

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 4, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

- a) Minutes from the meeting held on December 21, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Enrique Martinez for a Conditional Use Permit, for one year, for a night club at Lots 1 and 2, Main International Subdivision, Hidalgo County, Texas; 6000 North 10th Street **(CUP2021-0176)**
2. Request of Roberto Garza on behalf of Garman Investments, LP, for a Conditional Use Permit, for life of the use, for a Planned Unit Development, at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision, Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2021-0174)(TABLED SINCE 12/21/2021)**

b) SUBDIVISION:

3) CONSENT:

- a) Vacate and Resubdivision of Paseo del Lago Patio Homes(Private) to Paseo del Lago Townhomes(Private), 3900 South Jackson Road, Alonzo Cantu **(SUB2021-0121)(FINAL)CLH**
- b) Cedar Apartments Subdivision, 816 East Cedar Avenue, GGC Group, LLC. **(SUB2021-0108)(FINAL)M2E**

4) SUBDIVISIONS:

- a) Replat of Willow Ridge Subdivision Lot 15A to Lots 16A & 17A, 1000 East Daffodil Avenue, James Hugues and the Grand on Daffodil Condominiums, LLC. **(SUB2021-0146)(PRELIMINARY)DSE**

- b) World of 4 Subdivision, 615 Dallas Avenue, Aguirre Family Limited Partnership
LP. **(SUB2021-0061)(REVISED FINAL)(TABLED SINCE 12/21/2021)CLH**

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, December 21, 2021 at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3rd Floor.

Present:	Daniel Santos	Chairperson
	Michael Fallek	Vice-Chairperson
	Michael Hovar	Member
	Gabriel Kamel	Member
	Jose Saldana	Member
	Emilio Santos Jr.	Member

Absent:	Marco Suarez	Member
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Staff Present:	Austin Stevenson	Assistant City Attorney (Via Zoom)
	Omar Sotelo	Senior Planner
	Rodrigo Sanchez	Senior Planner
	Jose Humberto De La Garza	Planner III
	Liliana Garza	Planner III
	Kaveh Forghanparast II	Planner II
	Mario Escamilla	Planner II
	Hebert Camacho	Planner II
	Marco Rivera	Planner I
	Porfirio Hernandez	Planning Technician II
	Julian Hernandez	Planning Technician I
	Magda Ramirez	Administrative Assistant

CALL TO ORDER- Chairperson Daniel Santos

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

- a)** Minutes for Regular Meeting held on December 7, 2021

The minutes for the regular meeting held on December 7, 2021 was approved as submitted by Mr. Gabriel Kamel Seconding the motion was Mr. Emilio Santos Jr. which carried unanimously with 5 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

- 1) Request of Paul Garcia on behalf of El Patrimonio Apartments LP. for a conditional use permit, for one year, for an institutional use (learning center) at lot 1, El Patrimonio Subdivision, Hidalgo County, Texas; 2601 Sarah Avenue. **(CUP2021-0168)**

Mr. Hebert Camacho stated that the subject property is located at the southeast corner of Sarah Avenue and South 26th Street. The property is zoned R3-A (multifamily apartments) District. The adjacent zoning is A-O (agricultural open space) District to the north, R-1 (single family residential) District to the west and south, and C-4 (commercial industrial) District to the east. Surrounding land uses include single-family residences, El Patrimonio apartments and vacant land. An institutional use (learning center) is permitted in the R3-A zone with a conditional use permit.

A site plan for a 48 building apartment complex was approved in November 21, 2000, this site plan included the 48 apartment buildings, a laundry room and a daycare center.

Currently, there is a 3,047 SF one-story building with a gated playground area. The applicant is proposing to operate a learning center the existing building. Proposed hours of operation are from Monday through Friday from 8:00AM to 5:00PM. There are 3 classrooms and 2 offices, 8 parking spaces are required; 13 spaces are provided on site A. Should the number of offices and classrooms increase, then additional parking will be required.

The Fire Department has conducted their initial inspection; however, follow up inspection is required. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

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

- 1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas and shall be as close as possible to a major arterial. The property fronts Sarah Avenue and is approximately 1,230 ft. west of South 23rd Street
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on 1.5 parking spaces per classroom and office, 8 parking spaces are required; 11 spaces are provided on site A. Should the number of offices and classrooms increase, then additional parking will be required.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits.

- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance; and
- 7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

Staff recommends approval of the Conditional Use Permit request for one year, subject to compliance with the Zoning Ordinance, Fire and Building Dept. requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

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

- 2) Request of Israel Villarreal III, for a Conditional Use Permit, for one year, for a Bar at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K. **(CUP2021-0172)**

Mr. Mario Escamilla stated that the property is located at the northeast corner of Nolana Avenue and North 6th Street, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 (general business) District to the east, south and west, R-1 (single family residential) District also to the east and A-O (agricultural and open space) District also to the west. The property is located within the Nolana Tower Subdivision and is part of the Nolana Tower Shopping Center. Surrounding land uses include El Callejon De Los Milagros, Chanin Engineering, Kemper Life, and residential homes. A bar and grill is permitted in a C-3 District with a conditional use permit and in compliance with requirements.

The subject property is the location for a multi-tenant commercial shopping center by the name of Nolana Tower Shopping Center. The applicant is proposing to operate a bar (80's Brewery) from combined suites I, J and K with an area of 6,989 sq. ft. as shown on the submitted site plan. The hours and days of operation would be from 11:00 A.M. to 2:00 A.M. daily.

The Fire Department and Health Department has conducted the necessary inspection for this property and is pending compliance with applicable code requirements. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. Staff has not received any calls with concerns or complaints of the request. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft. from the nearest residence, church, school or publicly-owned property

or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft. of the residential zones and uses, however, staff has not received any complaints from the residents;

- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 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, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, and bars. 729 parking spaces are provided as part of a common parking area in the front and rear of the building. Based on the square footage of the building, 70 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

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

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

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

➤ **Board Member, Mr. Michael Hovar arrived at 3:34p.m. Mr. Hovar Did not vote on items 2a1 and 2a2.**

- 3) 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. **(CUP2021-0175)**

Mr. Mario Escamilla stated that 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, east, and west, A-O (agricultural and open space) District to the south and R-3A (multifamily residential apartments) District to the northeast. 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.

The initial Conditional Use Permit was approved by the City Commission on December 4, 2020 with a variance to the distance requirement of being at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property. The permit must be renewed annually therefore, it has to come before the Planning and Zoning Commission for consideration.

The applicant is proposing to operate bar (Ojos Locos Sports Cantina) from the existing 6,450 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 has inspected the building, and is pending compliance with safety codes and regulations. 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 December 2020 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(a)(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 northeast;
- 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. 65 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.

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

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

Vice Chairman Mr. Michael Fallek abstained from voting on this item.

Being no discussion, Mr. Jose Saldana moved to disapprove with favorable recommendation and Mr. Gabriel Kamel seconded the motion, which was disapproved with five members present and voting.

- 4) Request of Roberto Garza on behalf of Garman Investments, LP, for a Conditional Use Permit, for life of the use, for a Planned Unit Development, at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision, Hidalgo County, Texas; 6100 North Bentsen Road. **(CUP2021-0174)**

Mr. Kaveh Forghanparast stated that staff recommends tabling the request based on additional information required for requirement #4 (landscaping), #5 (street pavement/setbacks), #6 (Drainage) and #7 (additional provisions) of Section 134-171 of the Subdivision Ordinance.

Being no discussion, Mr. Michael Fallek moved to Table this item. Mr. Jose Saldana seconded the motion, which was voted to be tabled with six members present and voting.

b) REZONING:

- 1) Initial zoning to R-1 (single-family residential) District: 1 acre out of west ½ of the west ½ of Lot 131, Pride O' Texas Subdivision, Hidalgo County, Texas; 11208 North Bentsen Road. **(REZ2021-0078)**

Mr. Hebert Camacho stated that the property is located on the east side of North Bentsen Road, approximately 440 ft. north of 7 Mile Line Road. The tract has 132 ft. of frontage along North Bentsen Road with a depth of 330 ft. for a lot size of 1 acre.

The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District will become effective upon the annexation of the tract into the City. The applicant is requesting R-1 District for residential use.

The properties to the north, east, west and south of the subject property are outside the City limits.

The subject property is currently vacant. Surrounding land uses include single-family residences and vacant land.

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

The development trend for this area along Mile 7 Road and North Bentsen Road is single-family residential.

The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since October 1, 1981. The Annexation and initial zoning applications for the subject property were submitted on November 17, 2021, and are scheduled to be heard at the City Commission meeting of January 10, 2022.

The requested zoning conforms to the Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the development trend of the surrounding area.

A recorded subdivision plat is required prior to building permit issuance.

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

Staff recommends approval of the initial zoning request to R-1 (single-family residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

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

- 2) Initial zoning to R-2 (duplex-fourplex residential) District: 9 acres (7.73 acres net) out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7000 Mile 6 Road. **(REZ2021-0081)**

Mr. Hebert Camacho stated that the property is located on the north side of Mile 6 Road, approximately 400 ft. west of Glasscock Road. The irregular tract has 224.23 ft. of frontage along Mile 6 Road with a max depth of 1,290 ft. for a lot size of 9 acres.

The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-2 (duplex-fourplex residential) District will become effective upon the annexation of the

tract into the City. The applicant is requesting R-2 District for multifamily residential use. A proposed 20-lot subdivision under the name of Victory Landing has not been submitted.

The adjacent zoning is R-1 District to the west and northeast. The properties to the north, east, and south of the subject property are outside the City limits.

The subject property is currently vacant. Surrounding land uses include single-family residences and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential, which is comparable to A-O and R-1 Districts.

The development trend for this area along Mile 6 Road is single-family residential.

The tract has been in the City's ETJ (Extra-Territorial Jurisdiction) since June 8, 1977. The Annexation and initial zoning applications for the subject property were submitted on November 17, 2021, and are scheduled to be heard at the City Commission meeting of January 10, 2022.

A voluntary annexation and an initial zoning request to R-1 District for the property to the west was approved by the City Commission on November 22, 2021 and another voluntary annexation and initial zoning request to R-1 District adjacent to the subject property is to be heard at City Commission meeting of January 10, 2022.

The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan however, the request will provide opportunity for residential development of vacant land that will have access to a future minor arterial (Mile 6).

The maximum density in R-2 (duplex-fourplex) District of dwelling units per gross acres are: Duplex: 16 units, Triplex: 20 units, Quadplex: 22 units

A recorded subdivision plat is required prior to building permit issuance.

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

Staff recommends approval of the initial zoning request to R-2 (duplex-fourplex residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

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

- 3) Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: 1.77 acres out of Lot 59, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 2801 Auburn Avenue. **(REZ2021-0079)**

Mr. Mario Escamilla stated that the property is located at the southeast corner of Auburn Avenue (5 Mile Line) and North 29th Street. The tract has 250 feet of frontage along Auburn Avenue and

220 feet of frontage along North 29th Street for a tract size of 1.77 acres.

The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District. The proposed rezoning is part of a proposed future multifamily apartment development.

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

The tract comprises of one lot that is vacant. Surrounding land uses are single family residential, M.I.S.D. Future Farmers of America, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Residential.

The development trend in the area along the east side of 29th Street is single family residential uses and along the west side of 29th Street is institutional uses. La Lomita Heights, La Lomita Heights Phase 2, La Lomita Heights No.3 and Three Lynn's are similar single family subdivisions in the area. The west side of 29th Street has developed with institutional uses. The tract to the west is owned by McAllen Independent School District for Future Farmers of America providing livestock facilities. Sanchez Elementary School is located along 29th Street at Incarnate Word Avenue. McAllen Youth Baseball Complex is located along the west side of 29th Street from Auburn Avenue to Sanchez Elementary School providing 12 baseball fields.

The property was rezoned R-1 (single family residential) District as part of the city initiated A-O District rezoning project in 2015. A rezoning request for C-2 (neighborhood commercial) District on the subject property was disapproved by the City Commission in 2016.

The requested zoning does not conform to the Urban Single-family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the request provides opportunity for residential development of the vacant land.

The proposed development is approximately 1.77 acres (77,101 square feet), based on the maximum density per gross acres in the R-3 multifamily residential district: 77-one bedroom units, 62-two bedroom units or 51-three bedroom units will be allowed. Seven thousand square feet represents the minimum lot area for any R-3 multifamily residential district, exclusive of townhouse. Max allowable density per acre will be defined on site plan approval, once a final subdivision plat is recorded.

The future development will have access to Auburn Avenue which is designated as a major collector with 80 feet of right-of-way and is currently 50 feet of right-of-way with two travel lanes, roadside ditches and no sidewalks. Twenty Ninth Street (29th Street) is designated as a minor arterial with 100 feet of right-of-way and is currently 90 feet of right-of-way with 4 travel lanes, a left turn lane at intersections, curb and gutter and sidewalks.

Traffic analysis will be review under the Subdivision and Site Plan Review process.

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

Staff has not received any calls or letters of opposition to the request.

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were three citizens in opposition.

Citizens, Idalia Mejia (7817 North 27th Lane, McAllen, TX), Stephanie Aster (7813 North 27th Lane, McAllen, TX) and Rich Aster (7813 North 27th Lane, McAllen, TX) concerns are parking, privacy, traffic and the value of their property decreasing.

Developer, Jose Pena (5208 North 23rd Street) stated that they will comply with all of the City's requirements. Vice Chairman Michael Fallek questioned the privacy in having 2 story homes facing the residents. Mr. Jose Pena stated he is willing to change their floor plan/design to face a different location away from the residents and to not have any windows facing residential areas.

After a lengthy discussion, Mr. Michael Fallek moved to approve and Mr. Emilio Santos Jr. seconded the motion. Mr. Gabriel Kamel and Mr. Michael Hovar opposed. Item was approved with six members present and voting with two in opposition.

- 4) Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: Lot 5, Block 54, McAllen Addition Subdivision, Hidalgo County, Texas; 604 South 15th Street. **(REZ2021-0080)**

Mr. Mario Escamilla stated that the property is located along the west side of South 15th Street one lot south of Fresno Avenue. The tract has 50 feet of frontage along South 15th Street and a depth of 140 feet for a tract size of 7,000 square feet.

The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District. A feasibility plan has not been submitted.

The adjacent zoning is C-3 (general business) District in all directions, R- 3A (multifamily residential apartment) District to the south and east and R-2(duplex-fourplex) District to the west.

The subject property is vacant. Surrounding land uses are single family residences, apartments, parking lots, medical offices, and vacant commercial buildings.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Urban Residential, which is comparable to multifamily use zoning districts.

The development trend for this area along South 15th Street is apartment development. The proposed zoning is consistent with multifamily residential development trends on adjacent properties.

The subject property was zoned to C-3 (general business District during Comprehensive Zoning in 1979. Two rezoning requests to R-3A District to the south and east were approved in 2001 and 2003 that were subsequently developed with apartments. A recent rezoning request to R-3A District one lot south of the subject property was approved by the City Commission in 2020.

The requested zoning conforms to the Urban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The proposed zoning is a down zoning and is consistent with the proposed land use.

Multifamily residential site plans located in the central business district must comply with the Vegetation Ordinance with 50% of the required front yard and side yard areas within the front yard shall be devoted to landscape material.

An approved site plan is required prior to issuance of any building permit. Required Parkland Dedication or fees in lieu of parkland dedication comprising \$700 per dwelling unit is required.

Staff has not received any calls or emails in opposition.

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

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

- **Mr. Gabriel Kamel stepped out of the meeting and did not vote on Item numbers 2b5 and 2b6. He proceeded with his voting thereafter.**

- 5) Initial zoning to R-1 (single-family residential) District: 10.201 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9400 North Shary Road. **(REZ2021-0075)**

Mr. Kaveh Forghanparast stated that the property was located on the east side of North Shary Road, 90 ft. south of Mile 6 Road. The tract had 339.97 ft. of frontage along North Shary Road with a depth of 1,259.91 ft. for a lot size of 10.201 acres.

The tract was currently outside the City limits and was undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District had become effective upon the annexation of the tract into the City. A proposed 90-lot subdivision under the name of The Pioneer Estates Subdivision was approved in preliminary form on July 8, 2021, by the Planning and Zoning Commission. A revised plat depicting 40 lots for the proposed Pioneer Estates Subdivision was submitted on November 12, 2021, and is undergoing review.

The adjacent properties to the subject property were outside McAllen City limits.

There was a vacant house on the subject property which was built in 1961 according to the Hidalgo County Appraisal District records, proposed to be demolished. Surrounding land uses include single-family residences, agricultural land, Sharyland Pioneer High School, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential, which was comparable to R-1 District.

The development trend for this area along North Shary Road was single-family residential.

The tract had been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981. An annexation request and initial zoning request to R-1 District for the subject property was withdrawn on September 2, 2021, for change of ownership and acreage. The current request reflects the revised plat.

The requested zoning conformed to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also follows the development trend in the surrounding area.

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

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

Staff had not received any calls or emails in opposition to the initial zoning request.

Staff recommended approval of the initial zoning request to R-1 (single-family residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

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

- 6) Initial zoning to R-3A (multifamily residential apartment) District: 25.140 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9000 North Shary Road. **(REZ2021-0076)**

Mr. Kaveh Forghanparast stated that the property was located on the east side of North Shary Road, 449.87 ft. south of Mile 6 Road. The tract had 468.14 ft. of frontage along North Shary Road with a depth of 1,259.91 ft. for a lot size of 25.140 acres.

The tract was currently outside the City limits and was undergoing voluntary annexation. The initial zoning to R-3A (multifamily residential apartment) District will become effective upon the annexation of the tract into the City. The applicant was requesting R-3A District in order to build detached duplexes. A proposed 55-lot subdivision under the name of The Hills at Sharyland Subdivision was approved in preliminary form for the subject property on July 8, 2021, by the Planning and Zoning Commission. A revised plat depicting 84 lots for the subject property was submitted on November 12, 2021.

The adjacent properties to the subject property were outside McAllen City limits.

The property was currently vacant. Surrounding land uses include single-family residences, agricultural land, Sharyland Pioneer High School, and vacant land.

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

The development trend for this area along North Shary Road is single-family residential.

The tract has been in the City's Extra-Territorial Jurisdiction (ETJ) since April 16, 1979. An annexation request and initial zoning request to R-3A for the subject property were withdrawn on September 2, 2021, for change of ownership and acreage. The current request reflects the revised plat.

The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proposed development will be in proximity to compatible uses, Sharyland High School, since institutional uses are located within residential neighborhoods.

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

The R-3A District designation permits continuation of the subdivision process for a residential subdivision.

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

Staff recommends approval of the initial zoning request to R-3A (multifamily residential apartment) District

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

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

- 7) Rezone from C-3 (general business) District to R-3A (multifamily residential apartment) District: 2.754 acres out of Lot 11, Section 13, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 7701 North 10th Street (Rear). **(REZ2021-0077)**

Mr. Kaveh Forghanparast stated that the property is located approximately 820 ft. west of North 10th Street. The submitted survey depicts that the lot does not have frontage on a public street, however it will be part of a larger development which will provide access to Wisconsin Road.

The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to construct multiple apartments. A proposed 1-lot subdivision under the name of

The District Phase II for the subject property was approved in preliminary form by the Planning and Zoning Commission on December 7, 2021.

The adjacent zoning is C-3 (general business) District to the east, west, and south and R-3A District to the north.

The subject property is currently vacant. Surrounding land uses include North Park Village Plaza, Sam's Club, Dr. Pablo Perez Elementary School, Homer J. Morris Middle School, agricultural, and vacant land.

Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Commercial which is comparable to C-1 (office building) to C-3L (light commercial) Districts.

The development trend for this area along Wisconsin Road is commercial and multifamily.

The tract was annexed into the city and initially zoned R-1 (single-family residential) District on November 27, 1995. A rezoning request to C-3 (general business) District for the subject property was approved by the City Commission on January 9, 2006. There has been no other rezoning request for the subject property since then.

ANALYSIS: The requested zoning does not conform to the Suburban Commercial land use designation; however, it is a lesser intense zone than the current C-3 (general business) District. It also follows the rezoning and development trend to multifamily in this area. The proposed development will be in proximity to compatible uses, Pablo Perez Elementary School and Homer J. Morris Middle School, since institutional uses are located within residential neighborhoods.

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

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

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. There were none.

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

2) CONSENT:

- a) Neuhaus Estates Subdivision, 4229 Neuhaus Drive, Empire Inrostrment by Hector Guerra LLC. **(SUB2021-0148)(FINAL)MAS**
- b) Saltillo Plaza Phase III Subdivision, 5001 Pecan Boulevard, Juan Gaytan Jr. **(SUB2021-0123)(FINAL)M&H**

- c) The Woodlands on Taylor Subdivision, 701 South Taylor Road, Madiam L.P. (Tomas Gutierrez Jr.) **(SUB2021-0128)(FINAL)RDE**
- d) The Villas on Freddy Phase II Subdivision, 1500 Freddy Gonzalez Road, The Villas on Freddy, LLC. **(SUB2020-0039)(REVISED FINAL)M&H**

Being no discussion, Mr. Gabriel Kamel moved to approve. Mr. Jose Saldana seconded the motion, which items a, b, c and d were approved with six members present and voting.

4) SUBDIVISIONS:

- a) World of 4 Subdivision, 615 Dallas Avenue, Aguirre Family Limited Partnership LP. **(SUB2021-0061)(REVISED FINAL)CLH**

Ms. Liliana Garza stated Dallas Avenue: 30 ft. from centerline for total of 52.70 existing ROW Paving: 40 ft. Curb & gutter: both sides. Existing 40 ft. of pavement will remain as now exists as per Engineering Department. City of McAllen Thoroughfare Plan Compliance. Paving, curb and gutter. 800 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 24 ft. Paving: 24 ft. Alley/service drive easement required for commercial properties. Plat note provided indicating the required 24 ft. service drive will be provided and reviewed during site plan approval. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for approved site plan or easements or in line with the average setback of existing buildings or zoning ordinance, whichever is greater. Engineer is requesting variance for a 22 ft. front setback in lieu of the 32 ft. setback required as per proposed height of building. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for approved site plan or easements. Zoning ordinance: Section 138-356. Garage: 18 ft. or greater for easements or approved site plan Pending clarification on whether garages are proposed, if yes - please include garage reference in setback note prior to recording. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Dallas Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Zoning Ordinance: Section 138-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Rezoning request

from C-1 to R-3A approved by Planning and Zoning Commission on February 4, 2020 and City Commission on February 24, 2020. Rezoning Needed Before Final Approval. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending clarification on number of units proposed. Trip Generation approved per Traffic Department, no TIA is required. Must comply with City's Access Management Policy Money must be escrowed if improvements are not built prior to recording.

Staff recommends approval of the subdivision in revised final form, and clarification on the requested variance.

Being no discussion, Mr. Michael Fallek moved to table the item due to no site plan available. Mr. Jose Saldana seconded the motion, which was tabled with six members present and voting.

- b) Retiree Haven No. 2 Lots 82A and 97A, 6206 South 12th Street,
Edgar Trigos Rosas, **(SUB2021-0142)(PRELIMINARY)BDE**

Ms. Liliana stated Vanessa Ave: Existing 50 ft. of ROW. Paving: 30 ft. Curb & gutter: Both Sides. Show ROW lines for perimeter street prior to final. Remove paving, curb & gutter, and utility lines from plat. Subdivision Ordinance: Section 134-105. S. 12th Street: Existing 50 ft. of ROW Paving: 30 ft. Curb & gutter: Both Sides. Show ROW lines for perimeter street prior to final. Remove paving, curb & gutter, and utility lines from plat. Subdivision Ordinance: Section 134-105. Paving, curb and gutter. Front: Proposing 25 ft. Setback will be determined once front dimensions have been clarified on plat prior to final. Setback cannot be less than what is existing on the current plat. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easement, except 28 ft. on West side of Lot 97A or greater for easements. South Side of lot 97A: 20 ft. or greater for easements. Revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. 12th Street and Vanessa Avenue. Please add note as shown above prior to final. 5 ft. sidewalk might be required prior to final as per Engineering Department. Subdivision Ordinance: 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas and any Private Streets must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Show the dimension of the existing frontage of lot 97 along the street and total frontage reflecting the addition frontage added to the lot by this plat. Zoning Ordinance: Section. 138-356. Minimum lot width and lot area. Show the dimension of the existing frontage of lot 97 along the street and total frontage reflecting the addition frontage added to the lot by this plat. Zoning Ordinance: 138-1. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V Compliance. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fee is \$1,400 based on 2 lots x \$700. If number of proposed lots change, park fees will be adjusted accordingly. As per Traffic Department, Trip Generation will be waived for 1 single-family residence. Please notify if use and number of units change. Comments: Must comply with City's Access Management Policy Plat notes to also comply with City's Standards prior to final. Please revise name of plat to: Retiree Haven No. 2 Lots 82A and 97A. Lot 97A width dimension

differs from recorded plat, please clarify. Please provide ownership map, to assure no landlocked properties exist prior to final. The plat shows various swale lines, dashed lines that are not labeled or dimensioned as to easements width, etc. Also remove some of the lines within the swale for clarity of the plat, dimensions, etc. Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat.

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

Vice Chairman Mr. Michael Fallek abstained from voting on this item.

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting and one abstained.

c) **Tucked Away Subdivision, 6301 Well Springs Road, Enrique Palacios
(SUB2021-0141)(PRELIMINARY)SE**

Mr. Beto De La Garza stated N. 47th Lane (Wells Spring Road): 25 ft. ROW dedication for 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Temporary turnaround required at the south end of the proposed street. Plat layout must be revised to comply with requirements prior to final. Subdivision Ordinance: Section 134-105. Paving, curb and gutter. Verify distance between property to Lark Avenue prior to final to verify compliance with requirements. As per Fire Department, 96 ft. paving width face-to-face required, and 10 ft. ROW back of curb around cul-de-sac. Front: 25 or greater for easements or inline with existing structures. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Please revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Additional requirements might be triggered prior to final; such as a temporary turnaround, wider paving, etc. Subdivision Ordinance: Section 134-105. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 47th Lane (Wells Spring Road). Revise plat note as shown above prior to final. 5 ft. sidewalk might be required by Engineering Department prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Minimum lot width and lot area. Zoning Ordinance: 138-1. Lots fronting public streets. Property does not front onto a street. Wells Springs Road is a private 40 ft. road easement. Engineer is requesting a variance to front a road easement instead of a street. Zoning Ordinance: Section. 138-356. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly. As per Traffic Department, Trip Generation waived for a single-family residence. TIA not required. Comments: Must comply with City's Access Management Policy. If any contractual agreements are requested, they must be finalized prior to final plat review.

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

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

- d) Mission Valley Estates Subdivision, 7321 Mile 7 1/2 Road, Antun
Domit-North Via Cantera LLC., **(SUB2021 0143)(PRELIMINARY)RDE**

Mr. Beto De La Garza stated S. H. 107: 172 ft. ROW existing Paving: by the state Curb & gutter: both sides Label ROW on both sides of CL to determine if additional ROW will be required prior to final. COM Thoroughfare Plan. Mile 7 1/2 North Road: Proposed 20 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides. Monies must be escrowed if improvements are required prior to recording. Clarify ROW on both sides of CL since dimensions do not appear to match. COM Thoroughfare Plan Entrance Street along south subdivision boundary: 51-64 ft. proposed ROW Paving: 32-46 ft. Curb & gutter: both sides. Monies must be escrowed if improvements are not built prior to recording. Clarify if any gates will be proposed. Gate details must be approved prior to final. ROW might be increased depending on gate designs. ROW might have to be expanded to 60 ft. at entrances. Paving requirements subject to increase accordingly with ROW. 20 ft. of paving face-face required on both sides of islands. Paving layout under and paving requirements under review. Subdivision Ordinance: Section 134-105. Entrance Street along north subdivision boundary: 73 ft. proposed ROW Paving: 46 ft. Curb & gutter: both sides. Monies must be escrowed if improvements are not built prior to recording. Clarify if any gates will be proposed. Gate details must be approved prior to final. ROW might be increased depending on gate designs. Paving requirements subject to increase accordingly with ROW. 20 ft. of paving face-face required on both sides of islands. Paving layout under and paving requirements under review. Subdivision Ordinance: Section 134-105. Internal Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. If subdivision is proposed to be private, add reference "(Private)" to all internal streets prior to final. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Revise plat note #2 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Clarify if a greater easements will be proposed prior to final. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S.H. 107, 4 ft. wide minimum sidewalk along Mile 7 1/2 Road and all internal streets. Plat note #13 to be revised as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Mile 7 1/2 Road. Revise plat note #26 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Add plat note as shown above prior to final. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Mile 7 1/2 North Road. As plat note as shown above prior to final. City's Access Management Policy. Common Areas, private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their

successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Include lot frontages for Lots 10-13, 22-23 on plat to verify compliance with minimum requirements prior to final. Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: Section. 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, park fees are applicable and total amount is subject to change based on amount of final lots proposed. As per Traffic Department, previously approved TG to be honored if the total amount of proposed lots remains the same as previously proposed; 48 lots. Clarification from engineer required prior to final. TIA might be required if amount of proposed lots increases. As per Traffic Department, previously approved TG to be honored if the total amount of proposed lots remains the same as previously proposed; 48 lots. Clarification from engineer required prior to final. TIA might be required if amount of proposed lots increases. Must comply with City's Access Management Policy. If subdivision is proposed to be private, add reference "(Private)" below subdivision name and street names prior to final. Gate details must be approved prior to final. Minimum 20 ft. pavement on both sides of islands along gate entry required. Clarify if Gas Easement will remain or if it will be abandoned prior to final. Structure cannot encroach onto said easement. Subdivision previously known as "North Via Cantera" approved in Revised Preliminary form at P&Z meeting of February 5, 2019.

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

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

6) INFORMATION:

- a) City Commission Actions for December 13, 2021 was given by Omar Sotelo, Senior Planner.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Gabriel Kamel adjourned the meeting at 4:32p.m. and Mr. Michael Hovar seconded the motion, which carried unanimously with six members present and voting.

Chairperson, Daniel Santos

ATTEST: _____
Magda Ramirez, Administrative Assistant

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 28, 2021

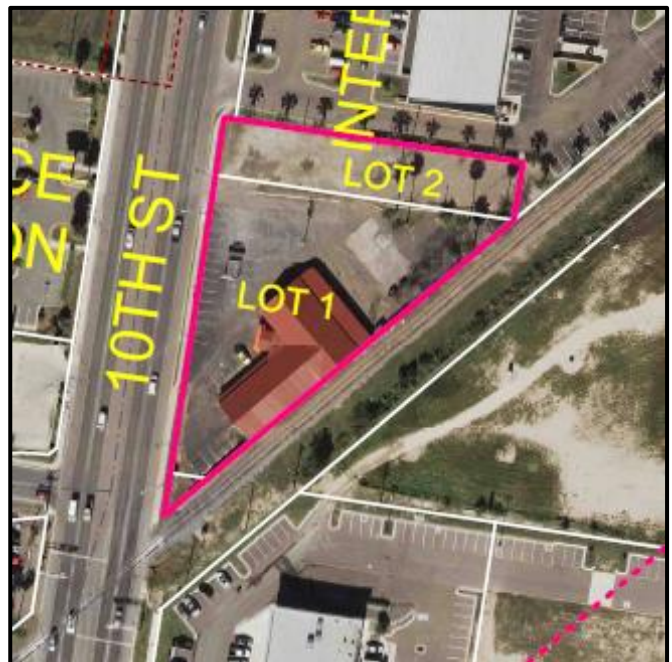
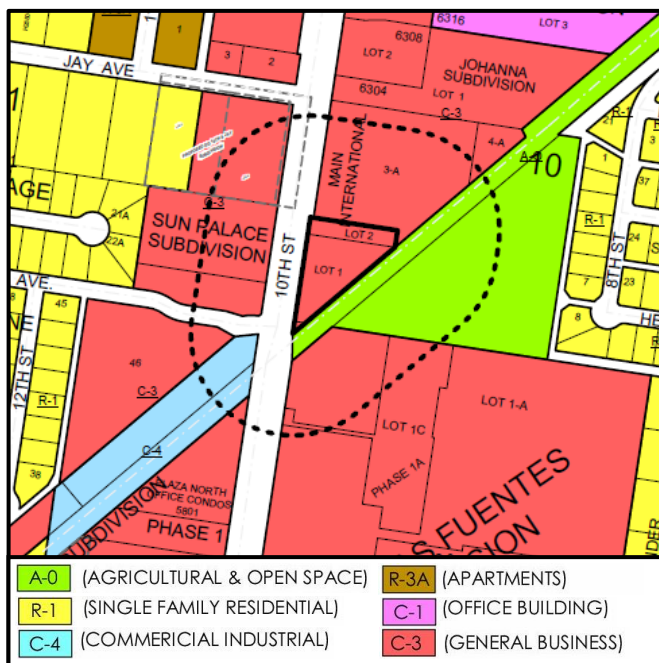
SUBJECT: REQUEST OF ENRIQUE MARTINEZ FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A NIGHT CLUB AT LOTS 1 AND 2, MAIN INTERNATIONAL SUBDIVISION, HIDALGO COUNTY, TEXAS; 6000 NORTH 10TH STREET (CUP2021-0176)

DESCRIPTION:

The property is located on the east side of North 10th Street, across Hawk Avenue and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and west, and A-O (agricultural and open space) District to the east and south. Surrounding land uses include offices, retail, restaurants, cell tower, single family residential, and apartment. A nightclub is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

HISTORY:

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on January of 1991 and has been renewed annually. At the January 6, 2004 Planning and Zoning Commission meeting, a condition was placed on the approval that there be no parking permitted on the west side of North 10th Street, and has been maintained as a condition of the permit approvals. The last permit was approved by the Planning and Zoning Commission on October 20, 2020.



ANALYSIS:

The applicant is proposing to continue operating a nightclub, known as Hillbilly's, from the existing 7,200 sq. ft. building. The hours of operation would continue to be from 8:00 p.m. to 2:00 a.m. Wednesday thru Saturday.

The Fire and Health Departments have inspected the bar and allowed the CUP process to continue. The police activity report is still pending. 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:

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 not within 400 ft. of the above mentioned land uses;

The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The establishment has direct access to North 10th Street and does not generate traffic into residential areas;

The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Based on a building capacity of 332 persons, 83 parking spaces are required which are provided as per site plan;

The abovementioned business 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;

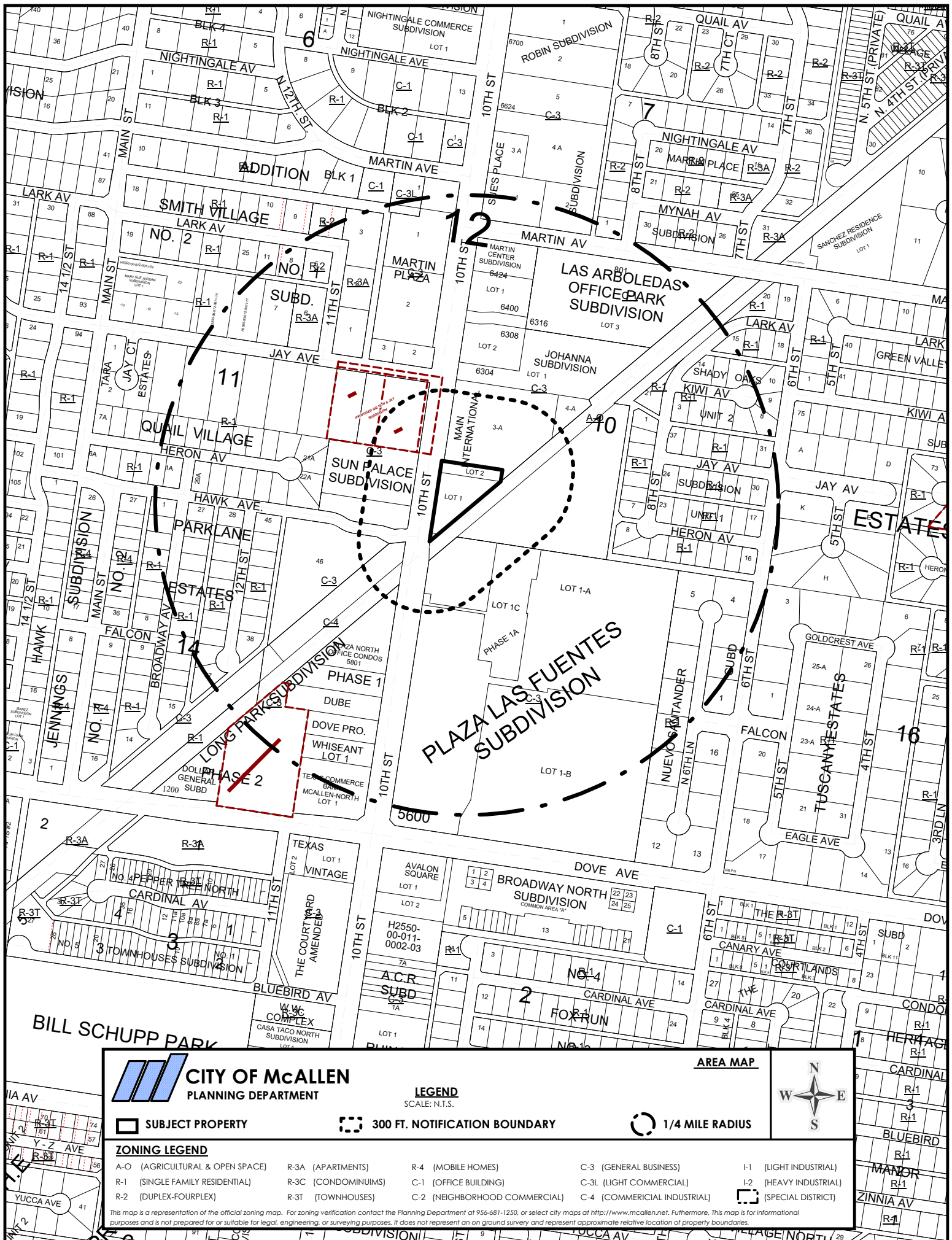
The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street;

The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. This number cannot exceed the number provided for in existing city ordinances.

RECOMMENDATION:

Staff recommended approval of the request, for one year, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements, and maintaining the condition of no parking on the west side of North 10th Street.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

300 FT. NOTIFICATION BOUNDARY

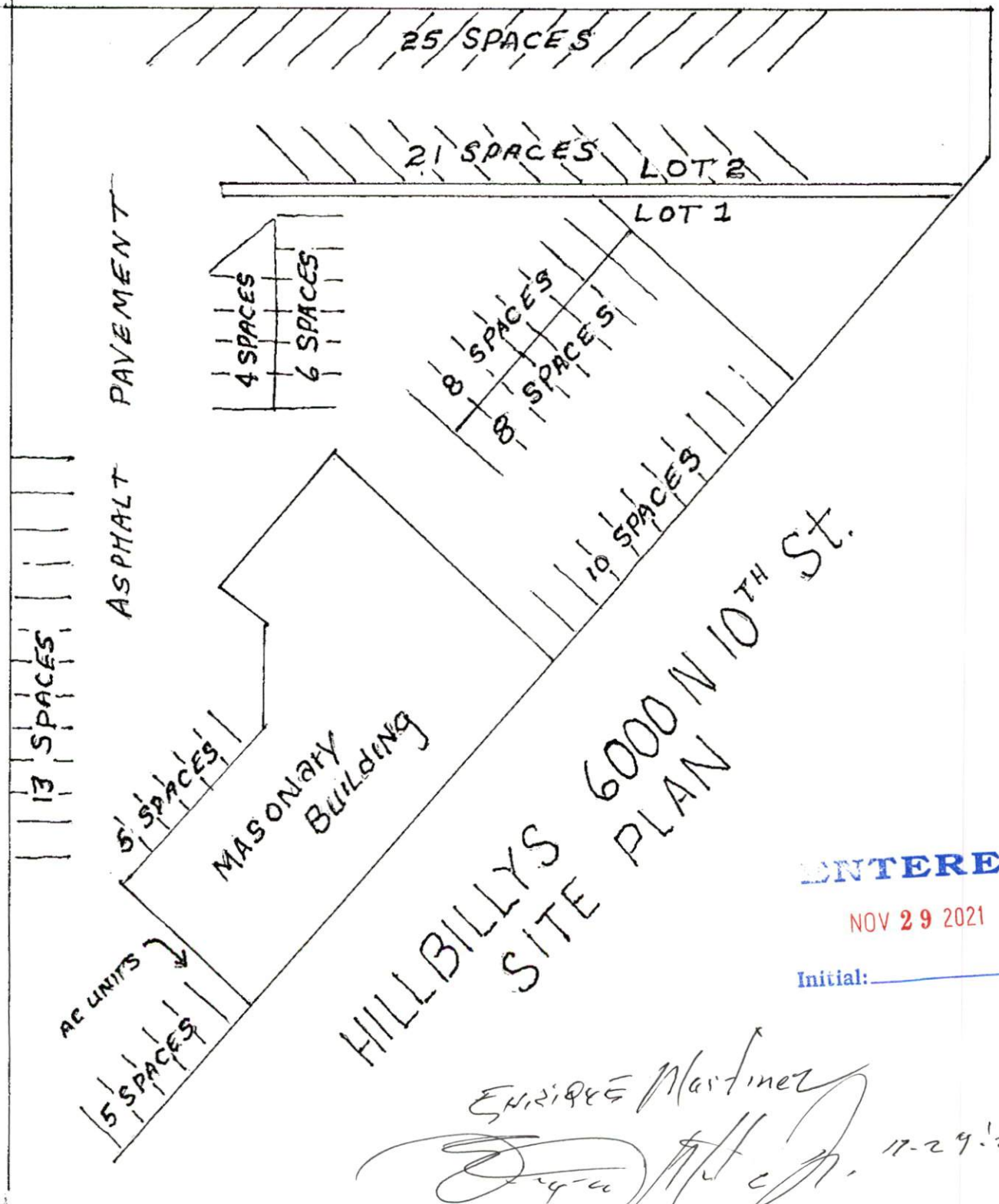
1/4 MILE RADIUS



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.



HILLBILLYS 6000 N 10TH St.
SITE PLAN

ENTERED

NOV 29 2021

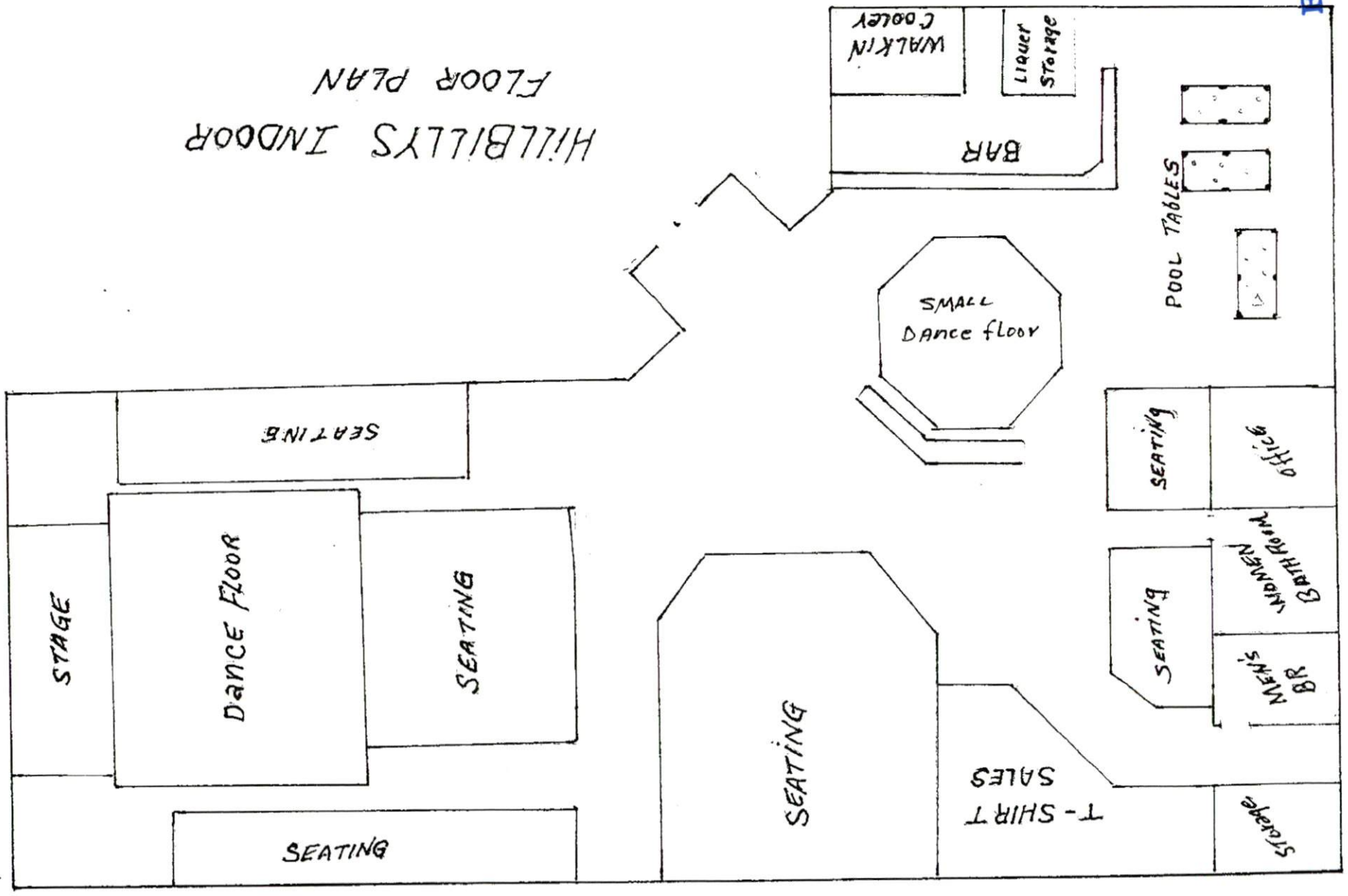
Initial: _____

Enrique Martinez
[Signature] 11-29-21

12-62-11

ENJOY THE NIGHT
[Signature]

HILLBILLYS INDOOR FLOOR PLAN



ENTERED

NOV 29 2021

Initial: _____

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

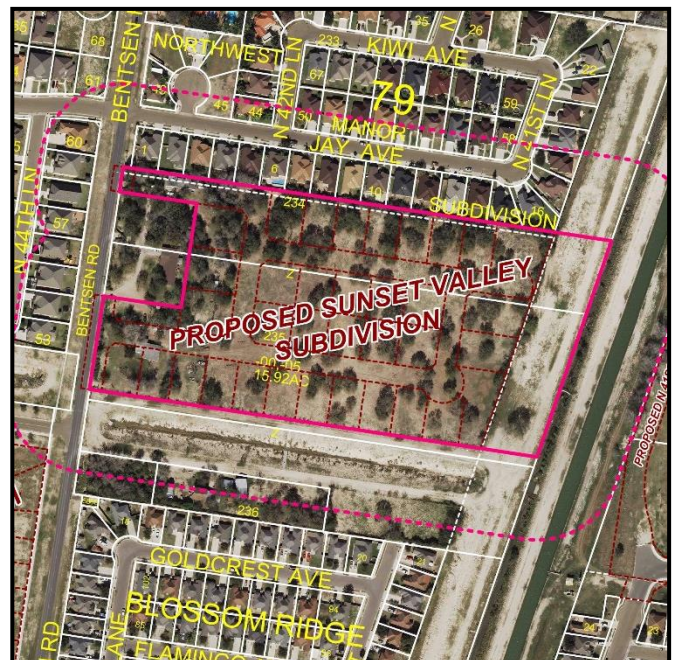
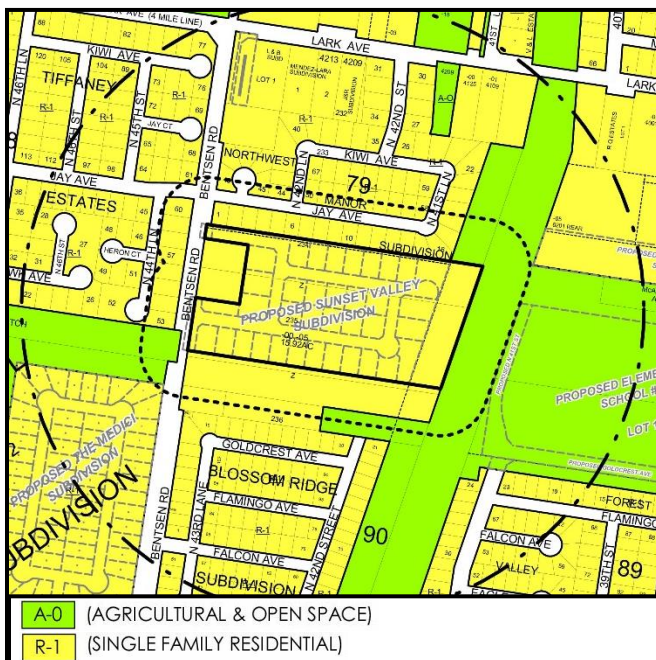
DATE: December 28, 2021

SUBJECT: REQUEST OF ROBERTO GARZA ON BEHALF OF GARMAN INVESTMENTS, LP, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PLANNED UNIT DEVELOPMENT AT 13.116 ACRES OUT OF LOTS 234 AND 235, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 6100 NORTH BENTSEN ROAD. (CUP2021-0174) (TABLED ON 12/21/2021)

STAFF RECOMMENDS KEEPING THE ITEM TABLED UNTIL REVISED DOCUMENTS ARE SUBMITTED AND REVIEWED.

BRIEF DESCRIPTION:

The subject property is located on the east side of North Bentsen Road, 101.95 ft. south of Jay Avenue. The irregularly-shaped tract has 286.87 ft. of frontage along North Bentsen Road and a depth of 1,206.37 ft. at its deepest point for a lot size of 13.116 acres. A proposed 36-lot subdivision under the name of Sunset Valley for the subject property was approved in preliminary form on October 5, 2021. The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the north, west, and south and A-O (agricultural-open space) District to the east and southwest. The property is currently vacant. Surrounding land use include single-family residences, Donna Wernecke Elementary School, Hidalgo County Drainage District No.1 Ditch R.O.W and vacant land. A Planned Unit Development is permitted in an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.



HISTORY:

A rezoning request to R-3A (multifamily residential apartment) District for the subject property was withdrawn by the applicant after it was disapproved by the Planning and Zoning Commission on May 4, 2021. The Planning and Zoning Commission voted to approve the proposed subdivisions in preliminary form subject to conditions noted on October 5, 2021. A Conditional Use Permit request for a Planned Unit Development for the subject property was submitted on November 17, 2021.

REQUEST/ANALYSIS:

The property is currently vacant. The applicant is proposing to develop 142 dwelling units in form of detached duplexes on a 36-lot subdivision as a Planned Unit Development.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.
2. PERMITTED USES: Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing multifamily residences and common areas.
3. OFF-STREET PARKING AND LOADING: Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback.
4. LANDSCAPING: Each lot requires 10% landscaping and a minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. A minimum of one tree is required per lot. The landscaping strip width at the front of each lot is not shown.
5. STREETS AND SETBACKS: A minimum of 60 ft. right-of-way with 40 ft. of pavement width is required on all internal streets, as well as a minimum of 96 ft. pavement on cul-de-sacs face to face. An R-1 zone requires a front yard setback of 25 ft. on interior streets; 20 ft. is being proposed. The side setback for corner lots is 10 ft. or greater for easements, whichever is greater; no corner setback is proposed. Rear: 15 ft. or greater or easements; A 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. Sidewalk must comply with subdivision requirement.
6. DRAINAGE: The drainage report is pending approval.
7. ADDITIONAL PROVISIONS: The Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum

of five (5) acres. The development has 13.116 acres and is providing mixed uses, which include multifamily residences and common area. The Engineering, Fire, Utilities, Public Works, and Traffic Departments have disapproved the proposed site plan and requested revisions.

8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan.
9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits. Therefore, Sunset Valley Subdivision process must be completed, and recorded together with the site plan.

The request must comply with requirements set forth in the Zoning and Subdivision ordinances. Specific modifications required for approval are the following:

- Request a variance to allow multifamily lots on R-1 District.
- Request a variance to allow a 20 ft. front setback instead of 25 ft.
- Request a variance to allow 6 ft. side setback on corner lots instead of 10 ft. requirement.
- Request a variance to landscaping strip requirement at the front of each lot (pending the dimension)
- Request a variance to 55 ft. or right-of-way on interior streets instead of 60 ft.
- Request a variance to allow 96 ft. of pavement back to back on cul-de-sac instead of face to face requirement.
- Request a variance to allow a cedar fence instead of masonry wall requirement on the south and east side.
- Request a variance to allow maximum height to be 30 ft. instead of the 25 ft. required.

If the subdivision layout changes, the conditional use permit will need to be amended to resemble the approved Subdivision Plat.

PLANNING AND ZONING COMMISSION MEETING OF DECEMBER 21, 2021:

At the Planning and Zoning Commission meeting of December 21, 2021, the Board unanimously voted table the item.

RECOMMENDATION:

Staff recommends keeping the item tabled based on additional information required for requirement #4 (landscaping), #5 (street pavement/setbacks), #6 (Drainage) and #7 (additional provisions) of Section 134-171 of the Subdivision Ordinance.

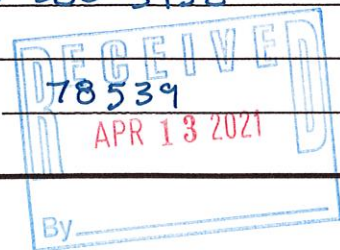
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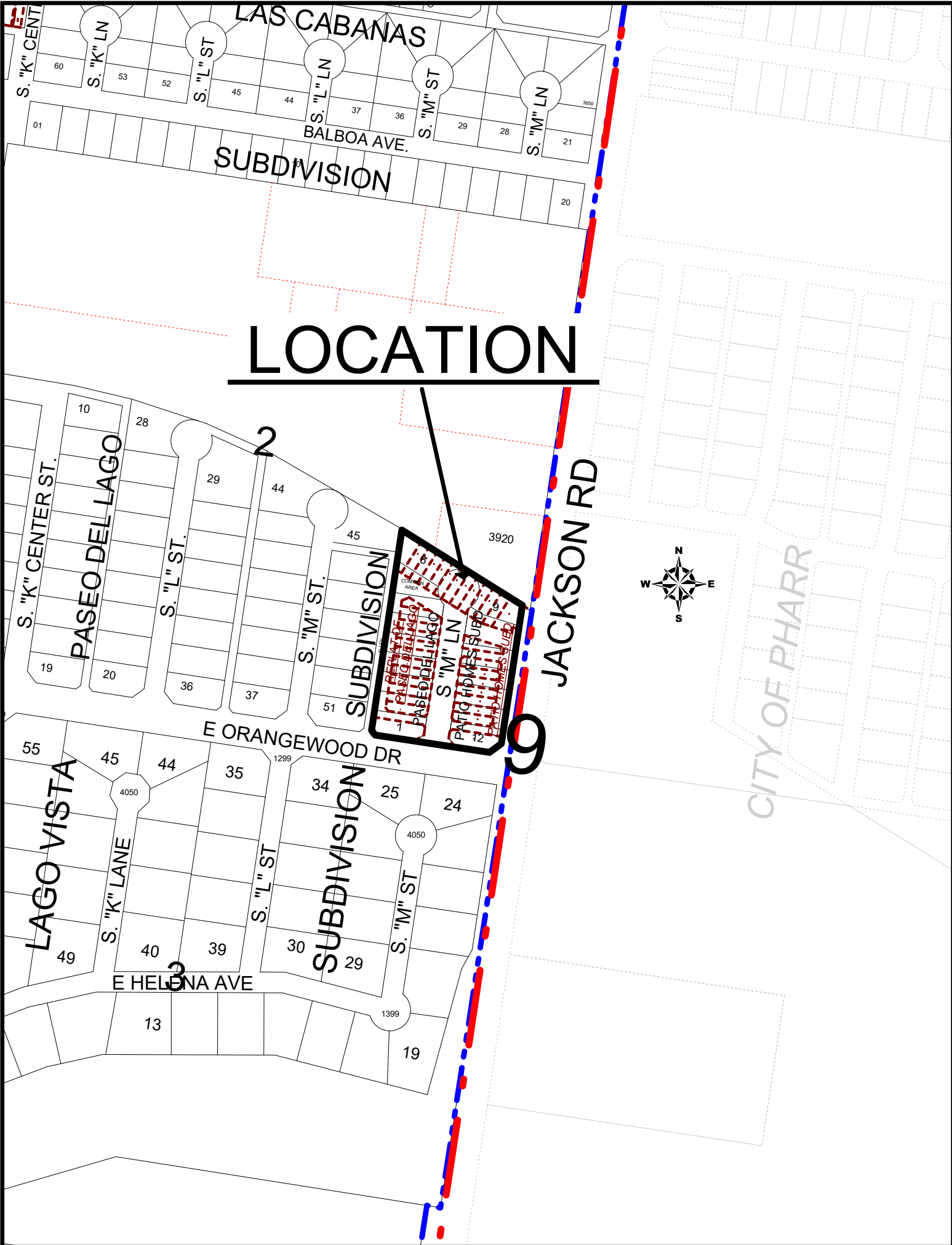


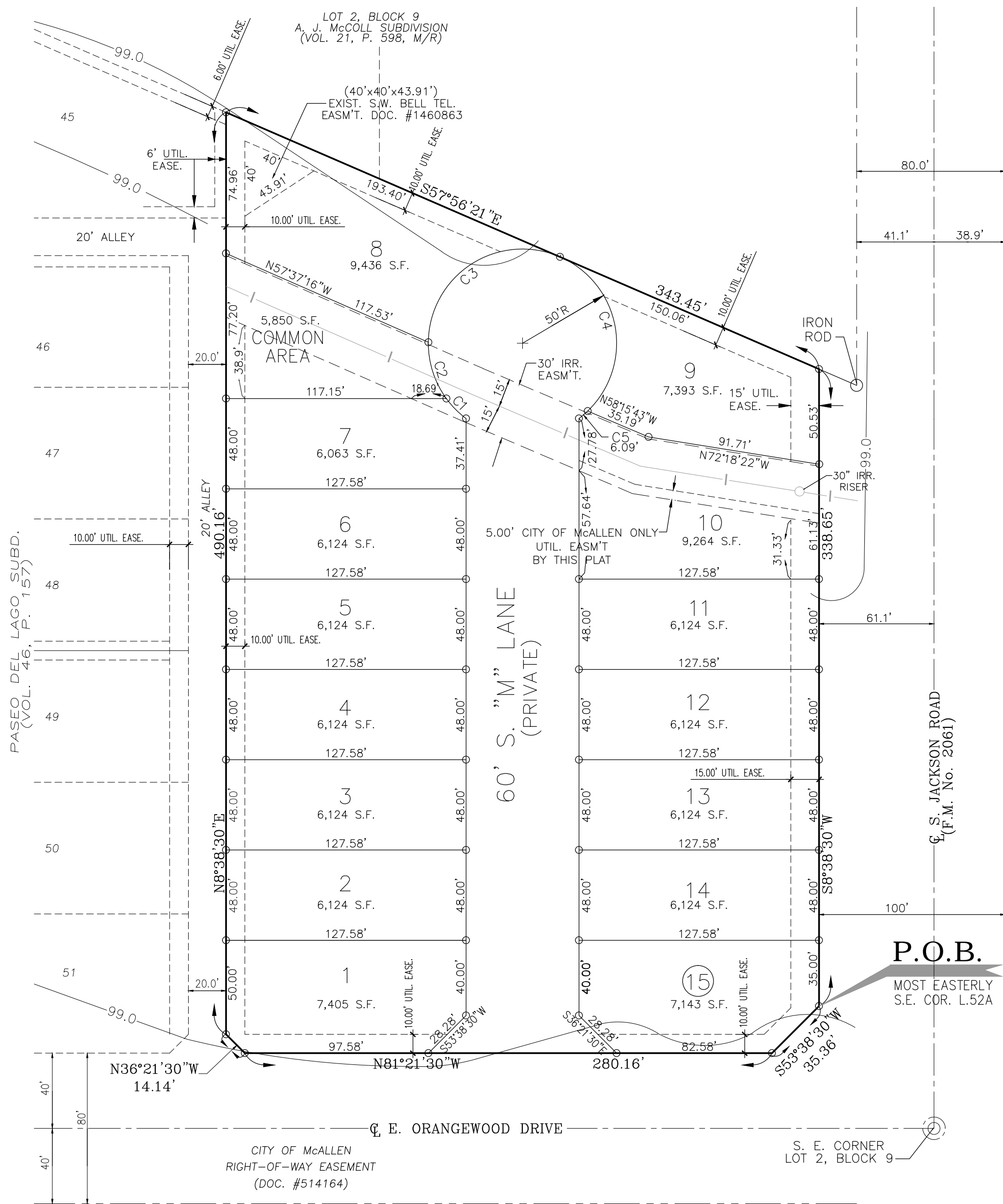
City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

Project Description	<p>Subdivision Name <u>Re-PLAT of Paseo del Lago Patio Homes Townhomes</u> C.H.E. 11-2-21</p> <p>Location <u>northwest corner of S. Jackson Rd. & E. Orangewood Dr.</u></p> <p>City Address or Block Number <u>3900 S. JACKSON RD.</u></p> <p>Number of lots <u>33 32</u> C.H.E. 11-2-21 Gross acres <u>3.116</u> Net acres _____</p> <p>Existing Zoning <u>R-3T</u> Proposed <u>R-3T</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vac.</u> Proposed Land Use <u>Townhomes</u> Irrigation District # <u>2</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>A 3.116 acre tract of land being all of Lot 52A of Paseo del Lago Subdivision in McAllen, Tx. Hidalgo County #2293919</u> Doc. #2293919</p>
	Owner
Developer	<p>Name <u>Cantu Construction</u> Phone <u>956-631-1273</u></p> <p>Address <u>5221 N. McCall Rd.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u></p> <p>Contact Person <u>Alonzo Cantu</u></p> <p>E-mail <u>alonzo@cantuconstruction.com</u></p>
Engineer	<p>Name <u>CH Engineering, Inc.</u> Phone <u>956-687-5560</u></p> <p>Address <u>701 S. 15th St.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Cloromiro Hinojosa Jr.</u></p> <p>E-mail <u>chinojosa@chengineeringinc.com</u></p>
Surveyor	<p>Name <u>Ivan Garcia</u> Phone <u>956-380-5152</u></p> <p>Address <u>921 S. 10th Ave.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u></p>







VACATING PLAT "PASEO DEL LAGO PATIO HOMES" SUBDIVISION

MCALLEN, TEXAS
A 3.116 ACRE TRACT OF LAND, BEING ALL OF LOT 52A, PASEO DEL LAGO SUBDIVISION, CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2293919, HIDALGO COUNTY, MAP RECORDS.

METES AND BOUNDS:
A 3.116 ACRE TRACT OF LAND, BEING ALL OF LOT 52A, PASEO DEL LAGO SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2293919, HIDALGO COUNTY, MAP RECORDS.

BEGINNING AT AN IRON ROD FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF LOT 52A, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE DESCRIBED TRACT OF LAND, SAID POINT LOCATED ON THE WEST LINE OF 100.0 FOOT SOUTH JACKSON ROAD (F.M. NO. 2061);

THENCE, WITH EXISTING CORNER CLIP, WITH THE SOUTHEAST LINE OF LOT 52A, SOUTH 53 DEG. 38 MIN. 30 SEC. WEST, 35.36 FEET TO AN IRON ROD FOUND AT THE MOST WESTERLY SOUTHEAST CORNER OF LOT 52A, FOR THE MOST WESTERLY SOUTHEAST CORNER HEREOF, SAID POINT LOCATED ON THE NORTH LINE OF 80.0 FOOT EAST ORANGEWOOD DRIVE;

THENCE, WITH THE SOUTH LINE OF LOT 52A AND NORTH LINE OF 80.0 FOOT EAST ORANGEWOOD DRIVE, NORTH 81 DEG. 21 MIN. 30 SEC. WEST, 280.16 FEET TO AN IRON ROD FOUND AT THE MOST EASTERLY SOUTHWEST CORNER OF LOT 52A, FOR THE MOST EASTERLY SOUTHWEST CORNER HEREOF, SAID POINT BEING THE EAST CORNER OF ALLEY CORNER CLIP;

THENCE, WITH THE SOUTHWEST LINE OF LOT 52A, WITH SAID ALLEY CORNER CLIP, NORTH 36 DEG. 21 MIN. 30 SEC. WEST, 14.14 FEET TO AN IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 52A, FOR THE MOST WESTERLY SOUTHWEST CORNER HEREOF, SAID POINT LOCATED ON EAST LINE OF EXISTING 20.0 FOOT ALLEY;

THENCE, WITH THE WEST LINE OF LOT 52A AND EAST LINE OF EXISTING 20.0 FOOT ALLEY, NORTH 08 DEG. 38 MIN. 30 SEC. EAST, 490.16 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 52A, FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTH LINE OF LOT 52A, SOUTH 57 DEG. 56 MIN. 21 SEC. EAST, 343.45 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 52A FOR THE NORTHEAST CORNER HEREOF, SAID POINT LOCATED ON THE WEST LINE OF 100.0 FOOT SOUTH JACKSON ROAD (F.M. NO. 2061);

THENCE, WITH THE EAST LINE OF LOT 52A AND WEST LINE OF 100.0 FOOT SOUTH JACKSON ROAD (F.M. NO. 2061) SOUTH 08 DEG. 38 MIN. 30 SEC. WEST, 338.65 FEET THE POINT OF BEGINNING, CONTAINING 3.116 ACRES OF LAND MORE OR LESS.

GENERAL PLAT NOTES:
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.

2. THIS SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PLAN NO. 480343-0010 C DATED NOVEMBER 2, 1982

3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

FRONT: 10 FT. OR GREATER FOR EASEMENTS, FOR LOT 32 (DOUBLE FRONTING)
REAR: LOTS 1-8, 10 FT. OR GREATER FOR EASEMENTS;
REAR ALONG S. JACKSON ROAD - 15 FT. OR GREATER FOR EASEMENTS FOR THE DOUBLE FRONTING LOTS (DOUBLE FRONTING LOT 32)
CORNER: 10 FT. OR GREATER FOR EASEMENTS;
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.

4. A TOTAL OF 0.443 ACRE FEET OF DETENTION IS REQUIRED (1.510 C.F. PER LOT) FOR THIS SUBDIVISION AND AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

5. THE CITY OF MCALLEN TO HAVE A 25'x25' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS MEASURED FROM THE CURB.

6. 5 FT. WIDE SIDEWALK REQUIRED ALONG SOUTH JACKSON ROAD, AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON EAST ORANGEWOOD DRIVE AND BOTH SIDES ALL INTERIOR STREETS.

7. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG S. JACKSON ROAD AND E. ORANGEWOOD DRIVE, AN 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG E. ORANGEWOOD DRIVE AND S. JACKSON ROAD.

9. THIS SUBDIVISION IS IN AN EXISTING AIRPORT FLIGHT PATH, AIRCRAFT NOISE AFFECTS THE GENERAL AREA.

10. BENCHMARK CHISEL MARK ON TOP OF CURB ELEV. = 100.42 (U.S.G.S.) LOCATED ON THE NORTH SIDE OF E. ORANGEWOOD DR. AT THE S.W.C. OF THIS SUBDIVISION (CODE NO. MC98 ELEVATION=106.45)

11. ALL BUFFERS MUST BE ON PRIVATE PROPERTY AND MAINTAINED BY THE LOT OWNERS ADJACENT TO BUFFER/FENCE.

12. LOT OWNERS OR BUILDERS OR LOTS 7, 8, 9 & 10, SHOULD CONTACT IRR. DIST. NO. 2 FOR EXACT LOCATION OF THEIR LINE BEFORE COMMENCING CONSTRUCTION OF THE HOUSE.

13. COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

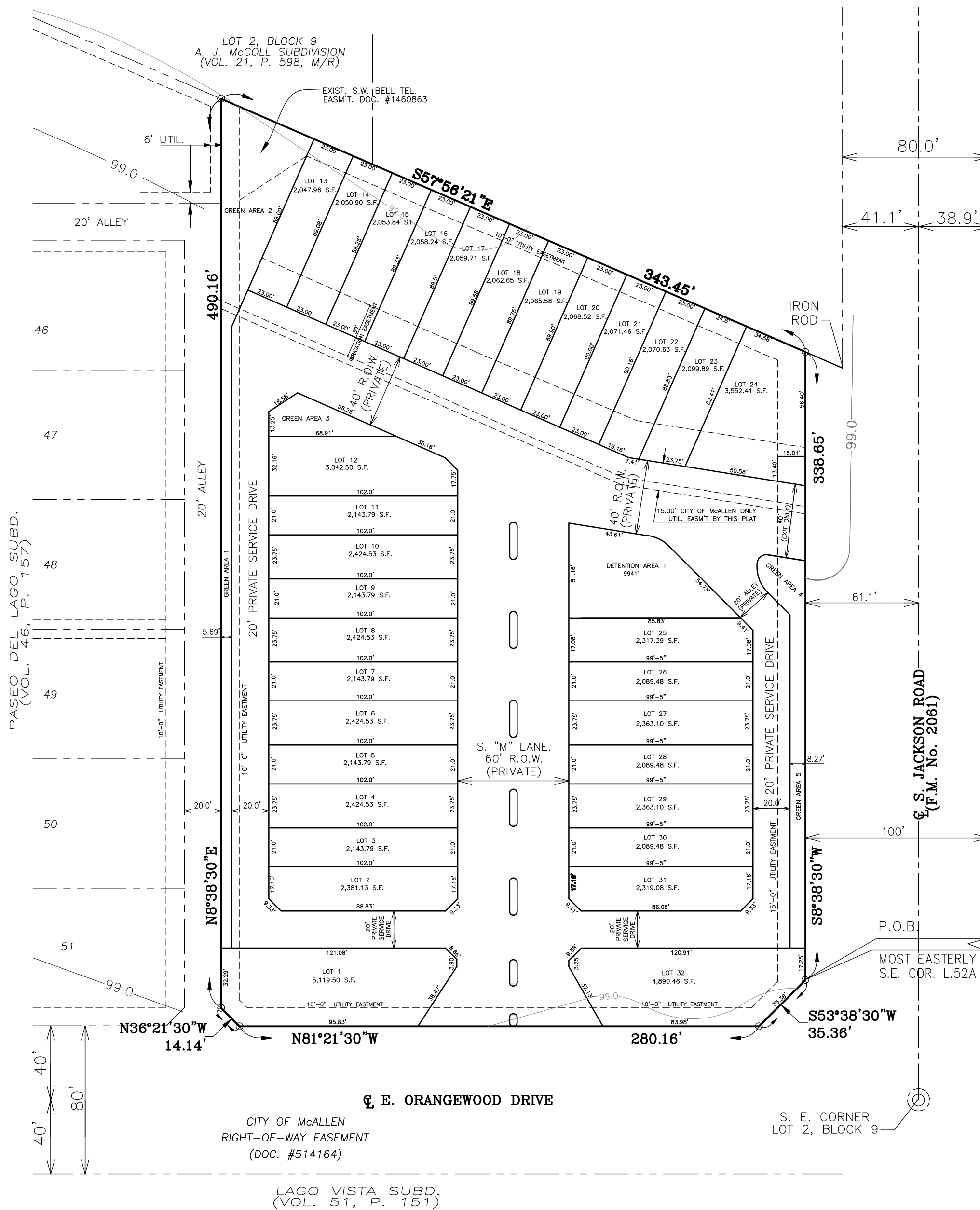
14. AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PASEO DEL LAGO PATIO HOMES SUBDIVISION, RECORDED AS DOCUMENT # _____, HIDALGO COUNTY, (DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS, ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

15. 5 FT WIDE SIDEWALK REQUIRED ALONG SOUTH JACKSON ROAD.

16. SITE PLAN MUST BE APPROVED BY THE PLANNING AND OTHER DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

17. 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.

18. HOMEOWNER'S ASSOCIATION COVENANTS MUST BE RECORDED SIMULTANEOUSLY WITH PLAT.



RE-PLAT OF "PASEO DEL LAGO PATIO HOMES" SUBDIVISION (PRIVATE)

MCALLEN, TEXAS
A 3.116 ACRE TRACT OF LAND, BEING ALL OF LOT 52A, PASEO DEL LAGO SUBDIVISION, CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2293919, HIDALGO COUNTY, MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "PASEO DEL LAGO PATIO HOMES" 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.

SOUTH VILLA HERMOSA, LTD.; A TX. L.P.
BY PREFERENCE INC., GENERAL PARTNER
ALONZO CANTU, PRESIDENT
P.O. BOX 2673, MCALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC

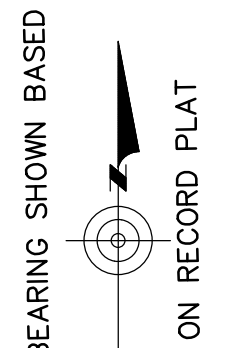
_____, HIDALGO COUNTY, TEXAS

NOTARY PUBLIC

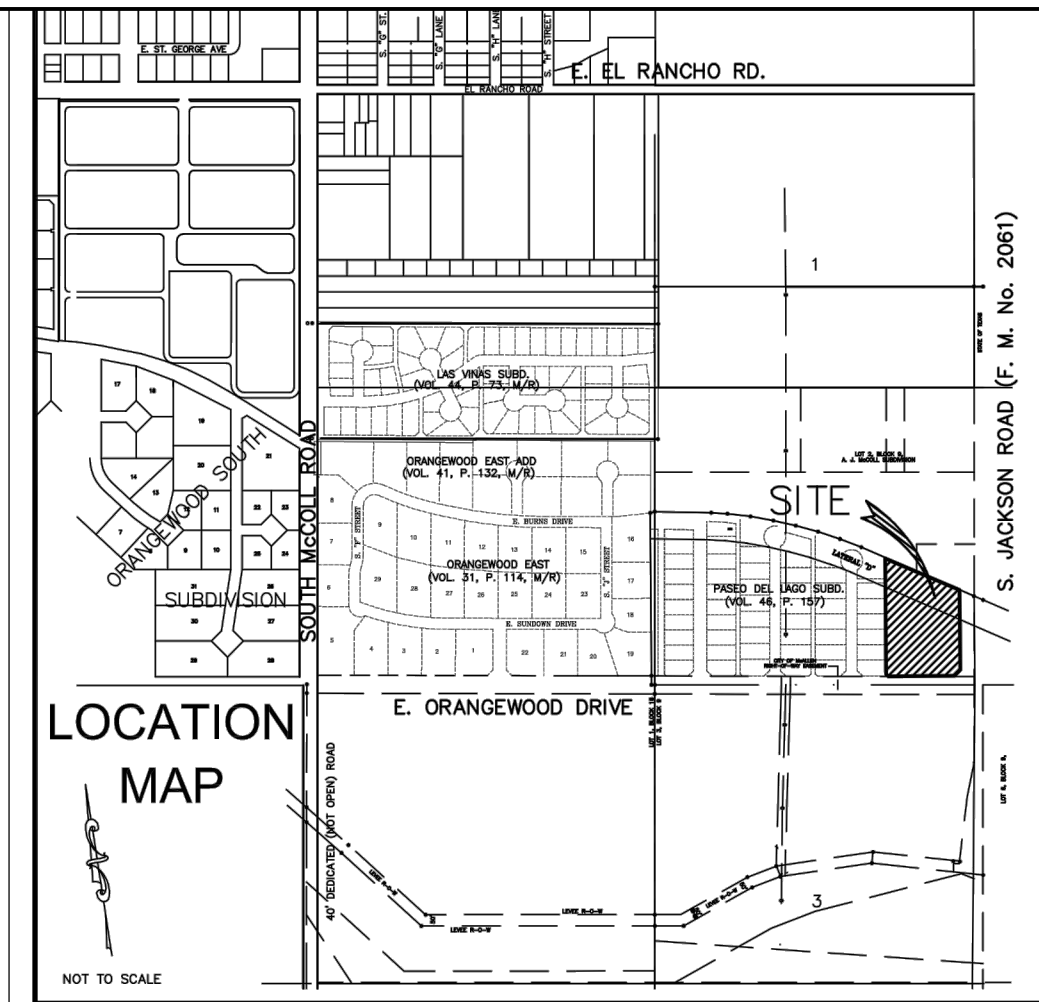
CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN

DATE:



SCALE: 1"= 50'



LOCATION MAP SCALE: 1:500



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

CHAIRMAN, PLANNING AND ZONING
COMMISSION, CITY OF MCALLEN

DATE:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1,
ON THIS ____ DAY OF _____, 20____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HIDDEN RIGHT-OF-WAYS OR EASEMENTS. WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HDI#1.

PRESIDENT

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, (SURVEYOR), 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 CITY OF MCALLEN, TEXAS.

DATED THIS THE ____ DAY OF _____, 20____

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6496
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539
(956) 380-5152

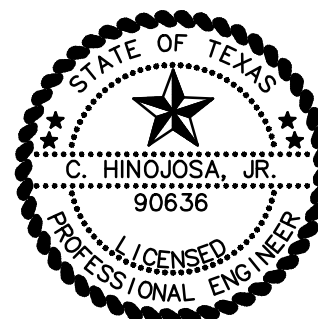


No. _____ STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLODOMIRO HINOJOSA, JR.
CLH ENGINEERING, INC.
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (FAX)956-687-5561



No. _____ STATE OF TEXAS.

CLH
ENGINEERING, INC.

TBPE FIRM No. F-8719
701 S. 15th STREET MCALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

DATE OF PREPARATION: SEPTEMBER 28, 2021



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/29/2021

SUBDIVISION NAME: PASEO DEL LAGO

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S. Jackson Road: 61.1 ft. from centerline for total 120 ft. total ROW
Paving: by the state. Curb & gutter: by the state
**Subdivision Ordinance: Sec.134-105

Applied

E. Orangewood Drive: 80 ft. existing ROW.
Paving: 52 ft. Curb & gutter: both sides
**Subdivision Ordinance: Sec.134-105

Applied

S. "M" Lane (private): 60 ft. ROW
Paving: 40 ft. Curb & gutter: both sides
**Please show paving width of both sides of island to verify compliance with requirements prior to recording plat review. Minimum 20 ft. of paving face-to-face needed on both sides of the islands.
*Subdivision Ordinance: Sec.134-105

Required

Interior Streets: 60 ft. ROW
Paving: 40 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording.
**Engineer submitted an application requesting a variance to allow the E/W internal street (north side) to be 40 ft. of ROW with 30 ft. of paving instead of the required 60 ft. ROW and 40 ft. of paving. Engineer is proposing to build the 30 ft. paving on the south end of the street and not on top of the Irrigation Easement on the north side. If variance were to be approved, it should be subject to any sidewalk easements required and street design requirements.
**** Variance approved at City Commission at the December 13, 2021 meeting.
*Subdivision Ordinance: Sec.134-105

Applied

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

Applied

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

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.
*Alley/service drive easement required for commercial properties
**Alleys are only permitted in private residential developments
***All "Private Service Drive" references must be changed to "Private Alley" prior to final.
***Auto-turn template needed to review truck maneuverability per Public Works and Fire Department.
***Subdivision Ordinance: Sec.134-106

Required

SETBACKS

* Front: 10 ft. or greater for easements. Lot 32 is a double fronting lot.
**Revise plat as noted above prior to recording
***Zoning Ordinance: Section 138-356

Required

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

<ul style="list-style-type: none"> * Rear: In accordance with Zoning Ordinance or greater for easements. **Plat note to be revised as shown above prior to recording. ***Zoning Ordinance: Sec.138-356 	Required
<ul style="list-style-type: none"> *Interior Sides: In accordance with Zoning Ordinance or greater for easements. ***Zoning Ordinance: Sec.138-356 	Required
<ul style="list-style-type: none"> * Corner: 10 ft. or greater for easements **Zoning Ordinance: Sec.138-356 	Applied
<ul style="list-style-type: none"> * Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356 	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide sidewalk required along South Jackson Road, and a 4 ft. wide minimum sidewalk required on East Orangewood Drive and both sides all interior streets. ***5 ft. sidewalk requirement as per Engineering Department. **Subdivision Ordinance: Sec.134-120 	Applied
* 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, along South Jackson Road and and East Orangewood Drive. **Landscaping Ordinance: Sec.110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Orangewood Drive. **Plat being vacated due to original "Paseo del Lago Patio Homes" having a plat note restricting access onto South Jackson Road. ***Plat note #8 to be revised prior to recording. **City's Access Management Policy 	Required
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
<ul style="list-style-type: none"> * Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen **Assign a letter or number to detention area shown and to both green areas shown on plat prior to recording 	Required
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions 	Required

<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **An HOA document will be required to be recorded simultaneously with plat. If existing HOA will remain active, HOA President might be required to sign plat. Please clarify prior to recording. 	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
<ul style="list-style-type: none"> * Lots fronting public streets **Zoning Ordinance: Section 138-1 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3T Proposed: R-3T **Zoning Ordinance: Section 138-176 	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval **Zoning Ordinance: Section 138-176 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. \$10,500 for park fees paid (15 lots) when original "Paseo del Lago Patio Homes" got recorded in July 26, 2012. Park fees for additional lots required to be paid prior to recording of replat. 	Required
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. Trip generation has been waived, per Traffic Department. 	Completed
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	NA
COMMENTS	
<p>Comments: *Must comply with City's Access Management Policy</p> <p>**Label all streets and alleys to determine compliance with requirements prior to final. Label them as "private" if subdivision is proposed to continue being private.</p> <p>****Assign a letter or number to detention area and green areas. If possible label all areas with the same reference (detention areas or common areas) to avoid any confusions. *****Label 13.4 ft. by 15.01 ft. area on the SEC of Lot 24.</p> <p>*****Corner clip might be required for Detention Area 1 to comply with maneuverability requirements prior to final.</p> <p>*****Plat being vacated due to original "Paseo del Lago Patio Homes" having a plat note restricting access onto South Jackson Road.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.</p>	Applied

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

LOCATION



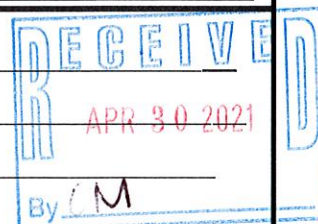
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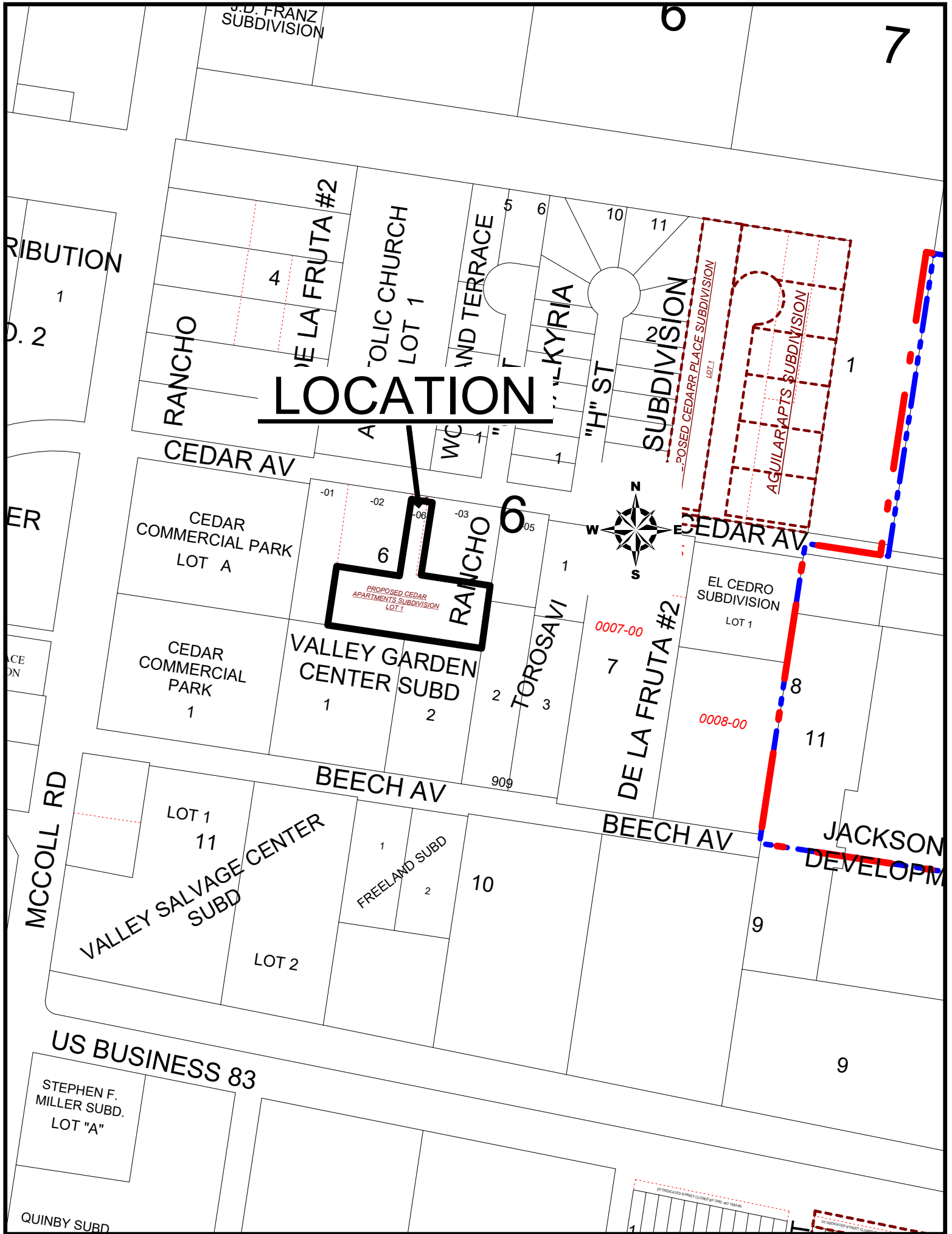
City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

Project Description	<p>Subdivision Name <u>Cedar Apartments Subdivision</u></p> <p>Location <u>Aproximately 600' East of N. McColl/E. Cedar Ave intersection</u></p> <p>City Address or Block Number <u>816 E. CEDAR AVE</u></p> <p>Number of lots <u>1</u> Gross acres <u>.936</u> Net acres <u>.903</u></p> <p>Existing Zoning <u>R-3A</u> Proposed <u>R-3A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use _____ Proposed Land Use _____ Irrigation District # _____</p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>Being 0.963 Acres out of Lot 6, Rancho De La Fruta Subdivision No. 2, Recorded in</u> <u>Volume 1, Page 34, Map Records Hidalgo County, Texas</u></p>
Owner	<p>Name <u>GGC Group, LLC</u> Phone <u>956-600-8628</u></p> <p>Address <u>309 N. Mockingbird Ave</u></p> <p>City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u></p> <p>E-mail <u>J.gastelum@gastelumind.com</u></p>
Developer	<p>Name <u>GGC Group, LLC</u> Phone <u>956-600-8628</u></p> <p>Address <u>309 N. Mockingbird Ave</u></p> <p>City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u></p> <p>Contact Person <u>Juan Gastelum</u></p> <p>E-mail <u>J.gastelum@gastelumind.com</u></p>
Engineer	<p>Name <u>M2 Engineering, PLLC</u> Phone <u>956-600-8628</u></p> <p>Address <u>1810 E. Griffin Parkway</u></p> <p>City <u>Mission</u> State <u>Texas</u> Zip <u>78572</u></p> <p>Contact Person <u>Hector Moreno</u></p> <p>E-mail <u>hector@m2-engineers.com</u></p>
Surveyor	<p>Name <u>Carrizales Land Surveying, LLC</u> Phone <u>512-470-1489</u></p> <p>Address <u>4807 Gondola Ave.</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78542</u></p>



LOCATION



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED)

ZONE "B" AREAS (MEDIUM SHADE), AREAS DETERMINED TO BE BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ON (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, ACCORDING TO COMMUNITY-PANEL NO. 480343 0005 C, MAP REVISED-NOVEMBER 2, 1982.
- SETBACKS:
FRONT: IN ACCORDANCE WITH ZONING ORDINANCES OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE WITH EXISTING STRUCTURES; WHICHEVER IS GREATER.
REAR: IN ACCORDANCE WITH ZONING ORDINANCES OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
SIDE: IN ACCORDANCE WITH ZONING ORDINANCES OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
GARAGE: 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE THAN RESIDENTIAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER. ELEVATION CERTIFICATE WILL BE REQUIRED.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
ON-SITE B.M. NO. 1--.
- IN ACCORDANCE WITH THE CITY OF MCALLEN AND HIDALGO COUNTY DRAINAGE No. 1, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.16 CUBIC-FEET OR 6,977 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
- A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON CEDAR ROAD
- A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, DETENTION AND COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, **GCG GROUP, LLC** SUBDIVIDER, AS OWNER OF THE **0.963** TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **CEDAR APARTMENTS SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, THAT

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

GCG GROUP, LLC
309 N. MOCKINGBIRD AVENUE
MISSION, TEXAS 78572

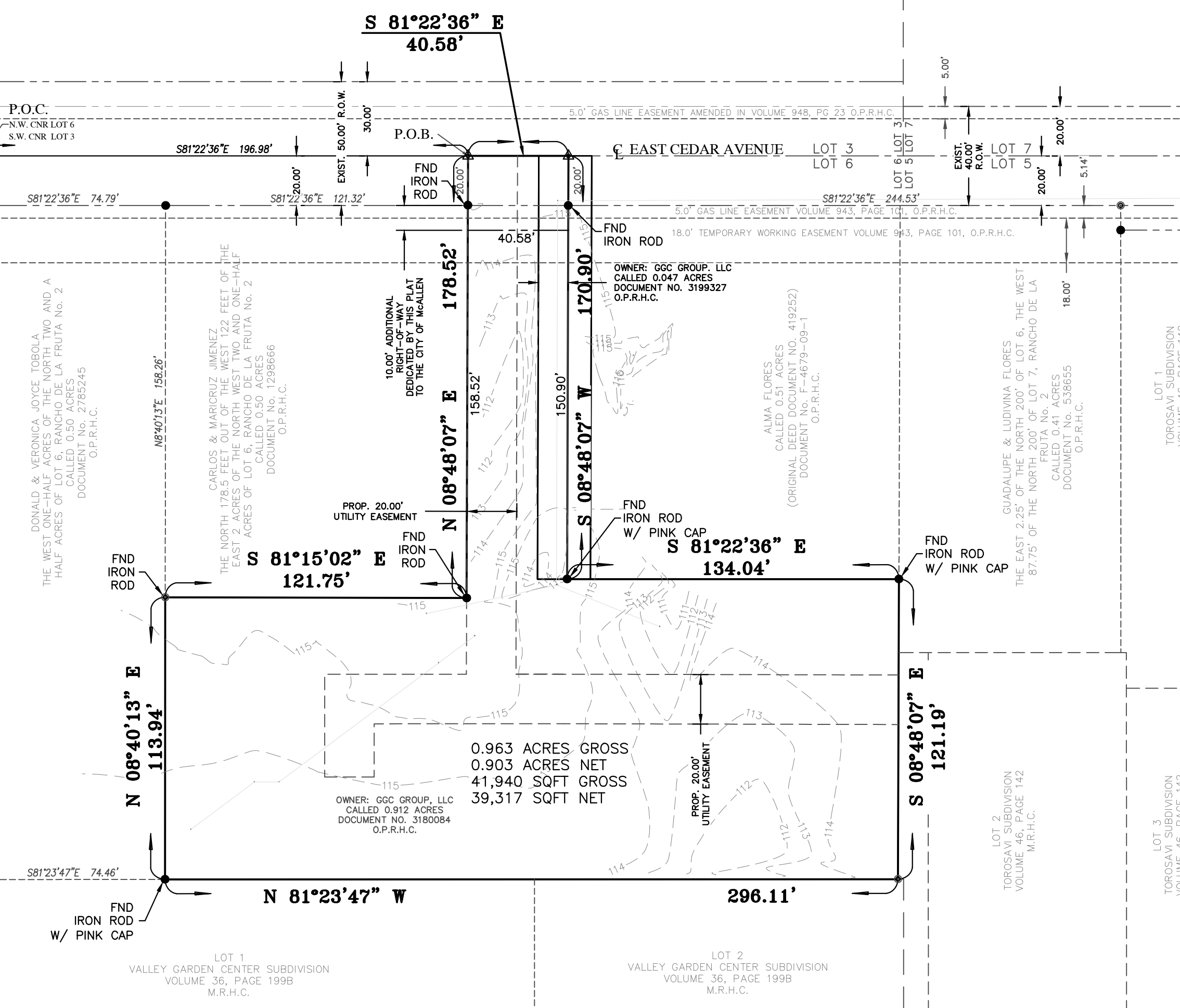
DATE:

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JUAN GASTELIM**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES



SCALE: 1"=40'

- LEGEND
- IRON ROD FOUND "IR"
 - IRON ROD SET W/PINK CAP "IRS"
 - IRON PIPE FOUND "IP"
 - ▲ CALCULATED POINT "CP"

METES AND BOUNDS DESCRIPTION

BEING 0.963 ACRES OUT OF LOT 6, RANCHO DE LA FRUTA SUBDIVISION NO. 2, RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS. SAID 0.963 ACRES BEING COMPRISED BY THE FOLLOWING TWO (2) TRACTS:

1. A CALLED 0.047 ACRES OUT OF THE LOT 6, RANCHO DE LA FRUTA SUBDIVISION NO. 2, RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS, BY A WARRANTY DEED FROM ALMA FLORES TO GCG GROUP, LLC, DATED MARCH 3, 2021, RECORDED IN DOCUMENT No. 3199327, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

2. A CALLED 0.912 ACRES OUT OF THE LOT 6, RANCHO DE LA FRUTA SUBDIVISION NO. 2, RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS, BY A WARRANTY DEED FROM JESSE FLORES AND FRANCISCA ROCHA FLORES TO GCG GROUP, LLC, DATED DECEMBER 30, 2020, RECORDED IN DOCUMENT No. 3180084, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

SAID 0.963 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT THE NORTHWEST CORNER OF THE SAID LOT 6, SAME BEING THE SOUTHWEST CORNER OF LOT 3, OF THE SAID RANCHO DE LA FRUTA SUBDIVISION No. 2,

THENCE, S81°22'36"E, ALONG THE SOUTH LINE OF THE SAID LOT 6, SAME BEING THE NORTH LINE OF THE SAID LOT 6, SAME BEING THE CENTER LINE OF EAST CEDAR AVENUE, A DISTANCE OF 196.98 FEET TO A CALCULATED POINT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S81°22'36"E, ALONG THE SOUTH LINE OF THE SAID LOT 3, SAME BEING THE NORTH LINE OF THE SAID LOT 6, SAME BEING THE CENTER LINE OF EAST CEDAR AVENUE, A DISTANCE OF 40.58 FEET TO A CALCULATED POINT FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°48'07"W, ALONG THE WEST LINE OF A CALLED 0.51 ACRE TRACT CONVEYED TO ALMA FLORES, DIVORCE DECREE RECORDED IN DOCUMENT No. F-4678-091, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING THE EAST LINE OF THE SAID 0.963 ACRE TRACT, PASSING AT 121.19 FEET AN IRON ROD FOUND, 170.90 FEET TO AN IRON ROD WITH A PINK CAP FOUND, THE SOUTHWEST CORNER OF THE SAID ALMA TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°22'36"E, ALONG THE SOUTH LINE OF THE SAID ALMA TRACT, SAME BEING THE NORTH LINE OF THE SAID 0.963 ACRE TRACT, A DISTANCE OF 134.04 FEET TO AN IRON ROD WITH A PINK CAP FOUND, THE SOUTHEAST CORNER OF THE SAID ALMA TRACT, A POINT ON THE WEST LINE OF A CALLED 0.41 ACRE TRACT CONVEYED TO GUADALUPE AND LUDIVINA FLORES, RECORDED IN DOCUMENT No. 538655, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°37'20"W, ALONG THE WEST LINE OF A CALLED 0.41 ACRE TRACT, AND THE WEST LINE OF LOT 2, TOROSAVI SUBDIVISION, RECORDED IN VOLUME 46, PAGE 142, SAME BEING THE EAST LINE OF THE SAID 0.963 ACRE TRACT, A DISTANCE OF 121.19 FEET TO AN EXTERIOR CORNER OF THE SAID, LOT 2, TOROSAVI SUBDIVISION, SAME BEING A POINT ON THE NORTH LINE OF VALLEY GARDEN CENTER SUBDIVISION RECORDED IN VOLUME 36, PAGE 199B, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°23'47"W, ALONG THE NORTH LINE OF THE SAID VALLEY GARDEN CENTER SUBDIVISION, SAME BEING THE SOUTH LINE OF THE SAID 0.963 ACRE TRACT, A DISTANCE OF 296.11 FEET AN IRON ROD WITH A PINK CAP FOUND ON NORTH LINE OF THE SAID VALLEY GARDEN CENTER SUBDIVISION, THE SOUTHEAST CORNER OF A CALLED 0.50 ACRE TRACT CONVEYED TO DONALD AND VERONICA JOYCE TOBOLA, RECORDED IN DOCUMENT No. 2785245, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°40'13"E, ALONG THE EAST LINE OF THE SAID TOBOLA TRACT, SAME BEING THE WEST LINE OF THE SAID 0.963 ACRE TRACT, A DISTANCE OF 113.94 FEET TO AN IRON ROD FOUND ON THE EAST LINE OF THE SAID TOBOLA TRACT, THE SOUTHWEST CORNER OF A CALLED 0.50 ACRE TRACT CONVEYED TO CARLOS AND MARICRUZ JIMENEZ, RECORDED IN DOCUMENT No. 129866, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°15'02"E, ALONG THE SOUTH LINE OF THE SAID JIMENEZ TRACT, SAME BEING THE NORTH LINE OF THE SAID 0.963 ACRE TRACT, A DISTANCE OF 121.75 FEET TO AN IRON ROD FOUND THE SOUTHEAST CORNER OF THE SAID JIMENEZ TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°48'07"E, ALONG THE EAST LINE OF THE SAID JIMENEZ TRACT, SAME BEING THE WEST LINE OF THE SAID 0.963 ACRE TRACT, PASSING AT 158.52 FEET AN IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF EAST CEDAR AVENUE, CONTINUING FOR A TOTAL DISTANCE OF 178.52 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.963 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

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

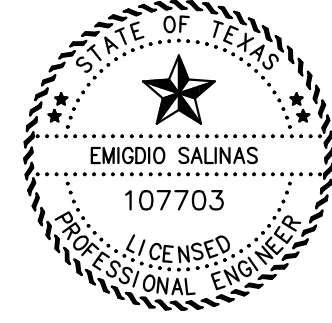
MANUEL CARRIZALES, R.P.L.S. DATE
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417



STATE OF TEXAS COUNTY OF HIDALGO

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

EMIGDIO "MILO" SALINAS, P.E. DATE 12/21/21
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545



STATE OF TEXAS CITY OF MCALLEN MAYOR APPROVAL

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

MAYOR, CITY OF MCALLEN DATE:

ATTESTED BY:

CITY SECRETARY DATE:



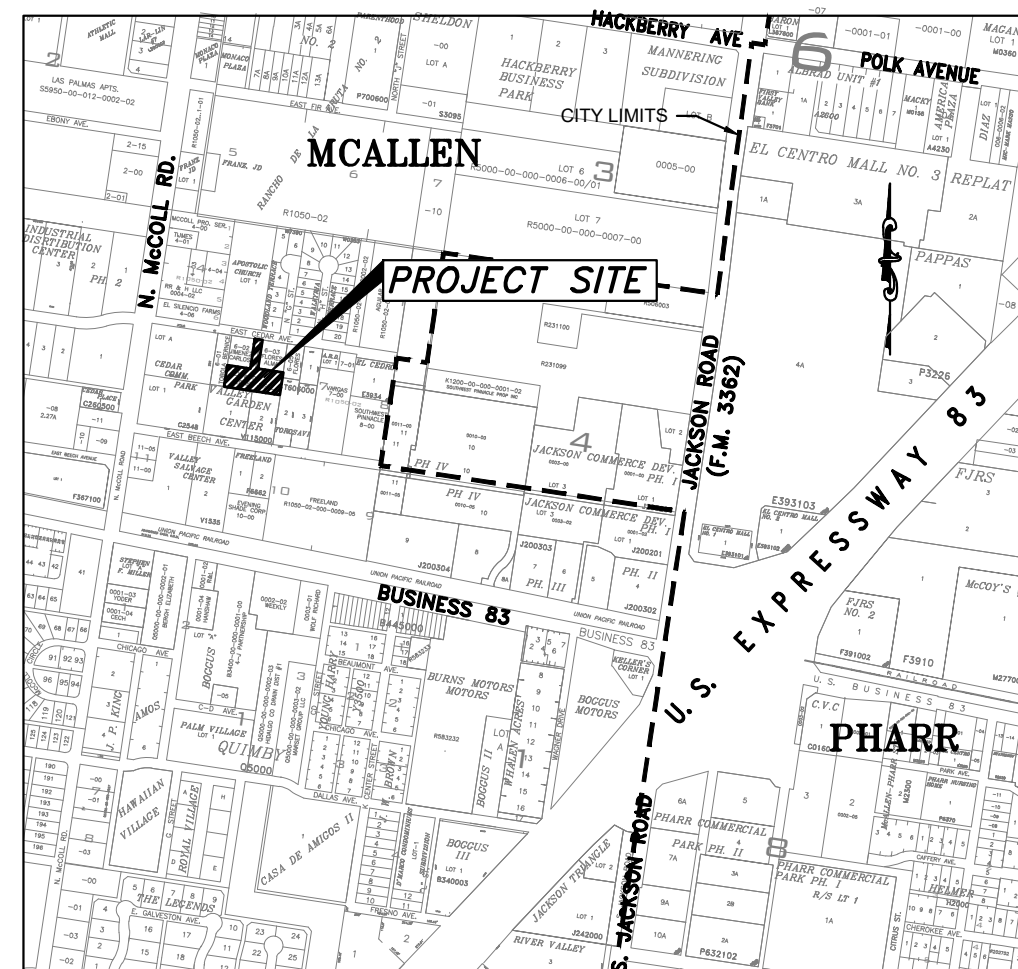
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE(S)
OWNER: JUAN GASTELIM	309 N. MOCKINGBIRD AVE. MISSION, TX 78572	(956) 475-7948
ENGINEER: EMIGDIO SALINAS P.E.	PO BOX 5069 - MCALLEN, TX 78502	(956) 600-8628
SURVEYOR: MANUEL CARRIZALES R.P.L.S.	4807 GONDOLA AVE - EDINBURG, TX 78542	(956) 567-2167



AREA MAP - SCALE: 1"=1,000'

PLAT OF CEDAR APARTMENTS SUBDIVISION

BEING 0.963 ACRES OUT OF LOT 6, RANCHO DE LA FRUTA SUBDIVISION NO. 2, RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: MARCH 15, 2021



1810 E. GRIFFIN PARKWAY
MISSION, TX 78572
956.600-8628
milo@m2-engineers.com

McAllen - HIDALGO COUNTY

PAGE: 2 OF 12



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/29/2021

SUBDIVISION NAME: CEDAR APARTMENTS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Cedar Avenue: 10 ft. dedication for 30 ft. from centerline for 60 ft. ROW
 Paving: 40 ft. Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording.
 ***Clarify if 5 ft. Gas Line easement and 18 ft. Temporary Working Easement Volume are still active. Easement might have to be abandoned prior to final for ROW dedication to be cleared.
 *****Subdivision Ordinance: Section 134-105

Required

Paving _____ Curb & gutter _____

NA

* 800 ft. Block Length.

NA

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

NA

**Subdivision Ordinance: Section 134-105

ALLEYS

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

Applied

SETBACKS

* Front: In accordance with Zoning Ordinance or greater for easements or approved site plan or in line with existing structures; whichever is greater.

Applied

**Zoning Ordinance: Section 138-356

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

Applied

**Zoning Ordinance: Section 138-356

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

Applied

**Zoning Ordinance: Section 138-356

* Corner:

NA

**Zoning Ordinance: Section 138-356

* Garage: 18 ft. except where greater setback is required; greater setback applies.

Applied

**Zoning Ordinance: Section 138-356

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

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on East Cedar Avenue.

Applied

**Please clarify if a 5 ft. sidewalk is proposed prior to final as shown on plat note #9

*****Subdivision Ordinance: Section 134-120

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

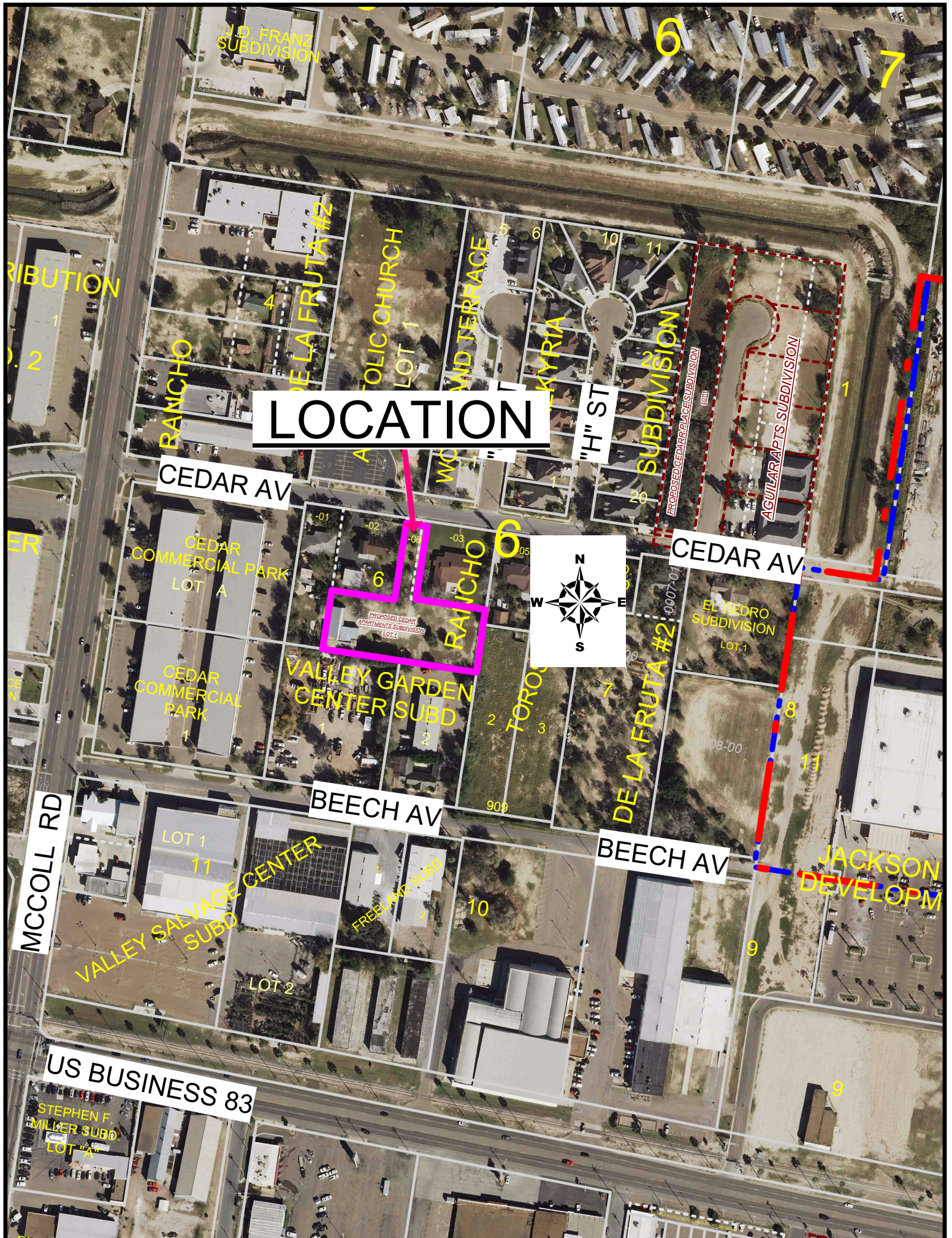
Applied

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

BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Please revise plat note #10 as shown above prior to final. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. ***City's Access Management Policy 	NA
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. 	Required
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Required
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, detention and common areas must be maintained by the lot owners and not the City of McAllen 	Required
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72 	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: 138-1 	Applied
<ul style="list-style-type: none"> * Lots fronting public streets. **Property only has 40.58 ft. of frontage along East Cedar Avenue which does not meet minimum frontage required of 50 ft. on a public street. ***Variance approved at November 3, 2021 ZBOA meeting. **Zoning Ordinance: Section. 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-3A **Zoning Ordinance: Article V 	Complete
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval. **Zoning Ordinance: Article V 	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, total amount of park fees subject to amount of units proposed. 	Required

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

* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived; no TIA required.	Complete
* As per Traffic Department, Trip Generation waived; no TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy ****Any abandonments required must be finalized prior to final plat review. ****As per Fire Department and Public Works Department, please submit a site plan for staff to review requirements such as turnaround, maneuverability, service access drives, etc.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



LOCATION





City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>WILLOW RIDGE LOTS 14A & 15A SUBD.</u>	
	Location <u>LOTS 14A & 17A, RE-PLAT OF LOT 15A,</u>	
	City Address or Block Number <u>1000 E. DAFFODIL AVE.</u>	
	Number of Lots <u>2</u> Gross Acres <u>0.50</u> Net Acres <u>0.50</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>R3A</u> Proposed Zoning <u>R3A</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>APTS.</u> Proposed Land Use <u>APTS.</u> Irrigation District # <u>2</u>	
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due <u>1500⁰⁰</u>	
	Parcel # <u>1307341</u> Tax Dept. Review <u>W6007.00-000-014A-00</u>	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC	
Legal Description <u>ALL OF LOT 15A, WILLOW RIDGE LOTS</u>		
<u>14A & 15A SUBD., McALLEN</u>		
Owner	Name <u>SEE EXHIBIT "A"</u> Phone <u>328-1407</u>	
	Address <u>1000 E. DAFFODIL AVE.</u> E-mail <u>j.hughes115@gmail.com</u>	
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>SAME AS OWNER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>DAVID SALINAS</u> Phone <u>682-9001</u>	
	Address <u>2221 DAFFODIL AVE.</u> E-mail <u>dsalinas@salinasengineering.com</u>	
	City <u>McALLEN</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person <u>DAVID</u>	
Surveyor	Name <u>SAME AS ENGINEER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	

ENTERED

DEC 13 2021

Initial: NM

LG.

Proposed Plat Submittal

- \$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 unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

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

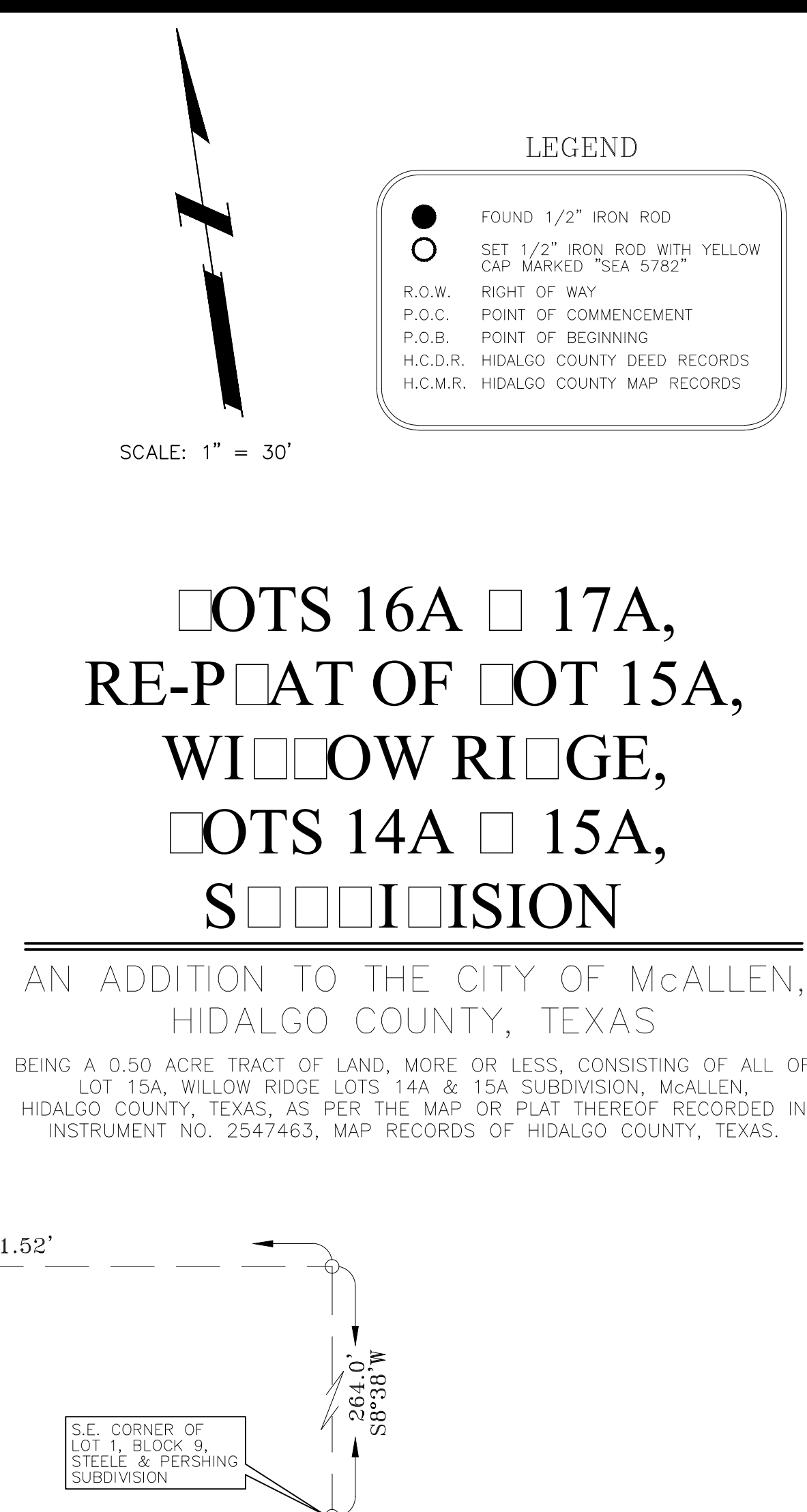
Signature

Date 12/10/21

Print Name

Owner ☐

Authorized Agent ☒



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

BEING A 0.50 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 15A, WILLOW RIDGE LOTS 14A & 15A SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 2547463, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING A 0.50 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 15A, WILLOW RIDGE LOTS 14A & 15A SUBDIVISION, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 2547463, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.50 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 15A FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, NORTH 81 DEGREES 14 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 15A AND THE NORTH RIGHT-OF-WAY OF A 20.0 FOOT DEDICATED ALLEY, A DISTANCE OF 140.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 15A FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH 08 DEGREES 46 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 15A, A DISTANCE OF 156.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 15A LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF E. DAFOODIL AVE. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, SOUTH 81 DEGREES 14 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 15A AND THE SOUTH RIGHT-OF-WAY LINE OF SAID E. DAFOODIL AVE., A DISTANCE OF 140.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH 08 DEGREES 46 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 15A, A DISTANCE OF 156.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.50 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT WILLOW RIDGE, LOTS 14A & 15A
SUBDIVISION, McALLEN, H.C.T.
N:\SUBDIVISIONPLATS\JAMESHUGHES\0.50.120821

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: DECEMBER 09, 2021
JOB NUMBER: SP-21-25675

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: DECEMBER 09, 2021
JOB NUMBER: SP-21-25675

SE
A

SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-52

- STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOTS 16A & 17A, RE-PLAT OF LOT 15A, WILLOW RIDGE, LOTS 14A & 15A, SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWING OR SHOWING BY REFERENCE TO THE RECORDS OF THE CITY OF MCALLEN, TEXAS, UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER: JAMES HUGHES
1000 E. DAFFODIL, NO. 4
McALLEN, TEXAS 78501

OWNER: THE GRAND ON DAFFODIL
CONDOMINIUMS, LLC
JAMES HUGHES, MANAGER
1000 E. DAFFODIL, NO. 4
McALLEN, TEXAS 78501

OWNER: CHERYL D. JOHNSON HUGHES
1000 E. DAFFODIL, NO. 4
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR

DATE _____

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE _____

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT #2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
ON THIS, THE _____ DAY OF _____, 2021.

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

PRESIDENT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

PRINCIPAL	CONTACTS				
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	<u>THE GRAND ON DAFFODIL CONDOMINIUMS, LLC</u>	<u>1000 E. DAFFODIL, NO. 4</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 328-1407</u>	<u>NONE</u>
OWNER:	<u>JAMES HUGHES</u>	<u>1000 E. DAFFODIL, NO. 4</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 328-1407</u>	<u>NONE</u>
OWNER:	<u>CHERYL D. JOHNSON HUGHES</u>	<u>1000 E. DAFFODIL, NO. 4</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 328-1407</u>	<u>NONE</u>
ENGINEER:	<u>DAVID O. SALINAS</u>	<u>2221 DAFFODIL AVE.</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 682-9081</u>	<u>(956) 686-1488</u>
SURVEYOR:	<u>DAVID O. SALINAS</u>	<u>2221 DAFFODIL AVE.</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 682-9081</u>	<u>(956) 686-1488</u>



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/21/2021

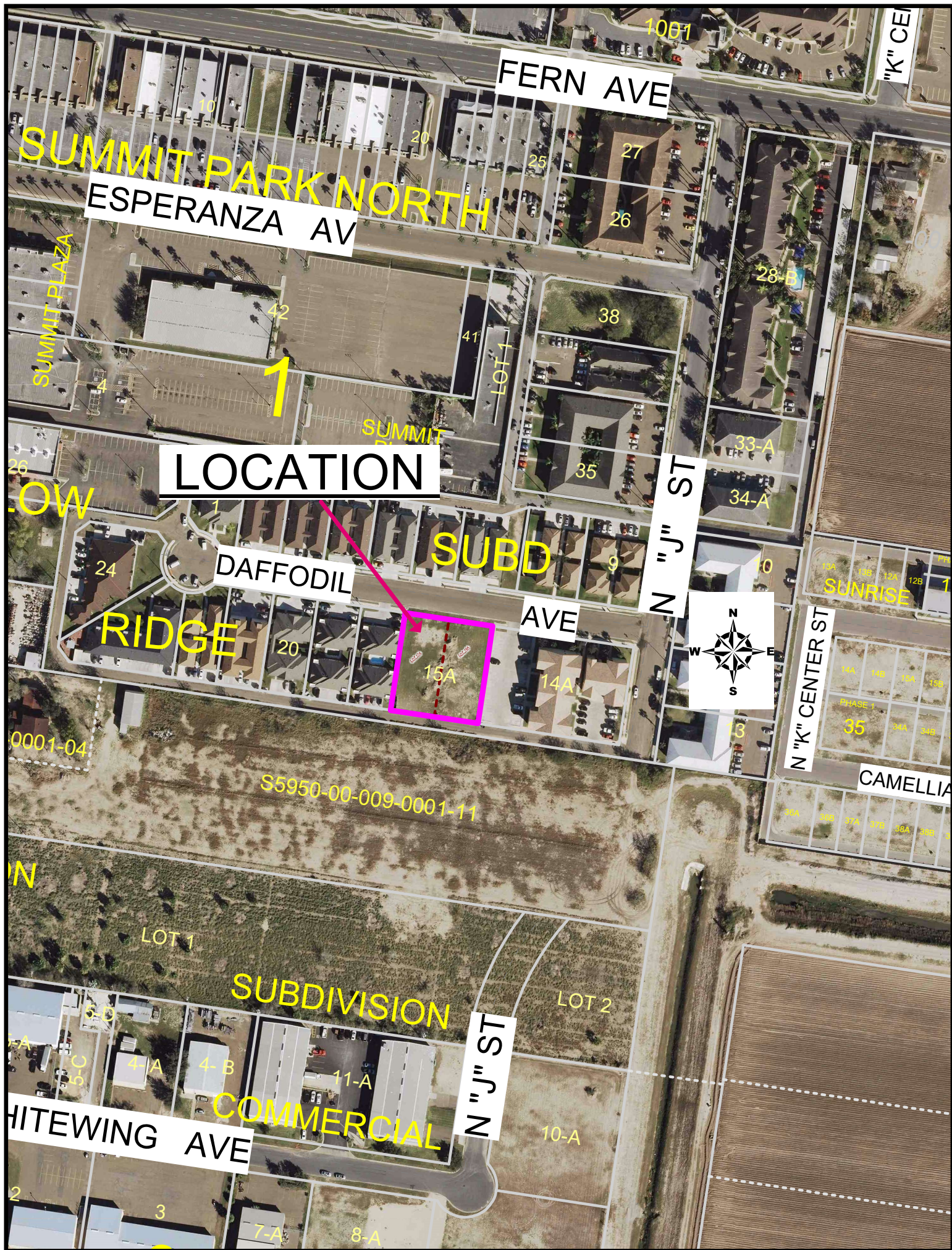
SUBDIVISION NAME: WILLOW RIDGE LOTS 16A & 17A SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
East Daffodil Avenue: 60 ft. ROW existing Paving: 40 ft. Curb & gutter: both sides	Compliance
Paving _____ Curb & gutter _____	Applied
* 800 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-106	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: E. Daffodil Avenue: 20 ft. or greater for easements, or in line with existing structures **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements **Please revise plat note #1 as shown above **As per Doc. #2872174, a correction to the interior side setback requirement was made, as gas easement setback is for the west side of lot 14A **Zoning Ordinance: Section 135-356	Non-compliance
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft., except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
**ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN **SETBACKS FOR THE EXISTING STRUCTURE REMAIN AS NOW EXIST; SHOULD ADDITIONS AND/OR CONSTRUCTION BE PROPOSED, THEN NEW SETBACKS APPLY. **Please revise plat note #1 to include both references as shown above	Non-compliance
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on E. Daffodil **Subdivision Ordinance: Section 134-120	Applied

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

* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **City of McAllen Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Existing condominium regime under Doc. 3156455 **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Existing condominium regime under Doc. 3156455 **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section 138-356	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-1	Compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-3A as per application **Rezoning to R-3C may be required prior to final ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Rezoning to R-3C may be required prior to final ***Zoning Ordinance: Article V	Applied

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

PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to be waived per Traffic Department, no TIA is required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Plat notes to also comply with City's Standards prior to final. **Subdivision name will be reviewed prior to final **Vacating plat applicable if any restrictions, etc. are proposed to be removed from existing recorded plat. **Existing condominium regime under Doc. 3156455. Rezoning to R-3C may be required prior to final	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied





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 World of 4 Subdivision

Location Lot located on south side of Dallas Ave. between S. Col Rowe Blvd. and S. 8th Street

City Address or Block Number 615 Dallas Ave.

Number of lots 1 Gross acres 1.724 Net acres 1.472

Existing Zoning R3A Proposed R3A Rezoning Applied For ☐ Yes ☒ No Date _____

Existing Land Use vacant Proposed Land Use multi-family Irrigation District # 1

Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☒

Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due _____

Parcel No. _____ Tax Dept. Review _____

Legal Description A 1.724 acre tract of land being of North 359.2 ft of the East 3.0 acres of Lot 14, Stewart Addition
an addition to the City of McAllen, Hidalgo County, Texas/ Map records Volume 1, pg. 56 of Hidalgo County.

Owner

Name Aguirre Family Limited Partnership LP Phone 956-783-3577

Address 1701 Mozelle St.

City Pharr State TX Zip 78577

E-mail eloy@afcr gv.com

Developer

Name AFC, LLC Phone 956-783-3569

Address 1817 Sharm Dr.

City Pharr State TX Zip 78577

Contact Person Eloy Aguirre

E-mail eloy@afcr gv.com

Engineer

Name CLH Engineering, Inc. Phone 956-222-5423

Address 701 S. 15th Street

City McAllen State TX Zip 78501

Contact Person Cloromiro Hinojosa Jr., P.E.

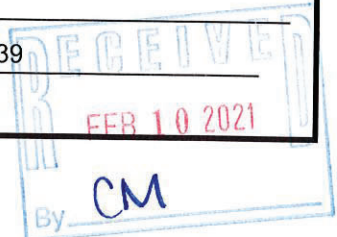
E-mail chinojosa@clhengineeringinc.com

Surveyor

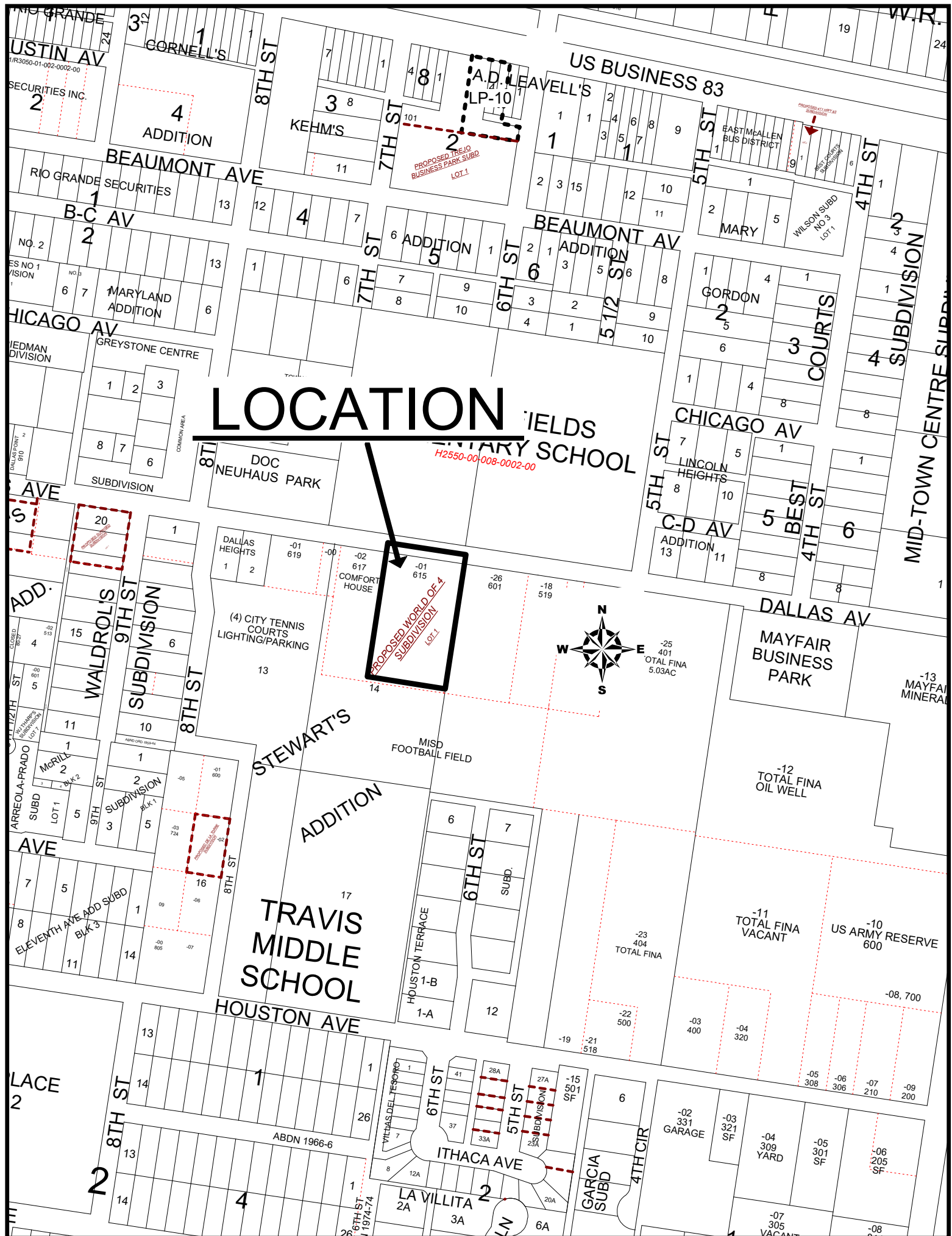
Name Ivan Garcia Phone 956-263-0934

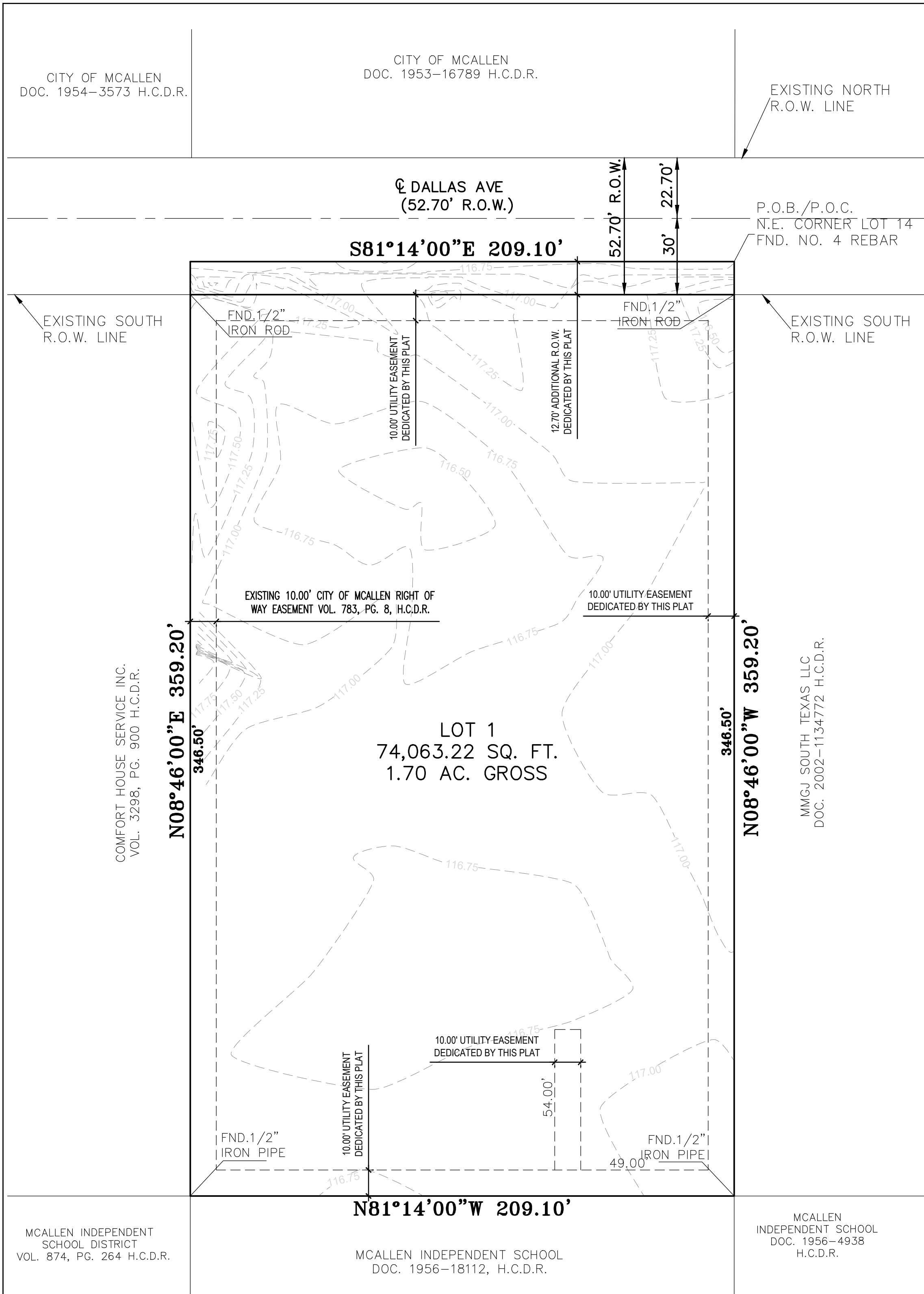
Address 921 S. 10th Ave.

City Edinburg State TX Zip 78539



LOCATION





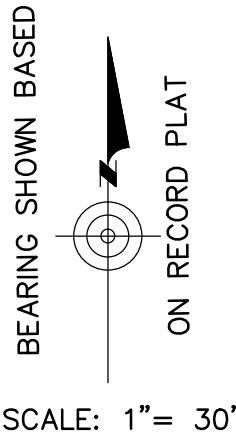
SUBDIVISION PLAT OF
"WORLD OF 4" SUBDIVISION
MCALLEN, TEXAS

A 1.724 ACRE TRACT OF LAND AS BEING OUT OF THE NORTH 359.20 FEET OF THE EAST 3.0 ACRES OF LOT 14, STEWART'S ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS



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

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



METES AND BOUNDS:

A 1.724 ACRE TRACT OF LAND AS BEING OUT OF THE NORTH 359.20 FEET OF THE EAST 3.0 ACRES OF LOT 14, STEWART'S ADDITION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAID 1.724 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND NO. 4 REBAR ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID DALLAS STREET AND ON THE NORTH LOT LINE OF SAID LOT 14 FOR THE NORTHEAST CORNER OF SAID 1.724 ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 1.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08 DEG. 46 MIN. 8 SEC. W. WITH THE APPARENT EAST LOT LINE OF SAID LOT 14 AND 1.724-ACRE TRACT, A DISTANCE OF 359.20 TO SET NO. 4 REBAR (WITH PLASTIC CAP STAMPED 2791) FOR THE SOUTHEAST CORNER OF SAID 1.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81 DEG. 14 MIN. 00 SEC. W. PARALLEL TO SAID LOT 14 NORTH LOT LINE AND WITH AN APPARENT SOUTH LOT LINE OF SAID 1.724-ACRE TRACT, A DISTANCE OF 209.10 FEET TO A SET NO. 4 REBAR (WITH PLASTIC CAP STAMPED 2791) FOR THE SOUTHWEST CORNER OF SAID 1.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08 DEG. 46 MIN. 00 SEC. E. PARALLEL TO SAID LOT 14 EAST LOT LINE AND WITH THE WEST LOT LINE OF SAID 1.724-ACRE TRACT, A DISTANCE OF 359.20 FEET TO A POINT ON SAID DALLAS STREET EXISTING SOUTH RIGHT-OF-WAY LINE AND BEING 0.40 OF A FOOT WEST AND 0.56 OF A FOOT NORTH OF A FOUND NO. 4 REBAR FOR THE NORTHWEST CORNER OF SAID 1.724-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81 DEG. 14 MIN. 00 SEC. E., WITH SAID DALLAS STREET EXISTING SOUTH RIGHT-OF-WAY LINE, LOT 14 NORTH LOT LINE AND WITH THE APPARENT NORTH LOT LINE OF SAID 1.724-ACRE TRACT, A DISTANCE OF 209.10 FEET TO A FOUND NO. 4 REBAR FOR THE NORTHEAST CORNER OF SAID LOT 14 AND 1.724-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 1.724 ACRES OF LAND (CALCULATED), MORE OR LESS.

GENERAL NOTES:

1. FINISHED FLOOR ELEVATION TO BE 18" INCHES ABOVE TOP OF CURB OR BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN "ZONE B", AREAS OF MINIMAL FLOODING, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. COMMUNITY PANEL No. 480343 0005 C, MAP REVISED NOVEMBER 2, 1982.
3. A 4 FT. MINIMUM SIDEWALK REQUIRED ON DALLAS AVE.
4. MIN. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 25 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH THE AVERAGE SETBACK OF EXISTING BUILDINGS, WHICHEVER IS GREATER.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
5. BENCHMARK: BENCHMARK No. 1 - ELEV. 97.15 TOP OF TELEPHONE MANHOLE LOCATED 57.31 FEET EAST AND 50.5 FEET NORTH FROM SOUTHWEST CORNER OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM
BENCHMARK AQUA= ELEV. 110.38 ALUMINUM DISK FOUND LOCATED 2025 FEET WEST AND 140 FEET SOUTH FROM THE NORTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM. LOCATED INSIDE CITY OF MCALLEN SOUTHWEST WATER PLANT.
6. MAINTENANCE OF ALL LANDSCAPE AND DETENTION AREAS IS THE RESPONSIBILITY OF THE LOT OWNER.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.
9. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN, UTILITY EASEMENTS, GAS EASEMENTS, OR IRRIGATION EASEMENTS AND LOT LINES.
10. AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
11. DRAINAGE DETENTION REQUIRED FOR THIS PROPERTY IS AS FOLLOWS:
LOT 1 - _____ CF (_____ AC-FT)
12. NO STRUCTURES SHALL BE BUILT OVER ANY EASEMENTS.
13. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ACCESS EASEMENTS.
14. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
15. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
16. COMMON AREAS, PRIVATE SERVICE DRIVE EASEMENT MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
18. MINIMUM 24'-FOOT WIDE PRIVATE SERVICE DRIVE WITH ACCESS FROM DALLAS AVE FOR LOT 1 WILL BE REQUIRED AT THE TIME OF SITE PLAN APPROVAL BY THE CITY OF MCALLEN. RESPECTIVE OWNER OF LOT SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE SERVICE DRIVE ON ITS LOT. CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE FOREGOING.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "WORLD OF 4" 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.

ELOY AGUIRRE
AGUIRRE FAMILY LIMITED PARTNERSHIP LP, TEXAS LIMITED PARTNERSHIP
1817 SHARI DR.
PHARR, TEXAS 78577

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC

_____, HIDALGO COUNTY, TEXAS

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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

SECURITY INTEREST HOLDER: _____

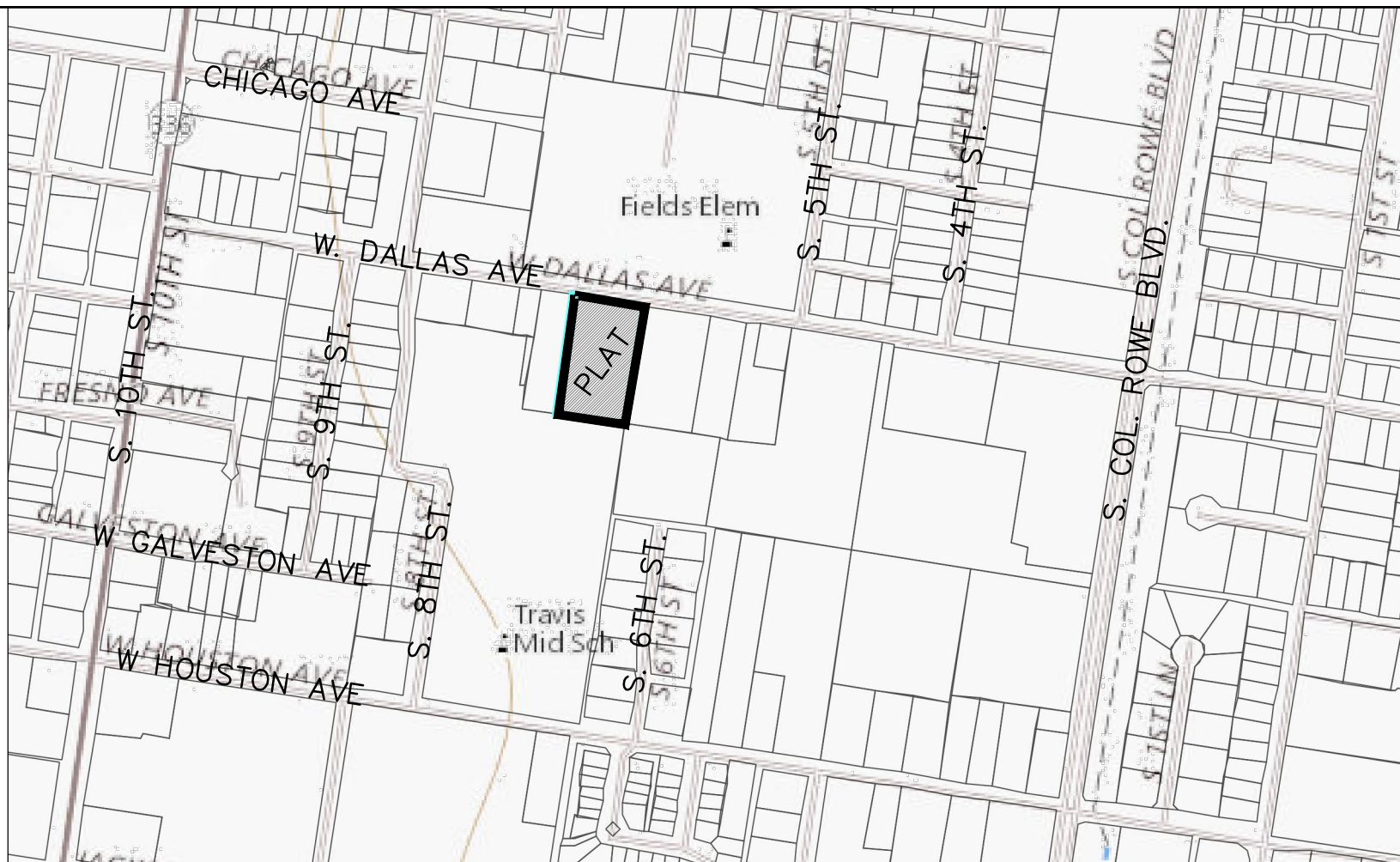
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

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



LOCATION MAP SCALE: 1:500

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

MAYOR, CITY OF MCALLEN

DATE:

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

CHAIRMAN, PLANNING AND ZONING
COMMISSION, CITY OF MCALLEN

DATE:

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1,
ON THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOI#1 RIGHT-OF-WAYS OR EASEMENTS. WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOI#1.

PRESIDENT

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, (SURVEYOR), REGISTERED PROFESSIONAL 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 CITY OF MCALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6496
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539
(956) 380-5152

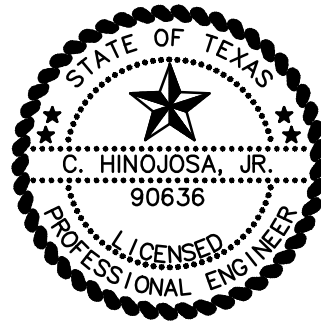


No. _____ STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLOROMIRO HINOJOSA, JR.
CLH ENGINEERING, INC.
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (FAX)956-687-5561



No. _____ STATE OF TEXAS.

CLH
ENGINEERING, INC.
TBE FIRM No. F-8719
701 S. 15th STREET MCALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

DATE OF PREPARATION: MAY 21, 2021



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/16/2021

SUBDIVISION NAME: WORLD OF 4 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Dallas Avenue: 30 ft. from centerline for total of 52.70 existing ROW
 Paving: 40 ft. Curb & gutter: both sides
 *Existing 40 ft. of pavement will remain as now exists as per Engineering Department
 *City of McAllen Thoroughfare Plan

Compliance

Paving _____ Curb & gutter _____

Applied

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

Applied

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

NA

ALLEYS

ROW: 24 ft. Paving: 24 ft.
 *Alley/service drive easement required for commercial properties
 **Plat note provided indicating the required 24 ft. service drive will be provided and reviewed during site plan approval.
 ***Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: 25 ft. or greater for approved site plan or easements or in line with the average setback of existing buildings or zoning ordinance, whichever is greater
 **Engineer is requesting variance for a 22 ft. front setback in lieu of the 32 ft. setback required as per proposed height of building.
 ***Zoning Ordinance: Section 138-356

Required

* Rear: In accordance with the zoning ordinance or greater for easements or approved site plan
 **Zoning Ordinance: Section 138-356

Applied

* Sides: In accordance with the zoning ordinance, or greater for approved site plan or easements
 **Zoning ordinance: Section 138-356

Applied

* Corner
 **Zoning ordinance: Section 138-356

NA

* Garage: 18 ft. or greater for easements or approved site plan
 **Pending clarification on whether garages are proposed, if yes - please include garage reference in setback note prior to recording
 ***Zoning Ordinance: Section 138-356

Required

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

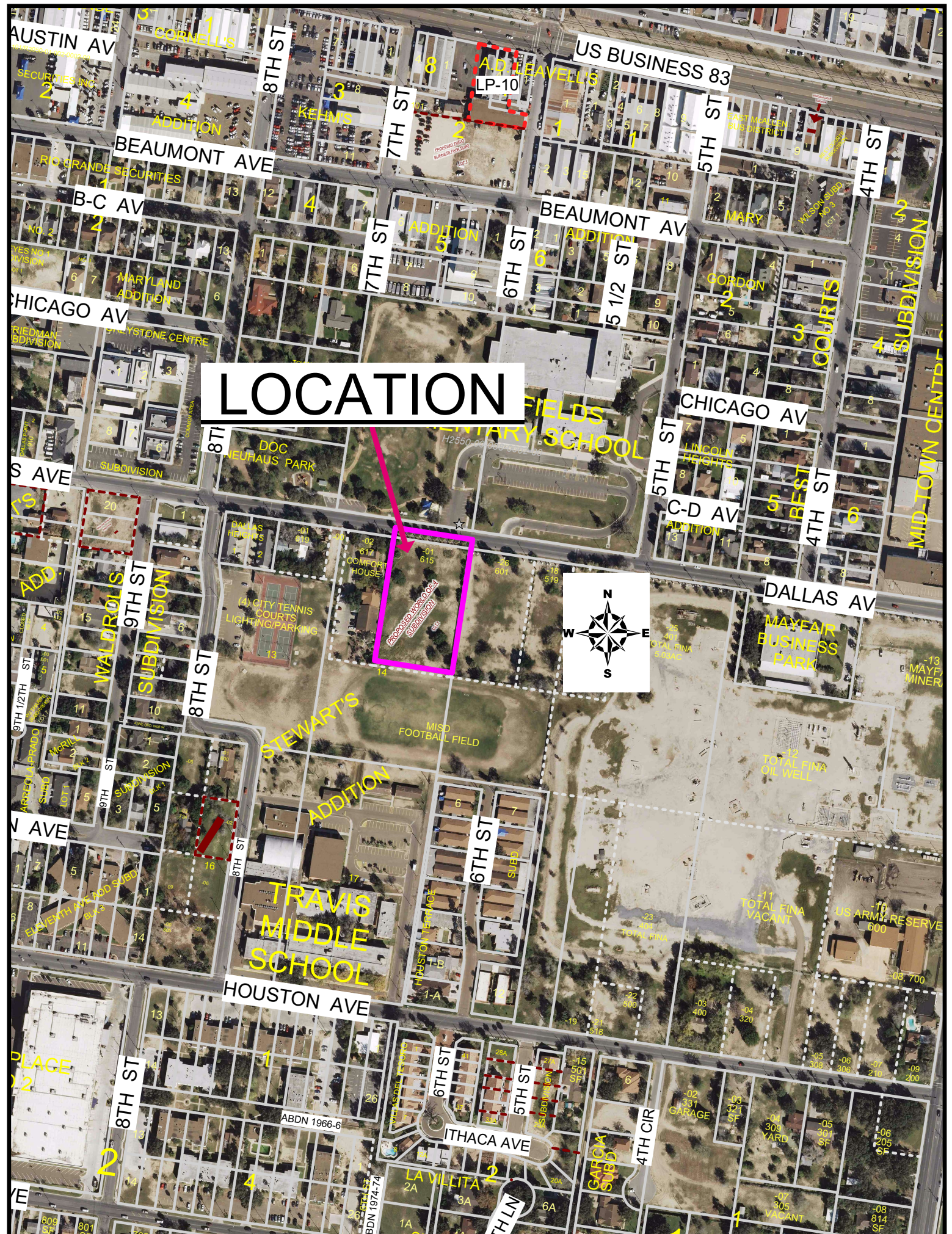
Applied

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

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dallas Avenue. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **City of McAllen Access Management Policy	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required
* Common areas, private service drives must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section 138-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-3A **Rezoning request from C-1 to R-3A approved by Planning and Zoning Commission on February 4, 2020 and City Commission on February 24, 2020.	Compliance
* Rezoning Needed Before Final Approval	Completed
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording **Pending clarification on number of units proposed	Required

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

* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation approved per Traffic Department, no TIA is required.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Comments: *Must comply with City's Access Management Policy **Money must be escrowed if improvements are not built prior to recording	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, AND CLARIFICATION ON THE REQUESTED VARIANCE.	Applied



LOCATION



December 6, 2021

Edgar Garcia
Planning Director
City of McAllen
1300 Houston Avenue
McAllen, Texas 78501

Re: Variances – Front Setback & Gate Location for Proposed “World of 4 Subdivision”

Dear Mr. Garcia:

On behalf of my client, I am respectfully requesting these variances for the proposed World of 4 Subdivision.

Variance #1:

The variance request is to have a 22 feet front setback in lieu of the 32 feet required. We have dedicated 12.70 feet of additional ROW from the property line. This additional ROW was not expected. The apartments will be fire protected by an automatic sprinkler system. The building is proposed to be 34 feet from the existing street curb.

Variance #2:

The variance request is to have 65 feet from the new property line to the gate in lieu of the 90 feet required. Having 65' feet would allow 3.5 cars of stacking. The gate is proposed to be located 76'-10" from the existing curb. This would allow for 4 cars of stacking. This development has 48 units.

Thank you for your time and consideration, should any questions arise or any further information is required, please feel free to contact me at my office at (956) 687-5560.

Respectfully submitted,

Cloromiro Hinojosa Jr., P.E.
CLH Engineering, Inc.
Firm No. 8719
Structural & Civil Engineering
701 S 15th Street. McAllen, Texas 78501
Office (956) 687-5560 Fax (956) 687-5561

12-6-21



C. Hinojosa Jr.







PLANNING DEPARTMENT

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



2022 CALENDAR

Meetings:

-  City Commission
-  Public Utility Board
-  Planning & Zoning Board
-  Zoning Board of Adjustment

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed

JANUARY 2022

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

FEBRUARY 2022

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

MARCH 2022

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

APRIL 2022

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

MAY 2022

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





JUNE 2022

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

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

2022 CALENDAR

Meetings:





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

Deadlines:






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

* **Holiday** - Office is closed





JULY 2022

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






AUGUST 2022

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





SEPTEMBER 2022

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




OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

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

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

	01/05/21	01/19/21	02/02/21	02/16/21	03/02/21	03/16/21	04/06/21	04/20/21	05/04/21	05/18/21	06/03/21	06/16/21	07/08/21	07/20/21	08/03/21	08/17/21	09/07/21	09/21/21	10/05/21	10/21/21	11/02/21	11/16/21	12/07/21	12/21/21
Pepe Cabeza de Vaca	P	P	P	P	P	P	P	P	A	P	P													
Daniel Santos	A	A	P	P	P	A	P	P	P	P	P	P	A	P	P	P	P	P	P	P	P	P	P	P
Mike Hovar	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	A	P	P	P	P
Rogelio Cervantes	P	A	A	A	A	A	A																	
Gabriel Kamel	P	P	P	P	P	P	P	P	A	A	P	P	P	P	P	P	P	A	P	P	P	P	P	P
Michael Fallek	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P
Jose B. Saldana	P	A	A	P	A	P	P	A	P	A	A	P	A	P	A	P	A	P	A	P	A	P	A	P
Marco Suarez								P	P	P	P	A	P	A	P	P	A	A	P	P	P	A	P	A
Emilio Santos Jr.														P	A	P	P	P	P	P	P	P	P	P

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

Pepe Cabeza de Vaca																								
Daniel Santos																								
Mike Hovar																								
Rogelio Cervantes																								
Gabriel Kamel																								
Michael Fallek																								
Jose B. Saldana																								

Marco Suarez