

**CORRECTED
AGENDA**

**PLANNING & ZONING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 3, 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](tel:3462487799)
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 November 17, 2020

2) PUBLIC HEARING

a) **CONDITIONAL USE PERMITS:**

1. Request of Esaul Padilla, for a Conditional Use Permit, for one year, for an automotive service and repair (truck accessories) at Lots 11 & 12, Block 2, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2241 Dallas Avenue, STE. A. **(CUP2020-0115)**
2. Request of William C. Smith, for a Conditional Use Permit, for one year, for a bar at Lot A- Phase I & Lot B- Phase II Town & Country Subdivision, Hidalgo County, Texas; 5001 N. 10th Street. **(CUP2020-0116)**
3. Request of Karla P. Macias, for a Conditional Use Permit, for one year, for an Institutional Use (church) at Lot 2, Fire-Check Subdivision Phase I, Hidalgo County, Texas, 3750 Gardenia Avenue, Suite B. **(CUP2020-0117)**
4. Request of OL Beverage Holdings, LLC for a Conditional Use Permit, for one year, for a bar at Lot A2, Lots A2 and A3 Wichita Commercial Park, Hidalgo County, Texas; 2121 South 10th Street. **(CUP2020-0118)**
5. Request of Shawn M. Mendiola for a Conditional Use Permit, for one year, for a bar at, Lot 25 and the West ½ of Lot 26, Gartman's Subdivision Hidalgo County, Texas; 1113 Upas Avenue. **(CUP2020-0119)**

3) CONSENT:

- a) Shary Manor Subdivision; 7000 North Shary Road- Shary 80 Phase I, LLC (Final) **(SUB2020-0079)** JHE
- b) McAllen Temple Subdivision; 300 Trenton Road- The Church Of Jesus Christ LDS (Final) **(SUB2020-0093)** M&H
- c) Palms Community Center No. 2 Lot 15A Subdivision; 3713 North 10th Street- Emilia G. Luebbert (Final) **(SUB2020-0082)** M&H

4) SUBDIVISIONS:

- a) McAllen Bus Transfer Subdivision; 4600 North 23rd Street- City Of McAllen (Final) **(SUB2020-0085)** HAI
- b) McAllen Palms Business Park Subdivision; 4900 South Old 10th Street - Megaware Corp., A Texas Corporation (Preliminary) **(SUB2020-0089)** JHE
- c) MFTWS LLC Subdivision; 401 East Yuma Avenue- MFTWS, LLC (Preliminary) **(SUB2020-0090)** RDE
- d) Taylor Grove Subdivision; 701 South Taylor Road- MDM Land Company, LLC (Preliminary) **(SUB2020-0087)** RDE
- e) Twin Subdivision; 1500 North Bentsen Road- Maria Dolores Fernandez de Jauregui Pozo (Preliminary) **(SUB2020-0091)** AEC
- f) Bella Vista Ranch Subdivision; 7017 North Taylor Road- Jorge A. Bautista (Preliminary) **(SUB2020-0088)** SEA

5) DISCUSSION:

- a) Consideration and possible action on ordinance amending C-3 and C-3L Zoning Districts

6) INFORMATION ONLY:

- a) City Commission Actions: November 23, 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.

Minutes of

November 17, 2020

to be uploaded on

Monday

Memo

TO: Planning and Zoning Commission

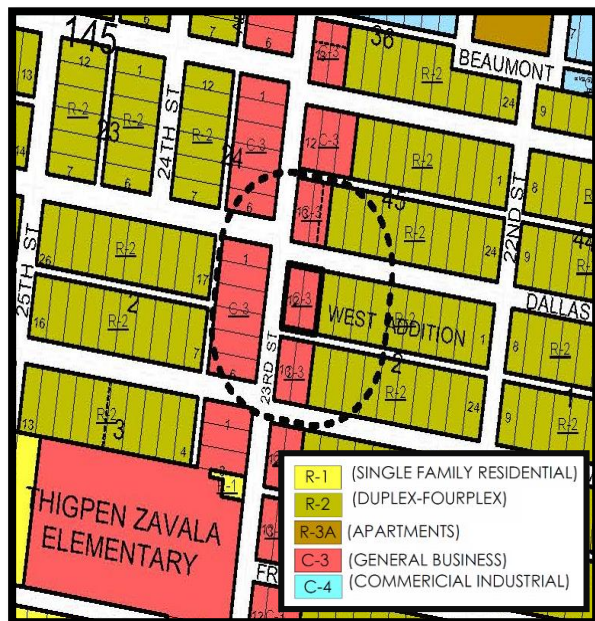
FROM: Planning Staff

DATE: November 24, 2020

SUBJECT: REQUEST OF ESAUL PADILLA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN AUTOMOTIVE SERVICE AND REPAIR (TRUCK ACCESSORIES), AT LOTS 11 & 12, BLOCK 2, WEST ADDITION TO MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 2241 DALLAS AVENUE, SUITE A. (CUP2020-0115)

BRIEF DESCRIPTION:

The property is located at the southeast corner of Dallas Avenue and South 23rd Street. The property has 100 ft. of frontage along Dallas Avenue and a depth of 140 ft. for a lot area of 14,000 square feet. It is zoned C-3 (general business) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the east and C-3 District to the north, south, and west. Surrounding land uses include single-family residences, vacant land, a body shop, various auto sales car lots, a yerberia and a plumbing company. An automotive service and repair business is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



HISTORY:

There is a current conditional use permit approved in 2020 in the same building on the adjacent suite (STE. B), for a body shop repair. The request was disapproved but with a favorable

recommendation to grant a variance to the distance requirement by the Planning and Zoning Committee. City Commission approved the request on July 13, 2020.

The initial conditional use permit for suite A was approved for the first time in 2015, for Truck Accessories part installations. The last time the CUP was renewed was in 2018

On the initial application, the case was presented to the Board of Commissioners; the applicant appealed the decision of the P&Z Board. Part of the discussion was the parking requirement. Applicant stated that the owner of the plaza bought a property across the street (2226 Dallas Ave) to comply with parking requirements; however, the property is zoned R-2 and would require a CUP for a parking facility. A CUP has not been submitted for this address. Furthermore, the address mentioned, is not paved as required by the ordinance. However, the initial permit was approved as to maintain existing parking since it was an older building.

REQUEST/ANALYSIS:

There is an existing 9,600 sq. ft. commercial building with two suites. This building has been used for auto repair services.

The applicant is proposing to use Suite A of the building as a truck accessory business. The proposed hours of operation are from 8:00 A.M. to 6:00 P.M. Monday through Friday and 8:30 A.M. to 3:00 P.M on Saturday. Based on the total 4,800 sq. ft. for the truck accessory business, 15 parking spaces are required; 9 parking spaces are provided on site. One of the provided spaces must be van accessible; one van accessible parking space is provided.

For both business to run simultaneously, 30 parking spaces are required as per their square footage. Suite B as per approved Permit, business will not be open to the public, but will still use 1 or 2 parking spaces. Leaving an 8 parking spaces deficiency. If both business open to the public 30 parking spaces will be required.

Staff has not received any phone calls in regards to this request.

The Fire Department has inspected the establishment and found the place to be in compliance. 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 14,000 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the main structure.
- 3) Outside storage of materials is prohibited.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The Building is adjacent to single-family residential use to the east, south and north.

- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is an existing block wall, which decreases from 6'-3" to 3'-10" as approaching to the front property line on the west side of the property.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

RECOMMENDATION:

Staff recommends disapproval of the request based on non-compliance with requirements #4 (distance) of Section 138-281 and Section 138-395 (off-street parking requirement) of the Zoning Ordinance.



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: N.T.S.



SUBJECT PROPERTY

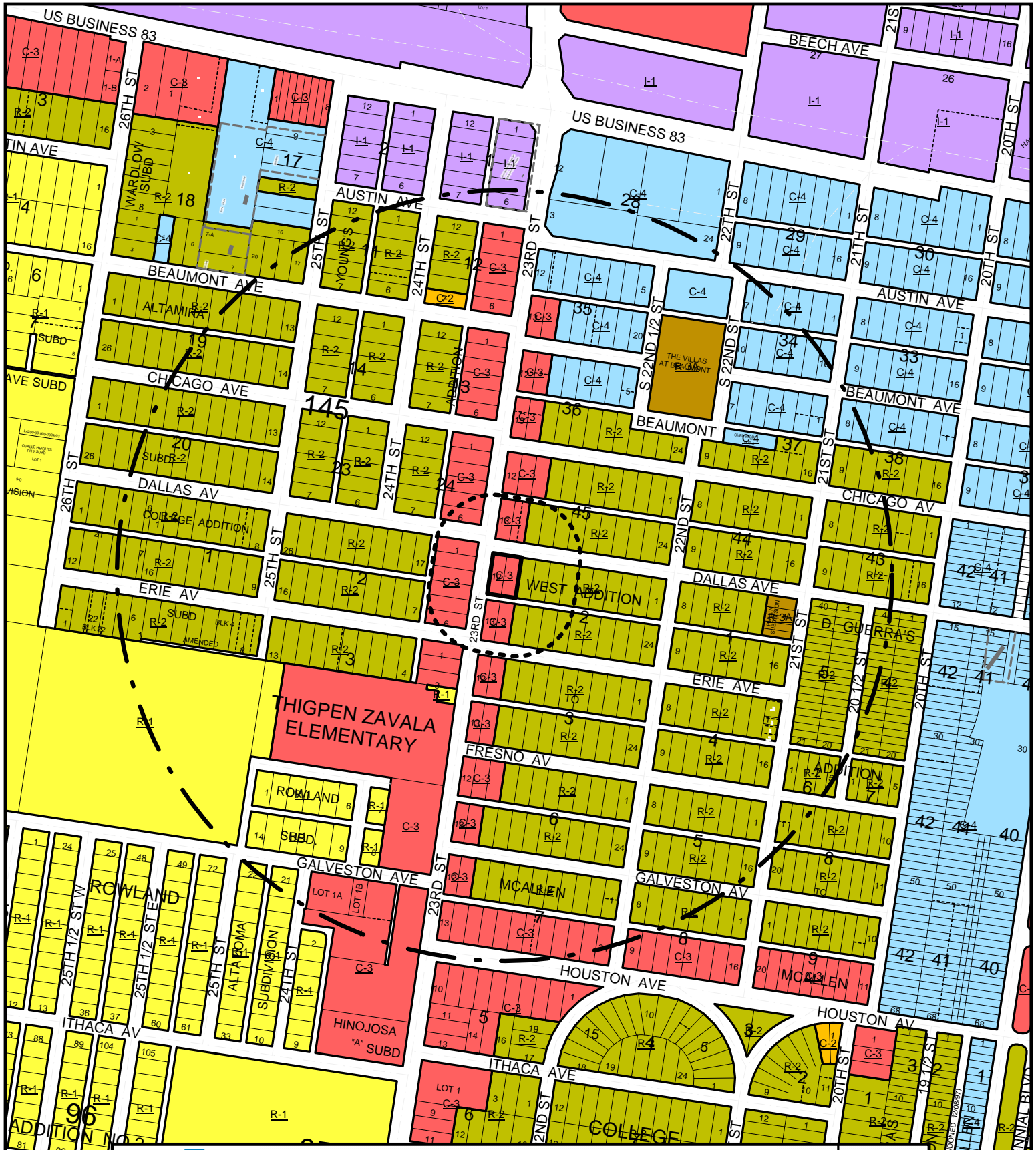
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY	200 FT. NOTIFICATION BOUNDARY	1/4 MILE RADIUS
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ZONING LEGEND			
A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)
R-2 (DUPLIX-FOURPLEX)	R-3I (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)
			I-1 (LIGHT INDUSTRIAL)
			I-2 (HEAVY INDUSTRIAL)
			(SPECIAL DISTRICT)

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AREA MAP



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 200' NOTIFICATION BOUNDARY



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Dallas

~~W~~ N ↑

1 / ~~6~~ / 2 / X / 3 / 4 / 5 / 6 / 7 / 8 / 9

23 TH ST

SUITE A

SUITE B

RGV SPRAY ON BEDLINENERS

← W

~~A~~ Callejon

RECEIVED
OCT 26 2020

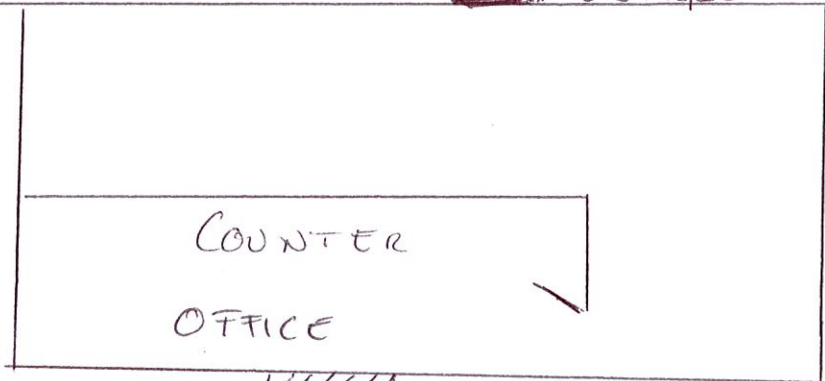
BY: JCL

↑ N

DALLAS

ENTRANCE

SUITE A

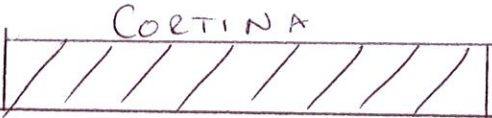


Door

23TH ST

Work space

100 FEET



GARAGE



REST ROOM

RECEIVED
OCT 26 2020

BY: *[Signature]*

EXIT

48.96 FEET

↓ S

RGV
SPRAY-ON
BEDLINERS
& TRUCK ACCESSORIES

[Blacked out sign]

Handicap parking sign

NO TIRE
AUTO REPAIR
THIS PROPERTY
IS PROTECTED





RGV
SPRAY-ON
BEDLINERS
& TRUCK ACCESSORIES

2011 CALL...
STE...
SPRAY-ON BEDLINER
LIFT RAILS
LEVERING RAILS
AIR FILTERS
AIR LIFT
POWER WINDOWS
TONE STEPS
TONE BUSES
RAG COVERS
DRAGS
SUSPENSION
TONE OPS
956-688-1025



COMPRA AQUI Y...



Memo

TO: Planning and Zoning Commission

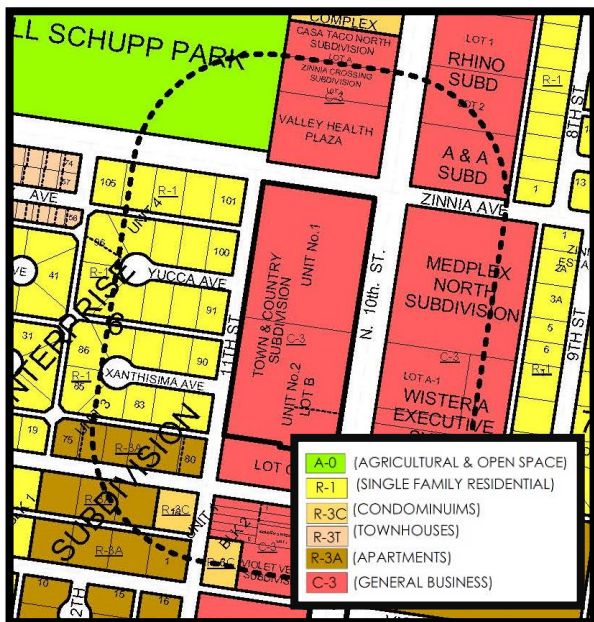
FROM: Planning Staff

DATE: November 11, 2020

SUBJECT: REQUEST OF WILLIAM C. SMITH, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT A- PHASE I & LOT B- PHASE II, TOWN & COUNTRY SUBDIVISION, HIDALGO COUNTY, TEXAS; 5001 N. 10TH STREET. (CUP2020-0116)

DESCRIPTION:

The property is located on the southwest corner of Zinnia Avenue and North 10th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east and south, R-1 (single family residential) District to the west, R-3A (multifamily apartments) District to the south and A-O (agricultural open space) District to the north. Surrounding land uses include a variety of commercial and medical plazas, single family houses, Palm Manor Apartments and Bill Schupp Park. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



HISTORY:

There is a current conditional use permit for a barbershop that serves alcohol that was approved by City Commission meeting of April 27, 2020 with a variance to the distance requirement.

ANALYSIS:

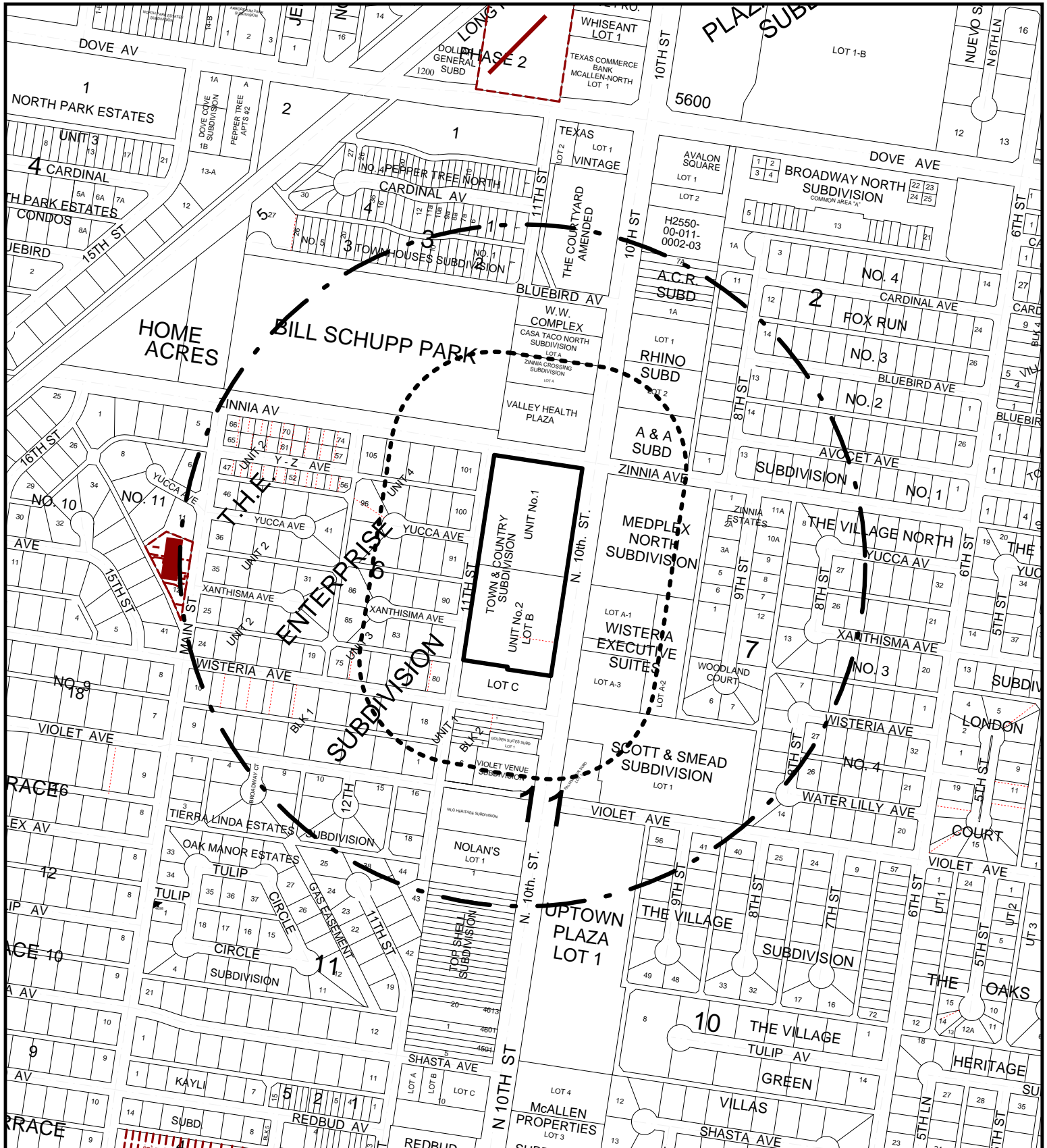
The applicant is proposing to operate a cigar club from an approximate area of 1537 sq. ft. The hours of operation would be Tuesday through Thursday from 5:00PM to 10:00 PM and Friday through Saturday from 5:00PM to 12:00AM.


The Fire Department has inspected the establishment and found the place to be in compliance. Health Department is pending its review. The police activity report for service calls from November 2019 to present is attached. The Planning Department has received no complaints regarding this use. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from residential zones/uses, Bill Shupp Park and residential uses/zones to the east and southwest;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on North 10th Street.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The proposed 1,880 sq. ft. bar would require 19 parking spaces. For every business to run simultaneously in the commercial plaza, 289 parking spaces would be required; there are 424 parking spaces provided on site;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. Occupancy load is 45 people.

RECOMMENDATION:

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







CITY OF McALLEN
PLANNING DEPARTMENT


LEGEND
SCALE: N.T.S.

AREA MAP






SUBJECT PROPERTY



400 FT. NOTIFICATION BOUNDARY

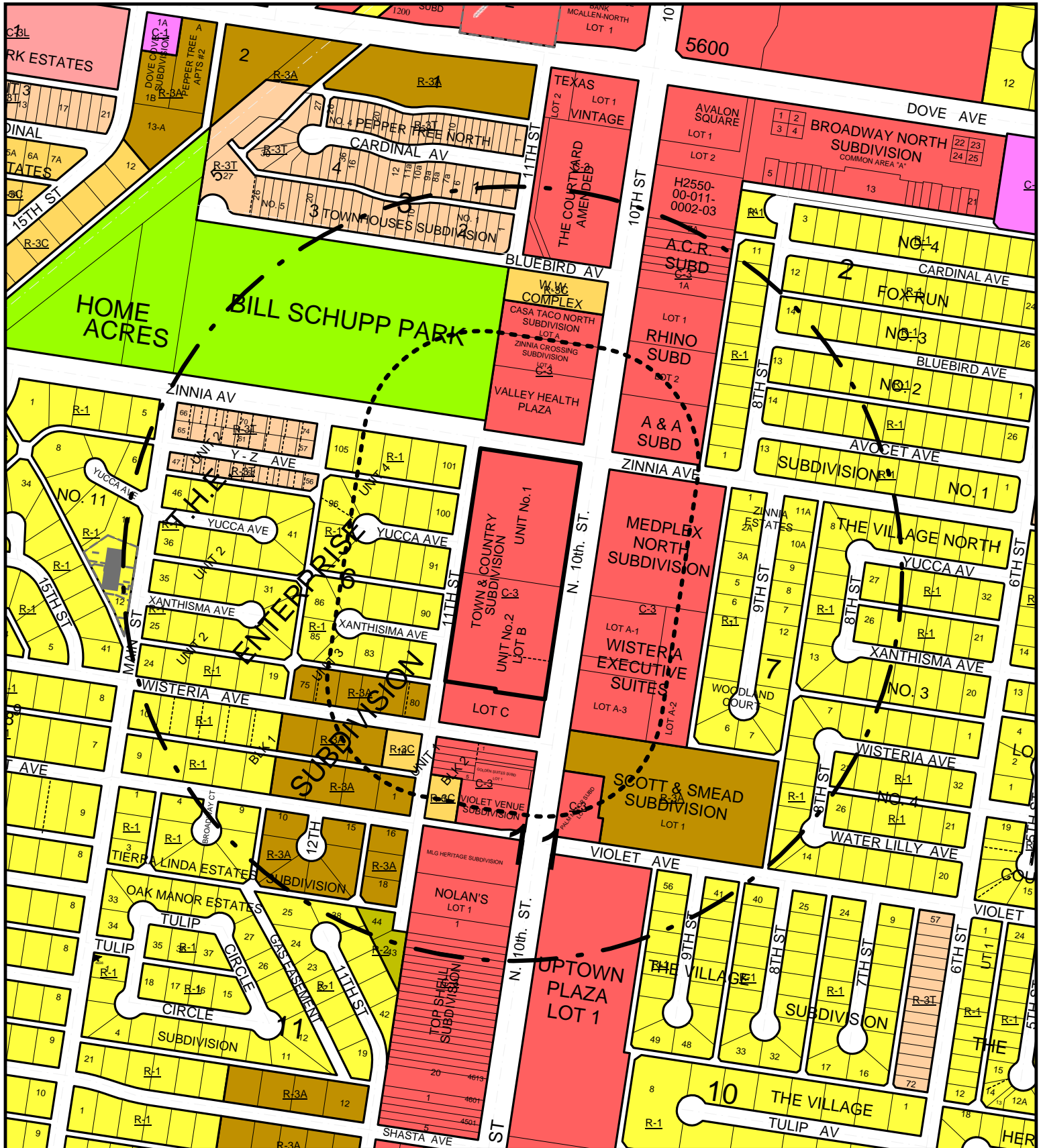


1/4 MILE RADIUS

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

- SUBJECT PROPERTY
- 400 FT. NOTIFICATION BOUNDARY
- 1/4 MILE RADIUS
-

ZONING LEGEND			
A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)
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CITY OF McALLEN
PLANNING DEPARTMENT

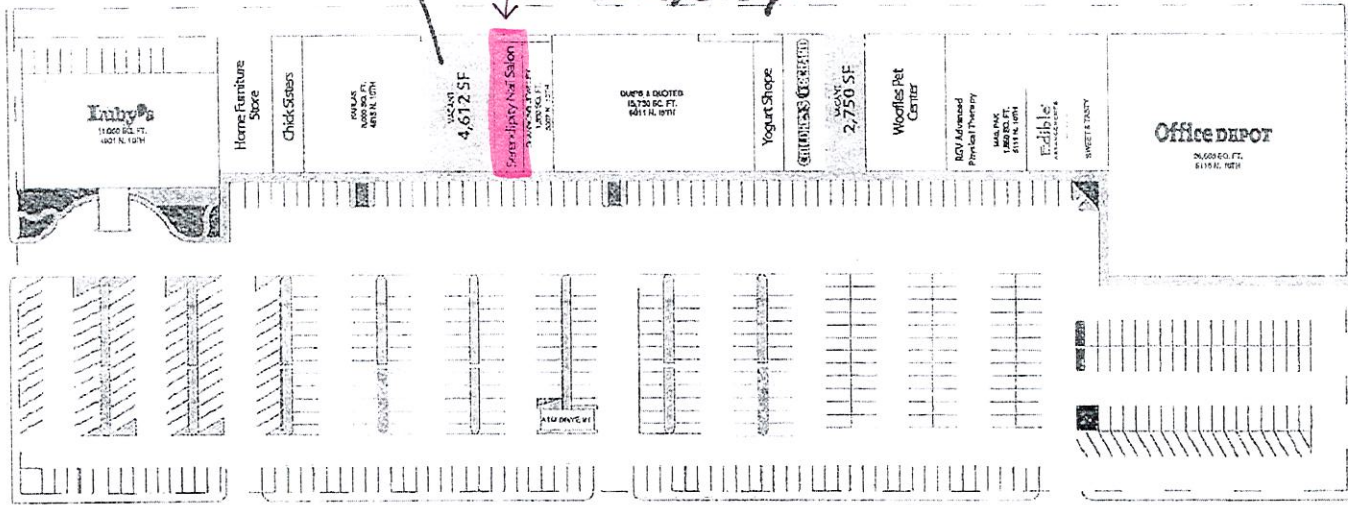
AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 400' NOTIFICATION BOUNDARY



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4901 thru 5115 10th Street

Zenna Street

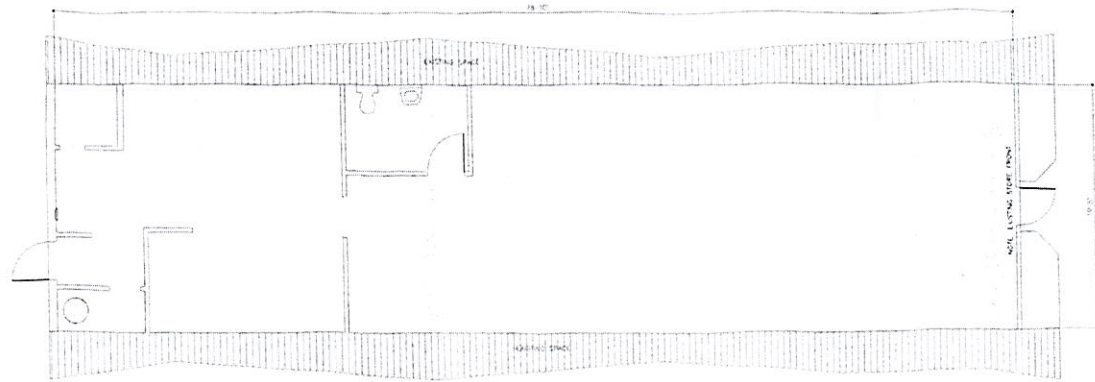
EXHIBIT "A"
Site Plan

Tenant US
Landlord PC

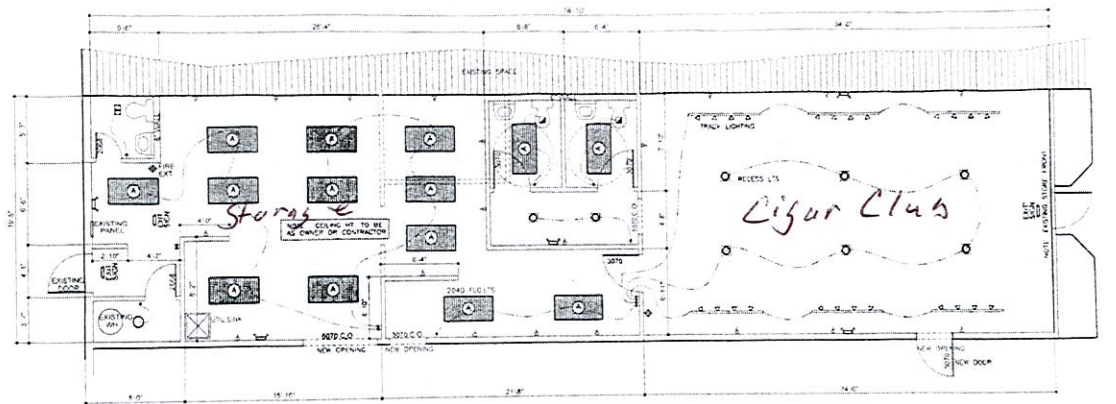
DUNHILL PARTNERS
Commercial Brokerage & Investments

Town & Country Shopping Center
McAllen, Texas





EXISTING FLOOR PLAN



NEW FLOOR PLAN

APPROX RENTAL AREA = 1582.0 FT²



SCALE 1/4" = 1'-0"

PROJECT 5001 NORTH 10TH STREET
OWNER - BUILDER
210 MILAM SUITE 77 WALEN, TEXAS 7504 (94) 867-1106

South Texas Design

REGISTERED ARCHITECTS & ENGINEERS
SOUTH TEXAS DESIGN, INC.
1000 W. WALKER STREET, SUITE 100
DALLAS, TEXAS 75201
PH: 972.343.1106
WWW.SOUTHTEXASDESIGN.COM

JOB NO.	DATE
BY	DATE

DUNHILL PROPERTY MANAGEMENT

Commercial Brokerage & Investments

Re: El Divino Restaurant Lounge.
Town and Country Shopping Center – McAllen TX.

To whom this may concern:

As property manager for Town and Country Shopping center located on N.10th Street in McAllen TX.

Ruben Veloz is an authorized signer for Town and Country Dunhill LLC.

El Divino – Tenant at Town and Country Shopping Center has our permission to operate as a Cigar Lounge.

If you have any questions please feel free to contact us.

Thank you.





Incident Analysis Report

Summary

Print Date/Time: 11/24/2020 12:51
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 11/24/2019 00:01
To Date: 11/24/2020 12:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 5001 N 10TH ST, MCALLEN

<u>Incident Date/Time</u>	<u>Incident Number</u>	<u>Incident Type</u>	<u>Location</u>
01/31/2020 16:13	2020-00007497	Theft	5001 N 10TH ST
03/06/2020 17:31	2020-00016454	Domestic Disturbance	5001 N 10TH ST

Total Matches: 2





NO
PARKING

PANDORA BEAN BALLERY

MAXWELL

EL DIVINO

Shannon

FINE OLIVE

HOLDS DESIGN

LIFE IS GOOD

NOTICE
BAR
FOR
THIS PROPERTY
CUP2020-0116

Memo

TO: Planning and Zoning Commission

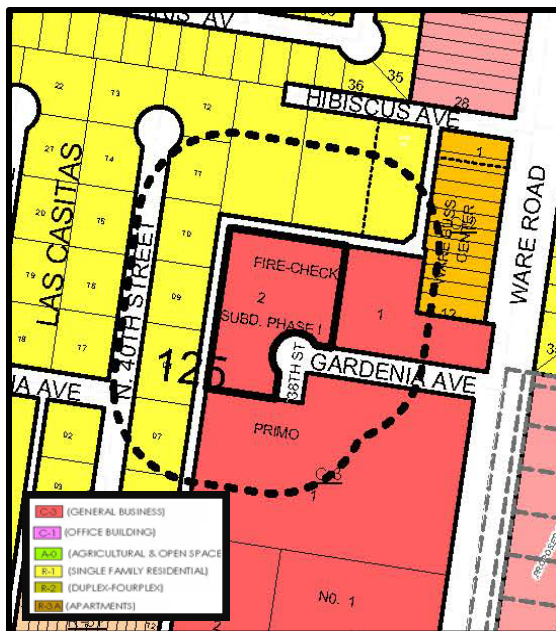
FROM: Planning Staff

DATE: November 25, 2020

SUBJECT: REQUEST OF KARLA P. MACIAS, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN INSTITUTIONAL USE (CHURCH) AT LOT 2, FIRE-CHECK SUBDIVISION PHASE I, HIDALGO COUNTY, TEXAS, 3750 GARDENIA AVENUE, SUITE B. (CUP2020-0117)

BRIEF DESCRIPTION:

The property is located at the cul-de-sac between 36th Street and Gardenia Avenue. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east and south, and R-1 (single family residential) District to the north and west. Surrounding land uses include Briarcliff Nursing and Rehabilitation Center, G A Nails Beauty School, Tex-Star DME Inc. Medical supply store, single-family residences, and vacant land. An institutional use is permitted in a C-3 District zone with a conditional use permit and in compliance with requirements.



REQUEST/ANALYSIS:

The property is located in a commercial/office strip center. The applicant is proposing to use a vacant lease space (Suite B) with approximately 5,000 sq. ft. for a church. A conditional use permit for a church was previously approved by the Planning and Zoning Commission on October 05, 2010. Based on seating capacity of 120 people in the main

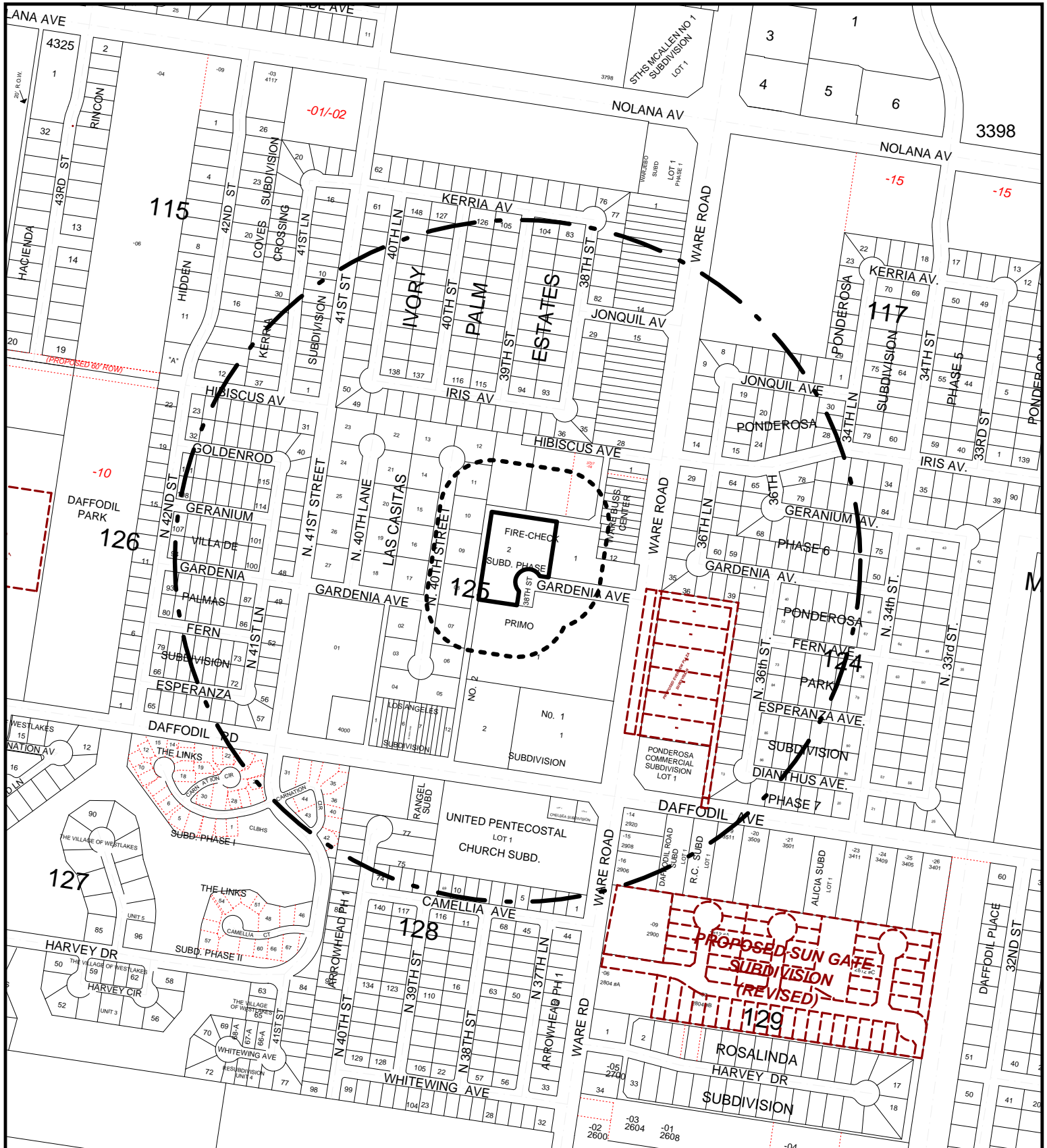
sanctuary and three additional rooms used for kid's class and youth class, 35 parking spaces are required. The hours of operation are 10 a.m. to 10 p.m. on Sunday, 7 p.m. to 9 p.m. on Wednesday, and 7 p.m. to 11 p.m. on Thursday. The site plan shows 41 parking spaces.

The Fire Department inspection is pending. The Planning Department has received no complaints regarding this use. The establishment must also meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property is approximately 320 ft. from North Ware Road.
- 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 capacity of 120 people and the three additional rooms used for kid's class and youth class, 35 parking spaces are required. 41 parking spaces are provided on the site plan. The proposed hours of operation will not interfere with the other establishments. 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.

RECOMMENDATION:

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.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

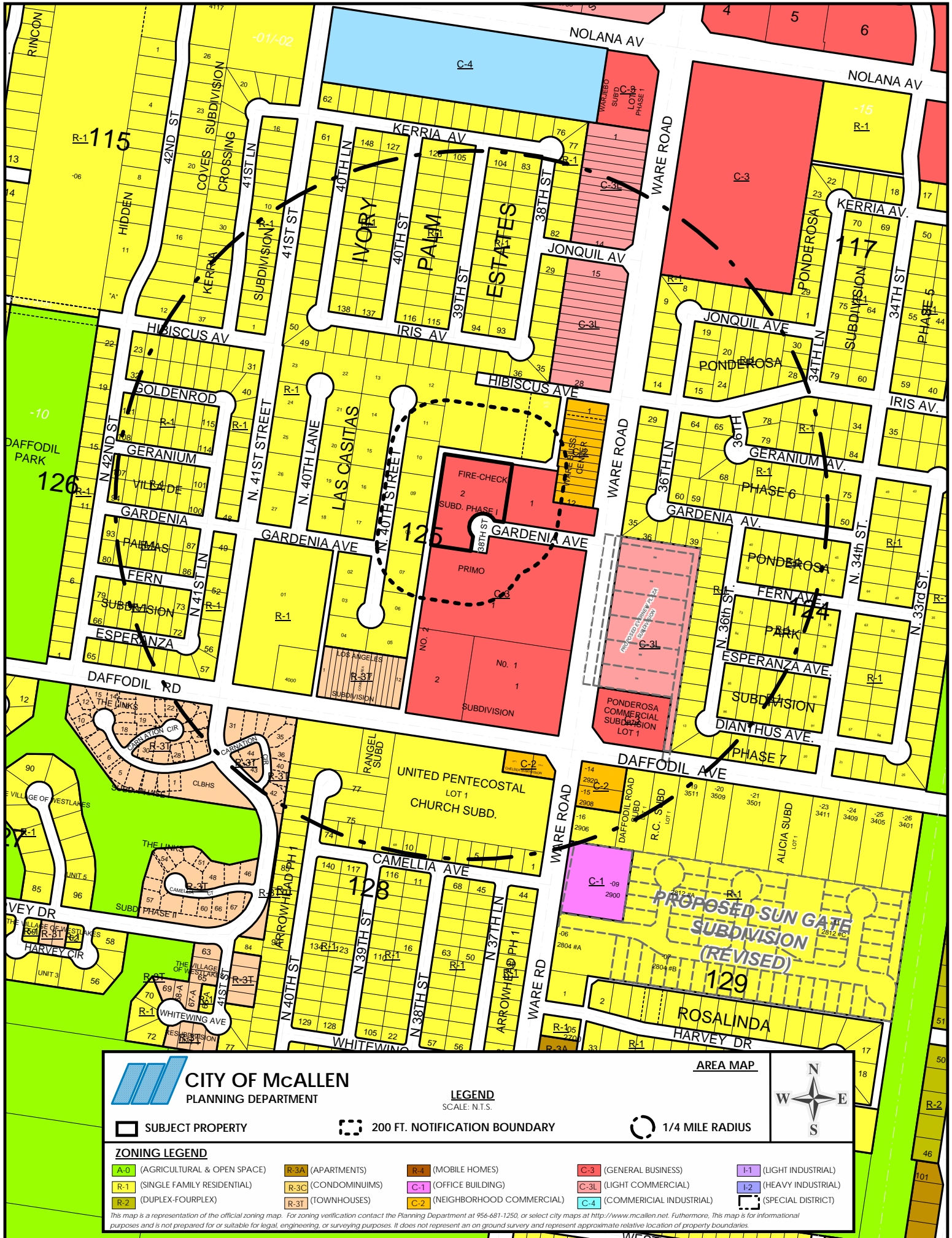


AREA MAP

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

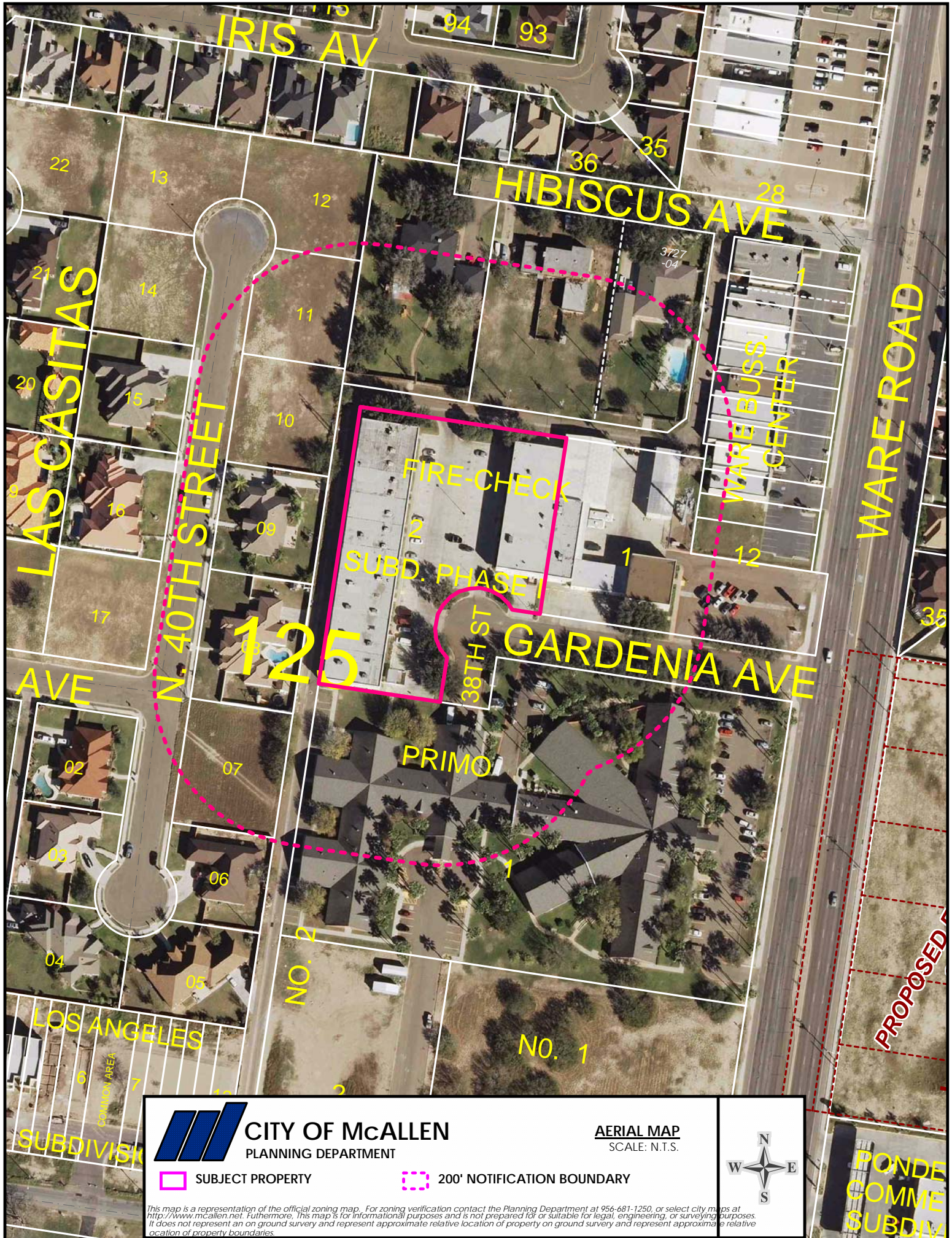
LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY	200 FT. NOTIFICATION BOUNDARY	1/4 MILE RADIUS
ZONING LEGEND		
A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)
R-2 (DUPEX-FOURPLEX)	R-31 (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)
		C-3 (GENERAL BUSINESS)
		C-3L (LIGHT COMMERCIAL)
		C-4 (COMMERCIAL INDUSTRIAL)
		I-1 (LIGHT INDUSTRIAL)
		I-2 (HEAVY INDUSTRIAL)
		(SPECIAL DISTRICT)

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

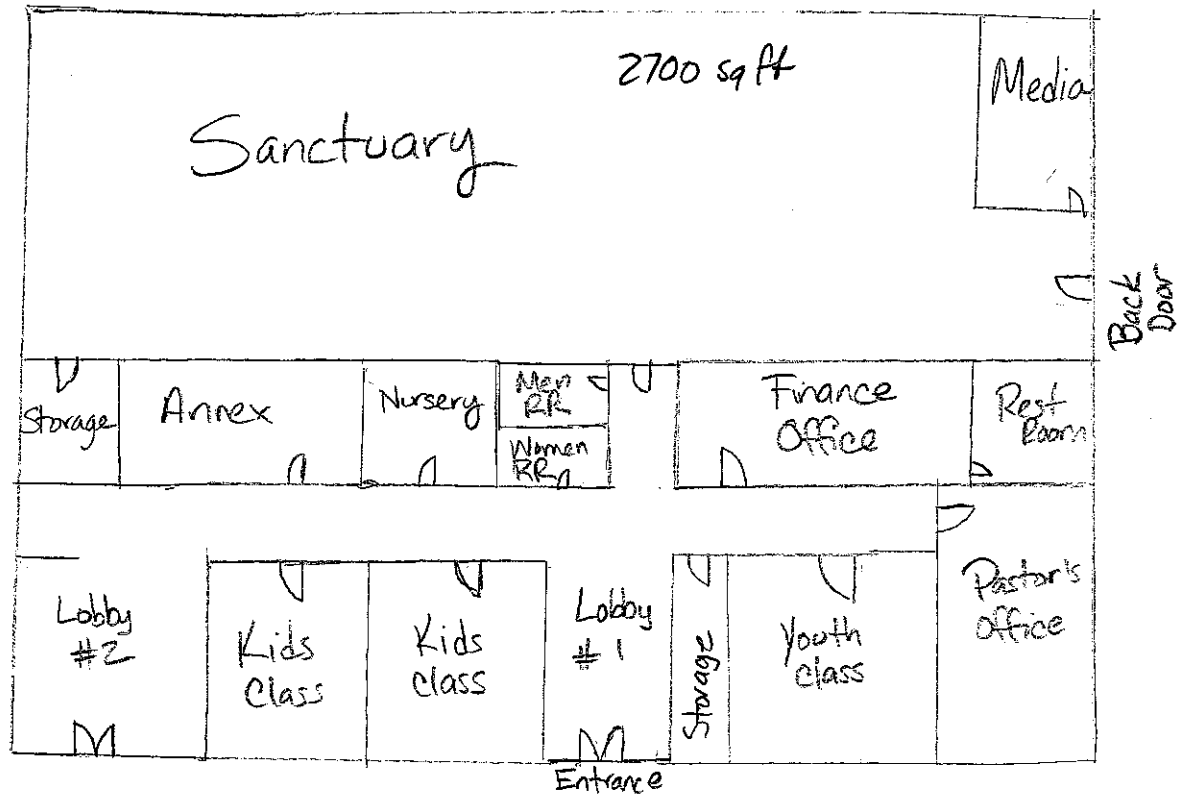
 200' NOTIFICATION BOUNDARY



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**PONDE
GOMME
SUBDIV**

Iglesia Tu Libertador
3750 W Gardenia Ave Ste B
McAllen, TX 78501



— 5,000 sq ft Total —

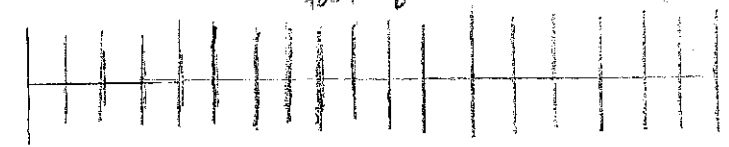
Floor Plan

My Options Adult Day Care 7am - 5pm Monday - Friday	913 Sports Store 10am - 7pm Mon - Fri	Cielo AZUL 8am - 5pm Mon - Fri	Genuine Healthcare 8am - 5pm Mon - Fri	Tex Star DME 8am - 5pm Mon - Fri 8am - 3pm Sat
--	---	--------------------------------------	--	--

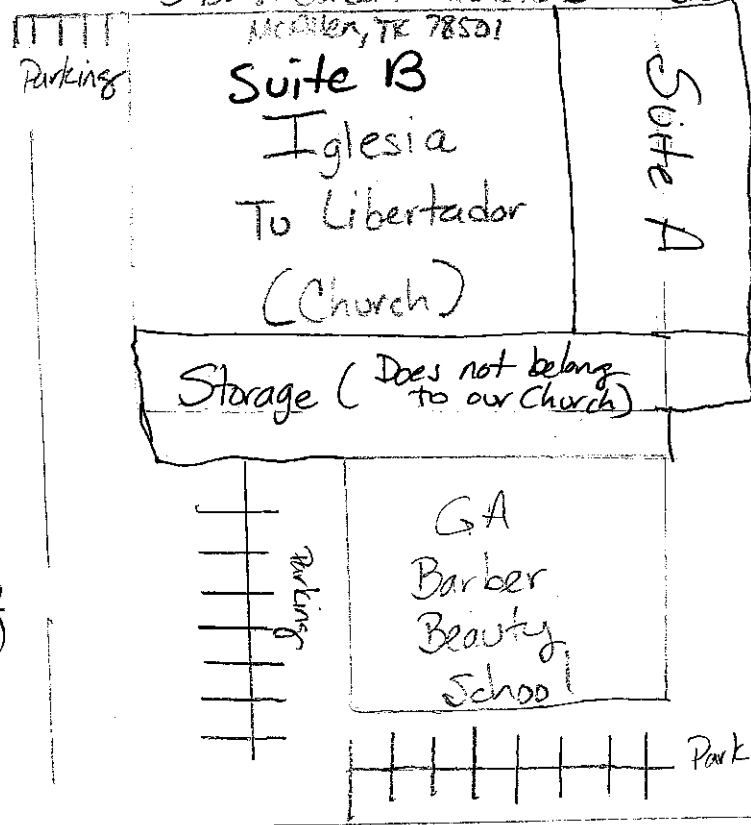
N 38th St

Briardcliff Nursing and Rehab Center

Gardenia Ave.



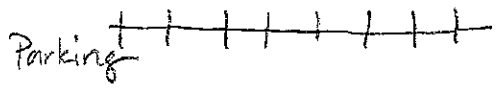
375D W Gardenia Ave Ste B. Ste A



Alley

North
↖

Wave Rd.



Site Plan



NOTICE
INSTITUTIONAL
USE
THIS PROPERTY
CUP2020-0117

Memo

TO: Planning and Zoning Commission

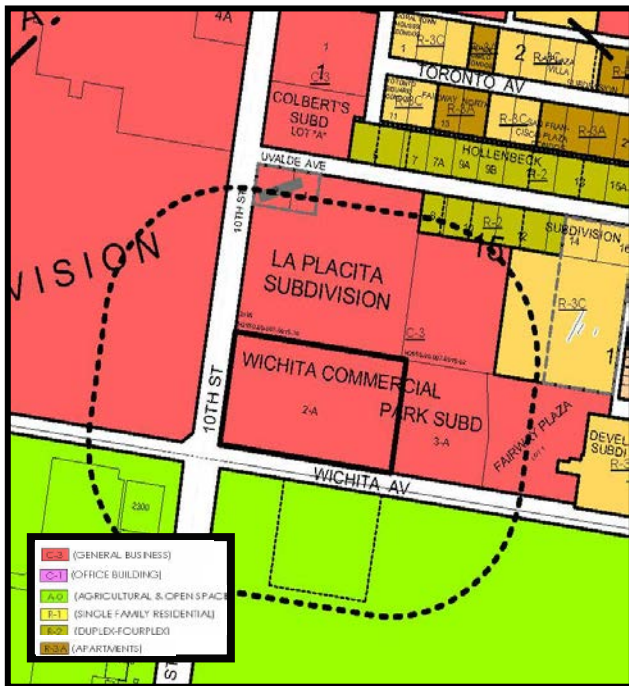
FROM: Planning Staff

DATE: November 24, 2020

SUBJECT: REQUEST OF OL BEVERAGE HOLDINGS, LLC FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT A2, LOTS A2 AND A3 WICHITA COMMERCIAL PARK, HIDALGO COUNTY, TEXAS; 2121 SOUTH 10TH STREET. (CUP2020-0118)

DESCRIPTION:

The property is located on the corner of South 10th Street and Wichita Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, west, and east, and A-O (agricultural and open space) District to the south. Surrounding land uses include McAllen Country Club, Logan’s Roadhouse, Mccrery Aviation Co., La Placita retail plaza, Fairway Plaza Shopping Center, and multifamily condominiums. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



ANALYSIS:

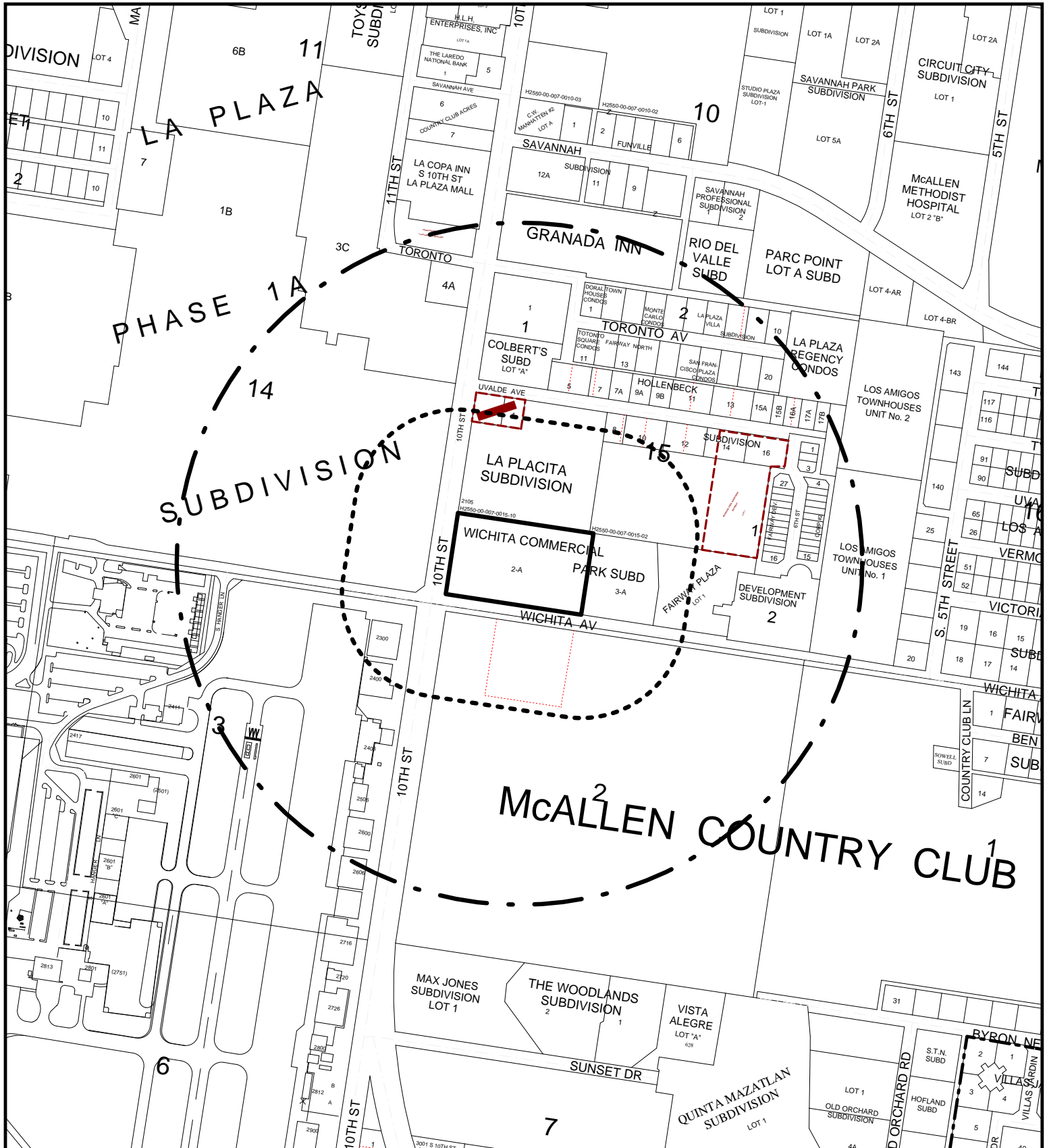
The applicant is proposing to operate bar (Ojos Locos Sports Cantina) from the existing 5,566 sq. ft. building. The proposed hours of operation would be from 11 a.m. to 12 a.m. Sunday through Wednesday and 11 a.m. to 2 a.m. Thursday through Saturday.


The Fire Department inspection is pending. The Health Department inspected the bar and determined the property to be in compliance. The police activity report is attached and indicates service calls from November 2019 to present. The Planning Department has received no complaints regarding this use. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the north;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to South 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. 56 parking spaces are required and are provided as per site plan.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

RECOMMENDATION:

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








CITY OF McALLEN
PLANNING DEPARTMENT


LEGEND
SCALE: N.T.S.

AREA MAP



 **SUBJECT PROPERTY**

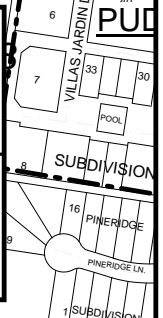
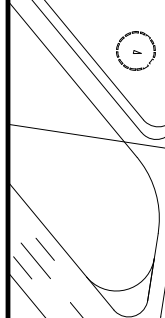
 **400 FT. NOTIFICATION BOUNDARY**

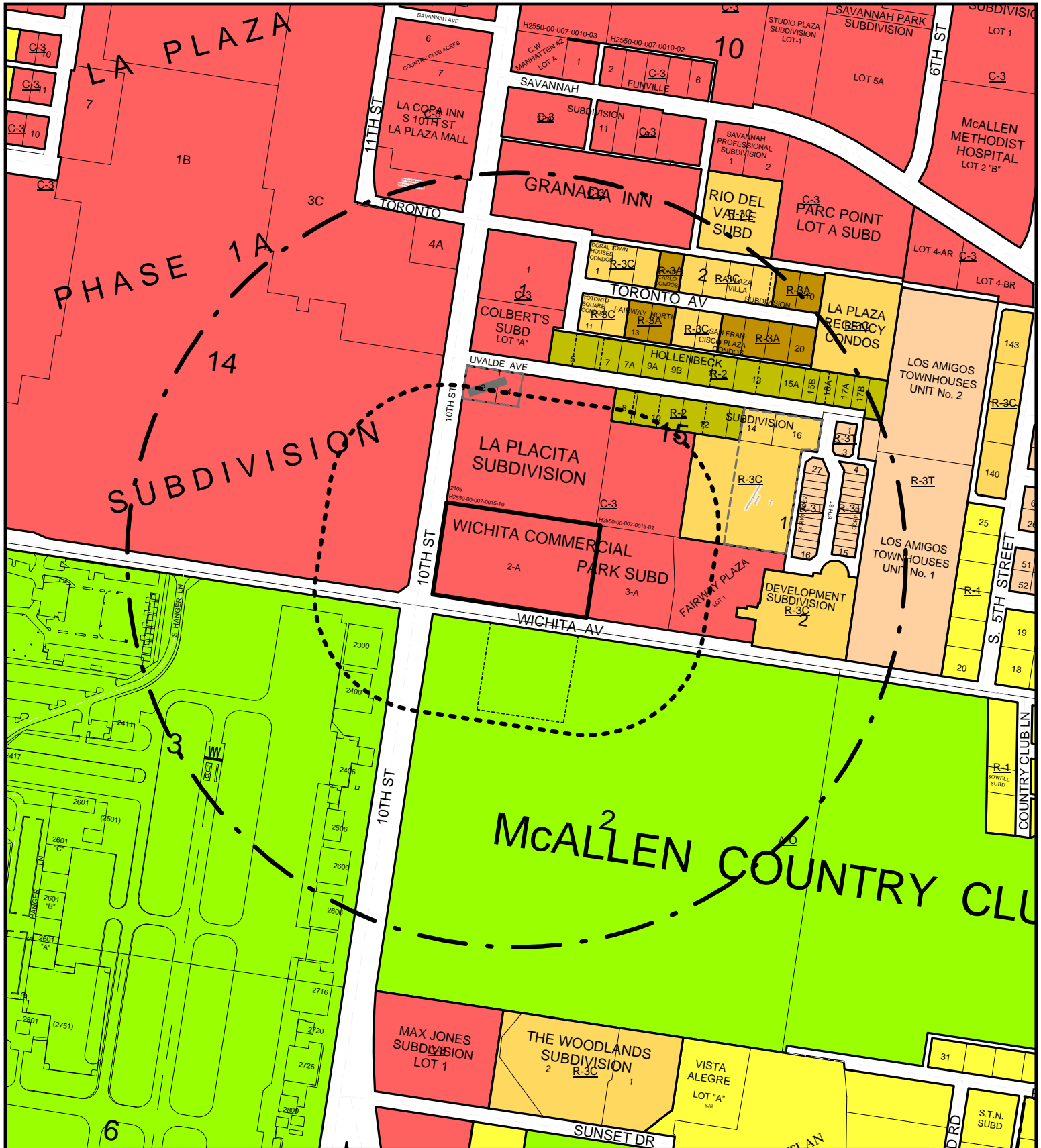
 **1/4 MILE RADIUS**


ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

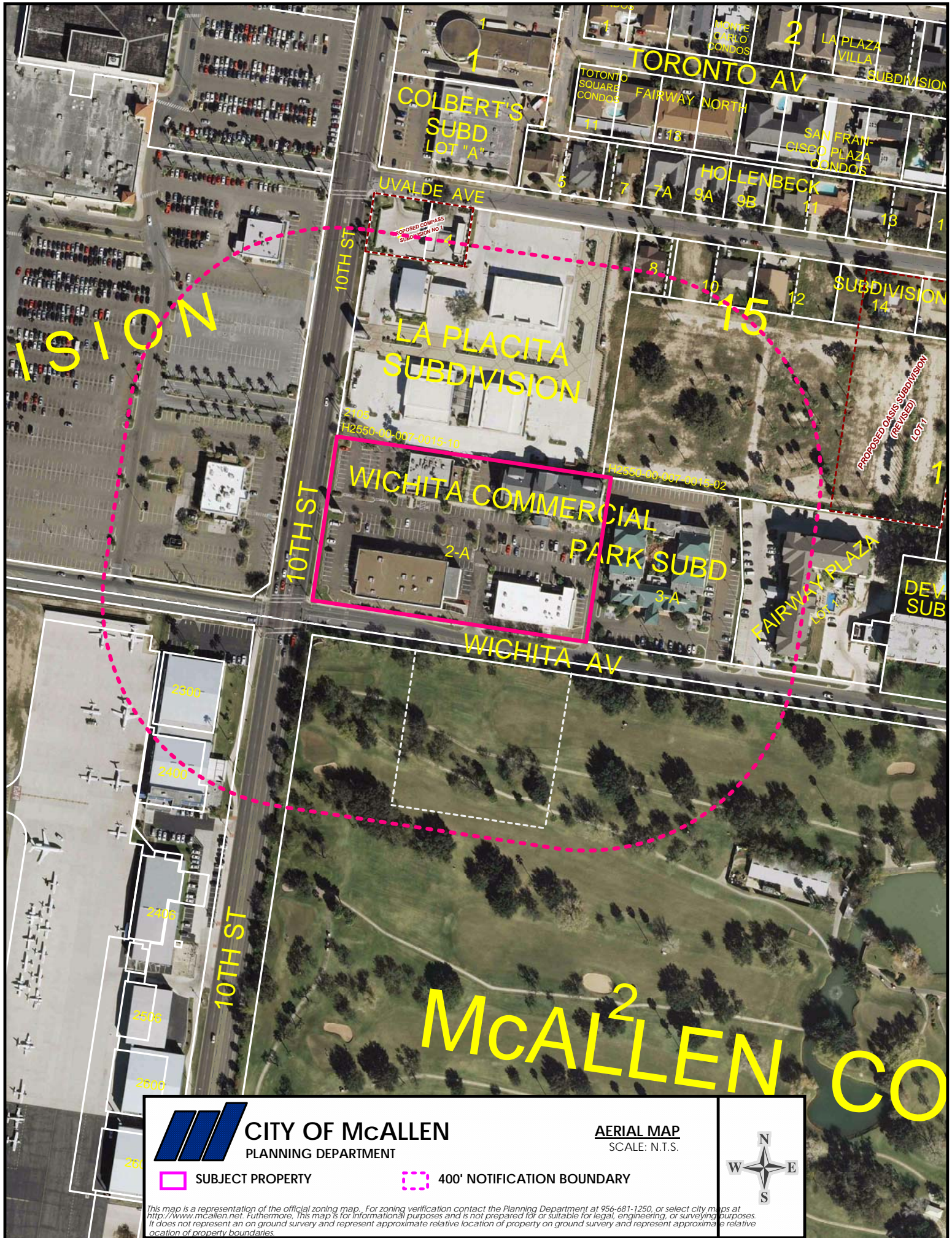
400 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

 SUBJECT PROPERTY

 400' NOTIFICATION BOUNDARY



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S. 10th Street

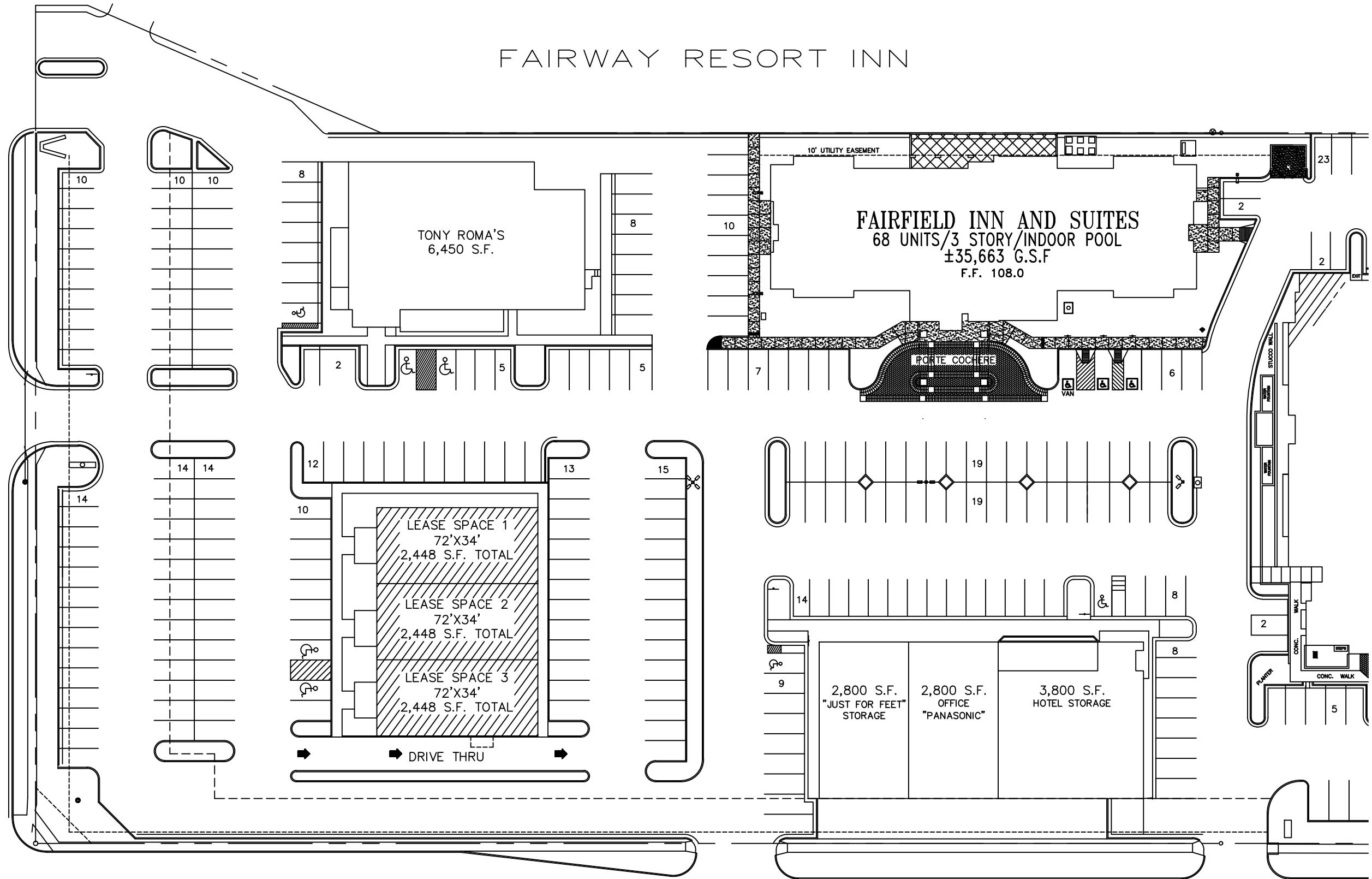
Wichita Ave.

2121 S. 10th



FAIRWAY RESORT INN

SOUTH 10th STREET



WICHITA AVE.

Dry Storage

WALK IN COOLER

WALK IN FREEZER

ELECTRICAL ROOM

MECHANICAL ROOM

MEN

Liquor Room

Women

Kitchen

OFFICE

DISH AREA

Bar Dining

Service Bar

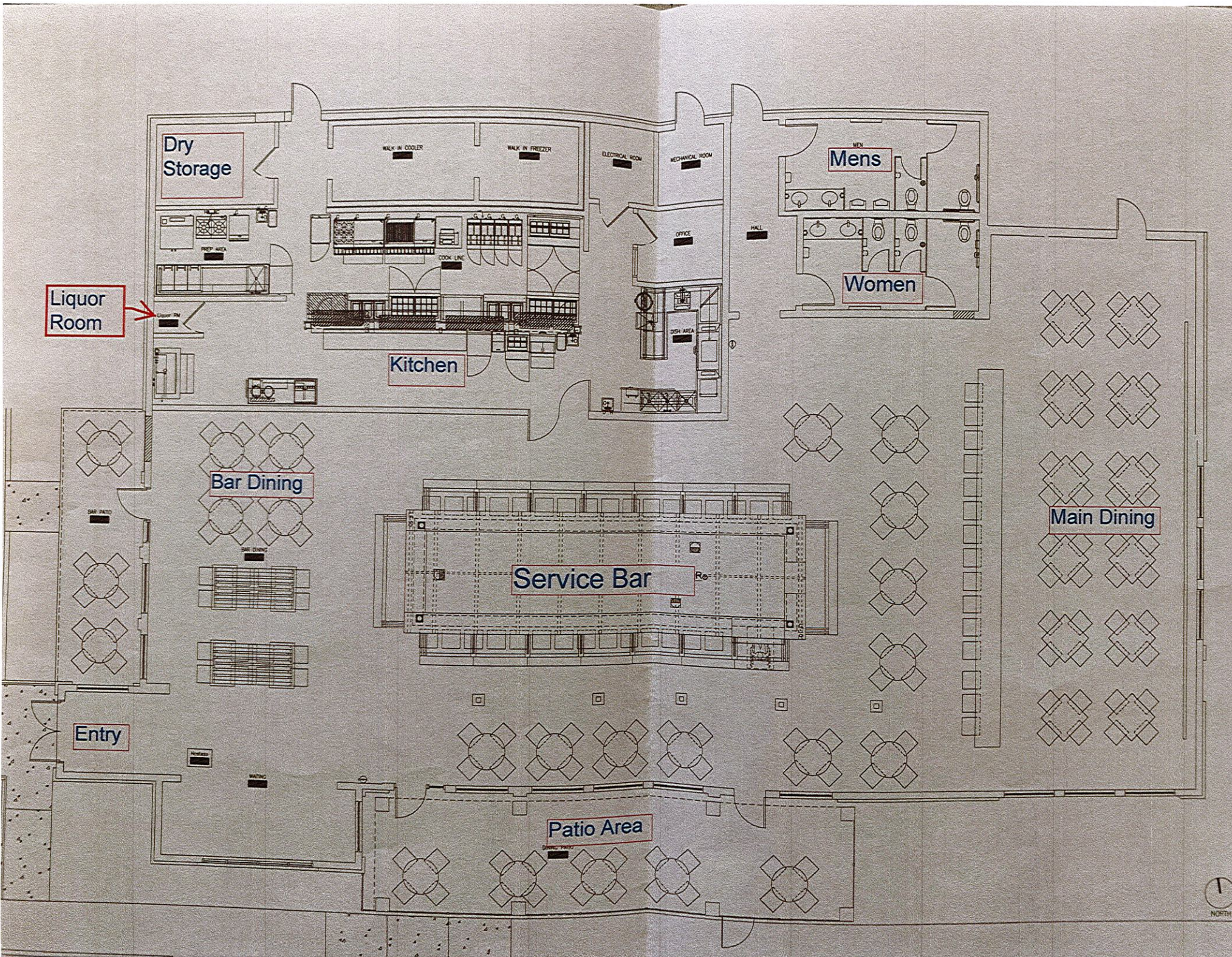
Main Dining

Entry

Patio Area



NORTH





Incident Analysis Report

From Date: 11/1/2019
To Date: 11/24/2020
Location: 2121 S 10TH ST, MCALLEN

Call Date/Time	Incident Number	Incident Type	Location
11/23/2020 13:16	2020-00080143	Theft	2121 S 10TH ST, MCALLEN
11/8/2020 23:17	2020-00076478	CRIMINAL MISCHIEF	2121 S 10TH ST, MCALLEN
9/8/2020 7:29	2020-00061342	Alarm Burglary	2121 S 10TH ST, MCALLEN
6/10/2020 23:26	2020-00039291	Alarm Burglary	2121 S 10TH ST, MCALLEN
5/3/2020 1:05	2020-00029348	Domestic Disturbance	2121 S 10TH ST, MCALLEN
12/23/2019 14:20	2019-00092334	MINOR ACC	2121 S 10TH ST, MCALLEN

Total Matches: 6



NOTICE
BAR
FOR
THIS PROPERTY
CUP2020-0118

Memo

TO: Planning and Zoning Commission

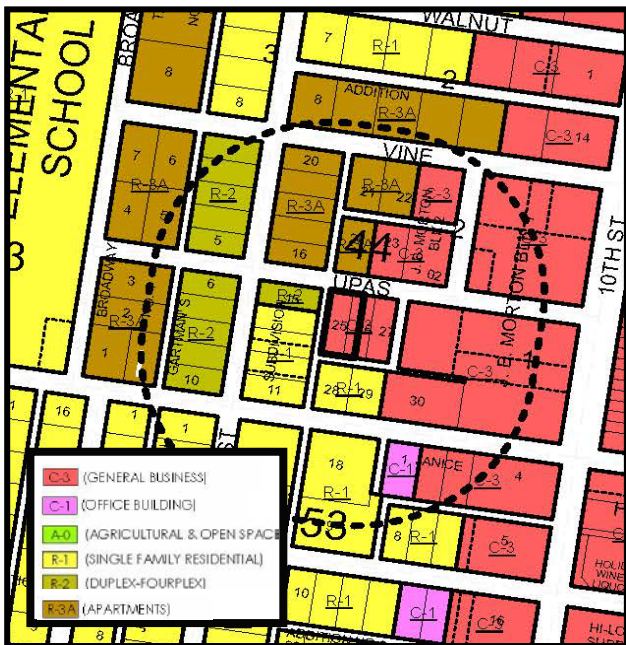
FROM: Planning Staff

DATE: November 25, 2020

SUBJECT: REQUEST OF SHAWN M. MENDIOLA FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT, LOT 25 AND THE WEST 1/2 OF LOT 26, GARTMAN'S SUBDIVISION HIDALGO COUNTY, TEXAS; 1113 UPAS AVENUE. (CUP2020-0119)

DESCRIPTION:

The property is located on the south side of Upas Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the northeast and east, R-3A (multifamily residential apartments) District to the northwest and north, R-2 (duplex-fourplex residential) District to the west, and R-1 (single family residential) District to the west and south. Surrounding land uses include a step in time antique store, bridges and company home good store, and single family residential. A bar is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



ANALYSIS:

The applicant is proposing to operate a bar from the existing 1,239.5 sq. ft. building. The proposed hours of operation will be from 12:00 p.m. to 2:00 a.m. Monday through Sunday.

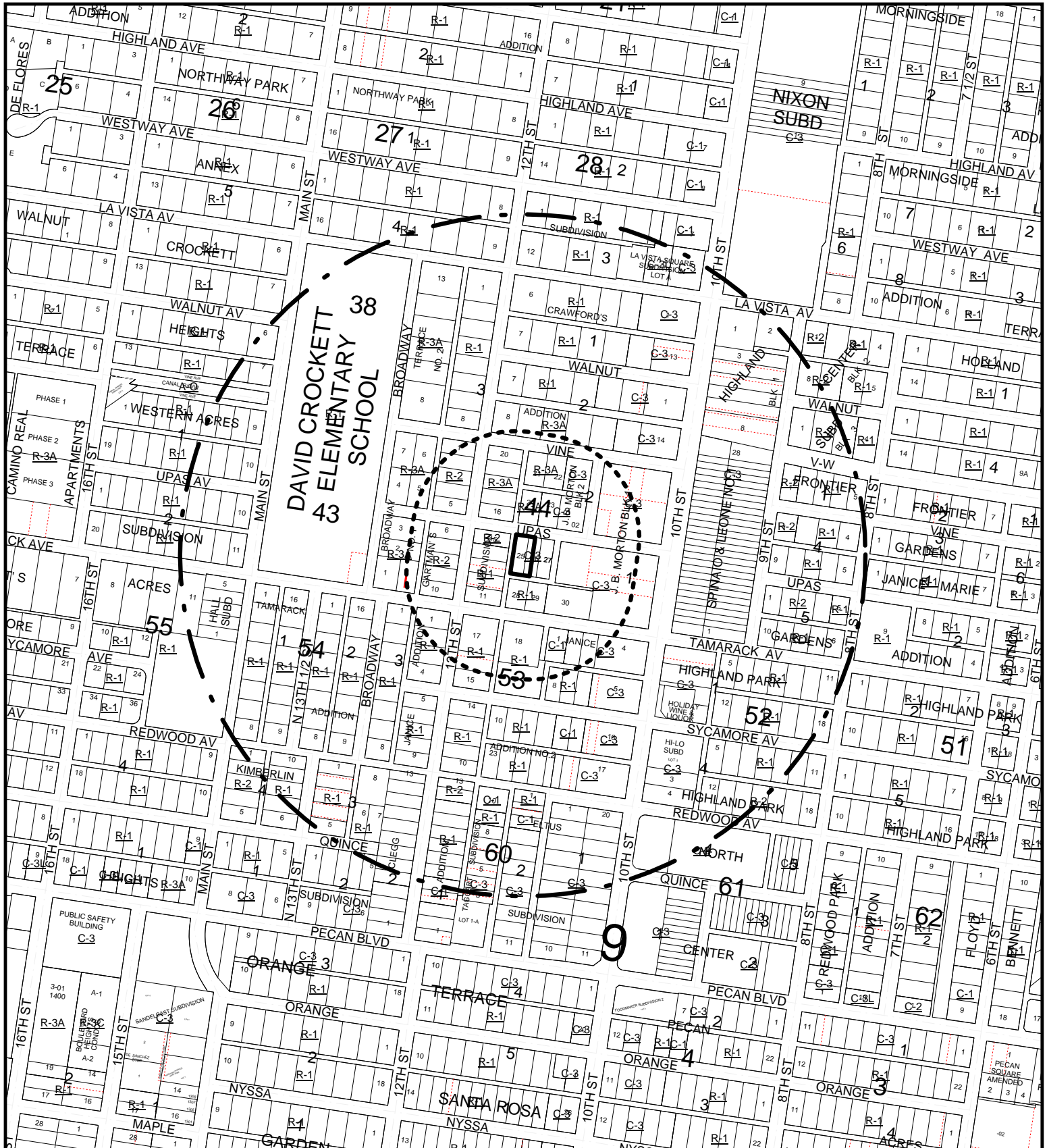
The Fire Department inspection is pending. The Health Department pending questions on the


kitchen and service area. The police activity report is attached, which indicates service calls from November 2019 to present. The Planning Department has received one call in opposition to the request in regards to the off street parking. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the residential zone/use to the north, south, and west;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment is approximately 480 ft. from North 10th Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on the 1239.5 sq. ft. building, 13 parking spaces are required, 9 parking spaces are provided on site.
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

RECOMMENDATION:

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






CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

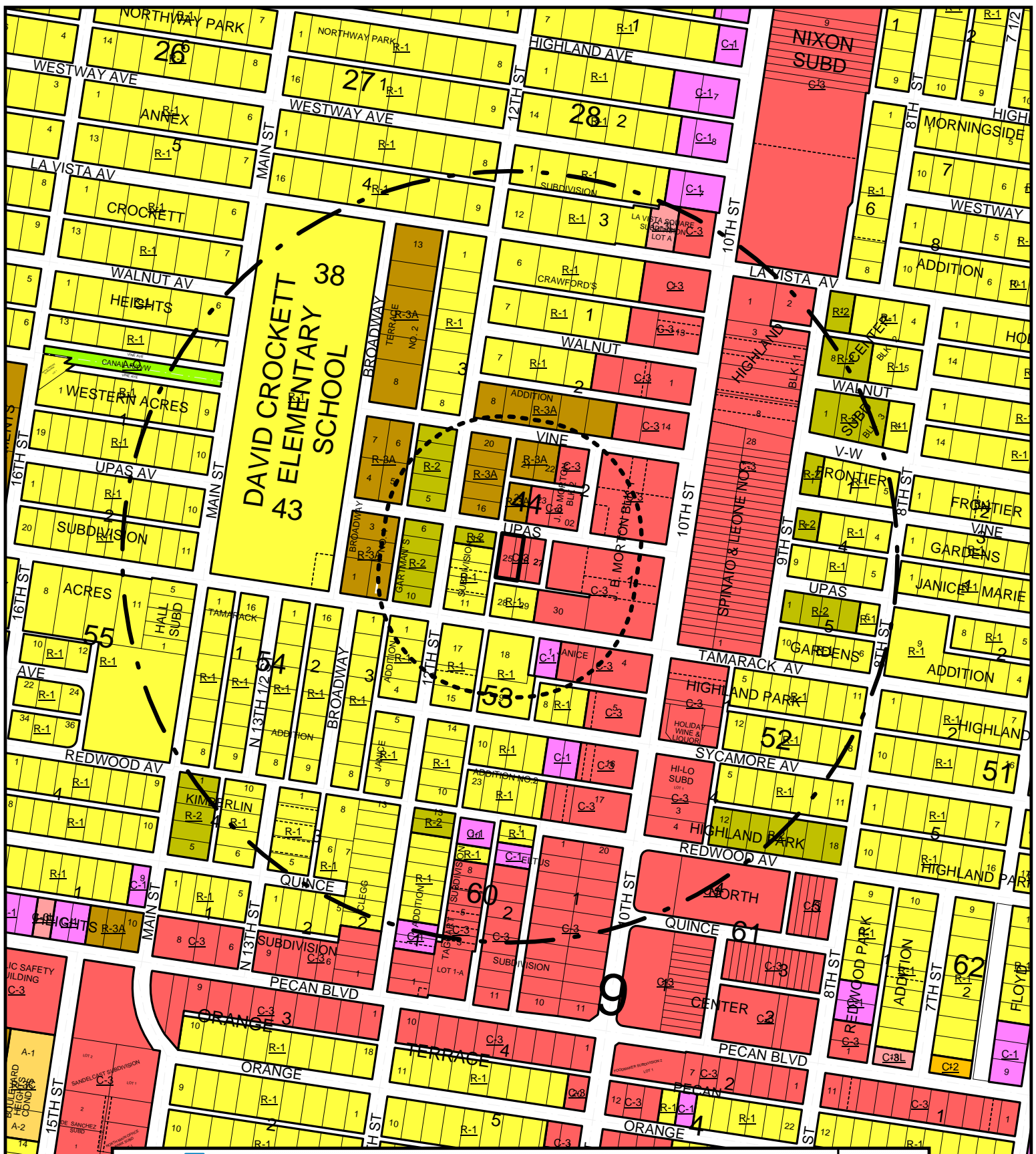
400 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

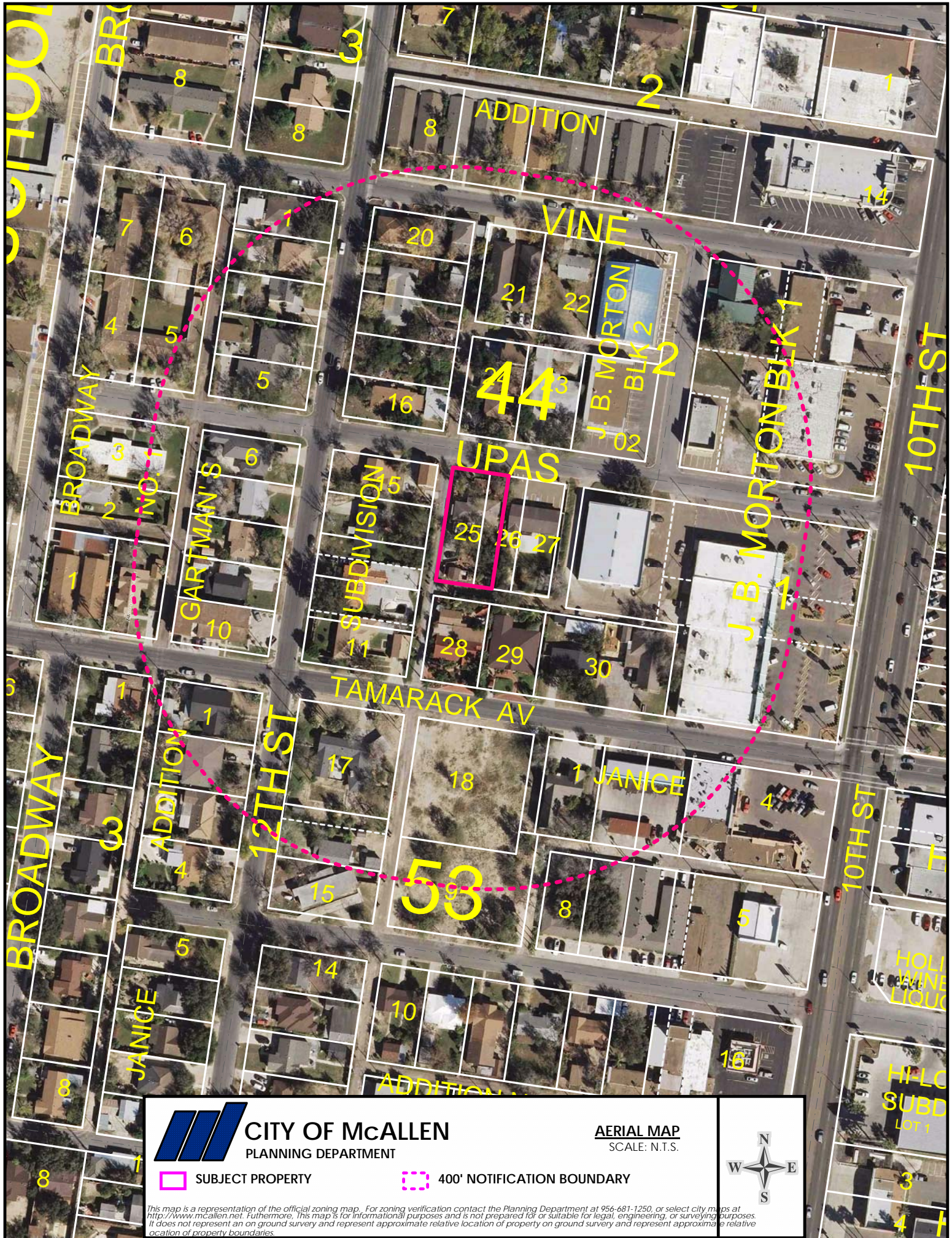
400 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)	R-3A (APARTMENTS)	R-4 (MOBILE HOMES)	C-3 (GENERAL BUSINESS)	I-1 (LIGHT INDUSTRIAL)
R-1 (SINGLE FAMILY RESIDENTIAL)	R-3C (CONDOMINIUMS)	C-1 (OFFICE BUILDING)	C-3L (LIGHT COMMERCIAL)	I-2 (HEAVY INDUSTRIAL)
R-2 (DUPEX-FOURPLEX)	R-31 (TOWNHOUSES)	C-2 (NEIGHBORHOOD COMMERCIAL)	C-4 (COMMERCIAL INDUSTRIAL)	SD (SPECIAL DISTRICT)

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CITY OF McALLEN
 PLANNING DEPARTMENT

AERIAL MAP
 SCALE: N.T.S.

 SUBJECT PROPERTY

 400' NOTIFICATION BOUNDARY



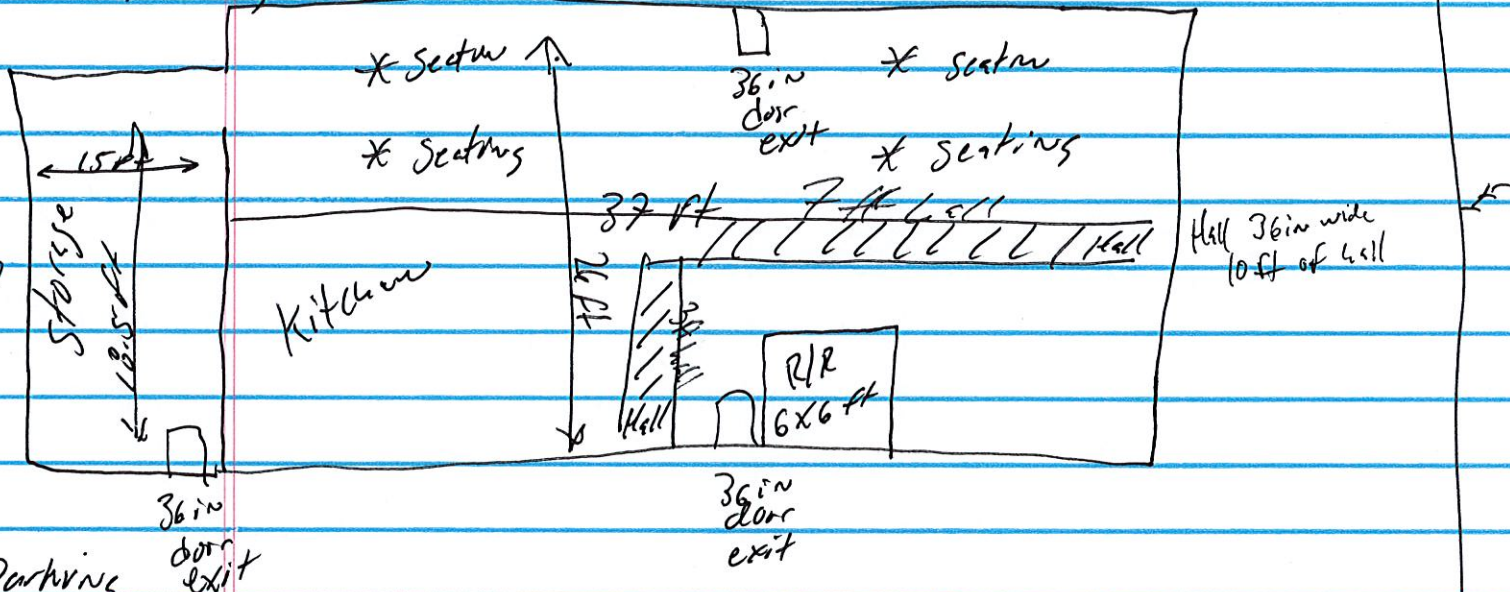
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N

1113 UPas Ave UPAS

56 ft frontage

parking
parking
parking
Handicap Parking



Parking
Parking
Parking
Parking
Parking

1000 sq ft	
37 x 26 ft	962 ft
Storage	277 ft
Total	1239.5
* Seating	

11/5/2020



Incident Analysis Report

Summary

Print Date/Time: 11/24/2020 16:07
Login ID: mcpd7004
Incident Type: All
Call Source: All

From Date: 11/01/2019 00:01
To Date: 11/24/2020 16:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 1113 UPAS AVE, MCALLEN

<u>Incident Date/Time</u>	<u>Incident Number</u>	<u>Incident Type</u>	<u>Location</u>
11/01/2020 09:38	2020-00074605	Police Services	1113 UPAS AVE

Total Matches: 1

NOTICE
AN APPLICATION TO SELL
AND CONSUME ALCOHOLIC
BEVERAGES IS PROPOSED
FOR THIS LOCATION.
TYPE OF LICENSE/PERMIT:
Mobile Food Cart
NAME OF APPLICANT:
City of Dallas
ADDRESS OF APPLICANT:
1111 N. Loop West, Dallas, TX 75207
FOR INFORMATION: THE APPLICANT HAS PROVIDED
CERTAIN INFORMATION TO THE CITY OF DALLAS PLANNING DEPT.
ON 11/11/2020 AT 10:00 AM.

**NOTICE
BAR
FOR
THIS PROPERTY
CUP2020-0119**
CITY OF DALLAS PLANNING DEPT.
1111 N. LOOP WEST
DALLAS, TEXAS 75207

SUB2020-0025



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>Shary Manor Subdivision</u> Location <u>East side of N. Shary Road approx. 2,000 feet north of Lark Avenue</u> City Address or Block Number _____ Number of lots <u>106</u> Gross acres <u>38.27</u> Net acres <u>38.27</u> Existing Zoning <u>C-3</u> Proposed <u>R3A</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Open</u> Proposed Land Use <u>Duplex/Fourplex</u> Irrigation District # <u>UID</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u> Legal Description <u>38.27 acres of land out of Lot 385 John H. Shary Subdivision</u>
Owner	Name <u>Shary 80 Phase I, LLC</u> Phone <u>956-213-8244</u> Address <u>P.O. Box 610</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u> E-mail <u>jwholand@verturointerests.com</u>
Developer	Name <u>Shary 80 Phase I, LLC</u> Phone <u>956-213-8244</u> Address <u>P.O. Box 610</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u> Contact Person <u>Joseph W. Holand</u> E-mail <u>jwholand@verturointerests.com</u>
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>956-668-1588</u> Address <u>416 E. Dove Avenue</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u> 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</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u> Contact Person: <u>Carlos Vasquez, R.P.L.S.</u> Email: <u>cvq@cvqls.com</u>

Pct # 713343 pd \$3000

RECEIVED
APR 22 2020
By [Signature] 10:30 am

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 4/21/20

Print Name Joseph W. Holand

Owner

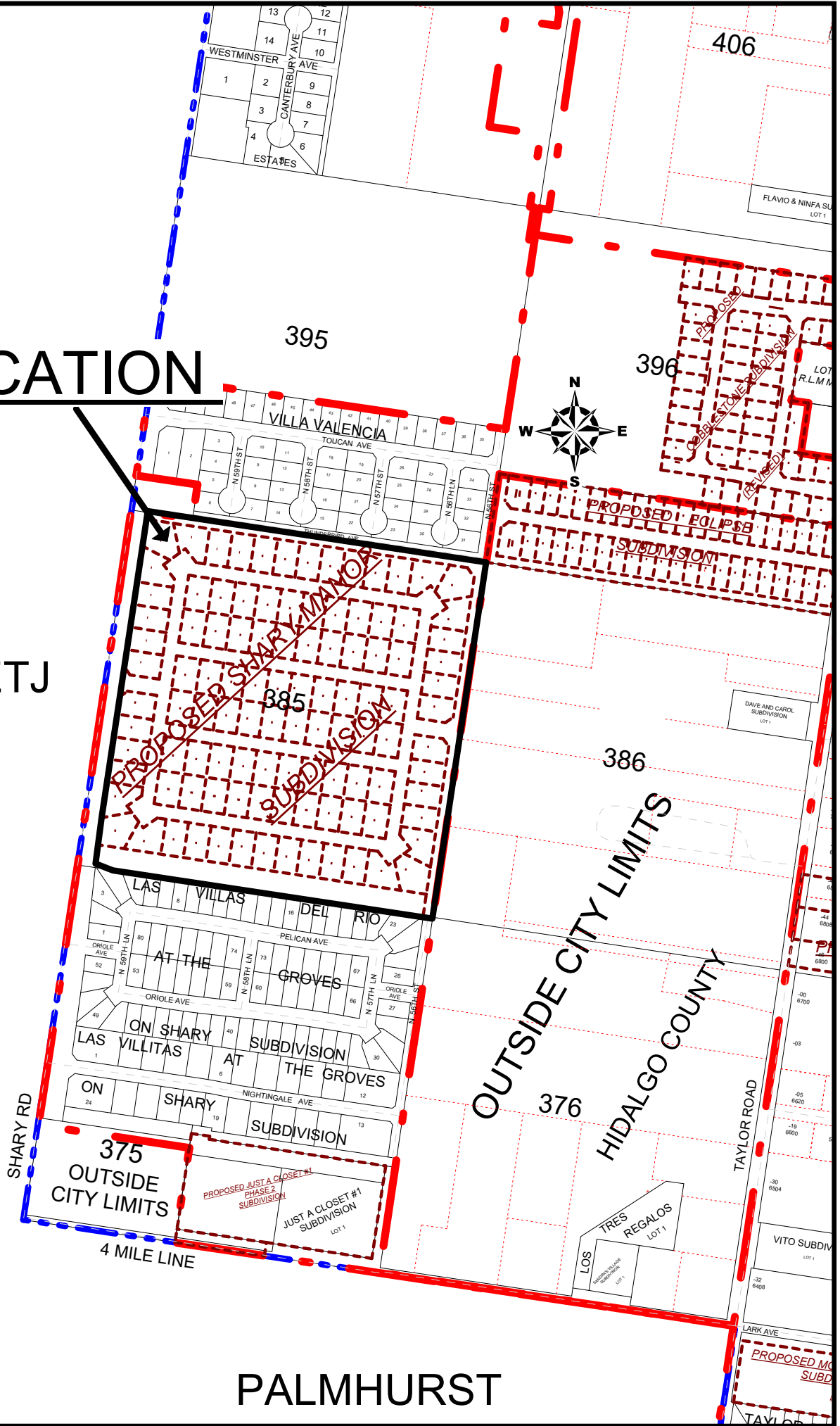
Authorized Agent

09/15

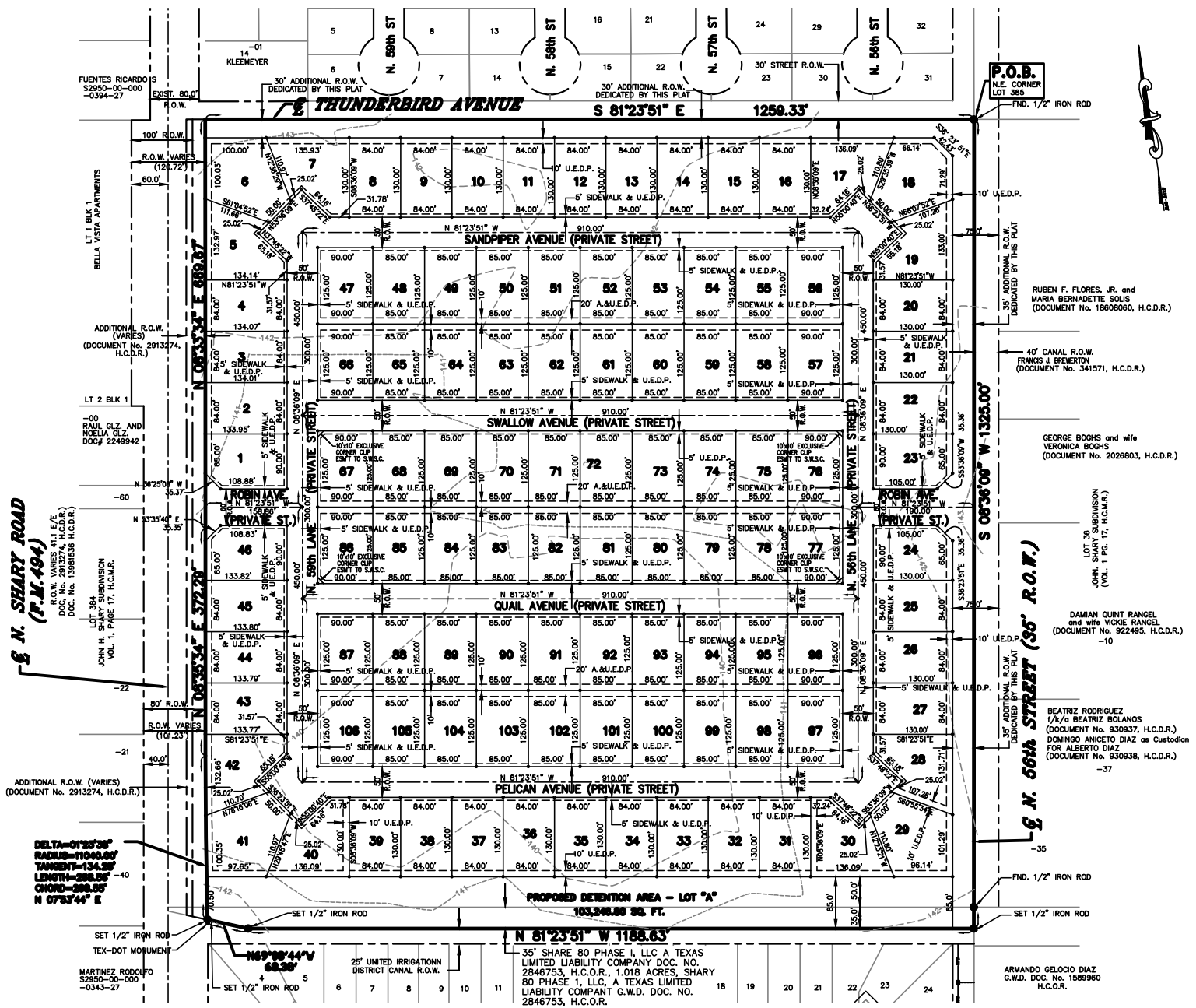
RECEIVED BY ASST. CLERK

LOCATION

ALTON ETJ



PALMHURST



SUBDIVISION PLAT OF
SHARY MANOR SUBDIVISION
(PRIVATE SUBDIVISION)

LAS VILLAS DEL RIO AT THE GROVES ON SHARY SUBDIVISION
(DOCUMENT No. 2926848 H.C.M.R.)

P.O.B.
N.E. CORNER
LOT 365
FND. 1/2" IRON ROD

RUBEN F. FLORES, JR. and
MARIA BERNADETTE SOLIS
(DOCUMENT No. 1860860, H.C.D.R.)

40' CANAL R.O.W.
FRANCIS J. BREWSTER
(DOCUMENT No. 341571, H.C.D.R.)

GEORGE BOGHS and wife
VERONICA BOGHS
(DOCUMENT No. 2026803, H.C.D.R.)

IRMA, LOT 36
AND HER SUBDIVISION
(VOL. 1 Pgs. 17, H.C.M.R.)

DAMIAN QUINT RANGEL
and wife WICKIE RANGEL
(DOCUMENT No. 922495, H.C.D.R.)
-10

BEATRIZ RODRIGUEZ
1/3/3 BEATRIZ BOLANOS
(DOCUMENT No. 930937, H.C.D.R.)
DOMINGO ANICETO DIAZ as Custodian
FOR ALBERTO DIAZ
(DOCUMENT No. 930938, H.C.D.R.)
-37

FND. 1/2" IRON ROD

ARMANDO GELCOLO DIAZ
G.W.D. DOC. No. 1569960
H.C.O.R.

E. N. SHARY ROAD
(F.M. 494)
R.O.W. VARIES 41.1 E/E
DOC. No. 1387528 H.C.D.R.)

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

DELTA-012328"
RADIUS=1134.00"
TANGENT=134.30"
LENGTH=268.60"
CHORD=268.60"
N 07°35'44" E

MARTINEZ RODOLFO
S2955-10-0001
-0343-27

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



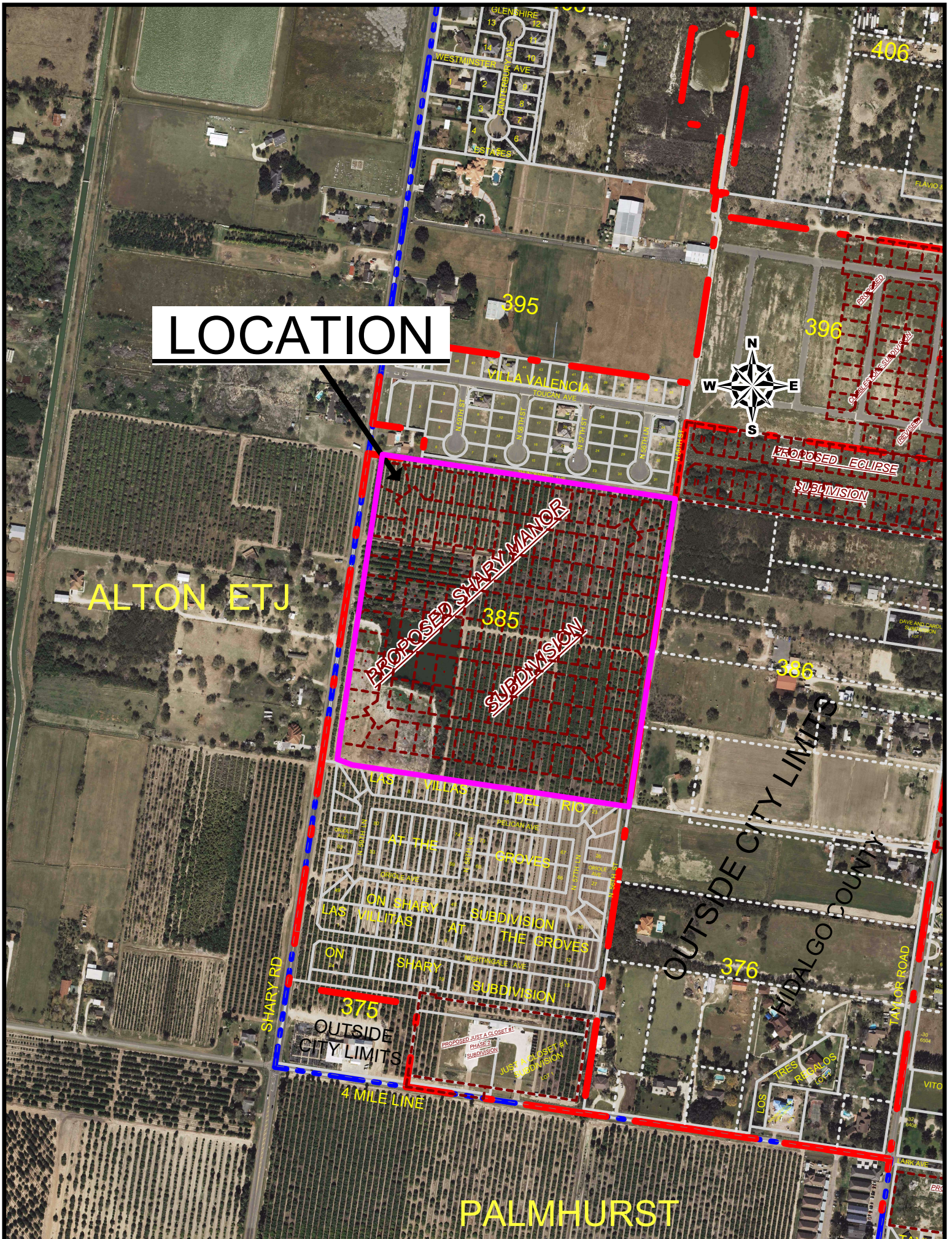
Reviewed On: 11/23/2020

SUBDIVISION NAME: SHARY MANOR SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>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.</p>	Required
<p>Thunderbird Avenue: 30 ft. dedication from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides **Must escrow monies if improvements are not built prior to recording.</p>	Applied
<p>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.</p>	Applied
<p>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 ***Must escrow monies if improvements are not built prior to final. ****As per Fire and Traffic Departments, please show no parking for edges of knuckles in subdivision.</p>	Applied
<p>N. 56th Street: 35 ft. ROW dedication for 70 ft. ROW Paving: 50 ft. Curb & gutter: both sides **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</p>	Applied
<p>* 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.</p>	Applied
<p>* 600 ft. Maximum Cul-de-Sac</p>	Applied
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties.</p>	Applied
SETBACKS	
<p>* Front: 20 ft. or greater for easements except for 15 ft. for unenclosed carport only. ****Planning and Zoning Board approved setback requested by the engineer on August 4, 2020 meeting for "20 ft. or greater for easements except for 15 ft. for unenclosed carport only."</p>	Applied
<p>* Rear: 10 ft. or greater for easements.</p>	Applied
<p>* Sides: 6 ft. or greater for easements.</p>	Applied
<p>* Corner: 10 ft. or greater for easements.</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies</p>	Applied

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 56th Street, Thunderbird Avenue, 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 prior to final.	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 and along North Shary Road, North 56th Street, and Thunderbird Avenue. **Please include "Thunderbird Avenue" on plat note #10 prior to recording.	Required
* 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 North Shary Road, North 56th Street and Thunderbird Avenue.	Applied
* 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.	NA
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Applied
* 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	Required
LOT REQUIREMENTS	
* Minimum lot width and lot area.	Compliance
* Lots fronting public streets. Interior streets are proposed to be private.	Applied
ZONING/CUP	
* Existing: C-3 Proposed: R-3A **Rezoning to R-3A approved by the City Commission on their meeting of June 22, 2020	Completed
* Rezoning Needed Before Final Approval **Rezoning to R-3A approved by the City Commission on their meeting of June 22, 2020	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	Applied

<p>* Pending review by the Parkland Dedication Advisory Board and CC. **As per Parks Department, Board recommendation was approved by City Commission on September 14, 2020 whereas developer will pay half of required Park Fees (\$148,400) prior to recording and the other half (\$148,400) at the time of building permit.</p>	<p>Required</p>
<p>TRAFFIC</p>	
<p>* As per Traffic Dept., Trip Generation and TIA approved.</p>	<p>Completed</p>
<p>* As per Traffic Dept., Trip Generation and TIA approved.</p>	<p>Completed</p>
<p>COMMENTS</p>	
<p>Comments: Must comply with City's Access Management Policy *****As per Public Works Dept., please submit site plan indicating proposed dumpster locations and enclosure details *****As per Traffic Department, please barricade on North 56th Street as may be applicable.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.</p>	<p>Applied</p>

LOCATION



ALTON ETJ

PROPOSED SHARY MANOR
SUBDIVISION

OUTSIDE CITY LIMITS

OUTSIDE CITY LIMITS
HIDALGO COUNTY

PALMHURST



4 MILE LINE

PROPOSED JUST A CLOSET #1
PHASE 2
SUBDIVISION

JUST A CLOSET #1
SUBDIVISION

SUB2020-0010



City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name <u>McAllen Temple Subdivision</u> Location <u>NWC N. 2nd St. & Trenton Road</u> City Address or Block Number <u>NONE At this time</u> Number of lots <u>1</u> Gross acres <u>10.615</u> Net acres <u>10.615</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>church</u> Irrigation District # <u>3</u> Residential Replat Yes <input 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>\$15,311.25</u> Parcel No. <u>189897</u> Tax Dept. Review <u>10x</u> Legal Description <u>Approx. 10.615 ac o/o Lot 16 Section 13</u> <u>Hidalgo Canal Co. Subdivision</u>
Owner	Name <u>The church of Jesus Christ LDS</u> Phone <u>40(956) 381-0981</u> Address <u>50 East North Temple St., 12th Floor</u> City <u>Salt Lake City</u> State <u>UT</u> Zip <u>84150</u> E-mail <u>40 mario@meldenandhunt.com</u>
Developer	Name <u>VCBO Architecture</u> Phone <u>40(956) 381-0981</u> Address <u>524 South 600 East</u> City <u>Salt Lake City</u> State <u>UT</u> Zip <u>84102</u> Contact Person <u>Phil Haderlie</u> E-mail <u>phaderlie@vcbo.com</u>
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. Mc Intyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>Mario A. Reyna, P.E.</u> E-mail <u>mario@meldenandhunt.com</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. Mc Intyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>

Act # 497794 Pd \$300 (18)

RECEIVED
 FEB 14 2020
 By Mc 3:52pm

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

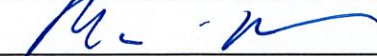
PLAT TO SHOW:

- 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

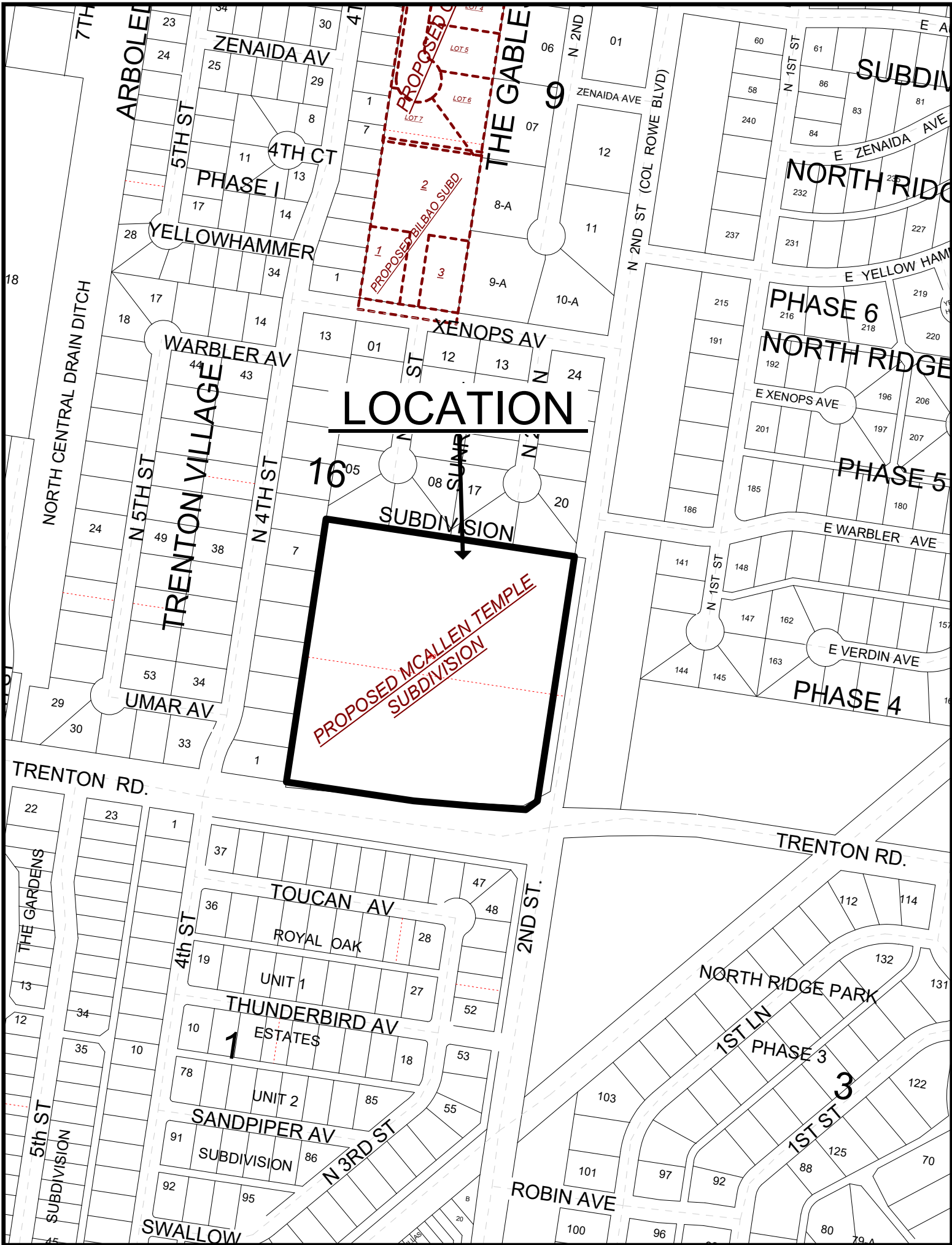
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 2-12-2020

Print Name Mario A. Reyna, P.E.

Owner

Authorized Agent



LOCATION

**PROPOSED MCALEN TEMPLE
SUBDIVISION**

**16⁰⁵
SUBDIVISION**

**PROPOSED
PROPOSED BILBAO SUBD**

ARBOLEDA

ZENAIDA AV

5TH ST

4TH CT

PHASE 1

YELLOWHAMMER

THE GABLE

ZENAIDA AVE

NORTH RIDGE

PHASE 6

NORTH RIDGE

PHASE 5

PHASE 4

TRENTON VILLAGE

WARBLER AV

XENOPS AV

UMAR AV

TRENTON RD.

TOUCAN AV

ROYAL OAK

UNIT 1

THUNDERBIRD AV

1 ESTATES

UNIT 2

SANDPIPER AV

SUBDIVISION

ROBIN AVE

NORTH RIDGE PARK

PHASE 3

1ST ST 3

SWALLOW

MAP OF MCALLEN TEMPLE SUBDIVISION

BEING 10.615 ACRES
 OUT OF LOT 16, SECTION 13,
 HIDALGO CANAL COMPANY SUBDIVISION
 VOLUME Q, PAGE 177, H.C.D.R.
 CITY OF MCALLEN,
 HIDALGO COUNTY, TEXAS

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

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS _____ DATE _____
 A UTAH CORPORATION SOLE
 JARED DOXEY - DIRECTOR
 500 EAST NORTH TEMPLE STREET, 22ND FLOOR
 SALT LAKE CITY, UTAH 84150

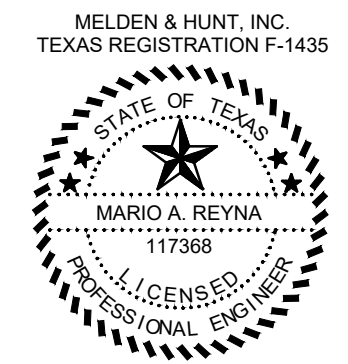
THE STATE OF UTAH
 COUNTY OF _____
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JARED DOXEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF _____

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

MARIO A. REYNA, P.E. # 117368
 DATE PREPARED: 02-12-2020
 ENGINEERING JOB NO. 20038.00



STATE OF TEXAS
 COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE ____ DAY OF _____, 20__.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
 STATE OF TEXAS

DATE SURVEYED: 10-31-19
 T-1083, PG. 78
 SURVEYING JOB NO. 19169.02



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.

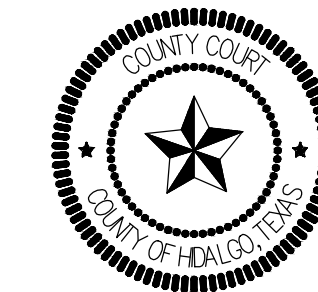
MAYOR, CITY OF MCALLEN

ATTESTED BY:

CITY SECRETARY _____ DATE _____

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____



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

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

GENERAL NOTES:

- THE SITE LIES IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
 COMMUNITY-PANEL NUMBER: 480334 0425 C
 MAP REVISED: NOVEMBER 16, 1982
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- FRONT: TRENTON ROAD- 60 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
 N. 2ND STREET- 60 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
 REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
 SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
 CORNER: SEE FRONT SETBACKS.
 ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN ALLEYS: 20 FT PAVING 16 FT.
- CITY OF MCALLEN BENCHMARK "GARCIA" LOCATED 1.443 FEET EAST OF THE TRENTON ROAD AND 2ND STREET INTERSECTION ALONG THE SOUTH R.O.W. OF TRENTON ROAD. NORTHING: 16822271.898 EASTING: 1080595.783 ELEV=107.677
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 85,010 C.F. (1.952 AC. FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
 REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 85,010 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 112,843 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 8" BLEEDER LINE INTO AN EXISTING CURB INLET LOCATED ON THE NORTH SIDE OF THE PROPERTY ALONG THE TRENTON ROAD R.O.W.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH 2ND STREET AND TRENTON ROAD.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8" MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALLEY/SERVICE DRIVE EASEMENT REQUIRED FOR COMMERCIAL PROPERTIES.
- THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
- COMMON AREAS, PRIVATE SERVICE DRIVES MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF MCALLEN.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 10.615 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, SECTION 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "Q", PAGE 177, HIDALGO COUNTY DEED RECORDS, SAID 10.615 ACRES BEING A PART OR PORTION OUT OF A LARGER TRACT OF LAND CONVEYED TO THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3076101, HIDALGO COUNTY DEED RECORDS, SAID 10.615 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16;
 THENCE, N 08° 38' 32" E ALONG THE EAST LOT LINE OF SAID LOT 16, A DISTANCE OF 109.27 FEET;
 THENCE, N 81° 21' 28" W A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF NORTH 2ND STREET, FOR THE NORTHERNMOST SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

- THENCE, S 53° 38' 12" W A DISTANCE OF 38.34 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE NORTH RIGHT-OF-WAY LINE OF W. TRENTON ROAD AND A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 003° 28' 38", A RADIUS OF 10,480.00 FEET, AN ARC LENGTH OF 636.02 FEET, A TANGENT OF 318.11 FEET, AND A CHORD THAT BEARS N 84° 37' 11" W A DISTANCE OF 635.92 FEET, TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 38' 32" E A DISTANCE OF 714.80 FEET TO A NO. 4 REBAR SET [N:16623306.960 E:1078616.953] FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 21' 28" E A DISTANCE OF 662.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 38' 32" W A DISTANCE OF 651.50 FEET ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. 2ND STREET TO THE POINT OF BEGINNING AND CONTAINING 10.615 ACRES OF LAND, MORE OR LESS;

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE ____ DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT, OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

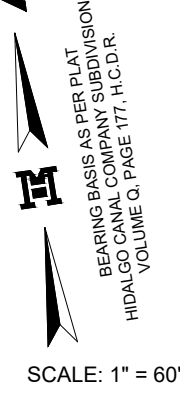
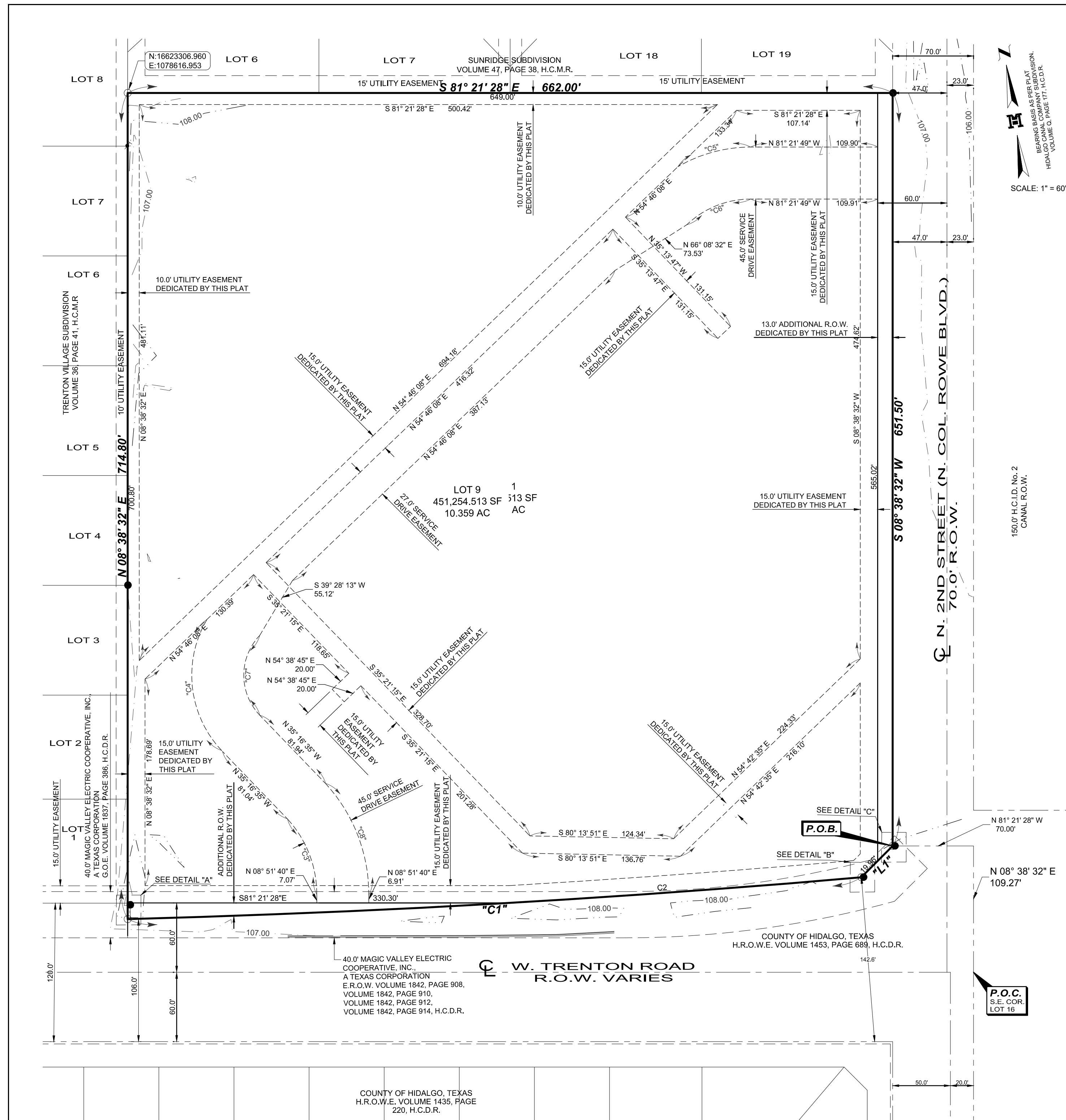
O.E. BRAND JR., PRESIDENT _____ MARK FREELAND, SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



150.0' H.C.I.D. No. 2
 CANAL R.O.W.

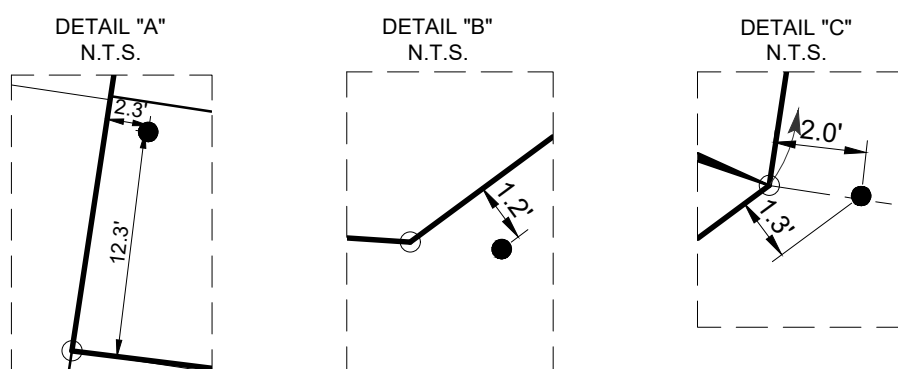
P.O.C.
 S.I.E. CORN.
 LOT 16



- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- AAA EDGE OF ASPHALT TO EDGE OF ASPHALT
- BBB BACK OF CURB TO BACK OF CURB
- AAA RIGHT OF WAY
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.C. HIDALGO COUNTY DEED RECORDS
- S.E. COR. SOUTHEAST CORNER
- W.D. WARRANTY DEED
- H.R.O.W.E. HIGHWAY RIGHT OF WAY EASEMENT
- EASEMENT AND RIGHT OF WAY
- G.O.V.E. GRANT OF EASEMENT
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- CL CENTERLINE

DRAWN BY: EM DATE 02-11-20
 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
 TBPLS No. 10096500



Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	636.02	10,480.00	003° 28' 38"	S84° 37' 11"E	635.92	318.11
C3	72.16	96.00	043° 03' 56"	N12° 33' 34"W	70.47	37.88
C4	122.48	94.99	073° 52' 44"	S2° 13' 51"W	114.17	71.42
C5	66.07	125.00	030° 16' 59"	S83° 30' 03"W	65.30	33.82
C6	61.26	80.00	043° 52' 24"	S78° 42' 20"W	59.77	32.22
C7	76.43	50.00	087° 35' 07"	S8° 33' 24"W	69.20	47.94
C8	105.91	141.07	043° 00' 53"	N12° 34' 12"W	103.44	55.59
C2	305.41	10,480.00	001° 40' 11"	S85° 31' 24"E	305.40	152.72

Line #	Direction	Length
L1	S 53° 38' 12" W	38.34'



Reviewed On: 11/25/2020

SUBDIVISION NAME: MCALLEN TEMPLE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<ul style="list-style-type: none"> * North 2nd Street: 70 ft. ROW existing. Proposing a 13 ft. dedication for 60 ft. from centerline for 120 ft. of ROW. Paving: Minimum 65 ft. Curb & gutter: Both sides. ***Must escrow monies if improvements are not constructed prior to recording. ***Please show total ROW after accounting for any ROW dedication. 	Applied
<ul style="list-style-type: none"> Trenton Road: Show range of dedication to provide for 60 ft. from centerline for 120 ft. ROW. Paving: 65 ft Curb & gutter: Both sides **Show range of ROW dedicated prior to recording. ***Must escrow monies if improvements are not constructed prior to recording. 	Applied
<ul style="list-style-type: none"> * 800 ft. Block Length. 	NA
<ul style="list-style-type: none"> * 600 ft. Maximum Cul-de-Sac. 	NA
ALLEYS	
<ul style="list-style-type: none"> *ROW: 20 ft. Paving: 16 ft. ***Plat submitted on October 16, 2020 shows a 45 ft. service drive easement that will be maintained by lot owners and not City of McAllen. Service drive easement shown on site plan submitted September 1, 2020 shows two parallel 20 ft. wide drives with a 5 ft. wide median. ***Please remove "Alleys: 20 ft. Paving 16 ft." from plat note #3 ****Plat note #12 not needed, please remove. 	Applied
SETBACKS	
<ul style="list-style-type: none"> * Front: Trenton Road- 60 ft. or greater for approved site plan or easement. * N. 2nd Street- 60 ft. or greater for approved site plan or easement. 	Compliance
<ul style="list-style-type: none"> * Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. 	Applied
<ul style="list-style-type: none"> * Interior Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. 	Applied
<ul style="list-style-type: none"> * Corner: See front setbacks. 	Applied
<ul style="list-style-type: none"> * Garage. 	NA
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along North 2nd Street and Trenton Road. 	Applied
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 	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.	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
**Please remove plat note #8 prior to recording.	
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common Areas, any private drives/streets must be maintained by the lot owners and not the City of McAllen	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area.	Compliance
* Lots fronting public streets.	Compliance
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Completed
**CUP for institutional use approved by P&Z at their meeting of October 6, 2020 and approved the City Commission at their November 9, 2020 meeting.	
* Rezoning Needed Before Final Approval	Applied
****CUP for institutional use approved by P&Z at their meeting of October 6, 2020 and approved the City Commission at their November 9, 2020 meeting.	
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording not applicable. If use changes from institutional to residential, Park fee might be applicable.	NA
* Review by the Parkland Dedication Advisory Board and CC not applicable. If use changes from institutional to residential, review by Parkland Dedication Advisory Board and C.C. might be applicable.	Applied
TRAFFIC	
**Per Traffic Department, Trip generation has been approved, TIA will be waived	Completed
**Per Traffic Department, Trip generation has been approved, TIA will be waived	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

LOCATION

PROPOSED MCALLEN TEMPLE
SUBDIVISION



Sub 2020-0023



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)

APPLICATION FOR
SUBDIVISION PLAT REVIEW

Palms Community Center No 2, Lot 15-A

Project Description

Subdivision Name DALE SHINE AT 10TH ST. SUBDIVISION 042 5/18/2020
Location WEST SIDE OF N. 10TH ST. - APPROX. 650 FT SOUTH OF NOLANA AVE.
City Address or Block Number 3713 N. 10th ST
Number of lots 1 Gross acres 1.155 Net acres 1.155
Existing Zoning C3 Proposed C3 Rezoning Applied For Yes No Date _____
Existing Land Use VACANT Proposed Land Use CARWASH Irrigation District # 3
Residential Replat Yes No Commercial Replat Yes No ETJ Yes No
Agricultural Tax Exempt Yes No Estimated Rollback tax due \$0
Parcel No. 535896/255122 Tax Dept. Review _____
Legal Description _____
1.16 AC BEING ALL OF LOT 14A PALMS COMMUNITY CENTER 2, THE SOUTH 37.5 FT. OF LOT 15 & ALL OF LOT 16, PALMS COMMUNITY CENTER

Owner

Name EMILIA G. LUEBBERT Phone C/O (956) 381-0981
Address 2605 SAN MIGUEL
City MISSION State TX Zip 78572
E-mail C/O MARIO@MELDENANDHUNT.COM

Developer

Name 7B BUILDING & DEVELOPMENT, LLC Phone C/O (956) 381-0981
Address 13105 DOVER AVENUE
City LUBBOCK State TX Zip 79424
Contact Person MARIO A. REYNA, P.E.
E-mail MARIO@MELDENANDHUNT.COM

Engineer

Name MELDEN & HUNT, INC. Phone 956-381-0981
Address 115 W. McIntyre St.
City EDINBURG State TX Zip 78541
Contact Person MARIO A. REYNA, P.E.
E-mail MARIO@MELDENANDHUNT.COM

Surveyor

Name MELDEN & HUNT, INC. Phone 956-381-0981
Address 115 W. McIntyre St.
City EDINBURG State TX Zip 78541

RECEIVED
APR 17 2020
BY: nc/cw 3:50 pm

Ref # 712549

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

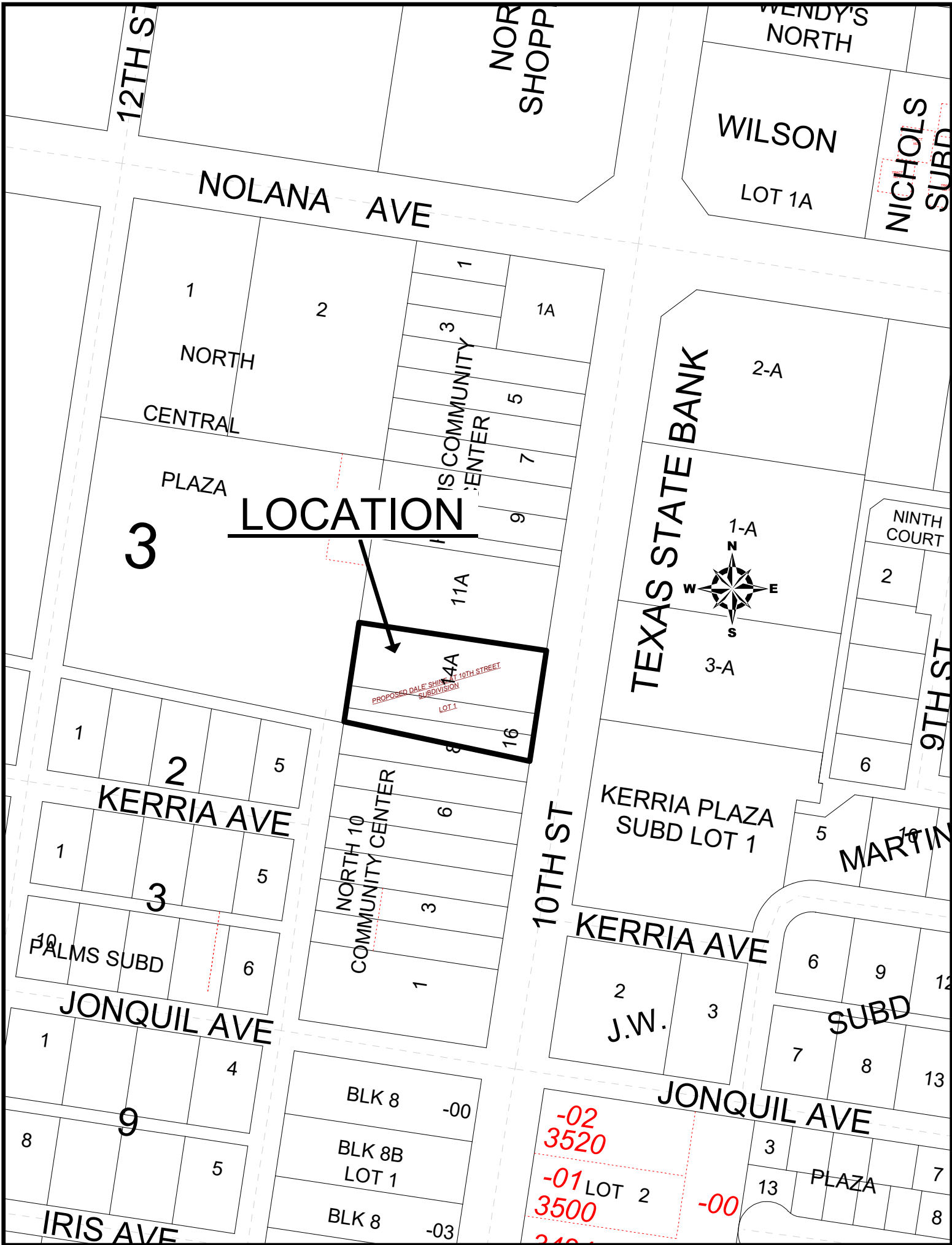
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 4-17-2020

Print Name MARIO A. REYNA, P.E.

Owner

Authorized Agent



12TH ST

NOR SHOPP

WENDY'S NORTH

WILSON

LOT 1A

NICHOLS SUBD

NOLANA AVE

1
2
NORTH

CENTRAL

PLAZA

3

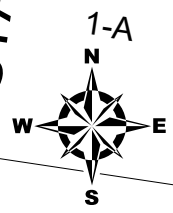
LOCATION

1
3
5
7
9
11A
16

44A
PROPOSED DALE SHIRLEY 10TH STREET
SUBDIVISION
LOT 1

TEXAS STATE BANK

2-A



1-A

3-A

NINTH COURT

2

9TH ST

6

KERRIA PLAZA
SUBD LOT 1

5

MARTIN

KERRIA AVE

10TH ST

KERRIA AVE

2
J.W.

3

SUBD

6

9

12

7

8

13

JONQUIL AVE

PALMS SUBD

6

JONQUIL AVE

1

4

BLK 8 -00

BLK 8B
LOT 1

BLK 8 -03

-02
3520

-01
3500
LOT 2

-00

3

13

PLAZA

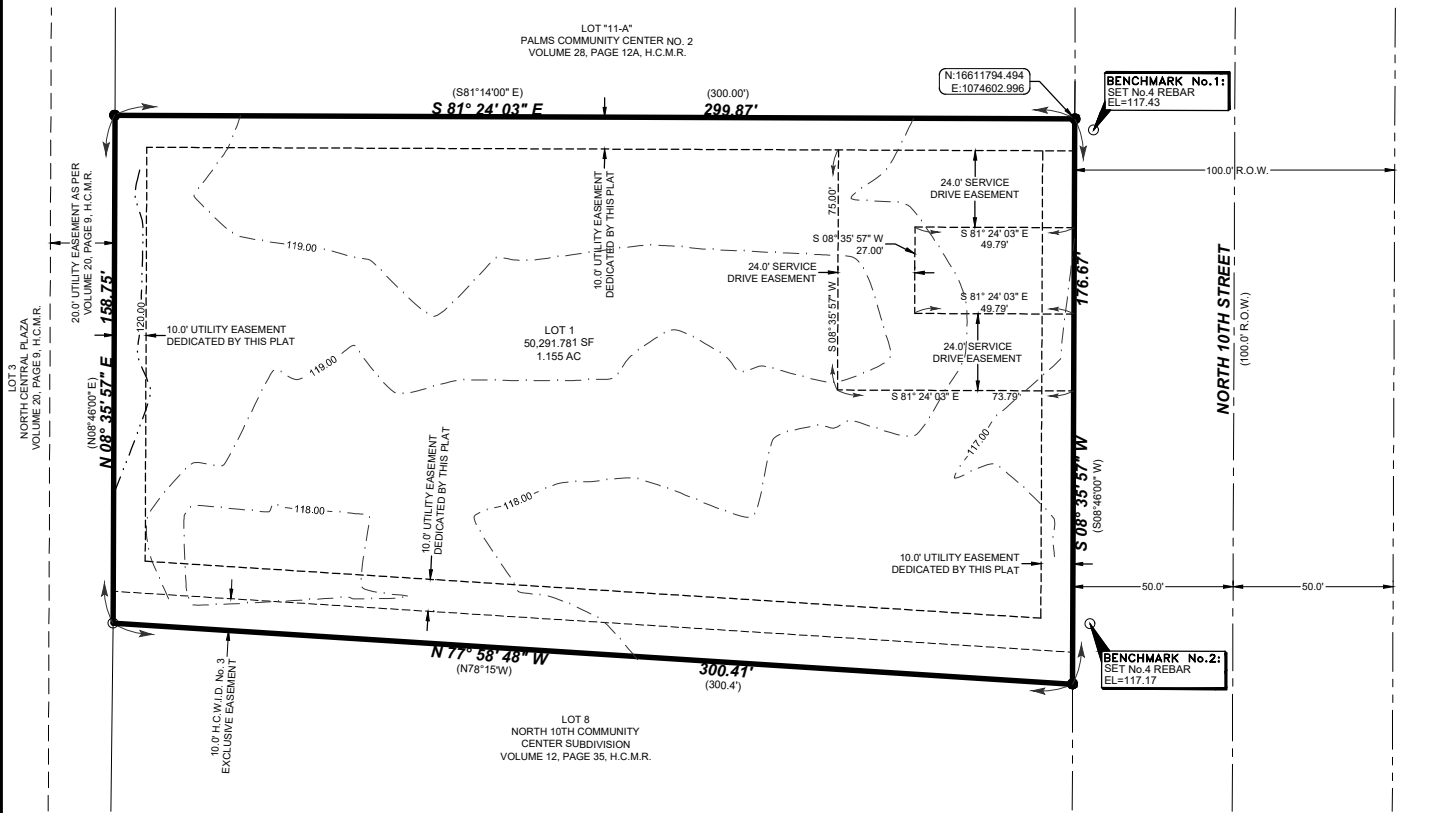
7

8

IRIS AVE



SCALE: 1" = 60'



- LEGEND**
- FOUND No. 4 REBAR
 - FOUND PIPE
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.W.I.D. - HIDALGO COUNTY WATER IMPROVEMENT DISTRICT
 - SF - SQUARE FEET
 - AC - OF ONE ACRE
 - P.O.B. - POINT OF BEGINNING
 - N.E. COR. - NORTHEAST CORNER
 - () - RECORDED MAP CALLS

SUBDIVISION MAP OF
PALMS COMMUNITY CENTER NO. 2,
LOT 15A SUBDIVISION

BEING A SUBDIVISION OF 1.154 ACRES [50,291.781 SQ. FT.]
 CONSISTING OF:

TRACT I:
 0.679 OF ONE ACRE [29,573.362 SQ. FT.]
 BEING ALL OF LOT 14A,
 BLOCK 1 MAP OF LOT 14A BLOCK 1
 PALMS COMMUNITY CENTER No.2
 VOLUME 29, PAGE 102, H.C.M.R.
 AND
 TRACT II:
 0.475 OF ONE ACRE [20,718.419 SQ. FT.]
 BEING THE SOUTH 37.5 FEET OF
 LOT 15 AND ALL OF LOT 16
 PALMS COMMUNITY CENTER No.2
 VOLUME 16, PAGE 9, H.C.M.R.
 CITY OF McALLEN
 HIDALGO COUNTY, TEXAS



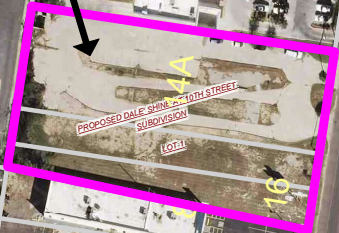
City of McAllen
SUBDIVISION PLAT REVIEW

Reviewed On: 11/25/2020

SUBDIVISION NAME: PALMS COMMUNITY CENTER NO. 2, LOT 15A	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North 10th Street: 50 ft. from center line for 100 ft. ROW Paving: by the state Curb & gutter: by the state **Need to label centerline to review if any dedication is needed for 50 ft. from centerline for 100 ft. ROW prior to recording. Paving _____ Curb & gutter _____ * 800 ft. Block Length. * 600 ft. Maximum Cul-de-Sac.	Applied
	Applied
	NA
	NA
ALLEYS	
ROW: 24 ft. Paving: 20 ft. *Alley/service drive easement required for commercial properties. **Engineer proposing 24 ft. private paved service drive easement. ****Clarify the use and ownership of strip of land located to the west of the property shown in vicinity map. If this strip of land is for "alley", and alley dedication might be required prior to final.	Applied
SETBACKS	
* Front: 75 ft. per the Board of Appeals, City of McAllen, Texas November 12, 1975 * Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements. *Interior sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements. * Corner. * Garage. *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Compliance
	Applied
	Applied
	NA
	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required along North 10th Street as required per Engineering. * Perimeter sidewalks must be built or money escrowed if not built at this time.	Compliance
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Applied

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private drives/streets must be maintained by the lot owners and not the City of McAllen * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	NA
	Required
	Required
	Required
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. * Lots fronting public streets. 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 * 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 lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Applied
	Applied
TRAFFIC	
<ul style="list-style-type: none"> * Per Traffic Department, Trip Generation approved, no TIA required * Per Traffic Department, Trip Generation approved, no TIA required 	Completed
	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

LOCATION





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

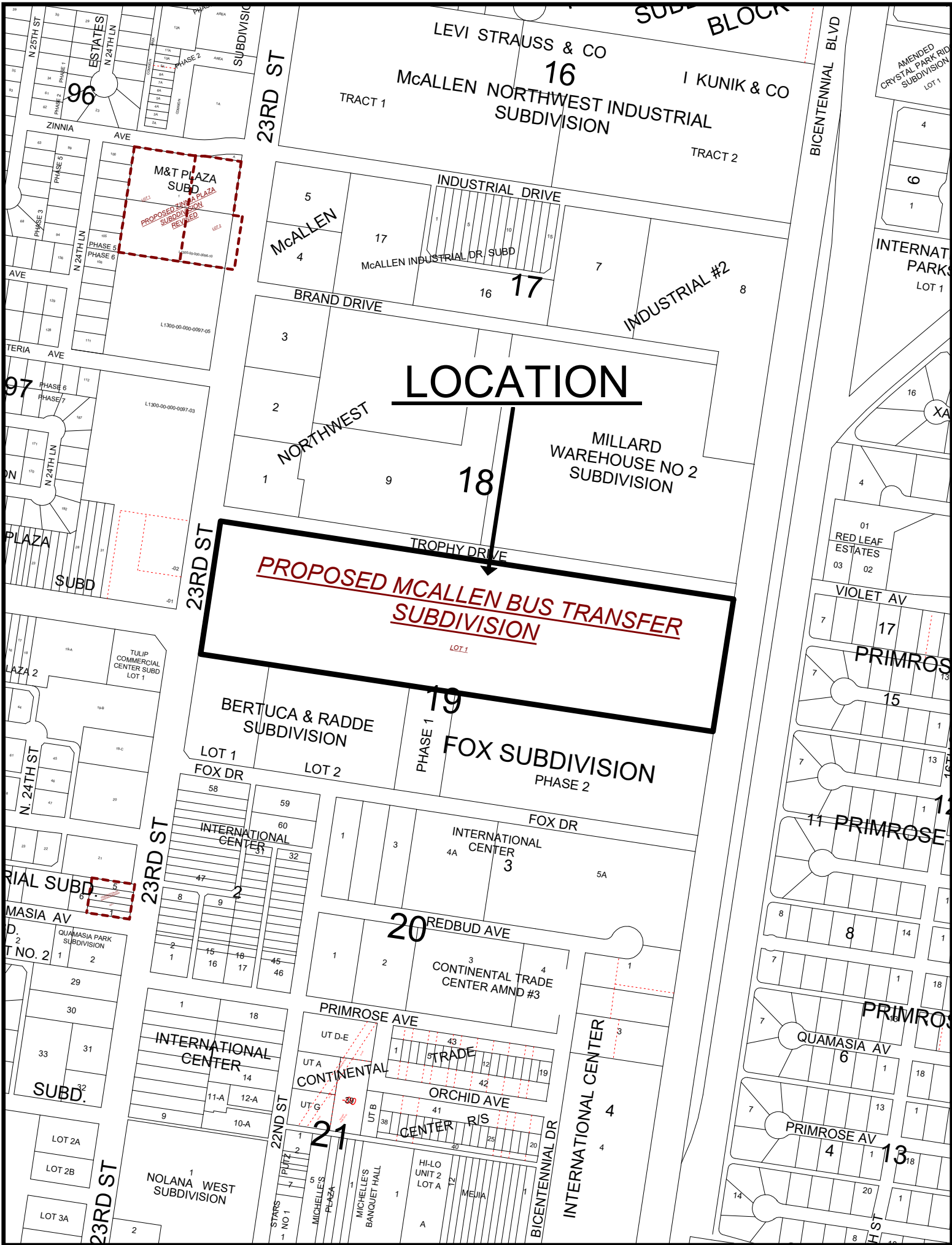
SUB2019-0019

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>McAllen Bus Transfer Subdivision</u> Location <u>Intersection of 23rd Street and Trophy Drive.</u> City Address or Block Number <u>BLOCK 1 OF C.E. HAMMOND'S SUBDIVISION OF PORCIONES 61, 62, 63 & 64</u> Number of lots <u>2</u> Gross acres <u>23.745</u> Net acres <u>23.745</u> Existing Zoning _____ Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Warehouse</u> Proposed Land Use _____ Irrigation District # _____ Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Legal Description <small>Being a 23.74 acre tract situated in PORCIONES 61, 62, 63 & 64, and eing out of Lot 18 Block 1, C.E. Hammond Subdivision, Hidalgo County, Texas, as per map or plat thereof Hidalgo County, recorded in Volume 1, Page 8, Map Records Hidalgo County, Texas, M.R.H.C.T., same being out of that certain conveyed to the City of McAllen, as described in instrument No. 2927694 of the Official Records Texas O.R.H.C.T.</small>
Owner	Name <u>City of Mcallen</u> Phone <u>(956) 681-1001</u> Address <u>1300 Houston Ave.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>roel_rodriguez@mcallen.net</u>
Developer	Name <u>Same as Owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>Halff Associates Inc.</u> Phone <u>(956) 664-0286</u> Address <u>5000 W Military Hwy Suite 100</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78503</u> Contact Person <u>Raul Garcia</u> E-mail <u>rgarcia@halff.com</u>
Surveyor	Name <u>Aranda and Associates</u> Phone <u>(956) 605-0906</u> Address <u>1552 W Dove Ave</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> E-mail <u>arandaj@arandaworld.com</u>

RECEIVED
 MAR 13 2019
 BY: Sc3:29pm

Rct#(waived)



LOCATION

PROPOSED MCALLEN BUS TRANSFER SUBDIVISION

LEVI STRAUSS & CO
16
McALLEN NORTHWEST INDUSTRIAL SUBDIVISION

I KUNIK & CO

M&T PLAZA SUBD

INDUSTRIAL DRIVE

McALLEN

McALLEN INDUSTRIAL DR SUBD

17

INDUSTRIAL #2

BRAND DRIVE

LOCATION

MILLARD WAREHOUSE NO 2 SUBDIVISION

18

NORTHWEST

TROPHY DRIVE

PROPOSED MCALLEN BUS TRANSFER SUBDIVISION

BERTUCA & RADDE SUBDIVISION

FOX SUBDIVISION PHASE 2

19

INTERNATIONAL CENTER

INTERNATIONAL CENTER

FOX DR

20

CONTINENTAL TRADE CENTER AMND #3

REDBUD AVE

INTERNATIONAL CENTER

CONTINENTAL

ORCHID AVE

PRIMROSE AVE

INTERNATIONAL CENTER

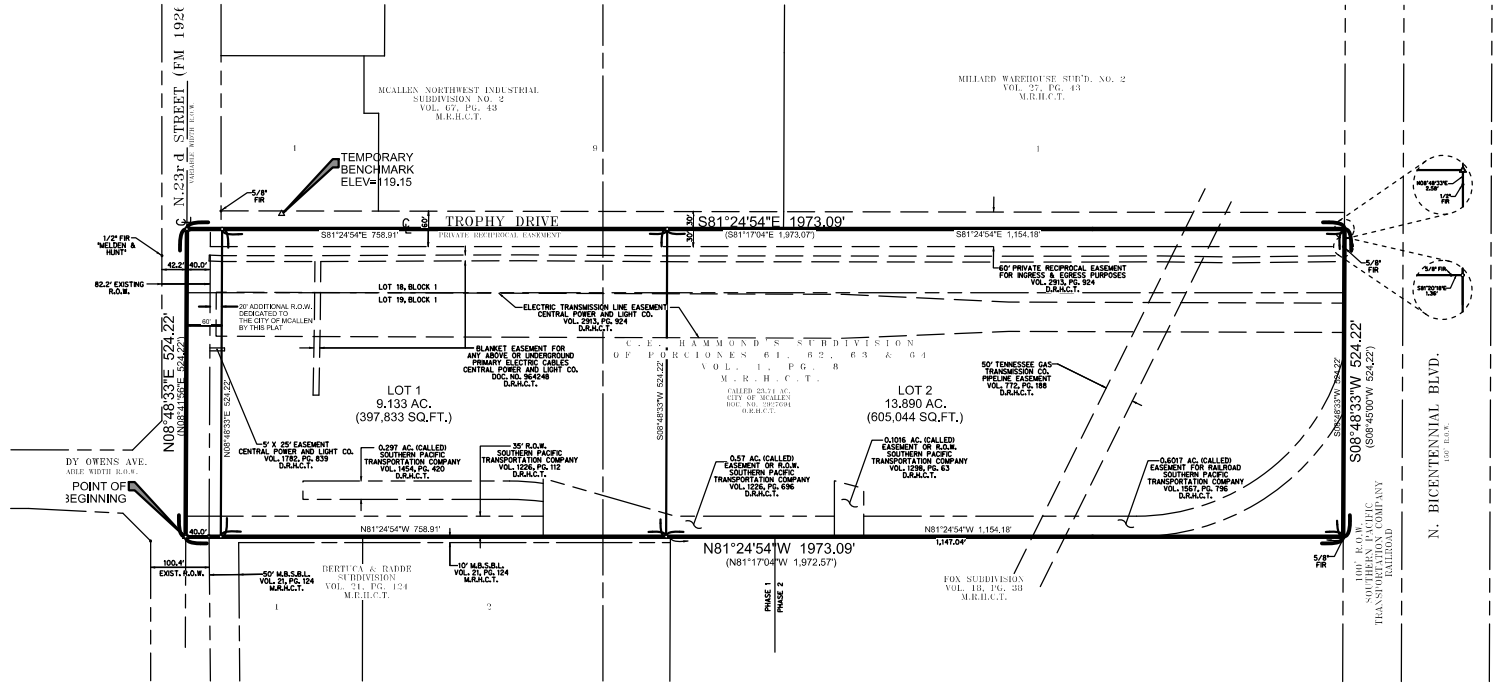
21

NOLANA WEST SUBDIVISION

MEJIA

PRIMROSE AV

13



PRELIMINARY PLAT
**MCALLEN
 BUS TRANSFER
 SUBDIVISION**

A SUBDIVISION OF 23.745 ACRES
 SITUATED IN THE CITY OF MCALLEN
 HIDALGO COUNTY, TEXAS
 AND BEING OUT OF LOTS 18 & 19, BLOCK 1
 OF C.E. HAMMOND'S SUBDIVISION
 OF PORCIONES 61, 62, 63 & 64

AVO: 034335.002
 DATE OF PREPARATION: 11/3/2020
 BY



5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503
 (956) 664-0226
 TBPLS NO. 10194444



City of McAllen

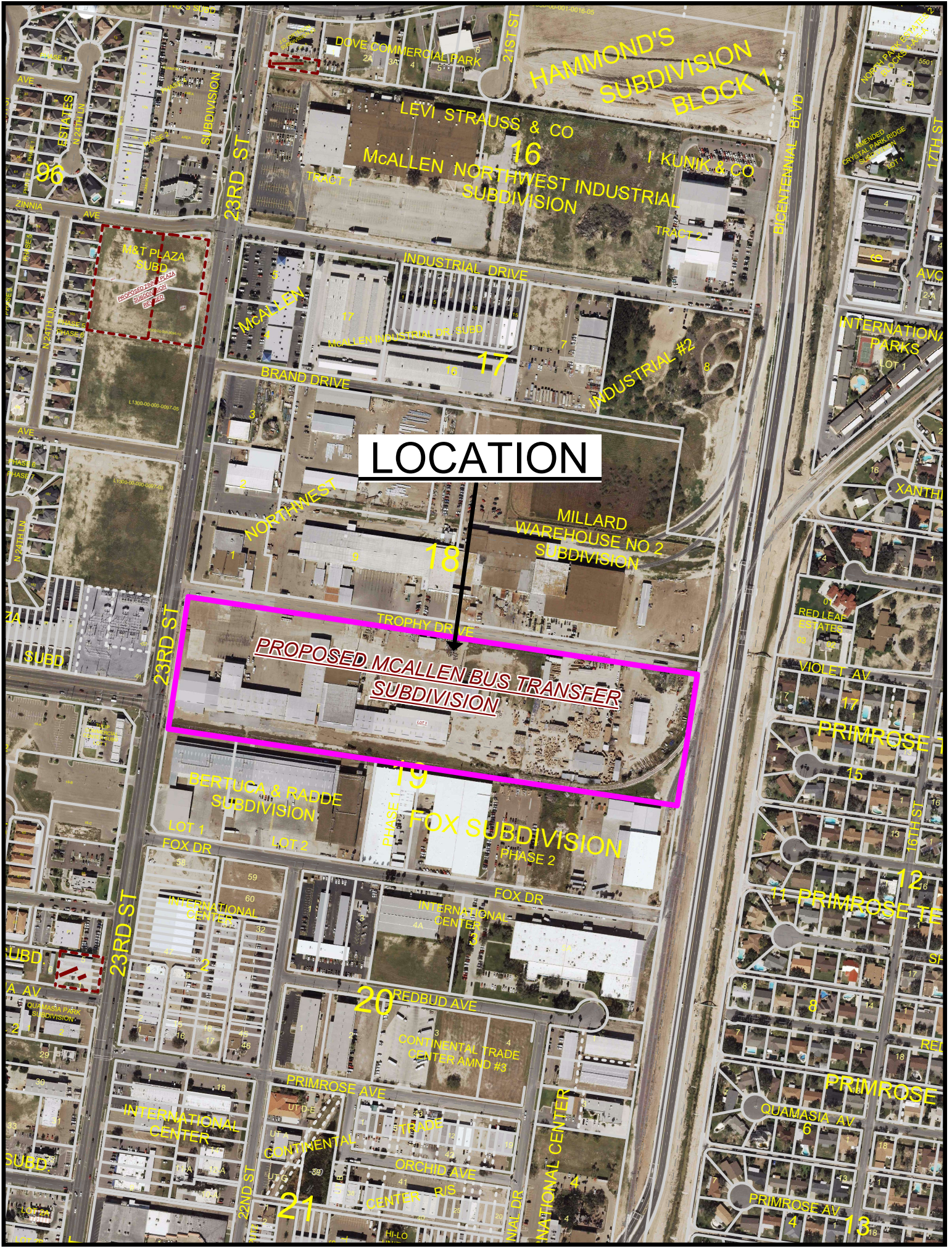
SUBDIVISION PLAT REVIEW

Reviewed On: 9/15/2020

SUBDIVISION NAME: MCALLEN BUS TRANSFER	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 23rd Street, min. 20 ft. additional ROW dedication for 60 ft. from center line for 120 ft. ROW Paving by the State, Curb & gutter by the State. ***Label as N. 23rd Street (F.M. 1926) instead of 23rd Street shown on plat submitted September 1, 2020.	Required
N. Bicentennial Blvd. Show range of variable ROW on the Plat for 150 ft. ROW Paving 52 ft.\ 65 ft. existing, Curb & gutter both sides.	Applied
Trophy Drive: 30 ft. of the 60 ft. reciprocal easement for ingress & egress lies within subdivision boundaries, Paving 40 ft., Curb & gutter both sides.	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	Applied
SETBACKS	
* Front : N. 23rd Street - 60 ft. or greater for easements, site plan or average setbacks of existing structures, whichever is greater.	Applied
* Rear in accordance with the zoning ordinance, or greater for easements or site plan.	Applied
* Sides In accordance with the zoning ordinance or greater for easements or site plan.	Applied
* Corner Trophy Drive - 30 ft. or greater for easements or site plan.	Applied
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Trophy Drive, and a 5 ft. wide sidewalk required on N. 23rd Street. **Revise plat as noted above	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time. *Revised Note #10 as noted above, prior to final.	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, Bicentennial Blvd as may be applicable.	Applied
* Site plan must be approved by the Planning Department and other development departments prior to issuance of a building permit.	Applied

<p>* Common Areas, Service drives must be maintained by the lot owners and not the City of McAllen, prior to final.</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area</p>	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: I-1 Proposed: I-1 **Conditional Use Permit for Institutional Use as required, prior to final.</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee</p>	<p>NA</p>
<p>* Park Fee of \$700 to be paid prior to recording</p>	<p>NA</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department must submit a Trip Generation to determine if a TIA is required, prior to final.</p>	<p>Completed</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Compliance</p>
<p>COMMENTS</p>	
<p>Comments: **Must comply with City's Access Management Policy. **Comply with other department requirements, prior to final. **Finalize Conditional Use Permit. ****Subdivision has been revised from one lot to two lots. *****Any easements not dedicated by this plat need to reflect the document number included on the plat, etc., as may be applicable.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.</p>	<p>Applied</p>

LOCATION



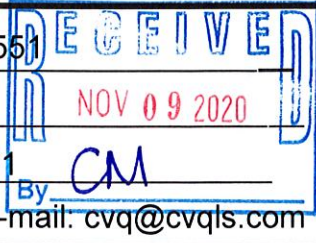
Sub 2020-0089



City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name <u>McAllen Palms Business Park Subdivision</u> Location <u>West side of old south 10th St. approx. 2,000' north of W. Military Highway</u> City Address or Block Number _____ Number of lots <u>25</u> Gross acres <u>76.03</u> Net acres <u>74.28</u> Existing Zoning <u>I-1</u> Proposed <u>I-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>Light Industrial</u> Irrigation District # _____ <input checked="" type="checkbox"/> 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> Legal Description <u>75.81 acres out of lots 11 and 12, section 5, Hidalgo Canal Company Subdivision, Hidalgo County, Texas recorded in Volume Q, Page 177, Deed Records.</u>
Owner	Name <u>Megaware Corp., A Texas Corporation</u> Phone <u>(956) 631-2133</u> Address <u>2501 Military Highway, Suite F-8</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u> E-mail <u>eliojb@usa.net</u>
Developer	Name <u>Megaware Corp., A Texas Corporation</u> Phone <u>(956) 631-2133</u> Address <u>2501 Military Highway, Suite F-8</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u> Contact Person <u>Elio Botello</u> E-mail <u>eliojb@usa.net</u>
Engineer	Name <u>Javier Hinojosa Engineering</u> Phone <u>(956) 668-1588</u> Address <u>416 E. Dove Avenue</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u> 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> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u> Contact Person: <u>Carlos Vasquez, R.P.L.S.</u> <div style="text-align: right;">  </div>

LOCATION

PROPOSED MCALLEN

MAMA CHEDES COLD STORAGE SUBDIVISION LOT 1

PALMS BUSINESS SUBD

PROPOSED GRS VENTURES SUBD

HIDALGO CANAL COMPANY SUBDIVISION

PROPOSED PALMS INDUSTRIAL PARK SUBD

PROPOSED MCALLEN OUTR INDUSTRIAL PARK

TANYA INDUSTRIAL SUBDIVISION

WEST MILITARY HIGHWAY

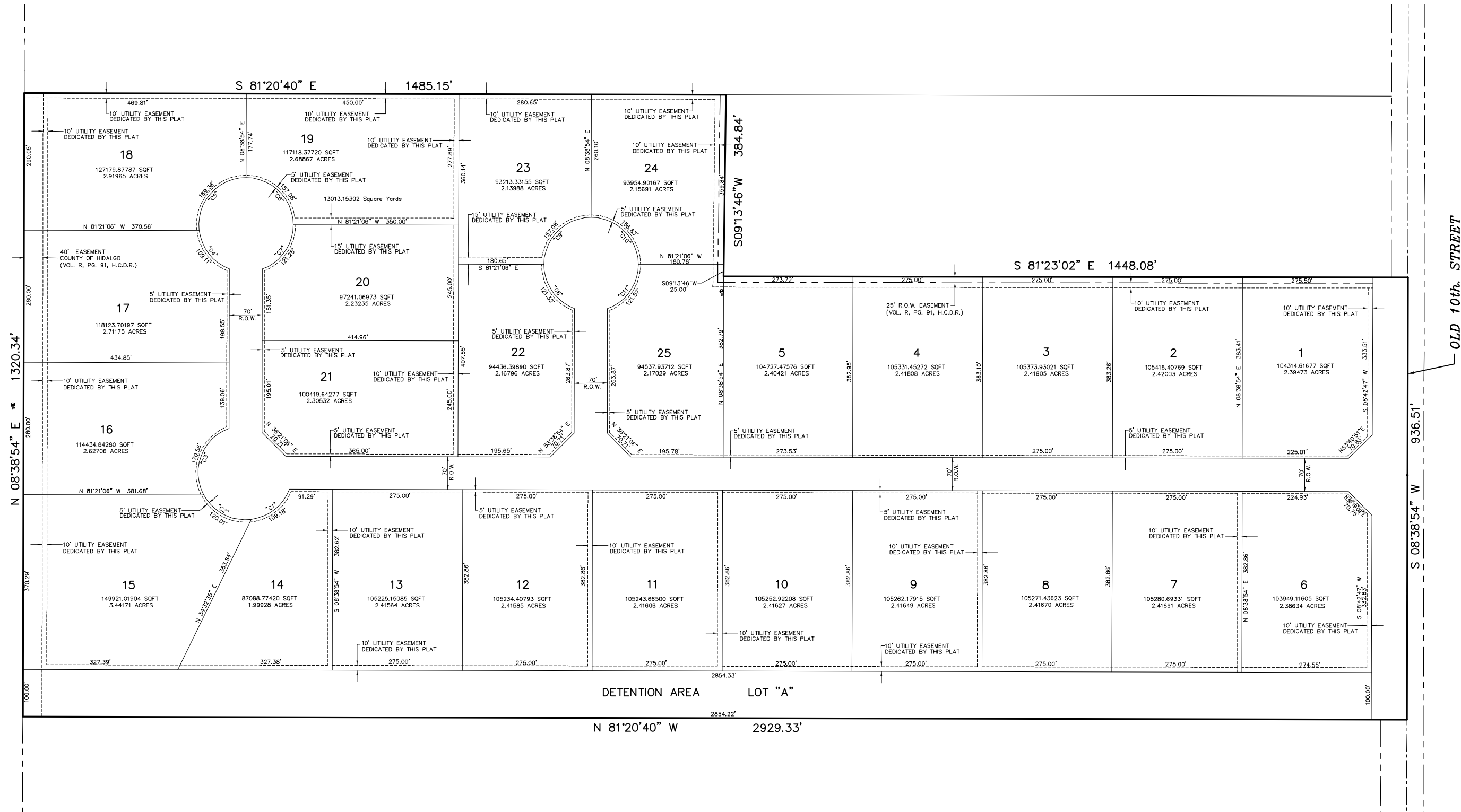
F.M. 1016

COMPASS ROSE

SUBDIVISION BLOCK 3

HAMMOND'S

LOT 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16



SUBDIVISION PLAT OF
McALLEN PALMS BUSINESS PARK



City of McAllen

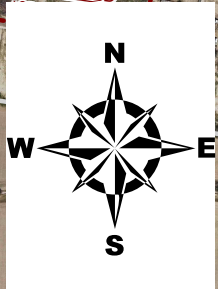
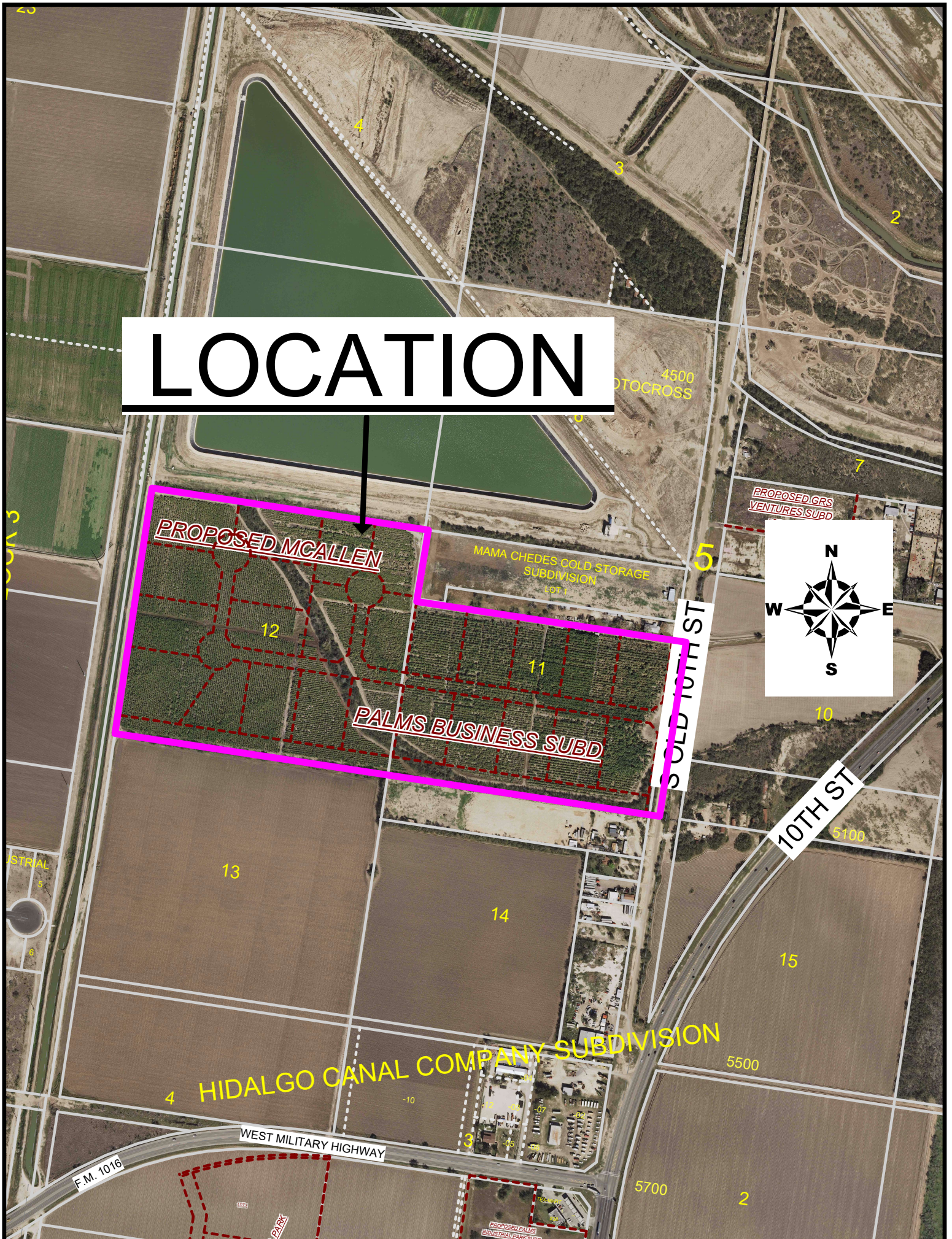
SUBDIVISION PLAT REVIEW

Reviewed On: 11/27/2020

SUBDIVISION NAME: MCALLEN PALMS BUSINESS PARK	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>S. Old 10th Street: 20 ft. additional ROW Paving: 65 ft. Curb & gutter: Both sides **Label S. Old 10th Street show centerline, and existing ROW and on both sides of centerline. ***Monies must be escrowed if improvements are not built prior to recording.</p>	Non-compliance
<p>Streets A, B & C: 70 ft. ROW Paving: 44 ft. Curb & gutter: Both sides **Street A exceeds the 800 ft. in length. Plat needs to be revised or engineer needs to submit a variance letter. ***Street names will be revised prior to final</p>	Non-compliance
<p>Paving _____ Curb & gutter _____</p>	Applied
<p>Paving _____ Curb & gutter _____</p>	Applied
<p>* 800 ft. Block Length **Plat exceeds 800 ft. without a stub-out street. Revise plat accordingly or submit variance request.</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac **Plat exceeds 600 ft. in length without a cul-de-sac, revise accordingly or submit variance letter.</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Revise plat to show a minimum 24 ft. service drive waste collection services.</p>	Non-compliance
SETBACKS	
<p>* Front: 35 ft. or greater for easements. **Revise plat as noted above.</p>	Non-compliance
<p>* Rear: In accordance with the zoning ordinance or greater for easements</p>	Applied
<p>* Interior Sides: In accordance with the zoning ordinance or greater for easements.</p>	Applied
<p>* Corner side: 10 ft. or greater for easements</p>	Applied
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies.</p>	Applied
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required on S. Old 10th Street and 4 ft. sidewalk required on both sides of all interior streets. **Revise plat as noted above</p>	Non-compliance
<p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Note #9 on plat references N. 29th Street, revise accordingly.</p>	Non-compliance

<p>* 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.</p>	<p>Applied</p>
<p>NOTES</p>	<p>Required</p>
<p>* No curb cut, access, or lot frontage permitted along S. Old 10th Street. **Revise Note #11 on plat. * Site plan must be approved by the Planning and other Development Departments 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.</p>	<p>Non-compliance Applied Applied Applied Applied Applied</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area</p>	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: I-1 Proposed: I-1</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee</p>	<p>NA</p>
<p>* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording</p>	<p>NA</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* Trip Generation required by Traffic Department to determine if TIA is required, prior to final plat.</p>	<p>Non-compliance</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>
<p>COMMENTS</p>	
<p>Comments: *Must comply with City's Access Management Policy **Plat needs to be revised to provide for a minimum 24 ft. service drive for waste collection services ***Revise Note #7 accordingly. ****Revise Note #9 accordingly. *****Revise Note #11 accordingly. *****Revise/Remove Note #18 on plat.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRIANAGE APPROVALS.</p>	<p>Applied</p>

LOCATION





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

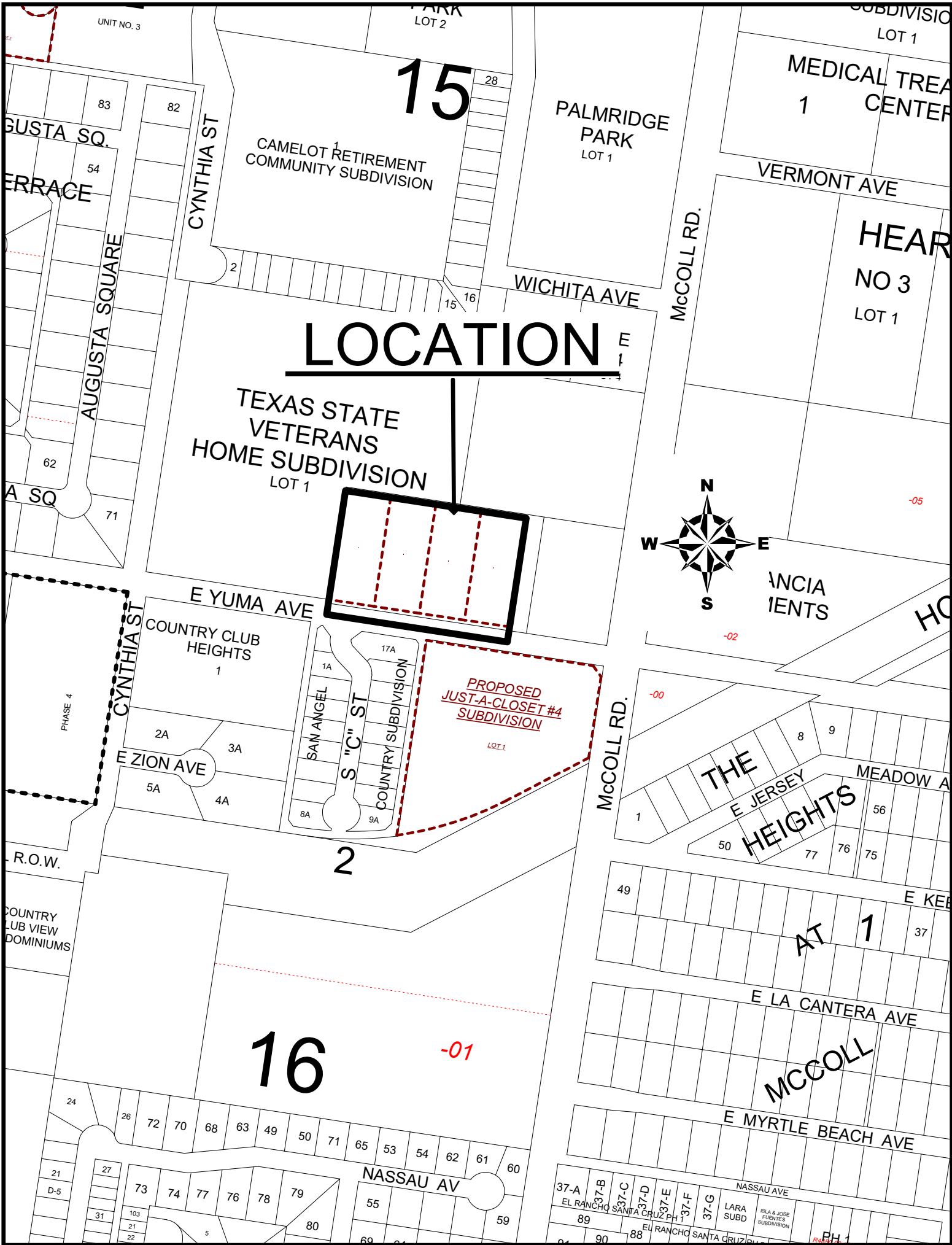
1300 Houston Avenue
 McAllen, TX 78501
 P. O. Box 220
 McAllen, TX 78505-0220
 (956) 681-1250
 (956) 681-1279 (fax)

Sub 2020-0090

Project Description	Subdivision Name <u>MFTWS LLC Subdivision</u> Location <u>264 ft west of the intersection of McColl Road and Yuma Avenue on the north side of Yuma Avenue.</u> City Address or Block Number <u>LOT 5, BLOCK 15</u> Number of lots <u>4</u> Gross acres <u>3.65</u> Net acres <u>3.32</u> Existing Zoning <u>R-1, C-1</u> Proposed <u>R-1</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>SAME DATE</u> <small>SINGLE FAMILY,</small> Existing Land Use <u>COMMERCIAL</u> Proposed Land Use <u>SINGLE FAMILY</u> Irrigation District # <u>2</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>5,469.60</u> <small>0.00</small> Legal Description <u>A 3.65 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT FIVE (5), BLOCK FIFTEEN (15), STEELE & PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, REMAINDER PROBATE DOC# 16607-C, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY,</u>
Owner	Name <u>MFTWS, LLC</u> Phone <u>956-682-4128</u> Address <u>5711 N. 10TH STREET</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u> E-mail <u>KZEIGLER5@ICLOUD.COM</u>
Developer	Name <u>MFTWS, LLC</u> Phone <u>956-682-4128</u> Address <u>5711 N. 10TH STREET</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78504</u> Contact Person <u>KATHERINE ZEIGLER</u> E-mail <u>KZEIGLER5@ICLOUD.COM</u>
Engineer	Name <u>RIO DELTA ENGINEERING</u> Phone <u>(956) 380-5152</u> Address <u>921 S. 10TH AVE</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u> Contact Person <u>IVAN GARCIA, PE, RPLS</u> E-mail <u>riodelta2004@yahoo.com</u>
Surveyor	Name <u>RIO DELTA ENGINEERING</u> Phone <u>(956) 380-5152</u> Address <u>921 S. 10TH AVE</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u> E-mail <u>riodelta2004@yahoo.com</u>

BHO 11/10/20

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 NOV 10 2020
 BY: *CW* 4:36 pm



15

CAMELOT RETIREMENT
COMMUNITY SUBDIVISION

PALMRIDGE
PARK
LOT 1

MEDICAL TREA
CENTER
1

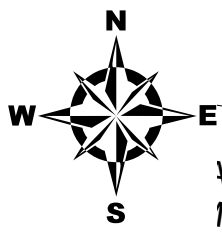
VERMONT AVE

HEAR
NO 3
LOT 1

WICHITA AVE

LOCATION

TEXAS STATE
VETERANS
HOME SUBDIVISION
LOT 1



ANCIA
IENTS

GUSTA SQ.

ERRAGE

AUGUSTA SQUARE

CYNTHIA ST

McCOLL RD.

A SQ

E YUMA AVE

COUNTRY CLUB
HEIGHTS
1

PROPOSED
JUST-A-CLOSET #4
SUBDIVISION

E ZION AVE

SAN ANGEL
S "C" ST
COUNTRY SUBDIVISION

McCOLL RD.

THE
E JERSEY
HEIGHTS

MEADOW A

R.O.W.

COUNTRY
CLUB VIEW
DOMINIUMS

2

50 77 76 75

AT 1

E LA CANTERA AVE

16

-01

MCCOLL

E MYRTLE BEACH AVE

NASSAU AV

NASSAU AVE

37-A 37-B 37-C 37-D 37-E 37-F 37-G
EL RANCHO SANTA CRUZ PH
LARA SUBD
ISLA & JOSE
FUENTES
SUBDIVISION
EL RANCHO SANTA CRUZ PH
BH 1

MFTWS LLC SUBDIVISION

BEING A 3.65 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT FIFTEEN (5), BLOCK (15), STEELE & PERSHING SUBDIVISION, RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

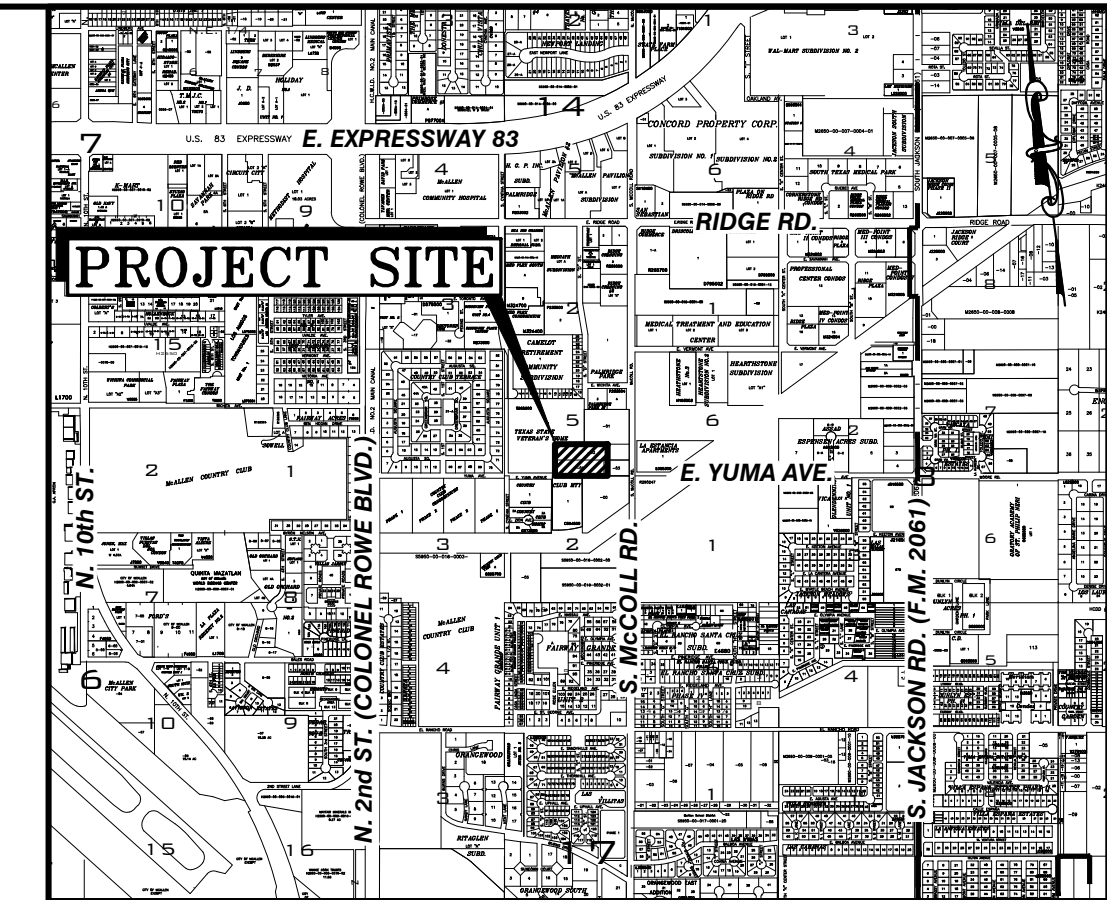
SCALE: 1" = 40'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ABBREVIATION LEGEND

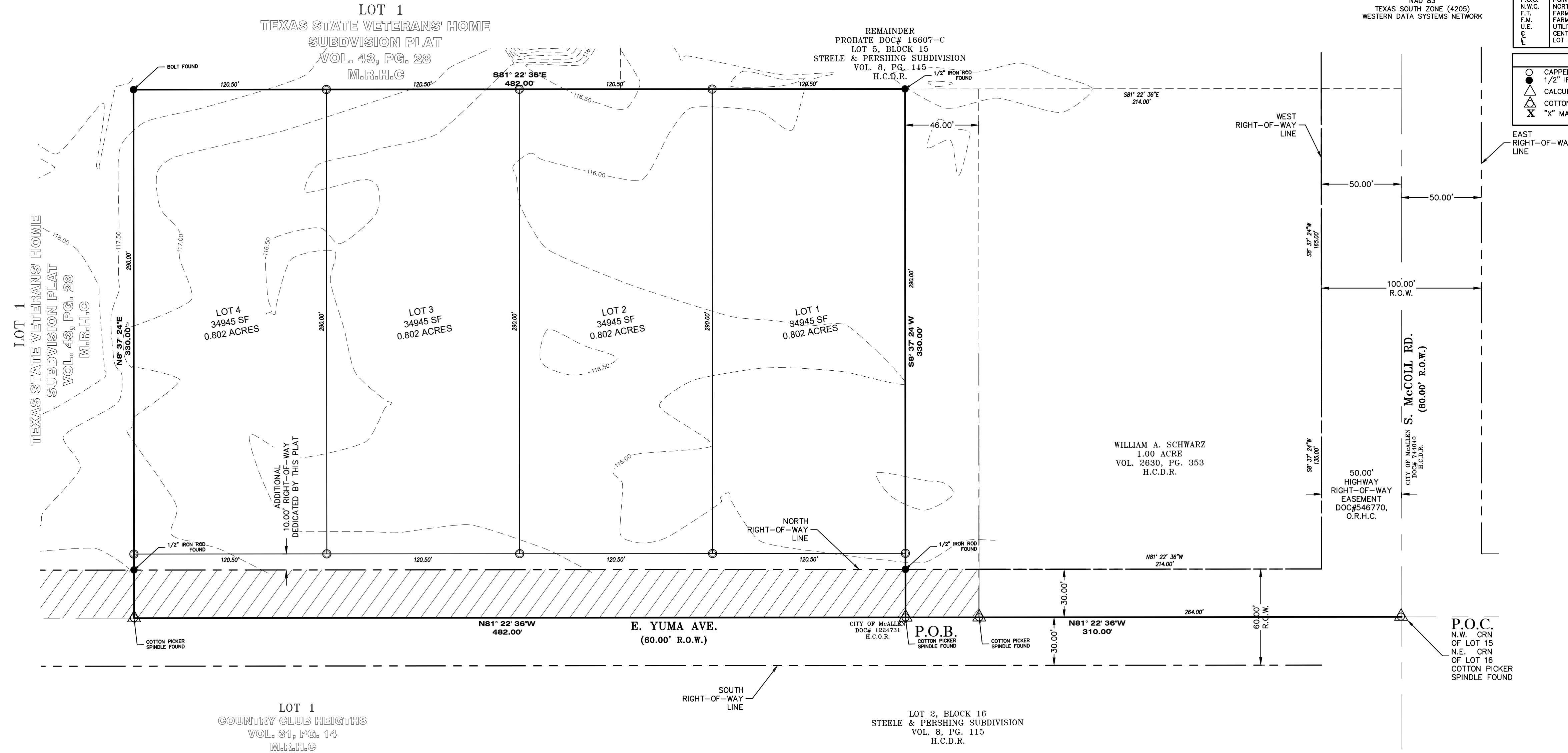
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.C.C.	POINT OF COMMENCING
N.W.C.	NORTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
LOT LINE	LOT LINE

LEGEND

○	CAPPED 1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
△	CALCULATED POINT
▲	COTTON PICKER SPINDLE SET
X	"X" MARK SET IN CONCRETE



LOCATION MAP SCALE: 1" = 200'



METES AND BOUNDS DESCRIPTION:

BEING A 3.65 ACRE TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT FIVE (5), BLOCK FIFTEEN (15), STEELE & PERSHING SUBDIVISION OF THE EAST HALF (1/2) OF PORCION 66 AND ALL OF PORCION 67, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 115, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND SAID 3.65 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, SAME BEING A POINT ON THE CENTERLINE OF MCCOLL ROAD, AND SAME POINT BEING THE SOUTHWEST CORNER OF A CALLED ONE (1) ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO WILLIAM A. SCHWARZ AS TRUSTEE, RECORDED IN VOLUME 2630, PAGE 353, DEED RECORDS OF HIDALGO COUNTY, TEXAS,

THENCE N 81°22'36" W ALONG THE SOUTH LINE OF THE SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID ONE (1) ACRE SCHWARZ TRACT, PASSING AT 264.00 FEET A COTTON-PICKER-SPINDLE FOUND, THE SOUTHWEST CORNER OF THE SAID ONE (1) ACRE SCHWARZ TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 310.00 FEET TO A COTTON-PICKER-SPINDLE-FOUND, SAME BEING A POINT WITHIN THE RIGHT-OF-WAY OF E. YUMA AVENUE, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 81°22'36" W ALONG THE SOUTH LINE OF THE SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, A DISTANCE OF 482.00 FEET TO A COTTON-PICKER-SPINDLE FOUND, SAME BEING A POINT WITHIN THE RIGHT-OF-WAY OF E. YUMA AVENUE, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 83°37'24" E PARALLEL WITH THE EAST LINE OF THE SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, PASSING AT 300.00 FEET A 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF E. YUMA AVENUE, SAME POINT BEING THE SOUTHWEST CORNER OF A CALLED TEXAS ESTATE VETERANS' HOME SUBDIVISION PLAT, RECORDED IN INSTRUMENT #1229486, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A 1/2-INCH IRON ROD FOUND, THE NORTHWEST CORNER OF A CALLED THREE (3) ACRES TRACT DESCRIBED IN A WARRANTY DEED CONVEYED TO WILLIAM A. SCHWARZ AS TRUSTEE, RECORDED IN VOLUME 2220, PAGE 221, DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°22'36" E PARALLEL WITH THE SOUTH LINE OF THE SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID THREE (3) ACRES SCHWARZ TRACT, A DISTANCE OF 482.00 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 83°37'24" W PARALLEL WITH THE EAST LINE OF THE SAID LOT 5, BLOCK 15, STEELE & PERSHING SUBDIVISION, PASSING AT 300.00 FEET A 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF E. YUMA AVENUE, AND CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 3.65 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.33 ACRES LIES WITHIN THE RIGHT-OF-WAY OF E. YUMA AVENUE.

GENERAL PLAT NOTES:

- THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "C" WHEN PERTAINING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0425 C MAP REVISED NOVEMBER 16, 1982.
- ZONE "C" - AREAS OF MINIMAL FLOODING.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAGD 1929) OR 107.15 (NAVD 88). ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.
- 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT: 25 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
SIDES: 6 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- A DRAINAGE DETENTION OF 30,000 GALS OR 3,000 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAILED IN COMMON LOT "A" AND COMMON LOT "B". COMMON LOT "A" AND COMMON LOT "B" WILL BE DESIGNATED FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- CITY OF MCALLEN BENCHMARK (MC89) SET BY ARANDA & ASSOC. LOCATED AT THE SOUTH BOUND OF EL RANCHO ST. CLOSE TO S. CASA LINDA ST.
NORTHING= XXXXXXXXXX EASTING= XXXXXXXXXX ELEV= 112.96 NAVD 88
- 8 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG NORTHGATE LANE.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- NO CURB OUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG YUMA AVENUE.
- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SORRENTO TRAIL ON NORTHGATE LANE, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.
- COMMON LOT A AND COMMON LOT B, IDENTIFIED AS A DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, SORRENTO TRAIL ON NORTHGATE LANE HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOT A AND COMMON LOT B, WHICH SHOULD BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT A'S AND COMMON LOT B'S TRANSFER OF TITLE TO THE SORRENTO TRAIL ON NORTHGATE LANE HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE SORRENTO TRAIL ON NORTHGATE LANE HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(G), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A AND COMMON LOT B, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT

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

KATHERINE ZEIGLER (MANAGER) DATE _____
MFTWS, LLC (OWNER)
5711 N. 10TH STREET
MCALLEN, TX. 78504

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT OF WAYS OR EASEMENTS.

SECRETARY _____ DATE _____
PRESIDENT _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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
RAUL E. SESIN, P.E., C.F.M. DATE _____
GENERAL MANAGER

STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

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.

CITY MAYOR _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

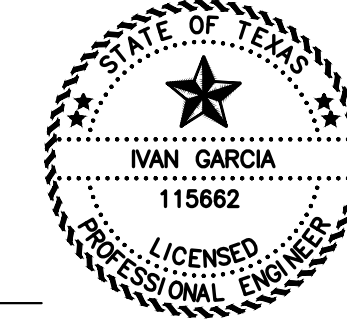
I, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING CHAIR _____ DATE _____

STATE OF TEXAS - COUNTY OF HIDALGO

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

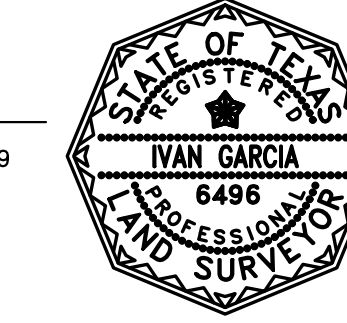
IVAN GARCIA P.E., R.P.L.S. DATE _____
REG. PROFESSIONAL ENGINEER No. 115662



STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

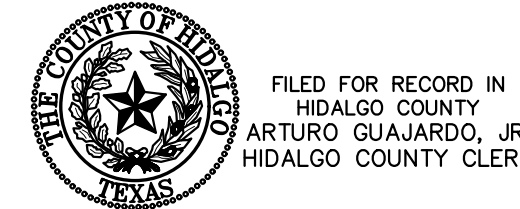
IVAN GARCIA P.E., R.P.L.S. DATE _____
REG. PROFESSIONAL LAND SURVEYOR No. 6469
SURVEY FIRM No. 10194027



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

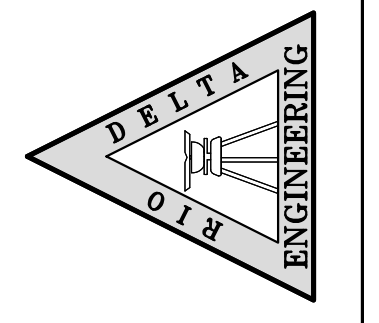
PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): MFTWS, LLC	5711 N. 10TH STREET MCALLEN, TX. 78504	(956) 682-4128
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083



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

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



ISSUED FOR:
PRELIMINARY

PLAT SHEET
MFTWS LLC SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY

PROJECT NO. _____

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:	DANIEL RODRIGUEZ
SCALE:	1"=40'
DATE:	NOVEMBER 5, 2020
PROJECT:	SUB 20 005
REVISIONS:	
PAGE NO.:	1-OF-1



City of McAllen

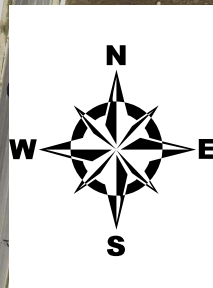
SUBDIVISION PLAT REVIEW

Reviewed On: 11/27/2020

SUBDIVISION NAME: MFTWS LLC	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
E. 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. Paving _____ Curb & gutter _____	Applied
_____ Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length	Compliance
* 600 ft. Maximum Cul-de-Sac	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Application indicates proposed use is single family R-1.	NA
SETBACKS	
* Front: 25 ft. or greater.	Applied
* Rear: 10 ft. or greater for easements	Applied
* Sides: 6 ft. or greater for easements.	Applied
* Corner	NA
* Garage: 18 ft. except where greater setback is required, greater setback is applies.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on East Yuma Avenue. **Revise plat as noted above.	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Plat references Northgate Ln., revise accordingly.	Non-compliance
* 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 **Per Traffic Department, 200 ft. spacing required for collector roads.	Non-compliance
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common Areas, private drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied

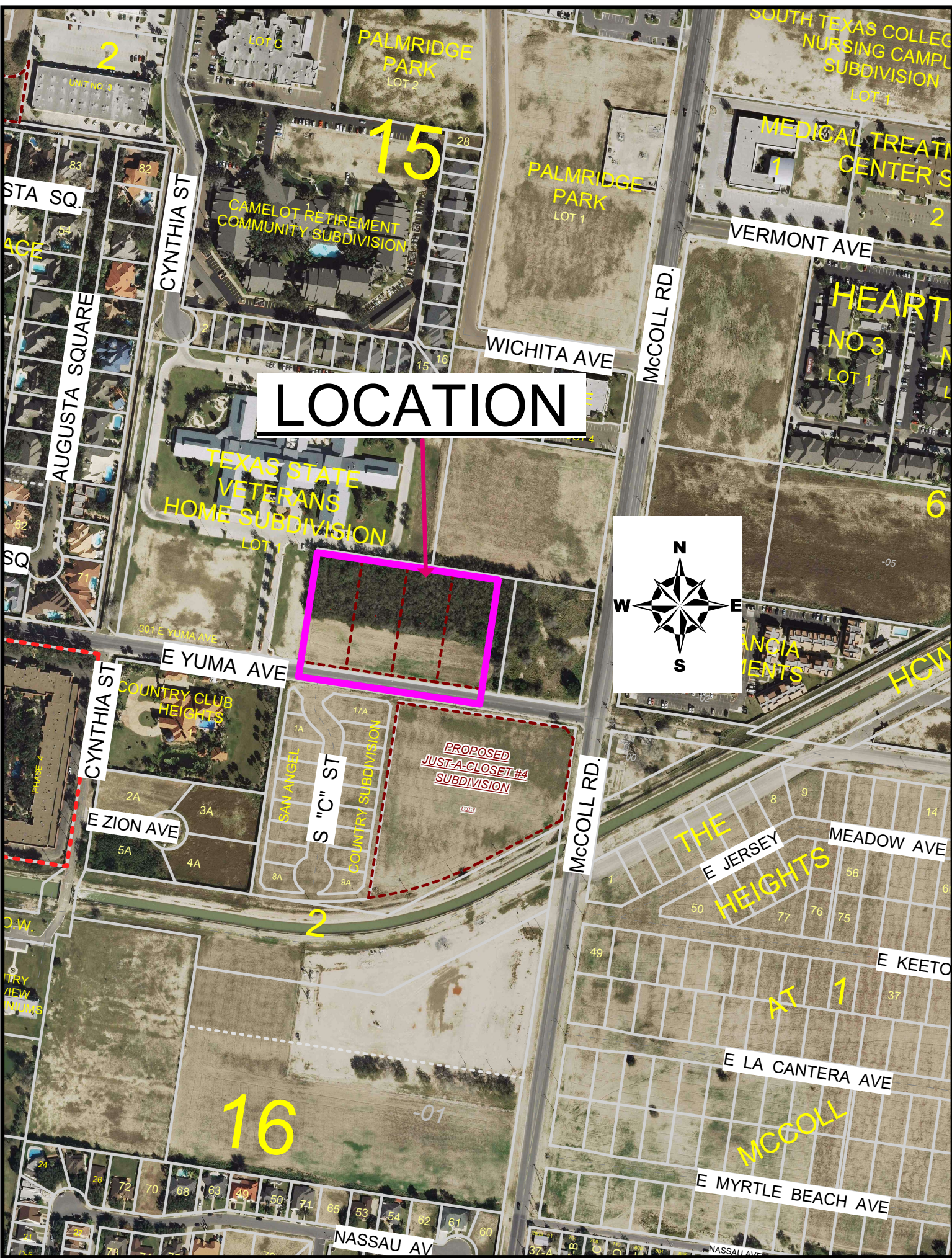
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p> <p>**Section 110-72 applies for public subdivisions.</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	NA
	Applied
	TBD
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: R-1, C-1 Proposed: R-1 **Rezoning request will be presented at the P&Z meeting scheduled for December 16, 2020.	Applied
* Rezoning Needed Before Final Approval	Required
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per lot/dwelling x 4 lots proposed = \$2,800 to be paid prior to recording.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, per Traffic Department prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
<p>Comments:</p> <p>**Must comply with City's Access Management Policy</p> <p>***Clarify if subdivision is public/private</p> <p>****Revise/remove Note #14 since it references another subdivision.</p> <p>*****Remove Note #15 from plat, there are no common areas identified in this subdivision.</p> <p>*****Note #13 will need to be revised, only access available is through Yuma Avenue.</p> <p>*****Rezoning needs to be finalized prior to final</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.</p>	Applied

LOCATION



15

16



2
LOT 0
PALMRIDGE PARK LOT 2
CAMELOT RETIREMENT COMMUNITY SUBDIVISION
PALMRIDGE PARK LOT 1
SOUTH TEXAS COLLEGE NURSING CAMPUS SUBDIVISION LOT 1
MEDICAL TREATMENT CENTER S
VERMONT AVE
HEARTLAND NO 3 LOT 1
WICHITA AVE
McCOLL RD.
TEXAS STATE VETERANS HOME SUBDIVISION LOT 1
301 E YUMA AVE
E YUMA AVE
COUNTRY CLUB HEIGHTS
SAN ANGELO ST
S "C" ST
COUNTRY SUBDIVISION
PROPOSED JUST-A-CLOSET #4 SUBDIVISION
McCOLL RD.
THE HEIGTS
MEADOW AVE
E JERSEY
E KEETO
AT 1
E LA CANTERA AVE
MCCOLL
E MYRTLE BEACH AVE
NASSAU AV



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

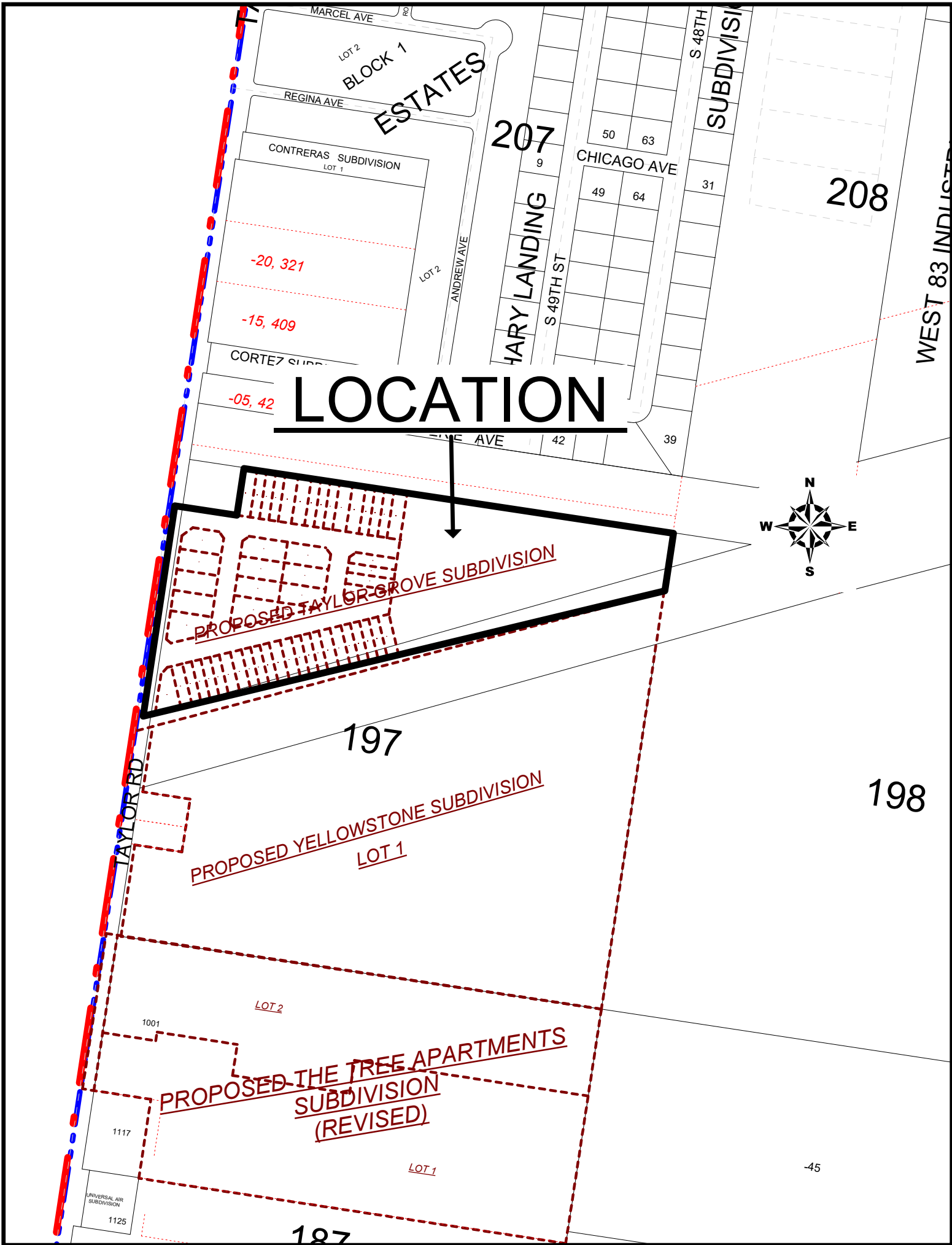
SUB2020-0087
 1300 Houston Avenue
 McAllen, TX 78501
 P. O. Box 220
 McAllen, TX 78505-0220
 (956) 681-1250
 (956) 681-1279 (fax)

Project Description	<p>Subdivision Name <u>TAYLOR GROVE SUBDIVISION</u> <small>APPROX. 3000 FEET NORTH FROM THE INTERSECTION OF TAYLOR RD.</small> Location <u>AND US HIGHWAY 83 ON THE EAST SIDE OF TAYLOR RD.</u> City Address or Block Number <u>BLOCK 197</u> Number of lots <u>53</u> Gross acres <u>12.27</u> Net acres <u>11.89 ACRES</u> Existing Zoning <u>R3-A</u> Proposed <u>R-1, R-3T</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>SAME DATE</u> Existing Land Use <u>APARTMENTS</u> Proposed Land Use <u>TOWNHOUSES</u> Irrigation District # <u>SINGLE FAMILY & UNITED</u> <small>IRRIGATION DISTRICT</small> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>\$7,257.74</u> <small>0.00</small> Legal Description <u>Being a 12.27 acre tract of land out of and being a part or portion of that part of lot 197 lying north and west of abandoned canal right-of-way, John H. Shary Subdivision recorded in volume 1, page 17, Map Records of Hidalgo County, Texas.</u> <u>S2950-00-000-0197-30</u></p>
Owner	<p>Name <u>MDM LAND COMPANY, LLC (TOMAS GUTIERREZ JR.)</u> Phone <u>(956) 445-7631</u> Address <u>2515 COLORADO ST, SUITE 6</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> E-mail <u>TGUTIERREZ@MOONRISETRADING.COM</u></p>
Developer	<p>Name <u>MDM LAND COMPANY, LLC (TOMAS GUTIERREZ JR.)</u> Phone <u>(956) 445-7631</u> Address <u>2515 COLORADO ST, SUITE 6</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> Contact Person <u>TOMAS GUTIERREZ JR.</u> E-mail <u>TGUTIERREZ@MOONRISETRADING.COM</u></p>
Engineer	<p>Name <u>IVAN GARCIA, PE., R.P.L.S.</u> Phone <u>(956) 380-5152</u> Address <u>921 S. 10TH AVE.</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u> Contact Person <u>IVAN GARCIA, P.E., R.P.L.S.</u> E-mail <u>RIODELTA2004@YAHOO.COM</u></p>
Surveyor	<p>Name <u>IVAN GARCIA, PE., R.P.L.S.</u> Phone <u>(956) 380-5152</u> Address <u>921 S. 10TH AVE.</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78539</u> E-mail <u>RIODELTA2004@YAHOO.COM</u></p>

See Attached

RECEIVED
 NOV 05 2020

BY: del @ 4:35pm



LOCATION

ESTATES

LOT 2
BLOCK 1

REGINA AVE

CONTRERAS SUBDIVISION
LOT 1

-20, 321

-15, 409

CORTEZ SUBD

-05, 42

207

HARY LANDING
S 49TH ST

CHICAGO AVE

S 48TH
SUBDIVISION

208

WEST 83 INDICATED

197

PROPOSED YELLOWSTONE SUBDIVISION
LOT 1

198

TAYLOR RD

1001
LOT 2

PROPOSED THE TREE APARTMENTS
SUBDIVISION
(REVISED)

1117

UNIVERSAL AIR
SUBDIVISION
1125

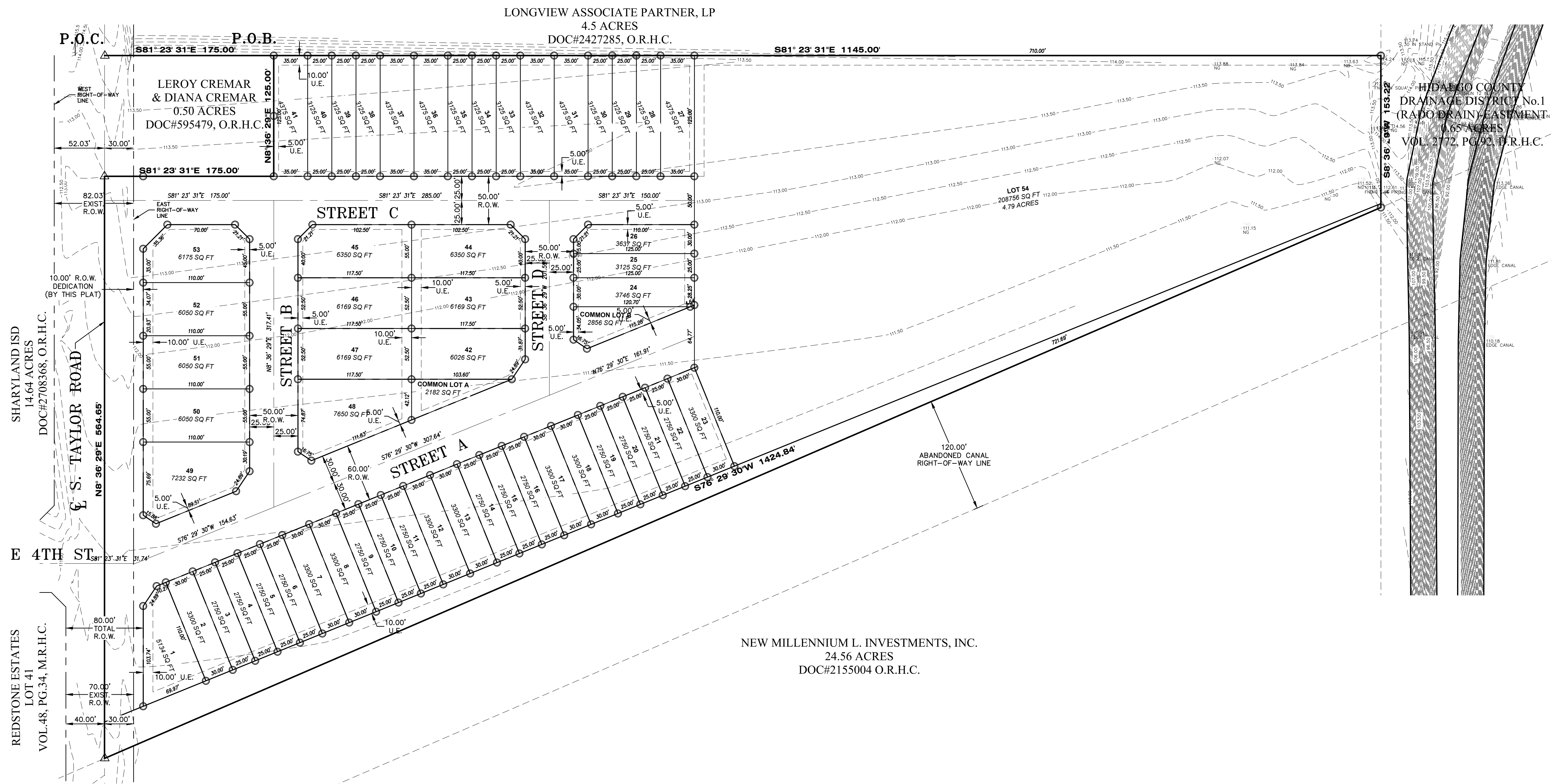
LOT 1

-45

187

TAYLOR GROVE SUBDIVISION

BEING A 12.90 ACRES TRACT OF LAND OUT OF AND BEING A PART OR PORTION OF THAT PART OF LOT 197 LYING NORTH AND WEST OF ABANDONED CANAL RIGHT-OF-WAY, JOHN H. SHARY SUBDIVISION RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

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

ABBREVIATION LEGEND

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

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

ISSUED FOR:
PRELIMINARY

PLAT SHEET
TAYLOR GROVE SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY, TEXAS

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:	DANIEL RODRIGUEZ
SCALE:	1"=60'
DATE:	OCTOBER, 2020
PROJECT:	SUB 18 019
REVISIONS:	
PAGE NO.:	1 OF 1



City of McAllen

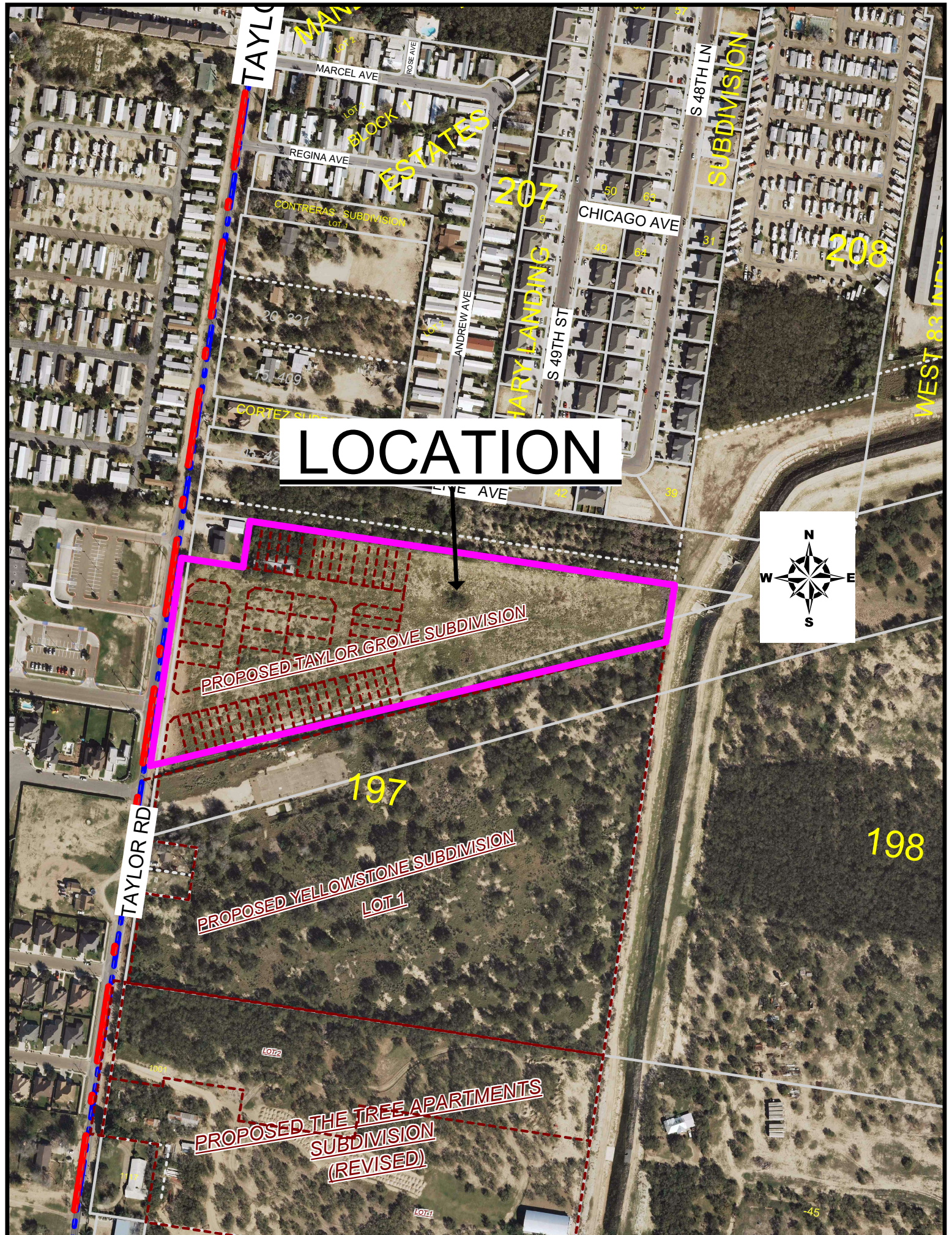
SUBDIVISION PLAT REVIEW

Reviewed On: 11/25/2020

SUBDIVISION NAME: TAYLOR GROVE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>S. Taylor Road: 10 ft. dedicated for 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not built prior to plat recording.</p>	Compliance
<p>Street A: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides **Name to be revised prior to final</p>	Applied
<p>Street B, Street C, Street D: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides **Name to be revised prior to final ***Streets need to be at least 60 ft. width.</p>	Non-compliance
<p>* 800 ft. Block Length **Streets A & C dead end onto Lot 54 which is zoned R-3A. Revise plat accordingly prior to final to extend streets and or provide cul-de-sac/turnaround.</p>	Non-compliance
<p>* 600 ft. Maximum Cul-de-Sac **Streets A & C dead end onto Lot 54. Plat needs to be revised prior to final, extend the street and/or provide a turnaround/cul-de-sac. ***Minimum 96 ft. paved diameter required, may increase prior to final.</p>	Non-compliance
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Service drive / turnarounds needed at east of Streets A & C currently shown per Public Works Department.</p>	Non-compliance
SETBACKS	
<p>* Front: Proposing 25 ft. or greater for easements. **Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for single family, multi-family use, etc.</p>	TBD
<p>* Rear: In accordance with the zoning ordinance, or greater for easements. **Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for single family, multi-family use, etc.</p>	TBD
<p>* Sides: In accordance with the zoning ordinance, or greater for easements. **Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for single family, multi-family use, etc.</p>	TBD
<p>* Corner: Proposing 10 ft. or greater for easements. **Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for single family, multi-family use, etc.</p>	TBD
<p>* Garage: 18 ft. except where greater setback is required, greater setback applies. **Will be established once the zoning/use has been clarified, but not less than the ordinance requirements for single family, multi-family use, etc.</p>	TBD
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on S. Taylor Rd. and both sides of all interior streets. **Revise plat as noted above.</p>	Non-compliance

* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along S. Taylor Rd.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, private drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Required
**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.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets **Show existing dimensions, per Traffic Department 200 ft. spacing required on Taylor Rd. ***Need to clarify if any of the streets are private, prior to final.	Non-compliance
* Minimum lot width and lot area **Pending clarification on the proposed use for Lot 54. ***Lot size/width will be determined once zoning/use of lots is clarified, but not less than the ordinance requirements.	Non-compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-1 and R-3T **Pending review for rezoning cases from R-3A to R-1 and R-3T to be presented at the P&Z meeting scheduled for December 16, 2020.	Non-compliance
* Rezoning Needed Before Final Approval	Required
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per application, 53 Lots are proposed x \$700 = \$37,100 due prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Master Trip Generation required by Traffic Department to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy **Clarification pending on the proposed use for Lot 54 ***Plat will need to be revised since streets cannot dead-end onto Lot 54 as currently shown.	Applied

***Setbacks to be established prior to final, but no less than the required per ordinance with accordance to its zoning.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied



LOCATION



PROPOSED TAYLOR GROVE SUBDIVISION

PROPOSED YELLOWSTONE SUBDIVISION
LOT 1

PROPOSED THE TREE APARTMENTS
SUBDIVISION
(REVISED)

TAYLOR RD

TAYLOR

BLOCK 1

207

208

197

198

-45



**City of McAllen
Planning Department
APPLICATION FOR**

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

SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name <u>Twin Subdivision</u> Location <u>300 feet North of the intersection of FM 495 & Bentsen Road</u> City Address or Block Number <u>North Bentsen Road, Block 2</u> Number of lots <u>1</u> Gross acres <u>0.67</u> Net acres <u>0.55</u> Existing Zoning <u>R-1</u> Proposed <u>R-2</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>duplex</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 type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>C0.544 acre tract of land out of Lot 1, Resubdivision of Lots 15 and 16, Block 2. Hammond's Subdivion</u>
Owner	Name <u>Maria Dolores Fernandez De Jauregui Pozo</u> Phone <u>956-225-6559</u> Address <u>1705 North Alamo Road</u> City <u>Alamo</u> State <u>Texas</u> Zip <u>78516</u> E-mail _____
Developer	Name <u>Sergio Orenelas</u> Phone <u>956-225-6559</u> Address <u>1220 West Business Highway 83</u> City <u>Alamo</u> State <u>Texas</u> Zip <u>78516</u> Contact Person <u>Sergio Ornelas</u> E-mail <u>ornelasindustries@usa.com</u>
Engineer	Name <u>ATLAS Engineering Consultants</u> Phone <u>956-379-3857</u> Address <u>2820 Gull</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78504</u> Contact Person <u>Lucas Castillo</u> E-mail <u>lcastillo.atlas@gmail.com</u>
Surveyor	Name <u>Homero L. Gutierrez</u> Phone <u>956-369-0988</u> Address <u>2600 San Diego</u> City <u>Mission</u> State <u>Texas</u> Zip <u>78552</u>

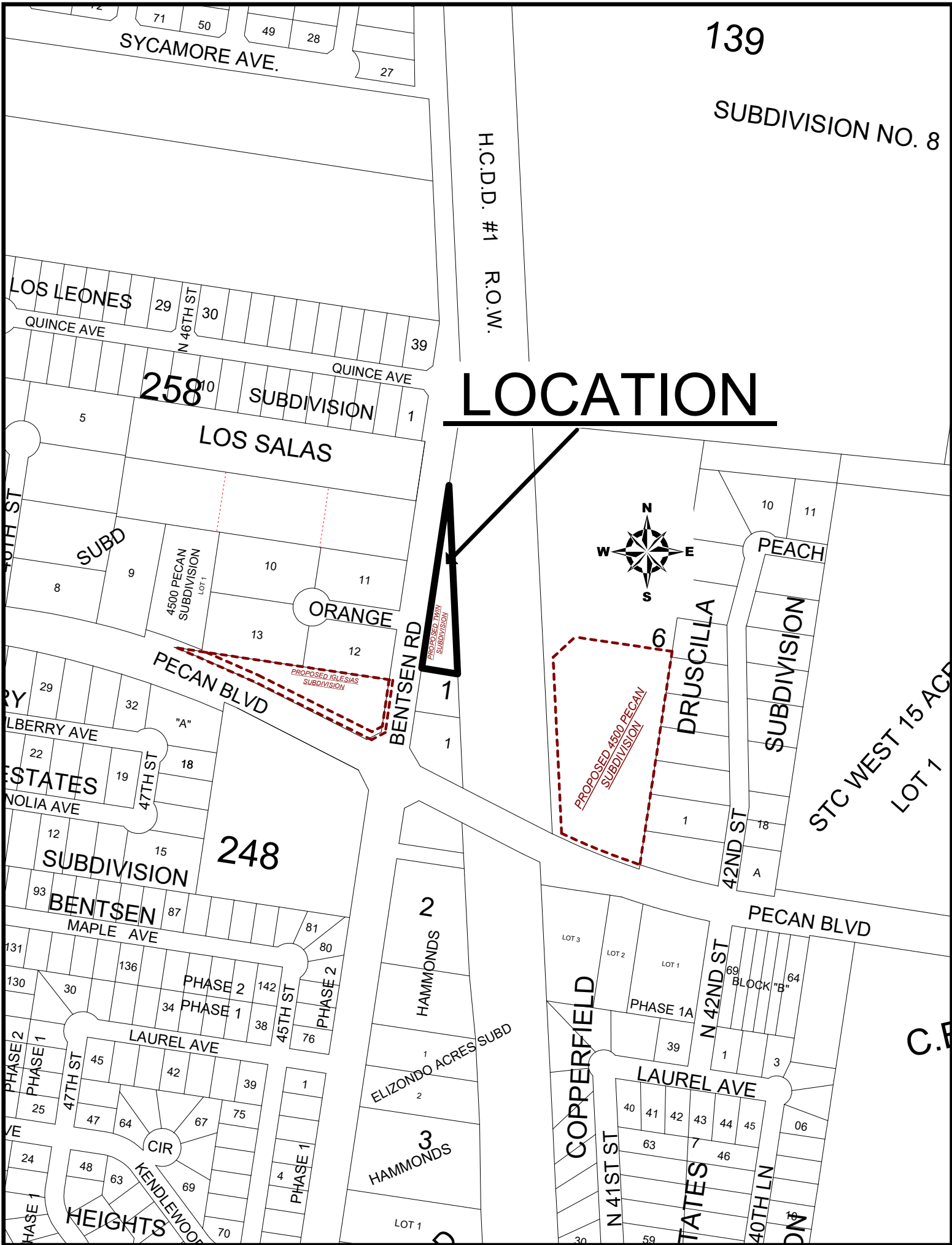
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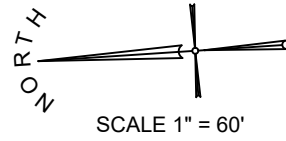
139

SUBDIVISION NO. 8

H.C.D.D. #1 R.O.W.

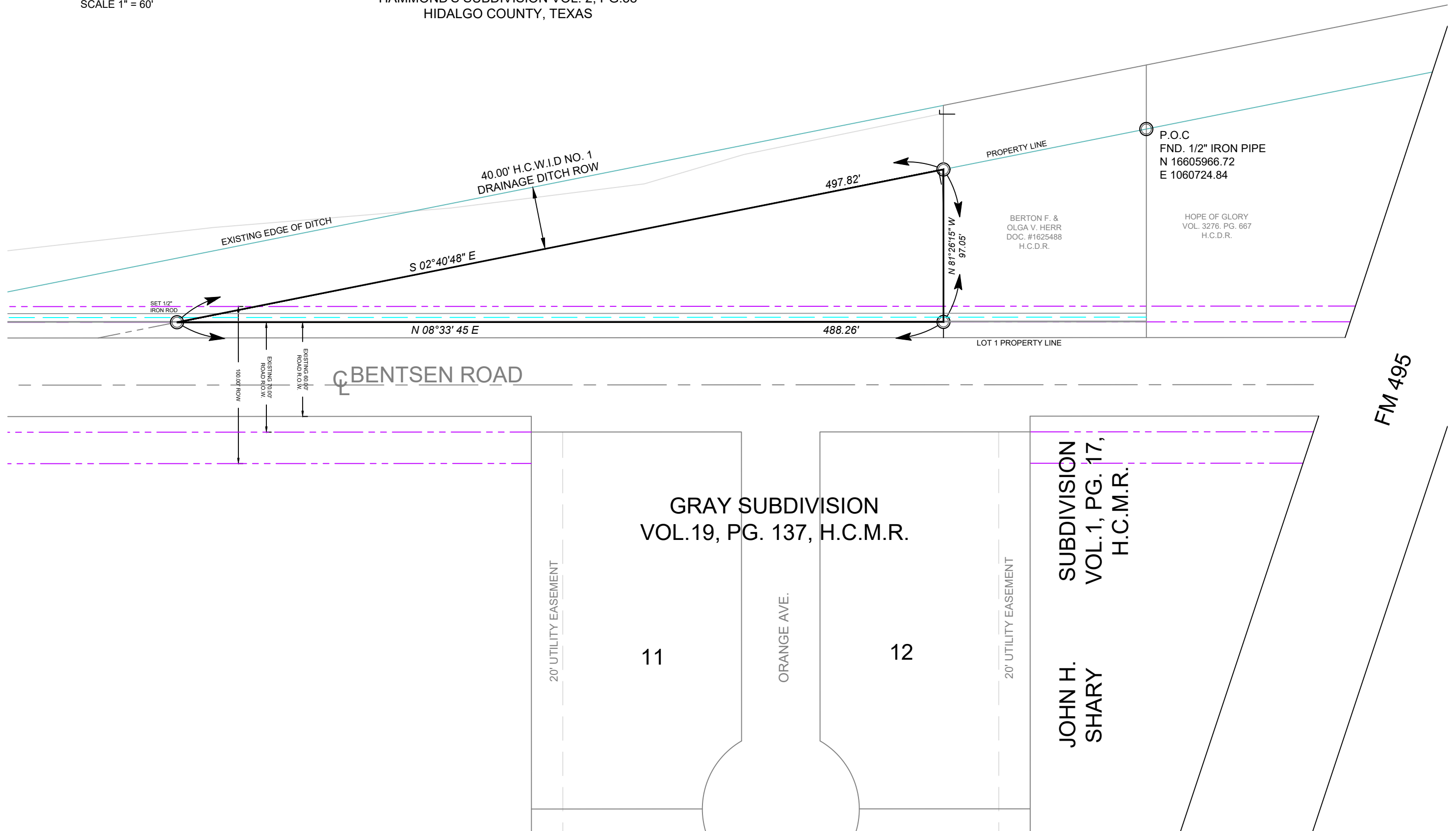
LOCATION





TWIN SUBDIVISION

REPLAT OF A 0.544 ACRE TRACT OF LAND OUT OF LOT 1,
RESUBDIVISION OF LOTS 15 AND 16, BLOCK 2
HAMMOND'S SUBDIVISION VOL. 2, PG.58
HIDALGO COUNTY, TEXAS





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/23/2020

SUBDIVISION NAME: TWIN SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Bentsen Road: Project engineer to show centerline and label existing ROW on both sides to determine ROW dedication requirement for 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not constructed prior to plat recording.	Non-compliance
_____	Applied
Paving _____ Curb & gutter _____	Compliance
* 800 ft. Block Length	Completed
* 600 ft. Maximum Cul-de-Sac	
ALLEYS	
ROW;: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	Applied
SETBACKS	
* Front: N. Bentsen Road - 45 ft. or in line with existing structures, whichever is greater. **Revise plat as noted above	Non-compliance
* Rear: in accordance with the Zoning Ordinance, or greater for easements **Revise plat as noted above	Non-compliance
* Sides: in accordance with the Zoning Ordinance, or greater for easements **Revise plat as noted above	Non-compliance
* Corner:	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Revise plat as noted above.	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Bentsen Rd.	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. **Revise plat as noted above.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common areas, private drives, etc. must be maintained by the lot owners and not the City of McAllen	NA

<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>NA</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p>	<p>NA</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	<p>NA</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area</p>	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 Proposed: R-1</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee</p>	<p>NA</p>
<p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p>	<p>Applied</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic, the Trip Generation has been waived for two single family homes.</p>	<p>NA</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>NA</p>
<p>COMMENTS</p>	
<p>Comments: *Per Traffic, the Trip Generation has been waived for two single family homes and driveway must be in a way that vehicles exit front first onto N. Bentsen Rd.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.</p>	<p>Applied</p>

LOCATION



SUB2020-0088



City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name <u>Bella Vista Ranch Subd.</u> Location <u>+/- 0.38 AC mile N. OF MILE 4 ALONG E. SIDE OF N. 56TH ST.</u> City Address or Block Number _____ Number of lots <u>2</u> Gross acres <u>3.20</u> Net acres <u>3.08</u> Existing Zoning <u>N/A</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>OPED</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>7:14 (Over)</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500⁰⁰</u> Legal Description <u>3.20 AC. +/- LOT 386, JOHN H. SHARY, AND, A PART OF A 40' UNITED E.D. CANAL ROW</u>
Owner	Name <u>Jorge A. Bautista</u> Phone <u>956-867-1873</u> Address <u>524 S. main st</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>rayados27@aol.com</u>
Developer	Name <u>SAME AS Owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>David O. Salinas</u> Phone <u>682-9001</u> Address <u>2221 DAFFODIL AVE.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>David</u> E-mail <u>dsalinas@salinasenginering.com</u>
Surveyor	Name <u>SAME AS OWNER</u> Phone _____ Address _____ City _____ State _____ Zip _____ E-mail _____

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BY:

Proposed Plat Submittal

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

PLAT TO SHOW:

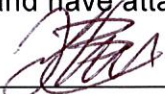
- ✓ Metes and bounds
- ✓ Lots numbered with dimensions and area of irregular lots noted
- ✓ Surrounding platted lots and/or lot lines for unplatted tracts
- ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- ✓ North arrow, scale and vicinity map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

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

Minimum Developer's Requirements Submitted with Application

Owner's Signature

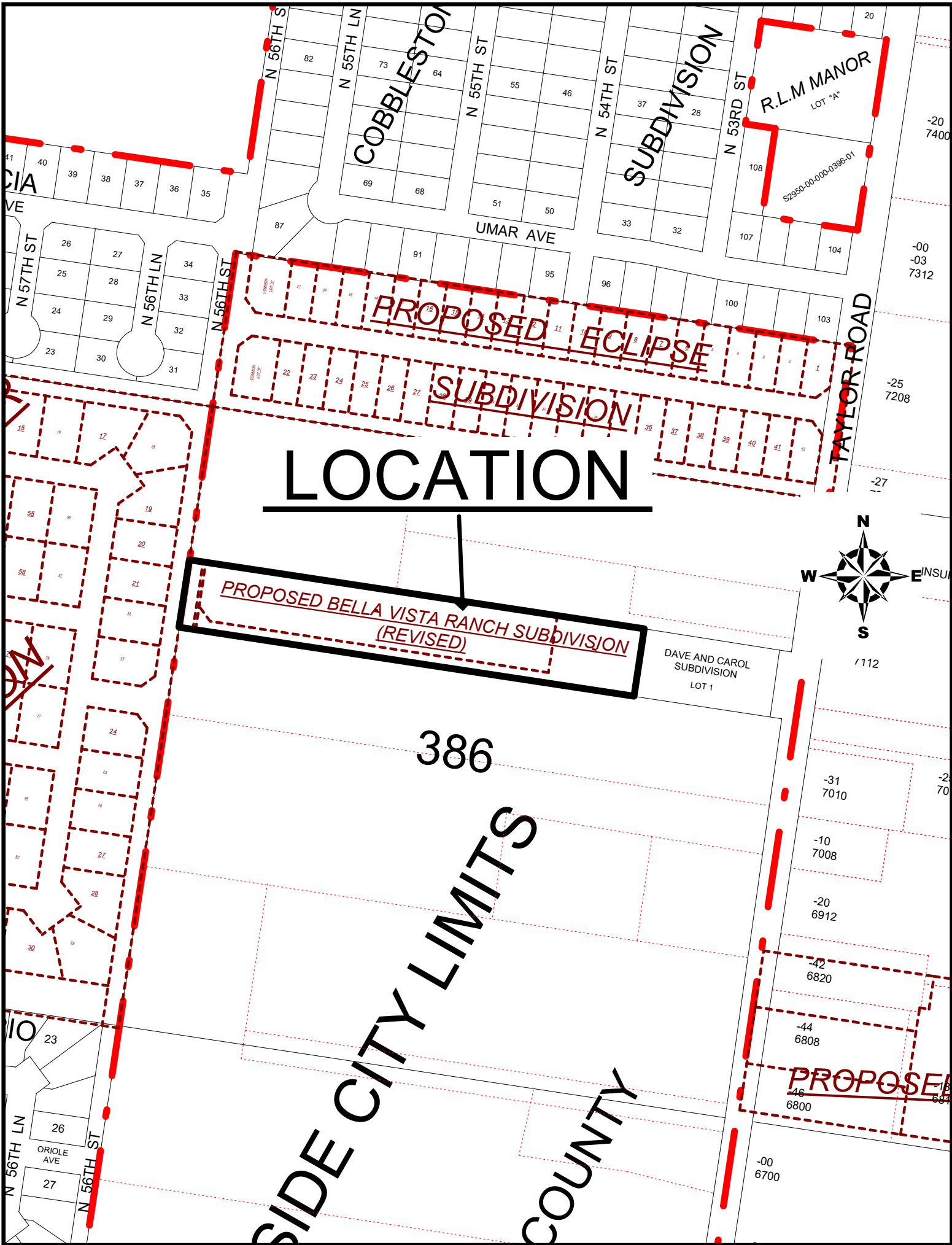
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 11/15/20

Print Name Jorge A. Bautista

Owner

Authorized Agent



LOCATION

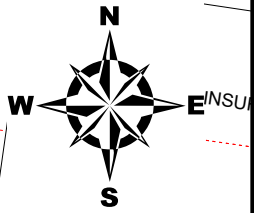
**PROPOSED BELLA VISTA RANCH SUBDIVISION
(REVISED)**

**PROPOSED ECLIPSE
SUBDIVISION**

**R.L.M MANOR
LOT "A"**

386

**SIDE CITY LIMITS
COUNTY**



PROPOSED

CIA
VE

N 56TH LN
ORIOLE AVE
N 56TH ST

DAVE AND CAROL
SUBDIVISION
LOT 1

-00
6700

-31
7010

-10
7008

-20
6912

-42
6820

-44
6808

-46
6800

-25
7208

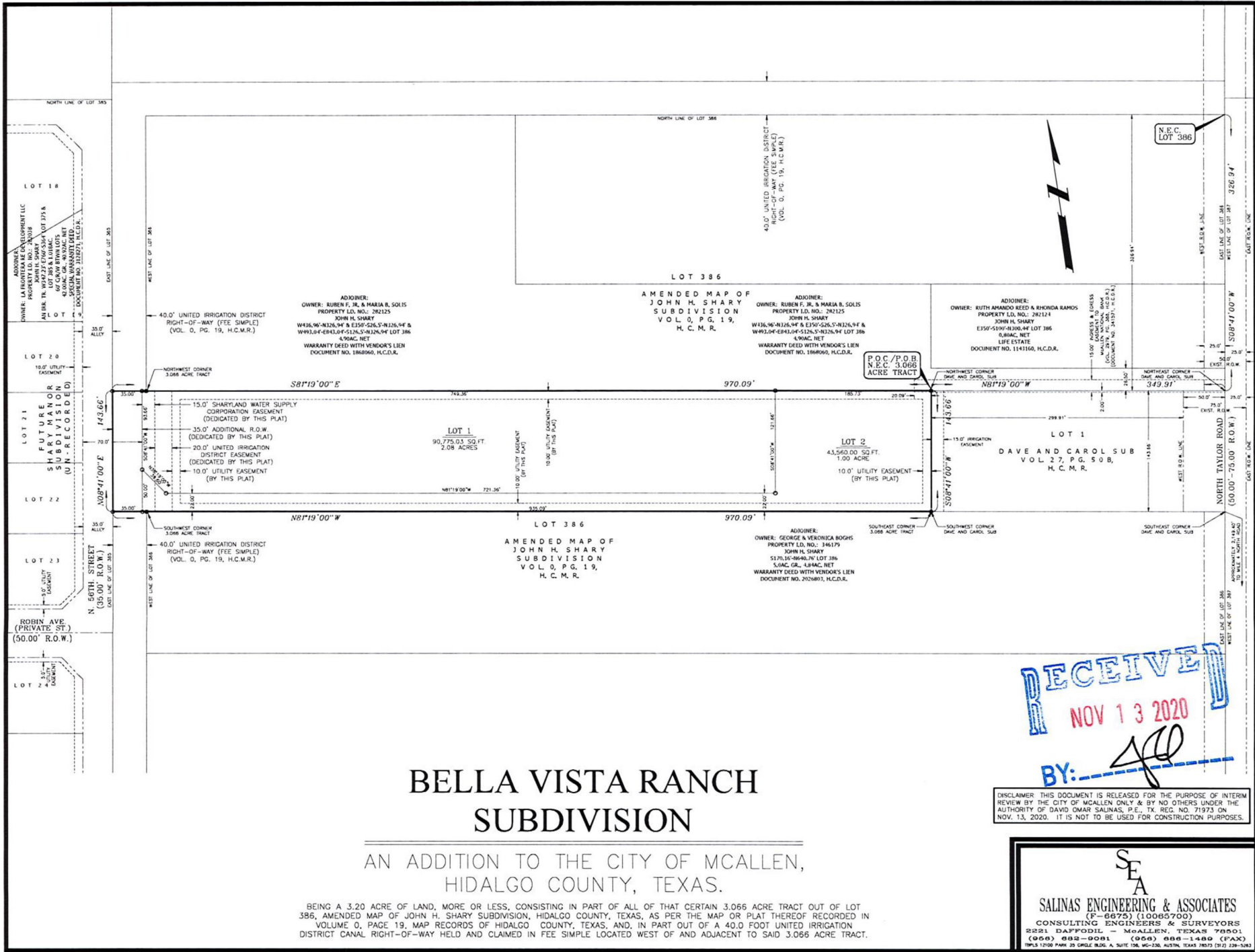
-00
-03
7312

-20
7400

7112

-2
70

-18
687



BELLA VISTA RANCH SUBDIVISION

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

BEING A 3.20 ACRE OF LAND, MORE OR LESS, CONSISTING IN PART OF THAT CERTAIN 3.066 ACRE TRACT OUT OF LOT 386, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, IN PART OUT OF A 40.0 FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY HELD AND CLAIMED IN FEE SIMPLE LOCATED WEST OF AND ADJACENT TO SAID 3.066 ACRE TRACT.

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NOV 13 2020
BY:

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOV. 13, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAWPODEL - MCALEN, TEXAS 78101
(956) 882-0081 (956) 886-1449 (FAX)
1963 1200 PARK 25 CIRCLE BLDG. A, SUITE 138, WC-238, AUSTIN, TEXAS 78732 238-5282



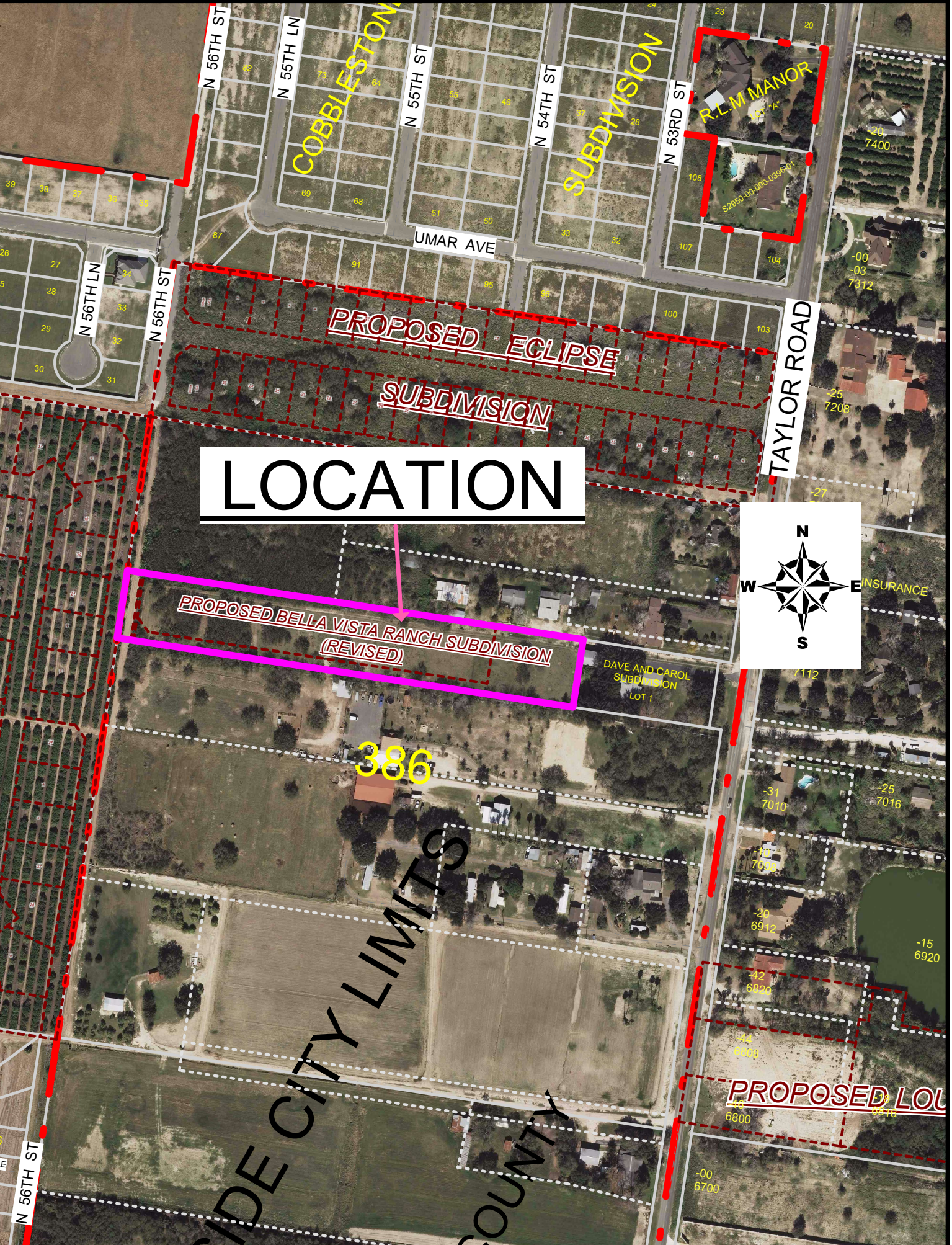
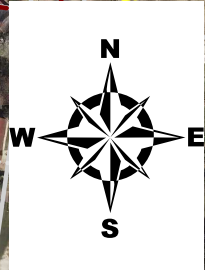
Reviewed On: 11/23/2020

SUBDIVISION NAME: BELLA VISTA RANCH SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. 56th Street: 35 ft. ROW dedication for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides **Indicate the total and dedicated ROW on North 56th St. ***Please clarify "alley" reference on the west side of centerline for North 56th Street. ***Escrow monies if improvements not built prior to plat recording *****Planning and Zoning Board disapproved subdivision in Preliminary form at their October 20, 2020 meeting due to the proposed lot to not have the minimum 50 ft. frontage required to a street. Engineer has submitted a new application and a revised plat that shows 2 lots with 143.66 ft. of total frontage along North 56th Street. *****Engineer has indicated that the applicant is in the process of acquiring the 40 ft. United Irrigation District ROW that is located along the west property line, of which the western 35 ft. are proposed to be dedicated to the City of McAllen for North 56th Street. This process must be finalized prior to final.</p> <p>Paving _____ Curb & gutter _____</p> <p>* 800 ft. Block Length.</p> <p>* 600 ft. Maximum Cul-de-Sac.</p>	Non-compliance
	Applied
	NA
	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties</p>	NA
SETBACKS	
<p>* Front: Proposed 20 ft. or greater for easements or approved site plan; or in line with the average setbacks of existing structures, whichever is greater **Setbacks will be established prior to final being that it fronts a collector street, but no less than the Zoning Ordinance.</p> <p>* Rear: Proposed 10 ft. or greater for easements. **Setbacks will be established prior to final.</p> <p>* Interior Sides: Proposed In accordance with the Zoning Ordinance or greater for easements. **Setbacks will be established prior to final.</p> <p>* Corner.</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>	TBD
	TBD
	TBD
	NA
	Applied
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on North 56th Street. **Requirement might change prior to final depending on any design changes.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Applied

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.	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	TBD
**Property is currently in ETJ. If property is annexed prior to recording, site plan review might be required	
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private driveways/streets must be maintained by the lot owners and not the City of McAllen	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	Applied
****Section 110-72 applies if a public subdivision is proposed.	
* 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. Minimum 50 ft. of lot frontage must be kept throughout the depth of Lot 2. Please revise plat to comply with requirement prior to final.	Non-compliance
* Lots fronting public streets.	Required
*****Engineer has indicated that the applicant is in the process of acquiring the 40 ft. United Irrigation District ROW that is located along the west property line, of which the western 35 ft. are proposed to be dedicated to the City of McAllen for North 56th Street. This process must be finalized prior to final.	
ZONING/CUP	
* Existing: ETJ Proposed: ETJ (Residential)	Applied
**Property is currently in ETJ. If annexation is requested, processes including initial zoning, will have to be finalized prior to final.	
* Rezoning Needed Before Final Approval.	TBD
**Property is currently in ETJ. If annexation is requested, processes including initial zoning, will have to be finalized prior to final.	
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/ dwelling unit to be paid prior to recording. Property is currently in ETJ. If annexation is requested, the amount of \$700 will have to be paid prior to recording.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA

TRAFFIC	
* As per Traffic Department, Trip Generation will be waived for 2 single-family residences. No TIA required.	Complete
* As per Traffic Department, Trip Generation will be waived for 2 single-family residences. No TIA required.	NA
COMMENTS	
<p>Comments: Comments: Must comply with City's Access Management Policy. *If annexation is requested, process will have to be finalized prior to final. **Planning and Zoning Board disapproved the subdivision in Preliminary form at their October 20, 2020. ***As per Fire and Traffic Department, please submit gate detail if applicable prior to final.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.</p>	Applied

LOCATION



CITY LIMITS
COUNTY

386

PROPOSED ECLIPSE
SUBDIVISION

PROPOSED BELLA VISTA RANCH SUBDIVISION
(REVISED)

PROPOSED LOU

COBBLESTON
SUBDIVISION

COBBLESTON
SUBDIVISION

R.L.M. MANOR

UMAR AVE

TAYLOR ROAD

INSURANCE

N 56TH ST

N 56TH ST

N 56TH ST

N 55TH LN

N 55TH ST

N 54TH ST

N 53RD ST

N 56TH LN

DAVE AND CAROL
SUBDIVISION
LOT 1

-31
7010

-25
7016

-20
6912

-15
6920

-42
6826

-44
6853

-40
6800

-00
6700

20
7400

-00
-03
7312

25
7208

27

7112

7008

6816

ORDINANCE NO. 2020- _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 (“ZONING”), ARTICLE V (“DISTRICTS”), DIVISION 8.5 (“C-3L LIGHT COMMERCIAL DISTRICT”), DIVISION 9 (“C-3 GENERAL BUSINESS DISTRICT”), TO CLARIFY USES ALLOWED IN SAID ZONING DISTRICTS; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of McAllen desires to ensure safe, harmonious neighborhoods to maintain property values,

WHEREAS, the City of McAllen finds that certain zoning districts require clarification on uses allowed,

WHEREAS, the City Commission finds that it is in the public interest to amend the McAllen Code of Ordinances to clearly establish where liquor stores and smoke/vape shops are allowed,

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

SECTION I: The Code of Ordinances, City of McAllen, Chapter 138 (“Zoning”), Article V (“Districts”), Division 8.5 (“C-3L Light Commercial District”) is hereby amended to read as follows:

Sec. 138-268. – Permitted Uses.

The uses permitted in the C-3L light commercial districts are as follows:

- (1) All uses listed as permitted uses in the C-1 office building district.
- (2) All uses listed as permitted uses in the C-2 neighborhood commercial district, excluding gasoline service stations or retail outlets where gasoline products are sold.
- (3) Retail businesses that sell products such as: candy nuts, and confectionaries, bakeries or tortillerias, ice cream stores, specialized food products, apparel and accessories, computer hardware and software, records, tape and compact diskettes, musical instruments, drug and proprietary goods, household furniture and electronics, miscellaneous shopping goods (sic 594), products from miscellaneous retail stores (sic 599) and similar or related uses.
- (4) Restaurants which do not derive more than 25 percent of the gross income from the sale of alcoholic beverages.
- (5) On-premise signs, including those that are animated or illuminated.
- (6) All signs permitted in the C-1 office building district.
- (7) Household goods warehousing and storage in individually rented storage units.

Sec. 138-269. – Conditional uses.

- (1) All conditional uses listed in the C-2 neighborhood commercial district except gasoline service stations or retail outlets where gasoline products are sold.
- (2) Liquor stores that only offer alcohol for off-premise consumption.

Sec. 138-270 – Prohibited uses.

The uses prohibited in the C-3L light commercial districts are as follows”

- (1) Any building erected or land used for other than one or more of the uses specified in this division
- (2) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimensions; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required in section 138.356.
- (3) Vape shops and smoke shops.

Sec. 138-271 – 138.275. - Reserved.

SECTION II: The Code of Ordinances, City of McAllen, Chapter 138 (“Zoning”), Article V (“Districts”), Division 9 (“C-3 General Business District”) is hereby amended to read as follows:

Sec. 138-277. – Permitted uses.

- (1) All uses listed as permitted uses in C-1 and C-2 zoning districts.
- (2) Any retail businesses, personal services or business services except the following: lumberyard or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing and storage. Household goods warehousing and storage in individually rented storage units is permitted.
- (3) Hospitals.
- (4) Hotels, motels.
- (5) Restaurants, eating places.
- (6) Printing, publishing and allied products manufacturing.
- (7) Rail and motor vehicle transportation passenger terminals.
- (8) Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio and television towers.
- (9) Any wholesale trade or wholesale trade accessory to any permitted retail operation except the following: raw cotton, grain, hide, skins and raw furs, tobacco, wool, mohair, livestock, commercial or industrial machinery or supplies, metals and minerals, petroleum bulk stations and terminals, scrap or junk waste materials.
- (10) Signs in accordance with adopted ordinances.
- (11) Automotive repair as an accessory use to a permitted retail use, such as retail sale of automobiles or retail sale of automobile parts.

Sec. 138.278 – Conditional uses.

- (1) All conditional uses listed in C-1 office building district.
- (2) Gasoline service stations or retail outlets where gasoline products are sold.
- (3) Planned shopping centers.
- (4) Bars and nightclubs in accordance with applicable adopted ordinances and section 138-118(a)(4), (b), and (c).
- (5) Automotive repair and service as a primary use, including auto paint and body work as a primary use subject to required conditions listed in section 138.281.
- (6) Outdoor flea markets or farmers' markets.
- (7) Personal wireless service facilities.
- (8) Transit terminal facility.
- (9) Vape shops and smoke shops.

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

SECTION IV: The City Secretary of the City of McAllen is hereby authorized and directed to cause the language in Chapter 138, Division 8.5 and Division 9 of the McAllen Code of Ordinances, as amended by Section I and Section II, hereinabove, to be published in the appropriate location in the said Code of Ordinances.

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

SECTION V: If any part or parts of this Ordinance are found to be invalid or

unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this ____ day of _____, 2020, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day _____, 2020.

CITY OF McALLEN

By: _____

James E. Darling, Mayor

Attest:

Perla Lara, TRMC, City Secretary

Approved as to form:

Austin W. Stevenson, Assistant City Attorney

Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: November 25, 2020
SUBJECT: City Commission Actions on November 23, 2020

REZONINGS:





1. Rezone from C-1 to R-1 District: Lots 11 and 12, Block 1, Renken's Addition; 619 N 9th St
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
2. Rezone from C-3 to R-3T District: East 1/3 of Lots 11 and 12, Block 40, North McAllen Addition; 1712 Cedar Ave
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
3. Rezone from R-2 to R-3A District: East 6 ft. of Lot 4 and all of Lot 5, Block 7, Larkspur Subdivision Unit No. 1 & Larkspur Subdivision Unit No. 2; 1607 Nolana Ave
 - Planning and Zoning Commission recommended disapproval
 - Item was withdrawn by applicant

CONDITIONAL USE PERMITS:

1. Request of David Gosalvez III, for a Conditional Use Permit, for life of the use, for a portable building greater than 10' x 12': Lot 1, Monaco Plaza Subdivision; 604 N McColl Rd
 - Planning and Zoning Commission recommended approval for three years
 - City Commission approved for three years as recommended
2. Request of Karla G. Villareal Chapa, for a Conditional Use Permit, for one year, for abar (Club Retro): Lot 1, Nolana West Subdivision; 2200 Nolana Ave, Suites 2216 & 2218
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
3. Request of Hugo Cuevas, for a Conditional Use Permit, for life of the use, for a parking facility: Lot 2, Rosa Linda Subdivision; 3616 Harvey Dr
 - Planning and Zoning Commission recommended approval for two years
 - City Commission tabled the item

2020 CALENDAR

Meetings:

-  City Commission
-  Planning & Zoning Board
-  Public Utility 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	6 A-8/4 & 8/5	7	8 N-8/4 & 8/5	9	10	11
12	13 ●	14 ▲	15 D-8/18 & 8/19	16	17	18
19	20 A-8/18 & 8/19	21	22 HPC N-8/18 & 8/19	23	24	25
26	27 ●	28 ▲	29	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 ▲	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 ▲	26 HPC N-9/16 & 9/17	27	28	29
30	31					

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	14 ●	15 ▲	16 D-10/20 & 10/21	17	18	19
20	21 A-10/20 & 10/21	22	23 HPC N-10/20 & 10/21	24	25	26
27	28 ●	29 ▲	30			

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 ●	13 ▲	14 N-11/3 & 11/4	15	16	17
18	19	20	21 D-11/17 & 11/18	22	23	24
25	26 ●	27 ▲	28 HPC N-11/17 & 11/18	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	9 ●	10 ▲	11 N-12/1 & 12/2	12	13	14
15	16	17	18 D-12/16 & 12/17	19	20	21
22	23 ●	24 ▲	25 N-12/16 & 12/17	26 HOLIDAY	27	28
29	30					

DECEMBER 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 HPC D-1/5 & 1/6	3 CENSUS	4	5
6	7 A-1/5 & 1/6	8	9 N-1/5 & 1/6	10	11	12
13	14 ●	15 ▲	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		