

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, JANUARY 7, 2020 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on December 17, 2019

2) SUBDIVISIONS:

- a) Nolana Retail Subdivision; 1300 East Nolana Avenue- Yadin Reuben **(Preliminary) (SUB2019-0100)** ACE
- b) Kamary Subdivision; 4000 State Highway 107- Adolfo Gutierrez **(Final) (SUB2013-0033)** SEA
- c) Cascada at Tres Lagos Phase I Subdivision; 3500 Tres Lagos Boulevard- Nick Rhodes **(Final) (SUB2019-0064)** M&H

3) PUBLIC HEARING

a) RESUBDIVISION:

- 1. Balboa Acres, the East 1/2 of Lot 9, Block 20 Subdivision; 3007 Covina Avenue- Jesus Ramirez **(Final) (SUB2019-0084)** PE
- 2. Balboa Acres, the West 1/2 of Lot 9, Block 20 Subdivision 3009 Covina Avenue- Jesus Ramirez **(Final) (SUB2019-0083)** PE

b) REZONING:

- 1. Rezone from C-2 (neighborhood commercial) District to C-3 (general business) District: 1.522-acre tract out of Lot 1, Harry's Hill Subdivision, Hidalgo County, Texas; 1921 Dove Avenue. **(REZ2019-0054)**
- 2. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District: Lot 7, Block 3, Eleventh Avenue Addition, Hidalgo County, Texas; 821 Galveston Avenue. **(REZ2019-0055)**

3. Rezone from C-1 (office building) District to R-3A (multifamily residential apartments) District: 1.659-acre tract of land out of the East 3.0 acres of Lot 14, Stewart's Addition, Hidalgo County, Texas; 615 Dallas Avenue. **(REZ2019-0056)**

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 17, 2019 at 3:30 p.m. in the Development Center, 311 N. 15th Street, Executive Conference Room, McAllen, Texas.

Present:	Pepe Cabeza De Vaca	Chairperson
	Daniel Santos	Vice-Chairperson
	Michael Hovar	Member
	Rogelio Cervantes	Member
	Gabriel Kamel	Member
	Michael Fallek	Member
	Jose B. Saldana	Member
 Staff Present:	 Mark Swaim	 Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Luis Mora	Deputy Director
	Kimberly Guajardo	Senior Planner – Long Range
	Rodrigo Sanchez	Senior Planner
	Berenice Gonzalez	Planner III
	Omar Sotelo	Planner II
	Jose De La Garza	Planner II
	Oscar Ortiz	Planner I
	Carlos Garza	Planner I
	Juan Martinez	Development Coordinator
	Martina Mejia	Traffic Department
	Ryan Cortes	Engineering Department
	Porfirio Hernandez	Technician II
	Jessica Cavazos	Administrative Supervisor
	Claudia Mariscal	Administrative Secretary

CALL TO ORDER- Chairperson, Pepe Cabeza de Vaca

PLEDGE OF ALLEGIANCE

INVOCATION- Rogelio Cervantes

1) MINUTES:

a) Minutes for Regular Meeting held on December 3, 2019

The minutes for the regular meeting held on December 3, 2019 were approved as submitted. The motion to approve was made by Mr. Michael Fallek. Mr. Jose B. Saldana seconded the motion, which carried unanimously with seven members present and voting.

2) Site Plan:

a) Site Plan for Units 3A, 3B, 4A, 6A, 6B, 7A, 7B, out of Block A, blocks 3A, 4A, & 5A Lakes Business Park Phase 2 Subdivision; 901 East Redbud Avenue (SPR2019-0022)

The property was located on the north side of E. Redbud Avenue, approximately 270 ft. east of N. McColl Road, and was zoned R-3C (condominium residential) District and C-1 (office) District. The adjacent zoning was C-3 (general business) District to the west, C-1 and C-3 to the south, and R-3A (multi-family residential apartments) District to the north and east

The property was part of Blocks 3A, 4A, and 5A Lakes Business Park Subdivision, which was recorded on January 6, 2003. The applicant was proposing to complete the condominium complex that has had other units approved in this same lot by the Planning and Zoning Commission on May 17, 2016.

The applicant was proposing to construct a 32 condominium units on the property. Based on 32 – 2 bedroom units, 64 parking spaces are required; 116 parking spaces are provided. Five of the required parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Access to the property was proposed from four existing 24 ft. wide curb cuts along E. Redbud Ave. Required landscaping for the entire subdivision as previously approved was 21,387 sq.ft. with trees required as follows: 40 – 2 ½” caliper trees, or 20- 4” caliper trees, or 10- 6” caliper trees, or 80 palm trees. A minimum 10 ft. wide landscape strip was required inside the property line along E. Redbud Avenue. Every parking space needs to be within 50 ft. of a landscape area with a shade tree. A 4 ft. wide sidewalk was required along E. Redbud Avenue. A 6 ft. buffer was required around dumpsters was visible from the street, and from adjacent residential and commercial zones/uses. No structures are permitted over easements. All building setbacks are in compliance with the plat note requirements and zoning ordinance.

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

After no discussion, Mr. Michael Fallek moved to approved site plan. Mr. Jose Saldana seconded the motion, which was approved by seven members present and voting.

b) Site Plan Approval for Lot 2A Austin, Sophia, Caden, Olivia, Bianca, Lots 2A, 2B, 2C, Subdivision: 5201 North “G” Street (SPR2019-0020)

The property was located at the northwest corner of N. “G” Street and E. Zinnia Avenue and was zoned C-3L (light commercial) District. The adjacent zoning was C-3 (general business) District to the west and south, R-4 (mobile homes) District also to the south and C-3L District to the east.

The applicant was proposing to construct a medical office building consisting of 6,054 sq.ft. on the property. A note on the plat states that the site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.

The proposed building consists of 6,054 sq.ft, which requires 34 parking spaces; 54 parking spaces are provided. Three of the provided parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Access to the site was proposed to be from one 24 ft. wide curb cut along N. "G" Street and one 24 ft. wide curb cut on a private access drive off of E. Zinnia Avenue. The required landscaping for this lot was 3,862 sq.ft.; 7,640 sq.ft. was provided with trees required as follows: 14 - 2 ½" caliper trees, or 7 - 4" caliper trees, or 4 - 6" caliper trees, or 28 palm trees. A minimum 10 ft. wide landscape strip (5 ft. wide with 3 ft. hedge for properties less than 200 ft. deep) was required inside the property line along N. "G" Street. Every parking space must be within 50 ft. of a landscape area with a tree. All proposed landscaping would have permanent automatic irrigation. 4 ft. sidewalk was required along N. "G" Street as per plat note. The proposed building setbacks comply with the plat note requirements and zoning ordinance.

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

After no discussion, Mr. Rogelio Cervantes moved to approved site plan. Mr. Jose Saldana seconded the motion, which was approved by seven members present and voting.

2) SUBDIVISIONS:

a) Auburn Estates Phase II Subdivision; 2635 Auburn Avenue – Monzer H. Yazji (Final) (SUB2019-0098)

Ms. Gonzalez stated the subject property was located on Auburn Ave.: 20 ft. dedication proposed for future 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Identify centerline along Auburn Ave. Must escrow monies if improvements are not constructed prior to recording. N. 26th Street: 50 ft. ROW Paving: 32, ft. Curb & gutter: both sides Plat submitted December 9, 2019 shows a 20 ft. x 120 ft. paved temporary turnaround access easement on south end of S. 26th Street. Once street was extended south as adjacent property develops, the turnaround would be removed as required. Must escrow monies for removal and completion of improvements as needed, including curb and gutter, sidewalks, etc. Provide barricades as may be required at the south end of the street. Yellowhammer Ave. 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides Must escrow monies if not constructed prior to recording. 800 ft. Block Length: proposing Yellowhammer Ave. to connect to the east; development exists to the west without an existing connecting street. 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Front (Lots 1-20): 25 ft. or greater for easements. Front (Lots 21-41): 20 ft. or greater for easements. P&Z approved variance for 20 ft. front setback due to a 41.25 ft. Magic Valley Easement at the rear of Lots 21 - 41. Rear: 10 ft. or greater for easements. Plat submitted October 18th, reflects revision previously requested regarding Note #3. Interior side setbacks were 6 ft. or greater for easements. Corner setbacks were 10 ft. or greater for easements. Garage: 18 ft. except where greater setback applies, greater setback applies. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Auburn Ave. and both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Auburn Ave. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Auburn Ave. Site plan must be approved by the Planning prior to building permit issuance.

Common Areas must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 if this was a public subdivision. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Minimum lot width and lot area Existing: R-1 Proposed: R-1 Rezoning Needed Before Final Approval Land dedication in lieu of fee Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per Parks Department: Preliminary plat dated August 16, 2019 shows 41 lots. Park fees apply at a rate of \$700 per dwelling unit. Fees come to \$28,700 and payable prior to plat recording. $\$700 \times 41 = \$28,700$ Pending review by the Parkland Dedication Advisory Board and CC Trip Generation to determine if TIA was required, prior to final plat. Per Traffic Department, Trip Generation was approved November 15, 2019, no TIA required. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Must comply with other department requirements, as may be applicable prior to recording. Staff recommends approval of the subdivision in final form, subject to the conditions noted.

After a brief discussion, Mr. Michael Fallek **moved** to approve the subdivision in final form subject to the conditions noted. Mr. Rogelio Cervantes seconded the motion, which was approved with seven members present and voting.

b) Kendlewood Pointe Subdivision; 2118 Kendlewood Avenue- La Plaza Apartments, LLC (Final) (SUB2019-0099)

Ms. Gonzalez stated the subject property was located at Kendlewood Ave.: 5 ft. dedication for 25 ft. from center line for 50 ft. ROW Paving: approximately 30 ft. existing Curb & gutter: both sides Must escrow monies as may be applicable, prior to final. Plat submitted December 10, 2019 reflects dedication for the required additional 5 ft. N. 22nd Street 40 ft. ROW existing to the north. Paving: approximately 30 ft. existing Curb & gutter: both sides. Not proposed to be extended to the south. 800 ft. Block Length 600 ft. Maximum Cul-de-Sac Comply with other department requirements as applicable prior to recording. ROW: 20 ft. Paving: 16 ft. Alley exists on the west boundary of the property and would remain. Not proposing any alley dedication on the north side Front: 25 ft. or greater for easements. Rear: In accordance with the Zoning Ordinance, or greater for easements. Sides: In accordance with the Zoning Ordinance, or greater for easements. Corner Garage: 18 ft. except where greater setback was required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Kendlewood Avenue. Revise Note #4 as noted above prior to recording. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements No curb cut, access, or lot frontage permitted along Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas must be maintained by the lot owners and not the City of McAllen Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be

responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets Minimum lot width and lot area: Lot areas were approved by City Commission at the meeting of June 10, 2019. Existing: R-1 Proposed: R-1 City Commission disapproved R-3A rezoning request at the meeting of June 10, 2019. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fee of \$2,100 to be paid based on 3 lots x \$700. Pending review by the Parkland Dedication Advisory Board and CC Trip Generation to determine if TIA was required, prior to final plat. Per Traffic Department, Trip generation would be waived for 3 single family homes, no TIA required Traffic Impact Analysis (TIA) required prior to final plat. Comments: Must comply with City's Access Management Policy. City Commission approved exception to lot size on June 10, 2019. Revise Note #4 on plat to reflect a 4 ft. sidewalk required on Kendlewood Ave.

Chairman Cabeza de Vaca asked if the variance was going to going to be applied.

Mr. Luis Mora suggested that the board make the variance changed be part of the motion.

Mr. Michael Fallek asked what staff's recommendation on the variance subject. Mr. Mora explained that the history on this for the rezoning was not approved. It was requested for R-3A when it went to City Commission, but it was disapproved. They discussed the area of the property and to be able to gain three lots out of it, they allowed for a reduction of the square footage required for single family. That was built in to this process and asking for the five foot dedication it reduced a little bit, the 20 foot setback would give to the structure and be in line with the neighborhood

Staff recommended approval 20 foot would be appropriate for this particular case.

Mr. Michael Fallek suggested that the variance add to the memo.

After a brief discussion, Mr. Michael Hovar **moved** to approve using a 20 foot setback in lieu of the 25 foot as initially presented and in the conjunction with any other conditions that are on this subdivision. Mr. Jose Saldana seconded the motion, which was approved with seven members present and voting.

**c) Kamary II Subdivision; 4200 State Highway 107- Kamary Investments LTD (Final)
(SUB2019-0094)**

Ms. Gonzalez stated that the property was located at S. H. 107: 86 ft. from centerline for 172 ft. ROW existing Paving: by the state Curb & gutter: by the state N. Ware Road: 35 ft. dedication for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state Revised plat submitted November 19, 2019 does not extend to N. Ware Rd. If plat was revised again, would determine requirement if applicable. 800 ft. Block Length 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Proposing to dedicate on north side a 24 ft. private service drive easement by plat and separate document, with number required on the plat prior to recording. Turnaround required at the west end of the drive. Offsite portion of drive to be by separate document with number required on the plat, prior to recording. Would include easement south to SH 107 and/or extend to North Ware Rd. as applicable. This also would be by separate document. Maintenance by owners, not City of McAllen. Front: S. H. 107: 75 ft. or greater for easements or site plan. Rear: In accordance with the Zoning

Ordinance or greater for easements or site plan. Interior Sides: In accordance with the Zoning Ordinance or greater for site plan or easements All setbacks are subject to increase for easements or approved site plan 5 ft. wide minimum sidewalk required on S. H. 107. Based on plans submitted November 19, 2019, revised plat does not extend to N. Ware Rd. If the plat was revised again, would determine if applicable. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets Minimum lot width and lot area Existing: ETJ Proposed: C-3 Rezoning Needed Before Final Approval. Planning and Zoning Commission annexation/initial zoning on March 19, 2019. City Commission approved the annexation and initial C-3 zoning on April 4, 2019. Land dedication in lieu of fee Park Fee of \$700 per dwelling unit to be paid prior to recording. Trip Generation approved, TIA required for the remainder of development. Shared access easement between this lot and property to the east will be shared for common access, to be maintained by owners and not the City of McAllen. Must comply with City's Access Management Policy. Revise all references to easements dedicated by separate instrument. Need to reflect document # on plat prior to final. Fire Department, Traffic Department, and Public Works have requested a site plan to determine compliance with requirements, dumpster locations, drives, etc. Comply with other department requirements prior to recording as needed.

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

After a brief discussion, Mr. Daniel Santos moved to approve based on staff recommendations to the conditions noted. Mr. Rogelio Cervantes seconded the motion, which was approved with seven members present and voting.

3) PUBLIC HEARING:

a) REZONING:

1. Rezone from R-1 (single family residential) District to C-1 (office building) District: West ½ of lot 12 and all of Lot 13, Block 5, Thomas Terrace Subdivision, Hidalgo County, Texas; 410 Pecan Boulevard. **(REZ2019-0053)**

Mr. Garza stated the subject property was located on the north side of Pecan Boulevard 113.5 ft. west of North 4th Street. The subject property had 112.5 ft. of frontage along Pecan Boulevard and 125 ft. of depth for a total lot size of 14,062.5 sq. ft.

The applicant was requesting to rezone to C-1 (office building) District in order to use the property for office use. A feasibility plan was submitted to the Planning Department.

Adjacent zoning was R-1 (single-family residential) District to the north, C-1 (office building) District to the south, east and west.

There was an existing 2,247 sq. ft. vacant house on the subject property. Surrounding land uses include single family residences and commercial uses.

The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto-Urban Commercial, which was comparable to C-1 (office building) District.

The development trend for this area along Pecan Boulevard was office buildings. The property in question was part of Thomas Terrace Subdivision which was recorded on April 15, 1950.

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

The applicant was proposing to utilize the existing building on the property for office use. The submitted feasibility plan shows the required 15 parking spaces that would be required for an office building use.

The C-1 District allows office uses for professional, medical, financial services and personal services such as beauty salons, day care, and nursing home. The maximum height for buildings within C-1 district was two stories.

Trees with caliper of 20 inches or greater in commercial zones are protected and require a permit for removal.

Conversion of the existing residence to commercial use requires compliance with building and fire codes, off-street parking, and site plan approval. A certificate of occupancy was required prior to occupancy in a property zoned commercial.

Staff had not received any calls in opposition.

Staff recommends approval of the rezoning request to C-1 (office building) District.

After discussion, Mr. Jose Saldana **moved** to table to allow staff time to clarify zoning district status of the subject property. Mr. Daniel Santos seconded the motion, with seven members present and voting.

2. Rezone from R-1 (single family residential) District to R-2 (duplex-fourplex residential) District; Lots 65, Fairway Grande Village Unit No. 2 Subdivision, Hidalgo County, Texas; 601 East Nassau Avenue. **(REZ2019-0051) (TABLED: 12/3/2019) WITHDRAWN**

No action needed.

a) CONDITIONAL USE PERMITS:

1. Request of Jorge A. Gonzalez, for a Conditional Use Permit, for one year, for a bar at Lot 2A, Valram Heights Subdivision, Hidalgo County Texas; 2801 U.S. Expressway 83, Building 200, Suites 280-290. **(CUP2019-0180)**

Mr. Ortiz stated that the property was located at the southeast corner of South 29th Street and U.S. Expressway 83 and was zoned C-3 (general business) District. The adjacent zoning was C-3 District to the north, east and west, R-1 (single family residential) District to the south, and C-4 (commercial industrial) District to the southwest. Surrounding land uses include commercial businesses, restaurants, single family residences, and vacant land. A bar was permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

The applicant was proposing to continue to use two suites with a combined area of 2,950 sq. ft. of the existing 15,925 sq. ft. commercial building to operate the Elephant Bar and Cigar Lounge. The proposed days and hours of operation are Monday through Saturday from 12:00 p.m. to 2:00 a.m. Based on the 2,950 sq. ft. lease space, 11 parking spaces are required and 98 parking spaces are provided as part of the common plaza area. There was a conditional use permit for Il Regalo Preferito approved initially on January 12, 2015. The establishment changed the name to Elephant Bar and Cigar Lounge on September 9, 2017 and renewed until October 9, 2018. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit.

The Health and Fire Departments have inspected the building and found it to be in compliance. Attached was a police report from September 2018 to the present. The bar must also comply with requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed bar was within 400 ft. of the residential zone/use to the South of U.S. Expressway 83;
- 2) The business must be as close as possible to a major arterial and shall not allow traffic generated by such businesses onto residential streets or allow such traffic to exit into a disrupt residential areas. The bar had access to U.S. Expressway 83 and South 29th Street, and does not generate traffic into residential areas;
- 3) The business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the 2,950 sq. ft. lease, 11 parking spaces, 98 parking spaces are provided as part of the common parking area;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. Based on Building Permits & Inspection Department, the occupancy was 84 persons.

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

At the Planning and Zoning Commission Meeting of December 3, 2019 the item was tabled as requested by the applicant.

Mr. Gabriel Kamel **moved** to disapprove with a favor of recommendation for the commission. Mr. Jose Saldana seconded, with seven members present and voting.

2. Request of Rigoberto Yopez, for a Conditional Use Permit, for one year, for a bar (event center) at an irregular tract of land consisting of the East 211.29' of lot 507, John H. Shary Subdivision, Hidalgo County, Texas; 4801 State Highway 107
(CUP2019-0181) (TABLED: 12/03/2019)

Mr. Chairman Cabeza de Vaca stated that he needed a motion to remove from the table however Mr. De La Garza stated that the applicant sent an email and wanted to keep it tabled. Mr. Chairman Cabeza de Vaca stated that he was going to remove from the table and then grant the table again so that he listen to those opposing the Conditional Use Permit.

Mr. Michael Hovar moved to remove the item from the table. Mr. Gabriel Kamel seconded, with seven members present and voting.

Mr. De La Garza stated that the property was located on the south side of State Highway 107, approximately 1,000 ft. east of North Taylor Road and was zoned C-3 (general business) District. The adjacent zoning was C-3 District to the east and west, and outside city limits properties to the north and south. Surrounding land uses include single family residences, and vacant land. An event center was allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

Currently, there was a 4,200 sq. ft. residence, a pool, a gazebo, a stable, a saloon, a palapa, and a two-story building on the subject property. The applicant was proposing to operate an event center from the 2,500 sq. ft. rear yard outdoor area, and the existing 1,925 sq. ft. saloon. The applicant was proposing to offer the hosts of events to use the existing residence to stay overnight or as a changing room. The hours of operation are from 6:00 p.m. to 2:00 a.m. from Thursday to Sunday depending on the events duration.

Applicant also indicated that he was in the process of obtaining the "Short Term Rental" Permit to also be able to rent the existing house for rooming during weekdays.

The Planning Department had received complaints from several neighbors in regards to noise, litter, and the establishment operating without a conditional use permit.

The Code Enforcement Department had responded to different calls that go from March 2019 to December 2019 and a copy of the list was attached.

The Fire and Health Departments have conducted their inspection, but a final inspection was still pending. The establishment must comply with requirements set forth in Section 138118(4) of the Zoning Ordinance as indicated below:

- 1) The property line of the lot of any of the above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment was within 400 ft. of the nearest residence;
- 2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to State Highway 107;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the 4,425 sq. ft. building, 45 parking spaces are required; 46 parking spaces are proposed;
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. Establishment would have to comply with conditions of building permit.

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

At the Planning and Zoning Commission meeting of December 3, 2019 one person appeared in opposition of the conditional use permit request; the applicant was present. Applicant stated that he was not aware of the neighbors' concerns and he said he would try to speak to the neighbors to address their complaints. Mary Brisnham, a neighbor, voiced concerns in regards to the noise, litter, and the establishment operating without a conditional use permit. The board voted to table the request until the next meeting to give the applicant a chance to meet the neighbors to try to resolve the concerns. There were six members present and voting.

Chairperson Pepe Cabeza De Vaca asked if the applicant had met with the neighbors and Mr. De La Garza said that he was only aware of the applicant contacting Mrs. Mary Brisnham.

Mr. Gabriel Kamel noted that the applicant was still operating without proper permits. He asked if they could deny the permit and Mr. Cabeza De Vaca informed him that they could deny the permit.

Chairman Pepe Cabeza De Vaca asked if there was anyone present in opposition of the conditional use permit, Ms. Vilma Gomez 4901 West State Highway 107 went to speak about her concerns. She stated that she was the west neighbor to the event center and that she had several concerns. Ms. Gomez stated that she had concerns with the noise, the safety, the privacy and the value of the property. She said that she was about 200 feet from where the music was set up and on November 29, 2019 an event was there and the music was playing till 2:30am. The privacy issue she had was that people are looking for the house having the event and mistake her property for the event center. The people drive into her property all the way to where the house was sitting. Ms. Gomez was concerned that having an event center right next to her property was going to devalue the property if she were to want to sell her property. Mr. Fallek asked if there were any events that have happened in the last couple of weeks. Mr. Jaime Gomez 4901 West State Highway 107 confirmed that there was one the 29th of November. Ms. Gomez spoke on behalf of her neighbors who are directly next door and she was concerned for the safety of her cattle and expensive equipment. Ms. Vilma Gomez also stated that the applicant had been operating for 2 years without the proper permits. Nadia Gomez 4901 West State Highway 107 stated she had videos of the music being very loud and she was also concerned when people drive into their driveway looking for the event center. Mr. Michael Hovar asked Ms. Gomez if she had video of the event that took place on November 29 and she then played a sample of what occurs.

Gilbert Olivarez 4500 SH 107 was concerned about the type of permit being requested since it was classified as a bar, the tranquility and the safety. He worries about the people driving on his property looking for the event center and he had valuable equipment. Chairman Cabeza de Vaca asked if Mr. Olivarez hears the music from his property and Mr. Olivarez confirmed that he could even with his property being six properties away.

Vice-Chairman Daniel Santos explained that it was important to voice their concerns.

Gloria Gonzalez 4601 State Highway 107 does not like having people coming into her property to ask where the event center especially because something could happen and it's a liability. She stated that she could hear the music from the inside of her home beyond midnight. The value of her property was another concern. She worries that having that event center would devalue her property.

Anthony Dominguez 4501 West Highway 107 was the farthest from the property was concerned with safety of and the noise.

Michael Hovar asked if the applicant was aware that the applicant cannot operate. Mr. De La Garza stated that the applicant was aware that the event center cannot operate and acknowledge that.

After discussion, Mr. Gabriel Kamel moved to disapprove. Mr. Rogelio Cervantes seconded the motion, with seven members present and voting.

Mr. Hovar asked if this case was going city commission and then suggested to condition it with prejudice based on how the applicant was operating so that the commission knows what their disapproval is.

4) INFORMATION:

- a) City Commission Actions: November 25, 2019.

ADJOURNMENT:

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

ATTEST: _____
Claudia Mariscal, Secretary

Chairperson, Pepe Cabeza de Vaca

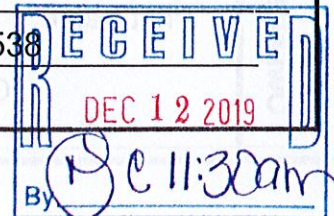
SUB2019-000



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

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

Project Description	Subdivision Name <u>Nolana Retail Subdivision</u> Location <u>Southeast corner E.Nolana Loop (FM 3461) and North "K" Center Street</u> City Address or Block Number <u>TBD</u> Number of lots <u>2 Lots</u> Gross acres <u>9.00</u> Net acres <u>7.68</u> Existing Zoning <u>C-3</u> Proposed <u>N/A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>N/A</u> Existing Land Use <u>Vacant</u> Proposed Land Use <u>Comm/Ret</u> Irrigation District # <u>2</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>As Provided</u> Parcel No. <u>M2650-00-004-0003-00</u> Tax Dept. Review <u>As Provided</u> Legal Description <u>9.00 ac (gross) 7.68 ac (net) out of Lot 3, Block 4, A.J.McColl Subdivision, Hidalgo County, Texas Volume 21, Page 598, H.C.D.R.</u>
Owner	Name <u>South Padre Retail Center, LTD</u> Phone <u>210-424-8015</u> Address <u>4629 Macro Drive</u> City <u>San Antonio</u> State <u>TX</u> Zip <u>78218</u> E-mail <u>Reuben@CBGcre.com</u>
Developer	Name <u>CBG Commercial Real Estate</u> Phone <u>210-424-8081</u> Address <u>4629 Macro Drive</u> City <u>San Antonio</u> State <u>TX</u> Zip <u>78218</u> Contact Person <u>German Valdes - Director of Architecture and Planning</u> E-mail <u>GValdes@CBGcre.com</u>
Engineer	Name <u>AEC Engineering, LLC</u> Phone <u>956-380-6558</u> Address <u>204 E. Stubbs STE B</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78539</u> Contact Person <u>Carlos Garza, P.E.</u> E-mail <u>carlos@aecengineering.net</u>
Surveyor	Name <u>Rio Delta Surveying</u> Phone <u>956-380-5156</u> Address <u>8207 Mateo Escobar</u> City <u>Monte Alto</u> State <u>TX</u> Zip <u>78538</u>



Rct# 480908 pd \$300

UNITED METHODIST
RCH SUBDIVISION
6

BIMAWECY
LOT 2

BIMAWECY
LOT 1

LOCATION

3

NOLANA AVE

AIM MEDIA SUBDIVISION

A1

B1

B2

NOLANA VILLAS SUBDIVISION
LOT 1

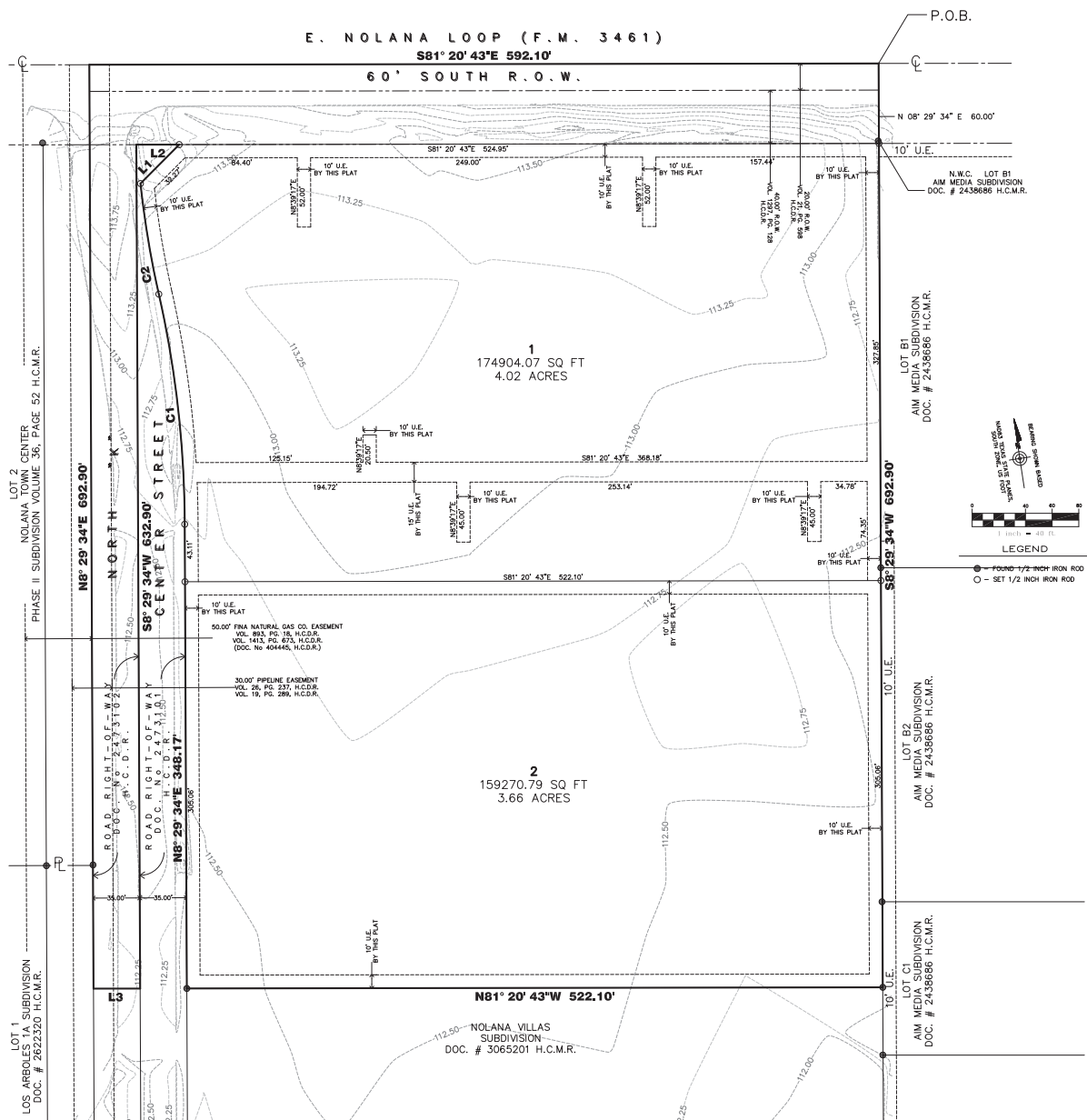
LOT 2

JACKSON APARTMENTS
SUBDIVISION

LOT 1

THE DISTRICT AT
ASE 3 SUBDIVISION

JACKSON RD



Nolana Retail Subdivision

9.00 ACRES (GROSS)
7.68 ACRES (NET)

OUT OF LOT 3, BLOCK 4
A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS
VOLUME 21, PAGE 598, H.C.D.R.

Plat Scale: 1"=40' JOB # 1141.023
Preparation Date: November 19, 2019

Drawn by: R. HERNANDEZ
2 Commercial Lots

A Texas Registered Engineering Firm F-9688

AEC ENGINEERING, LLC.
Agricultural * Environmental * Civil

P.O. Box 480
Edinburg, Texas 78540

Office: (956) 380-6558
Fax: (956) 380-6110

RECEIVED

By Nikki Marie Cavazos at 12:59 pm, Dec 18, 2019

RECEIVED VIA EMAIL 12/12/2019 AT 1:54 PM



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/3/2020

SUBDIVISION NAME: NOLANA RETAIL

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

E. Nolana Ave.: 60 ft. from centerline for 120 ft. ROW.

Paving: 65 ft. Curb & gutter: Both sides

N. "K" Center St.: Dedication as required for 70 ft. ROW

Paving: 44 ft. Curb & gutter: Both sides

*Show total ROW for N. "K" Center Street. Also, show how much total ROW exists above street intersecting with E. Nolana Ave.

Paving _____ Curb & gutter _____

Paving _____ Curb & gutter _____

* 800 ft. Block Length

* 600 ft. Maximum Cul-de-Sac

TBD

Non-compliance

NA

NA

Compliance

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

Non-compliance

SETBACKS

* Front: E. Nolana Ave: 60 ft., or greater for easements or approved site plan.

N. "K" Center: 35 ft. or greater for easements or approved site plan.

* Rear: In accordance with zoning ordinance or greater for easements, or approved site plan.

* Sides: In accordance with zoning ordinance or greater for easements, or approved site plan.

* Corner: In accordance with zoning ordinance or greater for easements, or approved site plan.

* Garage: 18 ft. or greater for easements

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

Required

Applied

Applied

Applied

NA

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on E. Nolana Ave. and N. "K" Center Street, may increase to 5 ft. as per Engineering Department, prior to final.

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

Non-compliance

Applied

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses

**Need plat note as noted above.

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses

**Need plat note as noted above.

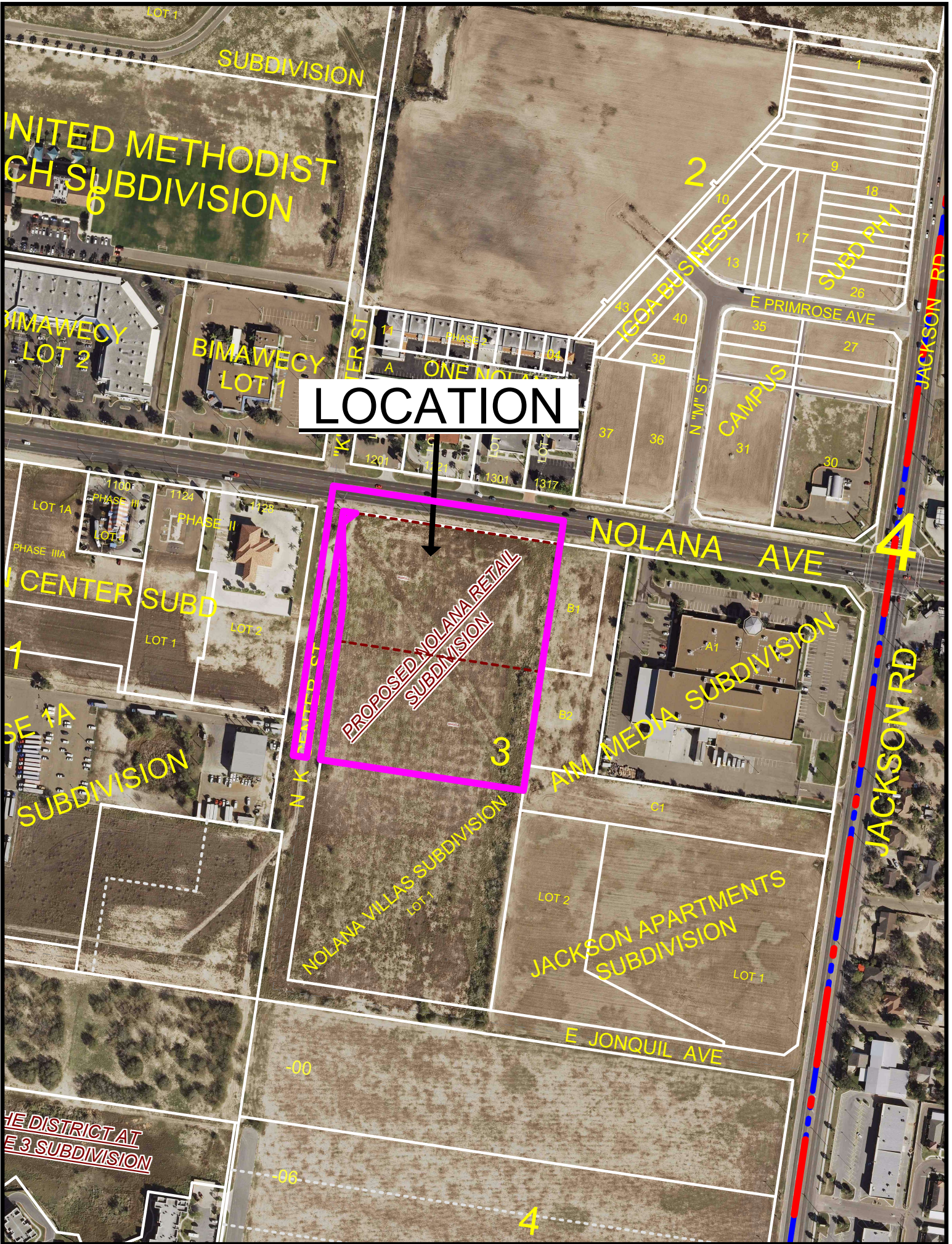
*Perimeter buffers must be built at time of Subdivision Improvements.

Non-compliance

Non-compliance

Applied

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. * Common Areas and private streets must be maintained by the lot owners and not the City of McAllen * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	TBD
	Required
	Applied
	Applied
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets * Minimum lot width and lot area 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 * Rezoning Needed Before Final Approval 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Required
	TBD
COMMENTS	
Comments: Per Traffic Department, must submit a Trip Generation to determine if TIA will be required prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITY AND DRAINAGE APPROVALS.	Applied



LOCATION

PROPOSED NOLANA RETAIL
SUBDIVISION

UNITED METHODIST
CH SUBDIVISION

BIMAWECY
LOT 2
BIMAWECY
LOT 1

LOT 1A
PHASE IIIA
LOT 1
LOT 2
PHASE II

SE 1A
SUBDIVISION

THE DISTRICT AT
E 3 SUBDIVISION

NOLANA VILLAS SUBDIVISION

JACKSON APARTMENTS
SUBDIVISION

AIM MEDIA SUBDIVISION

NOLANA AVE

E JONQUIL AVE

E PRIMROSE AVE

ICOR BUSINESS

SUSD PH 7

CAMPUS

JACKSON RD

E \"L\" ST

N \"K\" ST

N \"M\" ST

N \"K\" ST

JACKSON RD

-00

-06

4

4

2

3

6

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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

Subdivision Name KAWARIY
Location NWC S.W. 107 & N. WARE ROAD
City Address or Block Number UNKNOWN
Number of lots 1 Gross acres 1.99 Net acres 1.40
Existing Zoning C-3 Proposed C-3 Rezoning Applied For ☐ Yes ☐ No Date _____
Existing Land Use OPEN Proposed Land Use RETAIL Irrigation District # 1
Residential Replat Yes ☒ No ☐ Commercial Replat Yes ☒ No ☐ ETJ Yes ☐ No ☒
Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due 1500⁰⁰
Parcel No. P8400-00-000 Tax Dept. Review _____
Legal Description 1.99 AC. 0/0 LOT 108, PRIDE O' TEXAS
SUBD., W.C.T.

Owner

Name ADOLFO GUTIERREZ (KAWARIY INVESTMENTS, LTD.) Phone 956-763-1825
Address 7718 ME PHERSON ROAD, BLDG. F.
City LEEDO State TX Zip 78045
E-mail ADOLFO@FMCOWBANK.COM

Developer

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

Engineer

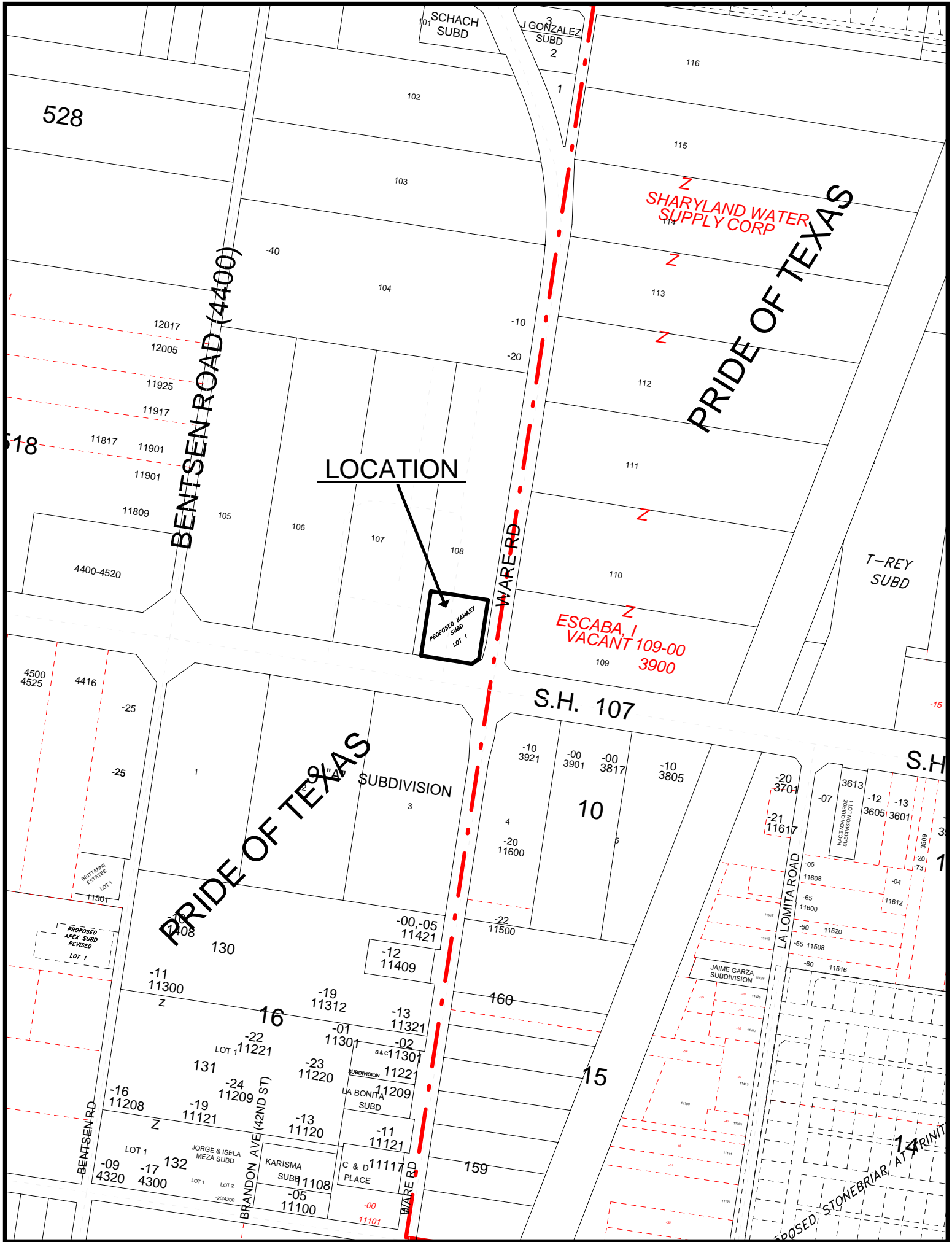
Name DAVID O. SALINAS Phone 682-9081
Address 2221 DAFFODIL AVE.
City MCALLEN State TX Zip 78501
Contact Person DAVID
E-mail dsalinas@salinasengineering.com

Surveyor

Name SAME AS ENGINEER Phone _____
Address _____
City _____ State _____ Zip _____

RECEIVED
DEC 11 2010

BY: BMK CM



528

SCHACH
SUBD

J. GONZALEZ
SUBD 2

SHARYLAND WATER
SUPPLY CORP

PRIDE OF TEXAS

LOCATION

PROPOSED KAMARY
SUBD
LOT 1

ESCABA, I
VACANT 109-00
3900

T-REY
SUBD

S.H. 107

PRIDE OF TEXAS

SUBDIVISION 3

10

S.H.

LA LOMITA ROAD

JAIME GARZA
SUBDIVISION

BENTSEN RD

BRANDON AVE (42ND ST)

WARE RD

PROPOSED STONEBRIAR AT 42ND

BENTSEN ROAD (4400)

WARE RD

BRITANNI
ESTATES
LOT 1

PROPOSED
APEX SUBD
REVISED
LOT 1

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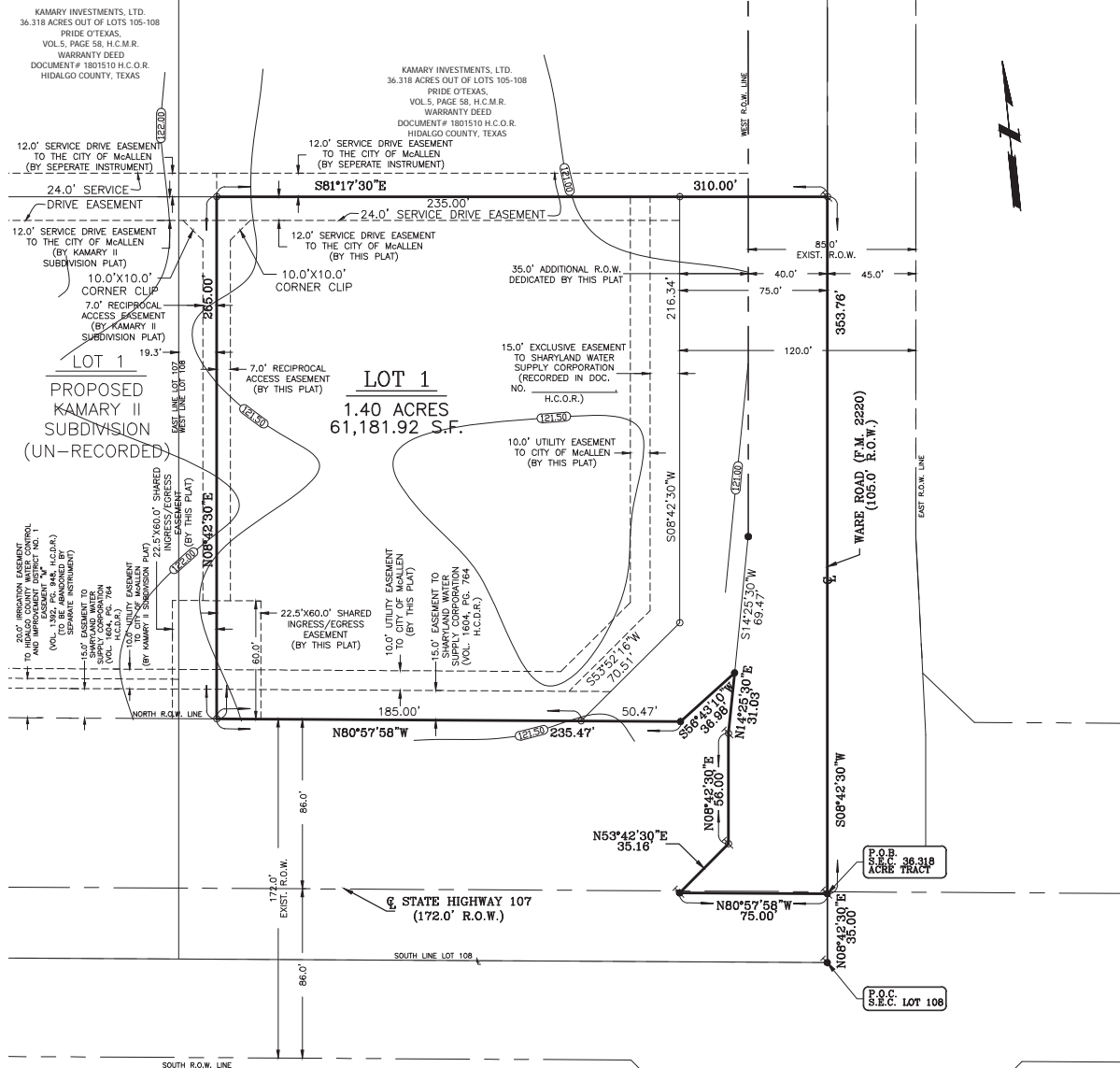
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KAMARY SUBDIVISION

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

BEING A 1.99 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 36.318 GROSS ACRE TRACT OUT OF A PORTION OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOVEMBER 19, 2019. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

RECEIVED

By Nikki Marie Cavazos at 9:25 am, Nov 20, 2019

RECEIVED VIA EMAIL 11/19/2019 AT 12:10 PM

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6875) (10065700)
CONSULTING ENGINEERS & SURVEYORS
221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
LS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/3/2020

SUBDIVISION NAME: KAMARY	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S.H. 107: 86 ft. from centerline for 172 ft. ROW existing Paving: by the state Curb & gutter: by the state	Compliance
N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state	Compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **10 ft. ROW dedicated by plat and the balance to be dedicated by separate instrument. Indicate on plat alley ROW dedicated by this plat or document, same for offsite alley to the north. ***Owner must escrow monies if not built prior to plat recording. ****Temporary turn around to be provided at the west end of the alley to prohibit a dead-end alley. Alley to continue westward at such time the adjacent property develops.	Applied
SETBACKS	
* Front: S.H. 107 - 75 ft. or greater for approved site plan or easements	Applied
N. Ware Road - 75 ft. or greater for approved site plan or easements	
* Rear: in accordance with the Zoning Ordinance, or greater for approved site plan or easements	Compliance
* Interior Side: in accordance with the Zoning Ordinance, or greater for approved site plan or easements	Compliance
*Corner:	NA
* Garage:	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on S. H. 107 and N. Ware Road. **Per Engineering Department 5 ft. wide sidewalk required	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
* Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along:	NA

* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3	Complete
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of \$700 per dwelling unit is required to be paid prior to recording.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic, the trip generation and TIA have been waived with adherence to previously agreed upon access point spacing.	Compliance
* Traffic Impact Analysis (TIA) required prior to final plat. **Per Traffic, the trip generation and TIA have been waived with adherence to previously agreed upon access point spacing.	Compliance
COMMENTS	
Comments: *Revise proposed 12 ft. service drive easement dedication to the City of McAllen and provide instrument # on plat **Per Engineering Department 5 ft. sidewalk required on SH 107 and N. Ware Rd. ***Plat must comply with the City's Access Management Policy. ****Discussed with Engineer new application still pending submittal.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied



LOCATION

PROPOSED KAMARY
SUBD
LOT 1

SHARYLAND
SUPPLY CO

BENTSEN ROAD (4400)

PRIDE

ESCABA, I
VACANT 109-00
3900

S.H. 107

PRIDE OF TEXAS

SUBDIVISION

S B2019-DD4



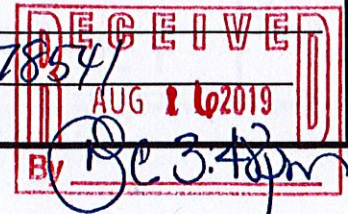
City of McAllen
Planning Department

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	Cascada at Tres Lagos Phase 1		
	Location	South side of Tres Lagos Blvd across TAMU		
	City Address or Block Number	6500 TRES LAGOS BLVD		
	Number of lots	151 120	Gross acres	40.967 40.967
	Net acres	40.967 40.967		
	Existing Zoning	R-1	Proposed	R-1
	Rezoning Applied For	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date 11/22/19		
Existing Land Use	Vacant			
Proposed Land Use	residential			
Irrigation District #	U.I.D.			
Residential Replat	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Commercial Replat	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	ETJ
Agricultural Tax Exemption	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Estimated Rollback tax due	\$67,110.46	
Legal Description	Approx. 40.967 ac o/p Section 227, Texas - Mexican Railway Company's Survey			
Owner	Name	Rhodes Enterprises, Inc.		
	Phone	(956) 287-2800		
	Address	200 S. 10th, Ste 1400		
	City	McAllen	State	Tx
	Zip	78501		
E-mail	nick@esperanza.homes.com/mike@mlrhodes.com			
Developer	Name	Rhodes Enterprises, Inc.		
	Phone	(956) 287-2800		
	Address	200 S. 10th St., Ste. 1400		
	City	McAllen	State	TX
	Zip	78501		
Contact Person	Mike Rhodes			
E-mail	mike@mlrhodes.com			
Engineer	Name	Melden & Hunt, Inc.		
	Phone	(956) 381-0981		
	Address	115 N. McIntyre St.		
	City	Edinburg	State	Tx
	Zip	78541		
Contact Person	Fred L. Kurth			
E-mail	f.kurth@meldenandhunt.com			
Surveyor	Name	Melden & Hunt, Inc.		
	Phone	(956) 381-0981		
	Address	115 N. McIntyre St.		
City	Edinburg	State	Tx	Zip
78541				

Pct # 454692 Pd \$300.00



TEXAS A&M TRES LAGOS SUBDIVISION

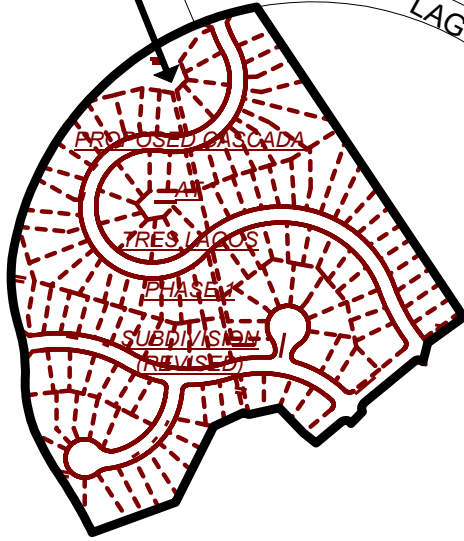
LOT 1

LOCATION

TRES

LAGOS

BLVD



PROPOSED
CHURCH
S

SHARY RD

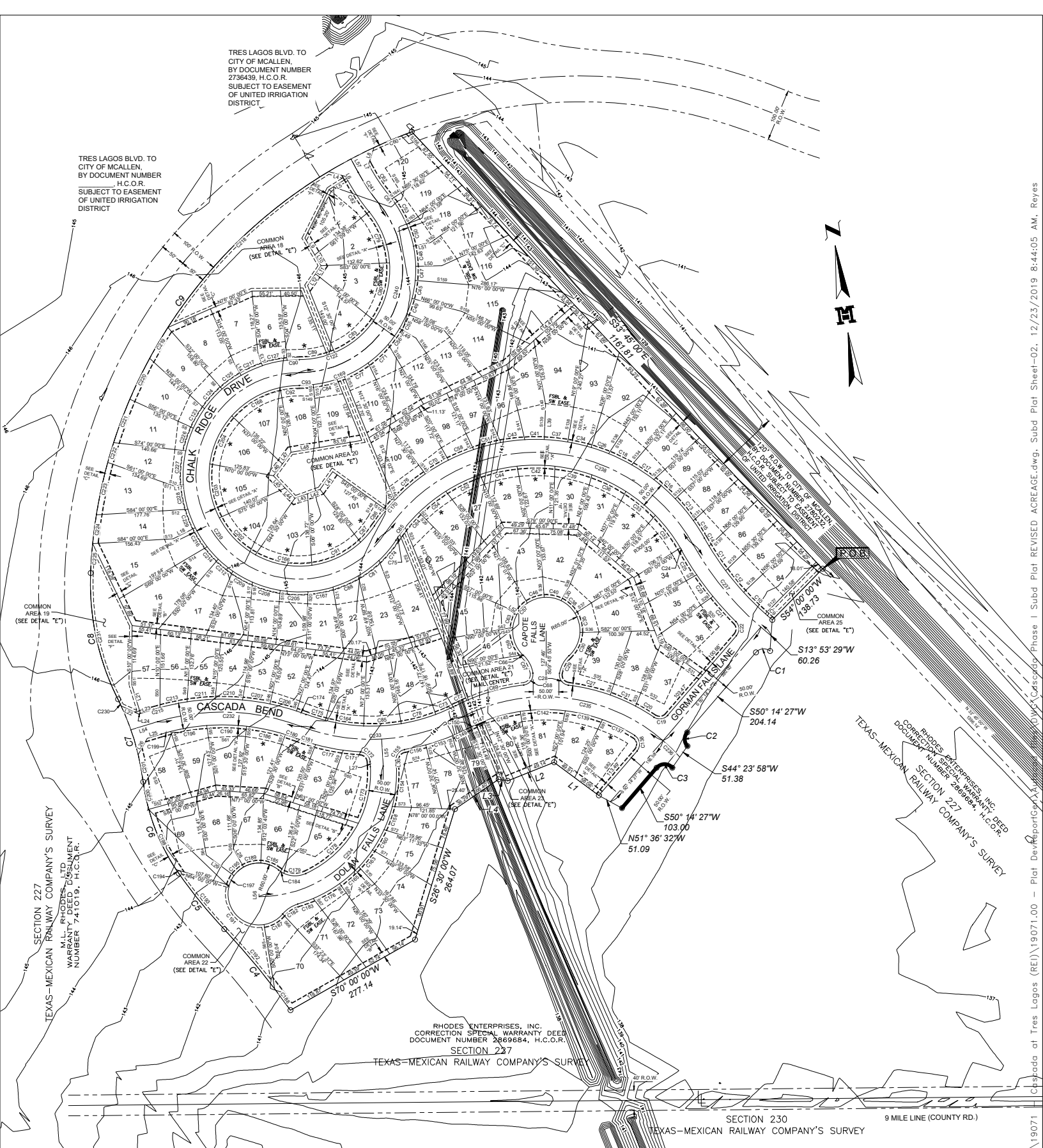
RUSSELL

68

SUBDIVISION

TRES LAGOS BLVD. TO
CITY OF McALLEN,
BY DOCUMENT NUMBER
2736439, H.C.O.R.
SUBJECT TO EASEMENT
OF UNITED IRRIGATION
DISTRICT

TRES LAGOS BLVD. TO
CITY OF McALLEN,
BY DOCUMENT NUMBER
2736439, H.C.O.R.
SUBJECT TO EASEMENT
OF UNITED IRRIGATION
DISTRICT



RHODES ENTERPRISES, INC.
CORRECTION SPECIAL WARRANTY DEED
DOCUMENT NUMBER 2869684, H.C.O.R.
SECTION 227
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY

RHODES ENTERPRISES, INC.
CORRECTION SPECIAL WARRANTY DEED
DOCUMENT NUMBER 2869684, H.C.O.R.
SECTION 222
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY

SUBDIVISION MAP OF CASCADA AT TRES LAGOS PHASE I SUBDIVISION

SUBDIVISION OF 31.958 ACRES
OUT OF SECTION 227, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

RECEIVED

By Nikki Marie Cavazos at 11:09 am, Dec 27, 2019



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 1/3/2020

SUBDIVISION NAME: CASCADA AT TRES LAGOS PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

- Tres Lagos Blvd.: 100 ft. ROW
Paving: 65 ft. Curb & gutter: both sides
*ROW to be dedicated by separate document with document number noted on the plat prior to recording.
- Interior streets (Capote Falls Ln., Chalk Ridge Dr., Cascada Bend and Dolan Falls Ln.): 50 ft. ROW
Paving: min. 32 ft. Curb & gutter: both sides
- * 800 ft. Block Length: Common areas and access walks/drives provided.
- * 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement.

Compliance

Applied

Applied

Applied

ALLEYS

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

NA

SETBACKS

- * Front: 20 ft. minimum or greater for easements, per the agreement.
- * Rear: 11 ft. or greater for easements, except 20 ft. for double fronting lots, including lots 9-14 and the rear west portion of Lot 70 as applicable along Tres Lagos Blvd.
- * Sides: 5 ft. or greater for easements, per agreement.
- * Corner: 10 ft. or greater for easements. Except 20 ft. for lots 58, 69 & west interior of Lot 70 along Tres Lagos Blvd.
- * Garage: 18 ft. except where greater setback is required, greater setback applies.
- *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Required

Compliance

Required

Compliance

Applied

SIDEWALKS

- * 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement.
****Revise Note #18 to reflect Tres Lagos Blvd. Plat submitted December, 2019 references Shary Rd., should reflect Tres Lagos Blvd.
- * Perimeter sidewalks must be built or money escrowed if not built at this time.

Required

Applied

BUFFERS

- * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Tres Lagos Blvd.
- * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.
***Plat submitted December 19, 2019 addresses this requirement.
- *Perimeter buffers must be built at time of Subdivision Improvements.

Compliance

Compliance

Applied

NOTES

* No curb cut, access, or lot frontage permitted along Tres Lagos Blvd.	Compliance
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas, any Private Streets must be maintained by the lot owners/PID and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 if a public subdivision.	Applied
**Finalize wording, etc. on the plat prior to recording.	
* Public Improvements District (PID) or 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: Access to subdivision will be from Tres Lagos Blvd. which is being dedicated by separate instrument.	Applied
* Minimum lot width and lot area: Lots comply with the minimum 50 ft. and 54 ft. frontage on corner lots requirements, or in compliance per agreement.	Applied
**Provide copy of addendum/agreement regarding lot frontage	
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee: Must be in compliance with agreement.	Compliance
* Park Fee of \$700 per dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation has been approved.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Subdivision proposed to be public. **Must comply with the Agreement and Public Improvement District (PID) conditions. ***Per Traffic Department, must comply with City's Access Management Policy. ****Must comply with other requirements, as may be applicable, prior to final. *****Plat submitted December 19, 2019 indicates this subdivision is 31.958 acres, please revise as needed to reflect acreage proposed prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

TEXAS A&M TRES LAGOS SUBDIVISION

LOCATION

LOT 1

TRES

LAGOS

BLVD

PROPOSED CASCADA

TRES LAGOS

PHASE 1

SUBDIVISION
(REVISED)

PROPOSED
CHURCH
ST

SHAW RD

68

SUBDIVISION

Acct #

B0300-00-020-0009-00

SUB2019-0084



City of McAllen
Planning Department
APPLICATION FOR

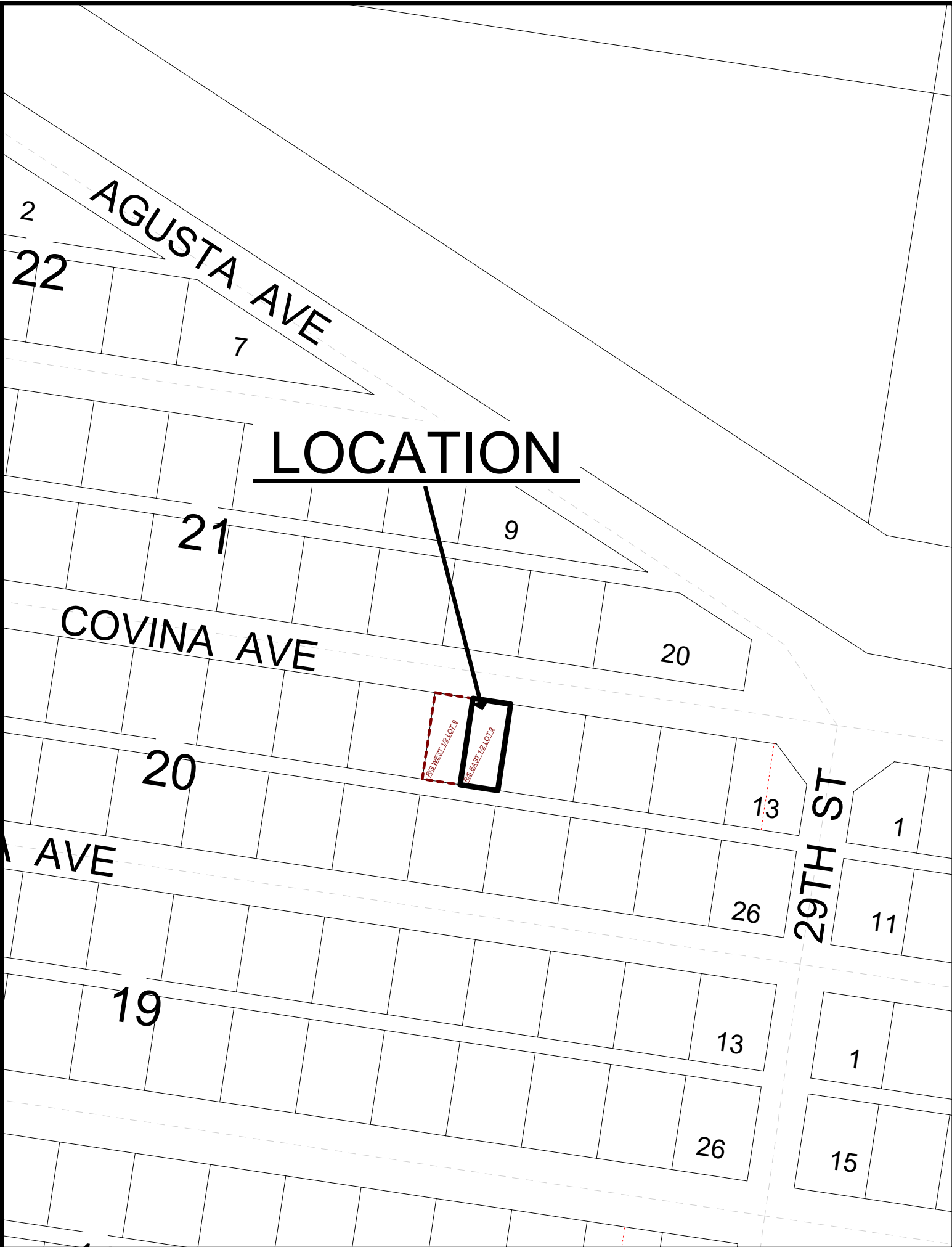
SUBDIVISION PLAT REVIEW

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>The east one-half (1/2) of lot nine (9)</u></p> <p>Location <u>Block Twenty, Balboa Acres Subdivision</u></p> <p>City Address or Block Number <u>3909 Covina McAllen TX 78503</u></p> <p>Number of lots <u>1</u> Gross acres <u>0.12</u> Net acres <u>0.12</u></p> <p>Existing Zoning _____ Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>VOC</u> Proposed Land Use <u>home</u> Irrigation District # _____</p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____</p> <p>Legal Description <u>Balboa Acres Lot 9 Blk 20.</u></p>
Owner	<p>Name <u>Jesus Ramirez/Yesika Perez</u> Phone <u>956 578 7083</u></p> <p>Address <u>2710 N. 44th Ln.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>E-mail <u>Ya.Kika80@hotmail.com</u></p>
Developer	<p>Name <u>Jesus Ramirez/Yesika Perez</u> Phone <u>956 578 7083</u></p> <p>Address <u>2710 N. 44th Ln.</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Yesika Perez (956) 578 7083</u></p> <p>E-mail <u>Ya.Kika80@hotmail.com</u></p>
Engineer	<p>Name _____ Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Surveyor	<p>Name <u>Pablo Pena III</u> Phone <u>956 682 8812</u></p> <p>Address <u>1001 Whitewing</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>

Act # 6668670 pd \$300 (18)

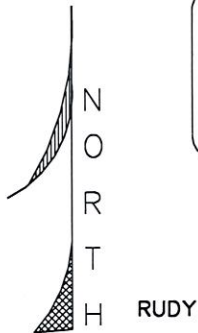






PEÑA ENGINEERING

FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA



BASIS OF BEARING IS THE EAST LINE
OF LOT 9 BLK. 20 BALBOA ACRES SUB.
V. 14 P. 31 M.R. HIDALGO COUNTY TEXAS.

COVINA AVE.

V. 14 P. 31 M.R.

CAD - BALBOA9-20
SCALE: 1" = 20'
JOB# - 67363

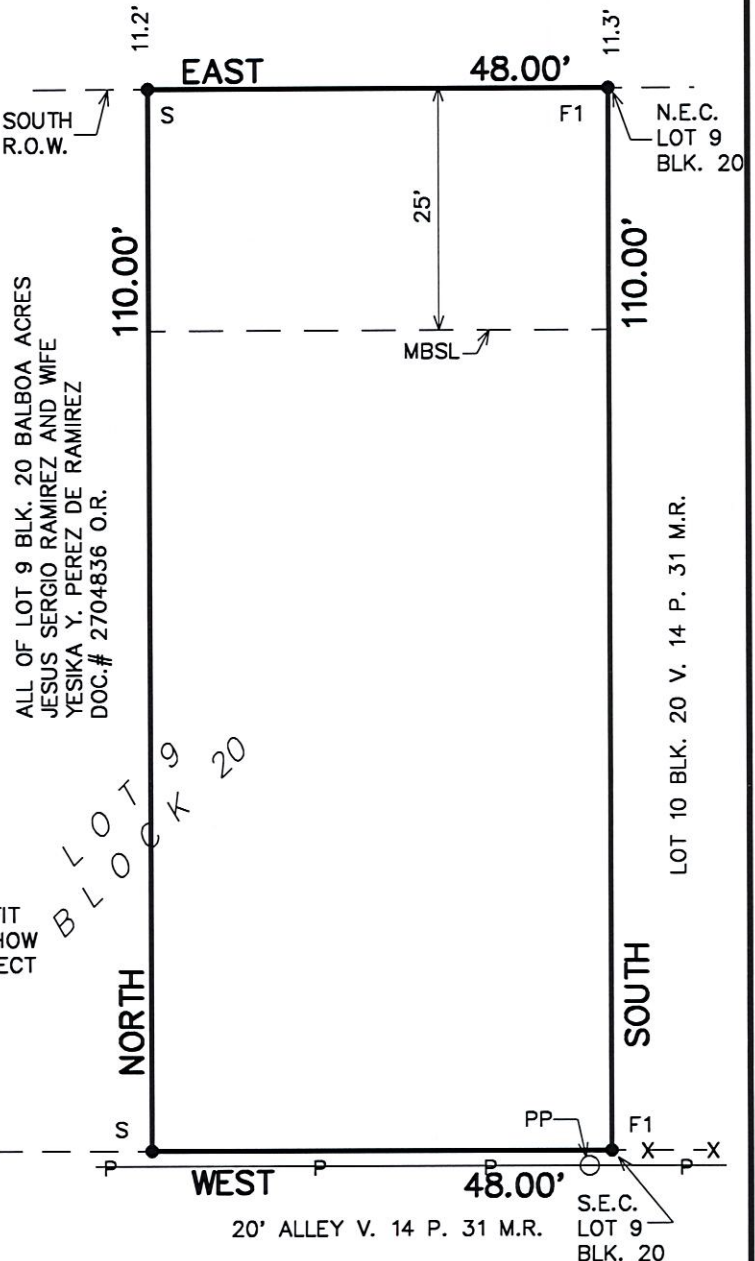
LEGEND

- S - SET 1/2" DIAMETER IRON ROD WITH CAP STAMPED "PENA 5242"
- F1 - FOUND 1/2" DIAMETER IRON ROD
- R.O.W. - RIGHT-OF-WAY
- B/C - BACK OF CONCRETE CURB & GUTTER
- M.R. - MAP RECORDS
- D.R. - DEED RECORDS
- O.R. - OFFICIAL RECORDS
- N.E.C. - NORTHEAST CORNER
- S.E.C. - SOUTHEAST CORNER
- PP - POWER POLE
- P-P - POWER POLE LINE
- X-X - 6' CHAINLINK FENCE
- BLK. - BLOCK
- MBSL - MINIMUM BUILDING SETBACK LINE

32nd STREET
V. 14 P. 31 M.R.
EAST
R.O.W.

NOTE: SURVEY PREPARED WITHOUT THE BENEFIT
OF A TITLE COMMITMENT WHICH MAY SHOW
EASEMENTS OF RECORD THAT MAY AFFECT
THE PROPERTY.

816.00'



BUYER'S NAME: JESUS SERGIO RAMIREZ AND WIFE YESIKA Y. PEREZ DE RAMIREZ

RECEIVED

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NUMBER: 480343 0010 C
MAP REVISED: NOV. 2, 1982

- ☒ Zone "AH" - This is to certify that this property is in a flood prone area.
- ☐ Zone "B" - This is to certify that this property is not in a flood prone area. However, limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2019 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, In conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS:

LEGAL DESCRIPTION: THE EAST ONE-HALF (1/2) OF LOT NINE (9), BLOCK TWENTY (20),
BALBOA ACRES SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY, TEXAS,

ACCORDING TO THE MAP RECORDED IN VOLUME 14 PAGE 31
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Pablo Peña III

09-18-2019
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2019

SUBDIVISION NAME: BALBOA ACRES, THE EAST 1/2 OF LOT 9, BLOCK 20

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Covina Ave.: 60 ft. ROW
Paving: Approx. 38 ft. existing Curb & gutter: Both sides
* 800 ft. Block Length
* 600 ft. Maximum Cul-de-Sac

Applied

Compliance

NA

ALLEYS

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

Applied

SETBACKS

* Front 25 ft.
* Rear: In accordance with the Zoning Ordinance or greater for easements.
* Sides: In accordance with the Zoning Ordinance or greater for easements.
* Corner
* Garage: 18 ft. except where greater setback is required, greater setback applies.
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Applied

Applied

NA

Applied

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on
* Perimeter sidewalks must be built or money escrowed if not built at this time.

NA

NA

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses
*Perimeter buffers must be built at time of Subdivision Improvements.

NA

NA

NA

NOTES

* No curb cut, access, or lot frontage permitted along
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.

NA

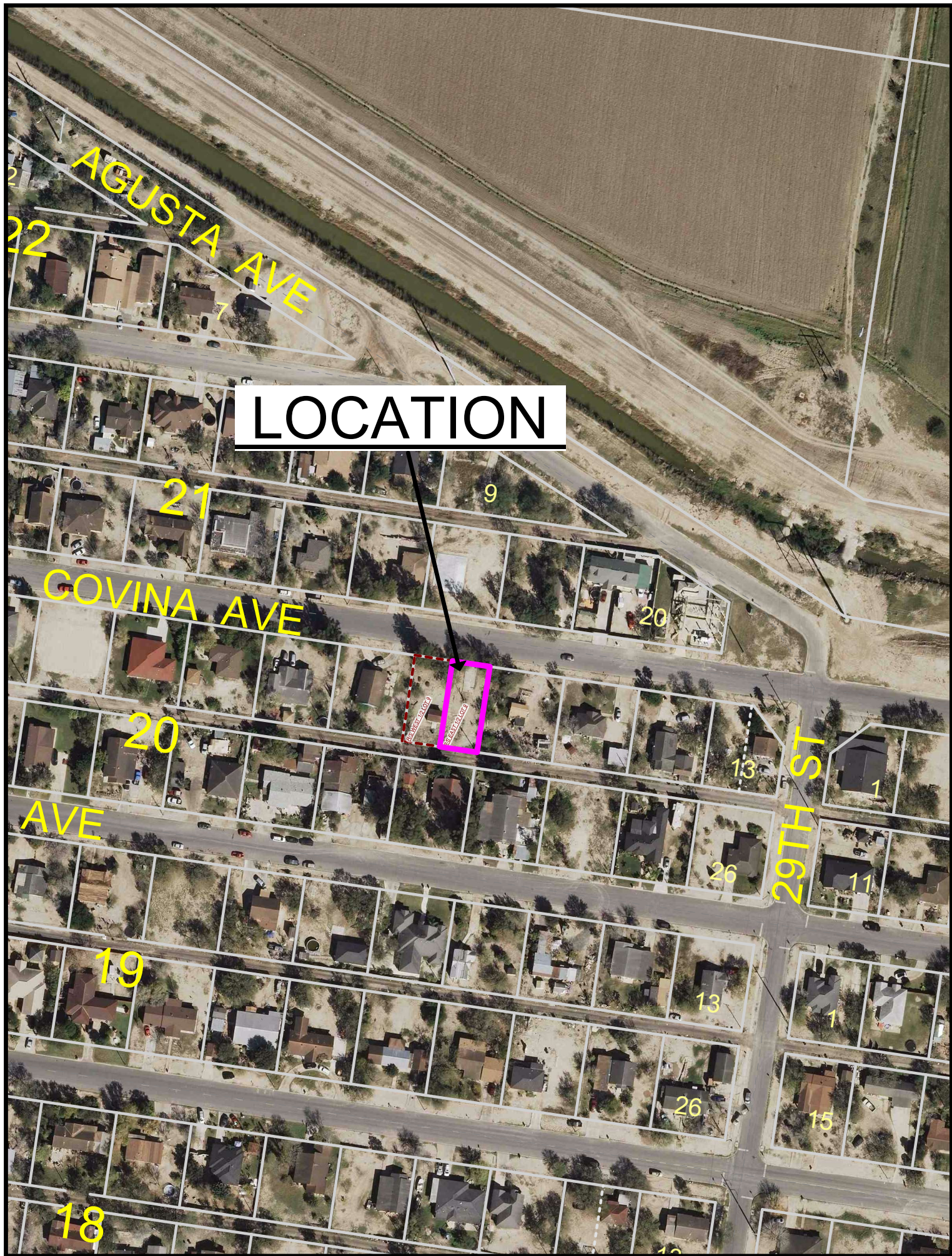
No

NA

NA

NA

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area: Survey for the east half of Lot 9, Block 20 shows a 48 ft. width.	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit to be paid prior to recording, as required by Parks Department.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Per Traffic Department Trip Generation is waived. No TIA required. (10/17/2019)	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Existing plat notes remain the same as now exist. **Public hearing required for the subdivision of the lot. **Must comply with other department requirements prior to recording as may be applicable.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied



LOCATION

AGUSTA AVE

22
21

9

COVINA AVE

20



20

13

29TH ST

1

AVE

26

11

19

13

1

26

15

18

12

Acct# B0300-00-020-0009-00

SUBAD19-0083



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)

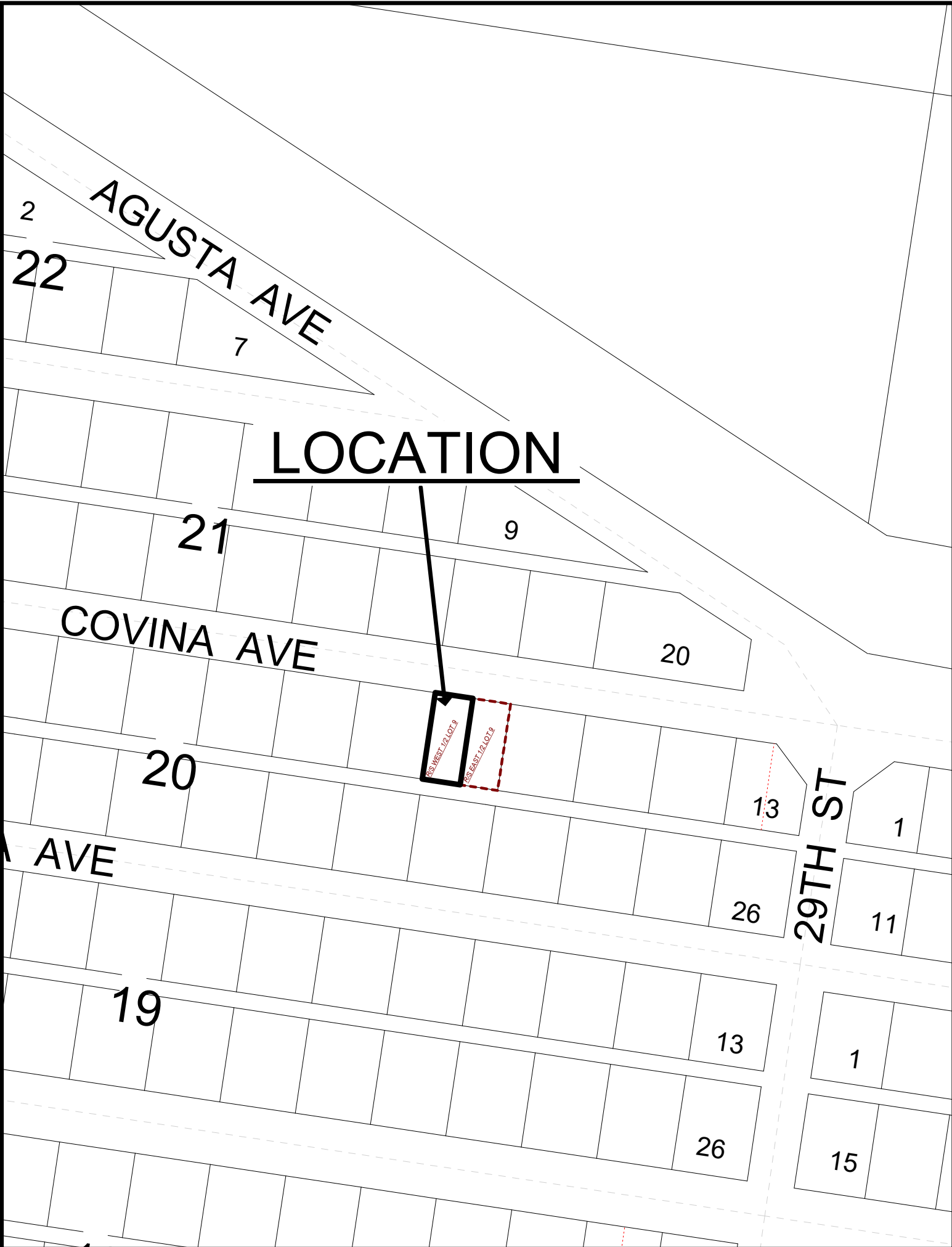
Project Description	<p>Subdivision Name <u>The west one-half (1/2) of lot Nine (9) Block (20)</u> Location <u>Balboa Acres Subdivision</u> City Address or Block Number <u>3909 Covina McAllen TX 78503</u> Number of lots <u>1</u> Gross acres <u>0.12</u> Net acres <u>0.12</u> Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Vac</u> Proposed Land Use <u>home</u> Irrigation District # _____ Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>Lot 9 Block 20</u> <u>Balboa Subdivision.</u></p>
Owner	<p>Name <u>Jesus Ramirez / Yesika Perez</u> Phone <u>956 578 7083</u> Address <u>2710 N. 44th Ln.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>Ya. Kika 80@hotmail.com.</u></p>
Developer	<p>Name <u>Jesus Ramirez / Yesika Perez</u> Phone <u>956 578 7083</u> Address <u>2710 N. 44th Ln</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Yesika Perez (956) 578 7083.</u> E-mail <u>Ya. Kika 80@hotmail.com.</u></p>
Engineer	<p>Name _____ Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____</p>
Surveyor	<p>Name <u>Pablo Peña III</u> Phone <u>956 682 8812</u> Address <u>1001 whitewing</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p>

RECEIVED

OCT 14 2019

BY:

Mc2:30pm





PEÑA ENGINEERING

FIRM #10087200 • 1001 WHITEWING • P.O. BOX 4320
(956) 682-8812 • McALLEN, TEXAS 78502 • FAX (956) 631-PENA

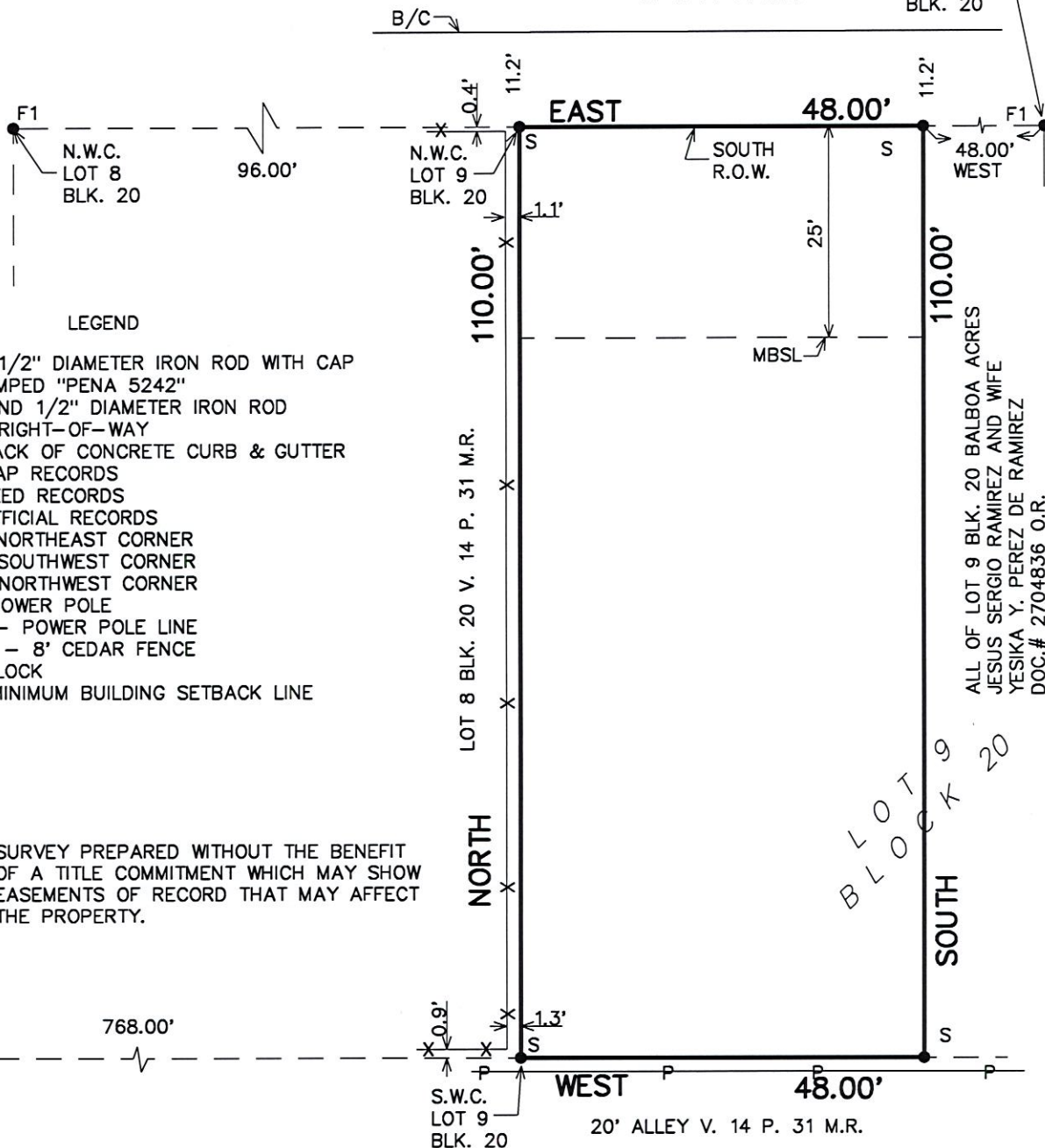
BASIS OF BEARING IS THE NORTH LINE OF
LOTS 8 AND 9 BLK. 20 BALBOA ACRES SUB.
V. 14 P. 31 M.R. HIDALGO COUNTY TEXAS.

COVINA AVE.

V. 14 P. 31 M.R.

N.E.C.
LOT 9
BLK. 20

CAD - BALBOA9-20
SCALE: 1" = 20'
JOB# - 67363



- LEGEND
- S - SET 1/2" DIAMETER IRON ROD WITH CAP STAMPED "PENA 5242"
 - F1 - FOUND 1/2" DIAMETER IRON ROD
 - R.O.W. - RIGHT-OF-WAY
 - B/C - BACK OF CONCRETE CURB & GUTTER
 - M.R. - MAP RECORDS
 - D.R. - DEED RECORDS
 - O.R. - OFFICIAL RECORDS
 - N.E.C. - NORTHEAST CORNER
 - S.W.C. - SOUTHWEST CORNER
 - N.W.C. - NORTHWEST CORNER
 - PP - POWER POLE
 - P-P - POWER POLE LINE
 - X-X - 8' CEDAR FENCE
 - BLK. - BLOCK
 - MBSL - MINIMUM BUILDING SETBACK LINE

NOTE: SURVEY PREPARED WITHOUT THE BENEFIT
OF A TITLE COMMITMENT WHICH MAY SHOW
EASEMENTS OF RECORD THAT MAY AFFECT
THE PROPERTY.

ALL OF LOT 9 BLK. 20 BALBOA ACRES
JESUS SERGIO RAMIREZ AND WIFE
YESIKA Y. PEREZ DE RAMIREZ
DOC.# 2704836 O.R.

BUYER'S NAME: JESUS SERGIO RAMIREZ AND WIFE YESIKA Y. PEREZ DE RAMIREZ

FLOOD ZONE: By GRAPHICAL PLOTTING COMMUNITY PANEL NUMBER: 480343 0010 C
MAP REVISED: NOV. 2, 1982

- ☒ Zone "AH" - This is to certify that this property is in a flood prone area.
- ☐ Zone "B" - This is to certify that this property is not in a flood prone area. However limits between the 100 year and 500 year flood are subject to flooding with average depths less than one foot.
- ☐ Zone "C" - This is to certify that this property is not in a flood prone area.

I certify that this plat represents the facts found on the ground at the time of survey and that there are no visible or apparent easements, discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or overlapping of improvements or visible easements except as shown on this plat. No subsurface utilities or service connections are shown, © copyright 2019 PENA ENGINEERING this survey was provided in multiple originals solely for the borrower named hereon, In conjunction with the original transaction which shall take place within 6 months after the survey was provided. No license has been created or implied copy this Survey. Survey valid only if print has original seal and signature.

ADDRESS: _____

LEGAL DESCRIPTION: THE WEST ONE-HALF (1/2) OF LOT NINE (9), BLOCK TWENTY (20),
BALBOA ACRES SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN,
HIDALGO COUNTY TEXAS,

ACCORDING TO THE MAP RECORDED IN VOLUME 14 PAGE 31
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

09-18-2019
DATE

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242

RECEIVED

OCT 14 2019

BY: *Re230pm*



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/29/2019

SUBDIVISION NAME: BALBOA ACRES, THE WEST 1/2 OF LOT 9, BLOCK 20

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Covina Ave.: 60 ft. ROW
Paving: approximately 38 ft. existing Curb & gutter: both sides
* 800 ft. Block Length
* 600 ft. Maximum Cul-de-Sac

Applied

Compliance

NA

ALLEYS

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

Applied

SETBACKS

* Front: 25 ft.
* Rear: In accordance with the Zoning Ordinance or greater for easements.
* Sides: In accordance with the Zoning Ordinance or greater for easements.
* Corner
* Garage: 18 ft. except where greater setback is required, greater setback applies.
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN

Applied

Applied

Applied

NA

Applied

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on:
* Perimeter sidewalks must be built or money escrowed if not built at this time.

NA

NA

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses.
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.
*Perimeter buffers must be built at time of Subdivision Improvements.

NA

NA

NA

NOTES

* No curb cut, access, or lot frontage permitted along:
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.

NA

NA

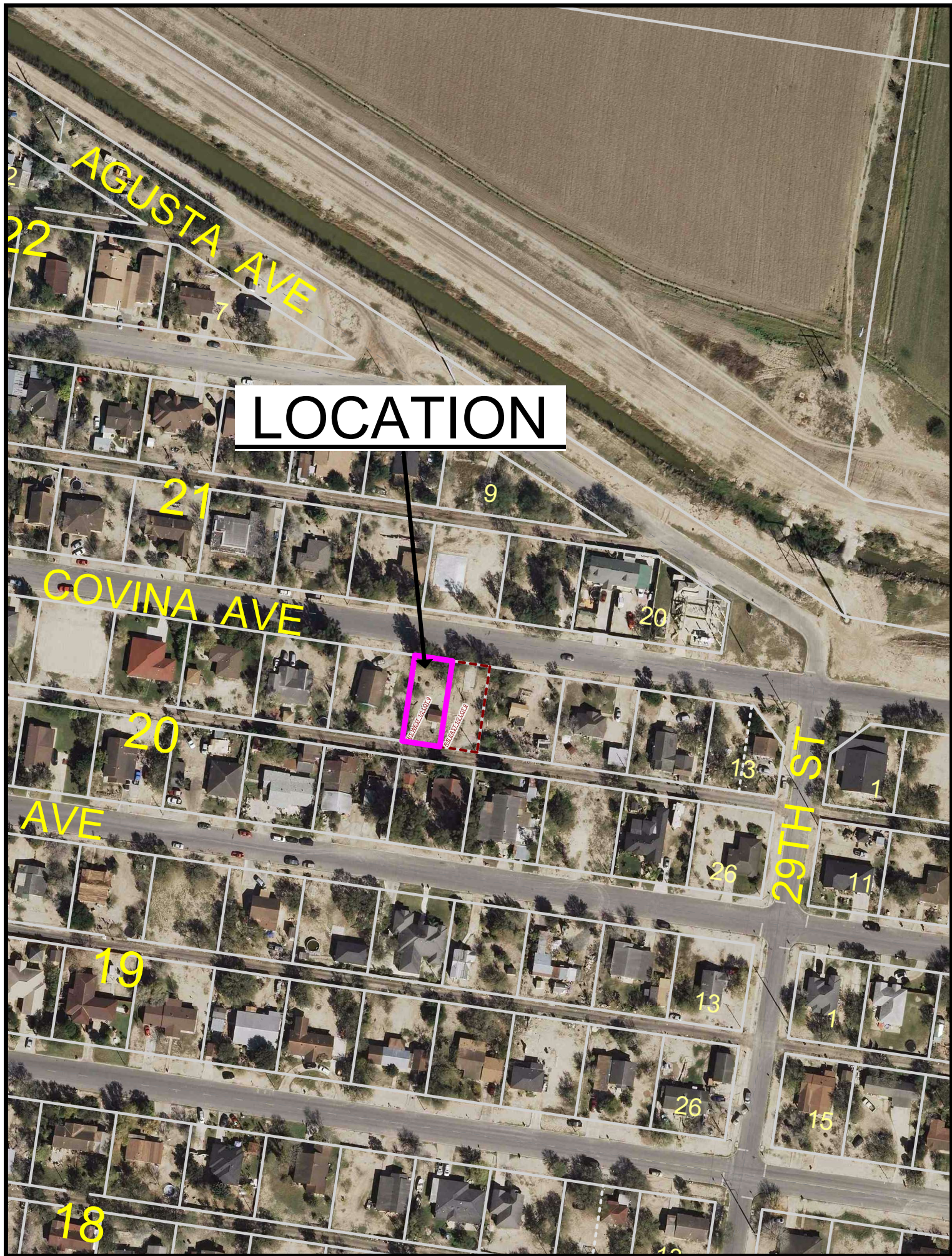
NA

NA

NA

NA

LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area: Survey for the west half of Lot 9, Block 20 shows a 48 ft. width.	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$\$700 per dwelling unit/lot to be paid prior to recording, as required by Parks Department.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation is waived, no TIA required.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Existing plat notes remain the same as now exist. **Public hearing required for the resubdivision of the lot. **Must comply with other department requirements prior to recording as may be applicable.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied



LOCATION

9

AGUSTA AVE

COVINA AVE

29TH ST

21

20

19

18

9

20

13

26

13

26

11

1

15

Memo

TO: Planning and Zoning Commission

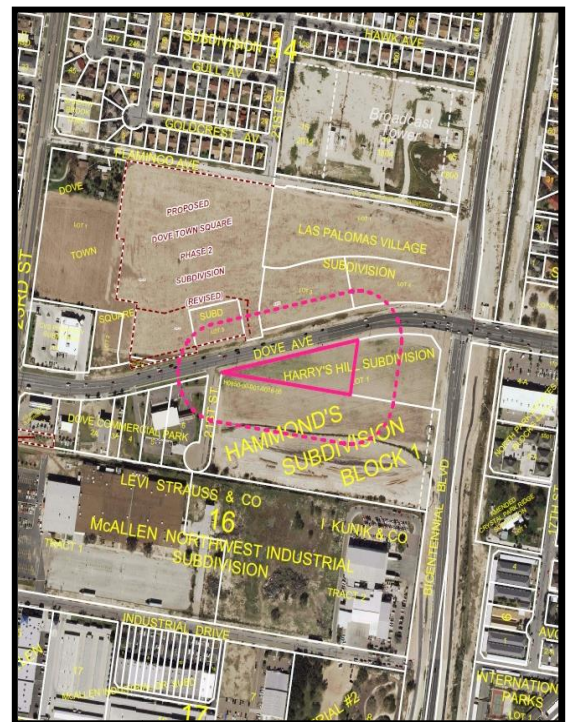
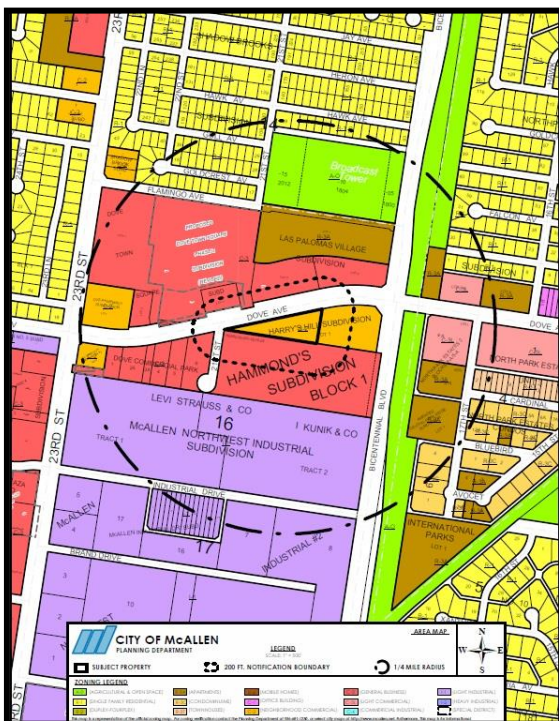
FROM: Planning Staff

DATE: January 2, 2020

SUBJECT: REZONE FROM C-2 (NEIGHBORHOOD COMMERCIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 1.522-ACRE TRACT OUT OF LOT 1, HARRY'S HILL SUBDIVISION, HIDALGO COUNTY, TEXAS; 1921 DOVE AVENUE. (REZ2019-0054)

LOCATION: The property is located along the south side of Dove Avenue approximately 370 feet west of North Bicentennial Boulevard. The subject property is a triangular shaped tract with 636.29 ft. of frontage along Dove Avenue, and a lot depth of 222.50 ft. at its deepest point for a tract size of 1.522 acres.

PROPOSAL: The applicant is proposing to rezone the property to C-3 (general business) District in order to build a shopping center. A feasibility plan has not been submitted to the Planning Department.



ADJACENT ZONING: The subject property is currently zoned C-2 (neighborhood commercial) District. Adjacent zonings are C-3 (general business) District to the south, west and north, and C-2 (neighborhood commercial) District to the east.

LAND USE: The property is currently vacant. Surrounding land uses include Stripes convenient store, vacant land, and South Texas Federal Credit Union.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land

use as Auto Urban Multi Family, which is comparable to R-3A (multi-family apartments) District

DEVELOPMENT TRENDS: The development trend along this area is commercial. The property was zoned A-O (agricultural and open space) District during comprehensive zoning in 1979. A rezoning request for the subject property to C-2 (neighborhood commercial) District was approved by the City Commission on July 8, 2013.

In 2015, the adjacent property to the south was rezoned to C-3 District during the city initiated A-O rezoning project.

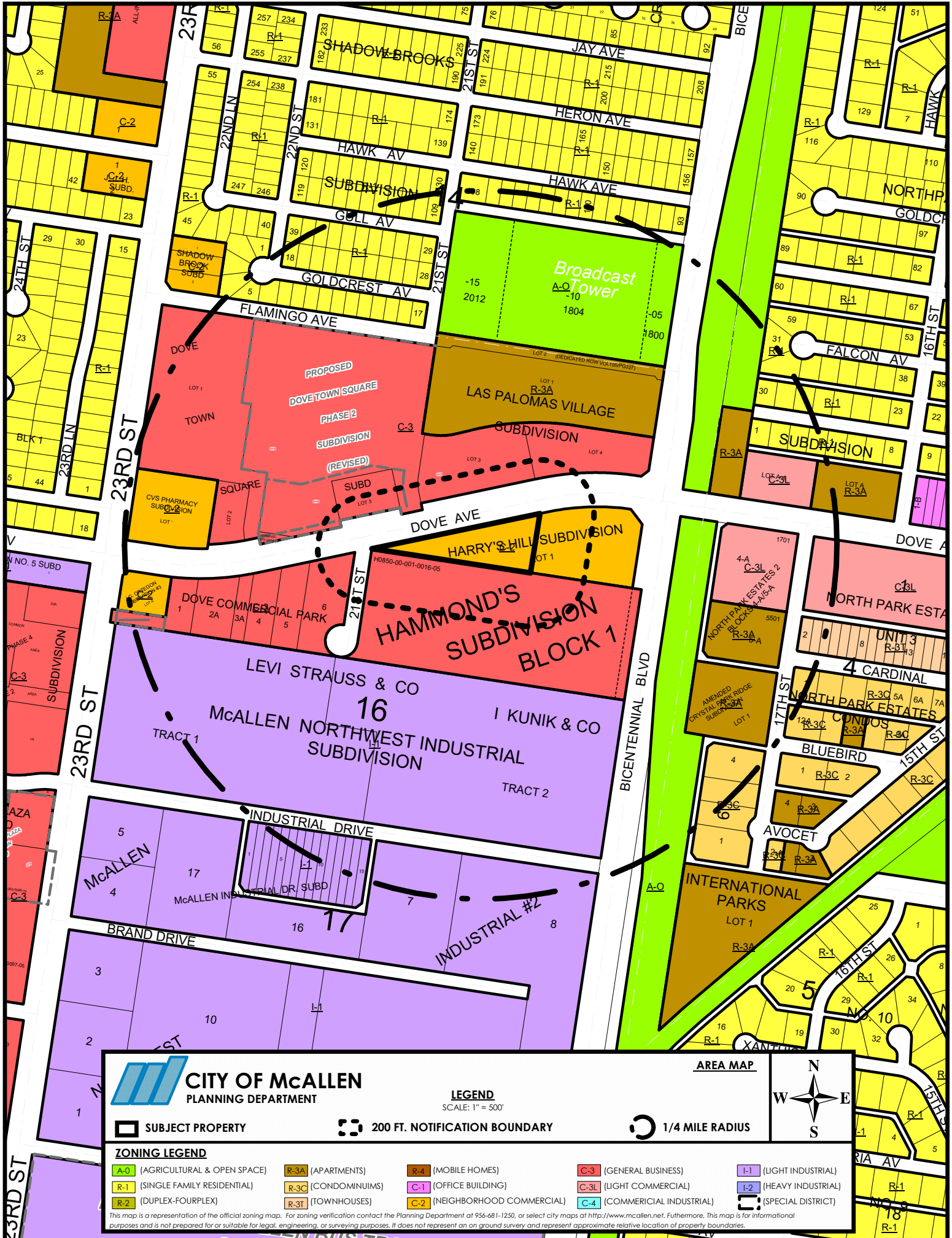
A rezoning request to C-3 District for the property to the north across Dove Avenue was approved by the City Commission in 2013.


ANALYSIS: The requested zoning does not conform to the Auto Urban Multi Family land use designation for the property as indicated on the Foresight McAllen Comprehensive Plan. The proposed zoning is consistent with rezoning and commercial development trends for this area.

Dove Avenue is designated as a high speed arterial with 150 feet of right-of-way, a pavement width of 52 feet, 4 travel lanes, curb and gutter, and a posted speed of 40 mph.

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


RECOMMENDATION: Staff recommends approval of the rezoning request to C-3 (general business) District.







CITY OF McALLEN
PLANNING DEPARTMENT
















LEGEND
SCALE: 1" = 500'

 **SUBJECT PROPERTY**

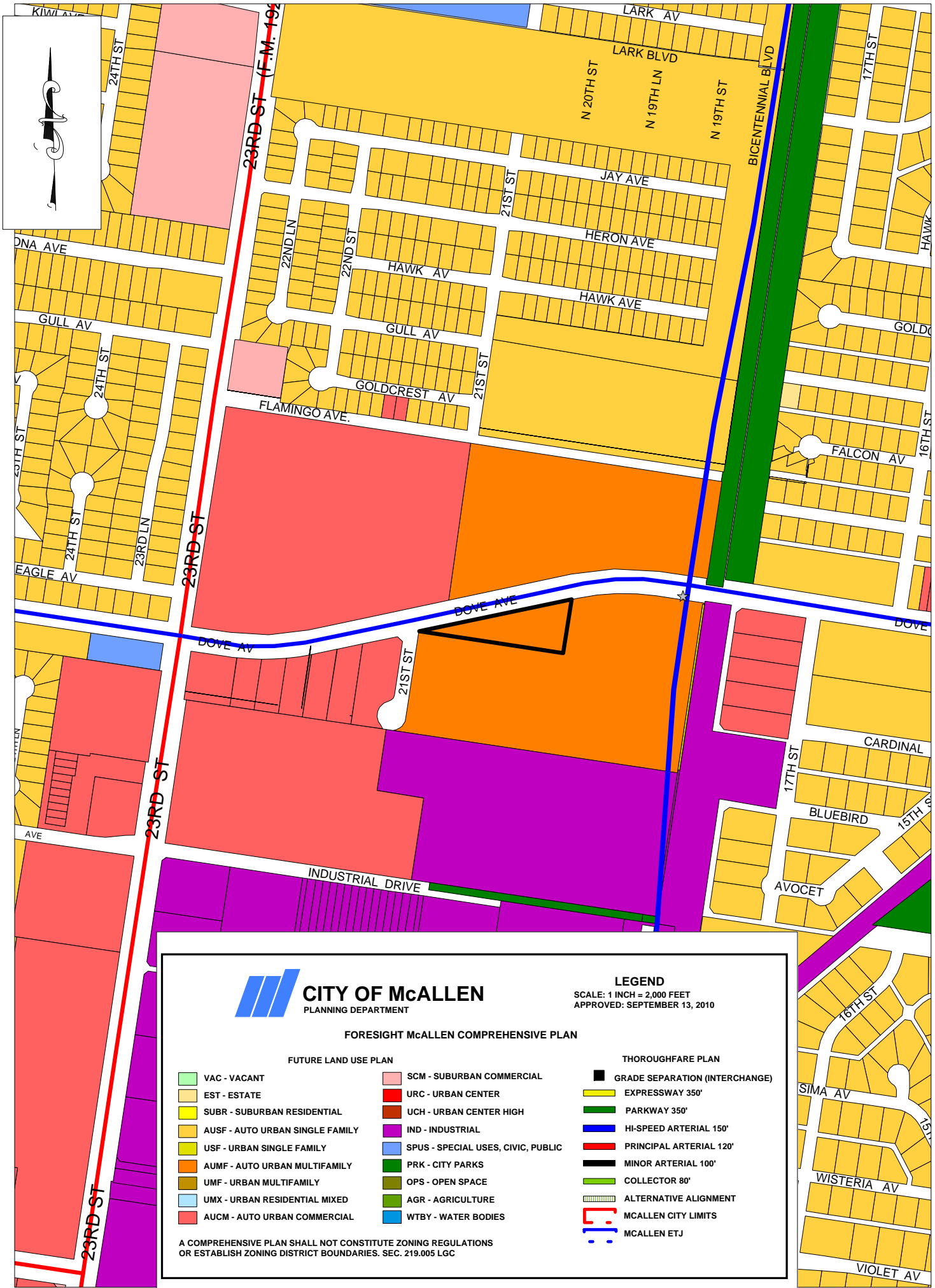
 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

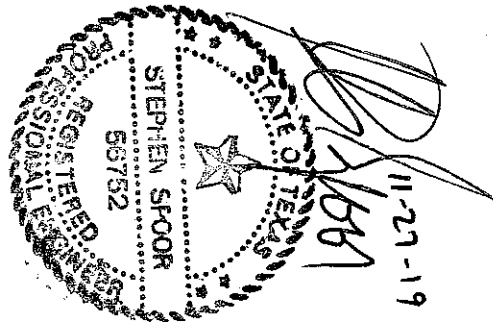
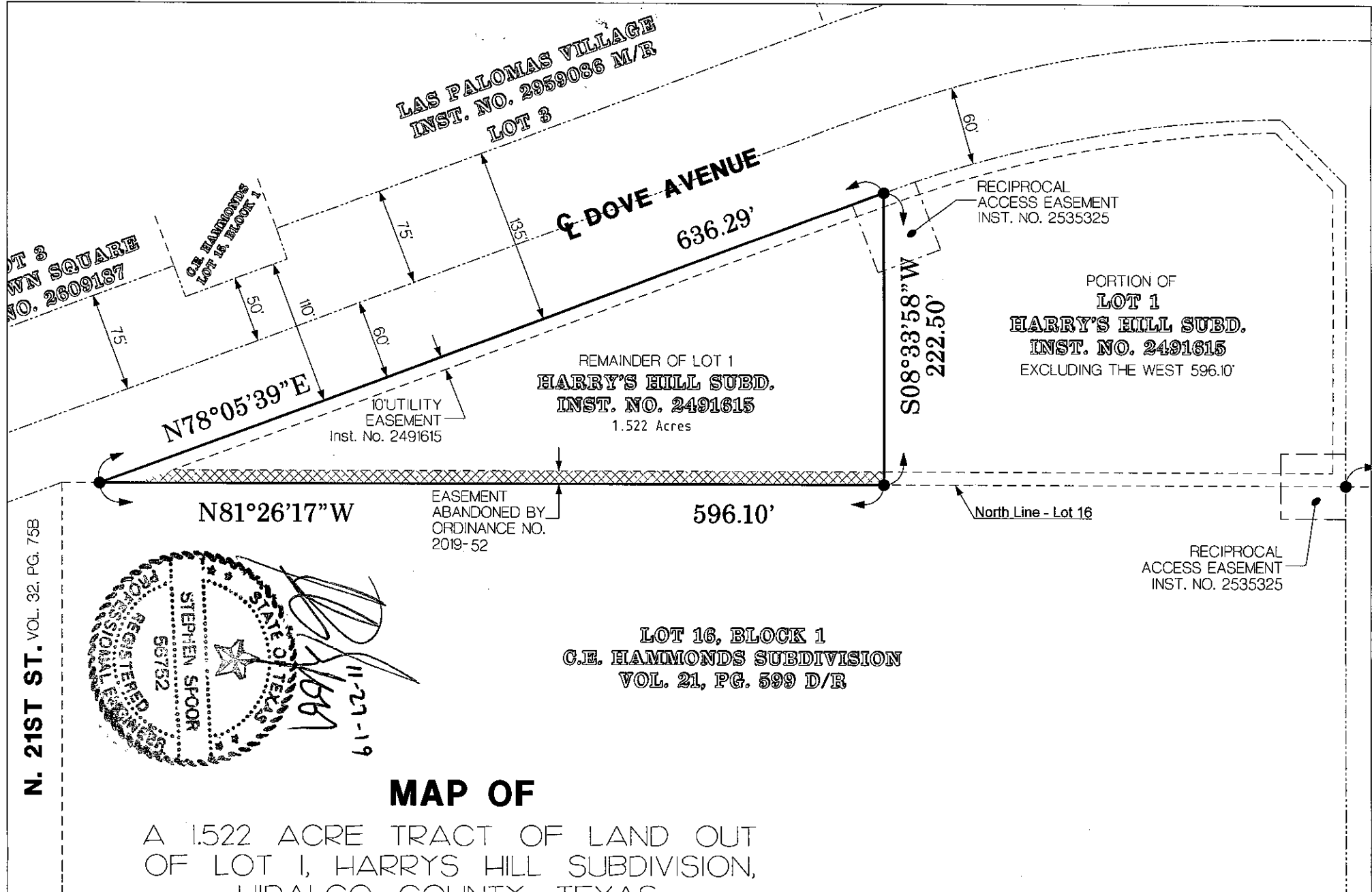
ZONING LEGEND

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

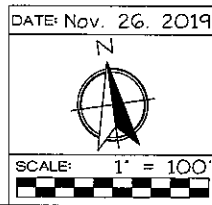


N. 21ST ST. VOL. 32, PG. 75B



MAP OF

A 1.522 ACRE TRACT OF LAND OUT
OF LOT 1, HARRY'S HILL SUBDIVISION,
HIDALGO COUNTY, TEXAS,
ACCORDING TO PLAT RECORDED IN
INSTRUMENT NUMBER 2491615 M/R,
HIDALGO COUNTY, TEXAS



Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th. Street McALLEN, TEXAS 78501
SEC@spooreseng.com (956) 683 1000

SEC
INC

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2019-0054**



CITY OF MCALLEN PLANNING DEPT.
1000 W. 12TH
MCALLEN, TEXAS 78501
WWW.MCALLEN.UT



Memo

TO: Planning and Zoning Commission

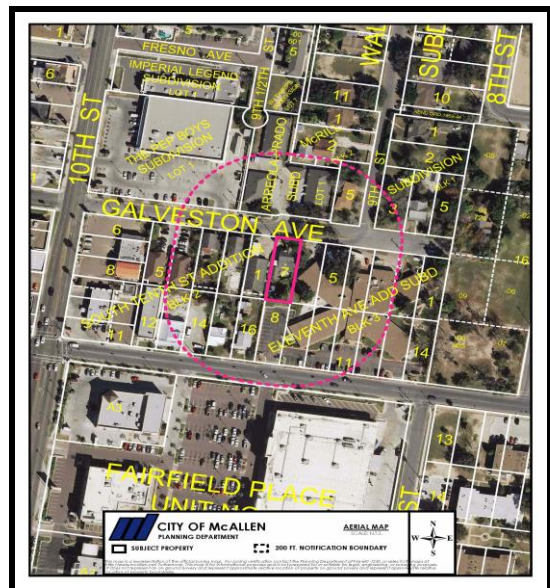
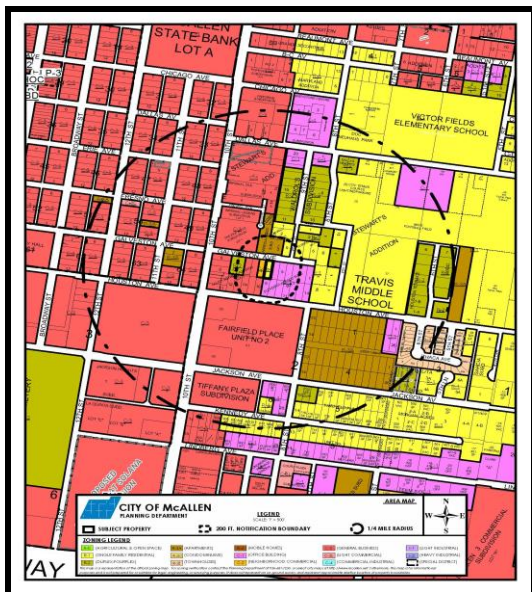
FROM: Planning Staff

DATE: January 2, 2020

SUBJECT: REZONE FROM R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOT 7, BLOCK 3, ELEVENTH AVENUE ADDITION, HIDALGO COUNTY, TEXAS; 821 GALVESTON AVENUE. (REZ2019-0055)

LOCATION: The subject property is located on the south side of the Galveston Avenue 388 ft. east of South 10th Street. The lot has 50 ft. of frontage along Galveston Avenue, and a lot depth of 150 ft. for a total lot size of 7,500 sq. ft.

PROPOSAL: The applicant is proposing to rezone the property to R-2 (duplex-fourplex residential) District in order to construct a triplex. A feasibility plan was submitted to the Planning Department.



ADJACENT ZONING: The subject property is currently zoned R-1 (single family residential) District. Adjacent zoning is C-1 (office building) District to the east and south, C-2 (neighborhood commercial) District to the west, and R-3A (multifamily residential apartments) District to the north. There is R-2 District zoning located to the west towards South 10th Street.

LAND USE: There is an approximately 1,350 sq. ft. residence on the property to be demolished in order to build a triplex. Surrounding land uses are single family residences, duplex-fourplex residences, apartments, Grand Terrace Nursing Home, and Pep Boys Automotive.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as auto urban single family, which is comparable to single family residential.

DEVELOPMENT TRENDS: The development trend along this area is single family and multifamily residential uses. The property on Lot 1, Block 2, South Tenth Street Subdivision was rezoned to C-2 District on 1992 and a triplex was constructed. The property on Lot 1, Arreola-Prado Subdivision was rezoned to R-3A on 1995 and an 11 2-bedroom unit apartment complex was built.

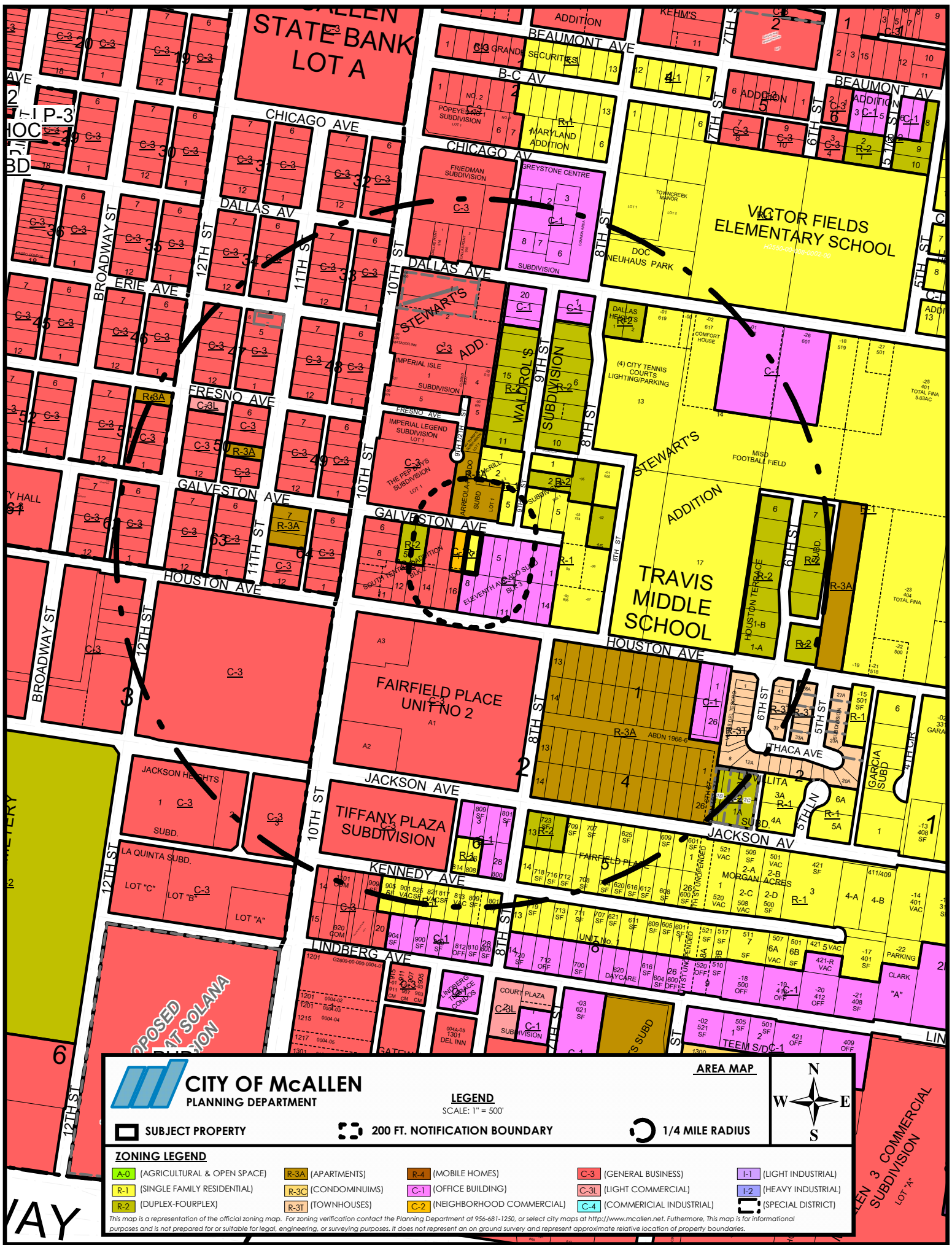
ANALYSIS: The requested zoning does not conform to the auto urban single family land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the proposed zoning is consistent with residential uses in the area.

The applicant submitted a feasibility plan that shows 3 2-bedroom units. The applicant is proposing to provide 6 parking spaces; 6 parking spaces are required.

The lot size meets the minimum lot size requirement for a triplex development.

Compliance with off-street parking, landscaping, and various building and fire codes, are required before the issuance of any building permit. Required Parkland Dedication or a variance for fees in lieu of parkland dedication comprising \$700 per dwelling unit is required prior to construction.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (duplex-fourplex residential) District.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

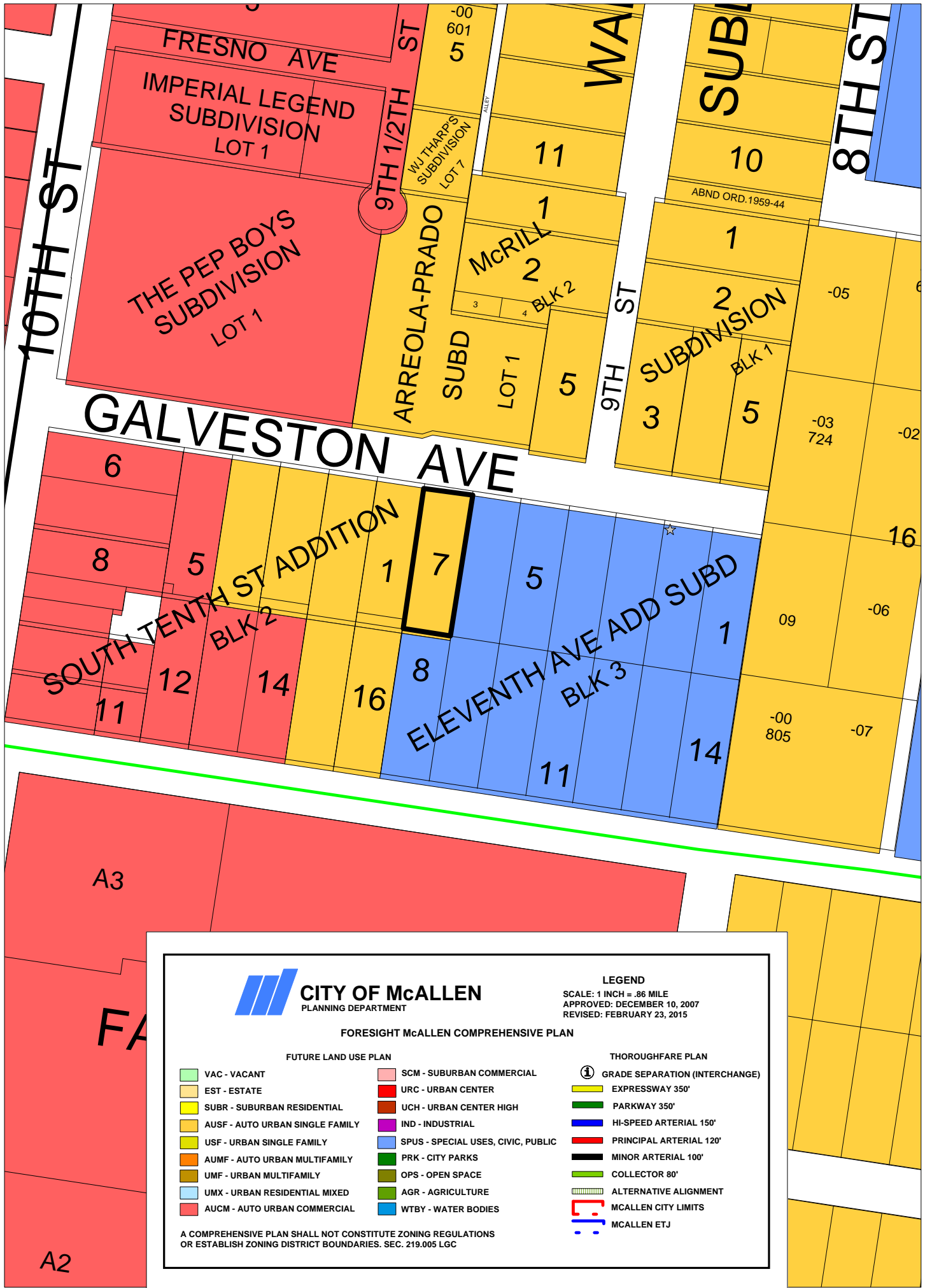
1/4 MILE RADIUS



ZONING LEGEND

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

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0 10' 20'

SCALE: 1"=20'

BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

GALVESTON AVENUE [50.0' R.O.W.]

S81°34'03"E

50.00'

150.00'

N08°25'57"E

150.00'

S08°25'57"W

N81°34'03"W

50.00'

LEGEND

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- LOT LINE
- x x x CHAINLINK FENCE
- CEDAR FENCE
- STEEL FENCE LINE
- EDGE OF ROADWAY PAVEMENT
- CONCRETE CURB AND GUTTER
- CONCRETE
- FOUND 1/2" IRON ROD
- ⊙ FOUND PK NAIL
- △ CALCULATED POINT
- POWER POLE
- FND. — FOUND
- POB — POINT OF BEGINNING
- R.O.W. — RIGHT OF WAY
- CNR. — CORNER
- VOL. — VOLUME
- PG. — PAGE
- DOC. — DOCUMENT
- INST. — INSTRUMENT
- CONC. — CONCRETE
- DW. — DRIVEWAY
- SW. — SIDEWALK
- GWD. — GENERAL WARRANTY DEED
- WD. — WARRANTY DEED
- SWD. — SPECIAL WARRANTY DEED
- O.R.H.C.T. — OFFICIAL RECORDS
HIDALGO COUNTY TEXAS
- M.R.H.C.T. — MAP RECORDS HIDALGO
COUNTY TEXAS

LOT 1
OWNER: VL FOUNDERS, LLC
GWD: DOC. No. 2800651
O.R.H.C.T.

LOT 6
OWNER: RIO GRANDE
HEALTH HOLDINGS LLC
SWD: DOC. No. 2056370
O.R.H.C.T.

LOT 7
0.172 ACRES
[7,500.00 SQ.FT.]
OWNER: MOAD, LLC
WD: DOC. NO. 2625061
O.R.H.C.T.

WOOD
SHED

P.O.B.
FND. 1/2" IRON ROD
SW CNR LOT 7, BLK 3
N: 16596809.3730
E: 1072793.2920

LOT 8
OWNER: RIO GRANDE
HEALTH HOLDINGS LLC
SWD: DOC. No. 2056370
O.R.H.C.T.

PLAT SHOWING:

A 0.172 ACRE [7,500.00 SQ.FT.] TRACT
BEING LOT SEVEN (7), BLOCK THREE (3), ELEVENTH AVENUE
ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY,
TEXAS, AS PER MAP RECORDED IN VOLUME 4, PAGE 30,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

NOTES:

- SUBJECT PROPERTY IS LOCATED IN ZONE "B" (MEDIUM SHADING) DESCRIBED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD", AS PER FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 4803430010C, DATED 11/02/1982.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS NOT SHOWN THAT MAY AFFECT THIS PROPERTY.
- THE FOLLOWING ITEMS ARE LISTED IN THE DEED OF SUBJECT PROPERTY:
- SUBJECT TO RULES, REGULATIONS, RIGHTS OF WAY AND EASEMENTS IN FAVOR OF WATER DISTRICT WHICH PROPERTY IS LOCATED.
- SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AND ALL VISIBLE EASEMENTS.
- SOUTHEAST CORNER NOT ACCESSIBLE AT TIME OF FIELD SURVEY BECAUSE OF EXISTING BAMBOO PATCH.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
- SURVEY VALID ONLY WITH ORIGINAL SEAL AND SIGNATURE.

JOB NO. 19126

PAGE 02 OF 02



Carrizales
Land
Surveying, LLC

Texas Registered Surveying Firm
TBPLS FIRM No. 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY
WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION
IN THE MONTH OF NOVEMBER, 2019 AND THAT THE NOTES SHOWN
HEREON ARE TRUE AND CORRECT.

MANUEL CARRIZALES
R.P.L.S. #6388

DATE





NOTICE
REZONING
FOR
THIS PROPERTY
REZ2019-0055

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

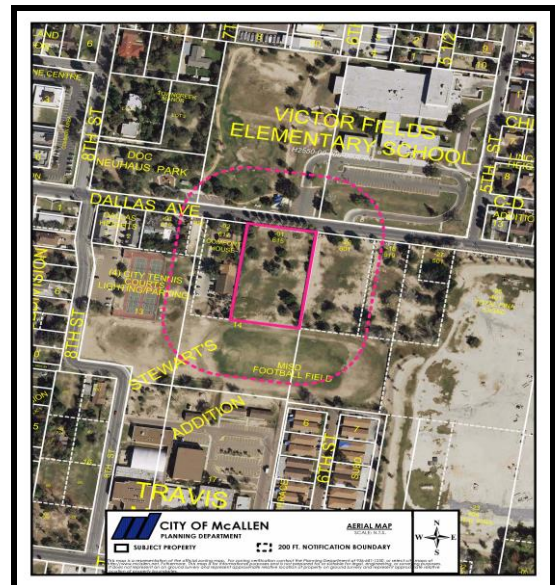
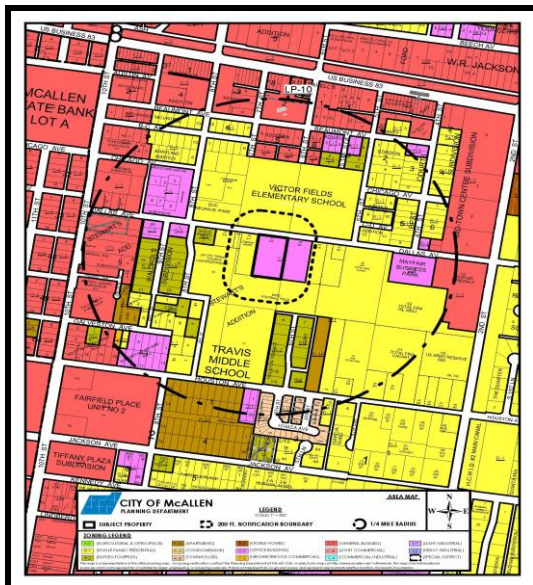
DATE: December 31, 2019

SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 1.659 ACRE TRACT OF LAND OUT OF THE EAST 3.0 ACRES OF LOT 14, STEWART'S ADDITION, HIDALGO COUNTY, TEXAS; 615 DALLAS AVENUE. (REZ2019-0056)

LOCATION: The property is located on the south side of Dallas Avenue approximately 450 ft. east of South 8th Street. The lot has frontage of 209.10 ft. along Dallas Avenue and a depth of 359.2 ft. for a total area of 75,108.72 sq. ft. or 1.659 acres.

PROPOSAL: The applicant is proposing to rezone the property to R-3A (multifamily residential apartments) District in order to construct an apartment complex. A revised feasibility plan has not been submitted.

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



LAND USE: The subject property is vacant. Surrounding land uses are Victor Fields Elementary School, Victor Fields Park, Travis Middle School, a hospice, single family residences, and fourplexes.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future

land use for this property as Estate Residential, which is comparable to R-1 District.

DEVELOPMENT TRENDS:

The development trend for this area along Dallas Avenue is residential. The property was zoned to R-3T (multifamily residential townhomes) District on 1978. A rezoning request for the subject property to C-1 (office building) District was approved on July 2000 but no development was constructed.

ANALYSIS: The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan.

The applicant initially submitted a feasibility plan that was reviewed by staff from various departments, and a revised feasibility plan has not been submitted.

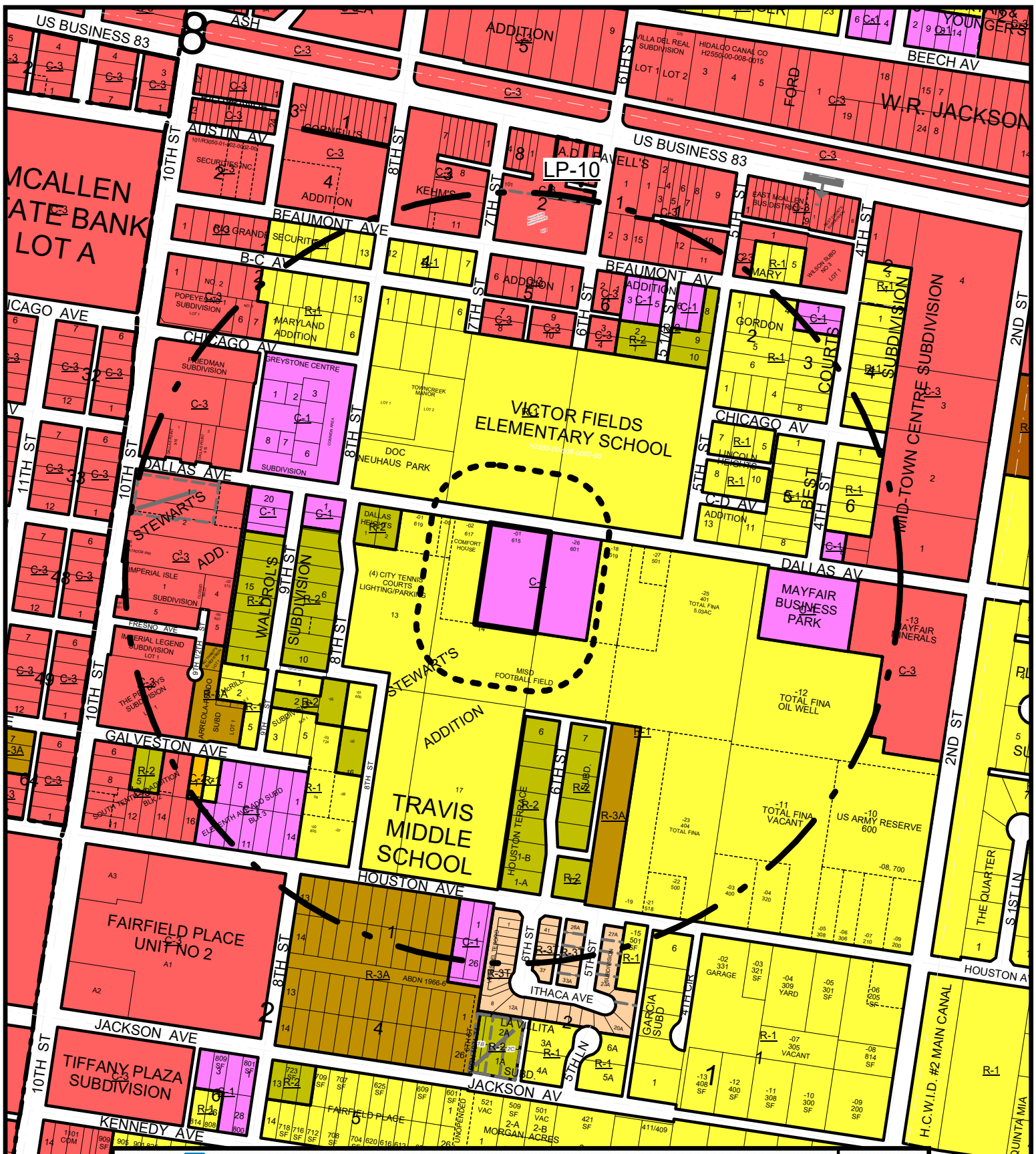
Section 110-49 (a) Vegetation Ordinance requires a masonry screen eight feet in height where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone.

The rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles. The proximity of the proposed development to an elementary school are compatible uses since these institutional uses locate wherein residential neighborhoods.

A recorded subdivision plat and approved site plan are required prior to building permit issuance. Required Parkland Dedication or a variance for fees in lieu of parkland dedication comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

Staff has not received any calls or emails in opposition.

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



CITY OF McALLEN PLANNING DEPARTMENT

LEGEND

SCALE: 1" = 500'

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

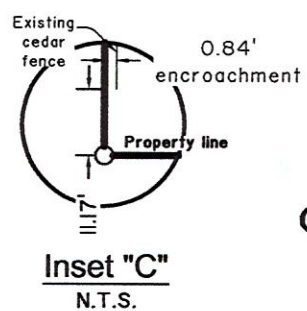
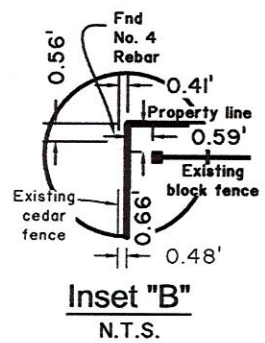
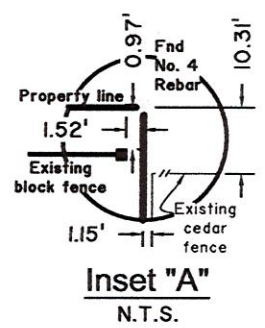
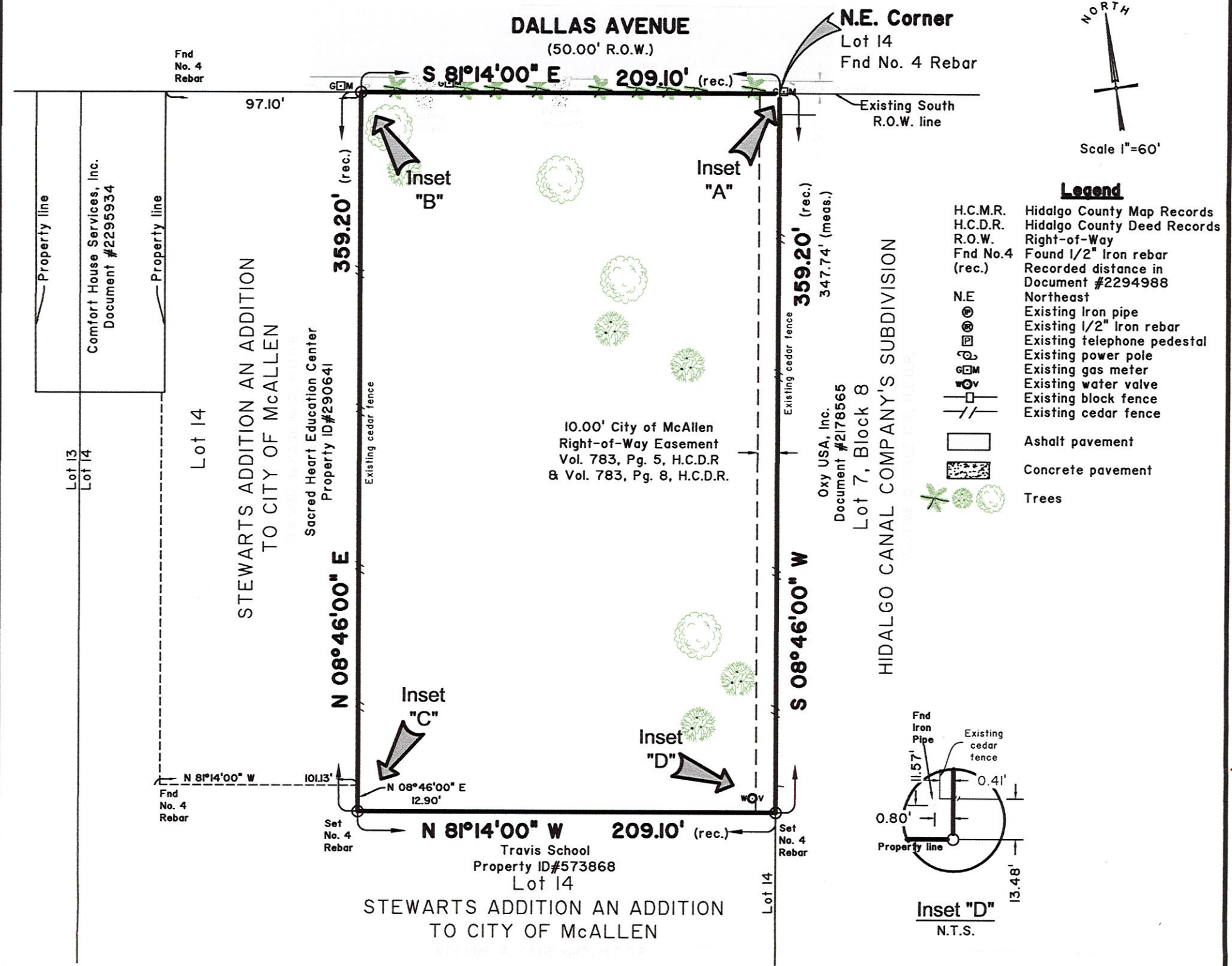


ZONING LEGEND

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

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.

415 Dallas Avenue



SURVEY PLAT
OF
A 1.659-ACRE TRACT OF LAND
OUT OF THE THE EAST 3.0-ACRES OF LOT 14,
STEWARTS ADDITION,
AN ADDITION TO CITY OF McALLEN
VOLUME 4, PAGE 642, H.C.D.R.
HIDALGO COUNTY, TEXAS

- GENERAL PLAT NOTES:**
- Survey is valid only if print has original signature of surveyor and electronic seal.
 - Bearing basis as per Dallas Heights Subdivision East line, being approximately 304 west of and parallel to the west line of this 1.659 Tract of Land, as recorded in Volume 30, Page 96A, Map Records, Hidalgo County, Texas.
 - Survey was prepared without the benefit of a title policy, which may show additional easements affecting this tract. Surveyor is advising the recipient of this plat that additional easements may be on this Tract.
 - Homero L. Gutierrez, did not research or prepare a title report or abstract of title on the above property.
 - Statutory rights, rules, regulations easements and liens in favor of Hidalgo County Irrigation District No. 3, pursuant to applicable sections of the Texas Water Code. Existing underground irrigation pipes have easements which require Irrigation Districts direction to establish width & locations.
 - Subdivision regulations of the County of Hidalgo and/or ordinances or regulations of the city holding extra-territorial jurisdiction of said property.
 - Easements and reservations as shown according to the map of plat thereof recorded in Voum 4, Page 642, Map Records of Hidalgo County, Texas.
 - Right-of-Way Easemet dated October 1, 1953 from Gordon R. Bryan to the City of McAllen, recorded in Volume 783, Page 8, Deed Records of Hidalgo County, Texas.
 - Right-of-Way Easemet dated October 1, 1953 from J. Clifton Babb to the City of McAllen, recorded in Volume 783, Page 5, Deed Records of Hidalgo County, Texas.
 - This conveyance is made further subject to all rights, easements, contracts and liens in favor of the irrigation system under which such land is located.
 - The existence, if any underground gas lines or other underground utilities not shown on this survey should be thoroughly investigated by the owner prior to any construction on this site. The Surveyor has limited his investigation of underground utilities on this site to that which can be seen.
 - Flood Zone "B"-Areas between limits of the 100-year flood and 50-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage areas is less than one (1) square mile; or areas protected by levees from the base flood.
Community Panel No. 480343 0005C
Map Revised: November 02, 1982

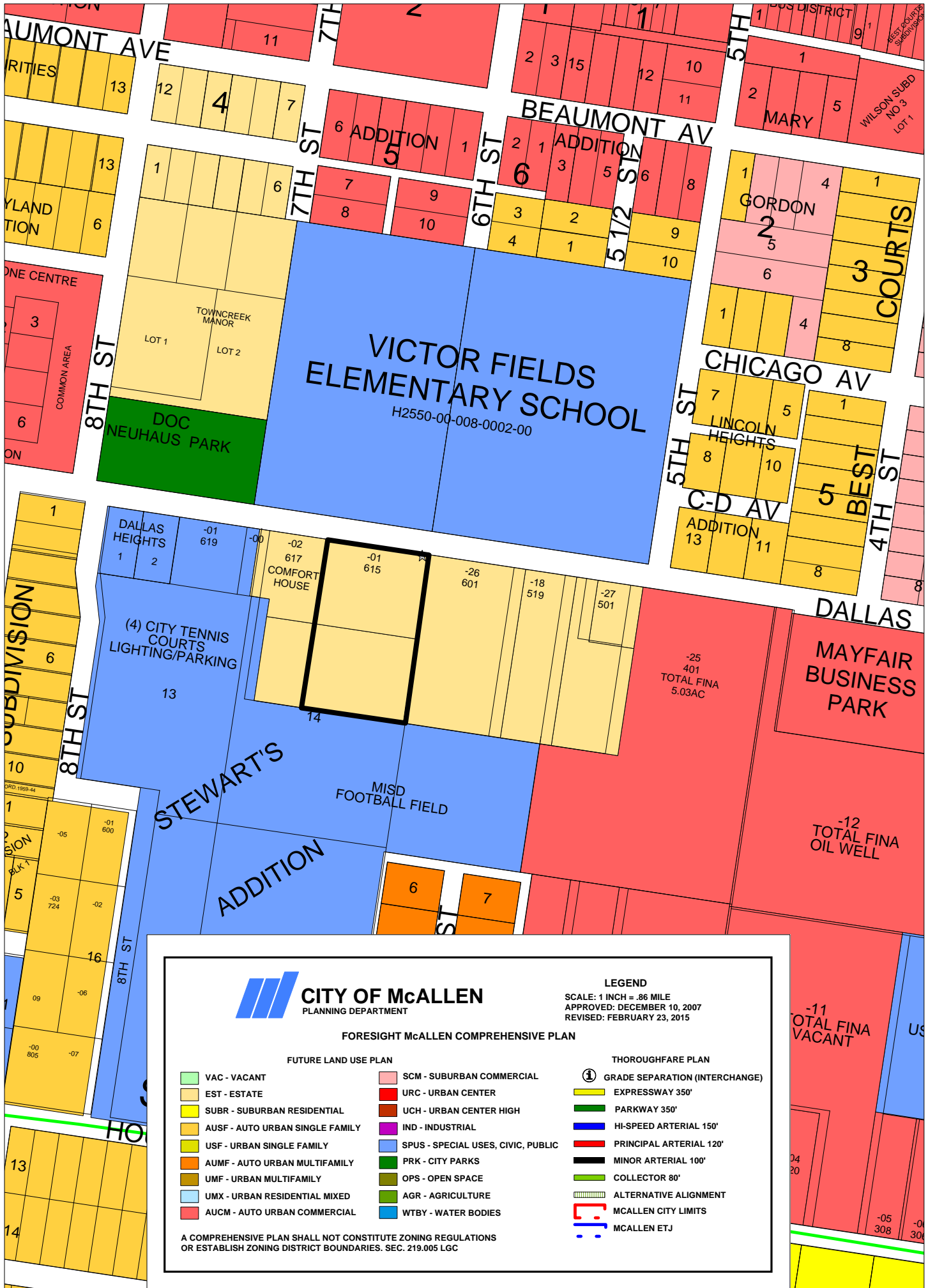
I, Homero L. Gutierrez, a Registered Professional Land Surveyor in the State of Texas, hereby state that this survey is true and was correctly made on the ground on 02/03/2017 under my direction, that the existing improvements on the ground are as shown, and all visible easements are as shown hereon.



Homero Luis Gutierrez 02/03/2017
Homero Luis Gutierrez, RPLS No. 2791 Date:



REZ 2019-00500
HOMERO L. GUTIERREZ
2600 San Diego
Mission, Texas 78572
(956) 369-0988



CITY OF McALLEN

PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

LEGEND

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

THOROUGHFARE PLAN

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

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



FOR SALE
THE **pecina**
REAL ESTATE
group
pecinagroup.com
956-929-7125

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2019-0056

Homero Luis Gutierrez, RPLS No. 279 Date:

2019 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

	01/16/19	02/05/19	02/19/19	03/05/19	03/19/19	04/02/19	04/16/19	05/07/19	05/21/19	06/04/19	06/18/19	06/25/19	07/02/19	07/16/19	08/06/19	08/20/19	09/03/19	09/17/19	10/01/19	10/16/19	11/05/19	11/19/19	12/03/19	12/17/19	
Pepe Cabeza de Vaca	P	A	P	P	P	A	P	P	P	P	NQ	P	P	P	P	P	P	A	P	P	P	P	A	P	
Daniel Santos	P	P	P	P	P	P	P	A	P	A	NQ	P	P	P	P	P	P	P	A	A	P	A	P	P	
Mike Hovar	P	P	P	A	P	P	A	A	P	P	NQ	P	P	P	P	A	P	P	P	P	A	P	P	P	
Rogelio Cervantes	P	P	P	P	P	P	P	P	P	P	NQ	P	P	P	P	P	P	P	P	P	P	P	P	P	
Gabriel Kamel	P	P	P	P	P	P	P	P	P	P	NQ	P	P	P	P	P	P	P	P	P	P	P	P	P	
Jose Gonzalez	P	P	A	A	P	A	A	R																P	
Michael Fallek	P	P	P	P	P	P	P	P	P	A	NQ	P	P	P	P	P	P	P	P	P	P	P	P	P	
Jose B. Saldana												P	P	A	P	P	P	P	A	P	P	P	P	P	

[illegible][illegible]



PLANNING DEPARTMENT

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



2020 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JANUARY 2020

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

FEBRUARY 2020

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

MARCH 2020

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

APRIL 2020

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

MAY 2020

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





JUNE 2020

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

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

2020 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JULY 2020

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

AUGUST 2020

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

SEPTEMBER 2020

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

OCTOBER 2020

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

NOVEMBER 2020

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

DECEMBER 2020

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