## AGENDA

## PLANNING \& ZONING COMMISSION REGULAR MEETING WEDNESDAY, JULY 6, 2022-3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, $3^{\text {RD }}$ FLOOR


#### Abstract

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


CALL TO ORDER -
PLEDGE OF ALLEGIANCE -
INVOCATION -

1) MINUTES:
a) Minutes from the meeting held on June 21, 2022

## 2) PUBLIC HEARING

## a) CONDITIONAL USE PERMITS:

1. Request of Blanca I. Cantu, for a Conditional Use Permit, for one year, for an event center, at Trevino's Acre Subdivision and the south 60.62 ft ., the north 355.78 ft . out of Lot 2, Block 8, McColl A.J. Subdivision, Hidalgo County, Texas; 2000 South Jackson Road. (CUP2022-0067) TABLED ON 6/7/2022 AND 6/21/2022.
2. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at the North 20 ft . of Lot $1 \&$ all of Lot 2 excluding the Northwest 225 ft . X 240 ft . of Lot 2, Plaza Del Norte Subdivision, Hidalgo County, Texas, 3424 North 10th Street. (CUP2022-0084).
3. Request of Khiabet Magallan Cruz, for a Conditional Use Permit, for one year, and adoption of an ordinance for a Portable Office, at Lot 2, Gentry Subdivision, Hidalgo County, Texas; 2801 Highway 83. (CUP2022-0085).
4. Request of Frank Trevino for a Conditional Use Permit, for one year, and adoption of an ordinance for an automotive service and repair shop and warehouse at Lots 1-3, Block 50, North McAllen Subdivision, Hidalgo County, Texas; 111 North 11th Street. (CUP2022-0082)
5. Request of Frank Trevino for a Conditional Use Permit, for one year, for a portable building greater than 10 feet by 12 feet at Lots 1-3, Block 50, North McAllen Subdivision, Hidalgo County, Texas; 111 North 11th Street. (CUP2022-0083)
6. Request of Sandra Claudio de Gomez on behalf of Desperado Saloon, for a Conditional Use Permit, for a bar (Billiard Saloon), for one year at Lot A, J.G. Ortegon Subdivision, Hidalgo County, Texas; 6328 South 23rd Street. (CUP2022-0081)
b) REZONING:
7. Initial zoning to R-3A (multifamily apartment residential) District: 19.953-Acre Tract (20.0 acres recorded) of land, being out of the West half of Lot 13 Section 280, TexasMexican Railway Subdivision, Hidalgo County, Texas; 2700 Sprague Road. (REZ2022-0019)
8. Rezone from R-1 (single-family residential) District to R-3T (multifamily residential townhouse) District: 1.07 acres and 0.84 acres out of Lot 7 , Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 501 \& 519 Dallas Avenue. (REZ2022-0020)
9. Rezone from C-1 (office building) District to R-3T (multifamily residential townhouse) District: 1.41 acres out of Lot 7, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 601 Dallas Avenue. (REZ2022-0021)
c) SUBDIVISION:
10. Vacating \& Replat of Asian Valley Subdivsion Lots 1 and 29th Place Subdivision Lot A and Asian Valley Lots 1A \& 1B Subdivision, 2825 Nolana Avenue, SEC Nolana \& 29th LP(SUB2022-0027)(FINAL)SE

## 3) SITE PLAN:

a) Site Plan approval for LOT 3, The Warehouse Kingdom Subdivision; 6501 South 23rd Street. (SPR2021-0027)
b) Site Plan approval for LOT 2A, Valencia Marketplace, Lots 1A and 2A Subdivision; 7317 North 10th Street.(SPR2022-0021)

## 4) CONSENT:

a) Garcia Estates Subdivision, 2901 Gumwood Avenue, Sonia Garcia/Erik J. Mora(SUB20220072)(FINAL)M\&H
b) Vida subdivision, 5901 Mile 5 Road, Liman Ventures, LTD(SUB2022-0057)(FINAL)STIG
c) Shops at Nolana Lot 2 Subdivision, 2909 Nolana Avenue, Ponderosa Investors, LTD.(SUB2022-0073)(FINAL)HA
d) Sharyland Business Park No. 10 Subdivision, 6901 South Shary Road, Cascada Real Estate Operating L.P.(SUB2022-0075)(FINAL)HA
e) STEC Tres Lagos Subdivision, 68017 Mile Line, Michael A. Hernandez(SUB20220074)(FINAL)M\&H
f) Yuma Subdivision, 513 East Yuma Avenue, Yuma McColl Retail Partners, LTD(SUB20220076) (FINAL)TABC
g) North Via Cantera Subdivision, 7321 Mile $7 ½$ Road, North Via Cantera, LLC. (SUB20220064) (FINAL)RDE

## 5) SUBDIVISIONS:

a) Just a Closet Oxford Subdivision, 2300 Oxford Avenue, Domain Development Corp.(SUB2022-0067) (PRELIMINARY)RDE
b) Amigo Park Subdivision Unit No. 3, Lots 12A\& 12B, 3113 North 46th Street, Johnny Rodriguez(SUB2022-0068) (PRELIMINARY)SEC
c) ABA Estates Subdivision, 4613 Buddy Owens Boulevard, ABA Group Investments, LLC (SUB2022-0070)(PRELIMINARY)SEA

## 6) INFORMATION ONLY:

## 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, June 21, 2022, at 3:30p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers $3^{\text {rd }}$ floor.

| Present: | Michael Fallek <br> Gabriel Kamel | Chairperson <br> Vice-Chairperson |
| :--- | :--- | :--- |
|  | Marco Suarez <br> Jose Saldana <br> Emilio Santos Jr. <br> Erica De La Garza-Lopez <br>  <br> Absent: <br>  <br> Staff Present: | Member <br> Member <br> Member |
|  | Rudy Elizondo |  |
|  | Austin Stevenson | Member |
|  | Edgar Garcia | Assistant City Attorney II |
|  | Luis Mora | Planning Director |
|  | Omar Sotelo | Planning Deputy Director |
|  | Rodrigo Sanchez | Senior Planner |
|  | Liliana Garza | Senior Planner |
|  | Mario Escamilla | Planner III |
|  | Kaveh Forghanparast | Planner III |
|  | Hebert Camacho | Planner II |
|  | Marco Rivera | Planner II |
|  | Samuel Nunez | Planner I |
|  | Julian Hernandez | Planner I |
|  | Magda Ramirez | Planner Technician I |
|  |  | Administrative Assistant |

CALL TO ORDER - Chairperson Mr. Michael Fallek

## PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

## 1) MINUTES:

a) Minutes for the meeting held on June 7, 2022.

The minutes for the regular meeting held June 7, 2022 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Ms. Erica De la Garza which carried unanimously with 5 members present and voting.
2) PUBLIC HEARING:

Planning and Zoning Commission Meeting

## a) CONDITIONAL USE PERMITS

1) Request of Skuadra Construction for a Conditional Use Permit, for the life of the use, and adoption of an ordinance for a Guest House at Lot 17, Estancia At Tres Lagos Subdivision, Hidalgo County, Texas; 4604 Estancia Parkway Avenue.(CUP2022-0070)

Mr. Marco Rivera stated that the subject property is located along the east side of Estancia Parkway. The property is zoned R-1 (single-family residential) District. A two story single family home is currently under construction. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences and vacant land.
Estancia At Tres Lagos Subdivision was recorded on March 30, 2017. An application for the construction of a new home was submitted on November 19, 2021 and construction of the house is underway. The applicant submitted an application for a Conditional Use Permit for a guest house on May 5, 2022.

The proposed one-story guest house has a size of 293 square feet, and includes one guest bedroom and one bathroom.

The guest house must meet the requirements set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements as follows:

1) Only one guest house shall be permitted on the property;
2) The proposed use shall comply with setback requirements. The proposed structure's setbacks are in compliance;
3) The proposed use shall be connected to the same utilities as the primary residence;
4) Lot size must be a minimum 8,000 square feet. According to the Hidalgo County Appraisal District, the lot size is $22,034.81$ square feet;
5) Separate driveways or garages for the proposed use shall not be permitted. Applicant is not proposing an independent driveway for the proposed guesthouse;
6) The proposed use shall not be rented;
7) The permit shall be revoked if money is ever paid for rent or utility expenses are shared with the proposed use.

Staff recommends approval of the request, for life of the use, subject to compliance with requirements from Section 138-118(a)(5) of the Zoning Ordinance.

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

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

## *** Vice Chairperson Mr. Gabriel Kamel arrived at 3:33p.m. His votes started on Item 2a2

2) Request of Ramon Almaguer for a Conditional Use Permit, for one year, and adoption of an ordinance for an Event Center at Lot 6, Citrus Grove Plaza Subdivision, Hidalgo County, Texas; 4101 Expressway 83. (CUP2022-0078)

Mr. Marco Rivera stated that the vacant property is located on the North side of Colbath Road, approximately 860 ft . east of Bentsen Road and is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the south, C-3 District to the north, east and west. Surrounding land uses include Tru fit, Costaa Messa, Zen Asian Bistro, commercial businesses, and single family residences. An event center is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

Citrus Grove Plaza Subdivision was recorded February 17, 2012. An application for a building permit has not been submitted to the Building Permits and Inspections department. This is the initial request for a conditional use permit at this location.

The applicant is proposing to build and operate an event center $14,426 \mathrm{sq}$. ft. in size and an open terrace measuring 7,553 sq. ft. The proposed hours of operation are from 8:00 AM to 2:00 AM Sunday - Saturday.

A Site Plan approval from Planning and Zoning Commission is required prior to Building permit issuance.

The Fire Department will conduct inspection of the establishment once the building is constructed. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft . from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft . from the nearest residential use or residentially zoned property.
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 access to U.S Expressway 83 and Colbath Road which is a collector street.
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the sq. ft. of the event center, a total of 145 parking spaces are required of which 5 would have to be accessible to persons with disabilities. The site plan also shows a proposed open terrace with 7,553 square feet for a requirement of 76 parking spaces. The proposed development is in compliance with parking requirement. Two hundred and fourteen spaces are provided as

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shown on the provided site plan.
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.

Staff recommends disapproval of the request based on noncompliance with requirement \#1 (distance to residential use or residential zoned property) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation and Ms. Erica De la Garza seconded the motion, which was disapproved with six members present and voting.
3) Request of Fiesta Liquor for a Conditional Use Permit, for one year, and adoption of an ordinance for a liquor store, at the West 113.49 feet of Lot 1 and the West 113.44 feet of Lot 2, Block 1, Golden Acres Retirement Subdivision No. 1, Hidalgo County, Texas, 301 North Ware Road, Suite B. (CUP2022-0075)

Mr. Marco Rivera stated that the property is located at the northwest corner of North Ware Road and Cedar Avenue and is zoned C-3L (light commercial) District. The adjacent zoning is R-2 (duplex-fourplex residential) District to the north and west, C-3L (light commercial) District to the south and R-3C (condominium residential) District to the east. Other businesses located within the same retail center are a Juanny's Professional Lab, WYLD smoke shop, Safe Stop Insurance \& Tax Services and a clothing retail store.

The initial Conditional Use Permit for a liquor store at this location was approved on February 22, 2022 by the City Commission with a variance to the distance requirement however, the business is undergoing a change in ownership and requires a new Conditional Use Permit.

The applicant is proposing to operate a liquor store (Fiesta Liquor) from the existing 832 square foot suite. The proposed hours of operation are from 10:00 a.m. to 9:00 p.m. Monday thru Saturday.

The Fire and Health Department has completed their inspection and determined the establishment is in compliance. The establishment must comply with the requirements set forth in Section 138-

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118a (4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 ft . from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft . of residential zones and uses (Golden Acres Retirement Subdivision and Tropical Village Subdivision);
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 South 23rd Street and does not generate traffic into residential areas;
3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 832 sq. ft., 3 parking spaces are required; 19 parking spaces are provided as common parking area in front of the building. For the 19 parking spaces there are 2 accessible parking spaces required and are provided on site.
4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director.

Staff recommends disapproval of the request based on non-compliance with requirement \#1 distance to a residential use or a residential zoned property (Golden Acres Retirement Subdivision and Tropical Village Subdivision) of Section 1a38-118a(4)a of the Zoning Ordinance.

## ** Chairperson Mr. Michael Fallek stepped out of the meeting. Did not vote on this item.

Vice Chairperson Mr. Gabriel Kamel asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

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

## ** Chairperson Mr. Michael Fallek returned to meeting.

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4) Request of The Rockwell Taphouse \& Grill for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suite H1. (CUP2022-0076).

Mr. Marco Rivera stated that the property is located along the north side of Nolana Avenue between North $4^{\text {th }}$ Street and North $6^{\text {th }}$ Street. The property is zoned C-3 (general business) District. The adjacent zoning is $\mathrm{C}-1$ (office building) District to the north, $\mathrm{C}-3$ District to the east, south and west. There is also R-1 (single family residential) District to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit for this establishment was approved by the City Commission on August 11, 2008 with a variance to the distance requirement and was renewed once after initial approval for one year. From 2009 to 2018, the property was used for a Montessori School and retail use. A conditional use permit was approved for this property by the City Commission on March 26, 2018 for a bar/barber shop with a variance to the distance requirement. A conditional use permit for a bar was approved with a variance to the distance requirement by City Commission on May 18, 2020. A conditional use permit for a bar was approved with a variance to the distance requirement by City commission on June 14, 2021. The applicant is renewing the Conditional Use Permit.
The applicant is proposing to continue to operate a bar (The Rockwell Taphouse \& Grill) from the existing $4,814 \mathrm{sq}$. ft. lease space within the shopping center. The hours of operation will be from 11:00 a.m. to 2:00 a.m. daily.
The Fire Department and Health Department have inspected the establishment, and the property is in compliance. Attached is the police report from May 23, 2021 to May 23, 2022. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of the lot of the above mentioned business must be at least 400 ft . from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft . of residential zones and uses, and publicly owned property (Nolana water tower and Northcross Patio Homes Subdivision);
2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North $4^{\text {th }}$ Street, and North $6^{\text {th }}$ Street. The existing gates on North $4^{\text {th }}$ Street need to be closed as required from other Conditional Use Permits issued in this commercial plaza;
3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a

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mixture of office, retail, vacant suites, restaurants, a learning center, and bars. The proposed bar requires 49 parking spaces and the multi-tenant commercial building requires a total of 650 parking spaces in order for all tenant businesses to be operation at the same time; 729 parking spaces are provided on the common parking area in the front and rear of the building;
4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building Inspections Department as part of the building permit review process.

Staff recommends disapproval of the request based on noncompliance with requirement \#1 distance to a residential use or a residential zoned property (Northcross Patio Homes) and publicly owned land (Nolana water tower) of Section 138-118(4)a of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was disapproved with six members present and voting.
5) Request of David A. Lisauckis for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar, at Lots 9, 10 and 11, Block 2, Eltus Subdivison, Hidalgo County, Texas, 1116 Pecan Boulevard. (CUP2022-0077)

Mr. Marco Suarez stated that the property is located on the along the north side of Pecan Boulevard between North $11^{\text {th }}$ Street and North $11^{\text {th }} 1 / 2$ Street, and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District in all directions. Adjacent businesses include Armstrong McCall Professional Beauty Supply, Mendoza Motors to the east, a row of commercial plazas to the west and various commercial business across Pecan Boulevard to the south.

This will be the first time the applicant request a Conditional Use Permit for a bar at this location.
The applicant is proposing to operate a bar from the existing 4,260 square foot building and outdoor patio. The proposed hours of operation are Monday thru Friday 4:00 PM to 2:00 AM. Saturday and

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Sunday from 11:00 AM to 2:00 AM.
The Fire Department and Health Department have completed their respective inspections and determined the establishment is in compliance with all requirements. The establishment must comply with the requirements set forth in Section 138-118a (4) of the Zoning Ordinance and specific requirements as follows:
8) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 ft . from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 ft . of residential zones and uses (Orange Terrace Subdivision and Clegg Addition Subdivision);
9) 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 north Pecan Boulevard and North $11^{\text {th }}$ Street and does not generate traffic into residential areas;
10) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the floor area of 4,260 square feet, 43 parking spaces are required; 40 parking spaces are provided on site. Applicant has also obtained a parking agreement with Armstrong McCall Professional Beauty Supply for the use of their parking area of 35 spaces. Applicant has proposed to close off additional 460 square foot patio area until 5:00PM when the additional 3 parking spaces needed to be in compliance become available after Armstrong McCall Professional Beauty Supply closes at 5:00 PM.
11) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
12) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
13) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
14) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. The maximum capacity for the establishment is 118 persons.

Staff recommends disapproval of the request based on non-compliance with requirement \#1 distance from nearest residence or residentially owned property (Orange Terrace Subdivision and Clegg Addition Subdivision) of Section 138-118a(4)a of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

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Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation and Mr. Jose Saldana seconded the motion, which was disapproved with six members present and voting.
6) Request of Olga L. Salas, for a Conditional Use Permit, for one year, for a Portable Food Concession Stand, at Lots 10-12, South 23rd Business Park Subdivision, Hidalgo County, Texas; 5002 South 23rd Street. (CUP20220072)

Mr. Hebert Camacho stated that the subject property is located along the west side of south 23rd Street, 280 ft . south of Lucille Avenue. The subject property is zoned C-3 (general business) District. Surrounding zoning include C-3 District to the north and east, R-1 (single-family) District to the west and A-O (agricultural-open space) District to the south. Surrounding land uses include Alejandro's Bakery, First Cash Pawn shop, car lots and vacant land. A portable food trailer is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a portable food concession stand on the subject property. The proposed days and hours of operation are Monday through Sunday from 11:00 a.m. to 9:00 p.m. Based on a site inspection, 10 parking spaces are available on the subject property with possibility of adding more parking spaces after restriping. A Site inspection revealed that the parking lot its not meeting City Standards as it must be properly striped and free of potholes. Based on the portable food trailer and proposed addition of one table, five parking spaces are required, approximately 13 parking spaces are required for the business and the stand to operate simultaneously, which will meet the parking space requirement after the addition of 6 more parking spaces.

The Fire Department has completed their respective inspection and determined the establishment is in compliance with all requirements. The portable building must also meet the requirements set forth in Section138-118(a) (9) of the Zoning Ordinance and specific requirements as follows:

1) Cannot be located in residentially zoned area;
2) Stand must be inspected by building inspection department and meet applicable building codes;
3) Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
4) If it is a portable building or trailer it must be anchored to the ground properly;
5) Must meet setback requirements of the zoning district in which it is located; and
6) Water and sewage disposal facilities must be available and may be required.

The Planning Department has not received any phone calls in opposition of the Conditional Use Permit request.

Staff recommends approval of the request, for one year, subject to compliance with Section 138-

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118 (a) (9) the Zoning Ordinance, Fire Department and Building and Inspections Department requirements and the addition of parking spaces.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. There was none.

Being no discussion, Mr. Jose Saldana moved to approve and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.
7) Request of Blanca I. Cantu, for a Conditional Use Permit, for one year, for an event center, at Trevino's Acre Subdivision and the south 60.62 ft ., the north 355.78 ft . out of Lot 2, Block 8, McColl A.J. Subdivision, Hidalgo County, Texas; 2000 South Jackson Road. (CUP2022-0067) TABLED SINCE 6/7/2022.

Mr. Hebert Camacho requested the item to remain tabled. No action taken. Item to remain tabled.

## 3) SITE PLAN

a) Site plan approval for Lot N1, Lot N-1 Beck Industrial Area Subdivision, 1920 North 23rd Street (SPR2022-0018)

Mr. Hebert Camacho stated that the property is located at the southeast of North 23rd Street and Tamarack Avenue. The property has 178.4 ft . of frontage along North 23rd Street and depth of 264.69 ft . for a lot size of 41,752 SF according appraisal district records. The property is zoned C3 (general business) District and the adjacent zoning is C-3 District to the south and west and R-1 (single-family) District to the east and north.

The applicant is proposing to build Padel Club courts along with a building that will serve as Lobby, Pro shop, snack bar, storage and restrooms.

Based on the 756.08 Sf of Retail Use, Padel Courts and seating, 25 parking spaces are required, 30 parking spaces are provided on site. Two of the proposed parking spaces must be accessible, which one must also be van accessible with an 8 ft . wide aisle. Access to the site is from one existing curb cut along N. 23rd Street and exit along Tamarack Avenue, internal driveway is approved for one-way traffic only. Required landscaping for the lot is $4,716 \mathrm{SF}$ and $5,734 \mathrm{SF}$ is being provided, with trees required as follows: $16-21 / 2$ " caliper trees, or $8-4$ " caliper trees, or $4-$ 6 " caliper trees, or 6 palm trees and $13-21 / 2^{\prime \prime}$ caliper trees. Applicant is proposing $8-4$ inch caliper trees and 10 additional palms. A 10 ft. landscape strip along North 23rd Street and along Tamarack Avenue is required and being proposed. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft . of a landscaped area with a tree, as required by ordinance. A 5 ft . wide sidewalk along Tamarack Avenue and North 23rd Street is required as per the Engineering Department. A 6 ft . buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on March 12, 2008, with a front setback of 50 ft . or greater for approved site plan along North 23 rd Street and 30 ft . along Tamarack, others as per zoning ordinance.

The Building Permit Site Plan must comply with requirements noted on the development Team

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Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve site plan and Ms. Erica De La Garza seconded the motion, which was approved with six members present and voting.
b) Site Plan Approval for Lot 1, VMAT subdivision, 3801 Yuma Avenue (SPR2022-0007)

Mr. Hebert Camacho stated that the property is located south of Yuma Avenue, approximately 500 west of S. Ware road. The property has 127.95 ft . of frontage along Yuma Avenue and at its deepest point at 147.64 ft . for a lot size of 0.43 Acres according to the recorded plat. The property is zoned R-3A (multifamily apartments) District and the adjacent zoning is R-3A District to the south, R-1 (single-family) District to the west, R-3C (multifamily condominium) District to the east and south and A-O (agricultural-open space) District to the north.

The applicant is proposing to build 2 buildings that consists of a 3-apartment unit and a 4-apartment unit.

Based on the number of units (7-2 bedroom units total), 14 parking spaces are required, 14 parking spaces are provided on site. Access to the site is from one existing curb cut along Yuma Avenue that extend all the way south towards Howard Drive. Required landscaping for the lot is $1,889.9$ SF and 2,970 SF is being provided, with trees required as follows: $10-21 / 2^{\prime \prime}$ caliper trees, or $5-4$ " caliper trees, or $3-6$ " caliper trees, or 2 palm trees and $9-21 / 2^{\prime \prime}$ caliper trees. Applicant is proposing $10-2.5$ inch caliper trees. A 10 ft . landscape strip along Yuma Avenue is required and being proposed. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft . of a landscaped area with a tree, as required by ordinance. A 5 ft . wide sidewalk along Yuma Avenue is required as per the Engineering Department. A 6 ft . buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on November 28,2005, with a front setback of 20 ft ., side setback of 6 ft . or easement width, whichever is greater and back setback of 10 ft . or easement width, whichever is greater.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet.

Site plan and civil plan must match proposed drainage area and trees must not be located within detention area unless approved by Engineering Dept.

The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

Staff recommends approval of the site plan subject to the conditions noted, paving and Building

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Permit requirements, Parks Department parkland fees requirement Utilities Engineering Dept. requirements, and the subdivision and zoning ordinances.

Being no discussion, Mr. Jose Saldana moved to approve site plan and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.
c) Revised site plan approval for Lot 3B, Lots 3A and 3B Nolana Wal-Mart Subdivision; 2300 Nolana Avenue (SPR2022-0028)

Mr. Hebert Camacho stated that the subject property is located on the northwest corner of North 23rd St and Nolana Avenue and is zoned C-3 (general commercial) District in all directions. The property is part of Nolana Walmart Subdivision, which was recorded October 8, 1991. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant is proposing to utilize the existing 3,060 sq. ft . building for Schlotzsky's and to accommodate a drive thru window. They will be maintaining the required number of parking spaces and will be using the Common Area for the maneuvering and all the drive thru stacking will be done on their lot.

The applicant is proposing to maintain the existing landscaping area with the addition of some trees and existing parking area on this lot, the modification of the building to accommodate for the drive thru lane is located on the north side of the building with two standing lanes on the south.. The only affected parking area is located along the Common Area, which is the means of egress for lots 3A and $3 B$.

A revised site plan was approved in November 2021. This proposal is to add a second drive thru lane at the south side of the building.

The Fire Department did meet on site and approved the modifications with the drive lane requirements along the southeast corner must comply with a 22 ft .8 inches unobstructed access as well as a 37 ft . unobstructed access along the north side.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Utility Department will need a revised utility layout showing all services, as well as grease trap.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve site plan and Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.
d) Site plan approval for Lot 10A, Amended Map of McAllen Convention Center,

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Lots 9A \& 10A; 501 South Ware Road. (SPR2022-0009)
Mr. Kaveh Forghanparast stated that the property was located on the southeast corner of South Ware Road and Col. Plummer Drive, also known as Erie Avenue. The property had 150.61 ft . of frontage along South Ware Road and a depth of 374.2 ft . at its deepest point for a lot size of 1.937 acres according to the recorded subdivision plat. The property was zoned C-3 (general business) District and the adjacent zoning is C-3 District on all directions.

The applicant is proposing to construct a hotel with the total square footage of $74,965 \mathrm{sq}$. ft . in five stories.

Based on 142 rooms, 142 parking spaces are required; 77 parking spaces are provided on Lot 10A and 65 shared spaces by the Convention Center for a total of 142 parking space. Five of the proposed parking spaces must be accessible, one of which must also be van accessible with an 8 ft . wide aisle. Access to the site is from Col. Plummer Drive via two curb cuts on the east side of the lot to an existing access drive on Lot 11A. The amended reciprocal agreement must be recorded. Required landscaping for the lot is $8,438 \mathrm{sq}$. ft ., $23,813 \mathrm{sq}$. ft . is provided. The tree requirement is as floows: $23-21 / 2^{\prime \prime}$ caliper trees, or $12-4$ " caliper trees, or $6-6$ " caliper trees, or 4 palm trees and $21-21 / 2^{\prime \prime}$ caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft . wide landscaped strip is required inside the property line along South Ware Road and Col. Plummer Drive. The Landscape strip along Erie Avenue was approved subject to having a 3 ft . hedge where the landscape strip is less than 10 ft . wide. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft . of a landscaped area with a tree, as required by ordinance. A 4 ft . wide sidewalk on South Ware Road and all interior streets is required. The Engineering Department may require a 5 ft . wide sidewalk. A 6 ft . buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on October 15, 2015, with setbacks as per the City requirements or approved site plan.

The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit. A revised utility plan must be approved by the Utilities and Fire Department prior to Building Permit issuance.

Staff recommends approval of the site plan subject to the conditions noted, Building Permit requirements, and the subdivision and zoning ordinances.

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

## 4) CONSENT

a) CAP Nolana Storage, LLC., 4013 North 29th Street, Said A Shaib (SUB20220066) (FINAL)BCD

North 29th Street: dedication as required for 50 ft . from centerline for 100 ft . ROW Paving: 65 ft . Curb \& gutter: Both sides. Label centerline to finalize required dedication. Clarify document (VOL. 1282, PG. 983) to determine easement width being referenced and to establish what the total ROW

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dedication will be prior to final. 20 ft . dimension referenced on document (VOL. 1282, PG. 983) does not correspond with the 40 ft . ROW easement shown on plat, please clarify. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft . Paving: 16 ft . Alley/service drive easement required for commercial properties. Plat submitted on June 3, 2022 provides for private service alley on south side; must be paved. 30 ft . access easement extends west as part of Starbucks Subdivision by separate document. Acreage change as part compliance with 30 ft . service easement located along south eastern portion of plat boundary. Subdivision Ordinance: Section 134-106. Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback. Zoning Ordinance: Section 138-356. Rear: In accordance with zoning ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with zoning ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. 4 ft . wide minimum sidewalk required on North 29th Street 5 ft . sidewalk as per Engineering Department may be required prior to recording. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation approved, no TIA required. Must comply with City's Access Management Policy. Please provide ownership map to verify that no landlocked properties exist or will be created. Subdivision application will need to be updated as acreage for the subdivision has changed. Application revised June 2, 2022, with additional acreage. At the Planning \& Zoning Commission of February 1, 2022, the Board approved the subdivision in preliminary form subject to conditions noted, drainage and utilities approval. Acreage change as part compliance with 30 ft . service easement located along south eastern portion of plat boundary.

Staff recommends approval of the subdivision in final form subject to conditions noted.
b) AEP James Rowe Substation Subdivision, Lot 1 (NON-HABITABLE), 1621 North Ware Road, P. Todd Ireland (SUB2022-0065) (FINAL)STP
N. Ware Rd. (F.M. 2220): 60 ft . from centerline for 120 ft . ROW Paving by the state Curb \& gutter by the state. Subdivision Ordinance: Section 134-105. Show ROW on both sides of centerline to verify compliance/dedication with requirements prior to recording. Submitted plat shows property to be landlocked. Engineer submitted variance application requesting this development allowed to front a "Distribution and Transmission Easement" that will be connect to N. Ware Road. City Commission approved lot frontage variance on December 13, 2021. Monies must be escrowed if

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improvements are required prior to final as may be applicable. COM Thoroughfare Plan Quince Ave. 30 ft . dedication required for 60 ft . total ROW Paving 40 ft Curb \& gutter both sides Subdivision Ordinance: Section 134-105. Quince Ave. alignment appears to not affect subject property but there might be an encroachment onto the proposed "transmission and Distribution Easement". ROW dedication for Quince Ave. might be triggered when properties that fall within future alignment develop. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW 20 ft . Paving: 16 ft . Alley/service drive easement required for commercial properties. Variance request to not provide an alley since they are requesting a waiver to the City's duty to provide waste collection services was approved by City Commission on December 13, 2021. Subdivision Ordinance: Section 134-106. Front: In accordance with Zoning Ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revise note as shown above. Proposing 30 ft . or greater for easements. Remove dashed line setback reference on plat as setback note will address setback requirements. Finalize setback requirements prior to recording. Zoning Ordinance: Section 138 356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise note as shown above. Proposing 10 ft . or easement, whichever is greater. Remove dashed line setback reference on plat as setback note will address setback requirements. Finalize setback requirements prior to recording. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise note as shown above. Proposing:10 ft. or easement whichever is greater. Remove dashed line setback reference on plat as setback note will address setback requirements. Finalize setback requirements prior to recording. Zoning Ordinance: Section 138-356. Garage: Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft . wide minimum sidewalk required on N. Ware Road. Variance to the sidewalk requirements was approved by the City Commission on December 13, 2021. Subdivision Ordinance: Section 134120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, 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. Lots fronting public streets. Property is currently landlocked. Plat shows property to be connected to N. Ware Road by a"1.717 Acre Access, "Distribution and Transmission Easement". Variance to the lot frontage requirement was approved by City Commission on December 13, 2021. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: Eectric Substation. Conditional Use Permit for an Electric Substation approved at the Planning and Zoning Commission meeting of June 3, 2021 and by City Commission on June 28, 2021. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation waived for electric substation. Must comply with City's Access Management Policy. Site plan review under separate process, clarify type of fences based on site plan layout submitted on April 18, 2022.

Staff recommends approval of the subdivision in final form subject to conditions noted.
c) De La Torre Subdivision,612 South 8th Street, Rafael De la Torre(SUB20220019) (FINAL)MAS

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S. 8th Street: 50 ft . ROW Paving: 40 ft . Curb \& gutter: both sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Galveston Avenue:37 ft. ROW dedication for future 50 ft . ROW. Paving :32 ft. Curb \& gutter Both Sides. Variance request to pay escrow amounts over a three-year term after execution of contractual agreement was approved at the City Commission meeting of October 11, 2021. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 1,200 ft. Block Length. Subdivision Ordinance: Section 134118. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. Front: 20 ft . or greater for easements or in line with average of existing building setbacks, whichever is greater. Zoning Ordinance: Section 138-356. Rear: 10 ft . or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Corner: 10 ft . or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Garage: 18 ft . except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft . wide minimum sidewalk required on S. 8th Street and Galveston Ave. Revise Note \#5 on as noted above as needed prior to recording. Variance request to pay escrow amounts over a three-year term after execution of contractual agreement was approved at the City Commission meeting of October 11, 2021. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-2 Proposed: R-2. Zoning Ordinance: Article V. Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. If 4 units are proposed $x \$ 700=\$ 2,800$ due prior to recording. Fees will be revised accordingly if number of unitschange. As per Traffic Department, Trip Generation has been waived. Must comply with City's Access Management Policy. As needed, revise Galveston Ave. instead of street, prior to recording. Variance request to pay escrow amounts over a three-year term after execution of contractual agreement was approved at the City Commission meeting of October 11, 2021.

Staff recommends approval of the subdivision in final form subject to conditions as noted.
Being no discussion, Mr. Marco Suarez moved to approve final for items 4a, 4b, and 4c. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.
5) SUBDIVISIONS:

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a) Frontera Forest Subdivision, 1721 Frontera Road, Robert H. Crane (SUB2022-0059) (PRELIMINARY)CH

Ms. Liliana Garza stated N. Bicentennial Blvd.: 80 ft . ROW existing Paving: 52 ft . Curb \& gutter: Both Sides. Clarify ownership of 25 ft . Access Easement shown on west side prior to final. Provide coy of recorded documents referenced. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Frontera Road: 20 ft . dedication required for 40 ft . from centerline for 80 ft . total ROW. Paving: 52 ft . Curb \& gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Paving, curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Front: 45 ft . or greater for easements, or in line with the average setback of existing structures, whichever is greater. Please revise plat note \#2 as shown above prior to final Zoning Ordinance: Section 138-356. Rear: 10 ft . or greater for easements. Zoning Ordinance: Section 138-356. Sides: Proposing: 10 ft. or greater for easements. Clarify interior side setback proposed prior to final. Zoning Ordinance: Section 138-356. Corner: 10 ft . or greater for easements. Please add plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft . except where greater setback is required, greater setback applies. Please revise plat note \#2 as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft . wide minimum sidewalk required on Frontera Road. As per Engineering Department, sidewalk width requirement may increase to 5 ft . If applicable, sidewalk requirement along N. Bicentennial Blvd. will be finalized once 25 ft . access easement on west side has been clarified. Please revise plat note \#11 as shown above and once finalized prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. If applicable, buffer requirement along N. Bicentennial Blvd. will be finalized once 25 ft . access easement on west side has been clarified. Landscaping Ordinance: Section 110-46. 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Bicentennial Blvd. Please add plat note as shown above prior to final. Must comply with City Access Management Policy. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Please provide dimension for new front property line on the north prior to final. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Rezoning Needed Bfore Final Approval. Zoning Ordinance: Article V. Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. Fee required is $\$ 700$ ( $1 \times \$ 700$ ). Must comply with City's Access Management Policy. Clarify ownership of 25 ft . Access Easement shown on west side prior to final. Provide coy of recorded documents referenced.

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

Being no discussion, Mr. Jose Saldana moved to approve in preliminary form and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.
b) Hinojosa Commercial Plaza Subdivision, 2413 North 23rd Street, Aleyda Enterprises, LLC (SUB2022-0063)(PRELIMINARY)SEA

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Ms. Liliana Garza stated N. 23rd Street: 10 ft . ROW dedication for 50 ft . from centerline for 100 ft . ROW Paving: by the state Curb \& gutter: by the state. Label centerline on plat prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Paving, curb \& gutter. Subdivision Ordinance: Section 134105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. ROW: 20 ft . Paving: 16 ft . Please include "private" to the 24 ft . service drive easement reference: "24 ft. private service drive easement" prior to final. Provide access agreement/connection with the property to the north and south document and note on plat prior to final. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposing: 70 ft . or greater for approved site plan or easements. Subdivision references a 70 ft . setback per document recorded in Vol. 17, Page 2. Plat shows the setback from the existing property line and not the new one after accounting for the ROW dedication. Proposing a 60 ft . setback from the new property line or greater for approved site plan or easements. Please clarify plat note proposed. Plat note will need to be finalized prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft . wide minimum sidewalk required on N. 23rd Street (F.M. 1926). 5 ft . sidewalk required as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Per Traffic Department, access spacing for 23rd Street is 360 feet and one shared access between corner lot and subdivision is preferred. If spacing can't be met, please submit a variance request. Subdivision plat submitted provides for a 25 ft . by 70 ft . reciprocal access easement at the southeast corner and is to be shared with the property to the south when it develops. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, 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. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Must comply with Fire Department requirements regarding continued access with the property to the north, and secondary access as it relates to N. 23rd Street. Submit site plan for review of the access from N. 23rd Street.

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

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

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c) Replat of Lot 2 Bann Subdivision, 2401 Quince Avenue, Nachito Enterprises, LLC (SUB2022-0061)(PRELIMINARY)STIG

Mr. Mario Escamilla stated Quince Avenue: Dedication as needed for $30 \mathrm{ft} .-32.5 \mathrm{ft}$. from centerline for 60 ft .- 65 ft . total ROW as dedication varies. Paving : Approximately existing 35 ft .- 45 ft . Curb \& gutter Both Sides. Include document numbers on plat and provide any documents as applicable regarding how existing ROW was dedicated. Show ROW dedication along Quince Avenue, as it varies. Label centerline. Label ROW dedications, from centerline, existing, total, etc. Finalize ROW requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. N. 24th1/2 Street: 10 ft . dedication for 60 ft . total ROW. Paving 40 ft . Curb \& gutter, Both Sides. Include document numbers on plat and provide any documents as applicable regarding how existing ROW was dedicated. Label centerline and revise street name as shown; N.24th 1/2 Street. Label ROW dedications, from centerline, existing, total, etc. Finalize ROW requirements prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM. Paving, curb \& gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft . Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft . Paving: 16 ft . Alley/service drive easement required for commercial and multi-family properties. Public Works service drive required to provide waste collection service for the R-3A lots. Alley/ service drive easement must comply with Fire Department requirements. Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. Finalize alley/service drive requirements prior to final. Subdivision Ordinance: Section 134-106. Front:20 ft. or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. Revise plat note as shown above, finalize prior to final. Please submit a variance setback request application if proposing a setback for carports. Proposing:20 ft. except 15 ft . for unenclosed carport only; or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to final. Proposing:10 ft. or easement, whichever is greater. Zoning Ordinance: Section 138-356. Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to final. Proposing: 6 ft . or easement, whichever is greater; Zoning Ordinance: Section 138-356. Corner: 10 ft . or greater for easements or approved site plan, whichever is greater applies. Revise plat note as shown above, finalize prior to final. Proposing 10 ft . or easement whichever is greater, Zoning Ordinance: Section 138-356. Garage: 18 ft . except where a greater setback is required, greater setback applies. Proposing 18ft. except where greater setback is required; Revise plat note as shown above, finalize prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft . wide minimum sidewalk required along Quince Avenue and N.24th 1/2 Street. Revise plat note as shown above, finalize prior to final. Sidewalk requirements may increase to 5 ft . prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise plat note as shown above, finalize prior to final. Landscaping Ordinance: Section 110-46. 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must

Planning and Zoning Commission Meeting
June 21, 2022
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comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing :R-3A (Apartment Residential) District Proposed: R-3A (Apartment Residential) District Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. At the City Commission meeting of April 25th,2022, the rezoning request was approved to R-3A District. Zoning Ordinance: Article V. Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park fees apply at a rate of $\$ 700$ per dwelling unit. In this case Park fees amount to $\$ 22,400$ ( $\$ 700 \times 32$ dwelling units) and payable prior to plat recording. Park fees will be adjusted accordingly if proposed number of lots/dwelling unit changes. As per Traffic Department, Trip Generation waived for 4 multi-family lots. Must comply with City's Access Management Policy. Revise name as follows: Bann, Lots 2A,2B,2C and 2D Subdivision. Please update all necessary documents prior to final. Need to submit a vacate and replat as plat restrictions are being changed, prior to final. Please verify surrounding legal descriptions to ensure description matches recorded documents.

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

Being no discussion, Mr. Marco Suarez moved to approve with conditions noted and Mr. Emilio Santos Jr. seconded the motion, which was approved with five members present and voting and one memeber, Vice Chairperson Mr. Gabriel Kamel, Abstaining his vote.
d) Andara Apartments at Ware Subdivision, 8200 North Ware Road, Gloria B. Brady (SUB2022-0062)(PRELIMINARY)BIG

Mr. Mario Escamilla stated N. Ware Road: Dedication as needed for 75 ft . from centerline for 150 total ROW. Paving: State Curb \& gutter: State Label Centerline. Label ROW dedications accordingly; Total, Existing, Dedicated by this plat, etc. Label documents numbers regarding how existing ROW was dedicated. Once provided, revisions/ requirements will be noted accordingly. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan Andara(Private Street):Dedication for 60ft. Total ROW. Paving 40ft. Curb \& gutter, both sides. Street name needs to be revised to City Street names, prior to final. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan North 33rd Street: 30 ft . of dedication for 60 ft . Total ROW Paving: 40 ft . Curb \& gutter: Both sides. Label documents numbers regarding how existing ROW was dedicated. Once provided, revisions/ requirements will be noted accordingly. Please label centerline. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final COM Thoroughfare Plan. Paving, curb \& gutter.

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Page 21
Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. 900 ft. Block Length for R-3 Zone Districts Current Subdivision layout exceeds 900 ft . Block Length requirement for R-3 Zone Districts, revise accordingly. Subdivision Ordinance: Section 134-118. ROW: 20 ft . Paving: 16 ft . Alley/service drive easement required for Commercial and Multi-Family properties. Must comply with Public Works Department requirements. Subdivision Ordinance: Section 134-106. Front:20 ft. or greater for easements. Proposing:10 ft. or greater for easements. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Rear: 10 ft . or greater for easements. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Sides: 6 ft . or greater for easement or approved site plan, whichever is greater applies. Proposing: In accordance with Zoning Ordinance or greater for easements. Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Corner: 10 ft . or greater for easements. Proposing 10 ft . or greater for easements, whichever is greater; Setback requirements will be established once CUP for Planned Unit Development has been submitted and reviewed. Zoning Ordinance: Section 138-356. Garage :18 ft. except where a greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft . wide minimum sidewalk required along N.Ware Road, N.33rd Street and both sides of interior streets. Add plat note as shown above prior to final. Sidewalk requirements may increase to 5 ft . prior to final per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Ware Road and N.33rd Street. Revise note as show above prior to final. Landscaping Ordinance: Section 110-46. 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Ware Road and N.33rd Street. Revise plat note as show above. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Overall site plan required as part of CUP process for Planned Unit Devleopment. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Lots fronting public streets.(Private Streets Proposed). Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing :A-O(Agricultural) District Proposed: A O(Agricultural) District. Applicant has met with staff and will be applying for a Conditional Use Permit for a Planned Unit Development. Rezoning or Conditional Use Permit for Planned Unit Development required, prior to final.Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. Pending review by the City Manager's Office. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.

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Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Must comply with requirements/conditions of the Conditional Use Permit for the Planned Unit Development (PUD). The site plan for the PUD will be recorded at such time as the plat is recorded. Cross reference notes will need to be finalized prior to final. Any changes to approved site plan for Planned Unit Development may require for Conditional use permit to be amended and presented before the Planning and Zoning Commission. Plat notes, setbacks, requirements, subject to be revised based on CUP for Planned Unit Development prior to final as process is reviewed simultaneously with the subdivision plat. Please clarify if subdivision will be private prior to final. Provide gate detail, for City department review.

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

Being no discussion, Mr. Jose Saldana moved to approve subject to conditions noted and Ms. Erica De la Garza seconded the motion, which was approved with six members present and voting.
6) Information: City Commission Actions from June 13, 2022
a) Mr. Edgar Garcia spoke regarding actions taken by the City Commission Board.

## ADJOURNMENT:

There being no further business to come before the Planning \& Zoning Commission, Mr. Jose Saldana adjourned the meeting at 3:56p.m. and Mr. Emilio Santos Jr. seconded the motion, which carried unanimously with six members present and voting.

> Chairperson Michael Fallek

ATTEST:
Magda Ramirez, Administrative Assistant

## Memo

## TO: Planning and Zoning Commission

FROM: Planning Staff
DATE: June 28, 2022


#### Abstract

SUBJECT: REQUEST OF BLANCA I. CANTU, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN EVENT CENTER, AT TREVINO'S ACRE SUBDIVISION AND THE SOUTH 60.62 FT., THE NORTH 355.78 FT. OUT OF LOT 2, BLOCK 8, MCCOLL A.J. SUBDIVISION, HIDALGO COUNTY, TEXAS; 2000 SOUTH JACKSON ROAD. (CUP2022-0067)(TABLED: 6/7/22) (REMAINED TABLED: 6/21/22)


BRIEF DESCRIPTION: The property is located on the West side of South Jackson Road, approximately 530 ft . south of E. Savannah Avenue and is zoned C-3 (general business) District. The adjacent zoning is R-1 (singlefamily residential) District and R-2 (duplex-fourplex) District to the south, C-3 District to the north and west and outside city limits to the east. Surrounding land uses includes commercial businesses, restaurants, and apartments outside city limits, vacant land and single-family residences within city limits. An event center is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.


HISTORY: The initial conditional use permit for a dance hall was disapproved in 2010; beginning in 2011 reapply for the permit and renewed through. In 2013, both a Dwelling Unit and Event Center CUP was approved by City Commission, the dwelling unit CUP was approved for life of the use, while dance hall was approved only for a year. In 2014, applicant apply once more but failed to meet the deadline to appeal the decision of the Planning and Zoning Board, hence permit was disapproved. No other CUP has been submitted since then.

## SUMMARY/ANALYSIS:

The applicant is proposing to operate an event center from a proposed garden that is approximately $5,500 \mathrm{SF}$ in size and a pavilion of $2,400 \mathrm{SF}$. The proposed hours of operation are from 2:00 PM to 1:00 AM Monday -

Sunday.
Additionally, the applicant is proposing to build restrooms a pavilion and a warehouse, the proposed structures will have to meet setbacks as it cannot be built to property line as the southern lot is residentially zoned, an elevation plan will be required, furthermore, subdivision process will be required for the construction of any construction since the tract where its being proposed it's not subdivided.

A Site Plan review process will be required based on the location of the subject property.
The Fire Department is pending inspection of the establishment. An inspection by the Health Department was performed, and requirements were satisfactory. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of the lot of any of the above mentioned businesses must be at least 400 ft . from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft . from the nearest residentially zoned property and apartment zoned area.
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 South Jackson Street
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage of the garden, approximately 5,500 SF, 2,400 SF of pavilion area, 79 parking spaces are required, only 50 parking spaces are being 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.

## PLANNING AND ZONING MEETING OF JUNE 7, 2022:

At the P\&Z meeting of June 7, 2022, after a brief discussion, the Board voted to table the item, in order for the applicant to show additional parking spaces on site plan. There were five members present and voting.

## PLANNING AND ZONING MEETING OF JUNE 21, 2022:

Item remained tabled.

## RECOMMENDATION:

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



## Planning Department

## Memo

## TO: Planning and Zoning Commission

FROM: Planning Staff
DATE: June 28, 2022

## SUBJECT: REQUEST OF JESSICA AGUILAR, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR AT THE NORTH 20 FT. OF LOT 1 \& ALL OF LOT 2 EXCLUDING THE NORTHWEST 225 FT. X 240 FT. OF LOT 2, PLAZA DEL NORTE SUBDIVISION, HIDALGO COUNTY, TEXAS; 3424 NORTH $10^{\text {TH }}$ STREET. (CUP2022-0084)

BRIEF DESCRIPTION:The property is located on the east side of North $10^{\text {th }}$ Street, approximately 200 ft . south of Jonquil Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, south and west, R-3T (multifamily-townhouses) District to the east and R-1 (single-family) District to the northeast. Surrounding land uses include retail stores, restaurants, multifamily residences, single-family residences and IBC bank. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.


HISTORY: Previous tenant Korea Garden was issued a certificate of occupancy for a restaurant on January 27, 2010. The current applicant applied for a conditional use permit for a prosed bar last year and was approved for a year by City Commission at their meeting of My 24, 2021. Applicant is renewing the permit for 2022.

REQUEST/ANALYSIS: The applicant is proposing to continue operating a bar (Love Buzz) from an existing 3,850 SF building. The proposed days and hours of operation are, Monday through Sunday from 12:00 PM to 2:00 AM.

The Fire and Health Departments have inspected the bar and the property is in compliance. The police activity report for service calls from February 2021 to present is attached. The Planning Department has received no complaints regarding the present use as a bar. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of the lot of any of the 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 establishment is less than 400 ft . of a residential zone/use, to the northeast and east of the subject property
2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has access from north $10^{\text {th }}$ Street.
3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The bar requires 39 parking spaces based on SF of building and additional 3 parking spaces for the existing outside seating area (3 benches) for a total of 41 parking spaces
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.

## RECOMMENDATION:

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

## PLAZA DEL NORTE SHOPPING CENTER




## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 27, 2022


#### Abstract

SUBJECT: REQUEST OF KHIABET MAGALLAN CRUZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A PORTABLE OFFICE, AT LOT 2, GENTRY SUBDIVISION, HIDALGO COUNTY, TEXAS, 2801 HIGHWAY 83. (CUP2022-0085)


BRIEF DESCRIPTION: The subject property is located on the south side of US Business $83,160 \mathrm{ft}$. east of South $29^{\text {th }}$ Street The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District to the east and west, R-2 (duplexffourplex) District to the south and I-1 (light industrial) District to the north. Surrounding land uses include a car lot, tire shop, warehouses, residential houses and vacant retail stores. A portable office is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

REQUEST/ANALYSIS: The applicant is requesting a conditional use permit for a portable office measuring 66 feet $\times 14$ feet located at the rear of the property, and proposed to be used as an office for the proposed car lot business. Based on mobile office use, 4 parking spaces are required, 5 parking spaces are being provided on site plan. A site inspection revealed that parking lot its not meeting city standards, if approved a follow inspection will be required. Hours of operation are as follows: Monday through Saturday 9:00AM to 6:00PM. The proposed business will be using the adjacent lot for the car inventory; the adjacent lot is under contract as stipulated on the commercial lease.


The Fire Department inspection is still pending. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The portable building must also meet the requirements set forth in Section 138-118(2) (a) of the Zoning Ordinance as follows:

1) Accessory to a permitted use;
2) Provided that there is only one per premises;
3) It must be related to an existing ongoing business located on that site
4) The mobile home must be located in such a manner as to have access to a public right-of-way within 200 feet;
5) The mobile home must be connected to an approved water distribution and sewage disposal system;
6) The mobile home must be tied down and meet all other applicable provisions of the mobile home ordinance; and
7) There must be provision for garbage and trash collection and disposal

## RECOMMENDATION:

Staff recommends approval of the request, subject to Sections 138-118(2)(a) and 138-400 of the Zoning Ordinance and Fire and Building Departments requirements.
U.S. BUS. HWY. 83 (LOOP 374 )


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## Planning Department

## Memo

## TO: Planning and Zoning Commission

FROM: Planning Staff
DATE: June 24, 2022
SUBJECT: Request of Frank Trevino for a Conditional Use Permit, for one year, and adoption of an ordinance for an automotive service and repair shop and warehouse at Lots 1-3, Block 50, North McAllen Subdivision, Hidalgo County, Texas; 111 North 11th Street. (CUP2022-0082)

BRIEF DESCRIPTION: The subject property is located at the northeast corner of Beech Avenue and North $11^{\text {th }}$ Street. The property is zoned C-3 (general business) District, and the adjacent zoning is C3 District to the east, south, and west. The adjacent zoning is R-3A (multifamily apartment) District to the north. Surrounding land uses include Motor Mart Machine Shop, Dimart Medical, Gosmar LLC Industrial Supply. An automotive service and repair business is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.


REQUEST/ANALYSIS: There are two existing commercial buildings on site, building A and building B. Building A is approximately 1,650 square feet which will comprise of two offices, reception area, post lifts, and a restroom. Building $B$ is approximately 7,747 square feet and will be used as the facility for auto part installation. Building B will have storage space and post lifts. The applicant is requesting a CUP for a length of one year.

Based on the total 4,800 sq. ft. for the body shop repair, 16 parking spaces and one van accessible parking spaces are required; 9 parking spaces are provided on site.

Staff has received one phone call in favor to this request. As per the citizen, the proposed business will increase business for his machine shop.

Fire Department has conducted the necessary inspection, and gave approval to continue with CUP process. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 21,000 sq. ft.
2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The applicant is proposing to work inside the commercial structure.
3) Outside storage of materials is prohibited. The applicant indicated that there would be no outside storage.
4) The building where the work is to take place shall be at least 100 ft . from the nearest residence. The building where the work is to take place is within 100 feet is adjacent to single-family residential use to the east, south and north.
5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required.
6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

## RECOMMENDATION:

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

Floar Plen for Partable Builbing.


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## Planning Department

## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 24, 2022
SUBJECT: Request of Frank Trevino for a Conditional Use Permit, for one year, and adoption of an ordinance for a portable building greater than 10 feet by 12 feet at Lots 1-3, Block 50, North McAllen Subdivision, Hidalgo County, Texas; 111 North $11^{\text {th }}$ Street. (CUP2022-0083)

BRIEF DESCRIPTION: The subject property is located at the northeast corner of Beech Avenue and North $11^{\text {th }}$ Street. The property is zoned C-3 (general business) District, and the adjacent zoning is C-3 District to the east, south, and west. The adjacent zoning is R-3A (multifamily apartment) District to the north. Surrounding land uses include Motor Mart Machine Shop, Dimart Medical, Gosmar LLC Industrial Supply. A portable building is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.


REQUEST/ANALYSIS: The applicant is requesting a conditional use permit for a portable building located at the front of the property. The proposed building that measures 10 feet by 25 feet ( 250 square feet), and will be used as a temporary office for the proposed business of an auto service shop.

The Fire Department has conducted the necessary inspection for this property and has passed it. 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 portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

1) Portable buildings must not be used for living quarters. The portable building will be used as a temporary office for the proposed business only;
2) Must be located in such a manner as to have access to a public right-of-way within 200 feet. The property has access to east side of North $11^{\text {th }}$ Street and north side of Beech Avenue
3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138400 of the Zoning Ordinance;
4) Must provide garbage and trash collection and disposal;
5) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
6) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

RECOMMENDATION: Staff recommends approval of the request, subject to Sections 138118(a)(3) portable buildings and 138-400 pavement standards of the Zoning Ordinance and Fire requirements.

Floar Plen for Partable Builbing.



## Planning Department

## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 29, 2022

## SUBJECT: REQUEST OF SANDRA CLAUDIO DE GOMEZ ON BEHALF OF DESPERADO SALOON, FOR A CONDITIONAL USE PERMIT, FOR A BAR (BILLIARD SALOON), FOR ONE YEAR AT LOT A, J.G. ORTEGON SUBDIVISION, HIDALGO COUNTY, TEXAS; 6328 SOUTH 23RD STREET. (CUP2022-0081)

DESCRIPTION: The property is located at the northwest corner of South $23^{\text {rd }}$ Street and Military Highway and is zoned C-4 (commercial industrial) District. The adjacent zoning is C-4 District to the north and south, l-1 (light industrial) District to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include a convenience store, gas station, auto sales, the McAllen Produce Terminal Market, Burger King, Texas Inn Hotel and vacant land. A bar is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.


HISTORY: The initial conditional use permit for this establishment was approved by the Planning and Zoning Commission in September of 1991 and has been renewed annually to different tenants. The last permit was approved for one year on May 4, 2021.

REQUEST/ANALYSIS: The applicant is proposing to continue operating a billiard sallon (Desperado Saloon) from the existing lease space. The hours of operation will be from 5:00 p.m. to 2:00 a.m. Monday through Saturday.

A police activity report is attached for service calls from June 2021 to present. The Health and Fire Departments inspections are still pending. Should the Conditional Use Permit be approved, the applicant will be required to sign the application acknowledging and agreeing to the conditions of the permit. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of those businesses having late hours (after 10:00 p.m.) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. This establishment is not within 400 feet of the above mentioned zones or uses;
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 South $23^{\text {rd }}$ Street and Military Highway;
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 square footage of the establishment, 2,036 square feet, 21 parking spaces are required for this use and 21 additional spaces are required for the remainder of the building. There are 56 parking spaces provided in the common parking area in the front and rear of the building. The parking lot must be maintained free of potholes and clearly striped.
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. The allowable number of persons within the building is 116 persons.

## RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118(4) of the Zoning Ordinance, Health and Fire Department requirements.

 COPY

## Incident Analysis Report

Summary

Print Date/Time: 06/18/2022 13:04
Login ID:
Call
Call Source: All

McAllen Police Department
From Date: 06/01/2021 00:01
To Date: 06/18/2022 13:00

ORI Number: TX1080800
Officer ID: All
Location: 6328 S 23RD ST, MCALLEN

| Incident Date/Time | Incident Number | Incident Type | Location |
| :--- | :--- | :--- | :--- |
| $11 / 28 / 2021$ | $01: 23$ | $2021-00084915$ | Patrol Check |



## Planning Department

## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: July 1,2022
SUBJECT: INITIAL ZONING TO R-3A (MULTIFAMILY APARTMENT RESIDENTIAL) DISTRICT: 19.953-ACRE TRACT (20.0 ACRES RECORDED) OF LAND, BEING OUT OF THE WEST HALF OF LOT 13 SECTION 280, TEXASMEXICAN RAILWAY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2700 SPRAGUE ROAD. (REZ2022-0019)

LOCATION: The property is located along the north side of Sprague Road, and approximately 1,290 feet south of State Highway 107. The tract has 660.00 feet of frontage along Sprague Road with a depth of 1,300 feet for a lot size of 20 acres.

PROPOSAL: The applicant is requesting R-3A (multifamily residential apartment) District for proposed apartments. The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-3A District will become effective upon the annexation of the tract into the City. The subject property will undergo the subdivision process for proposed Bright Woods Subdivision at a later date.

ADJACENT ZONING: The adjacent properties to the subject property are R-1 (single family residential) District to the north, south, and west. R-3A District to the west. The property to the east of the subject property are located outside of city limits.


LAND USE: The property is currently used as agricultural land. Surrounding land uses include single-family residences, agricultural land, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Suburban Residential. The proposed initial zoning of the subject property does not conform to the land use designation as indicated on the Foresight McAllen Comprehensive Plan.

DEVELOPMENT TRENDS: The development trend for this area along Sprague Road is generally single-family residential.

ANALYSIS: The requested zoning does not conform to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

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

Staff has not received any calls or emails in opposition to the initial zoning request.
RECOMMENDATION: Staff recommends approval of the rezoning request to R-3A (multifamily apartment residential) District as the rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.



(1) ROOF PLAN LOT 14


(1) FRONT ELEVATION

(2) BACK ELEVATION



## Planning Department

## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 28, 2022
SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 1.07 ACRES AND 0.84 ACRES OUT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 501 \& 519 DALLAS AVENUE. (REZ2022-0020)

LOCATION: The property is located on the south side of Dallas Avenue, approximately 840 ft . east of South $8^{\text {th }}$ Street. The irregularly-shaped tract consists of two lots with 147 ft . of frontage along Dallas Avenue and a depth of 346 ft . at its deepest point for the total lot size of 1.91 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District in order to construct townhomes. The subject property will be part of a larger development which includes the adjacent property to the west. A feasibility plan has not been submitted.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the north, east, and south, and $\mathrm{C}-1$ (office building) District to the west.


LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, apartments, Victor Fields Elementary School, Victor Fields City School Park, William B. Travis Middle School, Merit Energy Company, office, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential which is comparable to A-O (agricultural and open space) District and R-1 (single-family residential) District.

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

HISTORY: The tract was zoned R-1 District during the comprehensive zoning in 1979. There has been no other rezoning request for the subject property since then.

A rezoning request to C-1 District for the adjacent property to the west was approved on July 10, 2000, by the City Commission. However, the property was never developed.

A rezoning request to R-3A District for the property at 615 Dallas Avenue was approved by the City Commission on February 24, 2020.

ANALYSIS: The rezoning request does not conform to the land use designation; however, it follows the development and rezoning trend in this area to multi-family residential use. The proposed development will also be in proximity of compatible uses, an elementary school and a middle school, since these institutional uses are located within residential neighborhoods. The rezoning request provides opportunity for residential development of the vacant lot and will encourage home ownership.

The maximum density in R-3T (multifamily residential townhouse) District is 20 units per acre. Therefore, the maximum number of units for the subject property is approximately 38 townhouses.

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

Staff has not received a phone call or email in opposition to the rezoning request.
RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District since it follows the development trend, will be in proximity of compatible uses, and provides opportunity for residential development of the vacant lot.



## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 28,2022
SUBJECT: REZONE FROM C-1 (OFFICE BUILDING) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 1.41 ACRES OUT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 601 DALLAS AVENUE. (REZ2022-0021)

LOCATION: The property is located on the south side of Dallas Avenue, approximately 660 ft . east of South $8^{\text {th }}$ Street. The tract has 177 ft . of frontage along Dallas Avenue with a depth of 346 ft . for a lot size of 1.41 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District in order to construct townhomes. The subject property will be part of a larger development which includes the adjacent property to the east. A feasibility plan has not been submitted.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the north, east, and south, and R-3A (multifamily residential apartment) District to the west.


LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, apartments, Victor Fields Elementary School, Victor Fields City School Park, William B. Travis Middle School, Merit Energy Company, office, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential which is comparable to A-O (agricultural and open space) District and R-1 (single-family residential) District.

DEVELOPMENT TRENDS: The development trend for this area along South McColl Road is single and multifamily residential.

HISTORY: The tract was rezoned from R-1 to R-3T District in 1978 and remained R-3T District during the comprehensive zoning in 1979. A rezoning request to C -1 District for the subject property was approved on July 10, 2000, by the City Commission. There has been no other rezoning request for the subject property since then.

A rezoning request to $\mathrm{R}-3 \mathrm{~A}$ for the adjacent property to the west was approved by the City Commission on February 24, 2020.

ANALYSIS: The rezoning request does not conform to the land use designation; however, it follows the development and rezoning trend in this area to multi-family residential use. The proposed development will also be in proximity of compatible uses, an elementary school and a middle school, since these institutional uses are located within residential neighborhoods. The rezoning request provides opportunity for residential development of the vacant lot and will encourage home ownership.

The maximum density in R-3T (multifamily residential townhouse) District is 20 units per acre. Therefore, the maximum number of units for the subject property is approximately 28 townhouses.

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

Staff has not received a phone call or email in opposition to the rezoning request.
RECOMMENDATION: Staff recommends approval of the rezoning request to R-3T (multifamily residential townhouse) District since it follows the development trend, will be in proximity of compatible uses, and provides opportunity for residential development of the vacant lot.



|  | - ( City of McAllen <br> Planning Department <br> 311 NORTH $15^{\text {TH }}$ STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION |
| :---: | :---: |
|  | VACATING OF LOT 1 OF ASIAN VALLEY SUBDIVISION AND LOT A OF 29TH PLACE <br> Subdivision Name SUBDIVISION TO REPLAT OF LOT 1 AND LOT 1A, ASIAN VALLEY SUBDIVISION Location Southwest corner of intersecting streets Nolana \& 29th St. <br> City Address or Block Number 2825 NOLANA AVE <br> Number of Lots $\qquad$ 2 Gross Acres $\qquad$ 1.56 Net Acres $\qquad$ 1.56 ETJ $\square$ Yes $\otimes$ No <br> Existing Zoning $\qquad$ C-3 Proposed Zoning $\qquad$ Rezoning Applied for $\qquad$ $\qquad$ <br> Existing Land Use vacant Proposed Land Use commercial Irrigation District \# $\qquad$ 1 <br> Replat $\propto$ Yes $\square$ No Commercial X $\qquad$ Residential $\qquad$ <br> Agricultural Exemption $\otimes$ Yes $\square$ No Estimated Rollback Tax Due 0 N 0 AG <br> Parcel \# 8402360 Tax Dept. Review MC <br> Water CCN $\mathbb{M}$ MPU $\square$ Sharyland Water SC Other $\qquad$ <br> Legal Description 29th Place Subdivision Lot "A" \& Asian Valley Subdivision Lot 1 |
|  |  |
| 흥 응 O -1 |  |
|  | Name Jessica Maldonado $\qquad$ ,PE,PMP,CFM at SAMBS InR.hone $\qquad$ <br> Address 200 S 10th St, STE. 1500 $\qquad$ E-mail jessica@samengineering-surveying.com <br> City $\qquad$ McAllen State $\qquad$ TX Zip 78501 Contact Person STEVE GRAY |
|  |  |

## In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75

Final Approval Fee (Both fees can be combined in one payment)

- Title Report
- $8 \frac{112 "}{}$ by 11 " Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- $281 / 2^{\prime \prime}$ by 11 " copies/legible copies of plat with name \& north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)


## Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final

Approval Fee (Both fees can be combined in one payment)

- Title Report
- Survey
- Location Map
- Plat \& Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable
*Documents must be submitted in PDF format. No scanned documents*
*Please submit documents to subdivisions@mcallen.net
*ORIGINAL APPLICATION \& FEE MUST BE SUBMITTED IN PERSON*


## PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

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

Signature
 Date $\qquad$
Print Name $\qquad$
Owner
Authorized Agent $x$

The Planning Department is now accepting DocuSign signatures on application



Reviewed On: 6/29/2022

| SUBDIVISION NAME: ASIAN VALLEY LOTS 1A \& 1B SUBDIVISION |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| Nolana Ave.: 60 ft from centerline for 120 ft . ROW <br> Paving: 65 ft . Curb \& gutter: both sides <br> **Subdivision Ordinance: Section 134-105 <br> **Monies must be escrowed if improvements are required prior to recording <br> **COM Thoroughfare Plan | Applied |
| North 29th Street: 10 ft . dedication for 50 ft from centerline for 100 ft . ROW <br> Paving: 65 ft . Curb \& gutter: both sides <br> **Subdivision Ordinance: Section 134-105 <br> **Monies must be escrowed if improvements are required prior to recording. <br> **COM Thoroughfare Plan | Applied |
| Paving $\qquad$ Curb \& gutter $\qquad$ <br> **Subdivision Ordinance: Section 134-105 <br> **Monies must be escrowed if improvements are required prior to final <br> **COM Thoroughfare Plan | Applied |
| * 1,200 ft. Block Length <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 900 ft . Block Length for R-3 Zone Districts <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft . Maximum Cul-de-Sac <br> **Subdivision Ordinance: Section 134-105 | NA |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> ***Minimum 24 ft . wide paved private access easement proposed on plat. <br> ${ }^{* * *}$ Minimum 24 ft . private service drive as needed will be reviewed at time of site plan. Plat note as needed will be finalized prior to recording. <br> **Subdivision Ordinance: Section 134-106 | Required |
| SETBACKS |  |
| * Front: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. <br> ***Please remove "15 feet" wording from plat note prior to recording, rest of note is ok. <br> **Zoning Ordinance: Section 138-356 <br> * Rear: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. <br> ${ }^{* * *}$ Please remove " 5 feet" wording from plat note prior to recording, rest of note is ok. <br> **Zoning Ordinance: Section 138-356 | Required Required |


| * Sides: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. <br> ***Please remove "10 feet" wording from plat note prior to recording, rest of note is ok. <br> **Zoning Ordinance: Section 138-356 <br> * Corner: In accordance with the zoning ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. <br> ***Please remove "10 feet" wording from plat note prior to recording, rest of note is ok. <br> **Zoning Ordinance: Section 138-356 <br> * Garage <br> **Zoning Ordinance: Section 138-356 <br> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Required |
| :---: | :---: |
|  | Required |
|  | NA |
|  | Applied |
| SIDEWALKS |  |
| * 4 ft . wide minimum sidewalk required on N . 29th Street and Nolana Avenue. <br> ***Sidewalk requirement may be increased to 5 ft . by Engineering Department <br> ****Plat note \#9 must be revised as shown above and once finalized prior to recording <br> **Subdivision Ordinance: Section 134-120 <br> * 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. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses <br> **Landscaping Ordinance: Section 110-46 | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along <br> **Must comply with City Access Management Policy | Required |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. <br> ${ }_{* * * * \text { Vacating plat proposed, therefore, plat note \#14 is not required. Please clarify if proposing }}$ to remove or keep note \#14. <br> **If proposing to remove plat \#14, site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Required |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. <br> ${ }^{* *}$ Clarify plat note \#11 shown on initial plat submittal, prior to final. | Required |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |

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

| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| :---: | :---: |
| LOT REQUIREMENTS |  |
| * Lots fronting public streets <br> **Subdivision Ordinance: Section 134-1 | Compliance |
| * Minimum lot width and lot area <br> **Zoning Ordinance: Section 138-356 | Compliance |
| ZONING/CUP |  |
| * Existing: C-3 Proposed: C-3 <br> ***Zoning Ordinance: Article V | Compliance |
| * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V | Complete |
| PARKS |  |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation approved, No TIA required due to existing TIA. | Compliance |
| * Traffic Impact Analysis (TIA) required prior to final plat. | Complete |
| COMMENTS |  |
| Comments: <br> *Must comply with City's Access Management Policy. <br> ******Plat being vacated due to original "Asian Valley Subdivision Lot 1" and "29th Place Subdivision" based on revisions/removal of existing plat notes. <br> ******As vacate-replat is being processed/reviewed additional notes/requirements may be applicable prior to final. | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED. | Applied |

## Planning Department

## Memo

## TO: Planning and Zoning Commission

FROM: Planning Staff
DATE: June 29, 2022

## SUBJECT: SITE PLAN APPROVAL FOR LOT 3, THE WAREHOUSE KINGDOM SUBDIVISION; 6501 SOUTH $23{ }^{\text {RD }}$ STREET. (SPR2021-0027)

LOCATION: The property is located on the east side of South $23^{\text {rd }}$ Street, approximately 330 ft . south of Military Highway (FM 1016). The property has 259 ft . of frontage along South $23^{\text {rd }}$ Street and 221.79 ft . at its deepest point, for a lot size of 1.31 acre-tract according to the recorded subdivision plat. The property is zoned $\mathrm{I}-1$ (light industrial) District and the adjacent zoning is $\mathrm{I}-1$ District to the north, east and south and $\mathrm{C}-4$ (commercial- industrial) District to the west.

PROPOSAL: The applicant is proposing to construct an office and a trailer parking on the subject property. Trailer parking will be for additional parking spaces for an adjacent business and serve as a washout area for the trailers.


ANALYSIS: Based on the 1,300 SF of office area, 10 parking spaces are required, 10 parking spaces are provided on site. Additionally, 21 trailer parking spaces are being provided, no trailer parking is required for this project. One of the proposed parking spaces must be accessible, which one must also be van accessible with an 8 ft . wide aisle. Access to the site is from an existing curb cut along South $23^{\text {rd }}$ Street. A recorded parking agreement for the trailer parking will be required before approval of the building permit stage. Required landscaping for the lot is $5,720.92$ sq. ft ., $6,766 \mathrm{sq}$. ft . is provided, with trees required as follows: $18-21 / 2^{\prime \prime}$ caliper trees, or $9-4$ " caliper trees, or $5-6$ " caliper trees, or 6 palm trees and $15-2$
$1 / 2 "$ caliper trees. Applicant is proposing 9-4-inch caliper trees. A minimum 10 ft . wide landscaped strip is required inside the property line along South $23^{\text {rd }}$ Street. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft . of a landscaped area with a tree, as required by ordinance. A 5 ft . wide sidewalk along South $23^{\text {rd }}$ Street is required as per the Engineering Department. A 6 ft . buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

As per Utilities Engineering Dept., the applicant will need to provide a revised utility layout showing sewer connections from the pretreatment devices to the main sewer line

## RECOMMENDATION:

Staff recommends approval of the site plan subject to the conditions noted, paving and Building Permit requirements, Utilities Engineering Dept. requirements, recordation of parking agreement and the subdivision and zoning ordinances.


## Planning Department

## Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 29, 2022

## SUBJECT: SITE PLAN APPROVAL FOR LOT 2A, VALENCIA MARKETPLACE, LOTS 1A AND 2A SUBDIVISION; 7317 NORTH $10^{\text {TH }}$ STREET. (SPR2022-0021)

LOCATION: The property is located on the west side of North $10^{\text {th }}$ Street, approximately 560 ft . north of Trenton Road. The property is an irregular shaped lot that has 66.18 ft . of frontage along North $10^{\text {th }}$ Street, for a lot size of 4.46 acre-tract according to the recorded subdivision plat. The property is zoned $\mathrm{C}-3$ (general business) District and the adjacent zoning is $\mathrm{C}-3$ District in all directions.

PROPOSAL: The applicant is proposing to construct a 104,400 SF self-storage-building.


ANALYSIS: Based on the 250 SF of office area, 5 parking spaces are required, 12 parking spaces are provided on site. One of the proposed parking spaces must be accessible, which one must also be van accessible with an 8 ft . wide aisle. Access to the site is from an existing curb cut along North $10^{\text {th }}$ Street and internal private drive that has a curb cut along Trenton Road. Required landscaping for the lot is 19,444 sq. ft., $30,592 \mathrm{sq}$. ft. is provided, with trees required as follows: $38-2 \frac{1}{2}$ " caliper trees, or $19-4$ " caliper trees, or $10-6$ " caliper trees, or 14 palm trees and $31-21 / 2^{\prime \prime}$ caliper trees. Applicant is proposing 32-2.5-inch caliper trees and 14 palm trees. A minimum 10 ft . wide landscaped strip is required inside the property line along Valencia Market Place. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft . of a landscaped area with a tree, as required by ordinance. A 5 ft . wide sidewalk along North $10^{\text {th }}$ Street is required as per the Engineering Department. A

6 ft . buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements.

The Building Permit Site Plan must comply with requirements noted on the development Team Review sheet. The Engineering Department will require grading and drainage plans to be reviewed at the time of building permit.

As per Utilities Engineering Dept., the applicant will need to provide a revised utility layout showing:

1. Show a two way clean out for the sewer service at the edge of the utility easement.
2. Manholes are not needed for service lines.
3. Please indicate the other service as irrigation/landscape service if that is the purpose.

## RECOMMENDATION:

Staff recommends approval of the site plan subject to the conditions noted, paving and Building Permit requirements, Utilities Engineering Dept. requirements, recordation of parking agreement and the subdivision and zoning ordinances.







## IRRIGATION NOTES

















ECch Controu

contractor to fush all Lines proor to nstallin heaos ano emtrers

No Reourements






















## 













IRRIGATION SCHEDULE


PROGRESS ONIY

(9) $\frac{\mathrm{RO}}{\mathrm{Ns}}$

(14) WIRELESS SOLAR SYNC SENSOR
(13) $\frac{\text { HUNTER ICC2 CONTROLLER }}{\text { ms }}$

(11) $\frac{\text { DRIP IRRIGATION- LANDSCAPE BED }}{\text { NTs }}$

(8)

(7)

Rox


(6) $\frac{\text { BALL VALVE }}{\text { NTS }}$

(10) TREE BUBBLER

(4) $\frac{\text { IRRIGATION SLEEVE DETAIL }}{\text { Ns }}$


(3) TRENCHING DETAIL



(1) DOUBLE CHECK VALVE



## Proposed Plat Submittal

$\square$
$-\quad$$\$ 225$ Preliminary Review Fee and $\$ 75$ Final Approval Fee (Cash)
Title Report
 $81 / 2^{\prime \prime}$ by 11 " Original Sealed Survey showing existing structures/ easements or 3 blueline copies

## 2 Location Maps

$28 \frac{1}{2}$ " by 11 " copies/legible copies of plat with name \& north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying owner on application) Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable

## PLAT TO SHOW:

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

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

I certify that 1 am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.
Signature


Print Name Fred Kurt, PE\& \&P LS
Owner $\square$



Reviewed On: 6/29/2022

| SUBDIVISION NAME: GARCIA ESTATES |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| N. 29th Street: *10 ft. ROW dedication required for 50 ft . from centerline required for 100 ft . total ROW <br> Paving: min. 52 ft . Curb \& gutter: Both sides <br> ***PZ Board recommended approval on October 5, 2021 and on October 25, 2021 City Commission approved the variance dedication of 5 ft . of additional ROW for N . 29th Street in lieu of 10 ft . <br> **Subdivision Ordinance: Section 134-105 <br> ${ }^{* *}$ Monies must be escrowed if improvements are required prior to final <br> **COM Thoroughfare Plan | Applied |
| Gumwood Avenue: *20 ft. dedication required for 40 ft . from centerline for a total of 80 ft . ROW Paving: min. 52 ft . Curb \& gutter: Both sides <br> ***PZ Board recommended approval on October 5, 2021 and on October 25, 2021 City Commission approved the variance dedication of 10 ft . of additional ROW instead of the required 20 ft . along Gumwood Avenue. <br> **Subdivision Ordinance: Section 134-105 <br> ${ }^{* *}$ Monies must be escrowed if improvements are required prior to final <br> **COM Thoroughfare Plan | Applied |
| Paving $\qquad$ Curb \& gutter $\qquad$ <br> **Subdivision Ordinance: Section 134-105 <br> **Monies must be escrowed if improvements are required prior to final <br> **COM Thoroughfare Plan | Applied |
| * 1,200 ft. Block Length <br> **Subdivision Ordinance: Section 134-118 | Applied |
| * 900 ft . Block Length for R-3 Zone Districts <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft . Maximum Cul-de-Sac <br> **Subdivision Ordinance: Section 134-105 | NA |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> **Existing alley to the south currently not paved. As per driveway site plan submitted on $6 / 23 / 22$, driveway entrance will be from Gumwood Avenue and not alley. <br> ****Plat note "Should rear entry be decided at time of building permit, alley will need to be completely paved to city standard" will be required and will be finalized prior to recording. **Subdivision Ordinance: Section 134-106 | Applied |


| SETBACKS |  |
| :---: | :---: |
| * Front: *45 ft. or greater for approved site plan or easements <br> ***PZ Board recommended approval on April 5, 2022 to the variance request proposing 25 ft . in lieu of the required 45 ft . front setback. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Rear: 10 ft . or greater for approved site plan or easements <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Sides: 6 ft . or greater for approved site plan or easements <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Corner: 10 ft . or greater for easements <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Garage: 18 ft . except where greater setback is required, greater setback applies <br> **Zoning Ordinance: Section 138-356 | Applied |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| * 4 ft . wide minimum sidewalk required on Gumwood Avenue and N. 29th Street. <br> ${ }^{* * *}$ Sidewalk requirement may be increased to 5 ft . by Engineering Department and plat note will be finalized prior to recording. <br> **Subdivision Ordinance: Section 134-120 <br> * 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. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along <br> **Engineer to show access locations due to Gumwood Avenue being a collector road requiring 200 ft . spacing between accesses <br> **Must comply with City Access Management Policy | Required |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | NA |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | NA |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Required |


| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| :---: | :---: |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **If proposed number of lots changes, new requirements might be triggered. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| LOT REQUIREMENTS |  |
| * Minimum lot width and lot area <br> **Zoning Ordinance: Section 138-356 | Compliance |
| * Lots fronting public streets <br> **Subdivision Ordinance: Section 134-1 | Compliance |
| ZONING/CUP |  |
| * Existing: R-1 Proposed: R-1 (Single Family Residences) ***Zoning Ordinance: Article V | Compliance |
| * Rezoning Needed Before Final Approval <br> ***Zoning Ordinance: Article V | NA |
| PARKS |  |
| * Land dedication in lieu of fee. | NA |
| * As per Park Department, Park Fee of $\$ 2,100$ based on ( $3 \times \$ 700$ per lot/dwelling unit) to be paid prior to recording. Total amount of park fees is subject to change if amount of proposed lots and dwelling units change. | Required |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation waived for three single family residences. No TIA required. | Compliance |
| * Traffic Impact Analysis (TIA) required prior to final plat. | NA |
| COMMENTS |  |
| Comments: <br> *Must comply with City's Access Management Policy. | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED. | Applied |



|  |  |
| :---: | :---: |
| Project Description |  |
| 3 |  |
|  |  |
|  | Name_Victor Trevino Address 900 S. Stewart Rd Ste 13 City $\quad$ Mission |
|  |  |
|  |  |

## Proposed Plat Submittal

$\qquad$ \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report
$81 / 2^{\prime \prime}$ by $11^{\prime \prime}$ Sealed Survey showing existing structures/easements or 3 blueline copies
with Application

2 Location Maps
$281 / 2$ " by $11^{\prime \prime}$ copies/legible copies of plat with name \& north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying owner on application) Autocad DWG file of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable

## PLAT TO SHOW:

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

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

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

Signature


Date $05-17-2021$

Print Name Victor Treviño



Reviewed On: 6/29/2022

## SUBDIVISION NAME: VIDA SUBDIVISION

## REQUIREMENTS

## STREETS AND RIGHT-OF-WAYS

North Shary Road (FM 494): 30 ft . ROW dedication for 60 ft . ROW from centerline for 120 ft . of total ROW
Paving: By the state Curb \& gutter: By the state
${ }^{* *}$ Please show ROW on both sides of centerline to verify if any additional dedication will be required prior to recording.
${ }^{* *}$ Clarify existing 60 ft . ROW arrows prior to recording.
***Plat shows document number referencing State of Texas as it relates to a 30 ft . section.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan
Auburn Avenue ( 5 Mile Line-FM 676): 20 ft . dedication for 60 ft . from centerline for 120 ft . ROW
Paving: by the state Curb \& gutter: by the state
**Provide ROW dimension from centerline on both sides and total ROW prior to recording
**Provide existing ROW dimension from center line to determine if any ROW dedication is required prior to recording.
*****Plat shows document number referencing State of Texas as it relates to a $19.38-19.54 \mathrm{ft}$. section.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan
Internal N/S Street (Vida Street): 60 ft . ROW
Paving: 40 ft . Curb \& gutter: Both sides
***Street name will be revised prior to recording to comply with City's policy.
*****Please show cul-de-sac ROW to verify compliance with minimum requirements prior to recording. As per Fire Department, minimum 96 ft . paving face-to-face with 10 ft . ROW back-of-curb around cul-de-sac.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

| Required |
| :---: |
| Required |
| Required |
| Applied |
| NA |
| Compliance |

Paving ___ Curb \& gutter
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

* 900 ft. Block Length for R-3 Zone Districts
**Subdivision Ordinance: Section 134-118
* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac
***As per dimensions on plat submitted on 6/22/22, 489.72 ft . cul-de-sac length is in compliance.
**Subdivision Ordinance: Section 134-105

\begin{tabular}{|c|c|}
\hline ALLEYS \& \\
\hline \begin{tabular}{l}
ROW: 20 ft . Paving: 16 ft . \\
*Alley/service drive easement required for commercial properties \\
***Minimum 24 ft . service drive as needed will be reviewed at time of site plan. \\
***Please revise plat note \#17 with "A private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen," prior to recording. Plat note will be finalized prior to recording. \\
*****As per Public Works Department, plat note regarding waste collection for multifamily lots may be required and will be finalized prior to recording. \\
**Subdivision Ordinance: Section 134-106
\end{tabular} \& Required \\
\hline \multicolumn{2}{|l|}{SETBACKS} \\
\hline \begin{tabular}{l}
Front: \\
Lots 1-14: 20 ft . or greater for easements, or inline with existing structures, whichever setback is greater \\
Lot 15: In accordance with the Zoning Ordinance or greater for easements or or in line with existing structures or approved site plan, greater setback applies. \\
***Please revise plat note \#2 as shown above prior to recording. \\
**If site plan review is required for Lots \(1-14\), setbacks will be subject to approved site plan. \\
(Remove wording prior to recording as it is not needed on plat.) \\
**Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.) \\
* Rear: \\
Lots 1-14: 10 ft . or greater for easements \\
Lot 15: In accordance with the Zoning Ordinance or greater for easements or approved site plan. \\
***Please revise plat note \#2 as shown above prior to recording. \\
**If site plan review is required for Lots \(1-14\), setbacks will be subject to approved site plan. \\
(Remove wording prior to recording as it is not needed on plat.) \\
**Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.)
\end{tabular} \& Required

Required <br>

\hline | * Interior Sides: |
| :--- |
| Lots 1-14: In Accordance with Zoning Ordinance or greater for easements. |
| Lots 15: In accordance with the Zoning Ordinance or greater for easements or approved site plan. |
| ***Please revise plat note \#2 as shown above prior to recording. |
| **If site plan review is required for Lots $1-14$, setbacks will be subject to approved site plan. |
| (Remove wording prior to recording as it is not needed on plat.) |
| **Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.) | \& Required <br>


\hline | * Corner: |
| :--- |
| Lots 1-14: 10 ft . or greater for easements. |
| Lot 15: In accordance with the Zoning Ordinance or greater for easements or approved site plan. |
| ***Please revise plat note \#2 as shown above prior to recording. |
| **If site plan review is required for Lots $1-14$, setbacks will be subject to approved site plan. |
| (Remove wording prior to recording as it is not needed on plat.) |
| **Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.) | \& Required <br>

\hline
\end{tabular}

| * Garage: <br> Lots 1-14: 18 ft . except where greater setback is required, greater setback applies. <br> ***Please revise plat note \#2 as shown above prior to recording. <br> **If site plan review is required for Lots $1-14$, setbacks will be subject to approved site plan. <br> (Remove wording prior to recording as it is not needed on plat.) <br> **Zoning Ordinance: Section 138-356 (Remove wording prior to recording as it is not needed on plat.) | Required |
| :---: | :---: |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| 5 ft . wide minimum sidewalk required on North Shary Road (FM 494) and Auburn Avenue (5 Mile Line-FM 676) and 4 ft . minimum wide sidewalk along both sides of all interior streets. <br> ${ }^{* * *} 5 \mathrm{ft}$. sidewalk requirement as per Engineering Dept. <br> ${ }^{* * *}$ Sidewalk requirement may be increased to 5 ft . for both sides of all interior street by <br> Engineering Department. Plat note will be finalized prior to recording. <br> **Subdivision Ordinance: Section 134-120 <br> * Perimeter sidewalks must be built or money escrowed if not built at this time. | Required |
| BUFFERS |  |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line-FM 676) <br> **Landscaping Ordinance: Section 110-46 <br> * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> **Landscaping Ordinance: Section 110-46 <br> *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
|  | Applied |
|  | Applied |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line-FM 676) <br> **Must comply with City Access Management Policy | Applied |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance for commercial lots. <br> **Requirement might be triggered depending on the \# of units proposed per lot on multifamily lots. | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Required |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | Required |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | Required |




# City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 

311 North $15^{\text {th }}$ Street McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

|  | Subdivision Name Shops at Nolana - Lot 2 |
| :---: | :---: |
|  | Location Southwest corner of the intersection between $N 29 t h$ St and W Nolana Ave City Address or Block Number 2909 NOLANA AVE |
|  | Number of lots $\qquad$ Gross acres 1,459 $\qquad$ Net acres 1,459 $\qquad$ |
|  | Existing Zoning $\underline{C-3}$ Proposed_C-3_Rezoning Applied For $\square$ res $\mathbb{Z}$ No Date |
|  | Existing Land Use Undev. Proposed Land Use General Bus.Irrigation District \#_1 |
|  | Residential Replat Yes $\square$ No凶Commercial Replat Yes $\otimes$ No $\square$ ETJ Yes $\square$ No区 |
|  | Agricultural Tax Exempt Yes $\square$ No $\square \quad$ Estimated Rollback tax due $\qquad$ <br> Parcel No. $\qquad$ 117 <br> Tax Dept. Review $\qquad$ |
|  | Legal Description |
|  | Name Ponderosa Investors, Ltd. Phone 210-630-0480 |
|  | Address 900 E. Lakeview Dr |
|  | City McAllen <br> State $\qquad$ TX Zip $\qquad$ 78501 |
|  | E-mail jwcollins@rioco.com |
| $\begin{aligned} & \text { ㅎ } \\ & \text { o } \\ & 0 \\ & \hline 0 \\ & \vdots \\ & 0 \end{aligned}$ | Name Merit Commercial Real Estate $\qquad$ Phone $\qquad$ 210-541-2005 |
|  | Address 4040 Broadway, Ste 508 $\qquad$ |
|  | City $\qquad$ San Antonio State $\qquad$ TX Zip 78209 |
|  | Contact Person Will Collins |
|  | E-mail will@merit-cre.com |
| $\begin{aligned} & \text { ㅎ } \\ & \text { d } \\ & \text { 준 } \\ & \frac{1}{2} \end{aligned}$ | Name $\qquad$ Halff Associates Inc Phone 956-445-5262 $\qquad$ |
|  | Address 5000 W Military Hwy Suite 100 $\qquad$ |
|  | City McAllen State TX Zip 78503 |
|  | Contact Person Raul Garcia Jr., PE \& Angelica Neira $\qquad$ E-mail rqarcia@halff.com, aneira@halff.com |
| ¢ | Name Same as Engineer $\qquad$ Phone |
|  | Address |
|  | City__ State_Zip_ ENTERED |

## Proposed Plat Submittal

## \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report

$81 / 2^{\prime \prime}$ by 11 " Original Sealed Survey showing existing structures/ easements or 3 blueline copies

## 2 Location Maps

$281 / 2^{\prime \prime}$ by $11^{\prime \prime}$ copies/legible copies of plat with name \& north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying owner on application) Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable

## PLAT TO SHOW:

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

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

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.
Signature $\qquad$ Date November 11, 2021

Print Name Raul Garcia Jr.
Owner $\square \quad$ Authorized Agent ®



## City of McAllen

SUBDIVISION PLAT REVIEW
Reviewed On: 6/29/2022

## SUBDIVISION NAME: SHOPS AT NOLANA - LOT 2

## REQUIREMENTS

## STREETS AND RIGHT-OF-WAYS

Nolana Avenue: Existing 60 ft . from centerline for 120 ft . ROW
Paving: 65 ft . Curb \& gutter: Both Sides
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan
Paving
Curb \& gutter
**Subdivision Ordinance: Section 134-105
${ }^{* *}$ Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118
* 900 ft . Block Length for R-3 Zone Districts
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105
ALLEYS

ROW: 20 ft . Paving: 16 ft .
*Alley/service drive easement required for commercial properties
**Subdivision Ordinance: Section 134-106
**Plat note: "Minimum 24 ft . service drive easement for city services will be provided as part of the site plan review for this property, and will be extended west when adjacent properties develop." Plat note will be finalized prior to recording.
SETBACKS

* Front: Nolana Avenue - Proposing: 60 ft . or greater for easements or approved site plan
**Zoning Ordinance: Section 138-356
* Rear: In accordance with zoning ordinance, or greater for easements or approved site plan.
**Zoning Ordinance: Section 135-356
* Sides: In accordance with zoning ordinance, or greater for easements or approved site plan.
**Zoning Ordinance: Section: 138-356
* Corner
**Zoning Ordinance: Section 138-356
* Garage
**Zoning Ordinance: Section 138-356
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN
***Remove plat note as it is not needed on plat prior to recording.

| Applied |
| :---: |
| Applied |
| NA |
| NA |
| Required |

\begin{tabular}{|c|c|}
\hline \multicolumn{2}{|l|}{SIDEWALKS} \\
\hline \begin{tabular}{l}
* 5 ft . wide minimum sidewalk required on Nolana Avenue \\
***Revise plat note \#10 as shown above prior to recording. \\
**5 ft. sidewalk along Nolana Avenue is required as per Engineering Department \\
**Subdivision Ordinance: 134-120 \\
* Perimeter sidewalks must be built or money escrowed if not built at this time.
\end{tabular} \& Required
Applied \\
\hline \multicolumn{2}{|l|}{BUFFERS} \\
\hline \begin{tabular}{l}
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. \\
**Landscaping Ordinance: Section 110-46 \\
* 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. \\
**Landscaping Ordinance: Section 110-46 \\
*Perimeter buffers must be built at time of Subdivision Improvements.
\end{tabular} \& \begin{tabular}{c} 
Compliance \\
\hline Compliance \\
\hline Applied \\
\hline
\end{tabular} \\
\hline \multicolumn{2}{|l|}{NOTES} \\
\hline \begin{tabular}{l}
* No curb cut, access, or lot frontage permitted along \\
**Must comply with City Access Management Policy \\
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. \\
* Common Areas, any private streets/drives, gate areas, 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. \\
**Section 110-72 applies if private subdivision is proposed. \\
**Landscaping Ordinance: Section 110-72 \\
**Subdivision Ordinance: Section 134-168 \\
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. \\
**Section 110-72 applies if private subdivision is proposed. \\
**Landscaping Ordinance: Section 110-72 \\
**Subdivision Ordinance: Section 134-168
\end{tabular} \& NA
Required
Required
Applied
NA

NA <br>
\hline \multicolumn{2}{|l|}{LOT REQUIREMENTS} <br>

\hline | * Lots fronting public streets |
| :--- |
| **Subdivision Ordinance: Section 134-1 |
| * Minimum lot width and lot area |
| **Zoning Ordinance: Section 138-356 | \& Compliance <br>

\hline \multicolumn{2}{|l|}{ZONING/CUP} <br>

\hline | * Existing: C-3 Proposed: C-3 |
| :--- |
| ***Zoning Ordinance: Article V |
| * Rezoning Needed Before Final Approval |
| ***Zoning Ordinance: Article V | \& | Compliance |
| :--- |
| Complete | <br>

\hline
\end{tabular}

| PARKS |  |
| :---: | :---: |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation approved, and TIA approved. | Compliance |
| * Traffic Impact Analysis (TIA) required prior to final plat. | Compliance |
| COMMENTS |  |
| Comments: <br> *Must comply with City's Access Management Policy. <br> **Plat notes to also comply with City's Standards prior to recording. <br> **Reciprocal access easement agreement and drainage \& utility easement agreement recorded under DOC\#3100864, as shown on plat. Any changes to reciprocal agreement must be resolved prior to recording. | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED. | Applied |



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

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


Name CASCADE REAI. Opensting LP. Phone (956) 724-7141 Ext. 212 Address 4302 UNIVERSITY BLVD
City LaRedo State _TX_ Zip 78041
E-mail RGORTIZ@KILLAMCO.COM

Developer
Name KILLAM DEVELOPMENT, LTD Phone (956) 337-3880
Address 4302 UNIVERSITY BLVD
City
LAREDO State TX Zip 78041
Contact Person ROLANDO G ORTIZ, PHD
E-mail RGORTIZ@KILLAMCO.COM
Name HALFF ASSOCIATES, INC Phone (956) 445-5205
Address 5000 W MILITARY HWY, STE 100
City MCALLEN State TX_ Zip 78503
Contact Person ANDREW A SALINAS, PE, SIT
E-mail ASALINAS@HALFF.COM
Surveyor
Name HALFF ASSOCIATES, INC
Phone (956)445-5254
Address 5000 W MILITARY HWY, STE 100
City MCALLEN State TX
Zip

## Proposed Plat Submittal

## X

 \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report
## X

Minimum Developer's Requirements Submitted with Application $81 / 2 "$ by $11^{\prime \prime}$ Original Sealed Survey showing existing structures/ easements or 3 blueline copies

| X |
| :--- |
| X |
| X |
| X |
| X | 2 Location Maps $281 / 2^{\prime \prime}$ by $11^{\prime \prime}$ copies/legible copies of plat with name \& north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying owner on application) Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable

## PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and $81 / 2^{\prime \prime}$ by $11^{\prime \prime}$ copies/legible copy of the plat, affected by changes.

I certify that I am the actual owner of the property described above and (include corporate namie(If Applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.
Signature
$\qquad$

$$
\text { Date } 12-17-2 \mid
$$

Print Name




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## general intes





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$\xrightarrow{\text { DATE }}$

FINAL PLAT
SHARYLAND BUSINESS PARK No. 10 A SUBDIVISION OF 40.816 ACRES
SITUATED IN THE CITY OF MCALLEN HIDALGO COUNTY, TEXAS OUT OL LOTS $44 \& 46$
JOHN SHARY SUBDIVIS

\# HALFF

## City of McAllen

SUBDIVISION PLAT REVIEW
Reviewed On: 6/29/2022

## SUBDIVISION NAME: SHARYLAND BUSINESS PARK NO. 10

## REQUIREMENTS

STREETS AND RIGHT-OF-WAYS
S. Shary Rd. (FM 494): Minimum 10 ft . dedication for 60 ft . from centerline for 120 ft . ROW

Paving: 65 ft . Curb \& gutter: Both Sides
*Revise all "South Sharyland Road." wording on plat as shown above ,prior to recording.
**Subdivision Ordinance: Section 134-105
***Monies must be escrowed if improvements are required prior to final
****COM Thoroughfare Plan
Honduras Ave: 80 ft . ROW dedication by this plat
Paving: 52 ft. Curb \& gutter: Both Sides
*Engineer submitted variance application on March 1,2022, proposing 44ft. of pavement width in lieu of 52 ft .
**At the P\&Z meeting of April 5, 2022, the board approved the variance proposing 44 ft . of pavement width in lieu of 52 ft .
***Subdivision Ordinance: Section 138-105
${ }^{* * * *}$ Must escrow monies if improvements are not done prior to recording
N/S 1/4 Mile Collector Road: 60 ft . to 70 ft . ROW
Paving: 40 ft . to 44 ft . Curb \& gutter: Both Sides
*N/S 1/4 Mile Collector Road might be required along east side of Lot 29.
**Engineer submitted variance application to the requirement of the N/S $1 / 4$ Mile Collector Road on March 17, 2022 (existing railroad on the north).
***At the P\&Z meeting of April 5, 2022, the board approved the variance to not require the N/S $1 / 4$ mile collector road
****Must escrow monies if improvements are not done prior to recording.
*****Subdivision Ordinance: Section 134-105
Paving Curb \& gutter
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

* 1,200 ft. Block Length
**Engineer submitted variance application to the requirement for the block length on March 17, 2022 (existing railroad on the north).
${ }^{* * *}$ At the P\&Z meeting of April 5, 2022, the board approved the variance to the requirement to the block length.
****Subdivision Ordinance: Section 134-118
* 900 ft . Block Length for R-3 Zone Districts.
**Subdivision Ordinance: Section 134-118
* 600 ft. Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

| Required |
| :---: |
| Applied |
| Applied |
| Applied |
| Applied |
| NA |


| ALLEYS |  |
| :---: | :---: |
| ROW: $20 \mathrm{ft} . \quad$ Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> ${ }^{* *}$ Minimum 24 ft . service drive as needed will be reviewed at time of site plan. <br> ${ }^{* * *}$ Plat note wording will be finalized prior to recording. <br> ***Subdivision Ordinance: Section 134-106 | Required |
| SETBACKS |  |
| * Front: In accordance with the zoning ordinance or in line with existing structure, or greater for easements or site plan, whichever is greater <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Rear: In accordance with the zoning ordinance, or greater for easements or site plan. <br> **Please add plat note as shown above prior to recording. <br> **Zoning Ordinance: Section 138-356 | Required |
| * Sides: In accordance with the zoning ordinance, or greater for easements or site plan. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Corner: In accordance with the zoning ordinance, or greater for easements or site plan <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Garage <br> **Zoning Ordinance: Section 138-356 | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| *5 ft. wide minimum sidewalk required along S. Shary Road (FM 494) and Honduras Avenue. **Revise note as shown above prior to recording. <br> ***5 ft. sidewalk along S. Shary Road (FM 494) and Honduras Avenue is required as per Engineering Department. <br> ***Subdivision Ordinance: Section 134-120 | Required |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Required |
| BUFFERS |  |
| * 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Required |
| NOTES |  |
| *Must comply with City Access Management Policy | Required |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Required |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |


| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| :---: | :---: |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| LOT REQUIREMENTS |  |
| * Lots fronting public streets. <br> **Subdivision Ordinance: Section 134-1 | Applied |
| * Minimum lot width and lot area. <br> **Zoning Ordinance: Section 138-356 | Compliance |
| ZONING/CUP |  |
| * Existing: I-1 Proposed: I-1 <br> ***Zoning Ordinance: Article V | Compliance |
| * Rezoning Needed Before Final Approval <br> ${ }^{* *}$ Proposed zoning is compliant with current zoning. <br> ***Zoning Ordinance: Article V | NA |
| PARKS |  |
| * Land dedication in lieu of fee. As per Parks Department, Proposed land use for this development is Light Industrial. Industrial developments do not apply to Parks. | NA |
| * Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. As per Parks Department, Proposed land use for this development is Light Industrial. Industrial developments do not apply to Parks. | NA |
| * Pending review by the City Manager's Office. As per Parks Department, Proposed land use for this development is Light Industrial. Industrial developments do not apply to Parks. | NA |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation approved, no TIA required. | Compliance |
| * Traffic Impact Analysis (TIA) required prior to final plat. <br> *** As per Traffic Department, Trip Generation approved, no TIA required. | NA |
| COMMENTS |  |
| Comments: <br> *Must comply with City's Access Management Policy. <br> **Plat notes to also comply with City's Standards prior to recording. <br> *** Clarify prior to final if "St. Louis Brownsville \& Mexico Railway ROW" will remain or proposed to be abandoned. As per conversation with engineer ROW will remain. <br> ${ }_{* * * *}$ At the P\&Z meeting of April 5, 2022, the Board voted to approve the subdivision in revised preliminary form subject to conditions noted and variance application requesting 44 ft . of pavement width in lieu of 52 ft . for Honduras Ave., variance to not require the $\mathrm{N} / \mathrm{S} 1 / 4$ mile collector road, and variance to the block length. The Variance requests were approved at the Planning and Zoning Commission meeting of April 5, 2022. | Applied |


| RECOMMENDATION |  |
| :--- | :---: |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL Applied <br> FORM SUBJECT TO CONDITIONS NOTED.  $\mathbf{l}$ |  |



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| :---: | :---: |
| 은 | subdivision Name STEC Tres Lagos Subdivision Locaion SWC Hasscock \＆Mile 7 North City ddress or Block Number 6801 <br> Number of lots $\frac{1}{\text { Gross acres } 12.23 \text { Netacres } 10.06 ~}$ <br>  Existing Land Usellacant Proposed Land Usesulubstutition ritigation District $\#$ UIID Residential Replat Yes $\square$ No XCommercial Replat Yes 久No $\square$ ETJ Yes $\square$ No $久$ Agricultural Tax Exempt Yes $\square$ No $\quad$ Estimated Rollback tax due Parcel No． 50216 <br> Tax Dept．Review <br> Legal Descripion 12.23 ac gross $(t /-)$ 10．06，ac．net $(t /-)$ out of lot 482 John it shary subdivision |
| ${ }_{0}^{\text {¢ }}$ | Name Michael A．Herkander Phone $/ 10$（956）381－0981 Address $70 \mid$ Benham St． <br> city Kirkland state IL zip $60146-8827$ <br> E－mai／oruben＠meldenandhunt．com |
|  |  |
| 遃 | Name Melden \＆Hunt，Inc．Phone（956）381－09 Adress 115 W ．Mc Thtyre St． City Edinburg ${ }^{\text {Endate }}$ SX contact Person Ruben dames De Jesus，P．E． E－mair ruben＠meldenandhunt．com |
| 高 | Name Melden © $\$$ Hunt，Inc phone 951 e）381－0981 Address 115 W. Mc Intigre 5 ． <br>  |
|  |  |

## Proposed Plat Submittal


\$225 Preliminary Review Fee and $\$ 75$ Final Approval Fee Title Report
$81 / 2^{\prime \prime}$ by 11 " Original Sealed Survey showing existing structures/ easements or 3 blueline copies 2 Location Maps
$28 \frac{1}{2}$ " by 11 " copies/legible copies of plat with name \& north arrow 6 Folded blueline prints of the proposed plat
$\Sigma 2$ Warranty Deeds (Identifying owner on application) Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable N/AProof of authority of person signing application on behalf of partnership/corporation, if applicable

## PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and $81 / 2^{\prime \prime}$ by $11^{\prime \prime}$ copies/legible copy of the plat, affected by changes.

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


Date


Print Name RuBEN JAMESE/EUS
Owner


## STEC TRES LAGOS SUBDIVISION <br> \section*{}

## Metes anv bounos description



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## GENERAL Notes:


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Reviewed On: 6/30/2022

## SUBDIVISION NAME: STEC TRES LAGOS SUBDIVISION

## REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North Glasscock Road: 20 ft . dedication for 40 ft . from centerline for 80 ft . total ROW.
Paving: 52 ft. Curb \& gutter: Both sides
****Please submit copy of document for "15 ft. easement to S.W.S.C. R.O.W.E. Vol. 1602, Pg.
118, HCDR" prior to recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan
Mile 7 Road: 5 ft . dedication for 40 from centerline for 80 ft . total ROW
Paving: 52 ft . Curb \& gutter: Both sides
****Please submit copy of document for existing ROW prior to recording.
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording.
**COM Thoroughfare Plan
Colorado Avenue ( $1 / 4$ Mile collector along south boundary): 35 ft . ROW dedication for 70 ft .
ROW
Paving: 44 ft . Curb \& gutter: Both sides
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to recording
**COM Thoroughfare Plan

## Paving <br> Curb \& gutter

**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118
* 900 ft . Block Length for R-3 Zone Districts
**Subdivision Ordinance: Section 134-118
* 600 ft . Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105


## ALLEYS

```
ROW: 20 ft . Paving: 16 ft .
*Alley/service drive easement required for commercial properties
***Plat note: "Minimum 24 ft . private service drive easement for city services will be provided as part of the site plan review for this property."
***Plat note will be finalized prior to final.
**Subdivision Ordinance: Section 134-106
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| :---: | :---: |
|  | Required |

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| SETBACKS |  |
| :---: | :---: |
| * Setbacks: North Glasscock Road: 40 ft. or greater for easements or approved site plan. <br> Mile 7 Road: 40 ft . or greater for easements or approved site plan. <br> ***Revise plat note \#3 as noted above prior to recording. <br> **Zoning Ordinance: Section 138-356 | Required |
| * Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Corner <br> **Please see note above. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Garage <br> **Zoning Ordinance: Section 138-356 | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| * 5 ft . wide minimum sidewalk required on North Glasscock Road and Mile 7 Road. <br> **Revise note as shown above prior to recording <br> *** 5 ft . sidewalks along North Glasscock Road and Mile 7 Road required as per Engineering Department. <br> **Subdivision Ordinance: Section 134-120 | Required |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |
| BUFFERS |  |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along <br> ${ }^{* *}$ Must comply with City Access Management Policy | Required |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. <br> ***Plat note \#7 is not required, please remove it prior to recording. | Required |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Applied |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Applied |


| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| :---: | :---: |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| LOT REQUIREMENTS |  |
| * Lots fronting public streets <br> **Subdivision Ordinance: Section 134-1 | Compliance |
| * Minimum lot width and lot area <br> **Zoning Ordinance: Section 138-356 | Compliance |
| ZONING/CUP |  |
| * Existing: R-1 Proposed: R-1 <br> **CUP for "Railroad Facilities or Utilities Holding a Franchise" approved by Planning and Zoning Board on August 4, 2020 and approved by City Commission on August 27, 2020. ***Zoning Ordinance: Article V | Applied |
| * Rezoning Needed Before Final Approval <br> **CUP for "Railroad Facilities or Utilities Holding a Franchise" approved by Planning and Zoning Board on August 4, 2020 and approved by City Commission on August 27, 2020. ***Zoning Ordinance: Article V | Applied |
| PARKS |  |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation waived for Electrical Substation use. | Complete |
| * Traffic Impact Analysis (TIA) required prior to final plat. | NA |
| COMMENTS |  |
| Comments: <br> *Must comply with City's Access Management Policy. <br> ${ }^{* * *}$ Please submit copy of document for " 15 ft . easement to S.W.S.C. R.O.W.E. Vol. 1602, Pg. 118, HCDR" prior to recording. | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED. | Applied |



|  | City of McAllen SUB2022-0025 <br> Planning Department <br> 311 NORTH $15{ }^{\mathrm{TH}}$ STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION |
| :---: | :---: |
|  | Subdivision Name $\qquad$ <br> Location NW corner of S. McColl and E. Yuma intersection <br> City Address or Block Number $\qquad$ $E$. yoma $\qquad$ <br> Number of Lots $\qquad$ 1 Gross Acres $\qquad$ 2.009 Net Acres $\qquad$ 1.788 ETJ ®Yes $\square$ No <br> Existing Zoning $\qquad$ C-2 Proposed Zoning $\qquad$ -2 Rezoning Applied for $\square$ Yes $\mathbb{N}$ No Date $\qquad$ Convenience $\qquad$ <br> Existing Land Use Undeve. Proposed Land Use $\qquad$ Store Irrigation District \# $\qquad$ <br> Replat $\square$ Yes $\square$ No Commercial $\underline{x}$ $\qquad$ Residential $\qquad$ <br> Agricultural Exemption $\square$ Yes ${ }_{\mathrm{x}} \mathrm{No} \quad$ Estimated Rollback Tax Due $\qquad$ <br> Parcel \# $\qquad$ Tax Dept. Review $\qquad$ <br> Water CCN ©MPU $\square$ Sharyland Water SC Other $\qquad$ 2.009 acres out of Lot 5, Block 15 Steel and Pershing Subdivision of the East <br> Legal Description $\qquad$ Half of Porcion 66 and all of Porcion 67 as shown by the plat of record in Volume 8, Pg 115 of the Map Records of Hidalgo County Texas |
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Reviewed On: 6/30/2022

| SUBDIVISION NAME: YUMA SUBDIVISION |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| S. McColl Road: Dedication as needed for 50 ft . from centerline for 100 ft . ROW <br> Paving: 65 ft . Curb \& gutter: Both Sides <br> *Indicate the Existing ROW from centerline and total ROW <br> **Please label Existing ROW and total ROW on plat prior to recording, and what areas are being dedicated by this Plat. <br> ${ }^{* * *}$ Provide copy of referenced document and any other related documents regarding Right-ofWay along East Yuma Avenue and South McColl Road, to determine any dedication prior to recording. <br> ****Please provide document for the west half of South McColl Road.(Please Clarify) <br> **Subdivision Ordinance: Section 134-105 <br> ${ }^{* *}$ Monies must be escrowed if improvements are required prior to recording. <br> **COM Thoroughfare Plan | Required |
| E. Yuma Avenue: Dedication as needed for 30 ft . from centerline for 60 ft . ROW <br> Paving: 40 ft . Curb \& gutter: Both sides <br> *Indicate the Existing ROW from centerline and total ROW <br> **Please label Existing ROW and total ROW on plat prior to recording, and what areas are being dedicated by this Plat. <br> ***Provide copy of referenced document and any other related documents regarding Right-of- <br> Way along East Yuma Avenue and South McColl Road, to determine any dedication prior to recording. <br> **Subdivision Ordinance: Section 134-105 <br> **Monies must be escrowed if improvements are required prior to recording <br> **COM Thoroughfare Plan | Required |
| Paving $\qquad$ Curb \& gutter $\qquad$ <br> **Subdivision Ordinance: Section 134-105 <br> **Monies must be escrowed if improvements are required prior to final <br> **COM Thoroughfare Plan | Applied |
| * 1,200 ft. Block Length <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 900 ft. Block Length for R-3 Zone Districts <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft . Maximum Cul-de-Sac <br> **Subdivision Ordinance: Section 134-105 | NA |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> ***Please provide plat note "A minimum 24 ft . private service drive easement will be established as part of the site plan and will be maintained by the lot owners and not the city of McAllen." <br> **Subdivision Ordinance: Section 134-106 | Required |


| SETBACKS |  |
| :---: | :---: |
| * Front: South McColl Road - In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks, whichever is greater. <br> East Yuma Avenue - In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks, whichever is greater. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Rear: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Sides: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setbacks. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Corner: See front setback note above. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Garage <br> **Zoning Ordinance: Section 138-356 | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| *4 ft. wide minimum sidewalk required on E. Yuma Ave. and S. McColl Rd <br> ***Sidewalks subject to increase to 5 ft . as per Engineering prior to recording.(Please remove reference from plat note) <br> **Subdivision Ordinance: Section 134-120 | Required |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied |
| BUFFERS |  |
| * 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along <br> **Must comply with City Access Management Policy | Required |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Required |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |


| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| :---: | :---: |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| LOT REQUIREMENTS |  |
| * Lots fronting public streets <br> **Subdivision Ordinance: Section 134-1 | Compliance |
| * Minimum lot width and lot area <br> **Zoning Ordinance: Section 138-356 | Compliance |
| ZONING/CUP |  |
| * Existing: C-2 Proposed: C-2 <br> **Zoning Ordinance: Article V <br> ${ }^{* * *}$ Conditional Use Permit required prior to final if the proposed use includes gasoline sales. <br> ***Conditional Use Permit for a gasoline service station was approved by Planning and Zoning on 8/3/21 and by City Commission on 8/23/21. | Complete |
| * Rezoning Needed Before Final Approval <br> **Zoning Ordinance: Article V <br> *** Conditional Use Permit required prior to final if the proposed use includes gasoline sales. <br> ***Conditional Use Permit for a gasoline service station was approved by Planning and Zoning on $8 / 3 / 21$ and by City Commission on $8 / 23 / 21$. | Complete |
| PARKS |  |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation approved, TIA L1 waived. | Complete |
| * As per Traffic Department, Traffic Impact Analysis (TIA) L1 waived. | Compliance |
| COMMENTS |  |
| Comments: <br> *Must comply with City's Access Management Policy. <br> **Identify the area shown on the Plat along the northside between the dashed line shown and the north boundary line. As per plat submitted on 6/24/22, a 10 ft . utility easement is shown on the northside boundary of the property. | Applied |

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

| RECOMMENDATION |  |
| :--- | :---: |
| Recommendation: STAFF RECOMMENDS APROVAL OF THE SUBDIVISION IN FINAL <br> FORM SUBJECT TO CONDITIONS NOTED. | Applied |



# City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 

P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)
D. (7. 05-24-22

|  | Subdivision Name $\qquad$ North Via $\qquad$ Canstera $\qquad$ Subdinsion Location APPROXIMITLY 945 FEET EAST OF THE INTERSECTION OF 107 AND STEWART RD. |
| :---: | :---: |
| $\stackrel{C}{0}$ | City Address or Block Number_ 7321 MILE $71 / 2$ RD |
| - | Number of lots 52 Gross acres 33.58 Net acres |
| ¢ |  |
|  | Residential Replat Yes $\square$ No $\square$ Commercial Replat Yes $\square$ No $\square$ ETJ Yes $\square$ No $\square$ |
| $\cdots$ | Agricultural Tax Exempt Yes $\square$ No $\square \quad$ Estimated Rollback tax due |
| $\cdots$ | Parcel No. $\qquad$ Tax Dept. Review $\qquad$ |
| - | Legal Description $\qquad$ 501, JOHNH. SHARY SUBDIVISION, HIDALGO COUNTY, IEXAS, AS PERMAP RECORDED IN V 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS. |

Name $\qquad$ Phone $\qquad$
Address 3805 PLANTATION GROVE BLVD. STE D
City MISSION Stat $\square$ Zip

```
                                    78573
```

E-mail AUTUN777@YAHOO.COM
Name ANTUN DOMIT - NORTH VIA CANTERA LLC Phone
Address 3805 PLANTATION GROVE BLVD. STE D
City MISSION State TEXAS Zip ${ }^{78573}$

Contact Person $\qquad$
E-mail

```
                        AUTUN777@YAHOO.COM
```

Name IVAN GARCIA P.E., R.P.L.S. Phone $\qquad$
Address 921 S. 10TH AVENUE
City EDINBURG $\qquad$ State TEXAS Zip 78539
Contact Person IVAN GARCIA P.E., R.P.L.S.
E-mail RIODELTA2004@YAHOO.COM
Surveyor
Name IVAN GARCIA P.E., R.P.L.S. Phone $\qquad$
Address 921 S. 10TH AVENUE
City EDINBURG State TEXAS Zip 78539

## Proposed Plat Submittal

$\qquad$ \$225 Preliminary Review Fee and $\$ 75$ Final Approval Fee Title Report $81 / 2^{\prime \prime}$ by $11^{\prime \prime}$ Original Sealed Survey showing existing structures/ easements or 3 blueline copies 2 Location Maps $28 \frac{1}{2}$ " by $11^{\prime \prime}$ copies/legible copies of plat with name \& north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying owner on application) Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable

## PLAT TO SHOW:

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

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

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

$$
\text { Date DEC } 32021
$$

Print Name $\qquad$



## City of McAllen

SUBDIVISION PLAT REVIEW
Reviewed On: 6/30/2022

## SUBDIVISION NAME: NORTH VIA CANTERA SUBDIVISION

## REQUIREMENTS

## STREETS AND RIGHT-OF-WAYS

S.H. 107: 172 ft . ROW existing

Paving: By the state Curb \& gutter: By the state
*Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements not constructed prior to final- as applicable.
***COM Thoroughfare Plan
Mile $71 / 2$ North Road: Min. 20 ft . dedication for 40 ft . from centerline for 80 ft . ROW
Paving: 52 ft . Curb \& gutter Both Sides
**Subdivision Ordinance: Section 134-105
${ }^{* *}$ Monies must be escrowed if improvements are constructed prior to final.
**COM Thoroughfare Plan
Entrance Street along south subdivision boundary: 51-52 ft. ROW proposed - subject to increase to accommodate any proposed gates (initially 51-64 ft. ROW proposed) Paving: 32-46 ft. Curb \& gutter: both sides
*ROW might have to be expanded at entrance and paving requirements subject to increase accordingly with ROW, prior to recording - Existing paving width face to face on both sides of islands/gates under review, which may increase ROW requirements.
**ROW requirements must be finalized prior to recording.
***Subdivision Ordinance: Section 134-105
****Monies must be escrowed if improvements are not constructed prior to final.
*****COM Thoroughfare Plan
Entrance Street along north subdivision boundary: 73 ft . ROW proposed
Paving: 46 ft . Curb \& gutter: both sides
*ROW might have to be expanded at entrance and paving requirements subject to increase accordingly with ROW, prior to recording - Existing paving width face to face on both sides of islands/gates under review, which may increase ROW requirements.
**ROW requirements must be finalized prior to recording.
***Subdivision Ordinance: Section 134-105
${ }^{* * * * M o n i e s ~ m u s t ~ b e ~ e s c r o w e d ~ i f ~ i m p r o v e m e n t s ~ a r e ~ n o t ~ c o n s t r u c t e d ~ p r i o r ~ t o ~ f i n a l . ~}$
*****COM Thoroughfare Plan
Interior Streets: Min. 50 ft. ROW
Paving: 32 ft . Curb \& gutter: both sides
*If subdivision is proposed to be private, reference"(Private)" to private streets below street names.
**Subdivision Ordinance: Section 134-105
***Monies must be escrowed if improvements are not constructed prior to final.
****COM Thoroughfare Plan

* 1,200 ft. Block Length
**Subdivision Ordinance: Section 134-118
* 900 ft . Block Length for R-3 Zone Districts.
**Subdivision Ordinance: Section 134-118
* 600 ft . Maximum Cul-de-Sac
**Subdivision Ordinance: Section 134-105

| Applied |
| :---: |
| Applied |
| Required |
| Required |
| Applied |
| Compliance |
| NA |


| ALLEYS |  |
| :---: | :---: |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> **Subdivision Ordinance: Section 134-106 | NA |
| SETBACKS |  |
| * Front: 25 ft . or greater for easements. <br> **Zoning Ordinance: Section 138-356 <br> * Rear: 10 ft . or greater for easements <br> **Zoning Ordinance: Section 138-356 <br> * Interior sides: 6 ft . or greater for easements. <br> **Zoning Ordinance: Section 138-356 <br> * Corner: 10 ft . or greater for easements <br> **Zoning Ordinance: Section 138-356 <br> * Garage: 18 ft . except where greater setback is required, greater setback applies. <br> **Zoning Ordinance: Section 138-356 <br> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. <br> *Easements are shown on the plat to be abandoned which could change required setbacks prior to recording. | Applied <br> Applied <br> Applied <br> Applied <br> Applied <br> Applied |
| SIDEWALKS |  |
| * 5 ft . wide minimum sidewalk required on S.H. 107, and a 4 ft . wide minimum sidewalk along Mile 71/2 Road and both sides of all interior streets. <br> **Revise Notes \#14 \& 15 as noted above, finalize prior to recording. <br> ***Subdivision Ordinance: Section 134-120 <br> * Perimeter sidewalks must be built or money escrowed if not built at this time. | Required Required |
| BUFFERS |  |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Mile 71/2 Road. <br> **Landscaping Ordinance: Section 110-46 <br> * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> **Landscaping Ordinance: Section 110-46 <br> *Perimeter buffers must be built at time of Subdivision Improvements. | Applied <br> Applied <br> Required |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along Mile 7 1/2 Road. <br> **Must comply with City Access Management Policy <br> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. <br> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. <br> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Applied <br> NA <br> Applied <br> 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. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | Required |
| :---: | :---: |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | Required |
| LOT REQUIREMENTS |  |
| * Lots fronting public streets <br> **Subdivision Ordinance: Section 134-1 <br> * Minimum lot width and lot area <br> **All lots must have a minimum 50 ft . lot frontage, 54 ft . minimum on corner lots. <br> ***Zoning Ordinance: Section 138-356 | Applied |
| ZONING/CUP |  |
| * Existing: R-1 (Single-Family Residential) District Proposed: R-1(Single-Family Residential) District <br> ***Zoning Ordinance: Article V <br> * Rezoning Needed Before Final Approval <br> ${ }^{* *}$ Proposed zoning is compliant with current zoning. <br> ***Zoning Ordinance: Article V | Compliance |
| PARKS |  |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of $\$ 700$ per lot/dwelling unit to be paid prior to recording. Per Parks Department, park fees of $\$ 35,700$ (based on 51 lots/dwelling units $\times \$ 700$ ) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording. | Required |
| * Pending review by the City Manager's Office. | NA |
| TRAFFIC |  |
| *As per Traffic Department, units slightly increased but Trip Generation will be honored, no TIA required. <br> **Previous trip generation was approved in February 2019 at 48 units. <br> *As per Traffic Department, units slightly increased but Trip Generation will be honored, no TIA required. <br> **Previous trip generation was approved in February 2019 at 48 units. | Compliance |


| COMMENTS |  |
| :--- | :---: |
| Comments: <br> $*$ Must comply with City's Access Management Policy. <br> $* *$ Subdivision proposed to be a Private Subdivision as noted on plat submitted June 24, 2022. <br> $* * * R O W$ might have to be expanded at entrance and paving requirements subject to increase <br> accordingly with ROW, prior to recording - Existing paving width face to face on both sides of <br> islands/gates under review, which may increase ROW requirements. <br> $* * * * *$ Gas Easement if not abandoned/relocated but instead remains, are all lots buildable <br> based on required setbacks, etc. - including Lot 34. Engineer submitted proposed site plan on <br> June 29, 2022 exhibiting buildable layout. <br> $* * * * * * *$ Plat references easements to be abandoned by this plat - instead needs to be done by <br> separate process/documents with recording numbers referenced on plat, prior to recording. <br> $* * * * * * *$ Subdivision previously known as "North Via Cantera" approved in Revised Preliminary <br> form at P\&Z meeting of February 5, 2019. <br> $* * * * * * *$ The subdivision was approved in Preliminary form at December 21, 2021 Planning and <br> Zoning Commission meeting, under the previous name "Mission Valley Estates Subdivision". |  |
| RECOMMENDATION | Required |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL <br> FORM SUBJECT TO CONDITIONS NOTED. |  |



## Sub2022-0067

# - City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 

311 North $15^{\text {th }}$ Street McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)


Name DOMAIN DEVELOPMENT CORP. Phone $\qquad$
Address 100 E. NOLANA, SUITE 130
City MCALLEN State TX Zip 78504
E-mail_SHAVI@AURIELINVESTMENTS.COM
Name VERTURO DEVELOPMENT, LLC
Phone (956)213-8244
Address 1308 E. JASMINE AVE
City MCALLEN State TX Zip 78501

Contact Person JOSEPH W HOLAND
E-mail JWHOLAND@VERTURO.COM
Name RIO DELTA ENGINEERING Phone
(956)380-5152

Address 921 S. 10TH AVE
City $\qquad$ State TX

Zip 78539
Contact Person IVAN GARCIA, P.E., R.P.L.S.
E-mail RIODELTA2004@YAHOO.COM
Name RIO DELTA ENGINEERING Phone
(956)380-5152

Address 921 S. 10TH AVE
City EDINBURG
State TX Zip 78539



Reviewed On: 6/28/2022

| SUBDIVISION NAME: JUST A CLOSET OXFORD |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| N. 23rd Street (F.M. 1926) : Dedication required for 60 ft . from centerline for 120 ft . total ROW Paving: By the state Curb \& gutter: By the state <br> ****Provide existing ROW from centerline on both sides and total ROW to determine additional dedication required prior to final <br> **Subdivision Ordinance: Section 134-105 <br> ${ }^{* *}$ Monies must be escrowed if improvements are required prior to final <br> **COM Thoroughfare Plan | Non-compliance |
| Oxford Avenue: 40 ft . from centerline for 80 ft . total ROW <br> Paving: 52 ft . Curb \& gutter: Both sides <br> *****Provide existing ROW from centerline on both sides and total ROW to determine if <br> additional dedication is required prior to final. <br> **Subdivision Ordinance: Section 134-105 <br> **Monies must be escrowed if improvements are required prior to final <br> **COM Thoroughfare Plan | Non-compliance |
| Paving $\qquad$ Curb \& gutter $\qquad$ <br> **Subdivision Ordinance: Section 134-105 <br> **Monies must be escrowed if improvements are required prior to final <br> **COM Thoroughfare Plan | Applied |
| * 1,200 ft. Block Length <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 900 ft . Block Length for R-3 Zone Districts <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft . Maximum Cul-de-Sac <br> **Subdivision Ordinance: Section 134-105 | NA |
| ALLEYS |  |
| ROW: 20 ft . Paving: 16 ft . <br> *Alley/service drive easement required for commercial properties <br> ${ }^{* * *}$ Plat note: "A private service drive easement will be stablished as part of the site plan and will be maintained by the lot owner and not the City of McAllen." <br> **Subdivision Ordinance: Section 134-106 | Applied |
| SETBACKS |  |
| * Front: In accordance with the Zoning Ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. <br> ${ }^{* * *}$ Please revise plat note \#2 as shown above prior to final. <br> **Zoning Ordinance: Section 138-356 <br> * Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. <br> **Zoning Ordinance: Section 138-356 | Non-compliance <br> Applied |


| * Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan. <br> **Zoning Ordinance: Section 138-356 | Applied |
| :---: | :---: |
| * Corner: In accordance with the Zoning Ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. <br> ***Please add plat note as shown above prior to final. <br> **Zoning Ordinance: Section 138-356 | Non-compliance |
| * Garage <br> **Zoning Ordinance: Section 138-356 | NA |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| * 4 ft . wide minimum sidewalk required on N. 23rd Street and Oxford Avenue ****Sidewalk requirement may be increased to 5 ft . by Engineering Department <br> **Subdivision Ordinance: Section 134-120 <br> * Perimeter sidewalks must be built or money escrowed if not built at this time. | Applied Applied |
| BUFFERS |  |
| * 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. <br> ***Please revise plat note \#10 as shown above prior to final. <br> ${ }^{* * *}$ Additional buffers along street perimeters may be needed as applicable prior to final. <br> **Landscaping Ordinance: Section 110-46 | Non-compliance |
| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> ***Please revise plat note \#10 as shown above prior to final. <br> **Landscaping Ordinance: Section 110-46 | Non-compliance |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Applied |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along <br> **Must comply with City Access Management Policy | TBD |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Required |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Required |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |
| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| These comments are for subdivision requirements only - additional requirements may apply at time of site plan review |  |


| LOT REQUIREMENTS |  |
| :---: | :---: |
| * Lots fronting public streets <br> **Subdivision Ordinance: Section 134-1 | Compliance |
| * Minimum lot width and lot area <br> **Zoning Ordinance: Section 138-356 | Compliance |
| ZONING/CUP |  |
| * Existing: R-1 Proposed: C-3 <br> ***Rezoning will be presented at Planning \& Zoning Commission on $8 / 2 / 22$ and at City Commission on 8/22/22. <br> ***Zoning Ordinance: Article V | Non-compliance |
| * Rezoning Needed Before Final Approval <br> ***Rezoning will be presented at Planning \& Zoning Commission on 8/2/22 and at City Commission on 8/22/22. <br> ***Zoning Ordinance: Article V | Non-compliance |
| PARKS |  |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording | NA |
| * Pending review by the Parkland Dedication Advisory Board and CC. | NA |
| TRAFFIC |  |
| * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. | Non-compliance |
| * Traffic Impact Analysis (TIA) required prior to final plat. | TBD |
| COMMENTS |  |
| Comments: <br> *Must comply with City's Access Management Policy. <br> ***Provide site plan for review of the access locations along N. 23rd Street and Oxford Avenue. | Applied |
| RECOMMENDATION |  |
| Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVAL. | Applied |



## - City of McAllen

Planning Department

## 311 NORTH $15^{\text {TH }}$ STREET • (956) 681-1250 • (956) 681-1279 (fax) SUBDIVISION PLAT REVIEW APPLICATION



## Proposed Plat Submittal

## In Person Submittal Requirements

- \$225 Preliminary Review Fee and \$75

Final Approval Fee (Both fees can be combined in one payment)

- Title Report
- $81 / 2$ " by 11 " Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- $28 \frac{1}{2}$ " by 11 " copies/legible copies of plat with name \& north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)


## Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat \& Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable
*Documents must be submitted in PDF format. No scanned documents*
*Please submit documents to subdivisions@mcallen.net
*ORIGINAL APPLICATION \& FEE MUST BE SUBMITTED IN PERSON*


## PLAT TO SHOW:

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

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

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

Signature
 Date $\qquad$
Print Name Stephen Spoor, P.E.
Owner $\quad$ Authorized Agent $\boxtimes$

The Planning Department is now accepting DocuSign signatures on application



Reviewed On: 6/28/2022

| SUBDIVISION NAME: AMIGO PARK UNIT NO. 3, LOTS 12A \& 12B |  |
| :---: | :---: |
| REQUIREMENTS |  |
| STREETS AND RIGHT-OF-WAYS |  |
| N.46th Street (Private Drive): Dedication as needed 25 ft . from centerline for 50 ft . of total ROW. <br> Paving :32 ft. Curb \& gutter: Both Sides <br> *Include document number on plat regarding how existing street was dedicated, and copies of referenced document prior to final. <br> **Subdivision Ordinance: Section 134-105 <br> ***Monies must be escrowed if improvements are required prior to final <br> ****COM Thoroughfare Plan | Non-compliance |
| Paving $\qquad$ Curb \& gutter $\qquad$ <br> **Subdivision Ordinance: Section 134-105 <br> ${ }^{* *}$ Monies must be escrowed if improvements are required prior to final <br> **COM Thoroughfare Plan | Applied |
| * 1,200 ft. Block Length. <br> **Subdivision Ordinance: Section 134-118 | Compliance |
| * 900 ft . Block Length for R-3 Zone Districts. <br> **Subdivision Ordinance: Section 134-118 | NA |
| * 600 ft . Maximum Cul-de-Sac <br> **Subdivision Ordinance: Section 134-105 | NA |
| ALLEYS |  |
| ROW :20 ft. Paving:16 ft. <br> *Alley/service drive easement required for commercial properties <br> **Subdivision Ordinance: Section 134-106 | NA |
| SETBACKS |  |
| * Front: As shown, or greater for easements. <br> **Revise note as shown above prior to final. <br> ***Proposing: AS SHOWN. <br> **Zoning Ordinance: Section 138-356 | Non-compliance |
| * Rear: In accordance with Zoning Ordinance or greater for easements. <br> **Revise note as shown above prior to final. <br> ***Proposing: 20 FEET OR GREATER FOR EASEMENT. <br> $* * * * 20 \mathrm{ft}$. Utility Easement presented on plat. <br> *****Zoning Ordinance: Section 138-356 | Non-compliance |
| * Sides: 6 ft . or greater for easement. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Corner: Interior Lot <br> **Zoning Ordinance: Section 138-356 | NA |

\begin{tabular}{|c|c|}
\hline \begin{tabular}{l}
* Garage: 18 ft . except where greater setback is required; greater setback applies. \\
\({ }^{* *}\) Add note as shown above prior to final. \\
***Zoning Ordinance: Section 138-356
\end{tabular} \& Non-compliance \\
\hline *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN \& Applied \\
\hline \multicolumn{2}{|l|}{SIDEWALKS} \\
\hline \begin{tabular}{l}
* 4 ft . wide minimum sidewalk required along N.46th Street. \\
**Sidewalk requirements for N . 46th Street may increase to 5 ft . prior to final per Engineering Department. \\
***Subdivision Ordinance: Section 134-120 \\
* Perimeter sidewalks must be built or money escrowed if not built at this time.
\end{tabular} \& Applied

Required <br>
\hline \multicolumn{2}{|l|}{BUFFERS} <br>

\hline | * 6 ft . opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. |
| :--- |
| **Landscaping Ordinance: Section 110-46 | \& Applied <br>


\hline | * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. |
| :--- |
| **Landscaping Ordinance: Section 110-46 | \& Applied <br>

\hline *Perimeter buffers must be built at time of Subdivision Improvements. \& Required <br>
\hline \multicolumn{2}{|l|}{NOTES} <br>
\hline *Must comply with City Access Management Policy \& Applied <br>
\hline * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. \& NA <br>

\hline | * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. |
| :--- |
| **Finalize wording for plat note \#8, prior to final. | \& Non-compliance <br>

\hline * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. \& NA <br>

\hline | * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. |
| :--- |
| **Section 110-72 applies if private subdivision is proposed. |
| **Landscaping Ordinance: Section 110-72 |
| **Subdivision Ordinance: Section 134-168 | \& Applied <br>


\hline | * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. |
| :--- |
| ${ }^{* *}$ Section 110-72 applies if private subdivision is proposed. |
| **Landscaping Ordinance: Section 110-72 |
| **Subdivision Ordinance: Section 134-168 | \& Applied <br>

\hline \multicolumn{2}{|l|}{LOT REQUIREMENTS} <br>

\hline | * Lots fronting public streets. |
| :--- |
| **Submitted plat currently presents N.46th Street (Private Drive) |
| ***Subdivision Ordinance: Section 134-1 | \& TBD <br>

\hline
\end{tabular}

\begin{tabular}{|c|c|}
\hline \begin{tabular}{l}
* Minimum lot width and lot area. \\
**Provide individual lot dimensions for lot 12A and 12B, prior to final. \\
**Zoning Ordinance: Section 138-356
\end{tabular} \& Non-compliance \\
\hline \multicolumn{2}{|l|}{ZONING/CUP} \\
\hline \begin{tabular}{l}
* Existing: R-1(Single Family) Residential District. Proposed:R-1(Single Family) Residential District. \\
***Zoning Ordinance: Article V \\
*Rezoning Needed Before Final Approval. \\
\({ }^{* *}\) Proposed zoning is compliant with current zoning. \\
***Zoning Ordinance: Article V
\end{tabular} \& Compliance \\
\hline \multicolumn{2}{|l|}{PARKS} \\
\hline * Land dedication in lieu of fee. \& NA \\
\hline \begin{tabular}{l}
* Park Fee of \(\$ 700\) per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at \(\$ 700\) per dwelling unit. Fees amount to \(\$ 1,400\) and payable prior to plat recording. Park fees will be adjusted accordingly if proposed number of lots changes. \\
* Pending review by the City Manager's Office.
\end{tabular} \& Required

NA <br>
\hline \multicolumn{2}{|l|}{TRAFFIC} <br>
\hline * As per Traffic Department, Trip Generation waived. \& Completed <br>

\hline | * Traffic Impact Analysis (TIA) required prior to final plat. |
| :--- |
| ${ }^{* *}$ As per Traffic Department, Trip Generation waived. | \& Completed <br>

\hline \multicolumn{2}{|l|}{COMMENTS} <br>

\hline | Comments: |
| :--- |
| *Must comply with City's Access Management Policy. |
| ** Public Hearing with notices will be required for the resubdivision. |
| ${ }^{* * *}$ If any plat restrictions are proposed to be changed from original plat, vacate and replat would be required. | \& Required <br>

\hline \multicolumn{2}{|l|}{RECOMMENDATION} <br>
\hline Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS. \& Applied <br>
\hline
\end{tabular}



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

311 North ${ }{ }^{\text {th }}$ Street
McAllen，TX 78501
P．O．Box 220
McAllen，TX 78505－0220
（956）681－1250
（956）681－1279（fax）

|  | Subdivision Name ABA そうTm゙ईS |
| :---: | :---: |
|  | Location 4613 BUDOY OwEWS BLVD |
|  | City Address or Block Number |
|  | Number of lots 1 $\qquad$ Gross acres 2.15 $\qquad$ Net acres 2.04 $\qquad$ |
|  | Existing Zoning $\mathrm{C}-3$ ProposedC－3 Rezoning Applied For $\square$ Yes $\square$ No Date＿＿＿ |
|  | Existing Land Use OP\＆NProposed Land Use C－3 Irrigation District \＃UN TED $\qquad$ |
|  | Residential Replat Yes $\square$ No XCommercial Replat Yes XNo $\quad$ ETJ Yes $\square$ No X |
|  | Agricultural Tax Exempt Yes $\square$ No $X$ Estimated Rollback tax due $1500 \sim$ <br> Parcel No．281801 Tax Dept．Review S 2950－00－000－0328 |
|  | Legal Description $\qquad$ $2.15 A C$ O／O LOT 328，AMENDED MAP OF JOWN A．SHWRY SUBO．A．C．T． |
| $\frac{\grave{2}}{\sum_{0}^{\prime}}$ | Name Bewito Mnrtinez $\qquad$ Phone 227－3222 $\qquad$ ADRLA Martinez <br> Address 3519 if． $40^{\text {Th }}$ Chwe $\qquad$ |
|  |  |
| $\begin{aligned} & \text { ㅎ } \\ & \text { O2 } \\ & \hline 0 \\ & \hline 0 \\ & 0 \\ & \hline 0 \end{aligned}$ | Name Snme ns OUUER $\qquad$ Phone |
|  | Address |
|  | City $\qquad$ State $\qquad$ Zip |
|  | Contact Person |
|  | E－mail |
|  | Name Drwid 0．Saliwns Phone bez－9081 |
|  | Address 2 ZZI DAFFODIL AVE． |
|  | City Mعのlle入 $\qquad$ State $\qquad$ TY Zip $\qquad$ 78501 |
|  | Contact Person तmin |
|  | E－mail dsalinar e Saliuos engiwerkin）6．Com |
| 交 | Name Snare AS Fatcer．Phone |
|  | Address |
|  | City $\qquad$ State $\qquad$ Zip $\qquad$ |
|  | JUN 242022 |
|  | Initial：Cul |

## Proposed Plat Submittal



## \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report

## 든 -

 $81 / 2$ " by $11^{\prime \prime}$ Original Sealed Survey showing existing structures/ easements or 3 blueline copies$\qquad$ 2 Location Maps
$281 / 2^{\prime \prime}$ by $11^{\prime \prime}$ copies/legible copies of plat with name \& north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying owner on application) Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable

## PLAT TO SHOW:

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

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

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


Owner



Reviewed On: 6/30/2022

## SUBDIVISION NAME: ABA ESTATES

## REQUIREMENTS

STREETS AND RIGHT-OF-WAYS
Buddy Owens Boulevard: 10 ft . of additional ROW dedication required for 60 ft . from centerline for 120 ft . total ROW
Paving: By the state Curb \& gutter: By the state
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan
N.47th Street on west boundary: 25 ft . dedication from centerline for future 50 ft . ROW

Paving: 32 ft . Curb \& gutter: Both Sides
*ROW being reviewed and plat would need to be revised accordingly.
** Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exist or will be created.
***Subdivision Ordinance: Section 134-105
****Monies must be escrowed if improvements are required prior to final *****COM Thoroughfare Plan

Paving
Curb \& gutter
**Subdivision Ordinance: Section 134-105
**Monies must be escrowed if improvements are required prior to final
**COM Thoroughfare Plan

* 1,200 ft. Block Length.
**Subdivision Ordinance: Section 134-118
* 900 ft . Block Length for R-3 Zone Districts.
**Subdivision Ordinance: Section 134-118
* 600 ft . Maximum Cul-de-Sac

| Applied |
| :---: |
| TBD |
| Applied |
| NA |
| NA |
| TBD |
| Non-compliance |


| SETBACKS |  |
| :---: | :---: |
| * Front: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater. <br> **Revise note as shown above prior to final. <br> ***Proposing: 60 ft . or greater for approved site plan or easements. <br> *****Zoning Ordinance: Section 138-356 | Non-compliance |
| * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. <br> **Zoning Ordinance: Section 138-356 | Applied |
| * Corner : <br> ${ }^{* *}$ To be established if street on west side is required, prior to final. <br> ***Zoning Ordinance: Section 138-356 | TBD |
| * Garage :Commercial Development. <br> **Remove Garage setback note, prior to final. <br> ***Zoning Ordinance: Section 138-356 | Non-compliance |
| *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN | Applied |
| SIDEWALKS |  |
| * 4 ft . wide minimum sidewalk required on Buddy Owens Blvd. <br> **5 ft. sidewalk might be required on Buddy Owens Blvd. by Engineering Department, will be finalized prior to final. <br> ***Proposing: Minimum 5 ft . wide sidewalk required on Buddy Owens Blvd. <br> ***Subdivision Ordinance: Section 134-120 | Applied |
| * Perimeter sidewalks must be built or money escrowed if not built at this time. | Required |
| BUFFERS |  |
| * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| * 8 ft . masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. <br> **Landscaping Ordinance: Section 110-46 | Applied |
| *Perimeter buffers must be built at time of Subdivision Improvements. | Required |
| NOTES |  |
| * No curb cut, access, or lot frontage permitted along <br> ${ }^{* *}$ Must comply with City Access Management Policy | Applied |
| * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. | Required |
| * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. | Applied |
| * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. | Required |


| * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| :---: | :---: |
| * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. <br> **Section 110-72 applies if private subdivision is proposed. <br> **Landscaping Ordinance: Section 110-72 <br> **Subdivision Ordinance: Section 134-168 | NA |
| LOT REQUIREMENTS |  |
| * Lots fronting public streets. <br> **Subdivision Ordinance: Section 134-1 | Compliance |
| * Minimum lot width and lot area. <br> **Zoning Ordinance: Section 138-356 | Compliance |
| ZONING/CUP |  |
| * Existing: C-3(General Business) District. Proposed: C-3(General Business) District. <br> ***Zoning Ordinance: Article V | Compliance |
| * Rezoning Needed Before Final Approval <br> **Proposed zoning is compliant with current zoning. <br> *** At the Planning and Zoning Commission meeting of April 18, 2017 the Board recommended approval of the rezoning request and at the City Commission meeting of May 8 , 2017 the Commission voted to approve the rezoning request from R-1 (single family residential) District to $\mathrm{C}-3$ (general business) District. <br> ****Zoning Ordinance: Article V | NA |
| PARKS |  |
| * Land dedication in lieu of fee. | NA |
| * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording | NA |
| * Pending review by the City Manager's Office. | NA |
| TRAFFIC |  |
| * As per Traffic Department, Trip generation will be honored, no TIA required. | Completed |
| * Traffic Impact Analysis (TIA) required prior to final plat. <br> ${ }^{* *}$ As per Traffic Department, Trip generation will be honored, no TIA required. | NA |
| COMMENTS |  |
| Comments: <br> *Must comply with City's Access Management Policy. <br> ** Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exist or will be created. ***Please submit updated survey that corresponds to the proposed subdivision. | Applied |


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



# Planning <br> Department 

## Memo

TO: Planning \& Zoning Commission<br>FROM Edgar I. Garcia, AICP, CNU-A, CPM<br>DATE: June 17 ${ }^{\text {th }}, 2022$<br>\section*{SUBJECT: City Commission Actions on June 13 ${ }^{\text {th }}, 2022$}

## CONDITIONAL USE PERMITS

1. Request of Rev. Andres E. Gutierrez, on behalf of the Catholic Dioceses of Brownsville, for life of the use, for an Institutional Use (church) at Lot 1, Candle Flower Unit I Subdivision; 2201 Martin Avenue

- Planning and Zoning Commission recommended approval for life of the use
- City Commission approved as recommended

2. Request of Erika Medina, on behalf of Guero Tires, for one year, for an Automotive Service and Repair (Tire shop) at Lot 2, Block 3, Altamira Subdivision; 2605 Business 83

- Planning and Zoning Commission disapproved with a favorable recommendation
- City Commission approved as recommended

3. Request of Journey Church RGV, for life of the use, for an Institutional Use (church) at 1.10acre tract of land out of Lot 492, John H, Shary Subdivision; 6925 State Highway 107

- Planning and Zoning Commission recommended approval for life of the use
- City Commission approved as recommended

4. Request of Blanca I. Cantu, for one year, for an event center at Trevino's Acre Subdivision and the south 60.62 ft . of the north 355.78 ft . out of Lot 2, Block 8, A.J. McColl Subdivision; 2000 S Jackson

- Planning and Zoning Commission tabled item
- City Commission tabled item


## REZONINGS

5. Rezone from C-3L to R-1, 2.32 acres out of Lot 2, Block 16, Steele and Pershing Subdivision; 2700 S McColl

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended

6. Rezone from C-3L to R-1, 3.78 acres out of Lot 2, Block 16, Steele and Pershing Subdivision; 2800 S McColl

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended

7. Rezone from C-3 to I-1, 2.683 acres out of Lot 97, La Lomita Irrigation and Construction Company's Subdivision; 4801 N $23^{\text {rd }}$ St

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended



| McAllen |  |  | PLANNING DEPARTMENT <br> 311 N 15th Street McAllen, TX 78501 <br> Phone: 956-681-1250 Fax: 956-681-1279 <br> 2022 CALENDAR |  |  |  |  |  |  |  | Build meallen |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  Meetings:  <br> City Commission $\square$ Planning \& Zoning Board <br> $\boldsymbol{A}$ Public Utility Board $\square$ Zoning Board of Adjustment <br> HPC - Historic Pres Council   |  |  |  |  |  |  | Deadlines: <br> D- Zoning/CUP Application <br> N - Public Notification <br> * Holiday - Office is closed |  |  |  |  |  |  |
| JULY 2022 |  |  |  |  |  |  | AUGUST 2022 |  |  |  |  |  |  |
| Sun | Mon | Tue | Wed | Thu | Fri | Sat | Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|  |  |  |  |  | ${ }_{\text {A-7/19 \& } 7 / 20}$ |  |  |  |  | $\begin{array}{\|llll\|} \hline 3 & & & \\ \mathrm{~N}-8 / 16 & 8 & 8 / 17 \\ \mathrm{D}-9 / 7 & \& & 9 / 8 \\ \hline \end{array}$ | ${ }^{4}$ | ${ }^{5}$ | ${ }^{6}$ |
| 3 | HOLIDAY | 5 | $\begin{array}{\|l\|} \hline 6 \\ N-7 / 19 \& 7 / 20 \\ D-8 / 2 \& 8 / 3 \\ \hline \end{array}$ | 7 | - | 9 |  | ${ }^{8} \bigcirc$ | $9 \quad$ - | 10 | ${ }^{11}$ | ${ }^{12}$ | ${ }^{13}$ |
| 10 | ${ }^{11} \bigcirc$ | $12 \quad$ A |  | ${ }^{14}$ | 15 | ${ }^{16}$ | 14 | ${ }^{15}$ | 16 | 17 <br> D-9/20 \& 9/21 | ${ }^{18}$ | 19 | ${ }^{20}$ |
| 17 |  | 19 | 20 <br> $\mathrm{~N}-8 / 2 \& 8 / 3$ <br> $\mathrm{D}-8 / 16 \& 8 / 17$ <br> 27 | ${ }^{21}$ | 22 | ${ }^{23}$ | 21 |  | ${ }^{23} \boldsymbol{\Delta}$ | 24 <br> $\mathrm{N}-977 \& 9 / 8$ | 25 HPC | ${ }^{26}$ | ${ }^{27}$ |
| $\frac{24}{24}$ | ${ }^{25} \bigcirc$ | 26 | 27 HPC | ${ }^{28}$ | 29 | 30 | ${ }^{28}$ | 29 | 30 | 31 |  |  |  |
| SEPTEMBER 2022 |  |  |  |  |  |  | OCTOBER 2022 |  |  |  |  |  |  |
| Sun | Mon | Tue | Wed | Thu | Fri | Sat | SuIn | Mon | Tue | Wed | Thu | Fri | Sat |
|  |  |  |  |  |  | ${ }^{3}$ |  |  |  |  |  |  |  |
|  | HOLIDAY | ${ }^{6}$ |  | ${ }^{8}$ | 9 | ${ }^{10}$ | ${ }^{2}$ |  |  | $\begin{array}{\|l\|} \hline \left.\begin{array}{l} 5 \\ \hline \end{array} \right\rvert\, 1 / 18 \& 10 / 19 \\ D-11 / 1 \& \end{array}$ | ${ }^{6}$ | 7 | 8 |
| 11 | 12 | $1{ }^{13}$ - | 14 | 15 | ${ }^{16}$ | 17 | 9 | ${ }^{10}$ ○ | $11 \quad \mathbf{1}$ | ${ }^{12}$ | ${ }^{13}$ | ${ }^{14}$ | 15 |
| 18 | 19 A-10/4 \& 10/5 | ${ }^{20}$ | $\begin{array}{\|l\|} \hline 21 \\ \hline 0-10 / 18 \& 10 / 19 \\ N-10 / 4 \& 10 / 5 \\ \hline \end{array}$ | 22 | ${ }^{23}$ | ${ }^{24}$ | ${ }^{16}$ | $\begin{array}{\|l\|l\|} \hline 17 & \\ \hline A-11 / 1 \& 1 / 2 \\ \hline \end{array}$ | 18 | $\begin{array}{\|llll\|} \hline 19 & & l l l l \\ \mathrm{~N}-11 / 1 & \& & 11 / 2 \\ \mathrm{D}-11 / 16 & \& & 1 / 17 \\ \hline \end{array}$ | 20 | ${ }^{21}$ | 22 |
| 25 | ${ }^{26}$ ○ | ${ }^{27}$ - | 28 HPC | 29 | 30 |  |  | ${ }^{24} \quad \bigcirc \mid$ |  | ${ }^{26}$ HPC | 27 | 28 | 29 |
| NOVEMBER 2022 |  |  |  |  |  |  | DECEMBER 2022 |  |  |  |  |  |  |
| Sun | Mon | Tue | Wed | Thu | Fri | Sat | Sun | Mon | Tue | Wed | Thut | Fri | Sat |
|  |  | 1 |  | ${ }^{3}$ | ${ }^{4}$ | ${ }^{5}$ |  |  |  |  | 1 | 2 | 3 |
| 6 | 7 | ${ }^{3}$ | 9 | 10 | ${ }^{11}$ | 12 | 4 | 5 <br> A-12/20 \& 12/2 | 6 | $\begin{array}{\|cc\|} \hline 7 & \text { HPC } \\ \hline-1 / 1 / 21 / 4 \\ 1-12 / 208 & 12 / 21 \\ \hline \end{array}$ | 8 | 9 | 10 |
| 13 | $14 \bigcirc$ | 15 - | 16 <br> D-12/20 \& 12/21 | $1{ }^{17}$ | 18 | 19 | ${ }^{11}$ | ${ }^{12} \bigcirc$ | 13 A | 14 | 15 | ${ }^{16}$ | ${ }^{17}$ |
| 20 | $\begin{array}{\|l\|} \hline 21 \\ \text { A-12/6\&12/7 } \\ \hline \end{array}$ | ${ }^{22}$ | $\qquad$ | HOLIDAY | 25 | ${ }^{26}$ | 18 | $\begin{array}{\|l\|l\|} \hline 19 \\ \text { A- }-1 / 3 \& 1 / 4 \\ \hline \end{array}$ | 20 | $\begin{array}{\|llll} \hline 21 & \\ \hline \text { D-1/17 \& } 1 / 18 \\ \mathrm{~N}-1 / 3 \& 1 / 4 \\ \hline \end{array}$ | 22 | HOLIDAY | 24 |
| ${ }^{27}$ | ${ }^{28} \bigcirc$ | ${ }^{29}$ - | 30 |  |  |  | 25 | ${ }_{\text {HOLIDAY }}^{26}$ | 27 | 28 | 29 | 30 | ${ }^{31}$ |

