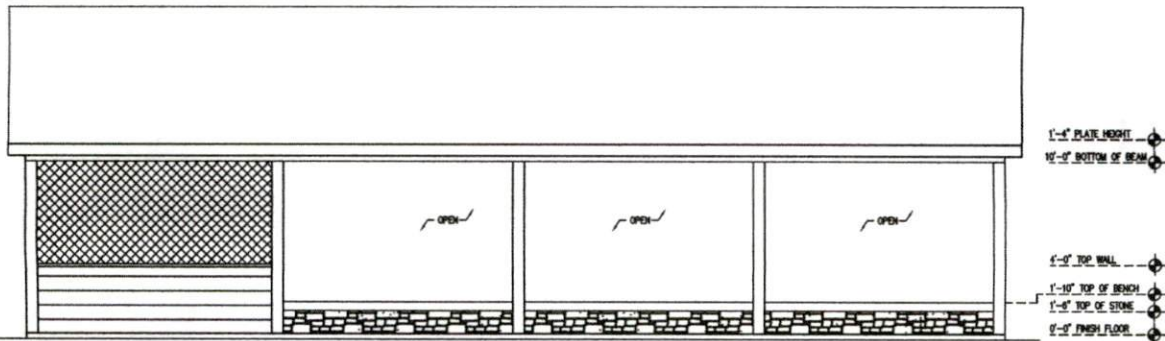
FEDERAL, STATE, COUNTY, AND LOCAL CITY ORDINANCES AND BUILDING CODES TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS. ANY CONFLICT MUST BE ADHERED TO THE PROJECT BEFORE AND DURING CONSTRUCTION.

Finish it

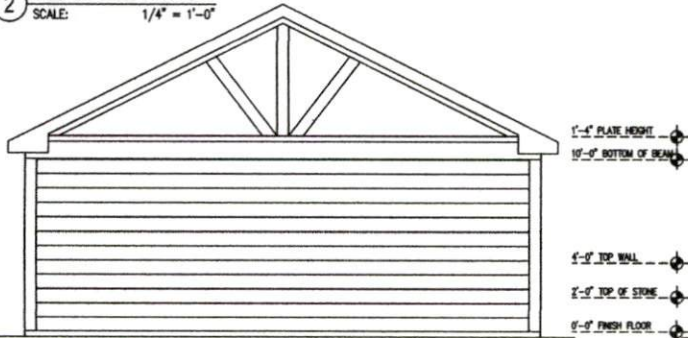
Do site Ason Back
Paper



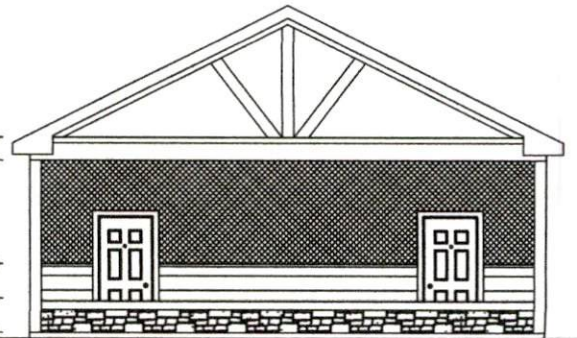
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



COMMERCIAL PERMIT APPLICATION

REV. 3/2020

P.O. BOX 220 McALLEN, TEXAS 78505-0220

APPLICATION MUST BE COMPLETE

(Please type or print in black or blue ink)

PERMIT APPLICATION REFERENCE NUMBER

CMM2020-02623

GC103889

APPLICANT

NAME David Padilla PHONE 956-414-9002
 ADDRESS 4712 N. 30th
 CITY McAllen, Tx. STATE TX ZIP 78504
 CONTACT NAME: David Padilla PHONE 956 414 9002
☐ OWNER ☐ CONTRACTOR ☐ TENANT ☒ OTHER Church Leader

OWNER

NAME CHURCH of The King PHONE 956-585-4402
 ADDRESS 7401 N. Ware Road *EMAIL: info@churchofthekingmcallen.org
 CITY McAllen, Texas REQ'D STATE TX ZIP 78504

*OWNER INFORMATION NOT PROVIDED, INITIAL:

☒ NEW ☒ ADDITION ☐ REMODELING ☐ REPAIR ☐ MOVE ☐ REMOVE BLDG. HGT. 1 NO. OF FLOORS
 BLDG SQ. FT. 1500 NO. PARKING SPACES existing SQ. FT. LOT 30,430 LOT FRONT FLOOR EL ABOVE CURB
 EXISTING USE Empty NEW USE Pavillion IMPROVEMENT VALUE \$ 46,000
 SCOPE OF WORK TO BE DONE 30'x50' Pavillion

PROJECT

ADDITION & DEMO USE DEMO SQ. FT. ADD'L BLDG SQ. FT. IMPROVEMENT VALUE \$ 1

FOUNDATION ☒ CONCRETE SLAB ☐ CONCRETE PIER ☐ CONCRETE BLOCK ☐ CONCRETE BEAM ☐ WOOD POSTS ☐
 EXT WALL ☐ MASONRY VENEER ☐ MASONRY SOLID ☐ METAL SIDING ☐ COMPOSITION ☒ WOOD ☐
 ROOF ☒ WOOD SHINGLE ☐ COMPOSITION ☐ METAL ☐ BUILD UP ☐ CLAY OR CONCRETE TILE ☐
 SPECIAL CONDITIONS ☐ FIRE SPRINKLER SYSTEM ☐ FIRE ALARM SYSTEM ☐ TYPE OF CONSTRUCTION ☐ ASBESTOS SURVEY ☐ EABPRJA/B#: ☐ CONDEMNED STRUCTURE ☐ SEPTIC TANK EXISTING OR PROPOSED ☐ YES ☐ NO

LOT BLOCK SUBDIVISION

SITE ADDRESS ST. NO. 7401 ST. NAME N Ware Rd

CITY USE ONLY

ZONING PERMIT FEE \$ 240.00 DOUBLE FEE \$ REC'D BY [Signature]
 PERMIT REVIEW FEE \$ 43.20 DATE 4/14/20
 TOTAL PERMIT FEE \$ TIME 8:50
 PARK DEV. ☐ ZONE # PARK DEVELOPMENT FEE \$

The foregoing is a true and correct description of the improvement proposed by the undersigned applicant and the applicant states that he will have full authority over construction of same. The building permit shall not be held to permit or be an approval of the violation or modification of any provisions of City ordinances, codes, subdivision restrictions of State law or be a waiver by the City of such violation. Alteration changes or deviations from the plans authorized by this permit is unlawful without written authorization from the Building Inspection Department. The applicant hereby agrees to comply with all City ordinances, codes, subdivision, restrictions and State laws and assume all responsibility for such compliance. It is understood that the improvements shall not be occupied until a Certificate of Occupancy has been issued. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for six months after the time of work is commenced. This permit is good for one year only.

David Padilla David Padilla dave@tintonwheels.info 4/13/20
 PRINT (AUTHORIZED AGENT/OWNER) SIGNATURE EMAIL ADDRESS (required) DATE



CITY OF MCALLEN
Planning Department

Variance Request

LEGAL DESCRIPTION: Church of The King McAllen lot 1

PROPERTY ADDRESS: 7401 N. Ware Rd. McAllen, TX

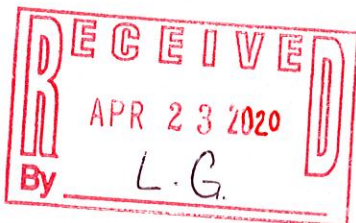
CASE NUMBER: _____

HOLD HARMLESS AGREEMENT

MUST BE SIGNED BY THE PROPERTY OWNER

TO THE FULLEST EXTENT PERMITTED BY LAW, THE UNDERSIGNED APPLICANT AGREES TO INDEMNIFY, DEFEND AND SAVE HARMLESS THE CITY OF MCALLEN AND ITS COMMISSIONERS, OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, ACTIONS, LOSSES, DAMAGES, EXPENSES, COSTS, INJURIES AND LIABILITIES OF ANY NATURE (INCLUDING BUT NOT LIMITED TO CLAIMS FOR BODILY INJURY, DEATH, BUSINESS INTERRUPTION AND/OR PROPERTY DAMAGE) RELATING TO, ARISING OUT OF OR RESULTING FROM THE GRANTING AND/OR IMPLEMENTATION OF THE VARIANCE REQUESTED HEREIN.

Applicant's Signature Ron Smith (Pastor)
Print Name RON SMITH
Address 7401 N. WARE
MCALLEN, TX 78504
Phone 956 279 5793 e-mail SCRONNIE@AOL.COM





NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2020-0039

WEDNESDAY
WORSHIP
10:00 AM

SUNDAY 8:00-10:00 AM
WEDNESDAY 10:00 AM
WORSHIP

Light of Life
Church

Worship Services
Sunday
Wednesday
8:00 AM

Memo

TO: Planning and Zoning Commission

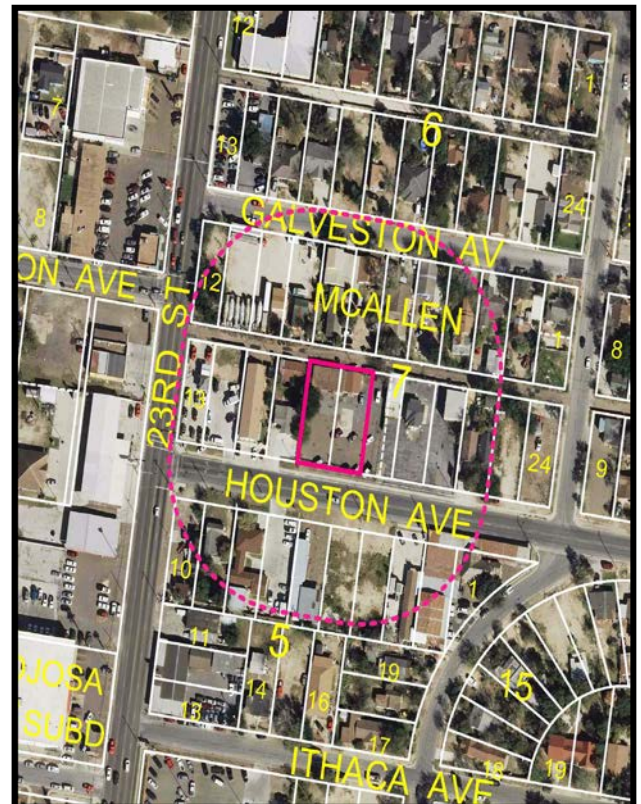
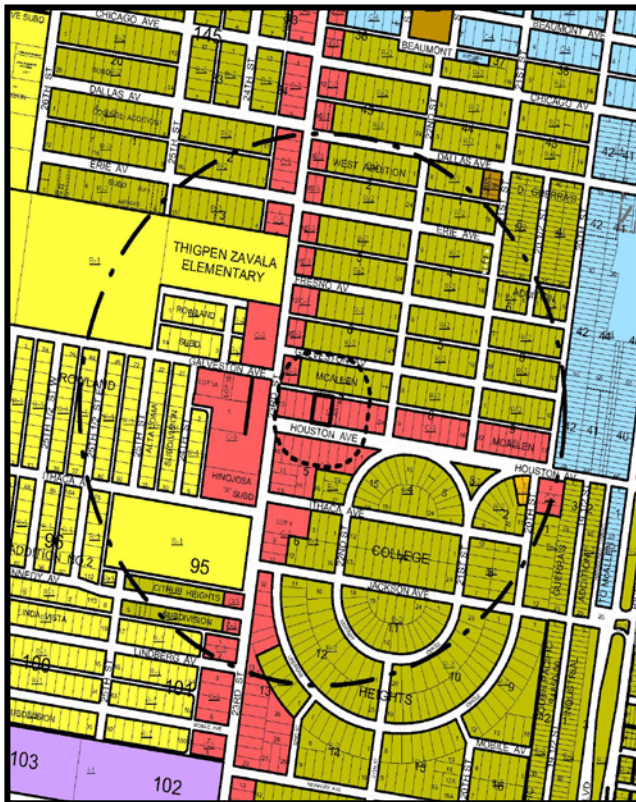
FROM: Planning Staff

DATE: May 27, 2020

SUBJECT: REQUEST OF GUILLERMO CRUZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN AUTOMOTIVE SERVICE AND REPAIR SHOP, AT LOTS 17, 18 AND THE WEST 25 FT. OF LOT 19, BLOCK 7, WEST ADDITION TO MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 2226 & 2228 HOUSTON AVENUE. (CUP2020-0042)

BRIEF DESCRIPTION:

The property is located on the north side of Houston Avenue, approximately 192 ft. east of South 23rd Street. The property has 125 ft. of frontage in Houston Avenue and a depth 137 ft. for a lot area of 17,275 square feet. It is zoned C-3 (general business) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the north and C-3 District to the east, south, and west. Surrounding land uses include single-family residences, duplex residences, Automart, ABC Termite and Pest Control, Houston Auto Sales, Notary, Regio's Auto Sales, and Aleman Auto Sales. An automotive service and repair business is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

Currently, there is a 1,752 sq. ft. commercial building with an enclosed carport to the building used for a work area on the property and an office. This building was built in 1990. This building has been used for automotive sales.

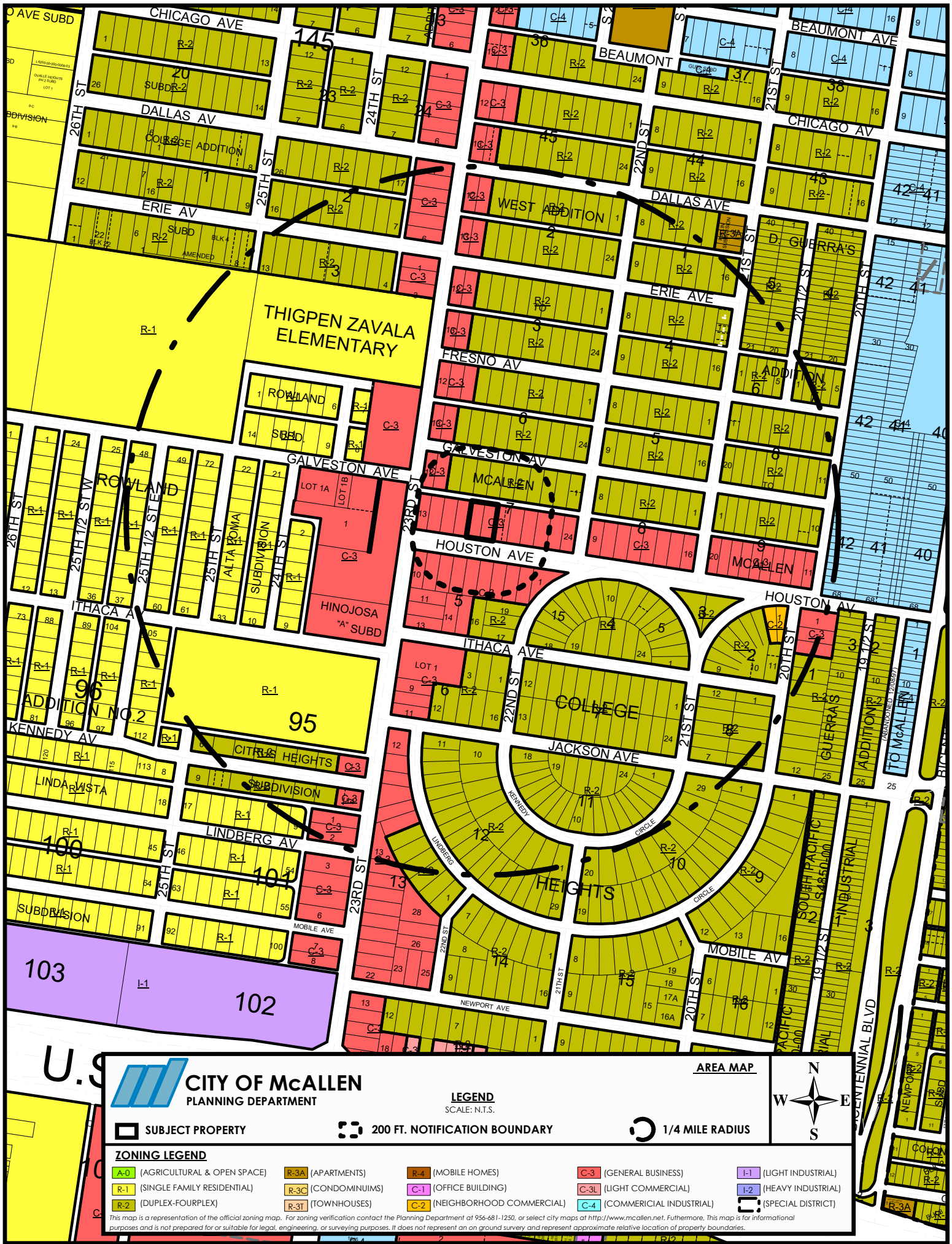
The new applicant is proposing to use the building as an automotive service & repair business. The hours of operation are from 9:00 A.M. to 5:00 P.M. Monday through Friday and 9:00 A.M. to 2:00 P.M. on Saturday. Based on the total 1,752 sq. ft. for the automotive service and repair, 5 parking spaces are required; 8 parking spaces are provided on site. During inspection, staff observed that the parking lot needs maintenance and striping.

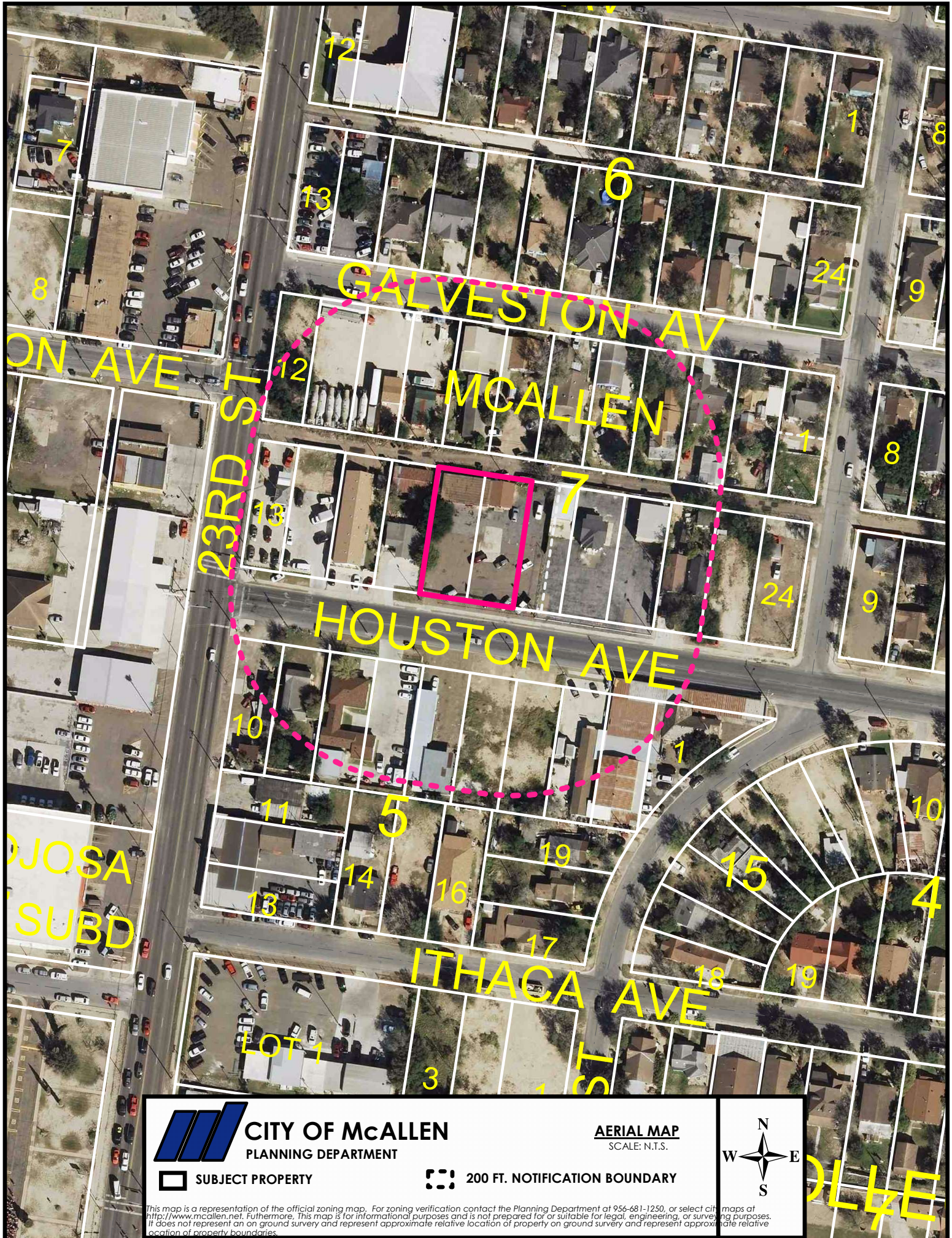
Fire Department inspections are still pending. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 9,750 sq. ft;
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the main structure, and in the adjacent enclosed carport.
- 3) Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage including vehicles.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The buildings are located approximately 23 ft. from the nearest building.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is an existing 6 ft. opaque fence to the north and west side of the property.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

RECOMMENDATION:

Staff recommends disapproval of the request based on non-compliance with requirement #1 (lot size) and #4 (distance) of Section 138-281 of the Zoning Ordinance.





CITY OF McALLEN
PLANNING DEPARTMENT

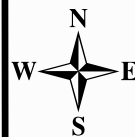
AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY



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Back yard.

Work area
11.33'

Work area
11.33'
130' X 46'

Work area
11.33'

Tools
Room
13'x12'

18'x12'

Office

Restrooms

total Lot area
150' X 65'

Reserved
Parking
Handicap
#8
9'x18'

Parking
#7
9'x18'

Parking
#6
9'x18'

Parking
#5
9'x18'

Parking
#4
9'x18'

Parking
#3
9'x18'

Parking
#2
9'x18'

Parking
#1
9'x18'

Driving Way

Address:
222 Houston Ave.
McAllen, TX. 78501

HOUSTON AVE.



HOUSTON AUTO
SALES
THE BEST DEAL IN TOWN
888-2024
SINCE 1978

NOTICE
AUTO REPAIR
FOR
THIS PROPERTY
CUP2020-0042

Memo

TO: Planning and Zoning Commission

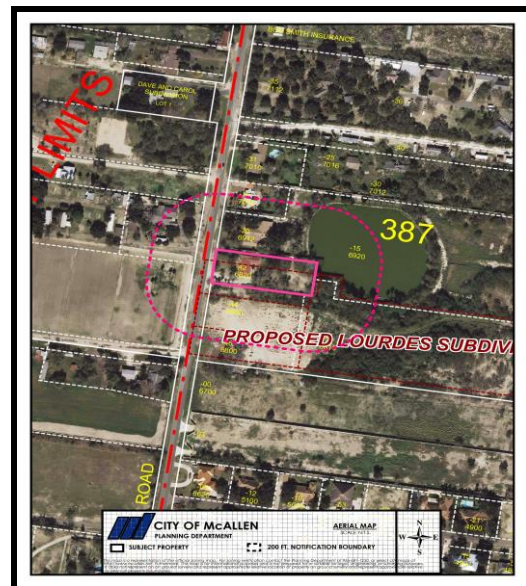
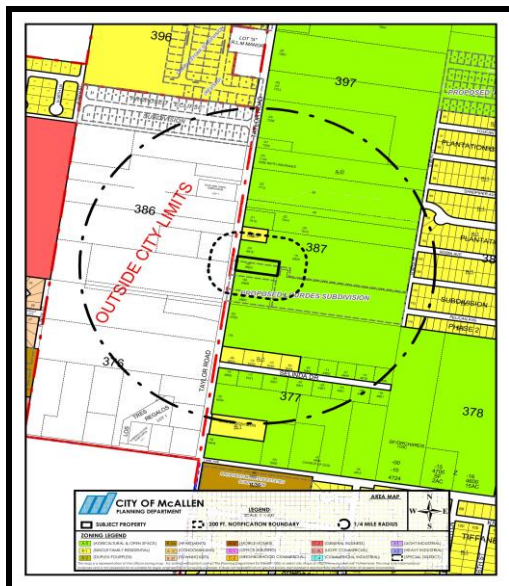
FROM: Planning Staff

DATE: May 28, 2020

SUBJECT: REQUEST OF MELISSA BURTON FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A DOG KENNEL AT A 1.00 ACRE TRACT OF LAND OUT OF THE SOUTH 19.39 ACRES OF LOT 387, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 6820 NORTH TAYLOR ROAD. (CUP2020-0008)

BRIEF DESCRIPTION:

The property is located on the east side of North Taylor Road, approximately 1,400 ft. north of Lark Avenue and is zoned A-O (agricultural-open space) District. The adjacent zoning is A-O District to the north, south and east. The properties to the west are outside city limits. Surrounding land uses include single family residences and vacant land. A dog kennel is allowed in an A-O District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The Code Enforcement Department responded to a complaint on February 4, 2019 for a possible business running from a residential area with a sign erected. On May 2019, the Code Enforcement Department received another complaint and requested a "complaint

and summons". The applicant has appeared at Municipal Court several occasions to resolve this issue since then.

REQUEST/ANALYSIS:

There is a single family residence consisting of approximately 2,700 sq. ft. located on the one-acre tract. The applicant's family lives in the existing residence. The applicant is proposing to continue operating a dog daycare from the existing residence and the outdoor playgrounds in the property.

The applicant divided the backyard and front yard into 4 different playgrounds for the dogs. The submitted floor plan and the inspection made by Planning staff indicate that there are two play rooms and a feeding/supply room within the residence. There are 1-2 employees/volunteers in the location. Boarding is also available and no grooming services are offered.

The Health Department has inspected the establishment, and the property is in compliance. A final inspection from the Fire Department is pending. The establishment must also meet the requirements set forth in Section 138-163 (8) of the Zoning Ordinance and specific requirements as follows:

- 1) Located a minimum of 300 feet from the nearest residence. The operations take place inside the residence and outdoors in the different dog playgrounds.
- 2) On parcels of 5 acres or more. This property is a 1-acre parcel.

PLANNING AND ZONING COMMISSION MEETING OF APRIL 7, 2020:

At the Planning and Zoning Commission meeting of April 7, 2020 staff recommended to table item as requested by the applicant. The Board voted unanimously to table the item with 6 members present and voting.

PLANNING AND ZONING COMMISSION MEETING OF APRIL 21, 2020:

At the Planning and Zoning Commission meeting of April 21, 2020 staff recommended to table item as requested by the applicant. The Board voted unanimously to table the item with 6 members present and voting.

PLANNING AND ZONING COMMISSION MEETING OF MAY 5, 2020:

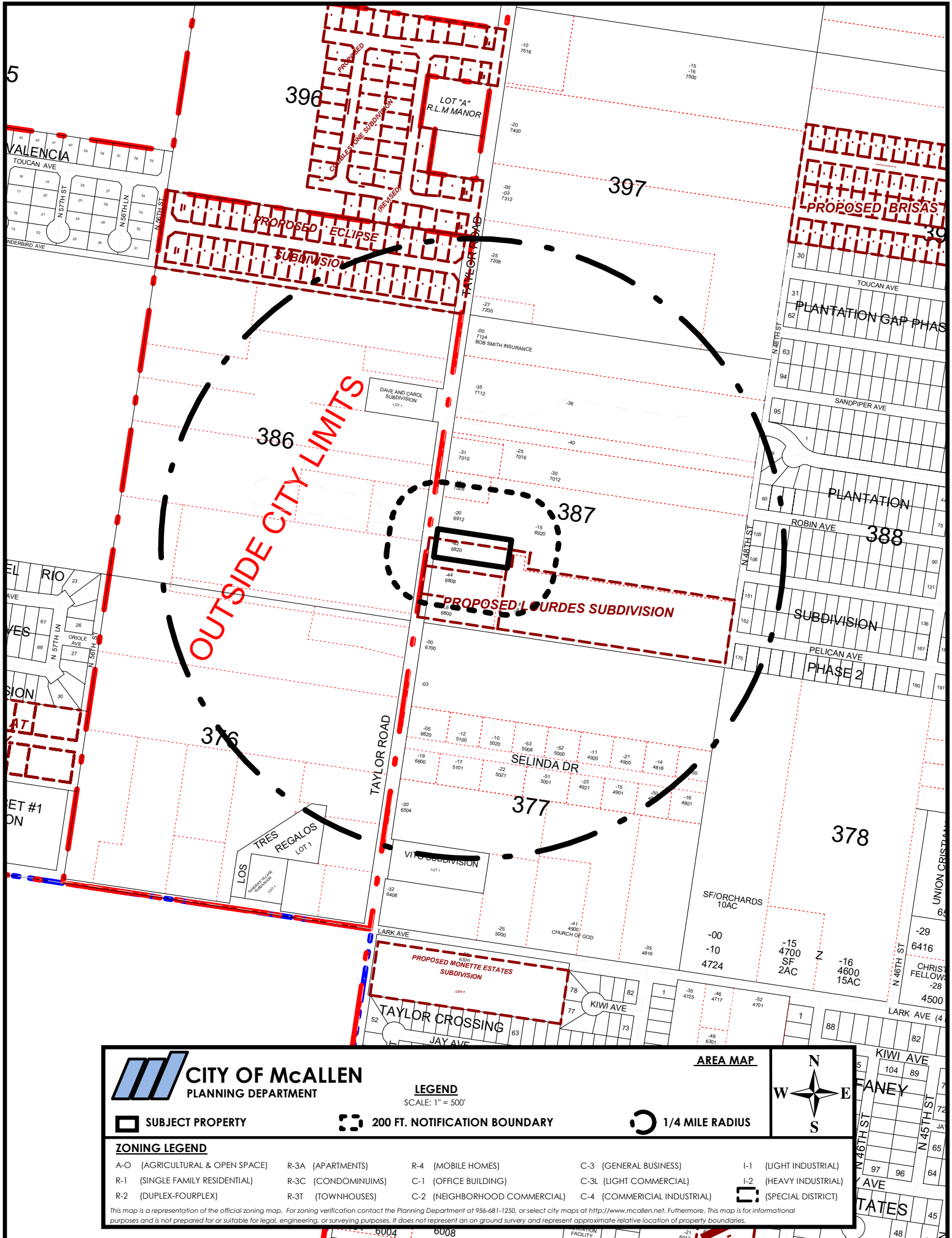
At the Planning and Zoning Commission meeting of May 5, 2020 staff recommended to table item as requested by the applicant. The Board voted unanimously to table the item with 6 members present and voting.

PLANNING AND ZONING COMMISSION MEETING OF MAY 19, 2020:

At the Planning and Zoning Commission meeting of May 5, 2020 staff recommended to table item as requested by the applicant. The Board voted unanimously to table the item with 6 members present and voting.

RECOMMENDATION:

Staff recommends disapproval due to noncompliance with Section 138-163 (8) requirement #2 (property size) of the Zoning Ordinance.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

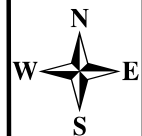
SCALE: 1" = 500'

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

AREA MAP



ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)

R-3A (APARTMENTS)

R-4 (MOBILE HOMES)

C-3 (GENERAL BUSINESS)

I-1 (LIGHT INDUSTRIAL)

R-1 (SINGLE FAMILY RESIDENTIAL)

R-3C (CONDOMINIUMS)

C-1 (OFFICE BUILDING)

C-3L (LIGHT COMMERCIAL)

I-2 (HEAVY INDUSTRIAL)

R-2 (DUPLEX-FOURPLEX)

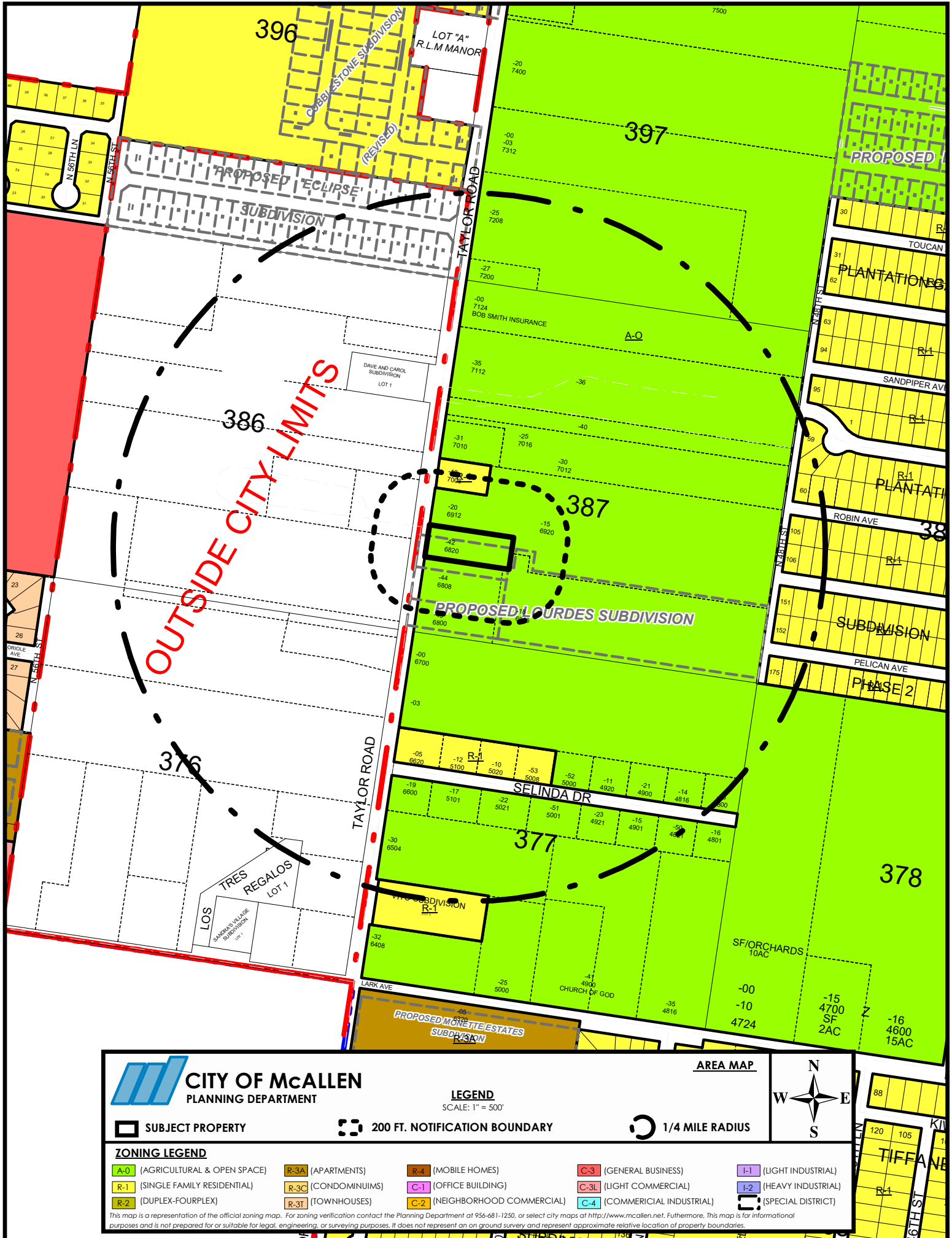
R-3T (TOWNHOUSES)

C-2 (NEIGHBORHOOD COMMERCIAL)

C-4 (COMMERCIAL INDUSTRIAL)

(SPECIAL DISTRICT)

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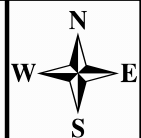
CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

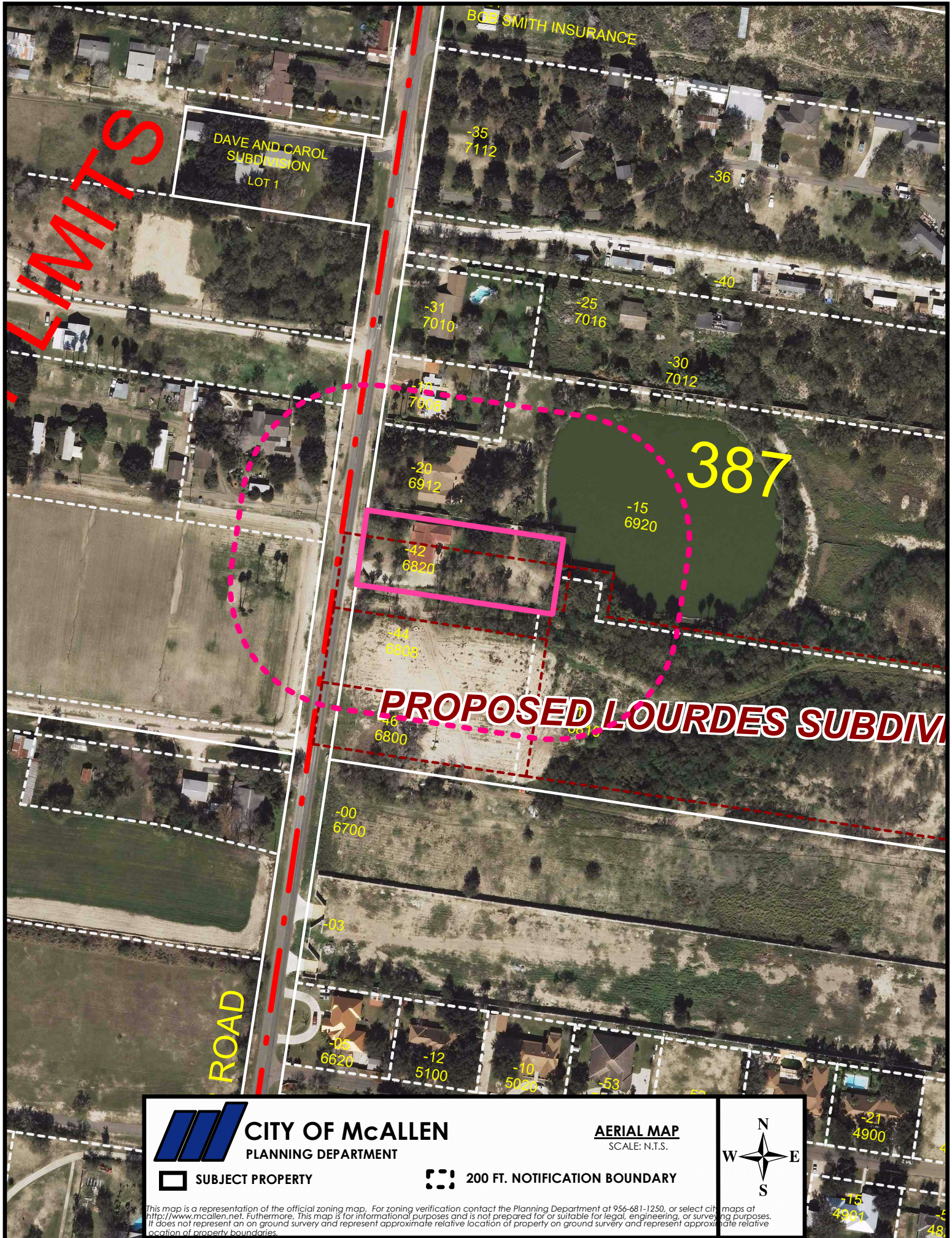
1/4 MILE RADIUS



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

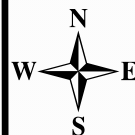
AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200 FT. 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.

ART SALINAS

ENGINEERING & SURVEYING

1624 DOTE AVENUE,

MCALLEN, TEXAS 78504

P.E. (956) 818-5585

FAX: (956) 818-5540



SCALE: 1"=50'

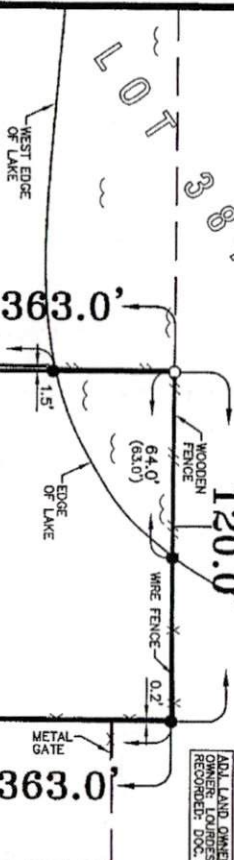
LAKE AREA

 ADJ. LAND OWNER INFO.
 OWNER: HECTOR HERNANDEZ
 RECORDED: DOC. #483757, O/R

S08°41'10"W

SOUTH EDGE
OF LAKE

- LEGEND
- DENOTES FOUND 1/2" ROD
 - DENOTES SET 1/2" ROD
 - DENOTES FOUND 1/2" PIPE
 - DENOTES NO MONUMENT
 - ROW DENOTES RIGHT OF WAY
 - EOP DENOTES EDGE OF PAYMENT
 - POB DENOTES POINT OF BEGINNING

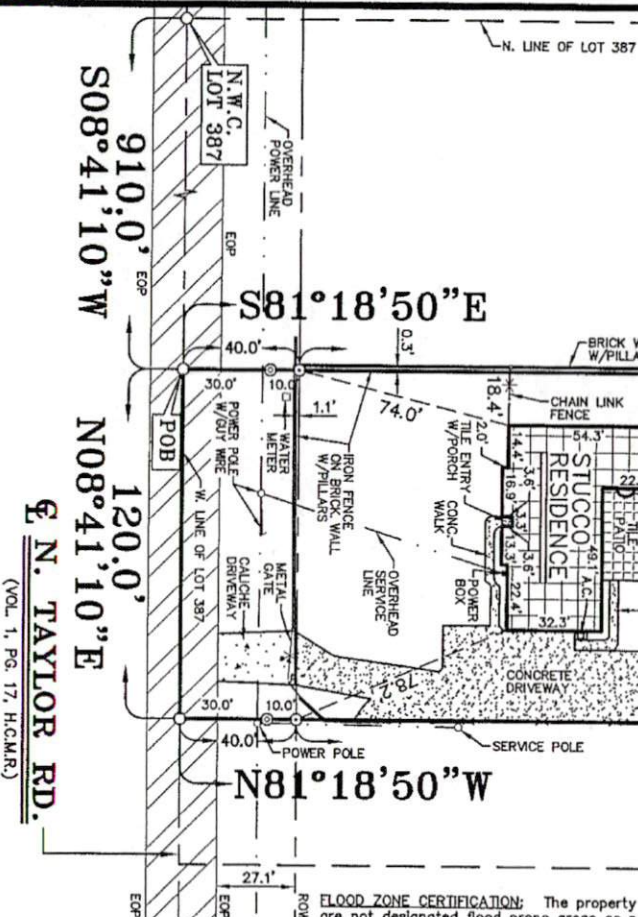
 ADJ. LAND OWNER INFO.
 OWNER: HECTOR HERNANDEZ
 RECORDED: DOC. #483757, O/R

 ADJ. LAND OWNER INFO.
 OWNER: SANTOS GONZALEZ HERNANDEZ
 RECORDED: V. 2506, P. 55, O/R
1.00 AC.
(GROSS)
 ADJ. LAND OWNER INFO.
 OWNER: HECTOR HERNANDEZ
 RECORDED: DOC. #483757, O/R

FLOOD ZONE CERTIFICATION: The property shown hereon lies in Zone C. Zone C areas are areas of "minimal flooding" and are not designated flood prone areas as per F.E.M.A. Flood Insurance Rate Map Panel Number 480334-0400-C dated 11-16-82.

PLAT NOTES:

- There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements except as shown on this plat.
- This survey plat is prepared in connection with Title Policy G.F. # 158649 and does not guarantee title. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
- This survey must contain an embossed seal and an original signature to be valid as per Section 561.46 and Section 663.19 of the "The Professional Land Surveying Practices Act."
- This is a standard survey and does not include a subsurface utility or topographic investigation.
- Statutory easements, rules, regulations and rights in favor of United Irrigation District. (Blanket)
- Subject to any oil, gas and mineral lease of record.
- Bearing Basis: "W. line of Lot 387, John H. Shary Subdivision"

Borrower(s): Melissa Burton


 E N. TAYLOR RD.
 (VOL. 1, PG. 17, H.C.M.R.)

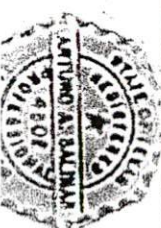
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT 6820 N. TAYLOR RD., IN MCALLEN, TEXAS, DESCRIBED AS FOLLOWS:
 A 1.00 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 19.39 ACRES OF LOT 387, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 42A, (DEED RECORD: VOLUME 1, PAGE 17), MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NO. 358132, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (SEE METES AND BOUNDS DESCRIPTION)

18-54468

Job No.

Date

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ART SALINAS ENGINEERING & SURVEYING

1524 DOVE AVENUE

McALLEN, TX 78504

PH: (956) 618-5565

FAX: (956) 618-5540

ARTURO A. SALINAS, P.E., R.P.L.S.

METES AND BOUNDS DESCRIPTION: 1.00 Gross Acre Tract

A 1.00 acre tract of land, more or less, out of the South 19.39 acres of Lot 387, JOHN H. SHARY SUBDIVISION, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 1, Page 42A, (Deed Record: Volume 1, Page 17), Map Records, Hidalgo County, Texas and according to Warranty Deed with Vendor's Lien recorded under County Clerk's Document No. 358132, Official Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of Lot 387, and in the centerline of N. Taylor Rd. for the Northwest corner of this tract, said point bears South 08 degrees 41 minutes 10 seconds West, 910.0 feet from the Northwest corner of Lot 387;

THENCE, South 81 degrees 18 minutes 50 seconds East, along the South line of the Santos Gonzalez Hernandez 1.00 acre tract (1.00 acre out of the South 19.39 acres of Lot 387, John H. Shary Subdivision, according to Deed recorded in Volume 2506, Page 50, Official Records, Hidalgo County, Texas), passing a 1/2 inch iron pipe found at 30.0 feet in line for reference, passing a 1/2 inch iron rod set at 40.0 feet for the East right-of-way line of N. Taylor Rd., passing a 1/2 inch iron rod 24 inches in length found at 321.7 feet (deed: 323.0 feet) for the West edge of a Lake, a total distance of 363.0 feet to a point on the West line of the Hector Hernandez Tract (Tract II: 8.619 acres out of Lot 387, John H. Shary Subdivision, according to the Deed recorded under County Clerk's Document No. 483757, Official Records, Hidalgo County, Texas), for the Southeast corner of the Santos Gonzalez Hernandez 1.00 acre tract, and the Northeast corner of this tract;

THENCE, South 08 degrees 41 minutes 10 seconds West, along the West line of the Hector Hernandez Tract, and the West line of the Lourdes Lerma 6.167 acre tract (6.167 acres out of the South 19.39 acres of Lot 387, John H. Shary Subdivision, according to Deed recorded under County Clerk's Document No. 2869756, Official Records, Hidalgo County, Texas), passing a 1/2 inch iron rod 24 inches in length found at 64.0 feet (deed: 63.0 feet) for the South edge of a Lake, a total distance of 120.0 feet to a 1/2 inch iron rod 24 inches in length found for the Southeast corner of this tract;

THENCE, North 81 degrees 18 minutes 50 seconds West, along the North line of the Lourdes Lerma 6.167 acre tract, and the North line of the Hector Hernandez Tract (Tract I: A 0.393 acre tract out of Lot 387, John H. Shary Subdivision, according to the Deed recorded under County Clerk's Document No. 483757, Official Records, Hidalgo County, Texas), passing a 1/2 inch iron rod set at 323.0 feet for the East right-of-way line of N. Taylor Rd., passing a 1/2 inch iron pipe found at 333.0 feet in line for reference, a total distance of 363.0 feet to a point on the West line of Lot 387, and in the centerline of N. Taylor Rd. for the Northwest corner of the Hector Hernandez Tract, and the Southwest corner of this tract;

THENCE, North 08 degrees 41 minutes 10 seconds East, along the West line of Lot 387, and the centerline of N. Taylor Rd., a distance of 120.0 feet to the POINT OF BEGINNING, and containing 1.00 acre of land, more or less.

Bearing Basis: "W. line of Lot 387, John H. Shary Subd."

Job No. 18-54468

Date: 10-10-18

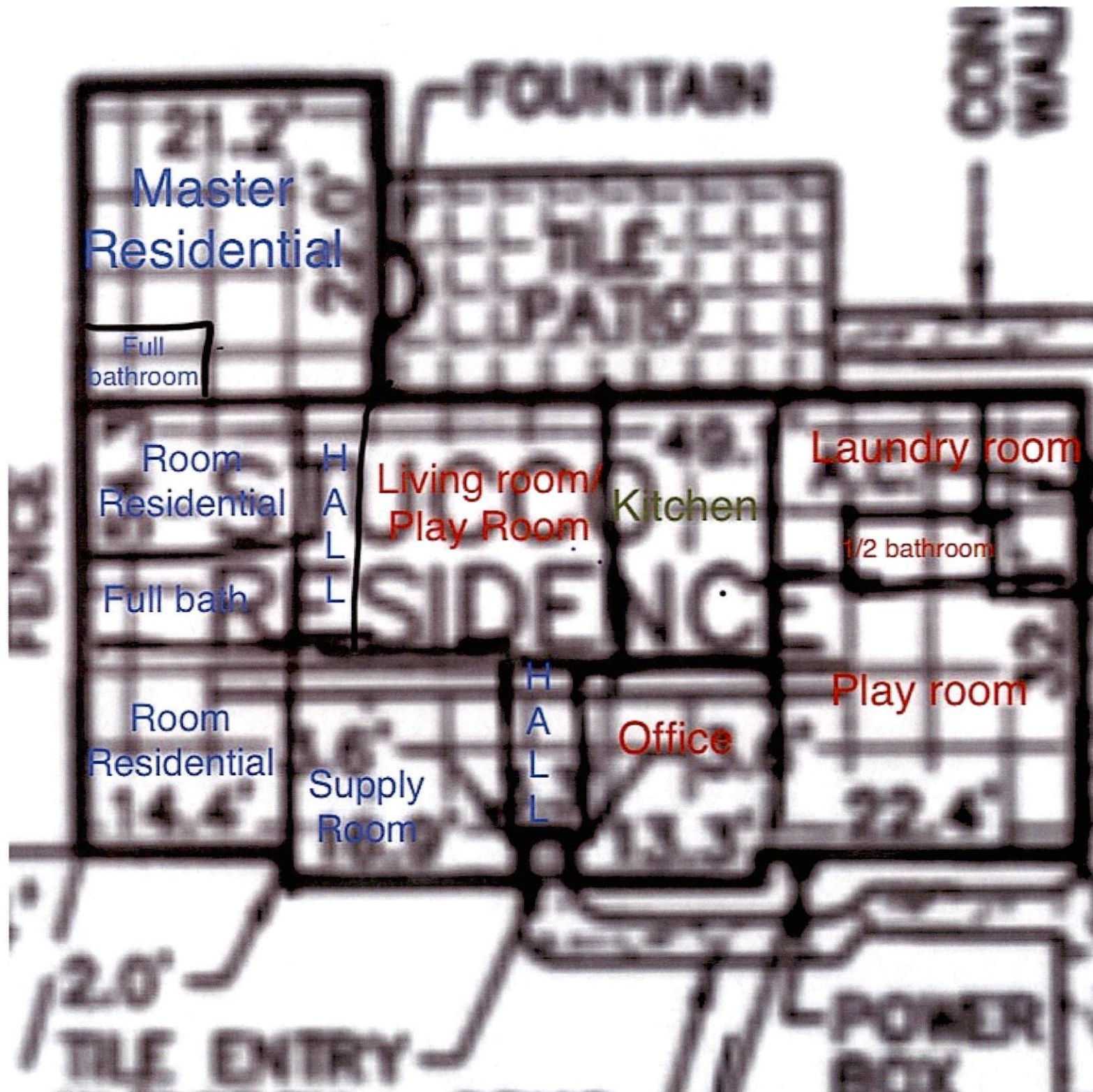


Arturo A. Salinas, R.P.L.S. #4802



T.B.P.E. FIRM REG. NO. F-5154

T.B.L.S. FIRM REG. NO. 10004000





6820 N Taylor Rd

PG #1

PG #2

PG #3



NOTICE
DOG KENNEL
FOR
THIS PROPERTY
CUP2020-0008



5-29-2020

This is in regards for a request of Melissa Burton for a dog kennel permit.

1. My name is Hector Hernandez and I am an immediate neighbor to the north of Melissa Burton on Taylor Rd.
2. I have lived here for over 30 yrs.
3. The request for a dog kennel permit on the house of Mrs. Burton is really ridiculous.
4. Zoning regulates land use in whole districts when the change in zoning does not advance a general public purpose in land use it should be considered as illegal.
5. Devaluates property
6. A real nuisance. Barking of dogs day and night. Dogs fighting with each other.
7. Screaming at the dogs to stop fighting barking or to do this and that. This is an all day situation.

RECEIVED
MAY 29 2020
BY: 4cl

8. No proper structure for the dogs.

9. What happens when it rains and all the dogs are outside. you take 20 or 30 dogs inside your house, where you live. That is not even legal.

10. I would add that you need more land at least $2\frac{1}{2}$ acres of land to properly open up a dog kennel in a special area.

11. Traffic coming and going day and night I've had many people stop at my gate so that they can bring their dogs to me. I've told them that they are in the wrong address.

12. What Mrs. Burton is doing is called Spot Zoning which benefits only the property owner, and not the community like a school or park that benefits the whole community.

13. What Mrs. Burton is asking for is at odds with the zoning district, and if granted that would show favoritism toward landowner.

14. Did Mrs. Burton apply for the permits after she got caught running an illegal kennel business out of her house?

I don't think she applied for the permit when she moved in cause when she did, immediately traffic started to come into the house with the dogs. That is when the greater flow of cars started parking in my front gate to see if I was running a dog kennel.

Lector Hernandez

Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: May 29, 2020
SUBJECT: City Commission Actions on May 26, 2020

REZONINGS:

1. Rezone from R-1 to R-3A District: 39.83 acres out of Lots 13, 14, 16, 17, and 18 Section 234; Texas-Mexican Railway Company Survey; 12512 N. Ware Road
 - Planning and Zoning Commission recommended approval
 - City Commission maintained the item tabled pending traffic study by applicant

CONDITIONAL USE PERMITS:

1. Request of Robert Wilson, for a Conditional Use Permit, for one year, for a bar: Lot A-1, Nolana Tower Subdivision; 400 Nolana Ave, Suite G
 - Planning and Zoning Commission disapproved with favorable recommendation
 - City Commission approved as recommended
2. Request of Claudia J. Gonzalez, for a Conditional Use Permit, for one year, for a Home Occupation (daycare): Lot 25; Regency Park Estates Subdivision, Unit 4; 6600 N. 32nd St.
 - Planning and Zoning Commission recommended approval
 - City Commission disapproved item unanimously
3. Request of Lt. Adolph Aguirre, on behalf of the Salvation Army, for a Conditional Use Permit, for life of the use, for an institutional use: Lots E, F, G, and H; Stroud-Hunter Subdivision; 2220 Pecan Blvd
 - Planning and Zoning Commission recommended approval for three years
 - City Commission approved as recommended

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]



PLANNING DEPARTMENT

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



2020 CALENDAR

Meetings:

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

Deadlines:

- D - Zoning/CUP Application
- N - Public Notification
- * **Holiday** - Office is closed

JANUARY 2020

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

FEBRUARY 2020

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

MARCH 2020

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

APRIL 2020

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

MAY 2020

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





JUNE 2020

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

2020 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JULY 2020

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

AUGUST 2020

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

SEPTEMBER 2020

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

OCTOBER 2020

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

NOVEMBER 2020

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

DECEMBER 2020

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