

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING

TUESDAY, AUGUST 18, 2020 - 3:30 PM

MCALLEN CITY HALL, 1300 HOUSTON AVENUE

CITY COMMISSION CHAMBERS, 3RD FLOOR

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

Meeting ID: 672-423-1883

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on August 4, 2020

2) CONSENT:

- a) M2 Subdivision; 10401 La Lomita Road- Lee Castro and Judith Castro (Final) **(SUB2019-0014)** CSJ

3) SUBDIVISIONS:

- a) The Villas on Freddy Phase I Subdivision; 1400 Freddy Gonzalez- The Villas on Freddy, LLC. **(Revised Final) (SUB2019-0020)** M&H
- b) Garcia Estates Subdivision; 2901 Gumwood Avenue- Sonia Garcia and Erik Mora **(Preliminary) (SUB2020-0048)** M&H
- c) Campo de Suenos Subdivision; 8600 North Ware Road- Riverside Development Services, LLC. **(Revised Preliminary) (SUB2018-0080)** M&H
- d) Warehouse Kingdom Subdivision Phase II; 6001 South 23rd Street- Abasto Construction **(Preliminary) (SUB2020-0047)** JHE
- e) Just a Closet # 4 Subdivision; 2500 South McColl Road- Just a Closet #4, LLC. **(Preliminary) (SUB2020-0049)** RDE

4) PUBLIC HEARING

a) REZONING:

- 1. Rezone from A-O (agricultural and open space) District to R-1 (single-family residential) District: 8.48 acres out of Lot 57, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 3308 Yellowhammer Avenue **(REZ2020-0017)**

2. Rezone from C-3 (general business) District to R-3T (multifamily residential townhouse) District: Lot 3, Nolana Crossing Subdivision, Hidalgo County, Texas; 2705 Nolana Avenue. **(REZ2020-0018)**
3. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: Lot 11, Block 4, Milmor Addition to McAllen Subdivision, Hidalgo County, Texas; 1704 Laurel Avenue. **(REZ2020-0019)**
4. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: Lot A, 29th Place Subdivision, Hidalgo County, Texas; 3928 North 29th Street. **(REZ2020-0020)**

b) CONDITIONAL USE PERMITS:

1. Request of Rogelio Hernandez, for a Conditional Use Permit, for life of the use, for an associated recreation (common area) at 1.55 acres out of Lot 5, Block 278, Tex-Mex Survey, also known as Lot Common Area D, The Villas on Freddy Phase I Subdivision (proposed), Hidalgo County, Texas; 10300 North 14th Lane. **(CUP2020-0076)**

5) INFORMATION ONLY:

- a) City Commission Actions: August 10, 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.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, August 4, 2020 at 3:39 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
	Berenice Gonzalez	Planner III
	Jose De La Garza Jr.	Planner III
	Hebert Camacho	Planner I
	Kaveh Forghanparast	Planner I
	Carlos Garza	Planner I
	Iris Alvarado	Planner I
	Juan Martinez	Development Coordinator
	Bilkis Olazaran Martinez	Engineering Department (Virtual)
	Martina Mejia	Traffic Department
	Porfirio Hernandez	Planning Technician II
	Claudia Mariscal	Administrative Secretary

CALL TO ORDER- Daniel Santos, Vice Chairperson

Meeting held via Teleconference and Video Conference.

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Michael Hovar

1) MINUTES:

a) Minutes for Regular Meeting held on June 16, 2020.

The minutes for the regular meeting held on June 16, 2020 were approved as submitted. The motion to approve was made by Mr. Gabriel Kamel. Mr. Michael Fallek seconded the motion, which carried unanimously with six members present and voting.

2) PUBLIC HEARING:

a) REZONING:

1. Rezone from R-1 (single-family residential) District to R-3T (multifamily

residential townhouse) District: 1.23-acre tract of land out of Lot 1, Section 11, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 201 Dove Avenue. (REZ2020-0016)

Mr. Forghanparast stated that the property was located at the southwest corner of Dove Avenue and North 2nd Street. The tract had 184.58 ft. of frontage along 2nd Street and 277 ft. of frontage along Dove Avenue for a lot size of 1.23 acres.

The applicant was requesting to rezone the property to R-3T (multifamily residential townhouse) District in order to construct townhomes. A feasibility plan showing twenty-five townhomes had been submitted.

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

The property was vacant. Surrounding land uses were single-family residential and the McAllen Hike and Bike trail.

The Foresight McAllen Comprehensive Plan designated the future land use for this property as Suburban Commercial, which was comparable to C-1 (office building) District to C-3L (light commercial) District.

The development trend for this area along Dove Avenue was single-family residential and townhomes.

The property was zoned R-1 (single-family residential) District during comprehensive zoning in May 1979. There had been other rezoning requests on the property since then. An application for R-3C (multifamily residential condominium) District was approved in 1983 subject to platting (Heritage Square Subdivision) within 6 months that subsequently expired. A rezoning request for C-3 (general business) District on the subject property for a proposed gasoline service station was disapproved in 1995. Another rezoning request for C-3 (general business) District on the subject property was disapproved in 1999. A request for C-1 (office building) District was disapproved in 2005. A rezoning request for R-3C (multifamily residential condominium) District to build a seven-story condominium development on the subject property was disapproved in 2009 due to the neighbors' concern of traffic and height.

The requested zoning was less intense than Suburban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan for this property.

The maximum density in R-3T (multifamily residential townhouse) District was 20 units per acre. Therefore, the maximum number of units for the subject property was approximately 25 townhouses.

Staff had received two calls in opposition to the rezoning request. The concerns given by the callers were increased traffic congestion and the height of the proposed townhomes.

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

The request provided opportunity for residential development of the vacant lot.

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

Chairperson Cabeza de Vaca joined the meeting.

Vice chairperson Santos asked if there was anyone present in opposition of the proposed rezoning. Mr. Forghanparast confirmed that there were citizens present. Mr. Forghanparast also stated that he received phones and emails. Mr. Gattis Guffy 321 Dove Avenue was the first to speak regarding his concerns. Mr. Guffy stated that he felt traffic would multiply as he felt that it was already bad. With more traffic, he was concerned with accidents that would occur and pollution from the vehicles. Mr. Guffy included that the traffic noise would increase as well as noise in general. He stated that this would affect the health of his family and him. Once Mr. Guffy was done with his presentation Vice chairperson asked if there was anyone who was going to speak. Mr. Merry, president of Nerea Estates I, said that the 41 houses in his neighborhood opposed the rezoning proposal. Ericka Elizondo president of Heritage Manor Subdivision also stated that the 66 homes in her neighborhood were in opposition of the proposed rezoning. Mr. Gerwitz was present via zoom and stated that he was concerned with traffic as well. Vice Chairperson Santos asked if there was anyone else present in opposition, Mr. Forghanparast stated that James Boreman was there to present. Mr. Boreman who lived behind the property proposed to be rezoned. Mr. Boreman stated that he was also concerned with traffic and the safety. He was concerned with the usage of the alley, he stated it was already difficult to use. He stated that using the alley would be the most efficient way for citizens' travel with Dove being difficult to enter and exit. Vice Chairperson Santos asked if the developer was present and Mr. Oscar Falcon was present to represent the developer. He stated that the demographic they were attempting to reach were those who needed to be near Renaissance Hospital. He also addressed the citizen who was concerned with the height of the town homes they were proposing. Mr. Falcon stated the buildings would not be taller than two stories. He included that once the proposal is approved that their company would be following city ordinances and requirements site plans and subdivision are submitted. Mr. Falcon informed that the developer was present and wanted to speak. Mr. Cantu stated that he intended to comply with all of the city requirements in order for him to develop. Mr. Hovar asked how they came up the demographic they were trying to reach. Mr. Cantu informed the board that with the medical school and Renaissance Hospital becoming a level one trauma center the residence and doctors were trying to get housing within 10 minutes of the hospital. Mr. Hovar asked if R-3T was allowed to have rental and Mr. Forghanparast confirmed that R-3T was not for apartments. Chairperson Cabeza de Vaca asked if the proposed subdivision would be private or public. Mr. Cantu said that they would not be compliance to have it as private. Mr. Fallek asked what would be the least amount of townhomes he could be there to make it feasible. Mr. Cantu stated that he would not be able to make less than what he is proposing. Mr. Hovar stated that he was calculating how much the traffic will be affected and he informed the citizens and board that it would be about one percent increase. However, that was not a confirmation. Mr. Santos asked staff based on the opposition was there sufficient amount that would trigger a super majority or were they short. Mr. Forghanparast informed the board that they had not received the petition till the meeting which meant staff had not been able to verify addresses and do not know the percentage. Vice Chairperson Santos asked if the information was something they needed to before were taken or can that be determined after. Mr. Edgar Garcia explained that petition needed to be submitted with time, however once the item is voted by the planning and zoning board, the citizens may submit

the petition to the City Commission. Mr. Forghanparast clarified two points: rezoning does not require a traffic study however during the subdivision process traffic department will look into the traffic issues, also it was not confirmed that 25 townhomes would be able to be built on the property because of the 2,000 square foot minimum lot area and 20 feet minimum lot width. In addition, traffic department sent over a trips for 25 multifamily housing dwelling units. If there were 25 units it would add 14 am trip generation during 7-9 am and 18 during 4-6pm. Traffic department did notice traffic is a problem in the area, but the if proposed development was developed, it would not impact traffic as much as the citizens are concerned. Mr. Fallek asked staff if conditions could be put on the zoning request when the board is voting. Mr. Edgar Garcia stated that conditions could not be placed on zoning requests. Mr. Erickson was present via zoom and was opposed to having townhomes developed because of the inconsistency. Mr. Naaman was present and voiced his concern regarding flooding. He stated that he was concerned that his property would flood on the South, north and east side.

After the discussion, Mr. Michael Hovar **moved** to approve as per staff recommendation. Mr. Rogelio Cervantes seconded the motion, which was approved with seven members present and voting.

Chairperson Cabeza de Vaca continued with the meeting.

b) CONDITIONAL USE PERMITS:

1. Request of Joaquin E. Zamudio, for a Conditional Use Permit, for one year, for a Home Occupation (hair salon), at Lot 15 and the North 12½ ft. of Lot 16, Block 3, Louise Addition, Hidalgo County, Texas; 313 North 8th Street. **(CUP2020-0070)**

Ms. Alvarado stated that the property is located on the west side of North 8th Street, approximately 125 ft. north of Cedar Avenue and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 district in all directions. Surrounding land uses include single-family residences. A home occupation is permitted in the R-1 district with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a hair salon from approximately 417 sq. ft. of the existing 2044 sq. ft. residence. The proposed hours of operation are daily within the hours of 8:00 a.m. to 4:00 p.m. The applicant stated that he will have two employees, an unrelated employee and himself. The applicant is requesting to work from home by appointment due to the Covid-19 pandemic.

The staff verified the ownership of the property. According to the Hidalgo County Appraisal District, the applicant and Mrs. Rebecca Hayley are the owners of the property, and live on the subject property.

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 occupation may not be operational until the issuance of the certificate. The Fire Department has inspected the building, and a re-inspection is pending. The business must comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and the specific requirements are as follows:

- 1) The home occupation must be clearly secondary to the residential use;

- 2) No signs are permitted. No sign is proposed or installed;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling;
- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. There will be one unrelated employee that will live elsewhere;
- 5) There shall be no outside storage of materials or products. The applicant does not propose any outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that customers would visit by appointment only within the hours of 8 a.m. and 4 p.m.;
- 7) No retail sales (items can be delivered). The applicant did not propose any retail sales from home;
- 8) No additions to the residence or accessory building specifically to accommodate the business. The applicant proposes no additions or accessory building to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary residential structure; and
- 10) The activity must take place at the location of which the permit was issued.

Staff recommends approval of the request, for one year, subject to compliance with the requirements in Section 138-118(1) of the Zoning Ordinance and Fire Department requirements.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, Ms. Alvarado confirmed that there was no one as well as she had not received any emails or phone calls in opposition.

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

2. Request of Miguel A. Rivera on behalf of Casa de Oracion Rey de Reyes, for a Conditional Use Permit, for one year, for an Institutional Use (church), at Lots 1-8 and Lots 9-16, Block 6, Bonnie- View Subdivision, Hidalgo County, Texas; 2100 Fir Avenue. **(CUP2020-0064)**

Mr. Camacho stated that the property is located at the between North 21st Street and Fir Avenue. It is zoned R-2 (duplex-fourplex residential) District. The adjacent zoning is R-2 District in all directions. Surrounding land uses include single-family residences, duplex, multifamily apartments, Iglesia Presbiteriana Betania, Navarro Elementary and vacant land. An institutional use is permitted

in an R-2 District zone with a conditional use permit and in compliance with requirements.

The applicant is proposing to operate a church from existing buildings that previously served as offices for the Hidalgo County Head Start Program.

The first building is approximately 3,212 sq. ft. and consists of the altar, two restrooms, a sound booth, mechanical room, media room and the main sanctuary. The main sanctuary has 27 rows of chairs for a proposed seating capacity of 238. It is scheduled to operate on Wednesdays from 7:00 PM - 9:00 PM, Sundays from 10:00 AM- 12:30 PM and on Thursday for Youth Service from 7:00 PM- 9:00 PM.

The second building is approximately 16,145 sq. ft. in size. It consists of 3 classrooms, 6 offices, 4 restrooms, a lobby, 7 rooms that are going to be initially vacant and used as needed, 6 storage rooms, a library, a janitorial room, mail room, mechanical room and a waiting area. Hours of operation are the same as the main building.

Based on the number of seats in the main sanctuary, 60 parking spaces are required, of which 3 parking spaces must be accessible with an 8 ft. aisle. There is an existing parking lot with 64 parking spaces; an updated site plan showing the proposed accessible spaces is needed. A site inspection revealed that the parking lot needs maintenance. The parking lot needs to be properly paved, striped, and cleared out of grass, and show the assigned accessible spaces.

The Fire Department has conducted the necessary inspection; no violations were found. 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 21st, 22nd Street, Gumwood and Fir Avenue
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas. Based on the seating area of 238 seats in the main sanctuary, 60 parking spaces are required; 64 parking spaces are provided. The parking must be clear of potholes and be 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 main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary; and

7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence. A Chain link fence is provided on the west and north side of the property.

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

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, Mr. Camacho confirmed that no one was present in opposition as well as no phone calls or emails in opposition.

Being no discussion, Mr. Gabriel Kamel moved to approve. Mr. Daniel Santos seconded the motion, which was approved with seven members present and voting.

3. Request of Benjamin Hill, for a Conditional Use Permit, for one year, for a Home Occupation (stringed instrument repair), at the South ½ of the West 89 ft. of Lot 11 and the West 89 ft. of Lot 12, Block 17, North McAllen Addition, Hidalgo County, Texas; 502 North 11th Street. **(CUP2020-0062)**

Mr. Camacho stated that the property is located at the northeast corner of North 11th Street and Ebony Avenue and is zoned R-3A (multifamily apartment) District. The adjacent zoning is R-3A District to the north, west and south, and C-3 (general business) District to the east. Surrounding land uses include multifamily apartments, single-family residences, Title Max Loans, National Lube Express, Road Runner Motors, Top Hat tuxedo rentals, Mama Mia's, Our Lady of Sorrows Catholic Church and vacant land. A home occupation is permitted in the R-3A District with a Conditional Use Permit and in compliance with requirements

In 2002, there was a rezoning request from R-3A to C-1 (office building) District that was recommended for disapproval by the Planning and Zoning Commission. Prior to the City Commission meeting, the request was withdrawn. The initial Conditional Use Permit was approved for one year, for a law office in 2002, subject to the City Commission granting a variance regarding items #1, 2 and 4 by the Planning and Zoning Commission. Subsequently, the City Commission approved the conditional use permit with conditions. The permit was renewed annually until 2010. In 2011, a new applicant applied for a permit for an Instrument repair shop. The request for a Conditional Use Permit was approved with conditions by the City Commission. The permit was renewed annually until 2013, when the applicant applied and included a request a 2' x 3' sign advertising the business. A new owner is applying, hence the request of a Conditional Use Permit.

The applicant is proposing to operate a home office for string instrument repair shop from an approximately 2,173 sq. ft. two-story residence. Business would only take place on some areas of the first floor. Applicant stated that the hours of operation vary, however, the business would not be open to the public, and it is by appointment only. No retail sales and signage are proposed, however, a there is a 2' x 1' existing wall sign.

The Fire Department has inspected the residence, and found the property to be in compliance. The home occupation use may not operate until requirements are compliant and the process for a request for a conditional use permit has been completed and approval is granted. 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 home occupation must also

comply with requirements set forth in Section 138-118 (a) (1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation shall be clearly secondary to the residential use. The applicant lives at the residence.
- 2) Signs shall not be permitted except a nameplate bearing the person's name or occupation; and attached against the wall of the main building; and not exceeding 2 square feet located within R-2 to R-4 districts. There is an existing 2' x 1' wall sign at the entrance.
- 3) No exterior display or alterations indicating that the building is being used for any purpose other than residential shall be permitted.
- 4) No more than 1 additional unrelated employee other than immediate family members residing on the premises shall be permitted. Occasionally 1 additional employee will help
- 5) No outside storage of materials or products shall be permitted. There would be no outside storage.
- 6) Traffic generated by the proposed use shall not exceed 10% of the average load per hour per street.
- 7) No retail sales shall be permitted. (items can be delivered). There would be no retail sales as per applicant.
- 8) No additions to the residence or accessory building specifically to accommodate the use shall be permitted.
- 9) The proposed use shall take place in the primary residential structure rather than a detached garage or accessory building.
- 10) The proposed use shall take place at the location specified on the permit.

Staff recommends approval of the request, for one year, subject to Section 138-118 (a) (1) of the Zoning Ordinance, Fire Department requirements and the removal of the unused wooden sign.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, Mr. Camacho stated that he did not received any emails or phone calls in opposition.

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

4. Request of Miguel A. Vargas Jr. for a Conditional Use Permit, for one year, for a bar and lounge at Lots 1 and 2, Mejia Subdivision Unit No. I, Hidalgo County, Texas, 2000 Nolana Avenue. **(CUP2020-0065)**

Mr. Forghanparast stated that the property was located at the northwest corner of Nolana Avenue and Bicentennial Drive and was zoned C-3 (general business) District. The adjacent zoning was

C-3 District in all directions. Surrounding land uses included restaurants, commercial businesses, retail stores, bars, offices, the International Museum of Arts & Science (IMAS), beauty salons, medical offices, auto services, a church, single and multifamily residences, and vacant land. A bar and lounge was allowed in a C-3 zone with a Conditional Use Permit and in compliance with the requirements.

The first Conditional Use Permit for a bar at this location was approved by the City Commission on September 29, 2009, with a variance to the 600 ft. distance requirement. The permit had been renewed annually by different tenants with variances to the distance requirement by the City Commission until March 2018. The last permit expired on March 12, 2019. An application to renew the Conditional Use Permit wasn't submitted since then. This request was submitted by a different applicant.

The applicant was proposing to operate a bar (Calandrias Bar & Lounge) with an outdoor patio area. The hours of operation would be Thursday to Sunday, from 9:00 p.m. to 2:00 a.m.

A police activity report indicating service calls from June 2019 to the present was attached. The Fire and Health Departments had inspected the establishment, which complied with the safety codes and regulations. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the permit's conditions. 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 is not visible and cannot be heard from the residential areas. The establishment was within 400 ft. of the International Museum of Arts & Science (IMAS) and Nations for Christ Church Inc.;
- 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 direct access to Nolana Avenue and Bicentennial Drive 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. Currently, there was a multi-tenant commercial plaza on the property. The plaza was a mixture of Commercial businesses, fast food restaurants, and bars. Based on the current uses, including the bar, 115 parking spaces were required; 125 spaces were provided on-site. There was a 5-year parking agreement on file valid from October 5, 2016, to October 5, 2021, that provided 40 extra parking spaces. However, upon the inspection, staff noticed potholes in the parking lot that need to be repaired, and faded stripes need to be repainted;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto

adjacent properties; and

7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. The maximum capacities for the building interior and the outdoor area were 96 and 228 persons, respectively.

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 Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, Mr. Forghanparast stated that he had not received any emails or phone calls in opposition.

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

5. Request of Guillermo A. Tijerina Jr. for a Conditional Use Permit, for one year, for an automotive service and repair shop, Lots 5 through 8, South 23rd Business Park, Hidalgo County, Texas, 4910 South 23rd Street. **(CUP2020-0019)**

Mr. Garza stated that the property is located at the west side of South 23rd Street, approximately 140 ft. south of Lucille Avenue and is zoned C-3 (general business) District. Surrounding adjacent properties were zoned C-3 District to the north, east, and south, R-1 (single family residential) District to the west. Surrounding land uses include automotive sales, Alejandro's Bakery, vacant land, and single-family residences. An automotive service and repair business are allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

There was a Conditional Use permit for an Automotive Service and Repair Shop that was approved in 2019. The Conditional Use Permit was approved by the City Commission on March 25, 2019 with a variance to distance to a residential use.

The building consists of a two-story building with approximately 7,500 sq. ft.

The applicant is proposing to utilize the single story building on the property for an automotive service & repair (mechanical shop). The hours of operation are Monday thru Friday from 9:00AM to 7:00PM, and Saturdays from 9:00AM to 2:00PM. Based on the square footage of the two existing buildings, 22 parking spaces are required for both businesses to operate simultaneously; and 16 parking spaces are provided on site.

The Fire Department has been in contact with the applicant, however; a follow-up inspection is 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 11,700

sq. ft;

- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing all the work to take place inside the existing building;
- 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 building is located approximately 90 ft. from the nearest single family residence to the west;
- 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 rear side of the property;
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff recommends disapproval of the request based on non-compliance with requirement #4 (near a residence) and parking requirement and subject to the maintenance and striping of the parking lot in compliance with Section 138-400 of the Zoning Ordinance.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, Mr. Garza stated that he did not receive any emails or phone calls in opposition.

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

6. Request of Dwight H. Jander, on behalf of South Texas Electric Cooperative, Inc., for a Conditional Use Permit, for life of the use, for Railroad Facilities or Utilities Holding a Franchise (electric substation) at 12.23 acres of land out of Lot 482, John H. Shary Subdivision, Hidalgo County, Texas; 6801 Mile 7 Road.
(CUP2020-0072)

Ms. Alvarado stated that the property is located on the southwest corner of Mile 7 Road and Glasscock Road. The tract has 450 feet of frontage along Mile 7 Road and a depth of 1,319. The adjacent zoning is R-1 (single-family residential) District and C-3 (general business) District to the north, C-4 (commercial-industrial) District to the west, and properties to the south and east are outside city limits within McAllen's Extra Territorial Jurisdiction.

The applicant, South Texas Electric Cooperative, Inc. (STEC), is proposing to construct an electrical substation. The property will be subdivided should the Conditional Use Permit be approved by the City Commission for life of the use. The electric substation is proposed to be located on the north side of the property with access from the east side. A recorded subdivision plat is required prior to building permit issuance. The proposed development will subject to a buffer, landscaping, sidewalks, setbacks as established during the platting process and the fencing must comply with corner clip requirements.

1. The proposed electric substation shall meet all the minimum standards established in applicable city ordinances; and will not be detrimental to the health welfare and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring properties.
2. No form of pollution shall emanate beyond the immediate property line of the permitted use.
3. Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.
4. New railroad facilities and structures for private utilities, other than the usual poles, wires and underground utilities; shall require a permit.

No phone calls or emails have been received in opposition of the Conditional Use Permit request.

Staff recommends approval of the Conditional Use Permit (CUP). The CUP should comply with sections 138-178 (7), conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, Ms. Alvarado stated that she did not received any emails or phone calls in opposition. Mr. Fallek asked if the city would require something other than a chain link fence for the substation and recommends revisiting the requirements on fencing. Mr. Fallek asked to hear from the applicant. Mr. Jander was present and stated that after speaking to the planning department it was determined that a masonry fence on the residential side was to be built. Mr. Fallek asked if the company was opposed to including the masonry wall and Mr. Jander confirmed that they are not opposed to building it.

After a brief discussion, Mr. Jose Saldana **moved** to approve with a masonry fence on the residential side. Mr. Michael Fallek seconded the motion, which was approved with seven members present and voting.

7. Request of Jared W. Doxey, on behalf of the Church of Jesus Christ of Latter-Day Saints for a Conditional Use Permit, for Life of the Use, for an Institutional Use (Church) at a 10.615-Acre tract of land out of lot 16, section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7301 North 2nd Street. **(CUP2020-0057) (Tabled: 06/16/2020) (Remained: 07/07/2020) WITHDRAWN**

No action required.

8. Request of Melissa West on behalf of Villas Jardin Homeowners Association, for a Conditional Use Permit, for life of the use, for a Planned Unit Development (residential use) at Lot 34, Amended Map of Villas Jardin Subdivision, Hidalgo County, Texas; 301 Byron Nelson Drive. **(CUP2020-0071)**

Mr. Forghanparast stated that the property was located on the west side of South 2nd Street, approximately 340 ft. south of Byron Nelson Drive and was zoned R-1 (single-family residential)

District. The tract had 140 ft. of frontage along Villas Jardin Drive (private street) and a depth of 149 ft. that comprise a total area of 20,860 sq. ft. The adjacent zoning was A-O (agricultural and open space) District to the east and R-1 District to the north, west, and south. Surrounding land uses include single-family and multifamily residences and a golf course. A Planned Unit Development was permitted in an R-1 District with a conditional use permit subject to compliance with Article IV, Planned Developments, of the Subdivision Ordinance.

The City Commission approved the initial conditional use permit for a Planned Unit Development for life of the use on December 18, 1979. Two amended conditional use permits were approved by the City Commission on April 25, 1988, and March 22, 2004. The original plat was recorded on October 28, 1981, and the amended plat was recorded on September 28, 1988. A request to replat Lot 34 into Lots 34A and 34B was approved in preliminary form by the Planning and Zoning Commission on June 16, 2020.

The current use of the subject property was recreational (tennis court). The property was part of Amended Map of Villas Jardin Subdivision, consisting of twenty-five (25) lots. The applicant is proposing to amend the site plan (Lot 34) of the existing Planned Unit Development to construct two single-family residences. Lot 34 was proposed to no longer be used as tennis courts. All other applicable original plat notes would carry over to the proposed plat as well as site plans and restrictions of the Planned Unit Development, which would remain as initially required and approved.

Planned unit developments allow various land uses that complement each other within the development and with existing land uses in the vicinity. Site plan approval is required to comply with off-street parking, landscape, fire, building, and other applicable requirements. A recorded subdivision plat and approval of the site plan is required prior to issuance of building permits.

Staff recommended approval of the request.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, Mr. Forghanparast confirmed that there was no one present and that he did not receive any emails or phones in opposition.

Being no discussion, Mr. Fallek **moved** to approved. Mr. Michael Hovar seconded the motion, which was approved with seven members present and voting.

3) CONSENT:

- a) Primrose Terrace, Unit 11 Lot 12A thru 12D Subdivision; 5001 North Main Street- Linda Emmons Gale (Revised Final) **(SUB2017-0040)** BDE – **WITHDRAWN**

No Action Required.

- b) NACCU Subdivision; 9100 North 10th Street - Alberto, Adrian and Antonio III Salinas (Revised Final) **(SUB2017-0087)** SEC

N. 10th Street: 10 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state Please clarify eastern 20 ft. of existing ROW if it was dedicated by separate instrument prior to final. Hobbs Drive: 20 ft. ROW dedication required for 40 ft. from

centerline for 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides Owner must escrow monies for improvements not built prior to plat recording. Northgate Lane: 15 ft. ROW dedication required for 35 ft. from centerline for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides Owner must escrow monies for improvements not built prior to plat recording. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties A 30 ft. service drive is proposed. Front: N. 10th Street - 60 ft. or greater for easements or approved site plan Rear: 30 ft. for the service drive easement or approved site plan. Interior Sides: in accordance with the Zoning Ordinance, or greater for easements or approved site plan Corner: Hobbs Drive - 40 ft. or greater for easements or approved site plan Northgate Lane - 35 ft. or greater for easements or approved site plan. Please revise plat note as shown above. All setbacks are subject to increase for easements. 5 ft. wide minimum sidewalk required on N. 10th Street as per Engineering Department. 4 ft. wide minimum sidewalk is required on Northgate Lane and Hobbs Drive. Please revise plat note 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, or industrial zones/uses and along Northgate Lane and Hobbs Drive. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. No curb cut, access, or lot frontage permitted along Northgate Lane and Hobbs Drive. Site plan must be approved by the Planning and Development departments prior to building permit issuance. Common Areas, Private Streets/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. Trip Generation approved; No TIA required. Must comply with the City's Access Management Policy. Per Traffic, a queuing plan is needed for the drive-thru area. Preliminary plat approved by the Planning and Zoning Commission at their meeting on September 5, 2017. Final plat approved by the Planning and Zoning Commission at their meeting on November 21, 2017. Shared access between lots as may be required prior to final.

Staff recommends approval of the subdivision in revised final form subject to conditions noted, and drainage approval as may be applicable.

Being no discussion, Mr. Daniel Santos **moved** to approved. Mr. Gabriel Kamel seconded the motion, which was approved with seven members present and voting.

4) SUBDIVISIONS:

- a) Lots 1A, 1B, 1C & 1D Morales Subdivision; 7301 Mile 7 Road - Diana Morales & Madalyn E. Morales - (Preliminary) **(SUB2020-0046)** M&H

Ms. Gonzalez stated that the property is located on Mile 7 Road: 70 - 75 ft. existing ROW for 80 ft. total ROW Paving: min. 52 ft. Curb & gutter: Both sides Revise plat to show centerline and label ROW on both sides to determine any dedication required prior to final Escrow required if improvements are not built prior to recording. N. 72nd Street: 35 ft. dedication for 70 ft. ROW Paving: 44 ft. Curb & gutter: Both sides Escrow required if improvements are not built prior to recording. 800 ft. Block Length 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Front: 40 ft. or greater for easements or approved site plan Revise note on plat as shown above Should the use change from residential, setbacks are subject to increase, prior to final Rear: 40 ft. for easements or greater approved site plan. Plat shows a 15 ft. irrigation easement and a 25 ft. drainage swale easement. Revise rear setback note as noted above. Sides: 15 ft. or greater for easements. Corner: 35 ft. or greater for easement on N. 72nd St. Revise note on plat as shown above. Garage: 18 ft. or greater

for easements. Garage setback note missing on plat submitted July 17, 2020. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along south side of Mile 7 North Road and along the west side of N. 72nd Street. Revise plat as noted above Escrow required if improvements are not built prior to recording. 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. Additional buffers along N. 72nd Street may be required 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Need note on plat as shown above. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Minimum lot width and lot area. Existing: C-4 & R-1 Proposed: C-4 & R-1 Rezoning Needed Before Final Approval. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department Trip Generation is required. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Money will be escrowed if improvements are not built prior to recording. Submit site plan for review. Revise rear setback note and include garage setback note on plat. Revise sidewalk note on plat to reflect it is also required along N. 72nd Street. Rezoning required prior to final approval. Subdivision name needs to be revised as follows: Morales Lots 1A, 1B, 1C and 1D Subdivision

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

Chairperson Cabeza de Vaca asked if the subdivision will be public or private and Ms. Gonzalez stated that it was still to be determined.

Being no discussion, Mr. Jose Saldana moved to approved with conditions noted. Mr. Rogelio Cervantes seconded the motion, which was approved with seven members present and voting.

- b) Campo de Suenos; 8600 North Ware Road - Riverside Development Services, LLC.
(Revised Preliminary) **(SUB2020-0080)** M&H

Ms. Gonzalez stated that the property is located on N. Ware Road: min. 15 ft. dedication for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state Label centerline and clarify 35 ft. dedication and 75 ft. dedication shown on the plat for 75 ft. from centerline. N. 33rd Street: 30 ft. dedication for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Must escrow monies if improvements are not constructed prior to recording. E/W Interior Street: min. 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Remove prop. from the ROW being dedicated by this plat. N. 34th Street: min. 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Escrows required if improvements are not built prior to recording N. 33rd Lane: min. 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Need to provide a temporary turnaround/easement at the south end of N. 33rd

Lane and barricades as may be required by Traffic Department. Plat has been revised to show a temporary turnaround which is to be removed once property to the south develops. Escrows required for the removal of the temporary turnaround. Crossing Agreement required with Hidalgo County Irrigation District No. 1 prior to final Escrows required for the extension for N. 33rd Lane may apply 800 ft. Block Length: As proposed, the E/W Interior Street is approximately 1,100 ft. in length without a street stub out to the north or to the south. Engineer has submitted a letter requesting a variance to not provide for the 800 ft. stub out streets to the north and south. City Commission approved the variance as requested on April 22, 2019. 600 ft. Maximum Cul-de-Sac: Revised subdivision layout no longer has a cul-de-sac at the east end of the E/W Interior Street, but instead connects to N. 33rd Street located on the east boundary of the subdivision. Previous layout had the E/W street with a cul-de-sac with an approximate length of 1,100 ft. which would have required a variance and subject to increasing the ROW and paving widths. Cul-de-sac paving - 96 ft. as required by Fire Department. Increase ROW accordingly so as to maintain minimum 7 ft. back of curb. Front: 25 ft. or greater for easements. Engineer submitted a variance request letter on July 24, 2020 asking for a front setback of 20 ft. instead of the required 25 ft. Subdivision was previously approved in final form at the P&Z meeting of May 21, 2019 with 25 ft. front setback under its former name. Rear: 10 ft. or greater for easements except 25 ft. for double fronting lots. Interior Sides: 6 ft. or greater for easements. Engineer submitted a variance request letter on July 24, 2020 asking for a side setback of 5 ft. instead of the required 6 ft. Subdivision was previously approved in final form at the May 21, 2019 meeting with a 6 ft. side setback under its former name. 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 N. 33rd Street and both sides of all interior streets. A 5 ft. wide minimum sidewalk required on N. Ware Road. 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 N. Ware Road and N. 33rd Street. 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 N. Ware Road and N. 33rd Street. Common Areas, detention pond must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 of the Code of Ordinances will apply if the subdivision is public. 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. All lots for must be a minimum of 50 ft. wide, including Lot 53 - Detention Pond. Corner lots must be a minimum 4 ft. wider than the minimum 50 ft. Existing: ETJ Proposed: R-1 Property subject to being annexed. Application has been submitted for annexation with initial zoning. Annexation and initial zoning to R-1 approved by the City Commission on April 7, 2019. Rezoning Needed Before Final Approval. Initial zoning of R-1 processed simultaneously with the annexation. Annexation and initial zoning to R-1 approved by the City Commission on April 7, 2019. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per Parks Department, a park fee of \$36,400 (based on 52 lots at \$700 per dwelling unit/lot) to be paid prior to the plat being recorded should the property be annexed. Annexation and initial zoning to R-1 approved by the City Commission on April 7, 2019; therefore, park fee applies and must be paid prior to recording. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation approved; no TIA required. Must comply with City's Access Management Policy. Need to clarify if the subdivision will be public or private. If private, need to submit Gate Details for staff

review to assure compliance with requirements, including increasing the ROW, etc., prior to final. Proposed as public. P&Z approved the subdivision in preliminary form, with conditions, at the meeting of November 20, 2018. Will need to vacate Ware Oaks Subdivision if restrictions or covenants are being removed or amended as may be applicable, prior to recording. Subdivision name has been changed from Westwood Two Subdivision to Villa Torre Estates At Ware Road. Subdivision name has changed once more to Campo de Sueños Subdivision. Revise metes and bounds description as it still references prior name. Need to include note on plat regarding temporary for N. 33rd Lane as required by Public Works. Need note on plat regarding removal of the temporary turnaround to be done once property to the south develops.

Staff recommends approval in revised preliminary form.

Chairperson Cabeza de Vaca inquired why the developer was asking for a variance; Ms. Gonzalez stated they are requesting it because they would like to build bigger residences. Mr. Fallek as well Chairperson Cabeza de Vaca did not agree with variance request. Ms. Gonzalez stated that subdivision was being presented in preliminary form.

After a brief discussion, Mr. Michael Fallek moved to approved without variance. Mr. Michael Hovar seconded the motion, which was approved with seven members present and voting.

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

Mr. De La Garza stated that the property was 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. Non-compliance Thunderbird Avenue: 30 ft. dedication from centerline for 60 ft. ROE 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. Revise reference to an alley where ROW is being dedicated. Robin Avenue (entrance Streets): 60 ft. ROW with 5 ft. Sidewalk/Utility Easement proposed on both sides 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. Interior Street: (proposed as private) 50 ft. ROW with 5 ft. Sidewalk/Utility Easement proposed on both sides Paving: 40 ft. Curb & gutter: both sides 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. 800 ft. block length: 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-desacs, 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 reference on plat to alleys where streets are located; Thunderbird Avenue and North 56th Street. Front: 20 ft. or greater for easements. Engineer submitted a variance letter on July 14, 2020 requesting "20 ft. setback except 15 ft. for unenclosed carport only or greater for easements". Subdivision approved in Preliminary form at the P&Z meeting of May 19, 2020 with front setback of 20 ft. or greater for easements. Rear: 10 ft. or greater for easements. Sides: 6 ft. or greater for easement. 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. 4ft. wide minimum sidewalk required on N. 56th Street, and on both sides of all interior streets. 5 ft. wide minimum sidewalk 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. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Shary Road, North 56th Street, and Thunderbird Avenue. 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 North Shary Road, North 56th Street and Thunderbird Avenue. 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. Existing: C-3 Proposed: R-3A Rezoning to R-3A approved by the City Commission on their meeting of June 22, 2020. Rezoning Needed Before Final Approval Land dedication in lieu of fee. As per Parks Department, master plan for the entire development also request the amount of proposed units for Shary Manor. Proposed amount of units is a requirement in order to calculate park land dedication. Subdivision is subject to the McAllen Park Land Dedication Advisory Board review to determine land dedication or fee prior to final. 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. As per Public Works Dept., please submit site plan indicating proposed dumpster locations and enclosure details.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, utilities approval, and clarification on variance requested.

Chairperson Cabeza de Vaca asked the engineer to clarify the variance. Mr. Javier Hinojosa was present and explained that the front setback is 20 feet and 15 foot on the enclosed carport is for the front parking a covered parking area for the residents for the apartments. Mr. Hinojosa also mentioned the knuckle cul-de-sacs and that they are not proposing any inlets within the knuckle and Engineering and drainage wise that can be worked out during construction plans so that there are no inlets within those knuckles. Mr. Fallek asked for clarification on the setback variance. Mr. Hinojosa explained that it was for a carport for parking in the in front so that the residents covered parking. Mr. Fallek asked if the carport could be built within the required setbacks as is. Mr.

Hinojosa stated that it could not fit the type of site plan that was previously approved to fit these type of lots. Mr. Holland was present and explained is that the fourth parking spot; there are two rows of four parking spots the current easement is only three parking spots will be covered and with the additional five feet, the four parking spot could be covered.

After a brief discussion, Mr. Jose Saldana moved to approved with the variance. Mr. Daniel Santos seconded the motion, which was approved with seven members present and voting.

- d) Villatorre Estates at Almon Subdivision; 3308 Yellowhammer Avenue - Riverside Development Services, LLC. (Preliminary) **(SUB2020-0044)** JHE

Mr. De La Garza stated that the property is located at Yellowhammer Avenue: 50 ft. ROW Paving: Submitted plan indicates 40 ft. of paving Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Please revise name to show "Yellowhammer Avenue" instead of "Yellow Hammer Avenue" wherever is applicable prior to final. Engineer must clarify cul-de-sac radius prior to final. As per Fire Dept., Cul-De-Sacs must be 96' in diameter face-to-face with an approximately 10 ft. ROW paving back of curb. If Cul-de-Sac length variance is requested, paving might be required to be increased as part of the conditions of the variance. If 50 ft. of ROW is proposed, 5 ft. sidewalks and utility easements on both sides of the street will be required, as well as 40 ft. of paving. Secondary access required as per Traffic and Fire Department. 600 ft. Maximum Cul-de-Sac length is allowed; approximately 1,120 ft. is proposed. Engineer must request a variance to the cul-de-sac length prior to final or revise plat to comply with requirements. If Cul-de-Sac length variance is requested, paving might be required to be increased as part of the conditions of the variance. If 50 ft. of ROW is proposed, 5 ft. sidewalks and utility easements on both sides of the street will be required, as well as 40 ft. of paving. Front: 25 ft. or greater for easements. Rear: 10 ft. or greater for easements. Please correct plat note as shown above. Sides: 6 ft. or greater for easements. Please revise plat note as shown above. Corner: 10 ft. or greater for easements. Garage: 18 ft. or except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on 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. Please remove wording "and along North 29th Street" from plat note #9 prior to final. 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. Common/Detention Lots/Areas, and any private streets, etc., must be maintained by the lot owners and not the City of McAllen Required. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Please revise plat note 15 to reflect the correct subdivision name. Section 110-72 if public subdivision is proposed. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Minimum lot width and lot area. Lots fronting public streets. Public subdivision is proposed Existing: A-O Proposed: R-1 Rezoning Needed Before Final Approval. Rezoning request will be presented at P&Z on 8/18/20 and at the City Commission on 9/14/20 Park Fee of \$700 per dwelling unit/lot. As per submitted plat, 41 lots are proposed (41 X \$700 =\$28,700) will have to be paid prior to recording. If number of proposed lots/dwelling units change, park fees will be adjusted. Pending review by the Parkland Dedication Advisory Board and CC. Trip Generation is under review 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 Fire and Traffic Dept., subdivision needs a second access due to the number of proposed lots (over 30). Please revise plat accordingly. If Cul-de-Sac length variance is requested, ROW and paving might be required to be increased as part of the conditions of the variance.

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

Mr. Javier Hinojosa stated that regarding the secondary access there is an existing subdivision to the south that does not allow for any stub out streets and to the north, there is Fossum Middle School, so there is no possible secondary access to this property. They agree to provide the 40-foot wide ROW width and the cul-de-sac is within city code. Mr. Mora stated that the secondary access is Fire department requirement so it will need to be discussed with the Fire department prior to final form.

After a brief discussion, Mr. Daniel Santos **moved** to approved with conditions noted. Mr. Jose Saldana seconded the motion, which was approved with seven members present and voting.

e) Esmeralda Heights Subdivision; 201 North 8th Street - Sergio Todaro (Preliminary)
(SUB2020-0045) SEA

Mr. De La Garza stated that the property is located on North 8th Street: 37 ft. from centerline for 74 ft. Paving: 40 ft., minimum 20 ft. of paving required on both sides of boulevard. Curb & gutter: Both sides Beech Avenue: 35 ft. from centerline for 70 ft. of existing ROW Paving: Approximately 50 ft. Curb & gutter: Both sides Front: Beech Avenue: 20 ft. or greater for easements, or in line with average setback of existing structures or approved site plan; whichever is greater North 8th Street: 20 ft. or greater for easements, or in line with average setback of existing structures or approved site plan; whichever is greater Please reference "Avenue" instead of "Drive" after Beech. Rear: 10 ft. or greater for easements. Interior Sides: In accordance with Zoning Ordinance or greater for easements. Corner: See above setbacks. 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 along Beech Avenue and North 8th Street. Monies must be escrowed if improvements are not built prior to recording. 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. 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 Beech Avenue. As per Traffic Department, access will have to remain in the same location. Lots fronting public streets. Minimum lot width and lot area. Existing: R-2 Proposed: Single Family Residence Engineer must clarify if any new structures are proposed. If rezoning or CUP are required, they must be done prior to final. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per plat submitted, 1 lot is proposed and \$700 must be paid prior to recording. If number of lots or dwelling units change prior to recording, additional parks fees might be required. As per Traffic Department, Trip Generation waived. Traffic Impact Analysis (TIA) not required as per Traffic Department Must comply with City's Access Management Policy. As per Public Works, site plan required for review. Revise subdivision name to: "Palms Heights, Lot 8A, Block 1A" prior to final.

Staff recommends approval of the subdivision in preliminary form subject to conditions noted, and

utilities and drainage approvals.

Being no discussion, Mr. Michael Fallek **moved** to approved subject to the conditions noted. Mr. Rogelio Cervantes seconded the motion, which was approved with seven members present and voting.

- f) North Via Cantera Subdivision; 7321 Mile 7 1/2 Road- Falcon International Bank (Revised Preliminary) (**SUB2018-0052**) SEA

Ms. Gonzalez stated that the property is located on S. H. 107: 172 ft. ROW existing Paving: by the state Curb & gutter: both sides Need to show centerline, and existing ROW on both sides Mile 7 1/2 North Road: 15 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides need to show centerline and existing ROW on both sides after accounting for any ROW dedication. N. 73rd Street: 58 ft. ROW minimum as previously approved Paving: 32 ft. Curb & gutter: both sides Engineer needs to show/label ROW on the plat. Due to subdivision being private, minimum ROW width previously approved is 58 ft., revise plat accordingly. Revise street name on plat to reflect N. 73rd St. N. 73rd Ln.: 73 ft. as previously approved Paving: 46 ft. Curb & gutter: both sides Engineer needs to show/label ROW on the plat. Due to subdivision being private, minimum ROW width previously approved is 73 ft., revise plat accordingly. Revise street name on plat to reflect N. 73rd Lane. Lavaca Ave., Kentucky Ave., Johnson Creek Ave., N. 75th St. and N. 72th St.: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Revise plat and replace street names as follows: Lavaca Ave. - instead of Mission Valley Loop, Kentucky Ave. - instead of Mission Valley Central Dr., Johnson Creek Ave. - instead of Mission Valley Palm Dr., N. 75th St. - instead of Mission Valley Loop (north/south), and N. 72th St. - instead of Mission Valley East Dr. 800 ft. Block Length 600 ft. Maximum Cul-de-Sac: Front: 25 ft. or greater for easements Please revise plat note as shown above prior to final. Remove plat note for "Front Cul-de-sacs" prior to final. Rear: 10 ft. or greater for easements, except 25 ft. for double fronting lots along Mile 7 1/2 North Road. Revise Note #1 on plat regarding rear setback as shown above Sides: 6 ft. or greater for easements. Revise plat note as shown above. 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. 5 ft. wide minimum sidewalk required on S.H. 107 and 4 ft. wide Mile 7 1/2 North Road and both sides of all interior streets. Revise Note #4 as shown above. Sidewalk along Mile 7 1/2 North Road may increase to 5 ft. - per Engineering Department 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, or multi-family residential zones/uses, and along Mile 7 1/2 North Road. Note #7 on plat submitted June 26, 2020 needs to be revised as shown above. 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 Mile 7 1/2 North Road. Revise Note #11 on plat submitted June 26, 2020 as shown above. 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. Need note on plat as shown above. Indicate subdivision is private by placing including "private" with or without parenthesis; Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Need to assign a Lot number or letter for Common Area Lake/Drainage. Minimum lot width and lot area: Park Fee of \$700 per

dwelling unit to be paid prior to recording. Park fee of \$32,200 (based on \$700 x 46 dwelling units/lots) to be paid prior to recording. If the number of dwelling units/lots changes, the fees will be adjusted accordingly. Per Parks Department, the park fee is adjusted based on the reduction of lots from 53 to 48 lots. Park fees are subject to change if the number of lots changes again. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation has been approved. Must comply with City's Management Access Policy. Need to identify subdivision as a private development by including "private" reference after the name. Gate and gate mechanism details must be submitted for review/approval, prior to final. Minimum 20 ft. pavement on both sides of islands along gate entry required. Must escrow monies, prior to recording for improvements if not constructed at this time, including paving, curb & gutter, sidewalks, etc. If streets are to be private, must be built in accordance with City standards and maintained by the owners, not the City of McAllen. P&Z approved the subdivision in preliminary form, with conditions, at the meeting of August 7, 2018. Subdivision was approved in revised preliminary form at the P&Z meeting of February 5, 2020, engineer requested a six month extension. Assign a Lot # or letter for Common Area Lake / Drainage Update Note #11 on plat to reflect Lots 28-32 in accordance with the revised layout. 25 ft. irrigation easement identified on plat will need to be abandoned by separate process, not by plat - prior to recording. Subdivision was originally approved under Mission Valley Estates.

Staff recommends approval of the subdivision in revised preliminary form, subject to conditions noted.

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

- g) Olvera Subdivision; 4509 Buddy Owens Boulevard- Jose Tellez Olvera (Revised Preliminary) (**SUB2020-0022**) (Tabled: 06/02/2020) (Remained Tabled: 06/16/2020) (Remained Tabled: 07/07/2020) SEA

Item removed, no actions required.

7) INFORMATION ONLY

- a) City Commission Actions: July 13, 2020
- b) City Commission Actions: July 27, 2020

Mr. Edgar Garcia stated that all of the Tres Lagos rezoning were approved at the City Commission meeting as well as various Conditional Use Permits.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Chairperson Cabeza de Vaca did not adjourn the meeting, meeting ended at 6:36p.m.

Chairperson, Pepe Cabeza de Vaca

ATTEST: _____

Claudia Mariscal, Secretary



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

SUB 2019-0014

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

Project Description	Subdivision Name <u>M2 SUBDIVISION</u>
	Location <u>N. LA LOMITA RD</u>
City Address or Block Number _____	Number of lots <u>1</u> Gross acres <u>1.0</u> Net acres <u>0.88</u>
	Existing Zoning <u>R-1</u> Proposed <u>R-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
Existing Land Use <u>VACANT</u> Proposed Land Use <u>RESIDENTIAL</u> Irrigation District # <u>1</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 checked="" type="checkbox"/>
	Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u>
Legal Description <u>1.0 AC OUT OF LOT 172, PRIDE O' TEXAS SUBDIVISION</u>	<u>AS PER MAP RECORDED IN VOLUME 5, PAGE 58; HCMR.</u>
Owner	Name <u>LEE CASTRO & JUDITH CASTRO</u> Phone <u>956.618.5900</u>
	Address <u>2004 FAIRMONT</u>
City <u>McALLEN</u> State <u>TX</u> Zip <u>78504-5783</u>	E-mail <u>lee@legacychapelsgv.com</u>
Developer	Name <u>(SAME AS OWNER)</u> Phone _____
	Address _____
City _____ State _____ Zip _____	Contact Person _____
	E-mail _____
Engineer	Name <u>CSJ GROUP</u> Phone <u>956.239.2984</u>
	Address <u>825 E. ALBERTA RD</u>
City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u>	Contact Person <u>JOSE E. "EDDIE" SAENZ, P.E. / LALO CHAPA</u> <u>956.451.4729</u>
	E-mail <u>eddiesaeenz95@gmail.com / bchapa79@yahoo.com</u>
Surveyor	Name <u>RIO DELTA SURVEYING</u> Phone <u>956.380.5154</u>
	Address <u>24593 FM 88</u>
City <u>MONTE ALTO</u> State <u>TX</u> Zip <u>78538</u>	E-mail <u>mario@riodeltasurveying.com</u>

RECEIVED
FEB 22 2019

BY: AC@1:29pm

Rct# 1614247 pd \$2250

19

GARZA

ELM AVE

SUBD

LOCATION

OUTSIDE

CITY SUPPLIES
LED LOMA PRIETA SUBDIVISION

LA LOMITA ROAD

-10
RIKE

27

23

LONGORIA LN

WARE SHADOWS

24
ROGER LN

SUBDIVISION

GONZALEZ LN 30

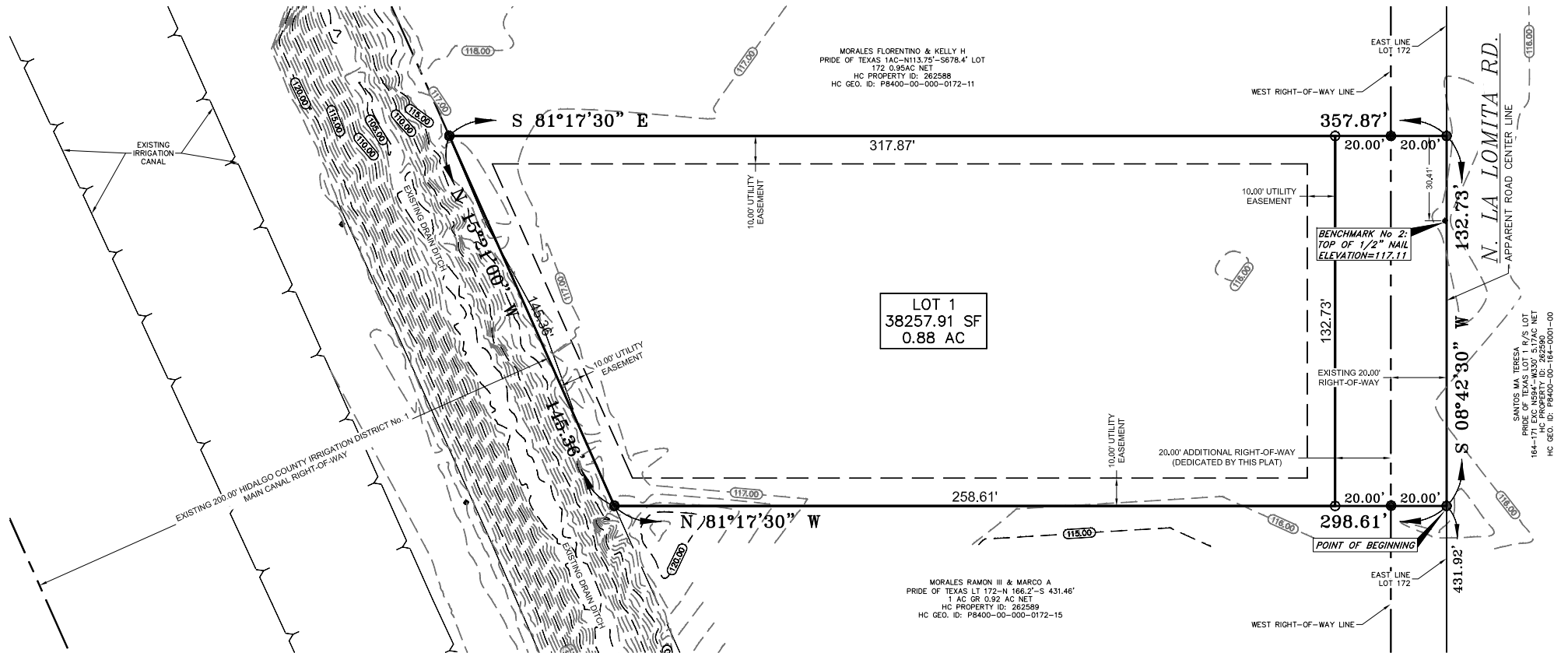
26

SIMS LN

ELLIOTT DR

M2 SUBDIVISION

NOT TO SCALE



LEGAL DESCRIPTION:

A TRACT OF LAND CONTAINING 1.0 ACRE OUT OF LOT ONE HUNDRED SEVENTY-TWO (172), PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

McALLEN, TEXAS

RECEIVED

By Nikki Marie Cavazos at 10:18 am, Jul 28, 2020

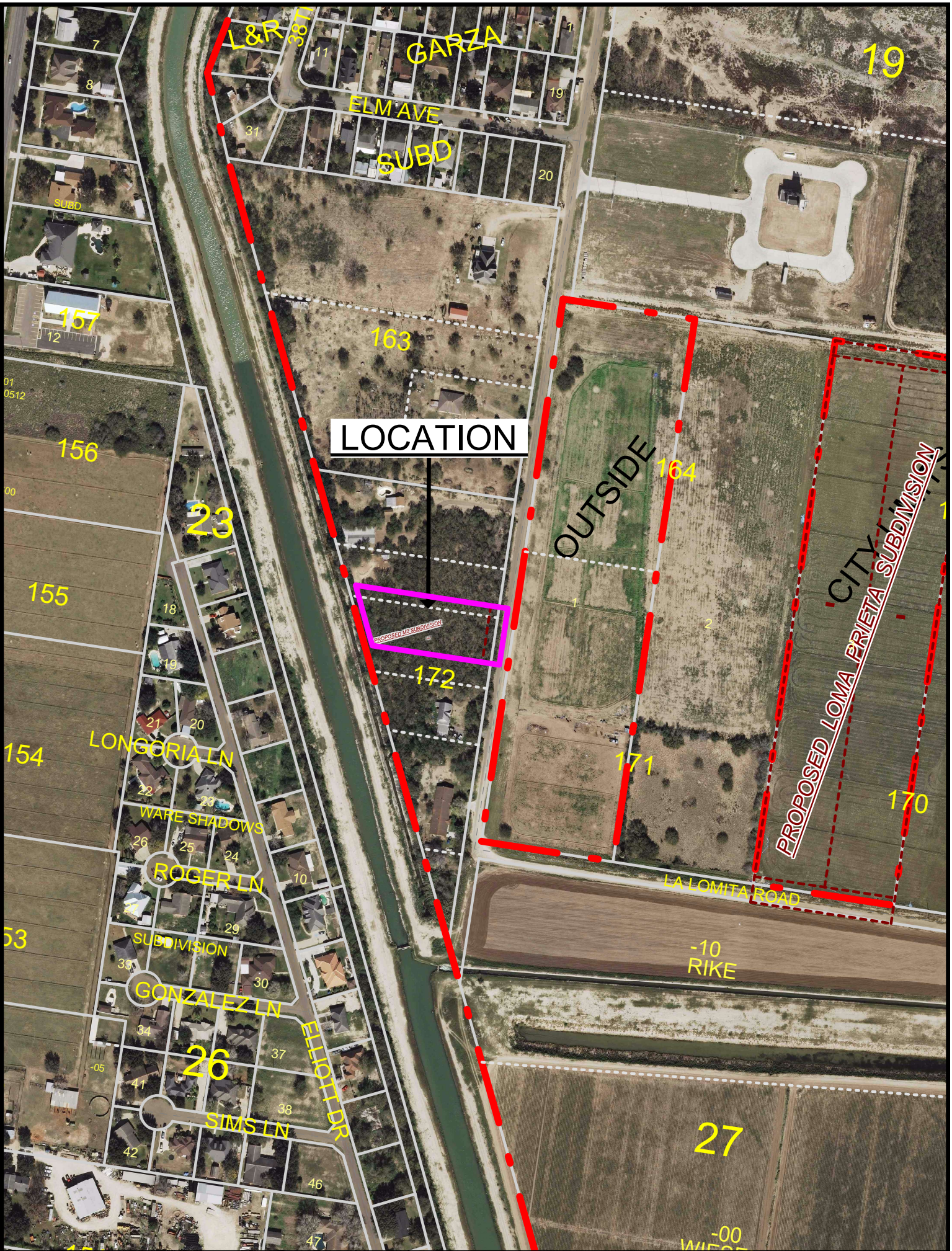
RECEIVED VIA EMAIL 07/28/2020 AT 9:56 AM



Reviewed On: 8/11/2020

SUBDIVISION NAME: M2 SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. La Lomita Road: 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52. ft. Curb & gutter: both sides *Must escrow monies if improvements are not constructed prior to recording. **Show the ROW from the centerline to the existing ROW on the east side of the centerline.	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	NA
SETBACKS	
* Front: 45 ft. or greater for easements.	Compliance
* Rear: 10 ft. or greater for easements.	Compliance
* Sides: In accordance with the Zoning Ordinance or greater for easements.	Compliance
* Corner:	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Add note to the plat as part of Note #4 as noted above.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. La Lomita Road. **Remove "at Building Permit stage" from note #9	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA

<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. * Common Areas must be maintained by the lot owners and not the City of McAllen * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	NA
	Applied
	NA
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. * Minimum lot width and lot area. 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing : R-1 Proposed: R-1 * Rezoning Needed Before Final Approval 	Compliance
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Applied
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation Waived for proposed use (single-family residence), and TIA not required. If use changes, a Trip Generation might be required. * Traffic Impact Analysis (TIA) not required prior to final plat. 	NA
	NA
COMMENTS	
Comments: Must comply with City's Access Management policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied





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

8UB 2019-0020

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

Project Description	<p>Subdivision Name <u>The Villas on Freddy Ph. I.</u> <i>ox2 4/12/19</i></p> <p>Location <u>Northeast corner Freddy Gonzalez & Bicentennial</u></p> <p>City Address or Block Number <u>1400 FREDDY GONZALEZ RD</u></p> <p>Number of lots <u>193</u> <i>ox2 4/12/19</i> Gross acres <u>28.718</u> Net acres <u>28.04</u> <i>14.657 ox2 4/12/19</i></p> <p>Existing Zoning <u>R3T</u> Proposed <u>R3T</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>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 checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <i>ox2 4/12/19</i> Estimated Rollback tax due <u>156,308.80</u></p> <p>Legal Description <u>Approx 28.718 acres out of Lot 5, Section 278 Texas-Mexican Railway Company's Survey Subd.</u></p>
Owner	<p>Name <u>Richard T. Kresler</u> <u>Margaret McCord</u> <u>Malinda Magee</u> Phone _____</p> <p>Address <u>1222 Sylvan Road SE</u></p> <p>City <u>Roanoke</u> State <u>VA</u> Zip <u>24014-2510</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Riverside Development</u> Phone <u>(956) 207-1047</u></p> <p>Address <u>4405 N. 22nd St.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Tony Aguirre</u></p> <p>E-mail <u>taquirre.consulting@me.com</u></p>
Engineer	<p>Name <u>Melden & Hunt</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>Fred L Kurth</u></p> <p>E-mail <u>fkurth@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden & Hunt</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>E-mail <u>fkurth@meldenandhunt.com</u></p>

Rct # 421235 pd \$380



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☒ Title Report
- ☒ 8 1/2" by 11" Sealed Survey showing existing structures/easements
or 3 blueline copies
- ☒ 2 Location Maps
- ☒ 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- ☒ 6 Folded blueline prints of the proposed plat
- ☒ 2 Warranty Deeds (Identifying owner on application)
- ☒ Autocad DWG file of plat
- ☒ Letter of Authorization from the owner, if applicable
- ☒ N/A Proof of authority of person signing application on behalf of
partnership/corporation, if applicable

PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owner's Signature

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

Signature  Date 3-15-19

Print Name Fred L. Kurth

Owner ☐

Authorized Agent ☒

Rev 03/11

~~LOT 1~~

TRIPLE "B" MOBILE PARK II

PALM ESTATES

12TH ST

YALE AVE

LAS TORRES
SUB

08
01

32 33

FREDDY GONZALEZ RD

2

10TH ST

EBONY PLAZA
SUBDIVISION

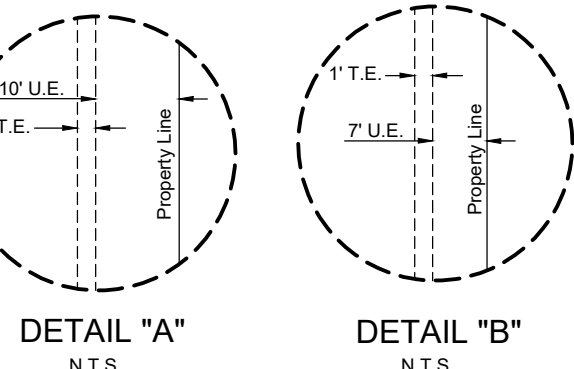
12

FREDD

SUBDIVISION MAP OF THE VILLAS ON FREDDY PHASE I

(PRIVATE SUBDIVISION)
BEING 15.104 ACRES OUT OF LOT 5, SECTION 278
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

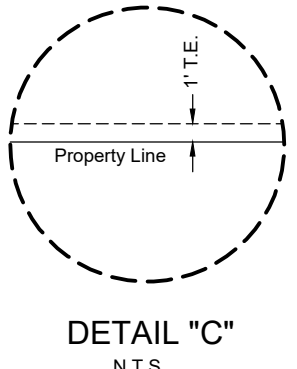
OUT OF
LOT 5, SECTION 278
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R.



DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.

DETAIL "D"

SCALE: 1" = 60'

LOT Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	6.14	400.00	000° 52' 49"	N80° 18' 08"W	6.14
C12	34.17	400.00	004° 53' 39"	N77° 21' 41"W	34.16
C13	22.43	400.00	003° 12' 47"	N73° 21' 41"W	22.43
C14	12.08	400.00	001° 43' 48"	S72° 37' 12"E	12.08
C15	34.26	400.00	004° 54' 29"	S75° 50' 20"E	34.25
C16	34.03	400.00	004° 52' 29"	S80° 49' 49"E	34.02
C17	34.05	400.00	004° 52' 39"	S85° 42' 24"E	34.04
C18	4.78	400.00	000° 41' 04"	S88° 29' 15"E	4.78
C19	29.32	400.00	004° 11' 57"	N86° 43' 48"W	29.31
C20	34.01	400.00	004° 52' 19"	N82° 11' 39"W	34.00
C21	34.17	400.00	004° 53' 42"	N77° 18' 39"W	34.16
C22	12.90	400.00	001° 50' 50"	N73° 56' 22"W	12.90
C23	21.49	400.00	003° 04' 43"	S74° 33' 19"E	21.49
C24	34.11	400.00	004° 53' 09"	S78° 32' 15"E	34.10
C25	11.98	400.00	001° 43' 00"	S81° 50' 20"E	11.98
C26	47.24	300.00	090° 13' 32"	N62° 11' 24"E	42.51
C27	43.98	280.00	090° 00' 00"	N35° 55' 22"W	39.60
C28	70.69	450.00	090° 00' 00"	N54° 04' 38"E	63.64
C29	25.10	300.00	004° 47' 35"	N8° 40' 51"E	25.09
C30	30.21	300.00	005° 46' 10"	N1° 23' 58"E	30.20
C31	4.06	300.00	000° 46' 32"	S1° 05' 51"E	4.06
C32	34.16	300.00	005° 31' 38"	S2° 33' 14"W	34.16
C33	34.02	300.00	005° 29' 53"	S9° 04' 00"W	34.01
C34	34.31	300.00	005° 33' 12"	S15° 35' 32"W	34.29
C35	0.45	300.00	000° 05' 09"	S18° 54' 43"W	0.45
C36	33.86	300.00	008° 28' 13"	N16° 43' 11"E	33.86
C37	34.03	300.00	006° 29' 54"	N9° 14' 08"E	34.01
C38	13.10	300.00	002° 30' 09"	N4° 44' 06"E	13.10
C39	20.96	500.00	002° 24' 06"	S4° 41' 04"W	20.96
C40	34.01	500.00	003° 53' 49"	S7° 50' 01"W	34.00
C41	34.08	500.00	003° 54' 17"	S11° 44' 04"W	34.07
C42	19.71	500.00	002° 15' 30"	S14° 48' 58"W	19.71

LOT Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C43	14.56	1200.00	000° 41' 42"	N15° 35' 62"E	14.56
C44	34.21	1200.00	001° 38' 01"	N14° 28' 00"E	34.21
C45	34.12	1200.00	001° 37' 44"	N12° 48' 08"E	34.12
C46	34.05	1200.00	001° 37' 33"	N11° 10' 29"E	34.05
C47	34.01	1200.00	001° 37' 26"	N9° 33' 00"E	34.01
C48	5.32	1200.00	000° 50' 14"	N8° 36' 40"E	5.32
C49	23.72	1500.00	000° 35' 36"	N36° 13' 10"W	23.32
C50	70.22	450.00	089° 24' 24"	S53° 46' 50"W	63.31
C51	34.39	300.00	006° 34' 05"	N0° 20' 51"W	34.37
C52	34.04	300.00	006° 30' 02"	N6° 11' 13"E	34.02
C53	34.13	300.00	006° 31' 05"	N12° 41' 46"E	34.11
C54	34.68	300.00	006° 37' 23"	N19° 16' 01"E	34.66
C55	4.87	300.00	000° 55' 49"	N23° 02' 36"E	4.87
C56	30.03	300.00	005° 44' 04"	S20° 38' 28"W	30.01
C57	34.23	300.00	006° 32' 17"	S14° 30' 17"W	34.22
C58	34.02	300.00	006° 29' 49"	S7° 59' 14"W	34.00
C59	34.25	300.00	006° 32' 26"	S1° 28' 07"W	34.23
C60	1.50	300.00	000° 17' 10"	S1° 56' 41"E	1.50
C61	32.79	300.00	006° 15' 43"	N1° 02' 35"E	32.77
C62	34.02	300.00	006° 29' 51"	N7° 25' 22"E	34.00
C63	34.20	300.00	006° 31' 52"	N13° 55' 14"E	34.18
C64	24.86	300.00	004° 44' 50"	N19° 34' 35"E	24.85
C65	9.90	300.00	001° 53' 27"	S21° 00' 17"W	9.90
C66	34.41	300.00	006° 34' 21"	S16° 46' 22"W	34.40
C67	34.04	300.00	006° 30' 06"	S10° 14' 09"W	34.02
C68	6.64	300.00	001° 16' 08"	S6° 21' 01"W	6.64
C69	17.60	300.00	003° 21' 41"	N27° 45' 20"E	17.60
C70	8.73	300.00	003° 21' 23"	N25° 45' 20"E	8.61
C71	14.67	1500.00	006° 03' 01"	N70° 27' 32"E	14.10
C72	8.65	1400.00	003° 01' 49"	S63° 34' 27"E	8.43
C73	30.02	630.00	002° 43' 50"	S2° 51' 41"W	30.02
C74	34.03	630.00	003° 05' 42"	S5° 46' 27"W	34.03

LOT Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C75	4.11	630.00	000° 22' 25"	S7° 30' 31"W	4.11
C76	30.46	88.00	019° 50' 02"	S17° 36' 44"W	30.31
C77	29.05	88.00	018° 54' 40"	S36° 58' 05"W	28.91
C78	10.01	32.00	017° 55' 47"	N37° 28' 31"E	9.97
C79	10.75	32.00	019° 15' 09"	N18° 53' 03"E	10.70
C80	4.91	52.00	005° 24' 38"	N6° 33' 09"E	4.91
C81	17.62	52.00	010° 24' 34"	N5° 51' 27"W	17.53
C82	17.73	68.00	014° 56' 34"	S8° 05' 27"E	17.68
C83	12.56	68.00	010° 35' 13"	S4° 40' 28"W	12.55
C84	21.48	400.00	003° 04' 35"	N8° 25' 45"E	21.46
C85	34.08	400.00	004° 52' 53"	N4° 27' 01"E	34.07
C86	5.18	400.00	000° 44' 33"	N1° 38' 18"E	5.16
C87	29.43	58.00	029° 04' 17"	S15° 48' 10"W	29.11
C88	13.20	58.00	013° 02' 33"	S36° 51' 36"W	13.17
C89	19.06	32.00	034° 07' 24"	N26° 19' 10"E	18.78
C90	325.13	60.00	310° 28' 48"	N74° 55' 53"W	50.26
C91	15.39	400.00	002° 12' 14"	S89° 14' 24"W	15.39
C92	34.11	400.00	004° 53' 07"	N87° 12' 55"W	34.10
C93	34.01	400.00	004° 52' 19"	N82° 20' 12"W	34.00
C94	34.17	400.00	004° 53' 38"	N77° 27' 14"W	34.16
C95	13.44	400.00	001° 55' 31"	N74° 02' 39"W	13.44
C96	20.95	400.00	003° 00' 01"	S74° 34' 54"E	20.94
C97	33.80	400.00	004° 50' 27"	S78° 30' 08"E	33.79
C98	3.23	14.00	013° 13' 25"	N87° 32' 04"W	3.22
C99	18.72	14.00	076° 35' 45"	S47° 33' 20"W	17.35
C100	21.60	14.00	088° 23' 42"	N36° 43' 31"W	19.52
C101	8.47	14.00	034° 40' 10"	N81° 44' 33"E	8.34
C102	20.18	300.00	003° 51' 14"	N5° 33' 30"W	20.17
C103	93.63	60.00	089° 24' 24"	S53° 46' 50"W	84.41
C104	94.25	60.00	090° 00' 00"	N54° 04' 38"E	84.65
C105	23.56	15.00	090° 00' 00"	N54° 04' 38"E	21.21
C106	23.56	15.00	090° 00' 00"	S53° 55' 22"E	21.21

Common Area Table		
Area #	SQ. FT.	Acres
A	3656.60	0.084
B	10825.76	0.249
C	23437.57	0.538
D	67536.19	1.550

Boundary Line Table		
Line #	Length	Direction
L1	56.98'	N09° 05' 08"E
L2	72.95'	N08° 55' 03"E
L3	60.10'	N17° 04' 20"E
L4	14.52'	N14° 53' 11"E
L5	35.81'	S80° 55' 22"E
L6	14.10'	S09° 04' 38"W
L7	111.00'	S80° 55' 22"E

BOUNDARY Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	105.36'	400.00'	015° 05' 29"	N10° 53' 40"E	105.05'
C2	144.44'	400.00'	020° 41' 24"	N6° 43' 38"E	143.66'
C3	190.83'	400.00'	027° 20' 02"	N10° 02' 57"E	189.02'
C4	149.09'	300.00'	028° 28' 25"	N9° 28' 45"E	147.56'
C5	116.49'	300.00'	022° 14' 51"	N6° 21' 58"E	115.76'
C6	71.37'	203.96'	020° 02' 51"	N7° 27' 58"E	71.00'
C7	154.81'	600.00'	014° 47' 00"	S82° 30' 19"E	154.38'
C8	138.12'	300.00'	026° 12' 46"	S76° 42' 26"E	136.91'
C9	168.76'	300.00'	032° 13' 53"	S79° 37' 59"E	166.55'
C10	77.63'	300.00'	014° 49' 33"	S88° 20' 08"E	77.41'

Lot Line Table		
Line #	Length	Direction
L8	6.98'	N09° 05' 08"E
L9	20.44'	N80° 59' 20"W
L10	14.16'	N54° 11' 35"E
L11	26.83'	N08° 55' 03"E
L12	13.58'	S80° 55' 22"E
L13	16.12'	N08° 55' 03"E
L14	14.10'	N35° 55' 12"W
L15	19.84'	N80° 55' 22"W
L16	52.71'	S80° 55' 22"E
L17	27.88'	S80° 44' 32"E

Lot Line Table		
Line #	Length	Direction
L18	7.81'	S80° 55' 22"E
L19	14.15'	N54° 03' 25"E
L20	14.13'	S35° 57' 57"E
L21	20.51'	N09° 04' 38"E
L22	2.74'	S09° 04' 38"W
L23	14.97'	N09° 04' 38"E
L24	34.46'	N08° 29' 02"E
L25	15.11'	S81° 30' 58"E
L26	26.00'	S08° 29' 02"W
L27	1.96'	S09° 04' 38"W

Lot Line Table		
Line #	Length	Direction
L28	4.13'	N01° 29' 46"E
L29	4.62'	N09° 15' 28"E
L30	20.20'	N50° 14' 28"W
L31	0.32'	N80° 55' 22"W
L32	14.30'	N80° 55' 22"W
L33	8.15'	S09° 04' 38"W
L34	20.01'	N80° 55' 22"W
L35	5.81'	S80° 55' 22"E
L36	15.12'	S22° 34' 50"E

LEGEND & ABBREVIATIONS

- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- R.O.W. - RIGHT-OF-WAY
- S.W. COR. - SOUTHWEST CORNER
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- U.D.A.E. - UTILITY & DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- N.T.S. - NOT TO SCALE
- EASE - EASEMENT
- ADD'L - ADDITIONAL
- PROPERTY LINE
- LOT LINE

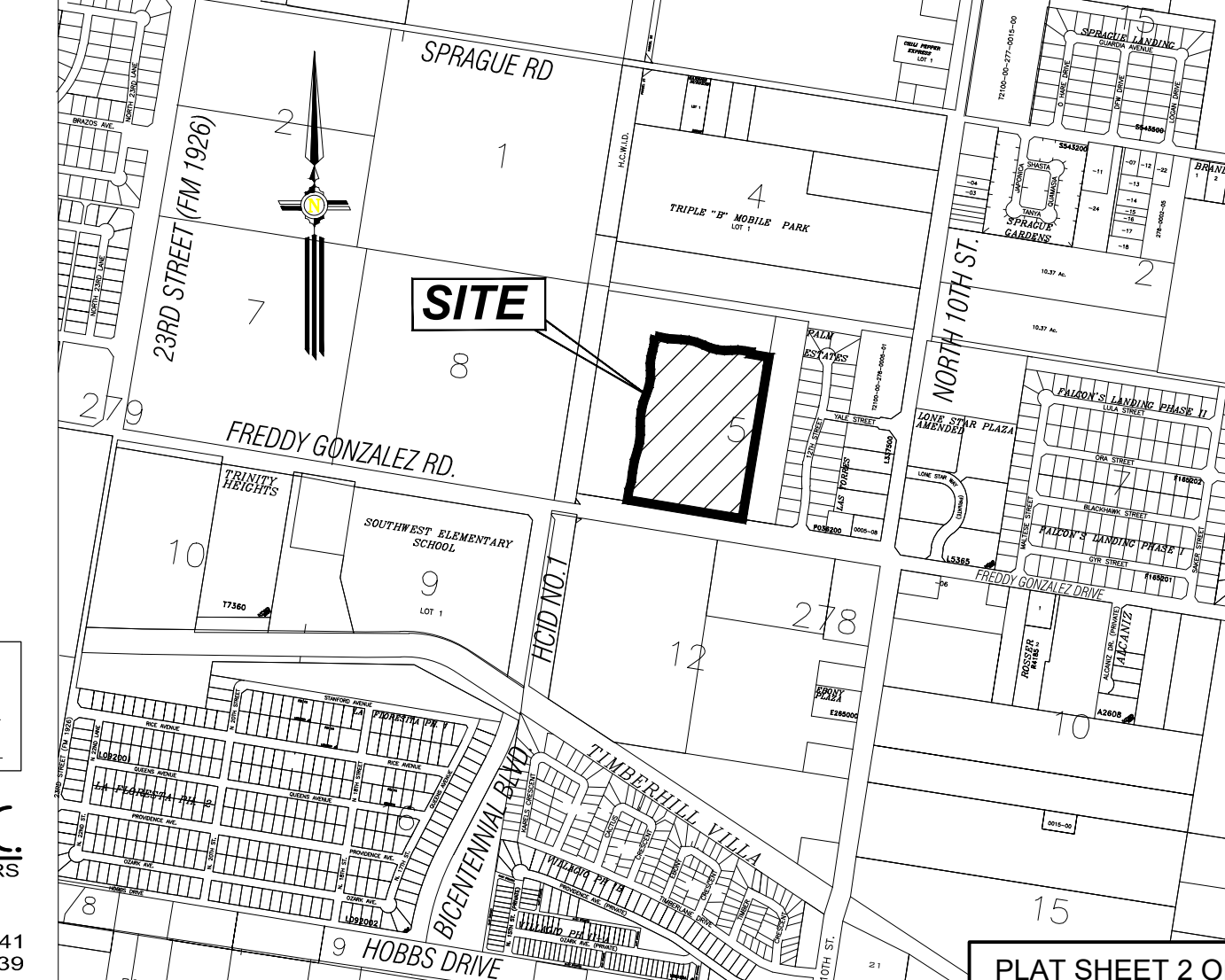
NOTE: ALL INTERIOR LOT CORNERS WILL HAVE A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

DRAWN BY: _____ / R.N. DATE 03-14-19
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
ESTABLISHED 1947 - www.meldenandhunt.com

LOCATION MAP

SCALE: 1" = 1,000'





Reviewed On: 8/14/2020

SUBDIVISION NAME: THE VILLAS ON FREDDY PHASE I	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Freddy Gonzalez - 20 ft. ROW dedication, for 50 ft. from center line for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. *Must escrow monies if improvements are not constructed prior to recording.	Compliance
N. 16th Street (Private): 60 ft. ROW Paving 40 ft., Curb & gutter both sides * City Commission approved variance request for proposed 36 ft. pavement in 50 ft. ROW with 5 ft. easement	Compliance
Yale Avenue, Xavier Avenue, N. 15th Street and N 13th. Street (Private): 30 ft. ROW Paving 30 ft. Curb & gutter both sides *Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City Commission on May 13, 2019. **Fire Lanes and HOA enforcement of no parking on the streets per Fire Department requirements. **Yale Avenue and Xavier Avenue should be identified as private streets on plat, as noted above.	Applied
* 800 ft. Block Length **Variance request to the 800 ft. block length requirement approved by City Commission at the May 13, 2019 meeting.	Applied
* 600 ft. Maximum Cul-de-Sac - N. 16th Street appropriately 632 ft. in length **Variance request to the 600 ft. maximum length approved by City Commission at the May 13, 2019 meeting.	Compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: Lots 1-70: 10 ft. or greater for easements *Plat identifies the frontage of each lot where setback applies. Lots 71-95: 23 ft. proposed (fronting west) ***Subdivision was approved in Final Form on the P&Z meeting of March 3, 2020. ****Engineer submitted a letter on August 7, 2020 to revise the approved setbacks of Lots 71-95 from 23 ft. to 20 ft. or greater for easements.	Applied
* Rear: Lots 1-70: 23 ft. proposed *Plat identifies the frontage of each lot where setback applies. Lots 71-95: 10 ft. or greater for easements	Applied

<ul style="list-style-type: none"> * Interior Sides: As follows: Lots 1-12: 3 ft. west side and 7 ft. east side Lots 13-28: 3 ft. north side and 7 ft. south side Lots 29-44: 7 ft. north and 3 ft. south side Lots 45-60: 3 ft. north side and 7 ft. south side Lots 61-70: 7 ft. west side and 3 ft. east side Lots 71-95: 3 ft. north side and 7 ft. south side * Corner: 5 ft. or greater for easements as approved by Planning and Zoning Commission on May 7, 2019. * Garage: 23 ft. proposed except where greater setback is required, greater setbacks applies. **Garage setback proposed so vehicles don't overlap over the sidewalks ***Based on meetings engineer/developer and staff, garage setbacks provided to increase to assure vehicles don't overhang over the sidewalks, prior to recording. *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	Applied
	Applied
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd and both sides of all interior streets. ***Variance request for sidewalk requirement was approved by the City Commission on May 13, 2019 as per Walking Trails Plan for the interior streets, etc. *****Engineer submitted a Revised Walking Trails plan on August 14, 2020 which provides for sidewalks located along some streets, while others are within common areas. * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Freddy Gonzalez. * 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. 	Compliance
	Compliance
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Freddy Gonzalez. **Will apply to Bicentennial Blvd. also - located on the west side of the property as part of Phase 2 based on meetings with engineer/developer and staff. * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. * Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * 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. 	Applied
	NA
	Compliance
	NA
	Required
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets 	Compliance

* Minimum lot width and lot area - All lots must be minimum 20 ft. wide and corner lot must be minimum 24 ft. wide in R-3T district.	Required
ZONING/CUP	
* Existing : R3T Proposed: R3T **Conditional Use Permit for Associated Recreation prior to recording, as may be required. * Rezoning Needed Before Final Approval	Applied
	NA
PARKS	
* Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording **Park Land Dedication Advisory Board approved variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Complete
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Trip Generation has been approved per Traffic Department, TIA waived. * Traffic Impact Analysis (TIA) required prior to final plat.	Complete
	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Engineers to clarify 50 ft. canal ROW on the north side of the property as it is not shown in the plat, and finalize proposal not to have east/west collector street on the north side, part of Phase 2. ***Engineer to clarify 12.5 ft./25 ft. additional ROW dedication for Bicentennial Blvd. on the west side as it is not indicated in plat, part of Phase 2. ****Based on meetings with the engineer/developer and staff, need to show Bicentennial Blvd. on the west boundary with the ROW and dedication for 150 ft. ROW. Alignment should reflect city plans for the extension of Bicentennial Blvd., as part of Phase 2. *****Must comply with secondary street access requirements for private subdivisions over 30 lots, as well as Fire Department secondary access requirements. *****Gate detail must be submitted and approved, prior to recording *****Conditional Use Permit for Associated Recreation prior to recording, as may be required. *****Tabled by P&Z at the meeting of April 16, 2019, at the next P&Z meeting on May 7, 2019 the Board approved the subdivision in revised preliminary form, with conditions; including recommendation regarding variances requested for 1. cul-de-sac length, 2. 800 block length, 3. sidewalks, and 4. street paving width and ROW. City Commission unanimously approved the requested variances on May 13, 2019. *****Subdivision approved in Final Form subject to conditions on the P&Z meeting of March 3, 2020.	Applied

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO CONDITIONS NOTED, AND CLARIFICATION ON VARIANCES REQUESTED.	Applied

4
TRIPLE "B" MOBILE PARK
SUBDIVISION

LOT 1

TRIPLE "B" MOBILE PARK II

LOCATION

PROPOSED THE WILLAS ON FREDDY
SUBDIVISION

5

PALMESTATES

12TH ST

YALE AVE

LASTORRES SUB

FREDDY GONZALEZ RD

10TH ST

EBONY PLAZA
SUBDIVISION

LOT 1

12

-00
1401

-08
1101

-07
1001

-22
9901

-09
9905

Z RD

TARY
ON



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

August 6, 2020

Edgar Garcia, Director of Planning
311 N. 15TH St.
McAllen, TX 78501

RE: THE VILLAS ON FREDDY PHASE I

Dear Mr. Garcia:

On behalf of The Villas on Freddy, LLC (owner & developer) and in reference to The Villas on Freddy Subdivision, Melden & Hunt, Inc. is requesting a change in the front setbacks and garage setbacks for Lots 71 thru 95. The front setback and the garage setback were both 23 feet and we want them changed to 20 feet.

The subdivision was given final approval at your March 3, 2020 P&Z meeting. We are submitting the revised copies to reflect the change and would like to have the plat on your next meeting of August 18, 2020 for revised final.

Please contact our office with any questions you may have.

Sincerely,
MELDEN & HUNT, INC.


Fred L. Kurth, P.E. & R.P.L.S.
President

CC: Rhodes Development, Inc.





TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

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August 14, 2020

Mr. Edgar Garcia, Director of Planning
CITY OF MCALLEN
311 N. 15TH St.
McAllen, TX 78501
Via Email: edgar.garcia@mcallen.net

Re: The Villas on Freddy Master Development - Variance on sidewalk

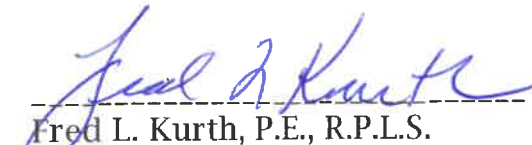
Dear Mr. Garcia:

On behalf of The Villas on Freddy, LLC (owner & developer) and in reference to The Villas on Freddy Master Development, Melden & Hunt, Inc. respectfully requests a variance for sidewalks.

The original design was showing sidewalks to be along the East side of N. 13th Street, the North side of Zurich Avenue and the West Side of N. 15th Street. We are now requesting a variance to allow sidewalks to now be on the West side of N. 13th Street, the South side of Zurich Avenue and the East side of N. 15th Street. We are also adding a sidewalk along the entire North side of Freddy Gonzalez.

Please consider this an item on your City Commission agenda of August 24th. If you have any questions, please contact our office.

Sincerely,


Fred L. Kurth, P.E., R.P.L.S.
President

CC: Mike Rhodes
Nick Rhodes

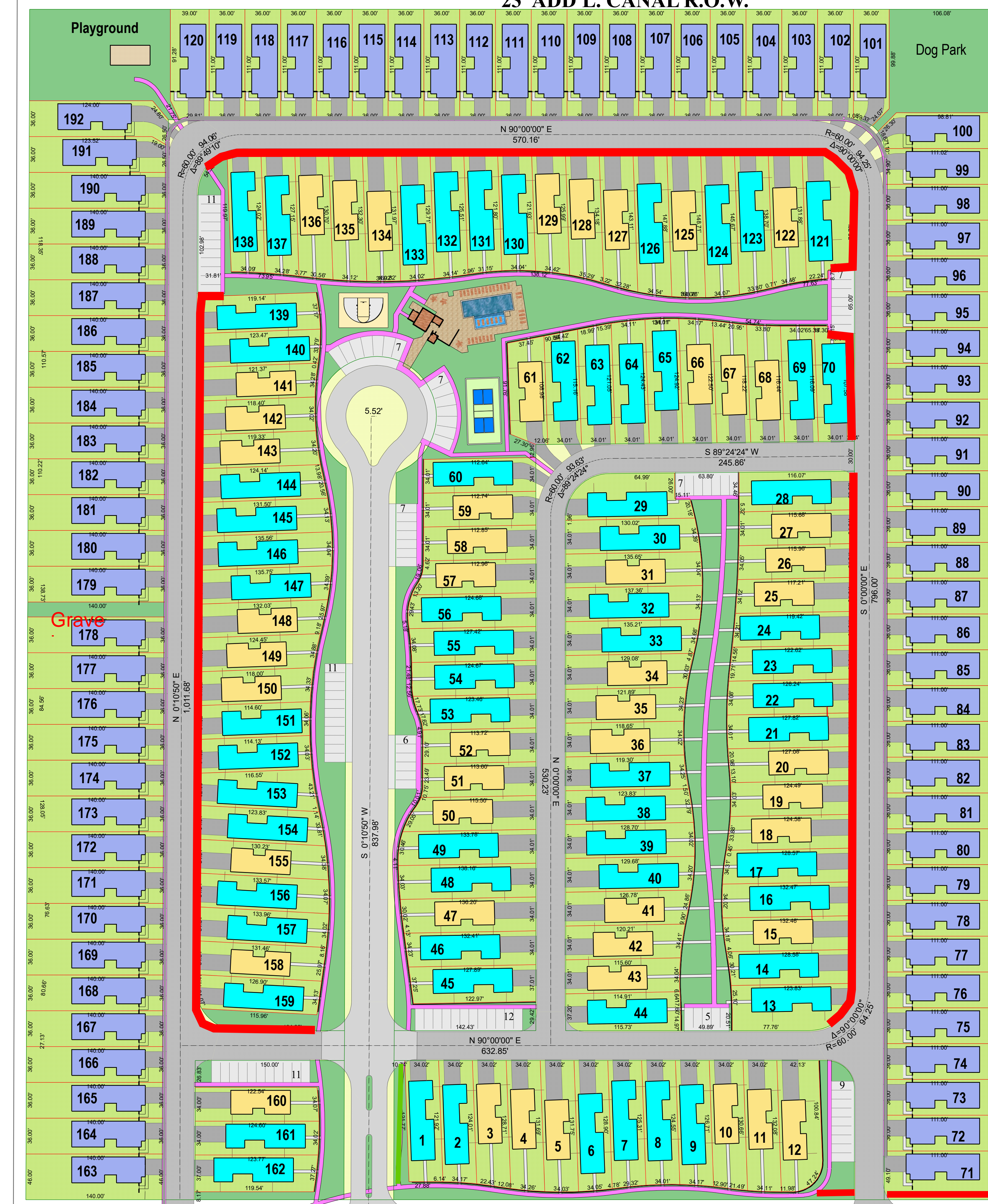


1" = 60 feet

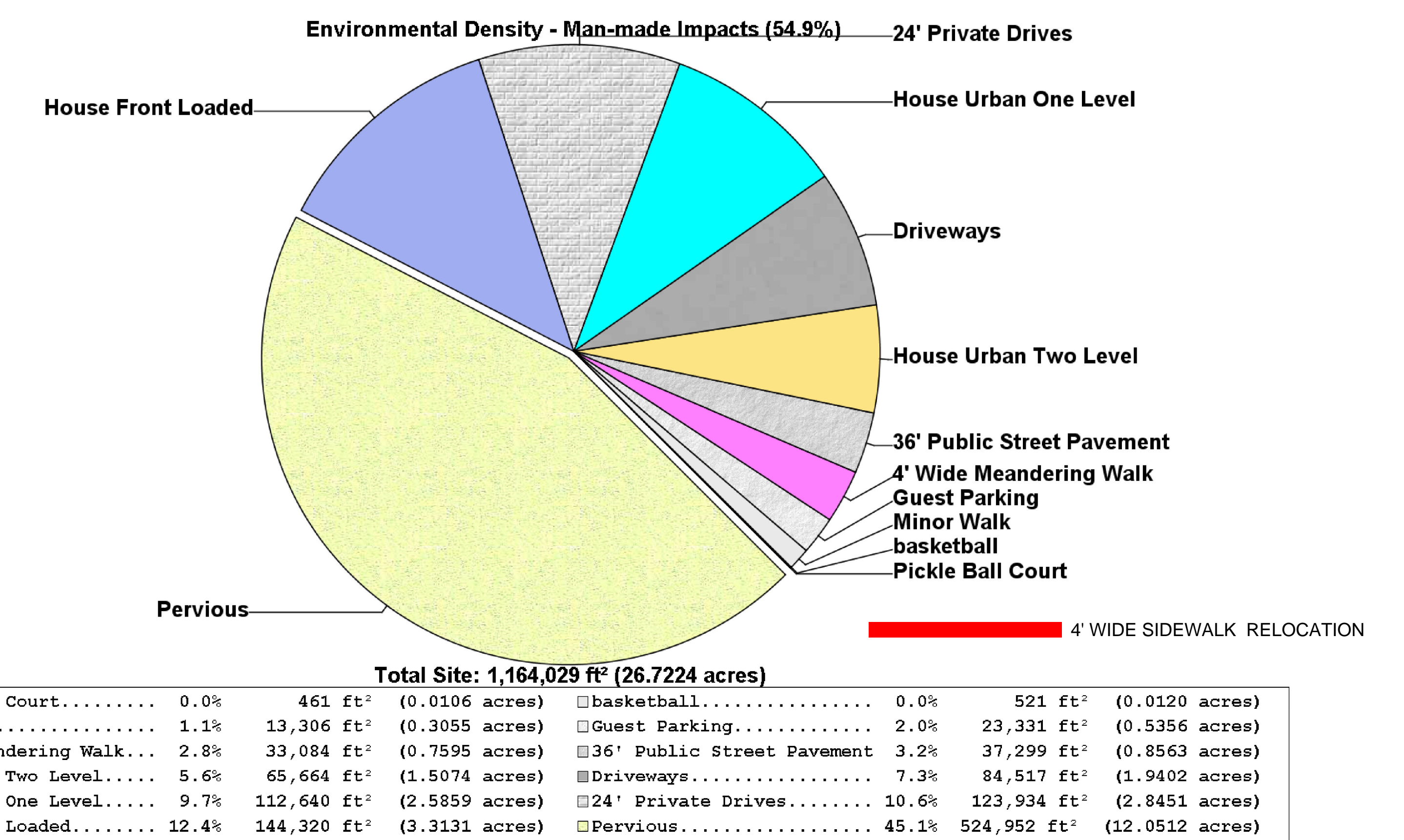
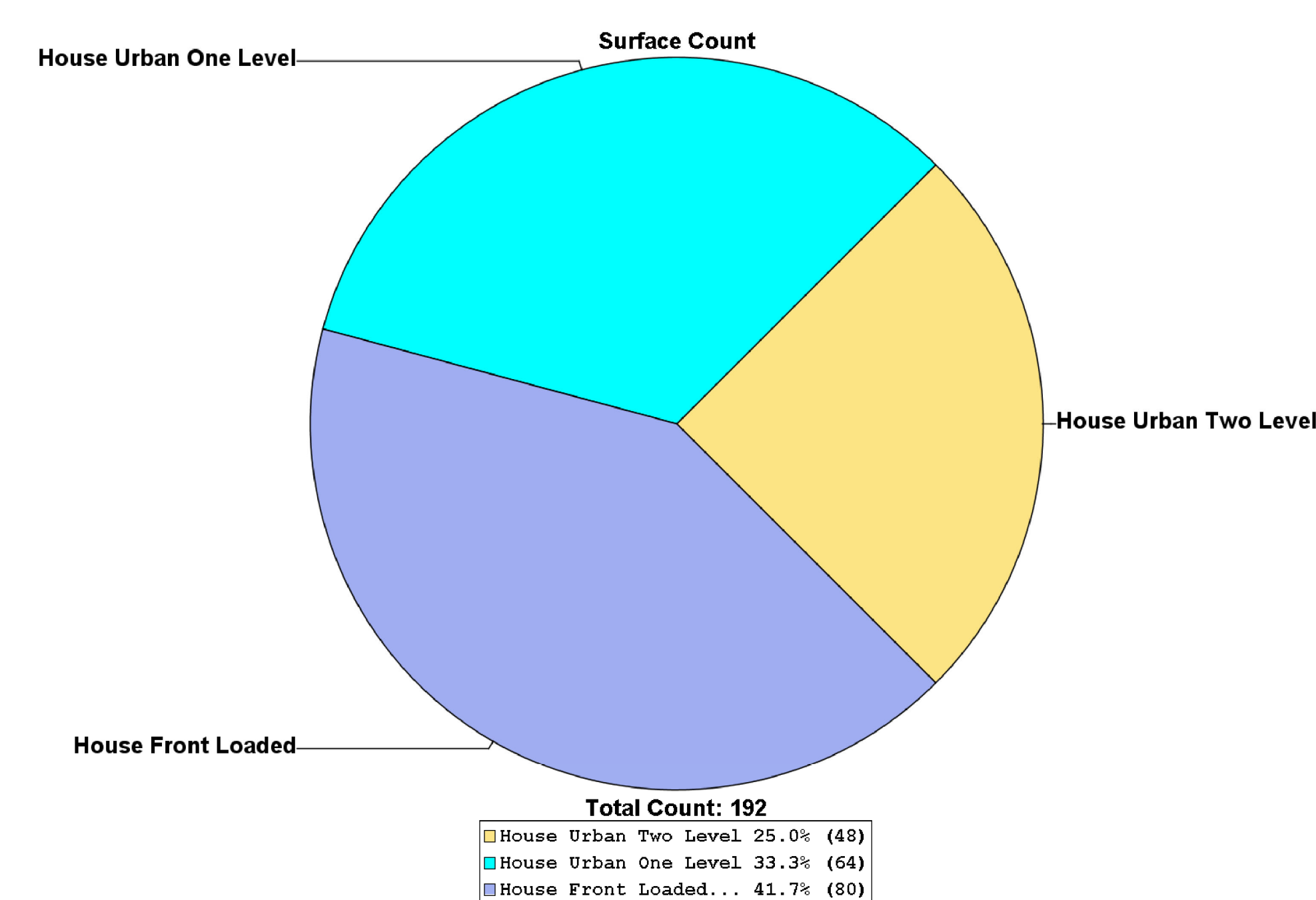
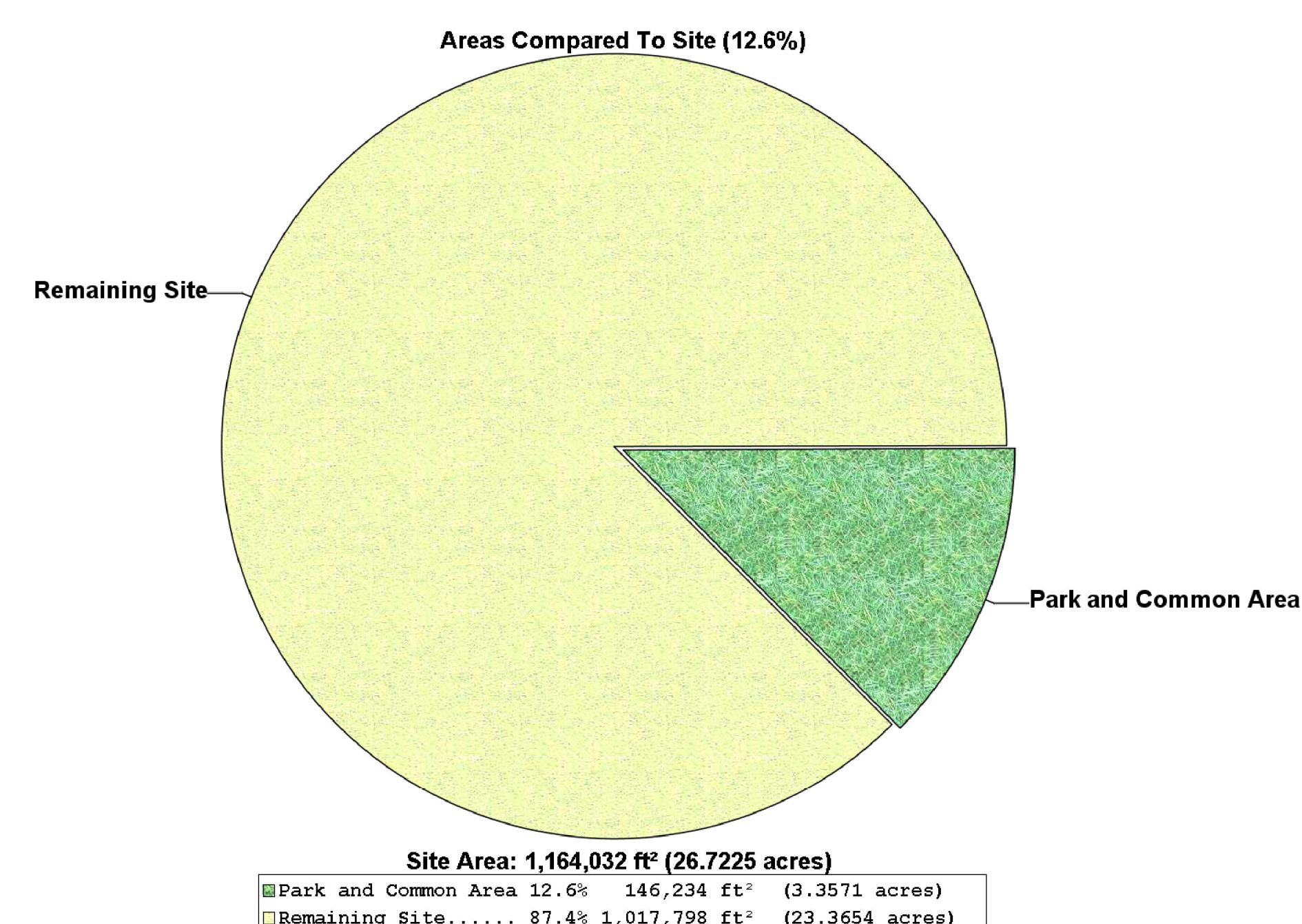
125' CANAL R.O.W.

50' CANAL R.O.W.

23' ADD'L. CANAL R.O.W.



FREDDY GONZALEZ



The Villas on Freddy

Riverside Development Services

MMelden & Hunt, Inc.
Consultants · Engineers · Surveyors

Rick Harrison Site Design
Studio



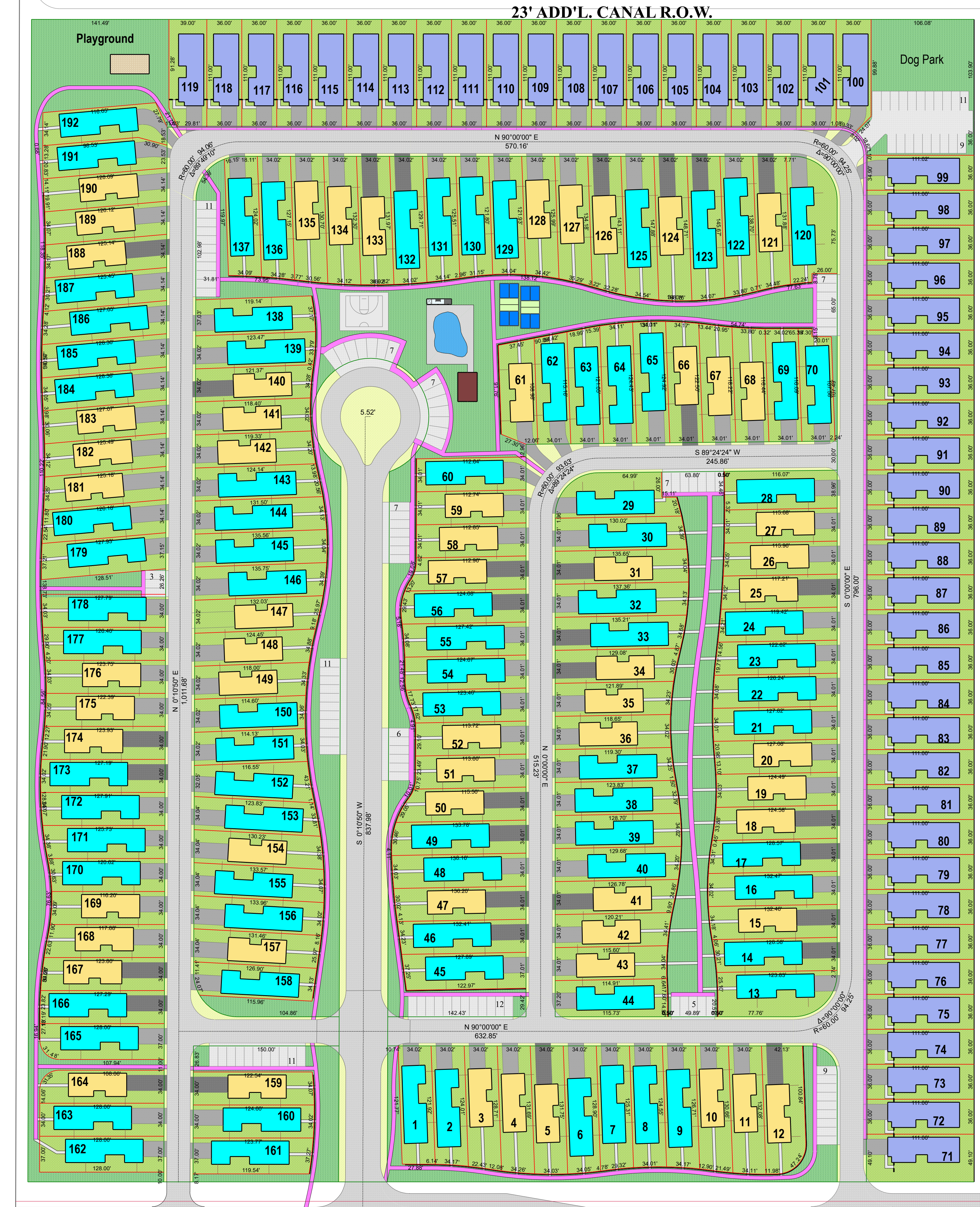


1" = 60 feet

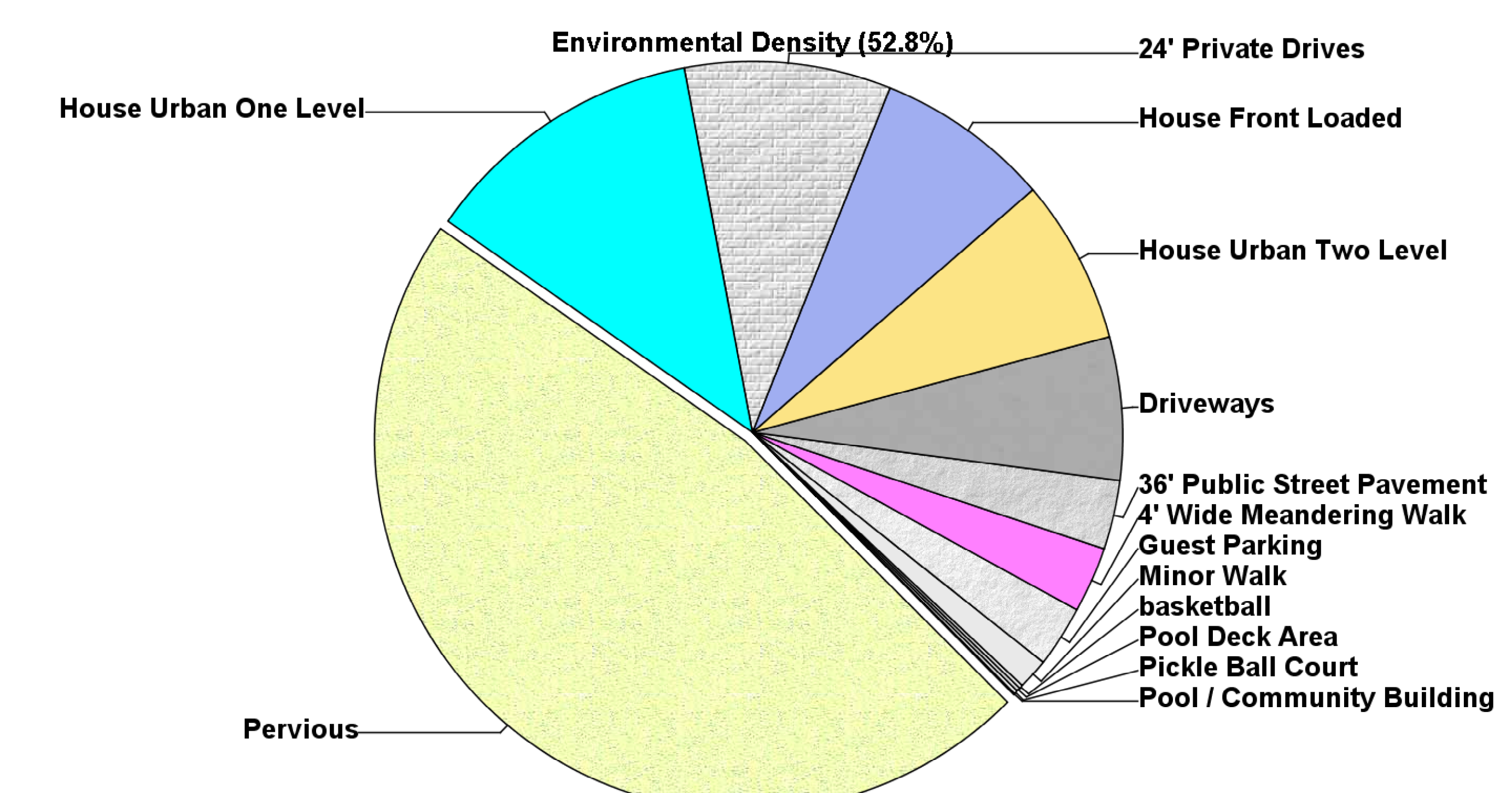
125' CANAL R.O.W.

50' CANAL R.O.W.

23' ADD'L. CANAL R.O.W.

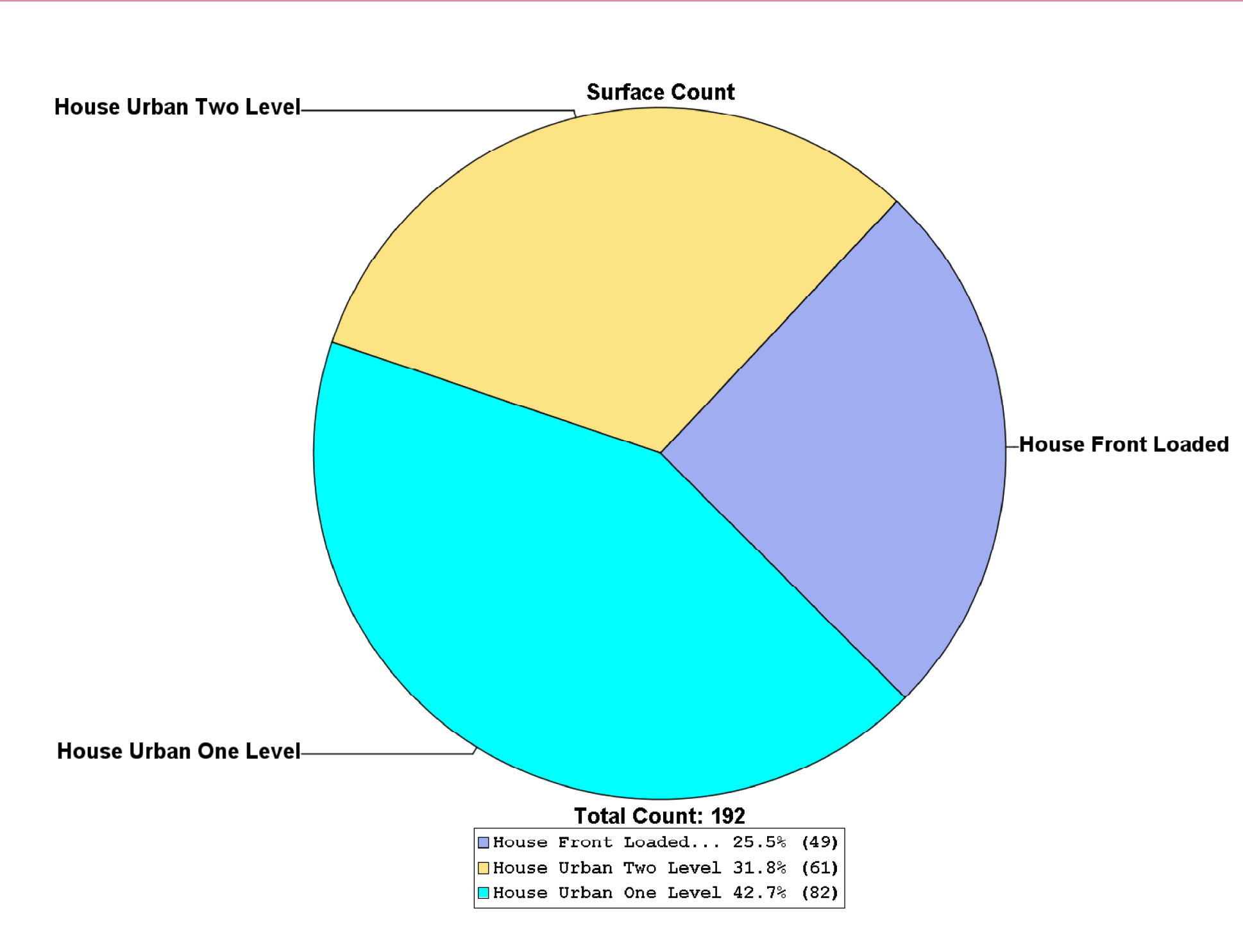
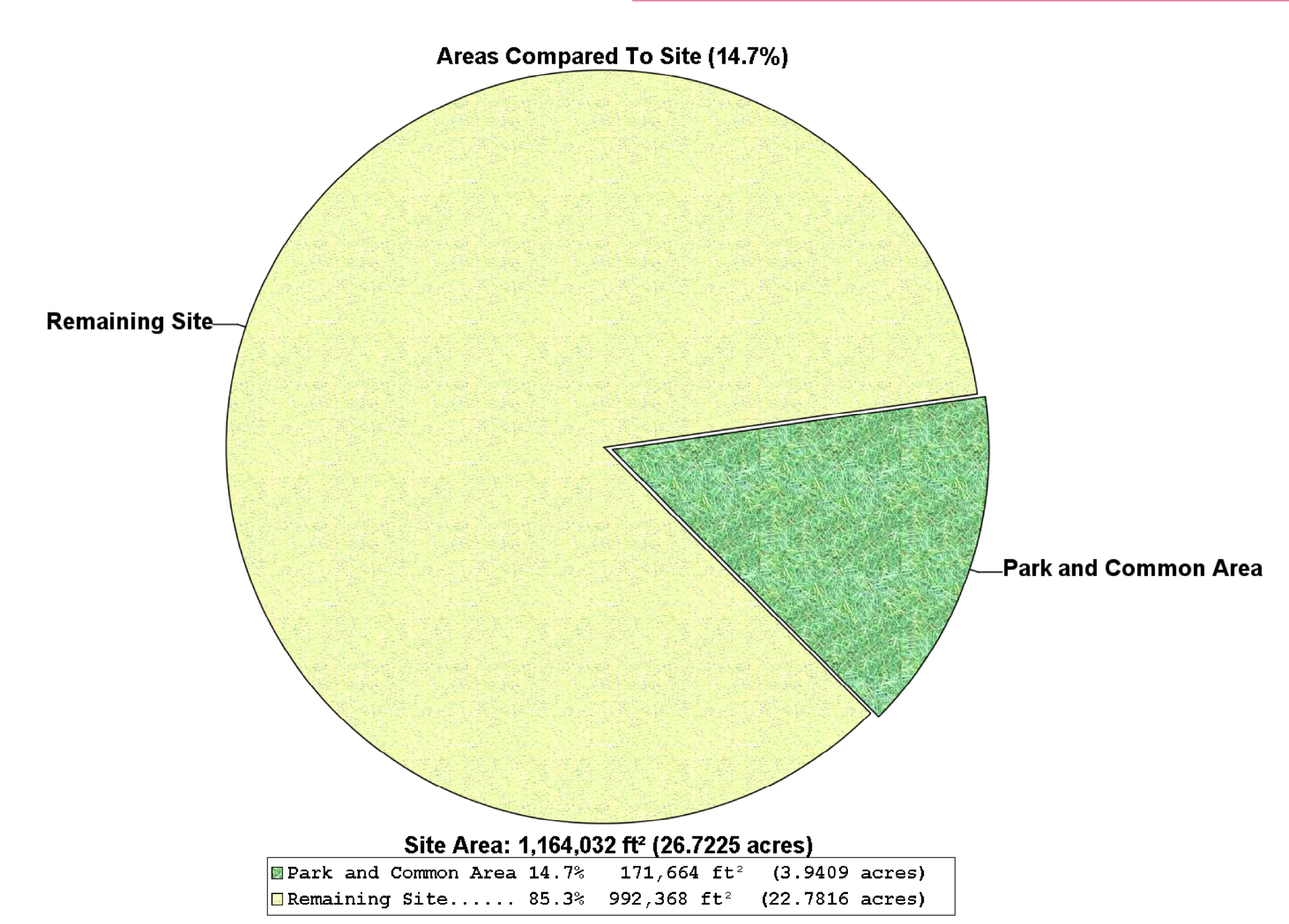


FREDDY GONZALEZ



Total Site: 1,164,032 ft² (26.7225 acres)

Pool / Community Building	0.1%	600 ft²	(0.0138 acres)	Pickle Ball Court	0.2%	1,760 ft²	(0.0404 acres)
Pool Deck Area	0.2%	1,820 ft²	(0.0418 acres)	basketball	0.2%	1,971 ft²	(0.0452 acres)
Minor Walk	1.3%	15,673 ft²	(0.3598 acres)	Guest Parking	2.7%	31,122 ft²	(0.7145 acres)
4' Wide Meandering Walk	2.9%	33,250 ft²	(0.7633 acres)	36' Public Street Pavement	3.0%	35,247 ft²	(0.8092 acres)
Driveways	6.2%	72,512 ft²	(1.6646 acres)	House Urban Two Level	7.2%	83,448 ft²	(1.9157 acres)
House Front Loaded	7.6%	88,396 ft²	(2.0293 acres)	24' Private Drives	9.0%	104,985 ft²	(2.4101 acres)
House Urban One Level	12.4%	144,320 ft²	(3.3131 acres)	Pervious	47.2%	548,928 ft²	(12.6017 acres)



The Villas on Freddy

Riverside Development Services

MMelden & Hunt, Inc.
Consultants • Engineers • Surveyors

Rick Harrison Site Design
Studio



SUB2020-0048



City of McAllen
Planning Department

APPLICATION FOR
SUBDIVISION PLAT REVIEW

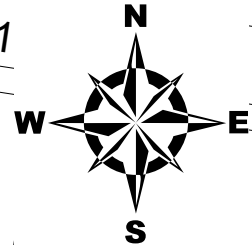
311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	Subdivision Name <u>Garcia Estates</u> Location <u>SW C Gumwood Avenue & 29th St.</u> City Address or Block Number <u>2901 Gumwood</u> Number of lots <u>3</u> Gross acres <u>0.40</u> Net acres <u>0.40</u> Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>single family</u> Irrigation District # _____ Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>0</u> Parcel No. <u>185437</u> Tax Dept. Review <u>Norma Guerra</u> Legal Description <u>Approx. 0.40 ac. being East 1/2 Lot 1 of Reub. of N. 1/2 L 72 & 73 BL 2 C & Hammond aka Lot 1 Unicorn Acres</u>
Owner	Name <u>Sonia Garcia / Erik J. Mora</u> Phone <u>(956) 381-0981</u> Address <u>7608 N. 20th St.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> E-mail <u>goruben@meldenandhunt.com</u>
Developer	Name <u>Sonia Garcia / Erik J. Mora</u> Phone <u>(956) 381-0981</u> Address <u>7608 N. 20th St.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>Sonia Garcia</u> E-mail <u>sonia@10@yahoo.com</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. McIntyre</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>Ruben James De Jesus</u> E-mail <u>ruben@meldenandhunt.com</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. McIntyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>

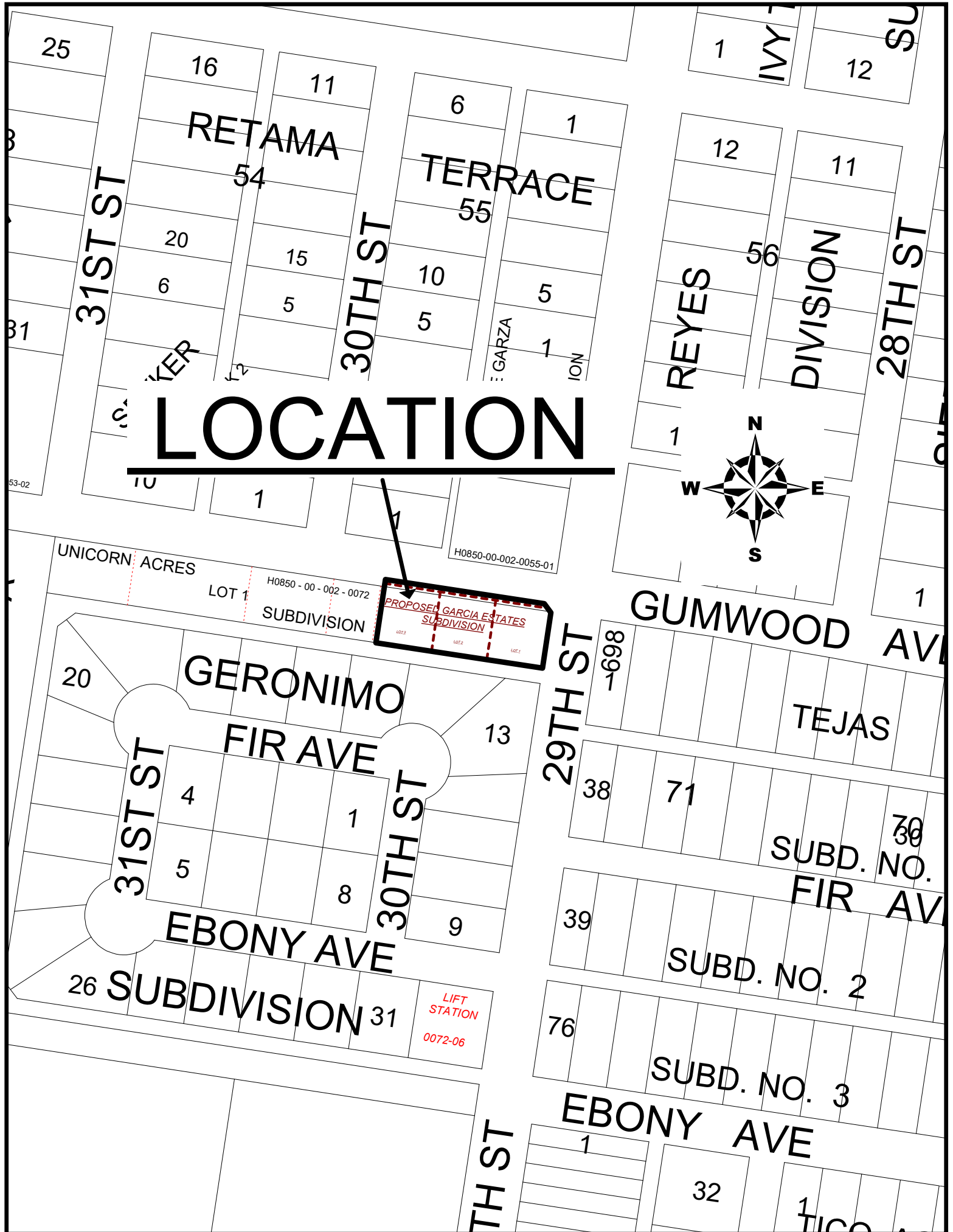
Ret # 728117 Pd \$300



LOCATION



PROPOSED GARCIA ESTATES
SUBDIVISION



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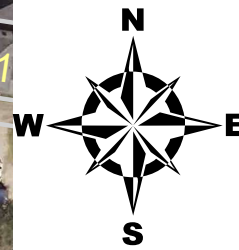
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/13/2020

SUBDIVISION NAME: GARCIA ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 29th Street: 10 ft. ROW dedication required for 50 ft. from centerline required for 100 ft. total ROW Paving: min. 52 ft. Curb & gutter: Both sides **Revise plat and label ROW on both sides of centerline to establish dedication requirements prior to final	Non-compliance
Gumwood Avenue: Proposing 5 ft. dedication for 40 ft. from centerline for a total of 80 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides **Show existing ROW on both sides of centerline to determine dedication requirements ***Show total ROW to centerline after accounting for ROW dedications	Non-compliance
* 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 **Existing alley to the south currently not paved.	Required
SETBACKS	
* Front: 45 ft. or greater for approved site plan or easements **Please revise plat note as shown above prior to final.	Non-compliance
* Rear: 10 ft. or greater for approved site plan or easements	Applied
* Sides: 6 ft. or greater for approved site plan or easements	Applied
* Corner side: 25 ft. or greater for easements **Revise plat as noted above	TBD
* 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 Gumwood Avenue and N. 29th Street.	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	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.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Engineer to show access locations due to Gumwood Avenue being a collector road requiring 200 ft. spacing between accesses	TBD
* Site plan must be approved by the Planning and Development Departments prior to building	NA

permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, Private Streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **If proposed number of lots changes, new requirements might be triggered.	
	NA
	Applied
	Applied
LOT REQUIREMENTS	
	Non-compliance
* Minimum lot width and lot area **Please verify lots frontage dimensions on Gumwood Avenue prior to final. * Lots fronting public streets	Compliance
ZONING/CUP	
	Compliance
* Existing: R-1 Proposed: R-1 (Single Family Residences) * Rezoning not required if proposed use is single family residences.	NA
PARKS	
	NA
	Required
* Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per parks Department \$700 x 3 lots = \$2,100 * Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
	Completed
* As per Traffic Department, Trig Generation waived for three single family residences. No TIA required. * As per Traffic Dept., Traffic Impact Analysis (TIA) not required prior to final plat.	NA
COMMENTS	
	Applied
RECOMMENDATION	
	Applied



SUB2018-0080



City of McAllen
Planning Department

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

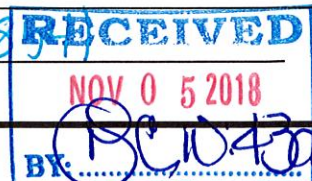
Campo De Suenos ^{OX2} 7/9/20
S/D

APPLICATION FOR

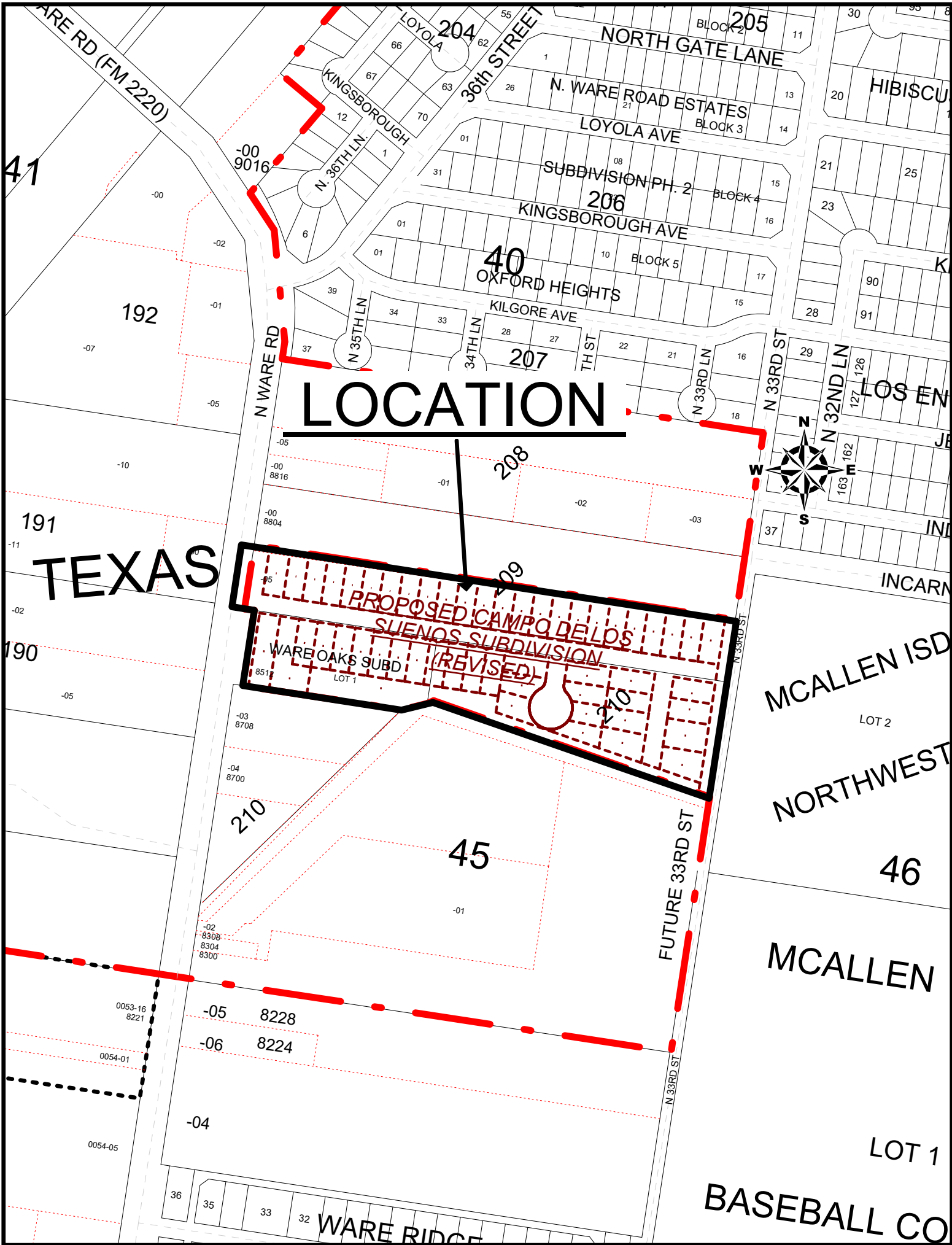
SUBDIVISION PLAT REVIEW

OX2 2/25/19

Project Description	<p>Subdivision Name <u>Westwood Two Subdivision</u></p> <p>Location <u>East side of Ware Road</u></p> <p>City Address or Block Number <u>8700 N. Ware Rd.</u></p> <p>Number of lots <u>53</u> Gross acres <u>11.416</u> Net acres <u>11.264</u></p> <p>Existing Zoning <u>N/A</u> Proposed <u>R1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>\$70,472.49</u></p> <p>Legal Description <u>Approx. 11.26 acres out of Lots 209 & 210 of the O' Texas and all of Lot 1 Ware Oaks Subdivision</u></p>
Owner	<p>Name <u>Joseph & Norma Trilla</u> ^{OX2} 2/25/19 Phone <u>N/A 956-867-0035</u> ^{OX2} 2/25/19</p> <p>Address <u>421 Quince Circle</u> ^{OX2} 2/25/19 <u>4405 N. 22nd St.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>E-mail <u>trtrilla@me.com</u> ^{OX2} 2/25/19 <u>Taquirreconsulting@me.com</u></p>
Developer	<p>Name <u>Riverside Development Services</u> Phone <u>(956) 867-0035</u></p> <p>Address <u>4405 N. 22nd St.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Romeo Rendon</u></p> <p>E-mail <u>romeo@360transport.net</u></p>
Engineer	<p>Name <u>Melden & Hunt Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>Mario A. Reyna</u></p> <p>E-mail <u>mario@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p>



Rct# 590 879 pd \$3800



LOCATION

TEXAS

PROPOSED CAMPO DEL OS
SUENOS SUBDIVISION
(REVISED)
WARE OAKS SUBD
LOT 1

MCALLEN ISD
NORTHWEST
MCALLEN

LOT 1
BASEBALL CO

Y:\Land Development\Residential\McAllen\18207 - Villa Torre Estates @ Ware Road\18207.00 - Plat DevReportGen\Autocad files\DWG\18207-Plat-2.dwg, 6/29/2020 9:47:33 AM, DWG To PDF.pc3



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 8/14/2020

SUBDIVISION NAME: CAMPO DE SUEÑOS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

N. Ware Road: min. 15 ft. dedication for 75 ft. from centerline for 150 ft. ROW
 Paving: by the state Curb & gutter: by the state
 ***Label centerline and clarify 35 ft. dedication and 75 ft. dedication shown on the plat for 75 ft. from centerline.

Applied

N. 33rd Street: 30 ft. dedication for 60 ft. ROW
 Paving: 40 ft. Curb & gutter: both sides
 **Must escrow monies if improvements are not constructed prior to recording.

Applied

E/W Interior Street: min. 50 ft. ROW
 Paving: 32 ft. Curb & gutter: both sides
 **Remove prop. from the ROW being dedicated by this plat.

Applied

N. 34th Street: min. 50 ft. ROW
 Paving: 32 ft. Curb & gutter: both sides
 ***Escrows required if improvements are not built prior to recording

Required

N. 33rd Lane: min. 50 ft. ROW
 Paving: 32 ft. Curb & gutter: both sides
 **Need to provide a temporary turnaround/easement at the south end of N. 33rd Lane and barricades as may be required by Traffic Department
 ***Plat has been revised to show a temporary turnaround which is to be removed once property to the south develops.
 *****Escrows required for the removal of the temporary turnaround
 *****Crossing Agreement required with Hidalgo County Irrigation District No. 1 prior to final
 *****Escrows required for the extension for N. 33rd Lane may apply

Non-compliance

* 800 ft. Block Length: As proposed, the E/W Interior Street is approximately 1,100 ft. in length without a street stub out to the north or to the south.
 **Engineer has submitted a letter requesting a variance to not provide for the 800 ft. stub out streets to the north and south.
 ***City Commission approved the variance as requested on April 22, 2019.

Compliance

* 600 ft. Maximum Cul-de-Sac: Revised subdivision layout no longer has a cul-de-sac at the east end of the E/W Interior Street, but instead connects to N. 33rd Street located on the east boundary of the subdivision. Previous layout had the E/W street with a cul-de-sac with an approximate length of 1,100 ft. which would have required a variance and subject to increasing the ROW and paving widths.
 ***Cul-de-sac paving - 96 ft. as required by Fire Department. Increase ROW (Approx. 111 ft. back to back diameter of cul-de-sac ROW) accordingly so as to maintain minimum 7 ft. back of curb.

Applied

ALLEYS

ROW: 20 ft. ROW Paving: 16 ft.
 *Alley/service drive easement required for commercial properties

NA

SETBACKS

* Front: 25 ft. or greater for easements.
 **Subdivision was previously approved in final form at the P&Z meeting of May 21, 2019 with 25 ft. front setback under its former name
 ***Engineer submitted a variance request letter on July 24, 2020 asking for a front setback of 20 ft. instead of the required 25 ft.

TBD

<p>//P&Z Board Disapproved the variance request at the meeting of August 4, 2020 ****Engineer submitted revised variance letter asking for a 20 ft. setback for Lots 36-40</p> <p>* Rear: 10 ft. or greater for easements except 25 ft. for double fronting lots.</p> <p>* Interior Sides: 6 ft. or greater for easements. **Subdivision was previously approved in final form at the May 21, 2019 meeting with a 6 ft. side setback under its former name. ***Engineer submitted a variance request letter on July 24, 2020 asking for a side setback of 5 ft. instead of the required 6 ft.</p> <p>///P&Z Board disapproved variance request at the August 4, 2020 meeting ****Engineer submitted a revised letter on August 14, 2020 is again an interior 5 ft. side setback instead of the required 6 ft.</p> <p>* Corner: 10 ft. or greater for easements.</p> <p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	
	Compliance
	TBD
	Compliance
	Compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on N. 33rd Street and both sides of all interior streets. A 5 ft. wide minimum sidewalk required on N. Ware Road.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Compliance
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Ware Road and N. 33rd Street.</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Compliance
	Compliance
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along N. Ware Road and N. 33rd Street.</p> <p>* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.</p> <p>* Common Areas, detention pond must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 of the Code of Ordinances will apply if the subdivision is public.</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	Compliance
	NA
	Applied
	NA
	Applied
	Applied
LOT REQUIREMENTS	
<p>* Lots fronting public streets:</p> <p>* Minimum lot width and lot area. **All lots for must be a minimum of 50 ft. wide, including Lot 53 - Detention Pond. Corner lots must be a minimum 4 ft. wider than the minimum 50 ft.</p>	Applied
	Applied
ZONING/CUP	
<p>* Existing: ETJ Proposed: R-1 **Property subject to being annexed. Application has been submitted for annexation with</p>	Complete

<p>initial zoning. ***Annexation and initial zoning to R-1 approved by the City Commission on April 7, 2019. * Rezoning Needed Before Final Approval. **Initial zoning of R-1 processed simultaneously with the annexation. ***Annexation and initial zoning to R-1 approved by the City Commission on April 7, 2019.</p>	Complete
PARKS	
<p>* Land dedication in lieu of fee. * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. **Per Parks Department, a park fee of \$36,400 (based on 52 lots at \$700 per dwelling unit/lot) to be paid prior to the plat being recorded should the property be annexed. ***Annexation and initial zoning to R-1 approved by the City Commission on April 7, 2019; therefore, park fee applies and must be paid prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC.</p>	NA
TRAFFIC	
<p>* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation approved; no TIA required. * Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, Trip Generation approved; no TIA required.</p>	Complete
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy. **Need to clarify if the subdivision will be public or private. If private, need to submit Gate Details for staff review to assure compliance with requirements, including increasing the ROW, etc., prior to final. Proposed as public. ***P&Z approved the subdivision in preliminary form, with conditions, at the meeting of November 20, 2018. ****Will need to vacate Ware Oaks Subdivision if restrictions or covenants are being removed or amended as may be applicable, prior to recording. *****Subdivision name has been changed from Westwood Two Subdivision to Villa Torre Estates At Ware Road. *****Subdivision name has changed once more to Campo de Sueños Subdivision *****Revise metes and bounds description as it still references prior name *****Need to include note on plat regarding temporary for N. 33rd Lane as required by Public Works. *****Need note on plat regarding removal of the temporary turnaround to be done once property to the south develops *****Variance request for front and side setbacks was disapproved by P&Z Board on August 4, 2020 *****Engineer has submitted a revised variance letter on August 14, 2020 to be presented at P&Z meeting of August 18, 2020.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, AND CLARIFICATION ON THE REQUESTED VARIANCES.</p>	Applied





TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS

FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

August 14, 2020

Edgar Garcia, Planning Director
CITY OF MCALLEN PLANNING DEPT.
311 N. 15th Street
McAllen, Texas 78505

**RE: FRONT & INTERIOR SIDE SETBACK VARIANCE
LOTS 1 THRU 54, CAMPO DE SUEÑOS SUBDIVISION PHASE I**

Dear Mr. Garcia:

On behalf of developer, Tony Aguirre the owner of Riverside Development Services, LLC, Melden & Hunt, Inc. requests a variance for the required set backs for the referenced subdivision.

We are respectfully requesting to modify the interior side setback from 6 feet to 5 feet on all the lots. We are also requesting to reduce the front setback from 25 feet to 20 feet on lots 36 thru 40. This variance will allow for the prototypical homes to stay consistent throughout the subdivision. This request complies with spacing requirements as outlined in the fire code.

If you need additional information, please don't hesitate to contact us.

Respectfully,

Mario A. Reyna, P.E.
Vice-President

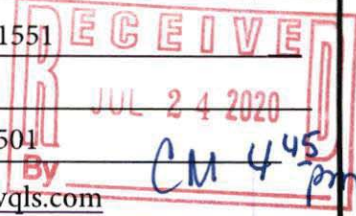


City of McAllen
Planning Department
APPLICATION FOR

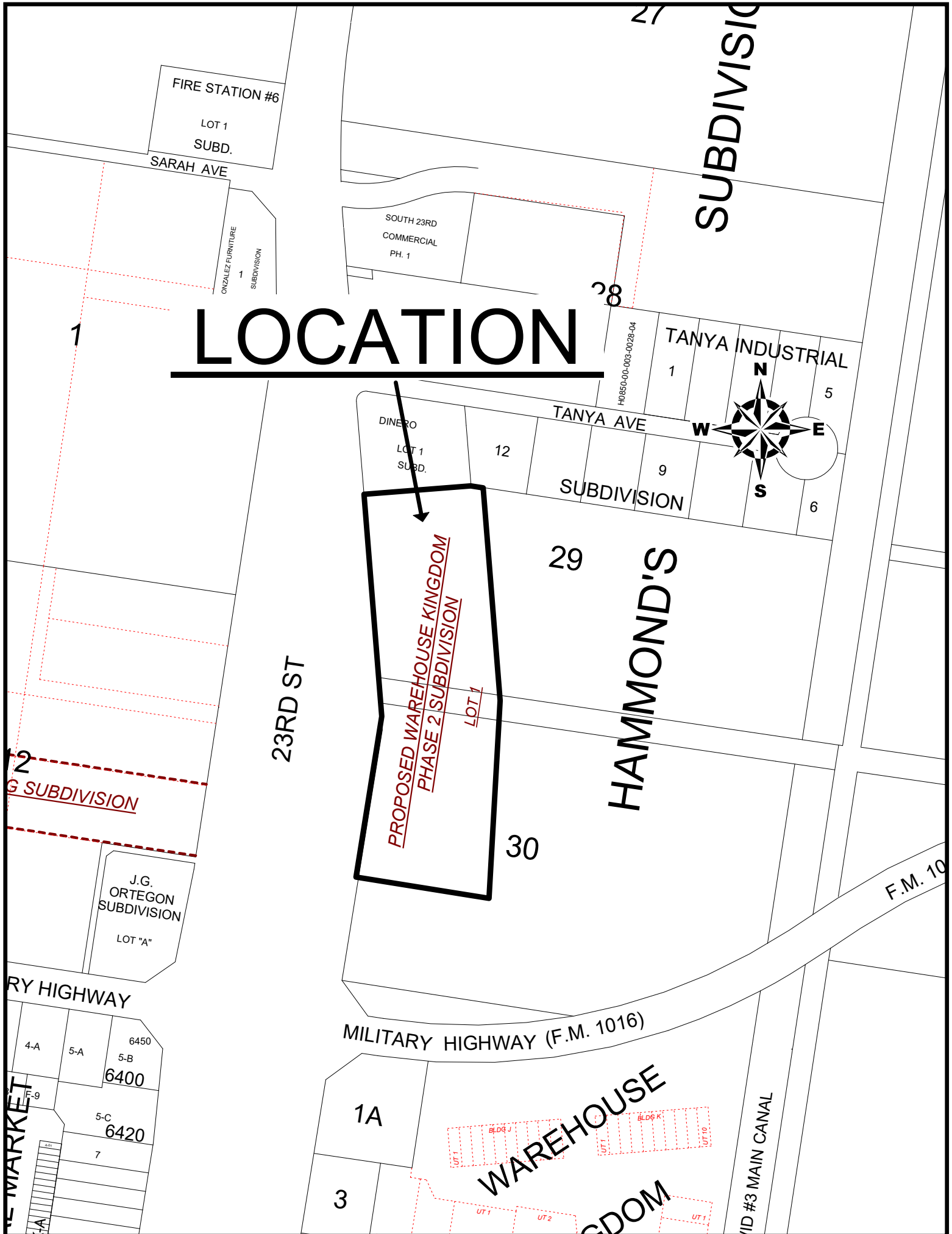
SUBDIVISION PLAT REVIEW

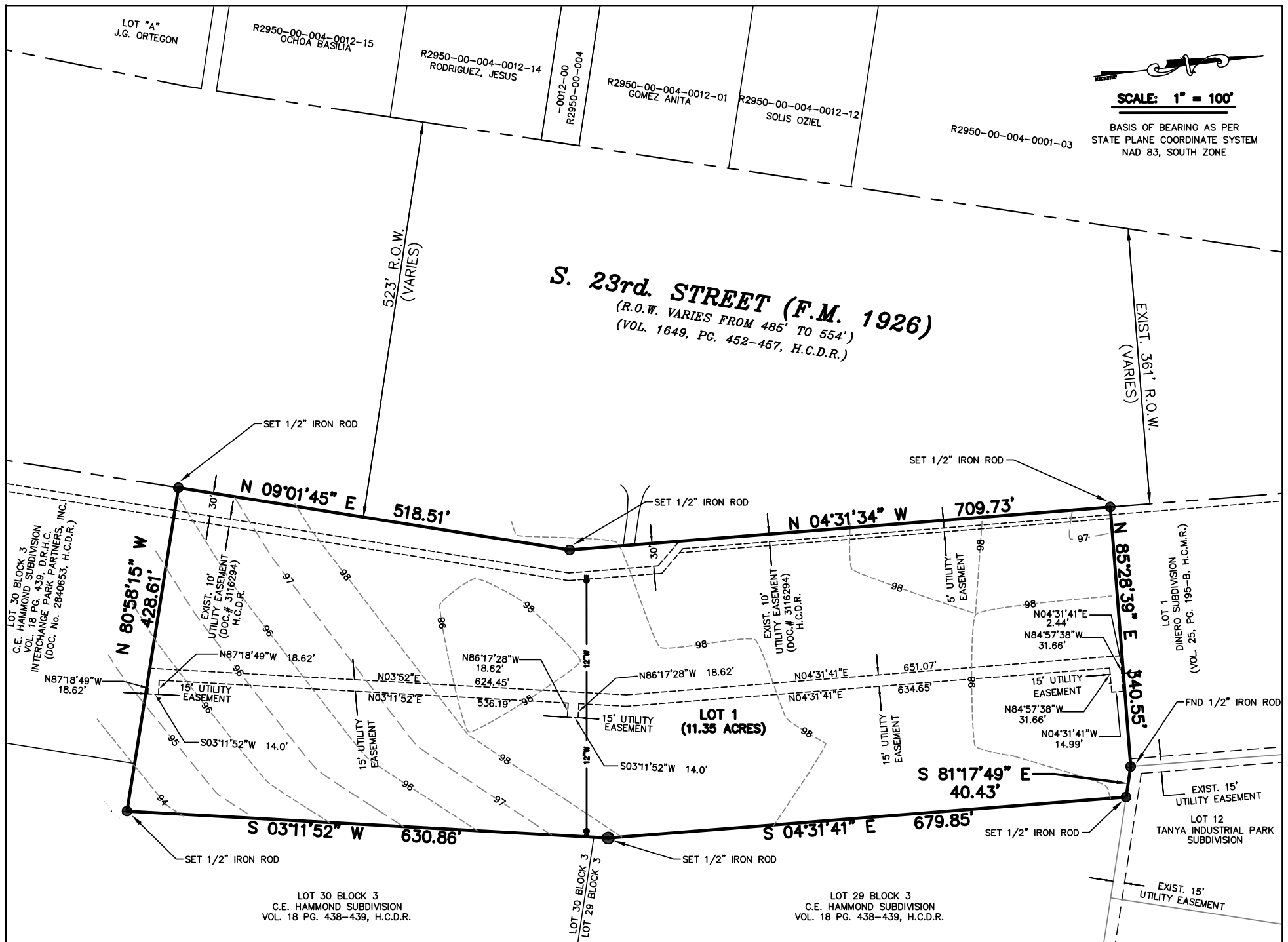
311 North 15th Street
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	Subdivision Name <u>Warehouse Kingdom Subdivision Phase II</u>
	Location <u>East side of S. 23rd Street approximately 500' north of FM 1016</u>
Owner	City Address or Block Number _____
	Number of lots <u>1</u> Gross acres <u>11.35</u> Net acres <u>11.35</u>
Developer	Existing Zoning <u>L-1</u> Proposed <u>L-1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use <u>Open</u> Proposed Land Use <u>Warehousing</u> Irrigation District # <u>3</u>
Engineer	Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u>
Surveyor	Legal Description <u>11.35 acres out of Lots 29 and 30, Block 3 C.E. Hammond Subdivision</u>
	<u>as recorded in Volume 18, Pages 438 and 439 Deed Records of Hidalgo County, Texas.</u>
Owner	Name <u>Abasto Corporation</u> Phone <u>(956) 631-2133</u>
	Address <u>2501 Military Highway, Suite F-8</u>
Developer	City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u>
	E-mail <u>eliojb@usa.net</u>
Engineer	Name <u>Abasto Corporation</u> Phone <u>(956) 631-2133</u>
	Address <u>2501 Military Highway, Suite F-8</u>
Surveyor	City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u>
	Contact Person <u>Elio Botello</u>
Engineer	E-mail <u>eliojb@usa.net</u>
	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u>
Surveyor	Address <u>416 E. Dove Avenue</u>
	City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u>
Engineer	Contact Person <u>Javier Hinojosa, P.E.</u>
	E-mail <u>javhin@rgv.rr.com</u>
Surveyor	Name <u>CVQ Land Surveyors, LLC</u> Phone <u>(956) 618-1551</u>
	Address <u>517 Beaumont Avenue</u>
Surveyor	City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u>
	Contact Person: <u>Carlos Vasquez, R.P.L.S.</u> E-mail: <u>cvq@cvqls.com</u>



LOCATION





WAREHOUSE KINGDOM SUBDIVISION PHASE II

RECEIVED
By Nikki Marie Cavazos at 8:54 am, Jul 28, 2020
RECEIVED VIA EMAIL 07/24/2020 AT 3:17 PM



City of McAllen

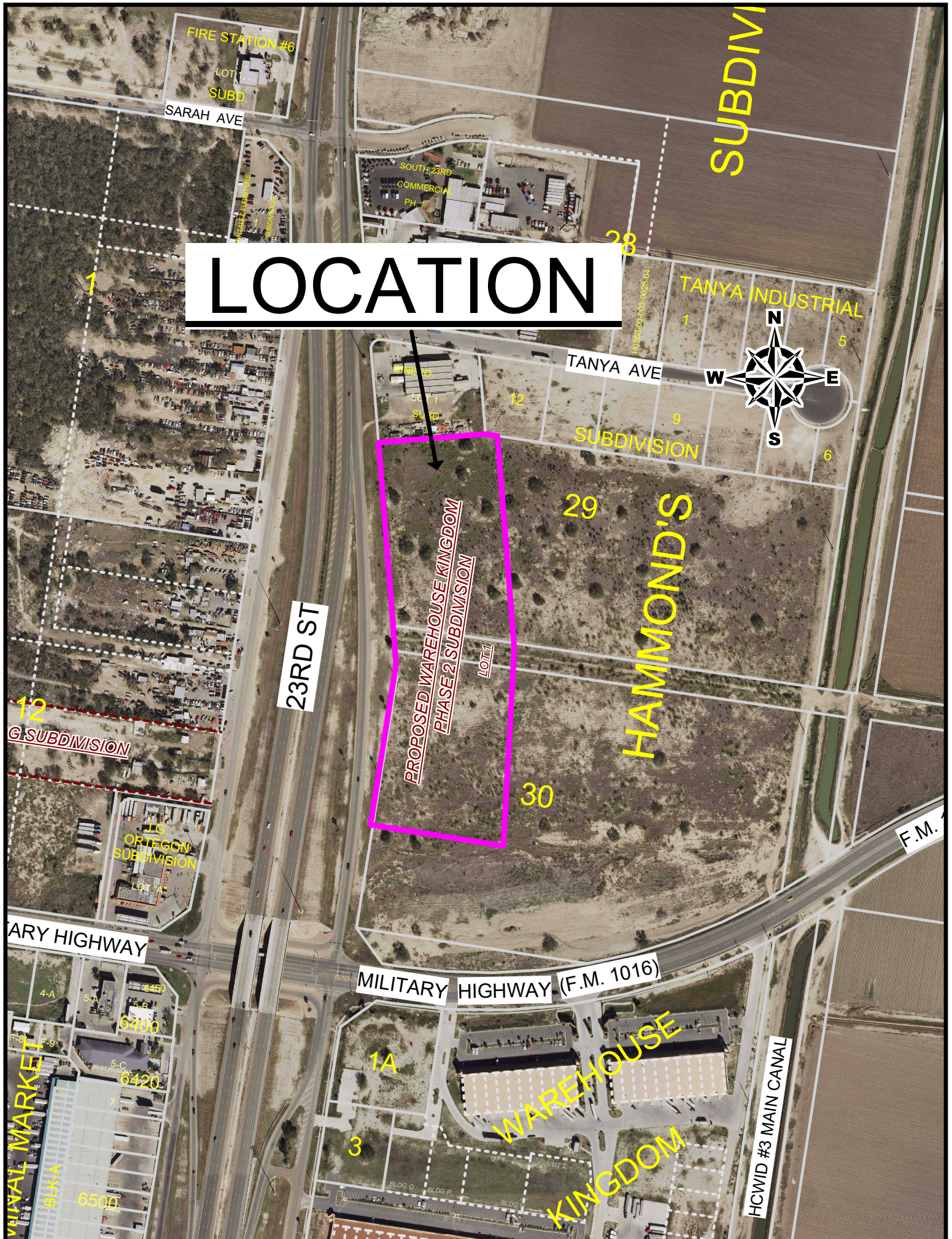
SUBDIVISION PLAT REVIEW

Reviewed On: 8/14/2020

SUBDIVISION NAME: WAREHOUSE KINGDOM PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. 23rd Street (F.M. 1926): 150 ft. ROW. Existing ROW varies from 361 ft. to 523 ft. Paving: min. 52 ft. Curb & gutter: Both sides **Show centerline and label existing ROW on each side	Non-compliance
N/S 1/4 mile street: 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: Both sides **Will apply when adjacent property develops to the east	Non-compliance
* 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 **Plat needs to be revised to meet this requirement	Non-compliance
SETBACKS	
* Front (S. 23rd St.-F.M. 1926): 75 ft. or greater for approved site plan or easements **Revise street name on front setback note to include F.M. 1926	Non-compliance
* Rear: In accordance with the zoning ordinance, or greater for approved site plan, or easements	Applied
* Sides: In accordance with the zoning ordinance, or greater for approved site plan, or easements	Applied
* Corner	NA
* Garage:	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on the east side of South 23rd Street (F.M. 1926) and 4 ft. wide minimum sidewalk required for any interior streets as may be applicable **Revise Note #7 as shown 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	TBD
* Site plan must be approved by the Planning and Development Departments, prior to building permit issuance.	Required

* Common Areas, service drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	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: I-1 Proposed: I-1	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, submit a Trip Generation to determine if a TIA will be required.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Site plan required for review for Fire and Public Works Department ***Need to submit an ownership map to ensure there are no landlocked properties, prior to final. if landlocked property exist, additional streets may be required to provide proper access to landlocked parcel	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

LOCATION



SUB 2020-0049



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>JUST-A-CLOSET #4</u></p> <p>Location _____</p> <p>City Address or Block Number _____</p> <p>Number of lots <u>1</u> Gross acres <u>4.42</u> Net acres <u>N/A</u></p> <p>Existing Zoning <u>C-3L</u> Proposed <u>C-3L</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>VACANT</u> Proposed Land Use <u>MINI-STORAGES</u> Irrigation District # <u>2</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>1962.16</u></p> <p>Parcel No. <u>290251</u> Tax Dept. Review <u>Murra</u></p> <p>Legal Description <u>4.42 Acres out of Lot 2, Block 16, Steel & Pershing Subdivision, Vol 8, Pg 115, M.R.H.C.</u></p>
Owner	<p>Name <u>JOSEPH WILLIAM HOLAND Just A Closet #4, LLC D.R. 8/3/20</u> Phone <u>956-212-9081</u></p> <p>Address <u>130 E. JASMINE AVENUE</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>JWHOLAND@VENTURO.COM</u></p>
Developer	<p>Name <u>JOSEPH WILLIAM HOLAND</u> Phone <u>(956-212-9081)</u></p> <p>Address <u>1308 E. JASMINE AVENUE</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>JOSEPH WILLIAM HOLAND</u></p> <p>E-mail <u>JWHOLAND@VENTURO.COM</u></p>
Engineer	<p>Name <u>Rio Delta Engineering</u> Phone <u>(956) 380-5152</u></p> <p>Address <u>921 S. 10th Ave</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p> <p>Contact Person <u>Ivan Garcia, P.E., R.P.L.S.</u></p> <p>E-mail <u>riodelta2004@yahoo.com</u></p>
Surveyor	<p>Name <u>Ivan Garcia, P.E., R.P.L.S.</u> Phone <u>(956) 380-5152</u></p> <p>Address <u>921 S. 10th Ave</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p>



Act # 128301 pd \$300

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

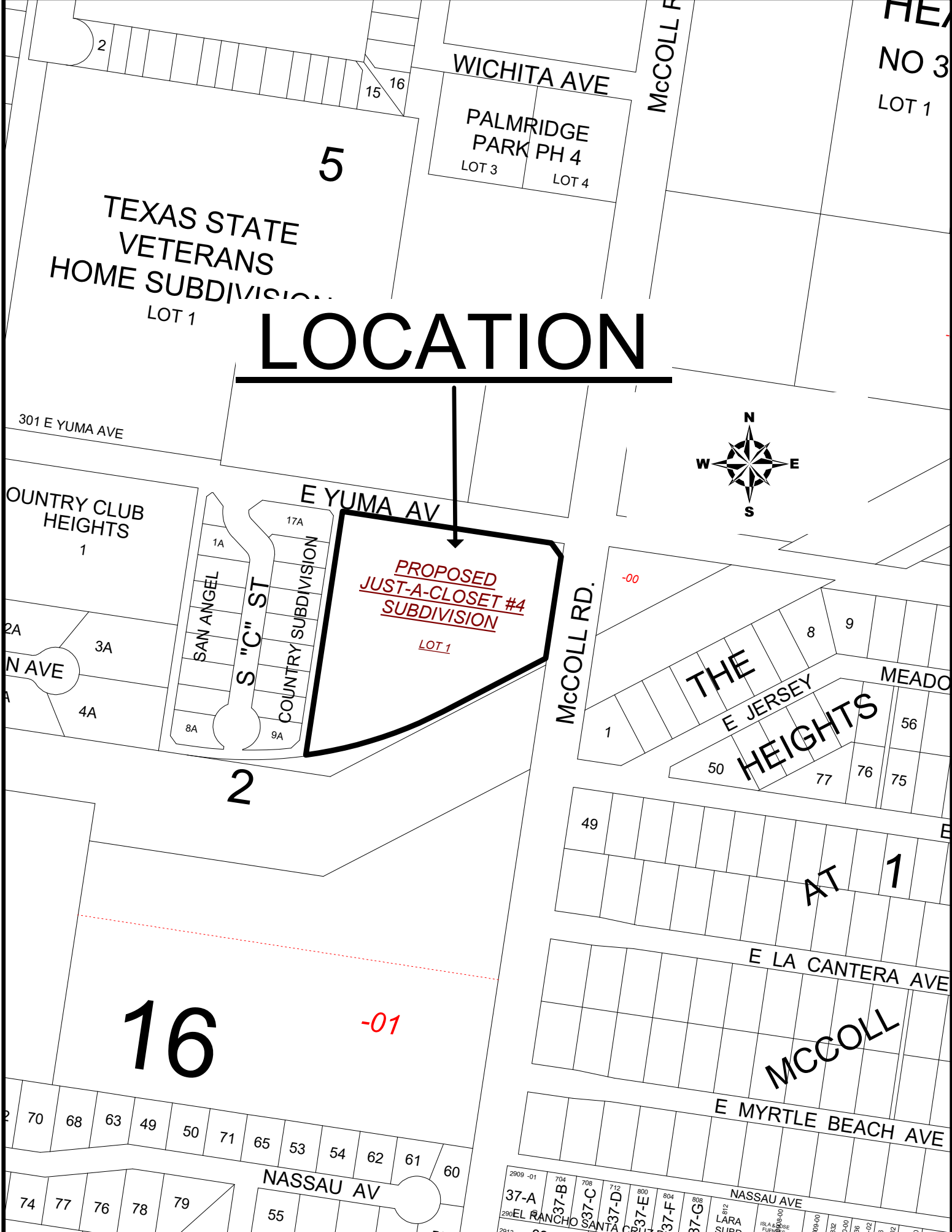
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 7/23/20

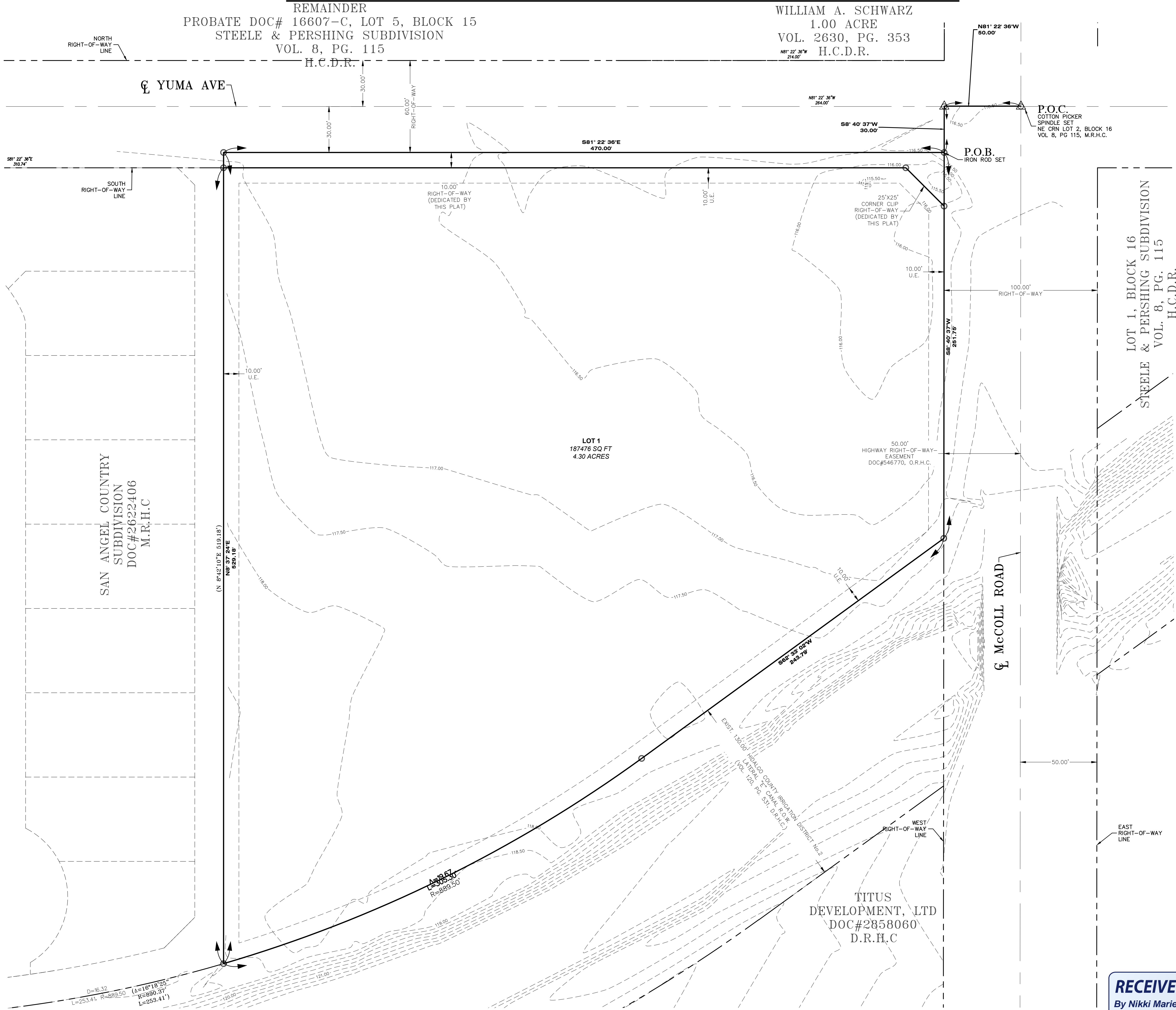
Print Name Joseph W. Holand

Owner ☐

Authorized Agent ☐

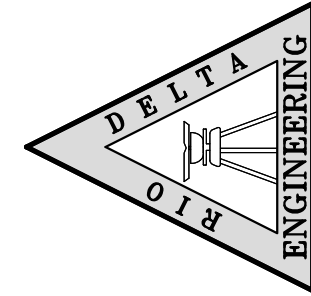


JUST A CLOSET #4 SUBDIVISION



SCALE: 1" = 30'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

RIO DELTA ENGINEERING



ISSUED FOR:
PRELIMINARY

PLAT SHEET
JSUT A CLOSET #4 SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
EDWIN PENA
SCALE:
1"=30'
DATE:
AUGUST 4, 2020
PROJECT:
SUB 20 015
REVISIONS:
PAGE NO.
C1

RECEIVED
By Nikki Marie Cavazos at 9:29 am, Aug 10, 2020

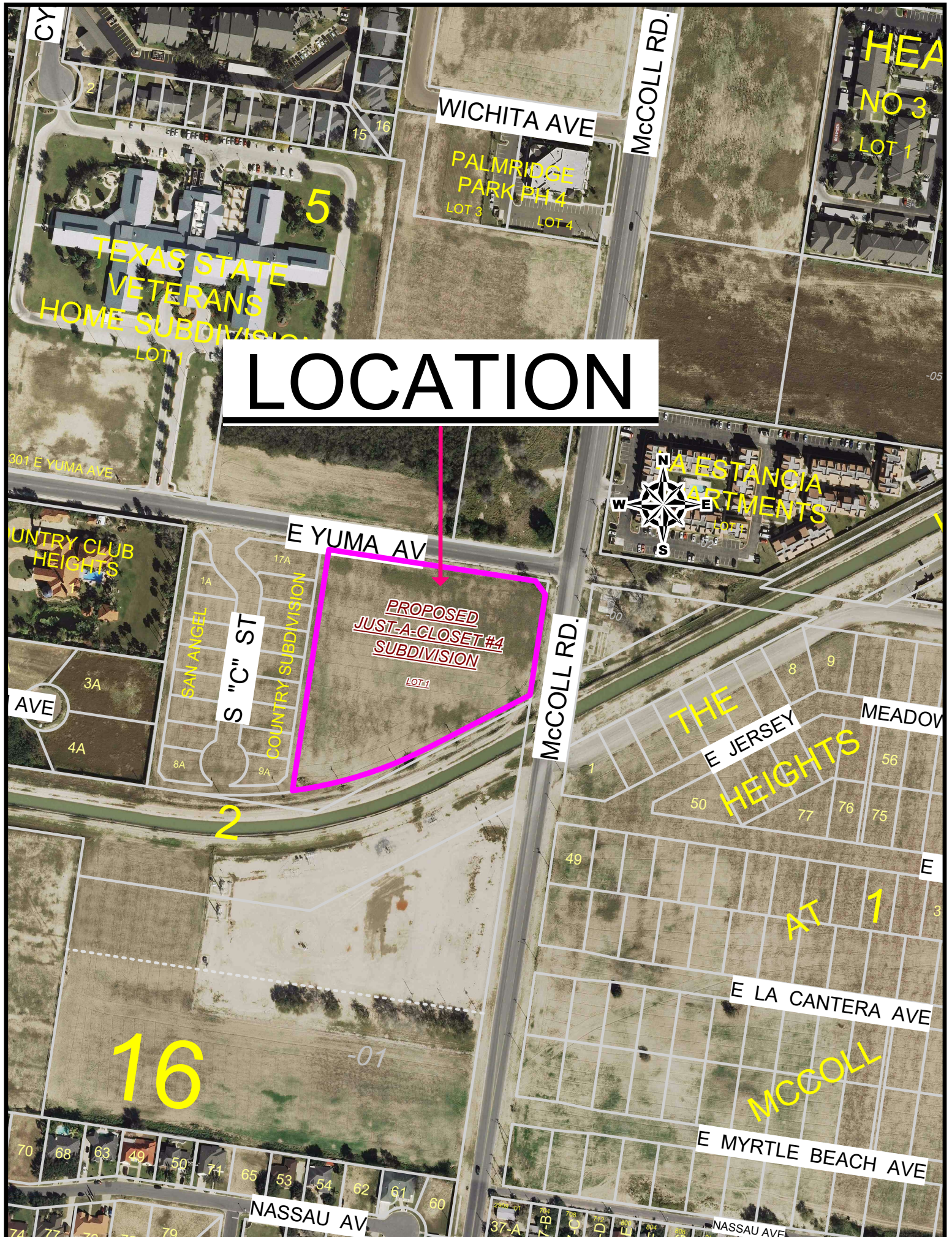


Reviewed On: 8/14/2020

SUBDIVISION NAME: JUST A CLOSET #4	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South McColl Road: 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides **Please provide copy of document #546770 for ROW dedication. ***Monies must be escrowed if improvements are not built prior to recording. ****Any ROW dedication must be finalized prior to final.	Applied
East Yuma Avenue: 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52-65 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording.	Applied
Paving _____ Curb & gutter _____ * 800 ft. Block Length.	Applied
* 600 ft. Maximum Cul-de-Sac.	NA
	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	Non-compliance
SETBACKS	
* Front: - South McColl Road- 50 ft. or greater for easements or approved site plan - East Yuma Avenue: 40 ft. or greater for easements or approved site plan	Applied
* Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan.	Applied
* Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan.	Non-compliance
**Please add plat note as shown above.	
* Corner: See above.	Applied
* Garage.	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South McColl Road and East Yuma avenue. **Engineer is proposing 5 ft. sidewalk along South McColl Road.	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 South McColl Road and East Yuma Avenue as may be applicable. **Please add plat note as shown above.	TBD
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along west property line. **Please revise plat note as shown above prior to final.	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 for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, Private service drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area.	Compliance
* Lots fronting public streets.	Compliance
ZONING/CUP	
* Existing: C-3L Proposed: C-3L	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation 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 Fire and Traffic Departments, please submit site plan for staff's review prior to final. ***As per Fire and Traffic Departments, please submit gate detail prior to final.	Applied

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITIES AND DRAINAGE APPROVALS.	Applied



LOCATION

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

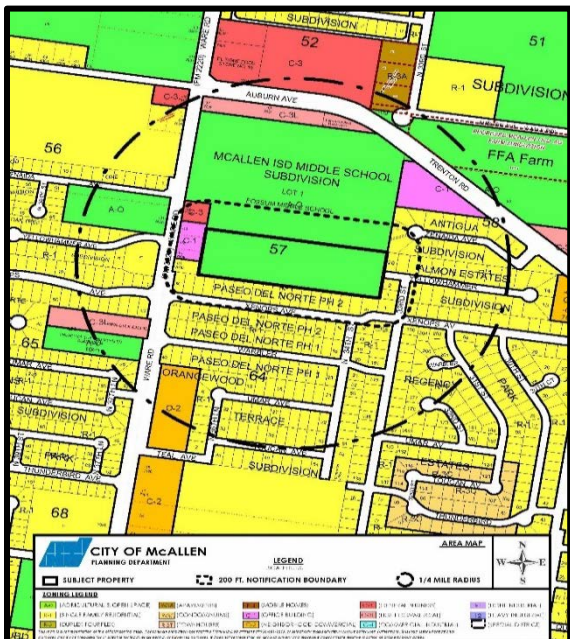
DATE: August 14, 2020

SUBJECT: REZONE FROM A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT TO R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT: 8.48 ACRES OUT OF LOT 57, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 3308 YELLOWHAMMER AVENUE (REZ2020-0017)

LOCATION: The property is an interior tract that fronts Yellowhammer Avenue and has a frontage of 50 ft. along Yellowhammer Avenue.

PROPOSAL: The applicant is requesting to rezone the property to R-1 (single-family residential) District. An application for a subdivision for the subject property under the name of Villatorre Estates at Almon Subdivision for single-family homes has been submitted and received approval in preliminary form on August 4, 2020 by the Planning and Zoning Commission.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the east, south, and west, C-1 (office building) District to the west, C-3 (general business) District to the north west, and A-O (agriculture and open space) District to the north.



LAND USE: The property is currently vacant. Surrounding land uses are single-family residences, Michael E. Fossum Middle School, and a motorcycle repair shop.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to R-1 District.

DEVELOPMENT TRENDS: The development trend for the area along Yellowhammer Avenue is single-family residential.

HISTORY: The property was zoned A-O District during comprehensive zoning in May 1979. There has been no other rezoning requests on the property since then.

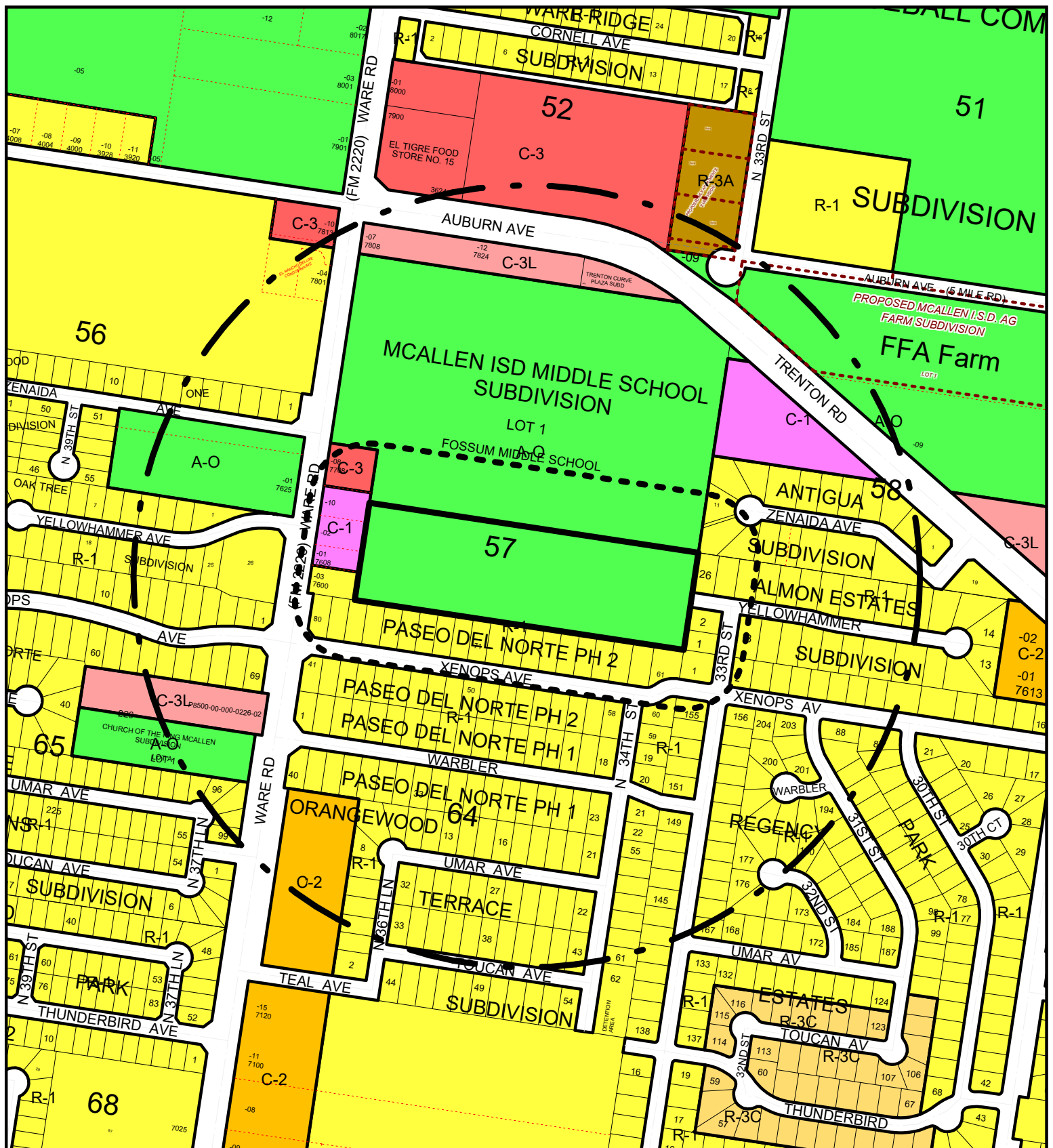
On October 26, 1998, The City Commission Board approved a rezoning request from to R-1 District and a subdivision under the name of Paseo Del Norte Phase II with 40 residential lots was established.

ANALYSIS: The requested zoning conforms to the Auto Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with the development and rezoning trends for this area.

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

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

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



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)	S (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

AERIAL MAP
SCALE: N.T.S.



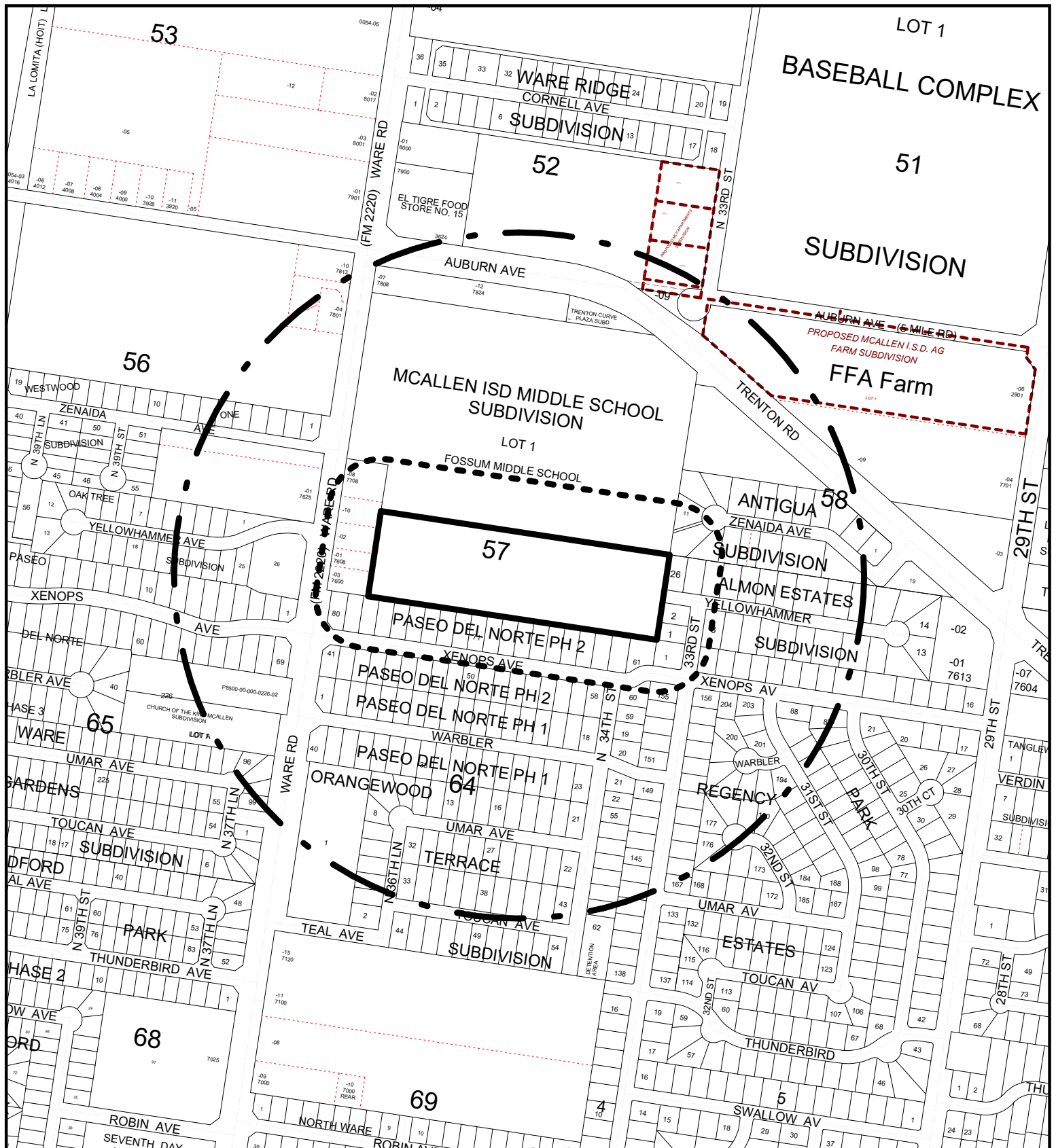
SUBJECT PROPERTY



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.



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

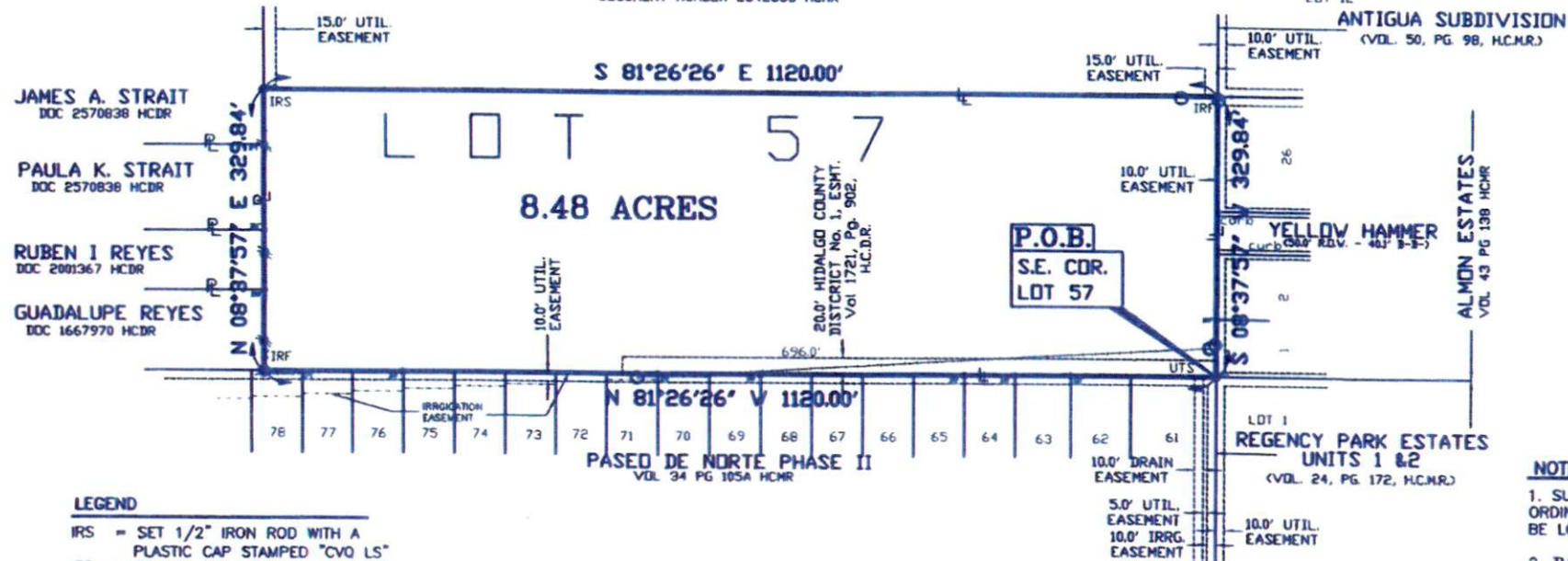
ZONING LEGEND

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

This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.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.

LOT 1

MCALLEN ISD MIDDLE SCHOOL SUBDIVISION
DOCUMENT NUMBER 2842833 HCMR



LEGEND

IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS"
 IPF = FOUND IRON PIPE
 IRF = FOUND 1/2" IRON ROD
 UTS = UNABLE TO SET
 L = LOT LINE
 R = PROPERTY LINE
 P = POWER POLE
 W = GUY WIRE
 O = IRRIGATION STAND PIPE
 O = MONITOR WELL
 -/-/- = CEDAR FENCE
 -X- = CHAIN LINK FENCE
 -O- = BLOCK FENCE
 B-B = BACK OF CURB TO BACK OF CURB DISTANCE
 R.O.W. = RIGHT OF WAY
 H.C.D.R. = HIDALGO COUNTY DEED RECORDS

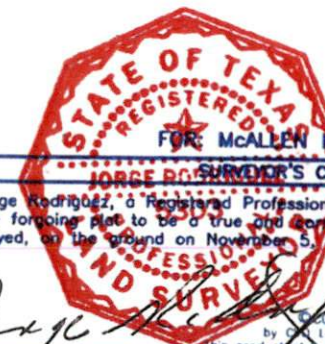
NOTES:

1. SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRATERRITORIAL JURISDICTION OF SAID PROPERTY.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY BE SUBJECT TO EASEMENTS RECORDED OR UNRECORDED.
4. EASEMENTS, GRANTED TO RIO GRANDE VALLEY GAS CO. AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 257, PAGE 519, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)
5. 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.
6. 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.



JAVIER HINOJOSA ENGINEERING

410 E. DAVE AVENUE, McALLEN, TEXAS 78501
 PHONE (956) 888-1000
 FAX (956) 888-1000



FOR MCALLEN INDEPENDENT SCHOOL DISTRICT

SURVEYOR'S CERTIFICATION

I, Jorge Rodriguez, a Registered Professional Land Surveyor, do hereby certify the above foregoing plat to be a true and correct representation of the land as surveyed, on the ground on November 5, 2019, under my direction.

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

Copyright © 2019 by CVO Land Surveyors, LLC. This product, style, and format are protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of "CVO Land Surveyors, LLC".

SHEET: 2 OF 2

FLOOD DESIGNATION

The flood designation for this property is "Zone C" which are "Areas of minimal flooding". As per F.E.M.A.s Flood Insurance Rate Map Panel No.:

480343 0400 C

Map Revised: November 16, 1982

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

LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: YELLOWHAMMER AVE., McAllen, Hidalgo County, Texas, described as follows: 8.48 ACRES OUT OF LOT 57, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 24, Page 68, Deed Records, Hidalgo County, Texas.

PROJECT INFORMATION

SURVEYED DATE: 11/05/19

JOB NO.: 191101

DRAWN BY: G.G.

CHECKED BY: J.R.

REVISIONS:



517 BEAUMONT AVE.
 McALLEN, TEXAS 78501
 Ph. (956) 618-1551
 FAX (956) 618-1547
 www.cvoqcvo.com
 TBPELS FIRM No. 10119600

SUBDIVISION PLAT OF VILLA TORRE ESTATES SUBDIVISION

A TRACT OF LAND CONTAINING 8.48 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 57, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGE 68, DEED RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VILLA TORRE ESTATES SUBDIVISION PLAT, 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.

RIVERSIDE DEVELOPMENT SERVICES, LLC DATE:
2606 ZINNA AVENUE
MCALLEN, TEXAS 78504
BY: ANTONIO M. AGUIRRE, JR.

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED MR. ANTONIO M. AGUIRRE, JR. 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 THEN 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 VILLA TORRE ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HEREBY APPROVED BY THE CITY 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. DATE:
REGISTERED PROFESSIONAL ENGINEER NO. 74808

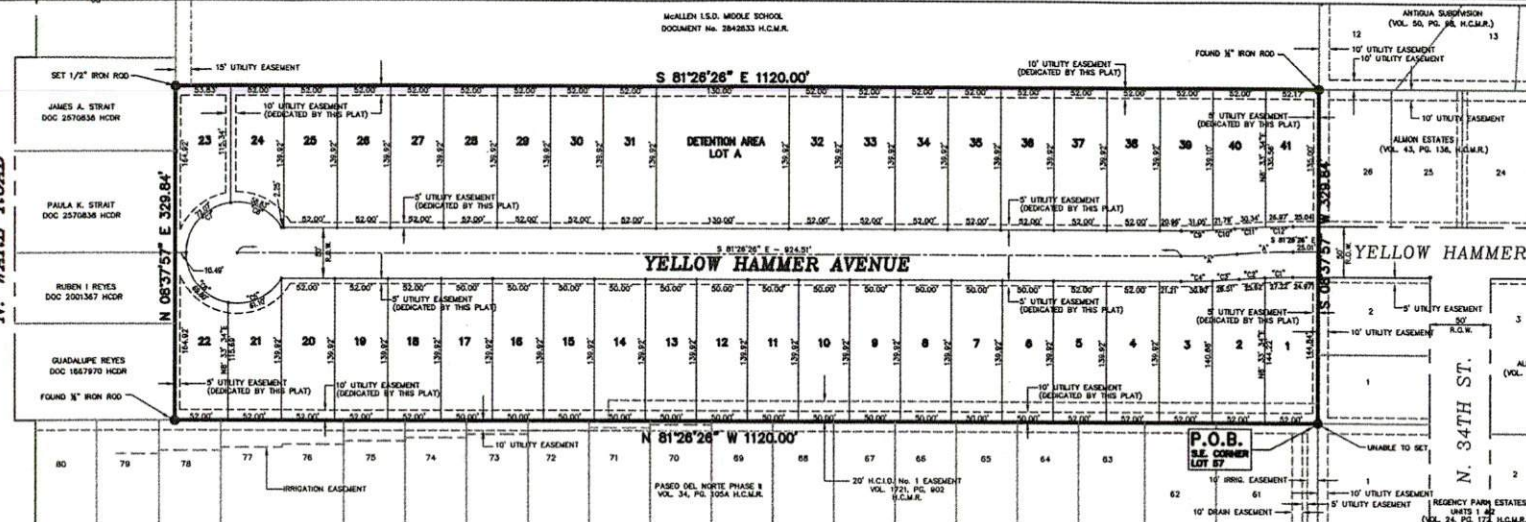
STATE OF TEXAS
COUNTY OF HIDALGO
I, JORGE RODRIGUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JORGE RODRIGUEZ, R.P.L.S. DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5303
C.V.G. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
MCALLEN, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: NOVEMBER 05, 2019
TBPCLS Firm No. 10119600



FILE FOR RECORD IN
HIDALGO COUNTY CLERK

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



LOCATION MAP N.T.S.

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, THIS THE _____ DAY OF _____, 2020 A.D. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1.

SECRETARY _____ PRESIDENT _____

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 48.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON QUALIFIED ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

PAUL E. SEDIN, P.E., C.F.M. DATE: _____
GENERAL MANAGER

DATE OF PREPARATION: FEBRUARY, 2020 DRAWN BY: L. HERNANDEZ

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 618-1008
jhin@jeh-engineers.com
TBPCLS FIRM NUMBER P-1206

METES AND BOUNDS

A TRACT OF LAND CONTAINING 8.48 ACRES OF LAND, MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 57, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 24, PAGE 68, DEED RECORDS. HIDALGO COUNTY, TEXAS, AND SAID 8.48 ACRES OF LAND BEING OUT OF THAT TRACT OF LAND DEEDED TO MCALLEN INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 2764 PAGE 641 DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 8.48 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE SOUTHEAST CORNER OF SAID LOT 57, AND THE NORTHEAST CORNER OF PASEO DEL NORTE PHASE II, MAP REFERENCE: VOLUME 34 PAGE 105A MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 81° 26' 26" E, ALONG THE SOUTH LINE OF SAID LOT 57, AND THE NORTH LINE OF SAID PASEO DEL NORTE PHASE II, A DISTANCE OF 1120.00 FEET, TO A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO GUADALUPE REYES, RECORDED IN DOCUMENT NUMBER 1667970 DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 08° 37' 57" E, A DISTANCE OF 329.84 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "C.V.G. 15" SET ON THE MOST SOUTHERLY SOUTHWEST CORNER OF MCALLEN ISD MIDDLE SCHOOL, SUBDIVISION MAP REFERENCE: DOCUMENT NUMBER 2842633 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

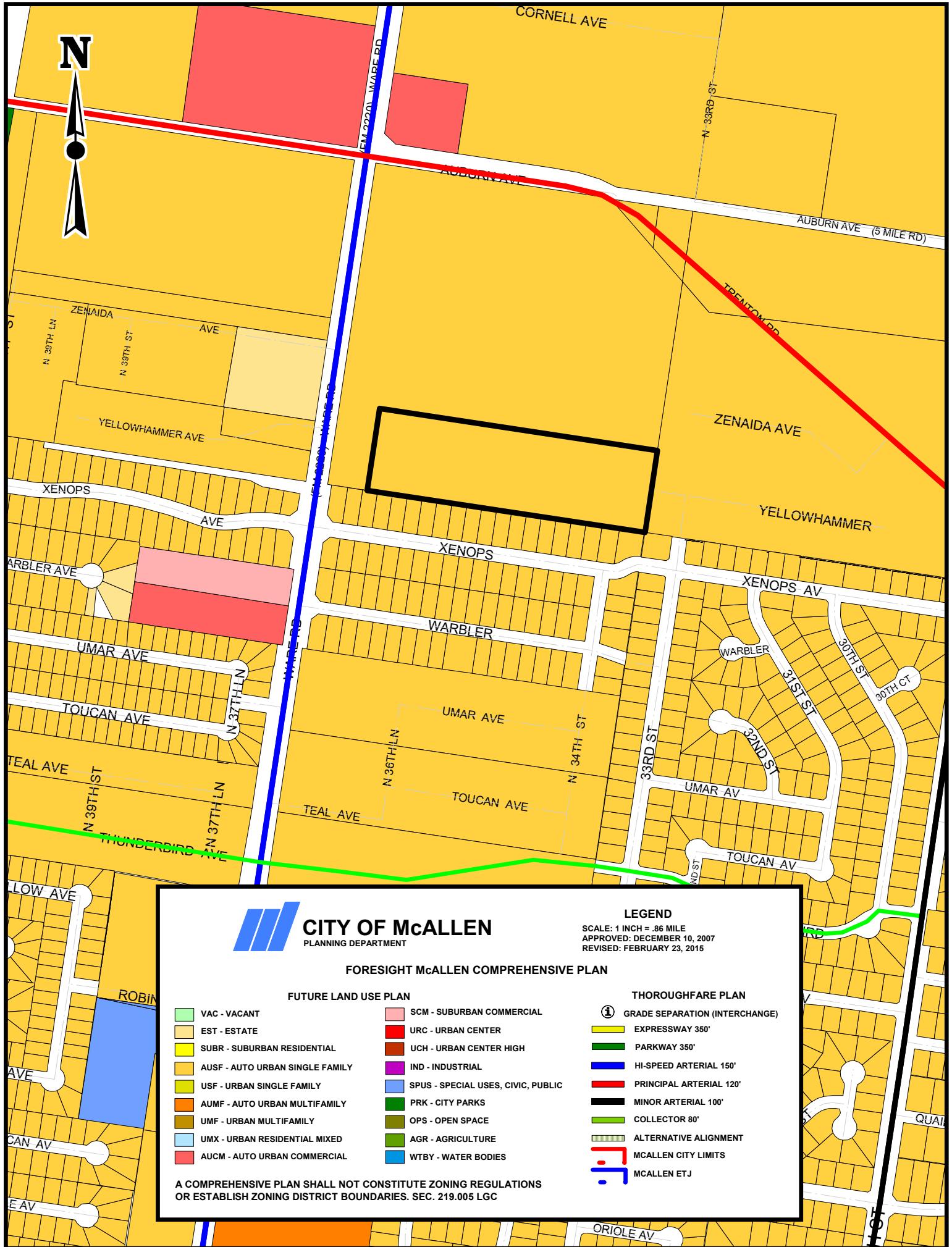
THENCE S 81° 26' 26" E, ALONG THE SOUTH LINE OF SAID MCALLEN ISD MIDDLE SCHOOL, SUBDIVISION, A DISTANCE OF 1120.00 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID LOT 57, AND THE SOUTHWEST CORNER OF SAID MCALLEN ISD MIDDLE SCHOOL, SUBDIVISION AND THE NORTHEAST CORNER OF ALMON ESTATES MAP REFERENCE: VOLUME 43 PAGE 138 MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER HEREOF;

THENCE S 08° 37' 57" E, ALONG THE EAST LINE OF SAID LOT 57, AND THE WEST LINE OF SAID ALMON ESTATES SUBDIVISION A DISTANCE OF 329.84 FEET TO THE POINT OF BEGINNING, CONTAINING 8.48 ACRES OF LAND, MORE OR LESS.

CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"A"	09°07'19"	816.07	27.56	55.07	S 86°33'45" E	55.05
"B"	02°38'19"	591.07	13.61	27.22	S 84°04'44" E	27.22
"C"	02°29'00"	591.07	12.81	25.62	S 86°33'45" E	25.62
"D"	02°22'09"	641.07	13.26	26.51	S 86°33'45" E	26.50
"E"	02°45'10"	641.07	15.40	30.80	S 84°11'36" E	30.80
"F"	70°01'08"	50.00	35.02	61.10	N 38°33'34" E	57.37
"G"	78°58'22"	50.00	41.84	69.80	S 71°29'17" E	64.77
"H"	82°35'16"	50.00	43.92	72.07	N 08°33'34" E	65.92
"I"	87°24'44"	50.00	33.35	58.83	S 88°91'10" E	55.49
"J"	03°00'35"	591.07	15.53	31.65	S 84°27'02" E	31.65
"K"	02°06'43"	591.07	10.89	21.79	S 86°33'45" E	21.79
"L"	02°42'41"	641.07	15.17	30.34	S 86°33'45" E	30.34
"M"	02°24'38"	641.07	13.49	26.87	S 83°91'03" E	26.87

LOT #	SQ. FT.	ACRES
1	2,539.6	0.173
2	2,497.2	0.179
3	2,283.6	0.167
4	2,283.0	0.164
5	2,022.9	0.148
6	2,252.8	0.167
7	6,347.7	0.446
8	2,267.4	0.167
9	7,137.8	0.514
10	7,036.7	0.504

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: RIVERSIDE DEVELOPMENT SERVICES, LLC	2606 ZINNA AVENUE	MCALLEN, TX 78504	(956) 331-8987
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1558
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	(956) 618-1551



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

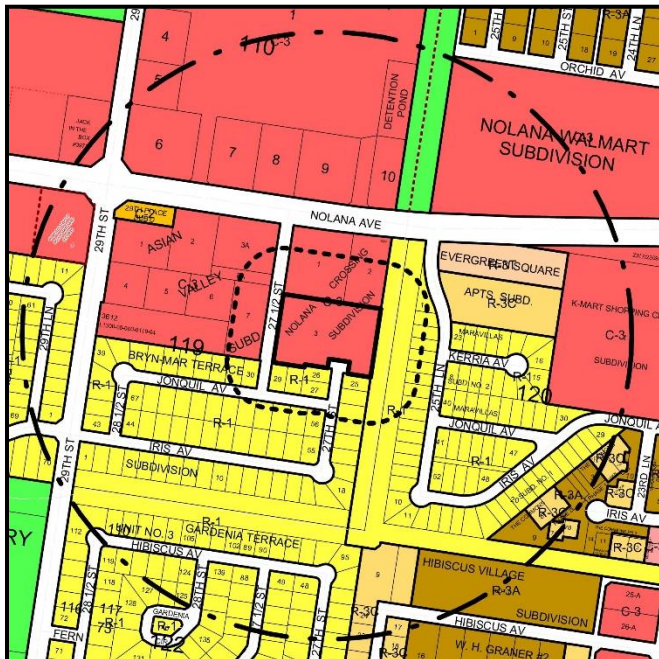
DATE: August 14, 2020

SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: LOT 3, NOLANA CROSSING SUBDIVISION, HIDALGO COUNTY, TEXAS; 2705 NOLANA AVENUE. (REZ2020-0018)

LOCATION: The property is located on the east side of 27 ½ Street, approximately 300 ft. south of Nolana Avenue. The tract has 299.86 ft. of frontage along 27 ½ Street and a depth of 427.88 ft. for a lot size of 2.834 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District in order to construct townhomes. A feasibility plan showing twenty-three townhomes has been submitted.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the east and south and C-3 (general business) District to the north and west.



LAND USE: The property is currently vacant. Surrounding land uses include single-family residential, BlueWave Express Car Wash, Chick-fil-A, Goodwill, McDonald's, and the City of McAllen Drain Ditch.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Multifamily, which is comparable to R-3T (multifamily residential townhouse) District.

DEVELOPMENT TRENDS: The development trend for this area along Nolana Avenue is commercial and multifamily residential.

HISTORY: The property was zoned R-1 (single-family residential) District and R-3A (multifamily residential apartment) District during comprehensive zoning in May 1979. A request to rezone to C-3 (general business) District on the subject was approved on October 9, 2000. There have been no other rezoning requests since then.

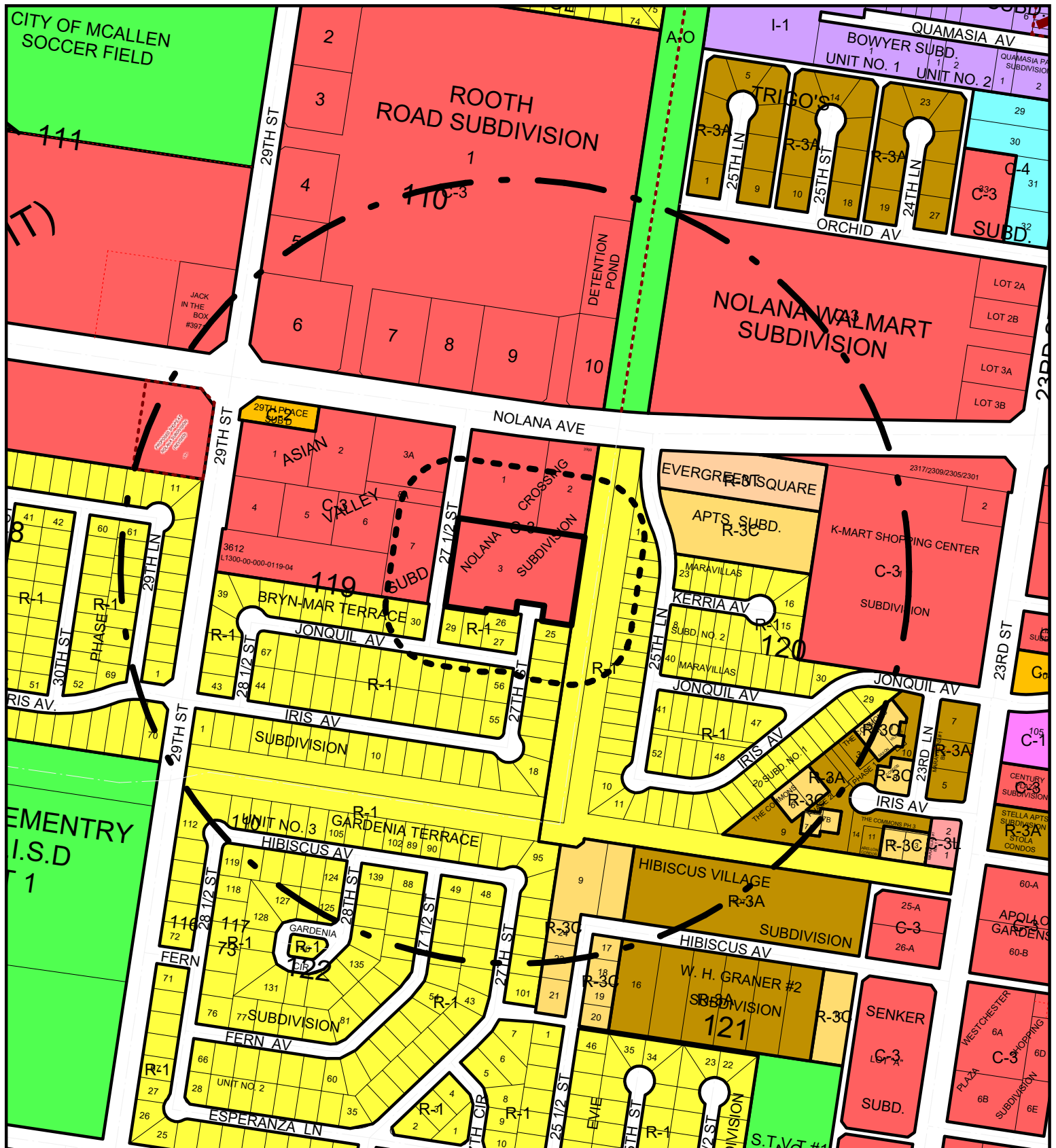
ANALYSIS: The requested zoning conforms to the land use designation on the Foresight McAllen Comprehensive Plan for this property.

The maximum density in R-3T (multifamily residential townhouse) District is 20 units per acre. Therefore, the maximum number of units for the subject property is approximately 56 townhomes.

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

A recorded resubdivision plat and approved site plan are required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to replat.

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



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-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)

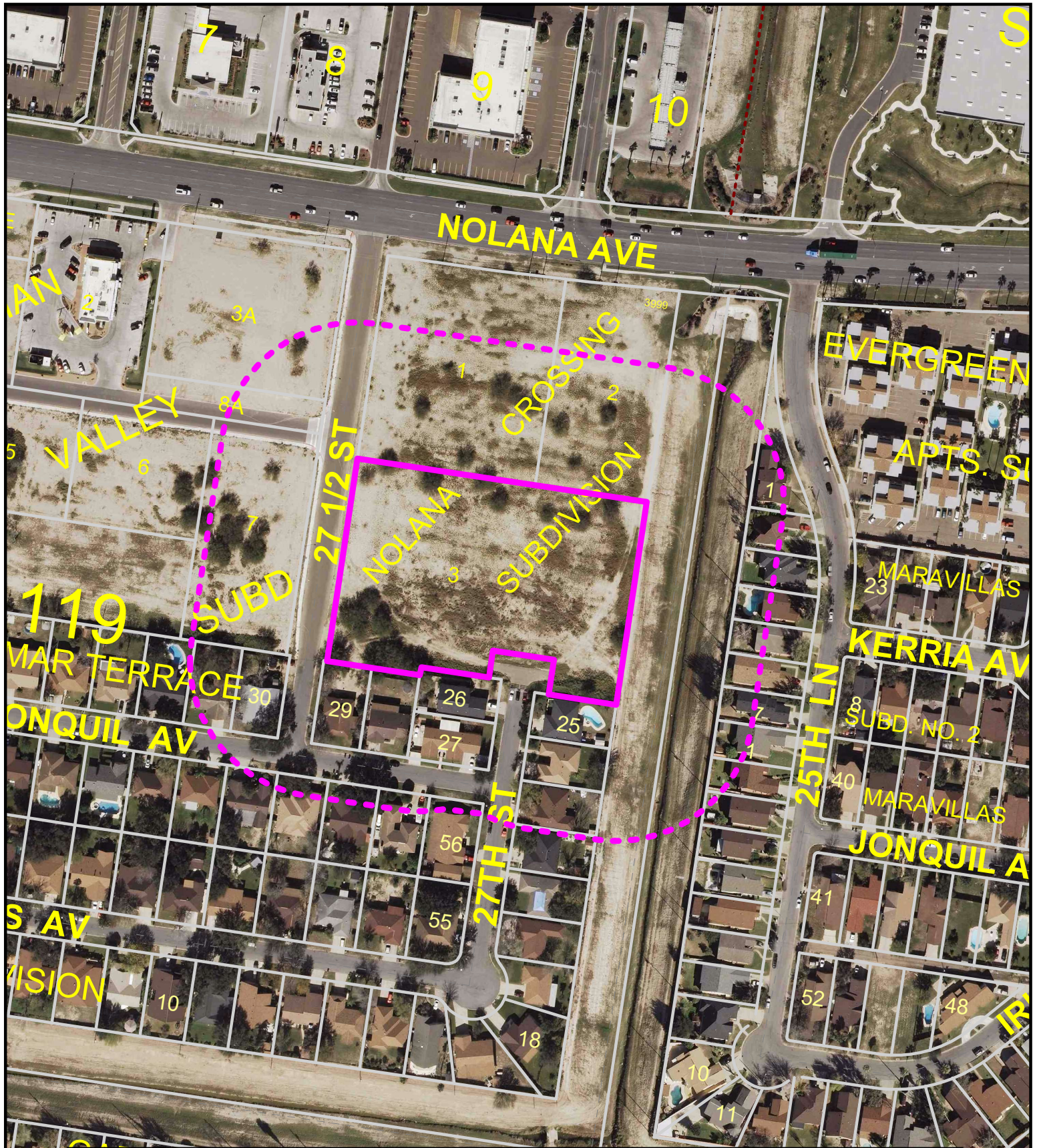
R-3A (APARTMENTS)
R-3C (CONDOMINIUMS)
R-3T (TOWNHOUSES)

R-4 (MOBILE HOMES)
C-2 (NEIGHBORHOOD COMMERCIAL)

C-3 (GENERAL BUSINESS)
C-3L (LIGHT COMMERCIAL)
C-4 (COMMERCIAL INDUSTRIAL)

I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
S (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

AERIAL MAP
SCALE: N.T.S.



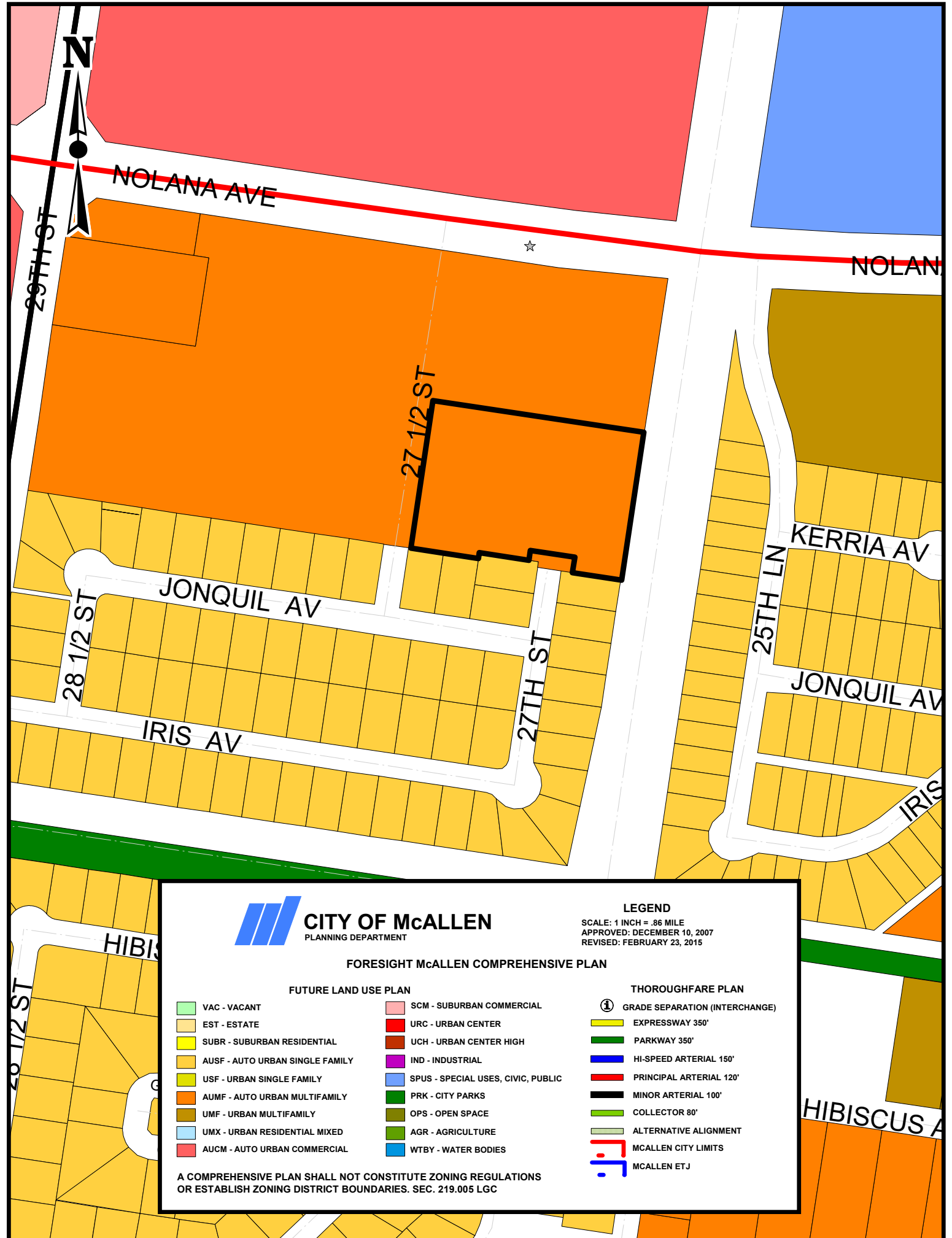
SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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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

LEGEND

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

THOROUGHFARE PLAN

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

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

SITE PLAN



CONCEPTUAL DESIGN

27 1/2 ST.



NOLANA CROSSING LOT 3
 2705 N 27 1/2 ST
 GROSS ACRES 2.834
 PROPOSED ZONING: R3T
 PROPOSED LAND USE: TOWNHOMES

JUL 14 2020
 CW



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2020-0018

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

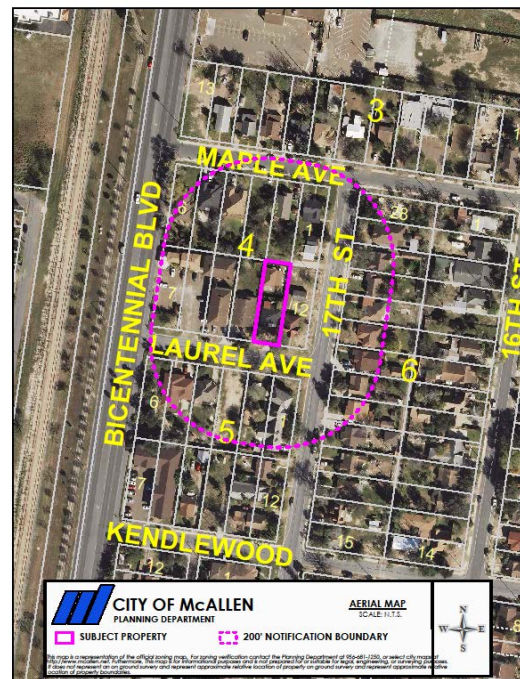
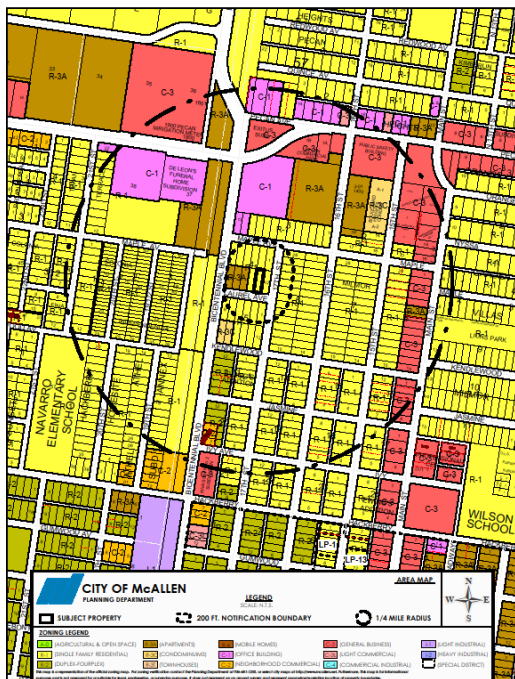
DATE: August 13, 2020

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: LOT 11, BLOCK 4, MILMOR ADDITION TO MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 1704 LAUREL AVENUE. (REZ2020-0019)

LOCATION: The property has frontage on Laurel Avenue, approximately 200 ft. east of Bicentennial Blvd. The tract has 50 ft. of frontage along Laurel Avenue and 160 ft. of depth for a lot size of 0.1837 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District. The applicant wishes to remodel existing two single-family structures on the property.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District in all directions and R-3A District to the west.



LAND USE: Currently the property contains two existing single-family homes. Surrounding land uses are single-family residential, apartments, and vacant land.

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

DEVELOPMENT TRENDS: The development trend for this area along Laurel Avenue is single-family residential and multifamily apartments along Bicentennial Boulevard.

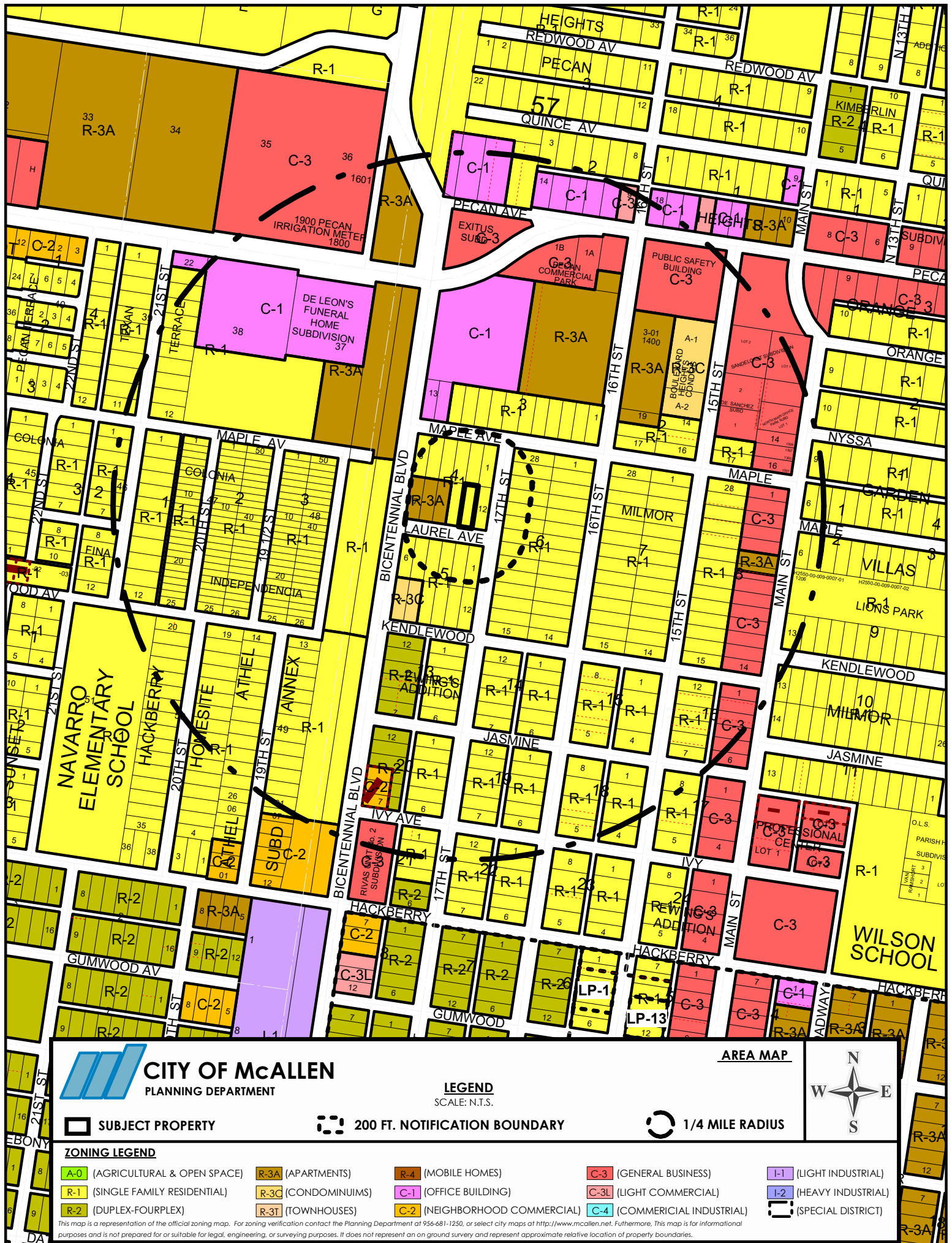
HISTORY: The property was zoned R-1 (single-family residential) District during comprehensive zoning in May 1979. There has been no other rezoning requests on the property since then. Surrounding properties have had rezoning requests. City Commission approved an application to a rezoning request from R-1 District to R-3A District for Lots 7-9, Block 4, in Milmor Addition to McAllen in October 1979.

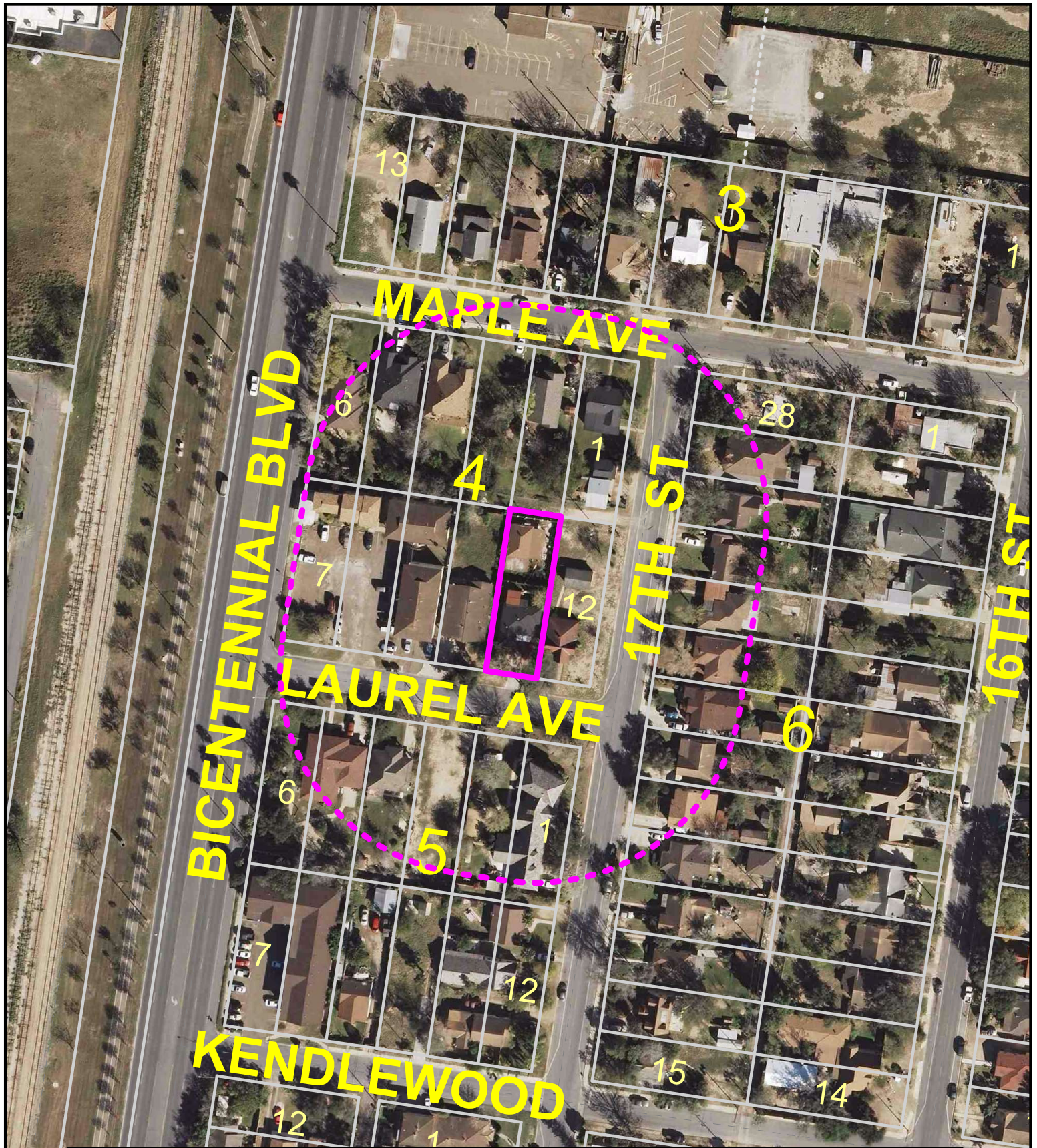
ANALYSIS: The trend for this area is for multifamily developments only by Bicentennial Boulevard. Interior lots including the subject property are primarily single family residential in character.

The applicant stated that the reason for the submission of a rezoning application was to remodel the existing structures on the property. Remodeling of the structure may require a variance for the 10% limitation of Non-conforming structures. The variance process may be more appropriate for the intended purposes stated by the applicant.

Staff has received one phone call in opposition to the rezoning request.

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





CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



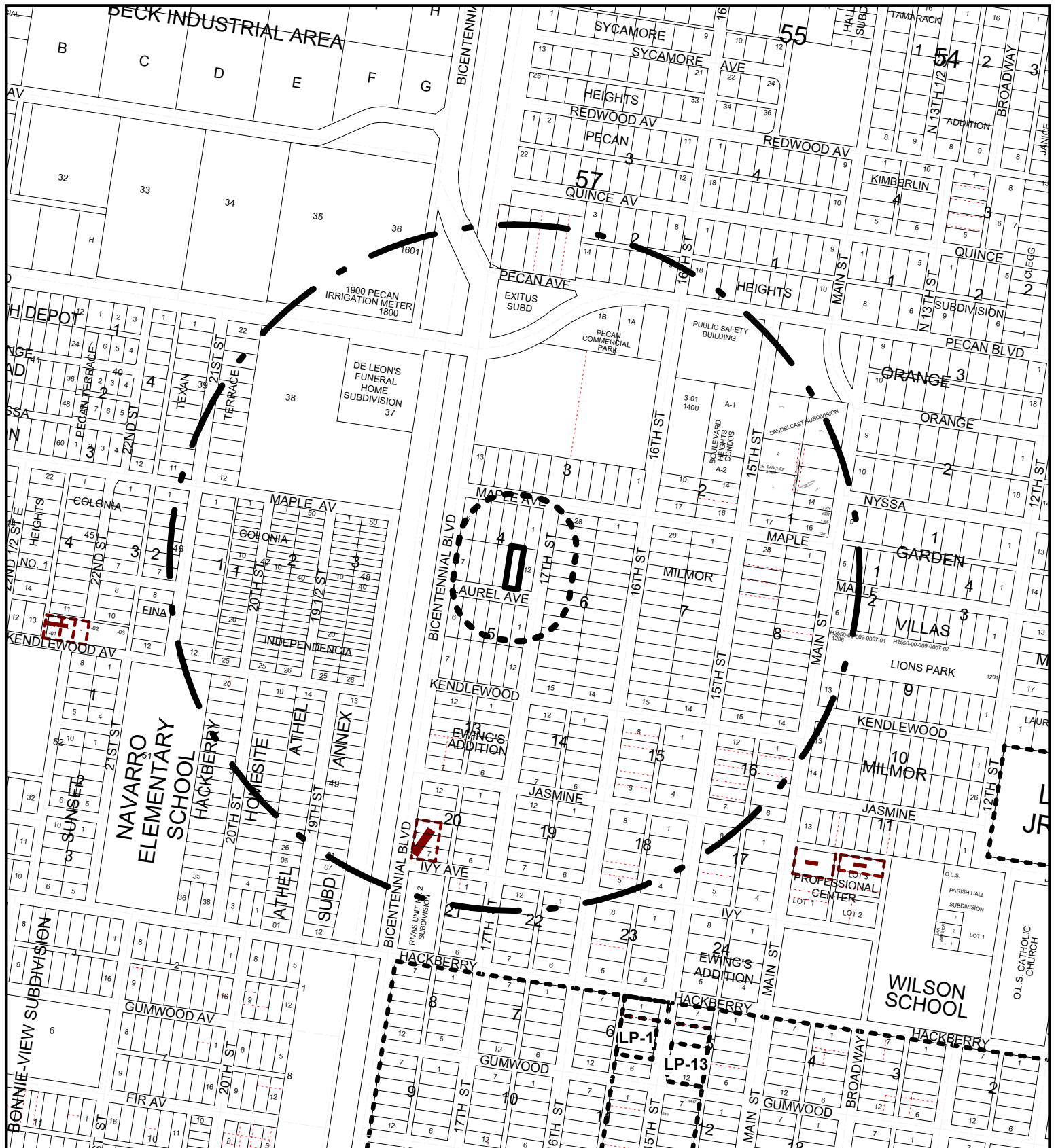
SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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CITY OF McALLEN PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

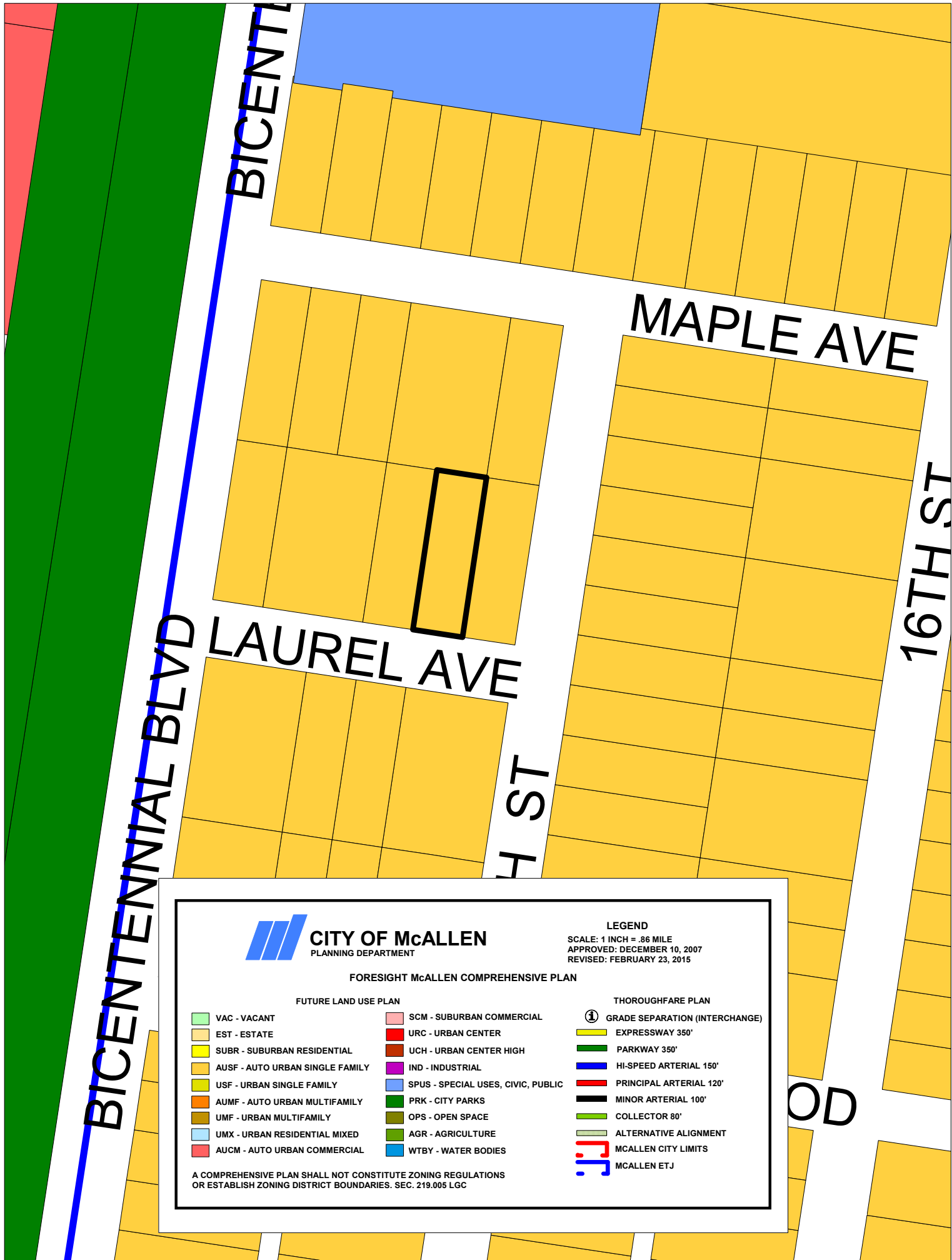
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

VAC - VACANT	SCM - SUBURBAN COMMERCIAL
EST - ESTATE	URC - URBAN CENTER
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AUSF - AUTO URBAN SINGLE FAMILY	IND - INDUSTRIAL
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UMX - URBAN RESIDENTIAL MIXED	AGR - AGRICULTURE
AUCM - AUTO URBAN COMMERCIAL	WTBY - WATER BODIES

LEGEND

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

THOROUGHFARE PLAN

	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

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

MAP OF MILMOR

ADDITION TO MCALLEN,

Being a Resubdivision of Blocks No 12 inclusive of EWING'S ADDITION to McAllen, Texas; out of the $W\frac{1}{2}$ of the $S.W\frac{1}{4}$ Section 9, and a subdivision of 11.09 Acres Being the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ of the $SW\frac{1}{4}$ Section 9 and ~ 11.09 Acres Being the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ Section 9, all out of ~ Hidalgo Canal Companys Subdivision of Porciones 64- 65 & 66

HIDALGO COUNTY

TEXAS

Scale 1" = 200 ft February 1927.

I, E. M. Card, a Surveyor, do hereby Certify that the foregoing Map of Milmor Addition to McAllen, being a Resubdivision of Blocks 1 to 12 inclusive of Ewing's Addition to McAllen, Texas out of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ Section 9 and a subdivision of 11.09 Acres Being the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ of the $SW\frac{1}{4}$ Section 9, and 11.09 Acres being the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ Section 9, all out of Hidalgo Canal Companys Subdivision of Porciones 64, 65 & 66 Hidalgo County, Texas, is a true and Correct plat of said lands as surveyed and Subdivided by me this 18 day of February 1927.

E. M. Card
SURVEYOR.

Subscribed and sworn to before me
this 18 day of February 1927.

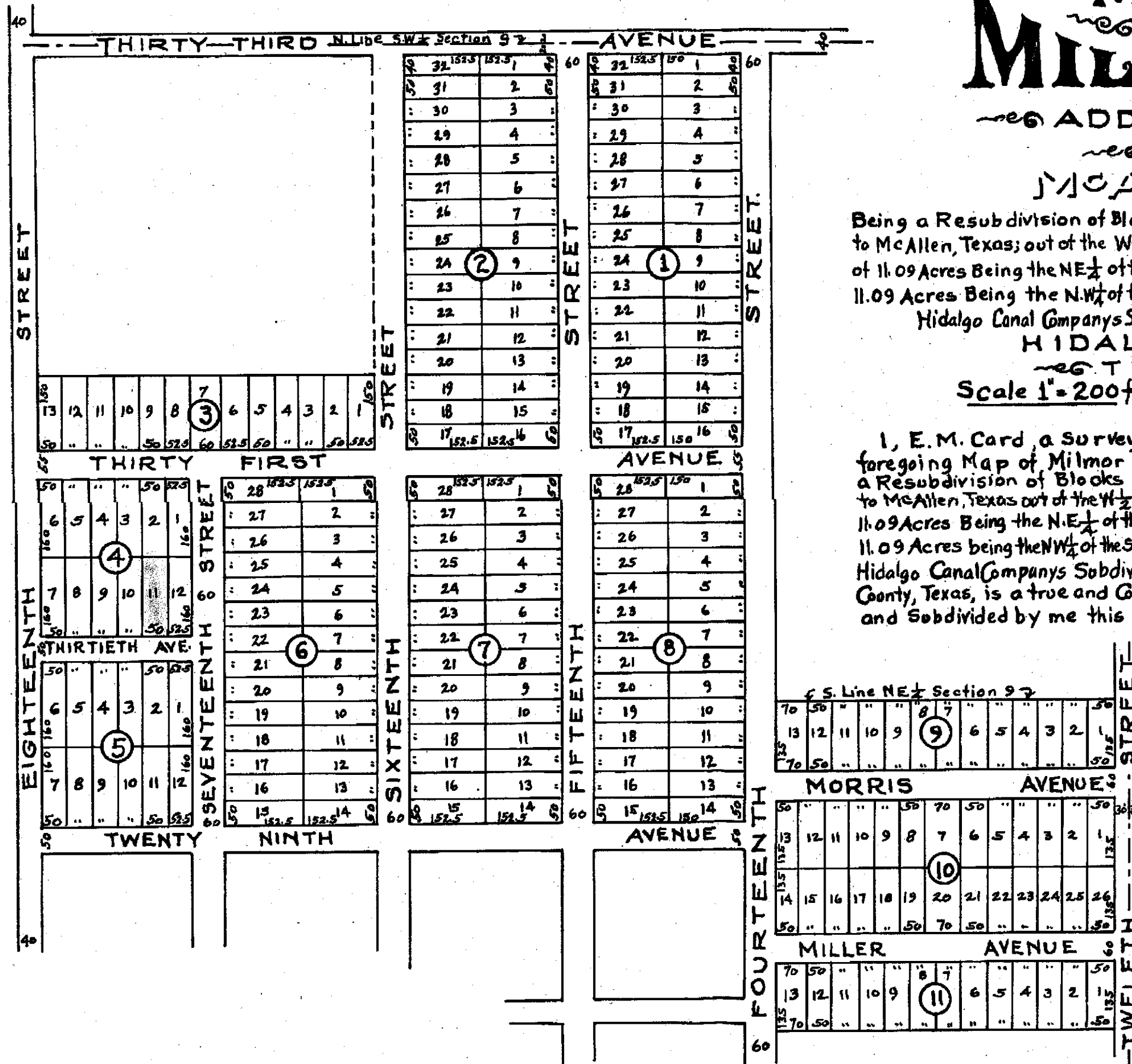
V. A. Ramsauer
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY TEXAS

FILED for record this day

MAY 26 1927
at 11⁰⁴ o'clock A.M.

CAM. E. HILL
Clerk County Court Hidalgo County Texas
By E. J. Ruff. Deputy

Recorded May 26th 1927 at 3 o'clock P.M.



Liliana Garza

From: Javier Hinojosa <javhin@rgv.rr.com>
Sent: Wednesday, July 15, 2020 11:16 AM
To: Liliana Garza
Subject: AUTHORIZATION LETTER - REZONING REQUEST FOR LOT 11, BLOCK 4 MILMOR
ADDITION TO MCALLEN
Attachments: AUTHORIZATION LETTER - 07-15-20.pdf

Liliana,

Attached please find the authorization letter signed by Mr. Cavazos for the rezoning of Lot 11, Block 4 Milmor Addition to McAllen.

Thank you,

Javier Hinojosa, P.E.
JAVIER HINOJOSA ENGINEERING
416 E. Dove Avenue
McAllen, Texas 78504
Tel: 956-668-1588
Fax: 956-994-8102
email: javhin@rgv.rr.com

July 15, 2020

Ms. Liliana Garza, Planner I
City of McAllen Planning Department
311 N. 15th Street
McAllen, Texas 78501

**Re: Rezoning Request – Lot 11, Block 4 Milmor Addition to McAllen
Owner: Ruben Cavazos**

Dear Ms. Garza,

Please accept this letter as my authorization to allow Mr. Javier Hinojosa with Javier Hinojosa Engineering to perform any and all work related to the rezoning process on the referenced property. This property is currently under my ownership.

Sincerely,


Mr. Ruben Cavazos, Owner

LOT 3
BLOCK 4
MILMOR ADDITION

LOT 2
BLOCK 4
MILMOR ADDITION

LOT 1
BLOCK 4
MILMOR ADDITION

LOT 10
BLOCK 4
MILMOR ADDITION

LOT 11
BLOCK 4

LOT 12
BLOCK 4
MILMOR ADDITION

EAST - 50.00'

PAVED ALLEY

NORTH - 160.00'

SOUTH - 160.00'

WEST - 50.00'

BACK OF CURB

LAUREL AVENUE

SCALE: 1" = 20'

LEGAL DESCRIPTION

ALL OF LOT 11, BLOCK 4, MILMOR
ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS.

ADDRESS: 1704 LAUREL AVENUE

JEH

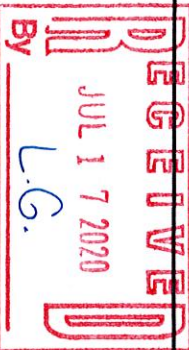
JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE McALLEN, TEXAS 78504

PHONE (956) 668-1588

javin@rgv.rr.com

TBPELS FIRM NUMBER F-1295





NOTICE
REZONING
FOR
THIS PROPERTY
REZ2020-0019

CITY OF MCALLEN PLANNING DEPT.
99-6511-1000
WWW.MCALLEN.NET

MEMO

TO: Planning and Zoning Commission

FROM: Planning Staff

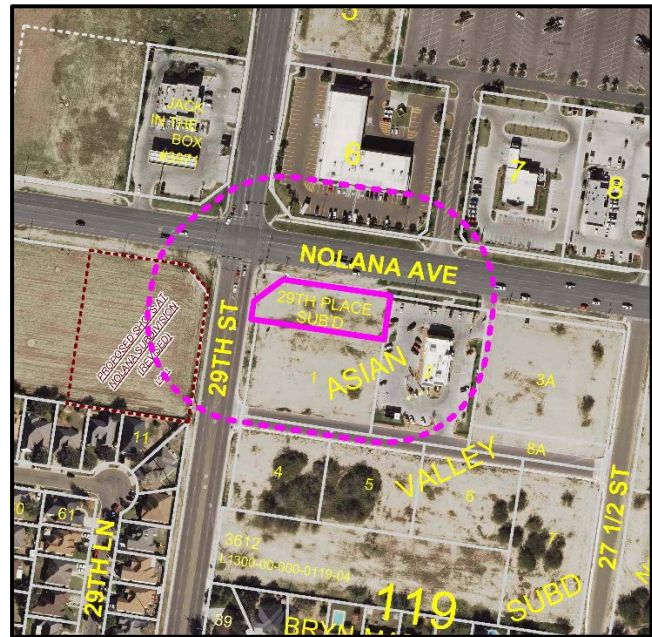
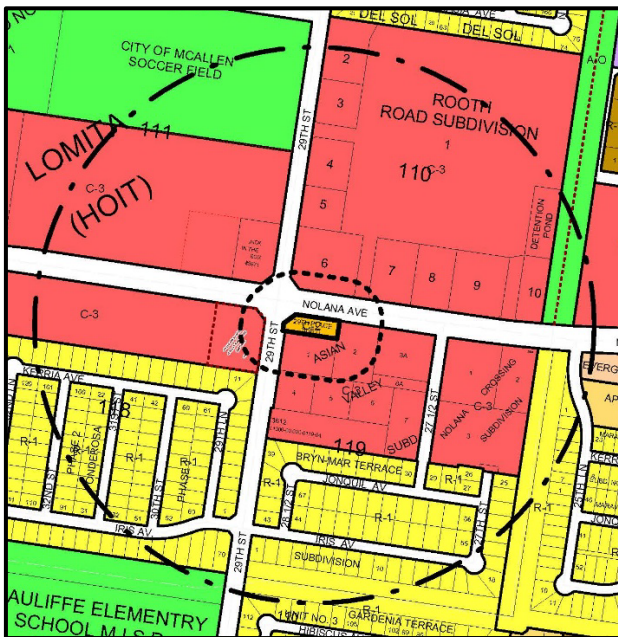
DATE: August 10, 2020

SUBJECT: REZONE FROM C-2 (NEIGHBORHOOD COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT A, 29TH PLACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 3928 NORTH 29TH STREET. (REZ2020-0020)

LOCATION: The subject property is located at the southeast corner of North 29th Street and Nolana Avenue. The vacant property has 35 ft. of frontage on North 29th Street and 210 ft. of frontage on Nolana Avenue for a total lot size of 0.4798 acre.

PROPOSAL: The applicant is requesting to rezone to C-3 (general business) District in order to connect this property to the adjacent properties for a future development. The subject property will be occupied by a portion of the new building on the north end. The proposed over all development includes self-storage units, retail spaces and restaurants with a drive-thru. 29th Place Subdivision was recorded on July 9, 2001.

ADJACENT ZONING: Adjacent zoning is C-3 (general business) District in all directions.



LAND USE: The subject property is vacant. Surrounding land uses include Stripes gas station to the northwest, retail shopping center to the north, McDonald's, Chick-fil-A to the east as well as Bluewave Express Car Wash along Nolana Avenue.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Multifamily which is comparable to apartment use.

DEVELOPMENT TRENDS: The development trend for this area along Nolana Avenue is commercial.

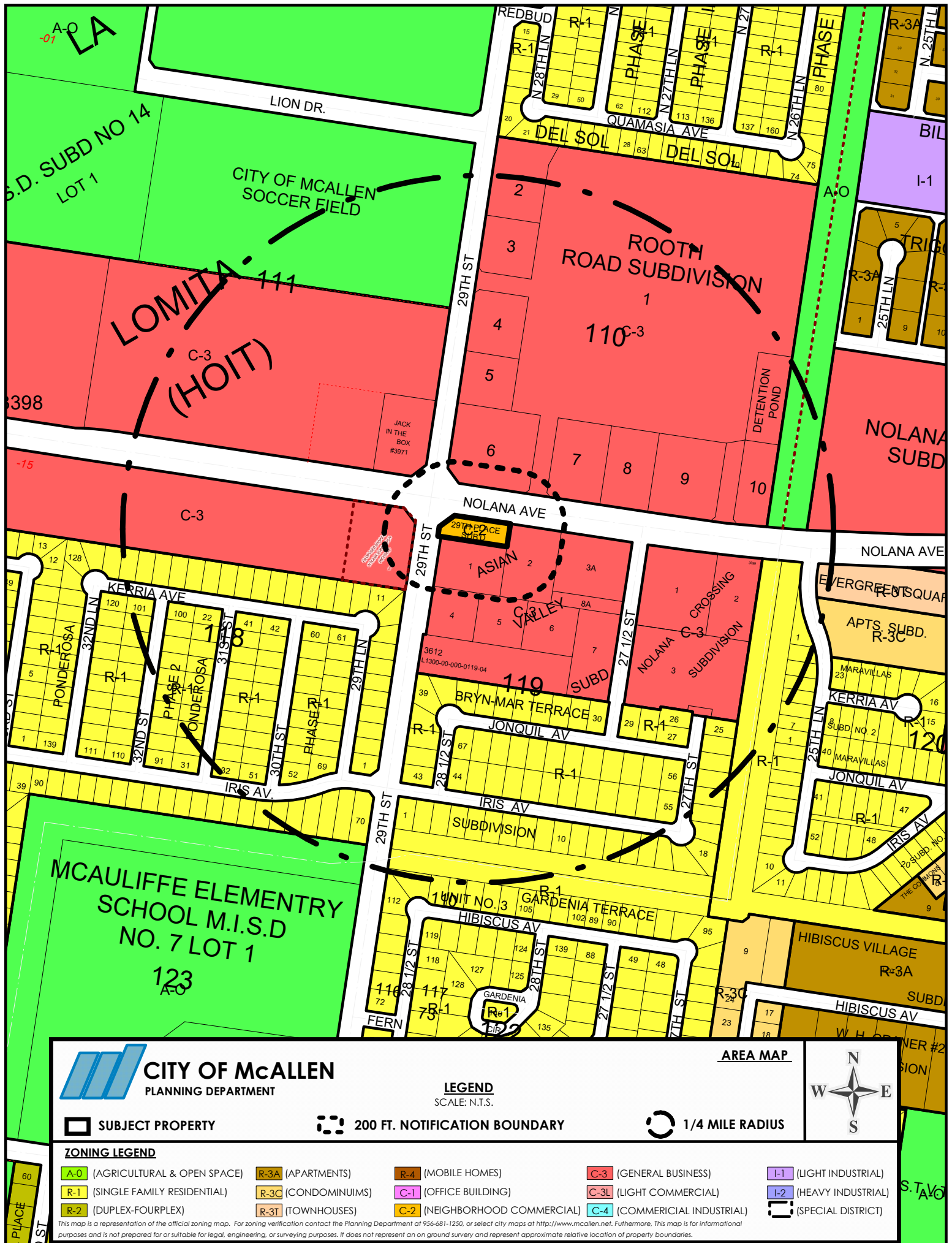
ANALYSIS: The requested zoning does not conform to the Foresight McAllen Comprehensive Plan; however, the proposed rezoning of the property would be in line with the surrounding land uses in all directions.

Uses allowed in the C-3 (general business) District include office, retail, hospitals, hotels, restaurants with 51% of food sales, and as specified in Section 138-276 in land use regulations.

If the rezoning is approved a recorded subdivision plat and an approved site plan are required prior to the issuance of any building permits. Compliance with building setbacks, signage requirements, off-street parking, drive-thru stacking requirements, landscaping, and various building and fire codes are required as part of the building permit process.

Commercial uses are suitable on arterial intersection due to large traffic volume and high visibility.

RECOMMENDATION: Staff recommends approval of the rezoning request.



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

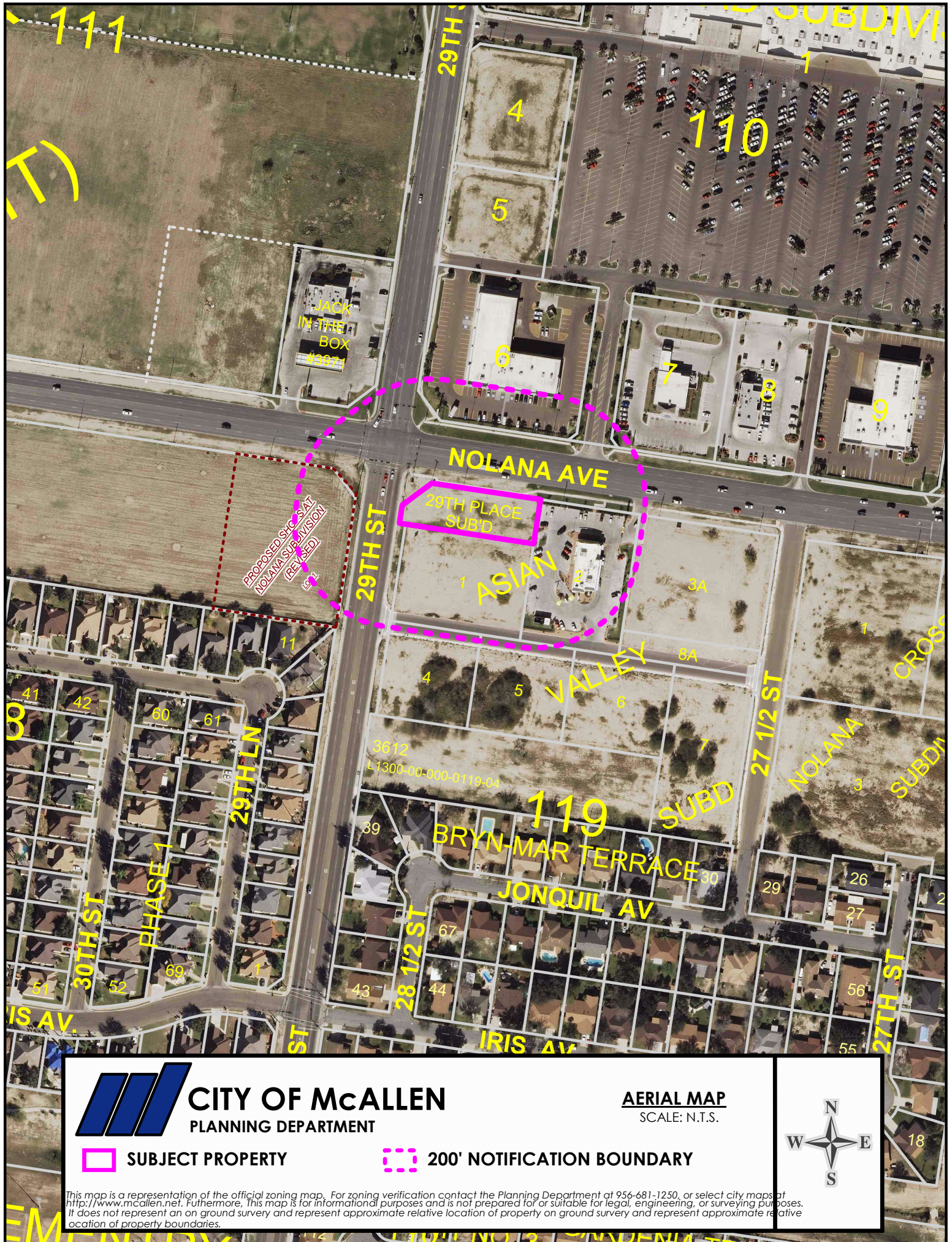
200 FT. NOTIFICATION BOUNDARY

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)

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



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



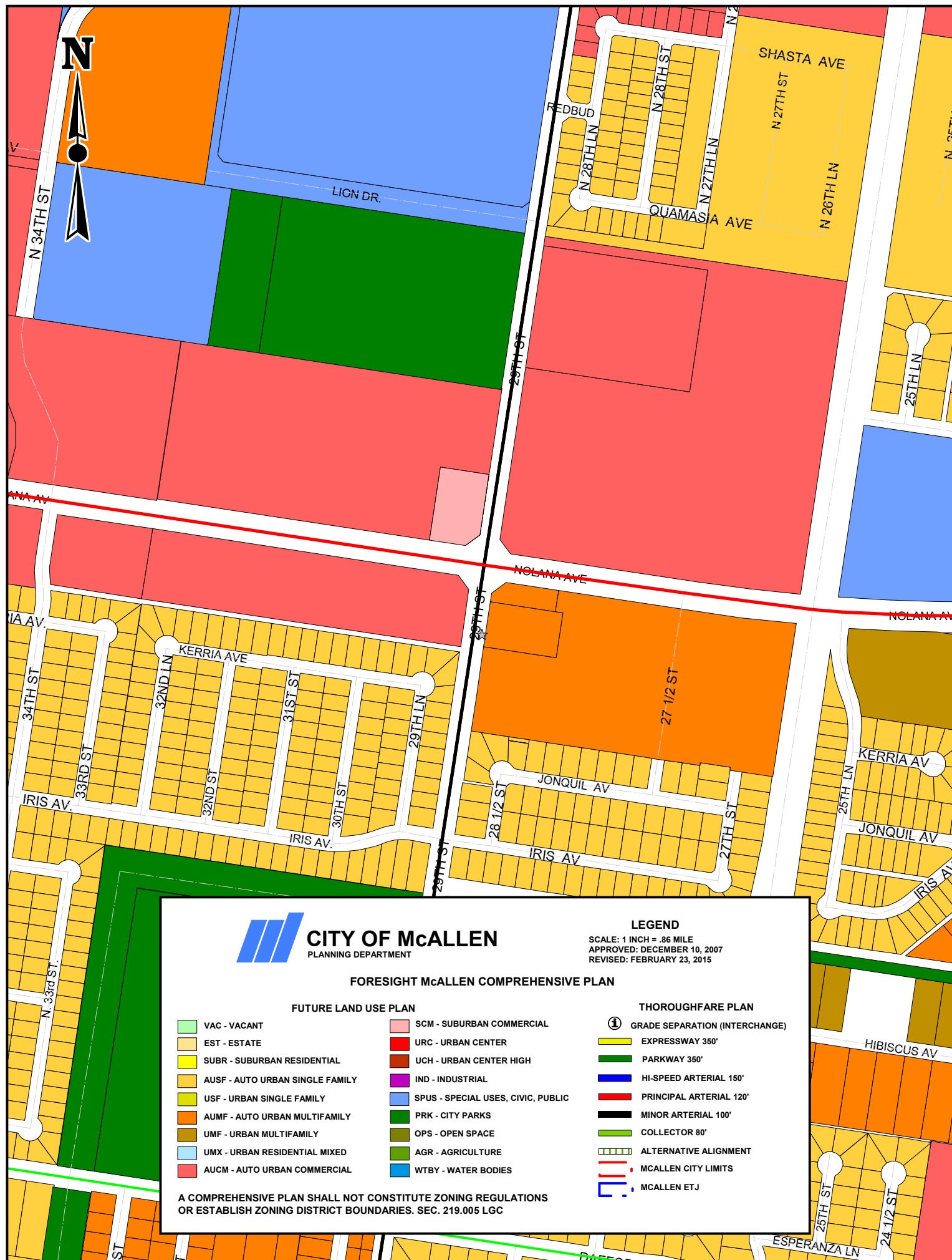
SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



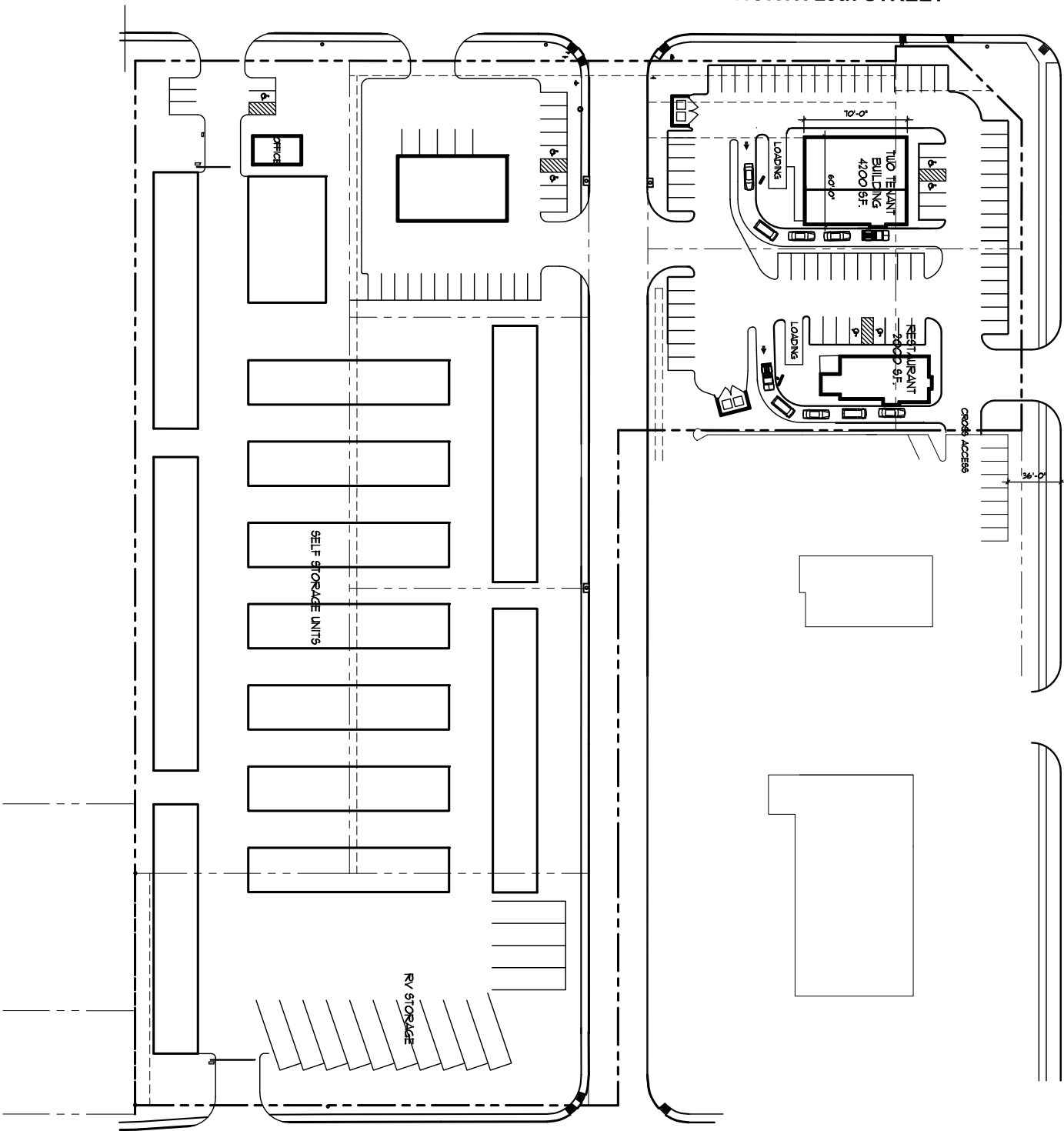
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WEST NOLANA AVE.

NORTH 29th STREET

NORTH 27th STREET

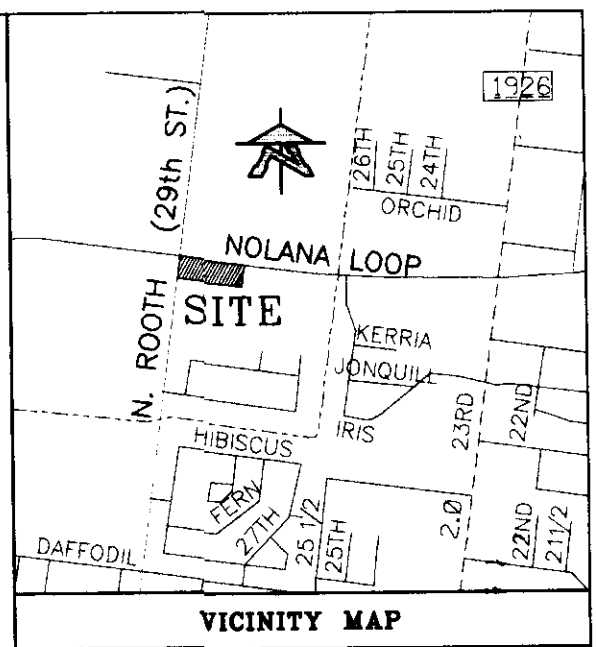


LOT 111
LA LOMITA IRRIG. & CONST. CO'S
SUBDIVISION
REC. IN VOL. 24, P. 68, D/R

LOT 110
LA LOMITA IRRIG. & CONST. CO'S
SUBDIVISION
REC. IN VOL. 24, P. 68, D/R

LOT 118
LA LOMITA IRRIG. & CONST. CO'S
SUBDIVISION
REC. IN VOL. 24, P. 68, D/R

LOT 119
LA LOMITA IRRIG. & CONST. CO'S
SUBDIVISION
REC. IN VOL. 24, P. 68, D/R



MAP OF 29TH PLACE SUBDIVISION

McALLEN, TEXAS
BEING A SUBDIVISION OF 0.51 AC. TRACT OF LAND,
OUT OF THE NORTHWEST 1.0 AC. OF LOT 119,
LA LOMITA IRRIG. & CONST. CO'S SUBDIVISION,
OF PORCIONES 61, 62 & 63,
HIDALGO COUNTY, TEXAS
REC. IN VOL. 24, P. 68, D/R

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON 07/09/01 AT 2:28 AM
AS A RECORDING NUMBER 985781
BY *[Signature]* DEPUTY

Recorded in Volume **38** Page **198**
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.

PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
320 N. 15TH STREET, McALLEN, TEXAS
SCALE: 1" = 50' DATE: 7/2/99
(956) 682-3414

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE 29TH PLACE SUBDIVISION SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOLORES PRIEGNITZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26th DAY OF October, 2000.



[Signature]
JANE ELLEN RIES
NOTARY PUBLIC

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

[Signature]
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4893 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

[Signature]
MICHAEL FABIAN
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

[Signature]
12-12-00
REGISTERED PROFESSIONAL ENGINEER
R.E. REGISTRATION NO. 56752
[Signature]
MAYOR, CITY OF McALLEN

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS 30th DAY OF November, A.D. 2000

[Signature]
SECRETARY

[Signature]
PRESIDENT

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 DISTRICT EXPENSE.

- NOTES:
1. THIS PROPERTY FALLS IN ZONE " B " OF THE FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 480343-0005 C, REVISED NOV. 16, 1982
 2. RAINFALL DETENTION OF 0.12 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
 3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP CURB AND AT FRONT CENTER OF LOT.
 4. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
NOLANA LOOP - 52 FT. OR GREATER FOR APPROVED SITE PLAN.
NORTH ROTH RD. (29TH ST.) - 60 FT. OR GREATER FOR APPROVED SITE PLAN.
OTHER - AS PER ZONING ORDINANCES OR GREATER FOR APPROVED SITE PLAN.
 5. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING PRIOR TO ISSUANCE OF BUILDING PERMIT.
 6. 4.0 FOOT SIDE WALKS ARE REQUIRED ON N. 29TH STREET AND NOLANA LOOP
 7. 6.0 FOOT BUFFER IS REQUIRED FROM ADJACENT RESIDENTIAL ZONE/USE.
 8. AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT. PRIOR TO APPLICATION FOR BUILDING PERMIT IS REQUIRED.
 9. THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR PARKING LOT REPAIR RELATED TO UTILITY CONSTRUCTION WITHIN THE 30 FT EASEMENT AND SHALL RESTORE PARKING AREA TO ORIGINAL CONDITION.

METES AND BOUNDS
A 0.51 ACRE TRACT OF LAND OUT OF THE NORTHWEST 1.0 ACRE OF LOT 119, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the West line of Lot 119, South 8 Deg. 43 Min. 39 Sec. West, 110.0 feet from its Northwest corner, for the most Southerly Northwest corner of the following described tract of land; said point located in North 29th Street (Rooth Road) right-of-way;

THENCE, with the South line of Nolana Loop, South 81 Deg. 16 Min. 11 Sec. East, 40.0 feet to a point, for an interior corner hereof;

THENCE, continuing with the South line of Nolana Loop, North 53 Deg. 43 Min. 54 Sec. East, 70.71 feet to a point, for the most Northerly Northwest corner hereof;

THENCE, continuing with the South line of Nolana Loop, South 81 Deg. 16 Min. 11 Sec. East, 210.0 feet to a point, for the Northeast corner hereof;

THENCE, parallel to the West line of Lot 119, South 8 Deg. 43 Min. 39 Sec. West, 85.2 feet to a point, for the Southeast corner hereof;

THENCE, parallel to the South line of Nolana Loop, North 81 Deg. 16 Min. 11 Sec. West, at 280.0 feet pass the East line of North 29th Street (Rooth Road) and at 300.0 feet a point, for the Southwest corner hereof;

THENCE, with the West line of Lot 119, North 8 Deg. 43 Min. 39 Sec. East, 35.2 feet to the PLACE OF BEGINNING. Containing 0.51 acre of land, more or less, of which 0.02 acre lies in use by 29th Street (Rooth Road) right-of-way.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: *[Signature]*



**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2020-0020**

 CITY OF McALLEN PLANNING DEPT. 956-611-2250
WWW.MCALLEN.NET

NOW LEASING
956-584-8286

FOR LEASE
956-584-8286

Walmart
Pickup

Wendy's

McDonald's

Memo

TO: Planning and Zoning Commission

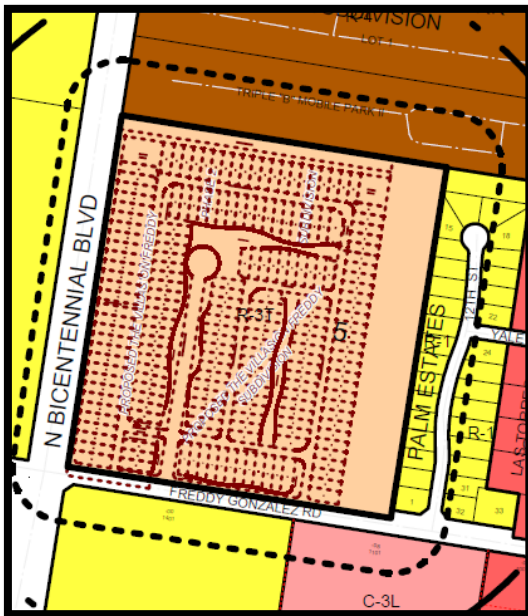
FROM: Planning Staff

DATE: August 14, 2020

SUBJECT: REQUEST ROGELIO HERNANDEZ, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN ASSOCIATED RECREATION (COMMON AREA) AT 1.55 ACRES OUT OF LOT 5, BLOCK 278, TEX-MEX SURVEY, ALSO KNOWN AS LOT COMMON AREA D, THE VILLAS ON FREDDY PHASE I SUBDIVISION (PROPOSED), HIDALGO COUNTY, TEXAS; 10300 NORTH 14TH LANE. (CUP2020-0076)

BRIEF DESCRIPTION:

The property is an interior tract located on a cul-de-sac north of 14th Lane. The property is zoned R-3T (multi-family residential townhouse) district. The adjacent zoning in all directions is R-3T (multi-family residential townhouse) district. An associated recreation use is permitted in an R-3T district with a conditional use permit and in compliance with requirements.



BRIEF HISTORY:

The property will be used as an associated recreation area for the proposed subdivision, The Villas on Freddy Subdivision, Phase I has 95 lot and Phase II has 97 lots totaling 192 lots. The subdivision has not been recorded. The Villas on Freddy Phase I subdivision was approved in its final form March 3, 2020 and is in the process of a Revised final. The Villas on Freddy Phase II was approved in its final form on July 7, 2020.

REQUEST/ANALYSIS:

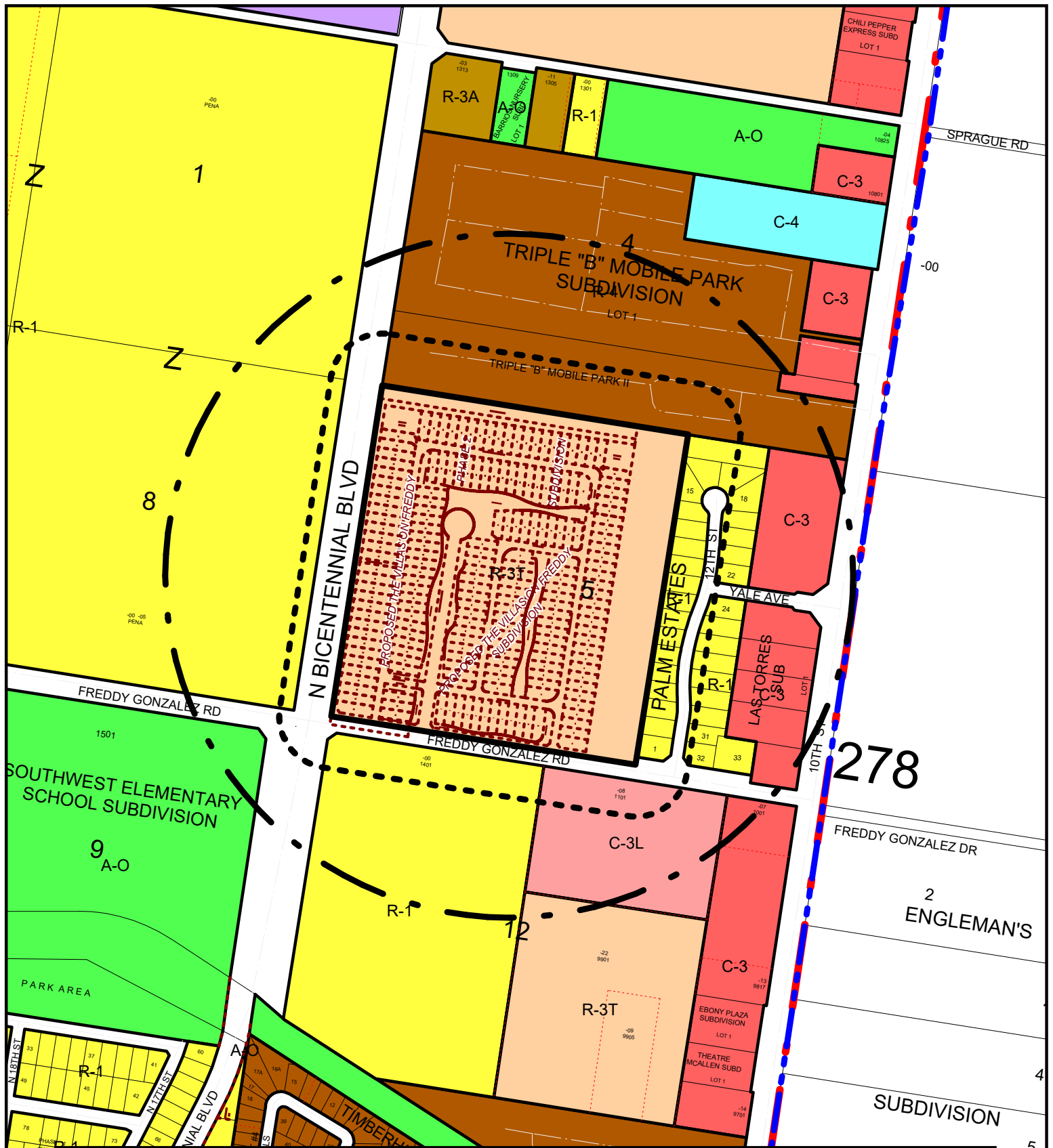
The applicant is proposing to construct a recreation area which is associated with the overall development. The submitted site plan labels this area as Common Area D and will consist of a common area building with a gym, men's and women's restrooms.

The site must comply with all requirements of the building permit, including setbacks, landscaping, parking etc. The proposed use shall meet all the minimum standards and must comply with the applicable subdivision ordinances, the zoning ordinance and specific requirements as follows:

- 1) No form of pollution shall emanate beyond the immediate property line of the permitted use;
- 2) Additional reasonable restrictions or conditions such as open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use;
- 3) The associated recreation shall comply with the requirements established for accessory uses. The recreation areas proposed are for the use of the overall development.
- 4) The associated recreation shall be customarily incidental to and maintained and operated as a part of the primary residential use;
- 5) The associated recreation shall not be hazardous to and does not impair the uses or enjoyment of nearby residential uses in a greater degree than the residential uses;
- 6) The associated recreation shall not add to levels of noise, odor, vibration and lighting or degrees of traffic congestion, dust or pollutants, in a greater amount than the adjacent residential uses.

RECOMMENDATION:

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

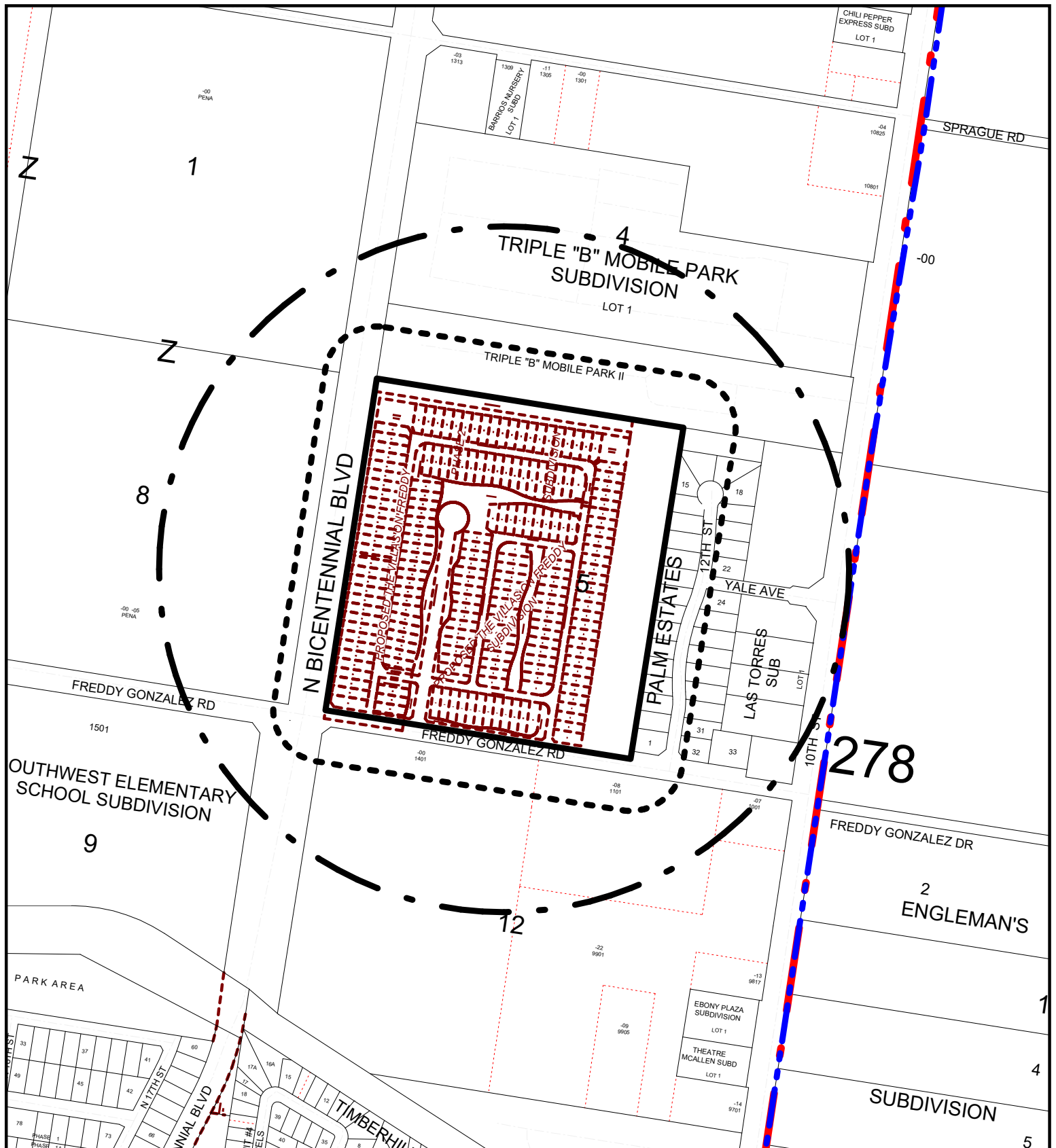
1/4 MILE RADIUS



ZONING LEGEND

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

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CITY OF McALLEN PLANNING DEPARTMENT

LEGEND SCALE: N.T.S.


 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

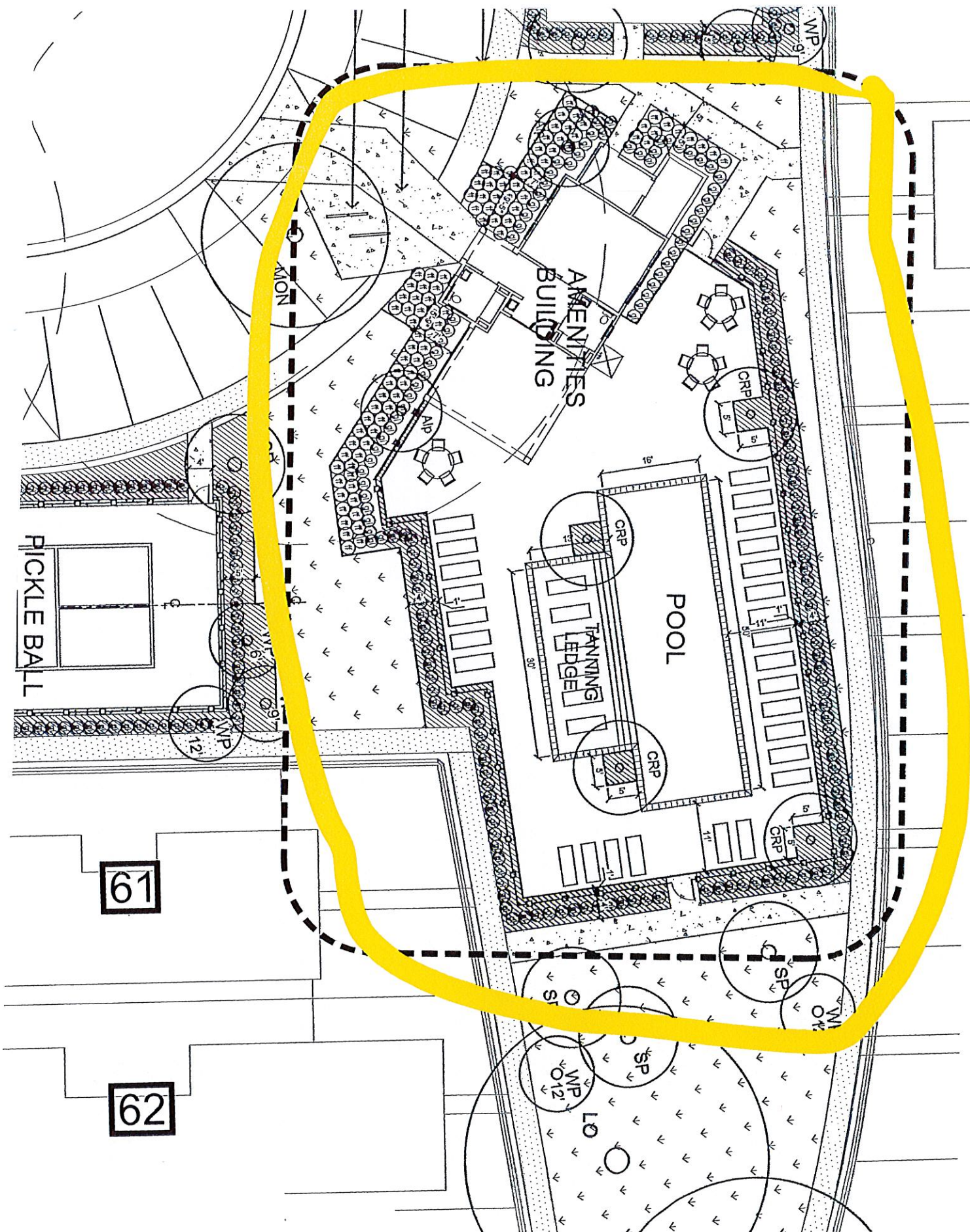
 **1/4 MILE RADIUS**

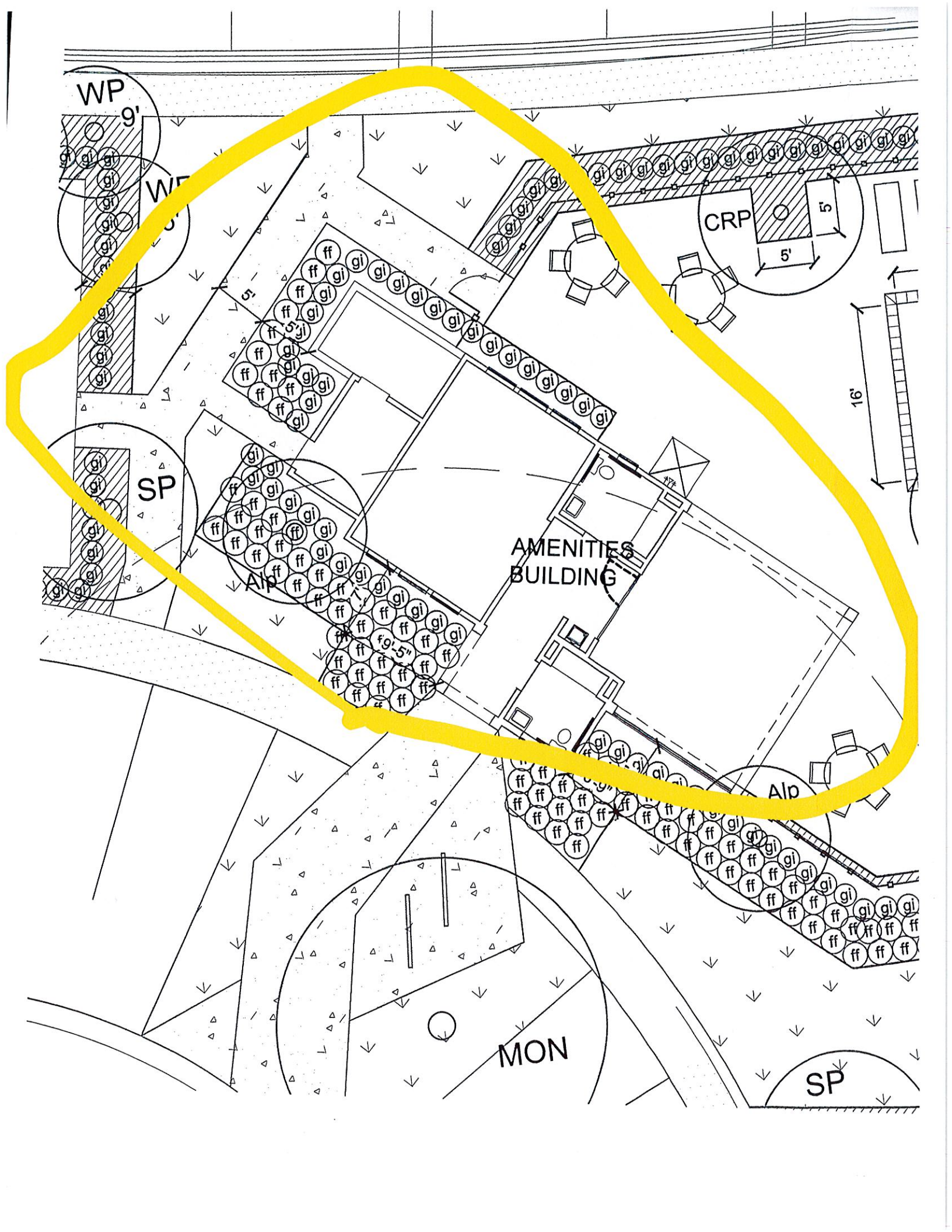


ZONING LEGEND

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

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NOTICE
ASSOCIATED
RECREATION
FOR
THIS PROPERTY
CUP2020-0076

IRRIGATION EASEMENT
DEED WITHOUT WARRANTY
DOCUMENT NO. 810546, H.C.O.R.

N-16633912.546
E-1076113.925

FWW, INC.
DEED WITHOUT WARRANTY
DOCUMENT NO. 810546, H.C.O.R.

LOT 4, SECTION 278 TEXAS-MEXICAN COMPANY RAILWAY SURVEY
VOLUME 24, PAGE 168, H.C.D.R.
S 80° 57' 12" E
894.69'

15.0' IRRIGATION EASEMENT
TO W.C.D.B. #1
DOC. NO. 1375115, H.C.O.R.

UTILITY CROSSING TO
CITY OF McALLEN
DOC. NO. 611794, H.C.O.R.

N-16633909.448
E-1075985.410

CITY OF McALLEN
10' SANITARY SEWER LINE EASEMENT
AGREEMENT (WITHOUT WARRANTY)
DOCUMENT NO. 564350, H.C.O.R.

CITY OF McALLEN
DEED WITHOUT WARRANTY
DOCUMENT NO. 564350, H.C.O.R.

ADOL. R.O.W. DEDICATED
BY THIS PLAT
(BICENTENNIAL BLVD.)

N-16632609.262
E-1075913.210

P.O.C.
S.W. COR.
LOT 5
SECTION 278

P.O.B.

TO: CITY OF McALLEN
ROW AND UTILITY EASEMENT
DOCUMENT NO. 666557, H.C.O.R.

LOT 12, SECTION 278
TEXAS-MEXICAN COMPANY RAILWAY SURVEY
VOLUME 24, PAGE 168-171, H.C.D.R.

N-16632454.628
E-1076888.306

SUBDIVISION MAP OF THE VILLAS ON FREDDY PHASE II

(PRIVATE SUBDIVISION)
BEING 14.888 ACRES OUT OF LOT 5, SECTION 278
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R.
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

RECEIVED
APR 03 2020

BY: *AW 352*



Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: July 14, 2020
SUBJECT: City Commission Actions on August 10, 2020

REZONINGS:

1. Rezone from R-1 to R-3T District: 1.23-acre tract out of Lot 1 Section 11, Hidalgo Canal Company Subdivision; 201 Dove Ave
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

CONDITIONAL USE PERMITS:

1. Request of Miguel A. Vargas Jr., for a Conditional Use Permit, for one year, for a bar and lounge: Lots 1 and 2, Mejia Subdivision Unit No. 1, 2000 Nolana Ave.
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved with variance
2. Request of Guillermo A. Tijerina Jr., for a Conditional Use Permit, for one year, for an automotive service and repair shop: Lots 5 through 8, South 23rd Business Park, 4910 S 23rd St
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved with variance

2020 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS





[illegible]

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[illegible]

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		