

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, MARCH 2, 2021 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

**Web: <https://zoom.us/join> or phone: (346) 248-7799
Meeting ID: 672 423 1883**

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

- a) Minutes for Regular Meeting held on February 16, 2021.

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of David Salinas on behalf of Upbring Lutheran Social Services of South Inc., for a Conditional Use Permit, for life of the use, for an institutional use (immigrant youth facility) at 2.72 acres coming out of Lot 6, Block 11, Steel and Pershing Subdivision, Hidalgo County, Texas; 1000 North McColl Road. **(CUP2021-0016)**
2. Request of Austin Price Tull, for a Conditional Use Permit, for life of the use, for an institutional use at Lot 1, S.T.V.T. #1 Subdivision, Hidalgo County, Texas; 2400 Daffodil Avenue. **(CUP2021-0015)**
3. Jose G. Morin, for a Conditional Use Permit, for one year, for a home occupation (office), at Lot 91, Ponderosa Park Phase II Subdivision, Hidalgo County, Texas; 3500 North 32nd Street. **(CUP 2021-0013)**
4. Request of Erika V. Medina, for a Conditional Use Permit, for an Automotive Service and Repair (tire shop), for one year at Lot 2, Block 3, Altamira Subdivision, Hidalgo County, Texas; 2605 U.S. Highway 83. **(CUP2021-0014)**

b) REZONING:

1. Rezone from R-1 (single-family residential) District to A-O (agricultural and open space) District: Mumford Trail Estates Subdivision and 1.52 acres out of Lot 214, Pride O' Texas Subdivision, Hidalgo County, Texas; 7404 and 7424 North Bentsen Road. **(REZ2021-0004)**
2. Rezone from R-1 (single-family residential) District to C-3L (light commercial) District: 0.87-acre tract of land out of Lot 10, Eureka Park Subdivision, Hidalgo County, Texas; 211 North Ware Road. **(REZ2021-0003)**
3. Rezone from R-2 (duplex-fourplex residential) District to R-3A (multifamily residential apartment) District: the north 8 feet of Lot 1 and all of Lot 2, Amended Map of a

Resubdivision of Blocks 2 & 3 of A.D. Leavell's Addition to McAllen, Hidalgo County, Texas; 214 South 5th 1/2 Street. **(REZ2021-0002)**

c) DISCUSSION:

1. Consideration of an Amendment to the Foresight McAllen Comprehensive Plan: Figure 4.2 Thoroughfare Plan, removing Yuma Avenue from Thoroughfare Plan from S. 2nd St to Jackson Road

3) SITE PLAN:

- a) Revised Site Plan Approval for Lot 1, HEB #2 Subdivision, 901 Trenton Road (SPR2021-0009)

4) SUBDIVISIONS:

- a) Acre II Subdivision; 201 East Expressway 83- Acre Construction **(SUB2021-0010)** (Preliminary) MAS
- b) Fullerton Place Subdivision; 2717 Fullerton Avenue- Jose and Glendy Esquivel **(SUB2021-0008)** (Preliminary) SEC
- c) Lakehurst Subdivision Lots 6A, 7A, & 8A; 5101 8 Mile Line **(SUB2021-0019)** (Preliminary) M&H
- d) World of 4 Subdivision; 615 Dallas Avenue- Aguirre Family Limited Partnership LP **(SUB2021-0013)** (Preliminary) CLH
- e) Rubi Plaza Subdivision; 201 North Ware Road- Valhe Real Est. Holdings Family LTD Partnership **(SUB2021-0014)** (Preliminary) SEC
- f) Silver Valley Subdivision; 1920 North Taylor Road- Delicias Catering, LLC **(SUB2021-0018)** (Preliminary) M2E
- g) Donald Wade Best Subdivision; 4601 Mile 8 Road- Donald Wade Best **(SUB2021-0009)** (Preliminary) SEA
- h) Hilda's Ropa Usada Subdivision; 2512 Beaumont Avenue- Hilda O. Juarez **(SUB2021-0007)** (Preliminary) ATLAS
- i) Cedar Place Subdivision; 1001 East Cedar Avenue- Habitat Developers, LLC **(SUB2021-0015)** (Preliminary) SEC
- j) NACCU Lot 1A and 2A Subdivision; 9100 North 10th Street- Nacu Army Community Credit Union **(SUB2021-0016)** (Preliminary) SEC
- k) Park Terrace Subdivision; 3601 North Jackson Road- Domain Development Corp. **(SUB2021-0017)** (Preliminary) M&H

5) INFORMATION ONLY:

- a) City Commission Actions: February 22, 2021

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, February 16, 2021 at 3:33 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

Present:	Pepe Cabeza de Vaca	Chairperson
	Daniel Santos	Vice- Chairperson
	Michael Hovar	Member
	Michael Fallek	Member
	Gabriel Kamel	Member
	Jose Saldana	Member
Absent:	Rogelio Cervantes	Member
Staff Present:	Victor Flores	Assistant City Attorney
	Michelle Rivera	Assistant City Manager
	Edgar Garcia	Planning Director
	Luis Mora	Planning Deputy Director
	Omar Sotelo	Senior Planner
	Rodrigo Sanchez	Senior Planner
	Jose Humberto De La Garza	Planner III
	Berenice Gonzalez	Planner III
	Kaveh Forghanparast	Planner II
	Carlos Garza	Planner II
	Mario Escamilla	Planner I
	Porfirio Hernandez	Planning Technician II
	Claudia Mariscal	Administrative Secretary

CALL TO ORDER- Pepe Cabeza de Vaca, Chairperson

Meeting held via Teleconference and Video Conference.

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Pepe Cabeza de Vaca, Chairperson

1) MINUTES:

- a)** Minutes for Regular Meeting held on February 2, 2021.

The minutes for the regular meeting held on February 2, 2021 were approved as submitted. The motion to approve was made by Mr. Jose Saldana. Mr. Gabriel Kamel seconded the motion, which carried unanimously with six members present and voting.

Chairperson Cabeza de Vaca moved to the Site Plan section and had that item go first.

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:**

- 1) Request of Margret De Bruyn on behalf of Iced Cube Shaved Ice McAllen LLC, for a Conditional Use Permit, for one year, for a Snack Bar with Alcohol Sales at Lot 1, All-In-One Subdivision No. 4, Hidalgo County, Texas; 6101 North 23rd Street Suite K. **(CUP2021-0005)**

Mr. Carlos Garza stated that the property was located on the west side of North 23rd Street, approximately 250 ft. south of Lark Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, R-3A (multifamily residential apartment) District to the south and west, A-0 (agricultural & open space) to the northeast and R-1 (single family residential) District to the east. A snack bar with alcohol sales is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a snack bar with alcohol sales for on premise consumption (Iced Cube) from the existing 800 sq. ft. building. The proposed hours of operation will be from 2 pm – 10 pm Monday – Sunday.

The Health Department have completed their inspections and found the establishment to be in compliance. The Fire Department is approved the CUP process, but is pending final inspection for occupancy. The snack bar with alcohol sales must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance 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. of residential zones and Holy Spirit Catholic Church;
- 2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to North 23rd Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, and a restaurant. The proposed 800 sq. ft. snack bar would require 8 parking spaces; there are 72 parking spaces provided on site;
- 4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of

dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;

- 6) The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. The occupancy load for this establishment will be established by the Building department as part of the building permit review.

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

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, there was none. Chairperson asked staff if they received emails or calls in opposition, staff stated they did not receive any.

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

- 2) Request of Merary S. Enriquez, for a Conditional Use Permit, for life of the use, for a guest house at 0.50 acres out of the North ½ of the South 9.39 acres of the North 19.36 acres of Lot 377, John. H. Shary Subdivision, Hidalgo County, Texas; 5020 Selinda Drive. **(CUP2021-0010)**

Ms. Alvarado stated that the property was located along the north side of Selinda Drive approximately 300 feet east of North Taylor Road. The tract has 140.5 feet of frontage along Selinda Drive and a depth of 155 feet for a tract size of .50 acres. The adjacent property is A-O (agricultural and open space) District to the north and south and R-1 (single family residential) District to the east and west. The surrounding land uses include single family residential and vacant land. A guest house is allowed in R-1 District with a conditional use permit and in compliance with requirements.

The property was zoned A-O (agricultural and open space) District upon annexation in 1999. The property was rezoned to R-1 (single family residential) District in 2011. An application for a building permit was submitted by the previous owner on March 29, 2011 for additions to the residential house and to convert and expand an existing storage building into a guesthouse. Staff advised the previous property owner that a Conditional Use Permit (CUP) would be required for a guesthouse use. A review of planning department record did not reveal information regarding a CUP application having been submitted at that time.

The applicant purchased the home in January 2021 and applied for a building permit on January 15th for renovations due to fire damage to the primary house and for the changes made by the previous owner for the guesthouse. They will temporarily reside in the guesthouse building. Upon review of the building permit application it was determined that a conditional use permit is required for the use of the guesthouse.

The applicant is applying for a conditional use permit for an existing guesthouse measuring 35 ft.

by 25.2 ft. The guesthouse consists of living space, bathroom, closet, and kitchen on the first floor and a loft style bedroom on the second floor. The area of the guesthouse is approximately 882 square feet.

The Fire Department inspection is pending a final inspection.

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

- 1) Only one guesthouse shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements;
- 3) The proposed use shall be connected to the same utilities as the primary residence;
- 4) Lot size must be a minimum 8,000 sq. ft. The subject property is approximately 21,177.5 sq. ft.;
- 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, and Fire Department requirements.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

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

- 3) Request of Samuel Avila, for a Conditional Use Permit, for one year, for a bar at lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue Suites 2212 & 2214. (CUP2021-0009)**

Mr. Escamilla stated that the property was located at the northeast corner of North 23rd Street and Nolana Avenue. It is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. There is R-3A (multifamily residential apartments) District to the south and C-4 (commercial-industrial) District to the northwest. The subject property is the location for a multi-tenant commercial shopping center by the name of Nolana West. Surrounding land uses include BBVA Bank, Rana's Bar, Rebecca's Mexican Restaurant, Whataburger, New Life Family Church and McAllen's Public Library. A bar is allowed in a C-3 district with a Conditional Use Permit and in compliance with requirements.

The initial Conditional Use Permit was approved by the City Commission on June 22, 2009 with a variance to the 600 ft. distance requirement. The last approval by the City Commission was on January 13, 2020 with a variance to the distance requirement of being at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property.

The applicant is proposing to continue operating a bar (Cigar Bar) from combined suites 2212 and 2214 with an area of 4,500 sq. ft. as shown on the submitted site plan. The applicant is also proposing an outdoor seating area as shown on the submitted site plan which will increase the floor area of the establishment to 4,650 sq. ft. The applicant will be utilizing the area for outdoor dining and as well as provide customers a place to smoke. The proposed days and hours of operation are, Monday through Sunday from 1:00 PM to 2:00 AM.

The Fire and Health Departments have inspected the bar and the property is in compliance with applicable code requirements. The police activity report for service calls from February 2020 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 proposed establishment is within 400 ft. from the nearest residence and residentially zoned property to the southeast, a church across the street on the south side of Nolana Avenue, and publicly owned property (McAllen's Public Library) to the west;
- 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 23rd Street and Nolana Avenue.
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. The proposed 4,650 sq. ft. bar would require 47 parking spaces; there are 305 parking spaces provided on site. In a site visit conducted by staff, staff noticed that the parking lot was repaved, restriped and re-configured.
- 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 recommended disapproval of the request due to noncompliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, there was none.

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

- 4) Request of Norberto Hernandez, for a Conditional Use Permit, for one year, for a Portable Building greater than 10' by 12' at Lots 1, 2, and 3 Block 2, Young's Addition Subdivision, Hidalgo County, Texas; 2401 US Highway 83. **(CUP2021-0012)**

Mr. Camacho stated that the property was located at the southwest corner of Business Highway 83 and South 24th Street. The property is zoned I-1 (light industrial) District. The adjacent zoning is I-1 District in all directions. Surrounding land uses include commercial business, multi-family residences, and vacant land. A portable building is permitted in an I-1 zone with a conditional use permit.

The initial conditional use permit was approved for this location, for one year, by the Planning and Zoning Commission on February 21, 2012. Since the initial permit was approved, the permit has been approved for different applicants. The latest CUP was approved on December 2018 for a portable food concession. The new applicant is proposing to use the portable building as a storage for his food truck materials.

There was currently a commercial block building and a 160 sq. ft. portable building on the property. The applicant is proposing to use the portable building as a storage unit for his food truck materials. There is no public access to the inside of the portable building. Hours of operation are from Monday to Saturday from 8:00AM to 2:00PM.

A site inspection revealed that there are four tables being used for sitting area. Based on the number of 16 seats, 4 parking spaces are required, additionally the food truck requires 4 parking spaces for a total of 8 parking spaces. There are 13 parking spaces in front of the commercial block building; out of those spaces, 7 are required for the retail lease spaces and 8 will be used by the applicant to meet parking requirements, leaving a deficiency of 2 parking spaces. A parking agreement is needed for the deficiency of the 2 parking spaces or remove 2 booths (8 seats) to bring the total parking requirement to 6 parking spaces so the plaza could have parking available for all suites. After a meeting with the applicant, he decided to remove two tables to meet the parking requirement.

Furthermore, the parking lot needs to be properly maintained as per Sec. 138-400 (a) & (b) of the Zoning Ordinance. Parking lot needs to be properly striped, cleared out of grass and fix potholes. However, property owner applied for a Building permit (CMM2021-00921) on February 4, 2021 to do remodeling of all suites, including fixing the parking lot.

The Health Department has inspected the establishment, and find it to be in compliance. Fire Department inspection is pending. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

- 1) Portable buildings shall not be used for living quarters
- 2) Portable buildings shall be located in such a manner as to have access to a public right-of-way within 200 ft. Building is approximately 60 ft. away from Business 83
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system
- 4) Portable buildings shall be provided with garbage and trash collection services

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118 (a)(3) of the Zoning Ordinance, Health Department and Fire Department requirements, finalization of Building permit (CMM2021-00921).

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, there was none.

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

- 5) Request of Eugenio J. Garcia on behalf of Melany Castillo, for a Conditional Use Permit, for life of the use, for a guest house at Lots 1 & South ½ of Lot 2, Trenton Village Subdivision, Hidalgo County, Texas; 7200 North 4th Street. **(CUP2021-0011)**

Mr. Camacho stated that the subject property was located at the northeast intersection of North 4th Street and Trenton Road. The lot has approximately 138 ft. of frontage along North 4th Street and a depth of approximately 173 ft. along the south property line and 143 ft. along the north property line for a lot size of 21,691 sq. ft. Trenton village Subdivision was recorded on June 15, 2000, and the house was built in 2016 according to the Appraisal District records.

The property was zoned R-1 (single-family residential) District. The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses include single-family residences, proposed McAllen Temple Church and vacant land. A guesthouse is allowed in R-1 District with a conditional use permit and in compliance with requirements.

The applicant was proposing to construct a two-story "L" shaped guesthouse measuring 22.67 ft. width along the rear property line and a length of 36.5 ft. along the north property line. The proposed guesthouse will include a bedroom, a bathroom, a walk in closet, living room and kitchen on the first floor; the second floor will include a second bedroom and a walk in closet, and will serve as an accessory use to the main house. The submitted site plan depicts that there will be two terraces; one at the front measuring 6 ft. by 11.67 ft. and a second one at the rear of the guest house measuring 5.58 ft. by 15 ft. The area of the guesthouse is approximately 942 square feet.

The proposed guesthouse was 4 ft. away from the rear of the main structure and 2.83 ft. away from

the side, as per Section 138-369 of the Zoning Ordinance, an accessory building in a residential building shall be no closer than five feet to the main building except where a firewall is provided. The applicant is proposing to provide fire rated walls.

During a conversation with staff, the property owner indicated that the main use of the guesthouse would be for her parents to use whenever they come from Colombia to visit. Their stay will not be for a prolonged period of time.

The CUP application for a guesthouse for the subject property was submitted on January 19, 2021. A building permit application for the guesthouse has not been submitted. The Fire Department inspection is still pending.

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

- 1) Only one guesthouse shall be permitted on the property;
- 2) The proposed use shall comply with setback requirements. 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 sq. ft. The subject property is 21,691 sq. ft.
- 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 recommended approval of the request, for life of the use, subject to compliance with requirements from Section 138-118(a) (5) of the Zoning Ordinance, and Fire Department requirements.

Chairperson Cabeza de Vaca asked if there was anyone present in opposition of the proposed Conditional Use Permit, there was none.

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

Chairperson moved to the consent item since the site plan was already approved at the beginning of the meeting.

3) SITE PLAN:

- a) Revised Site Plan Approval for Lot 1, All-In-One Subdivision No. 4; 6101 North 23rd Street.

Ms. Garza stated that the property was located on the west side of N. 23rd Street, approximately 250 ft. south of Lark Avenue. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, R-1 (single family residential) District to the east, and R-3A (multifamily residential apartments) District to the west and south. Surrounding land use include single family residences, commercial businesses, and vacant land. The property is part of All-In-One Subdivision No. 4, which was recorded on February 7, 2003. 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 was proposing to construct a drive thru for the existing Suite "K" on the south side of the plaza on site. The plat states that a site plan must be approved by the Planning & Zoning Commission prior to building permit issuance.

The proposed drive thru will be for the business Ice Cube Shaved Ice, which is also in the process of a Conditional Use Permit for a snack bar with alcohol sales located on the suite on the south side of the existing plaza. The existing plaza has 3,339 sq. ft. of restaurant use, which requires 34 parking space; 6,000 sq. ft. of retail use, which requires 18 parking spaces; and 2,400 sq. ft. of office use, which requires 15 parking spaces. Based on the square footage and use of the plaza, 67 parking spaces are required; 74 parking spaces are provided. Three of the provided parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Current access to the property is from two curb cuts along N. 23rd Street, one of which is 25 ft. wide and the other 30 ft. wide. As per approved Site Plan from December 17, 2002 required landscaping is 6,441 square feet with the trees required as follows: 13 – 2 ½ inch caliper trees, or 7 – 4-inch caliper trees, or 5 – 6-inch caliper trees, or 26 palm trees. Additional landscaping and trees will be required when future development occurs. A minimum 10 ft. wide landscape strip is required inside the property line along N. 23rd Street. Fifty percent of the landscape must be visible in the front area, and each parking space must be within 100 ft. of a landscape area with a tree, as required by ordinance. A 6 ft. buffer required from adjacent residential zones/uses and around dumpsters if visible from street. No structures are permitted over easements. All setbacks will comply with the plat note requirements and the zoning ordinance.

The Building Permit Site Plan must comply with requirements set forth by Public Works, Utility, Traffic, and Fire Departments. Public Works Department has approved with conditions: (1) Proposed dumpster locations at southwest corner would require all existing dumpsters to align on the west side within the 10 ft. strip. (2) Fence along the west side to be relocated to accommodate dumpsters. (3) Side loader waste collection service to be provided. (4) Commercial dumpsters to comply with Solid Waste Department's specifications (Detail 401/402). (5) Compliance with City's Watershed Ordinance. As per Utility Department: a utility layout showing the proposed grease trap location must be provided at time of building permit. Traffic Department has approved with conditions: (1) Stacking with more than 5 vehicles would require the owner to redirect vehicles to curb side to lower queuing to a maximum of 5 vehicles. (2) Stripping must be placed to guide the drivers to the specific drive thru lane and allow space for passing vehicles or fire truck. (3) If trash bins are pushed along the side walk, stripping must be added in order to show a boundary for the trash bin locations and not interfere with stacking or passing vehicles.

Staff recommended approval of the site plan subject to the conditions noted by, Public Works Department, Utility, Traffic, and Fire Department requirements, paving and building permit requirements, and zoning ordinances.

Chairperson Cabeza de Vaca clarified that the landscaping would not be affected because of the drive-thru and staff confirmed it would not be affected. Mr. Michael Fallek asked for clarification on the five car max and how it was only five cars max. Ms. Garza explained that Traffic Department determined five cars because it is a snack bar so if there are more than five cars they will be required to park as if doing curbside pickup.

After a brief discussion, Mr. Jose Saldana moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with six members present and voting.

Chairperson Cabeza de Vaca moved back to the Public Hearing, Conditional Use Permits section 2) A.

3) CONSENT:

- a) Hammond Development Subdivision; 7501 South 23rd Street- Madiam L.P. (SUB2019-0017) (Revised Final) RDE**

The property was located on S. 23rd Street: Previous plat showed 280.62 ft. - 294.29 ft. existing ROW; Revised plat only shows 230 ft. ROW Paving: by the state Curb & gutter: by the state Dicker Road (F.M. No. 3072): 20 ft. dedication or as needed for 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: both sides Must escrow monies if improvements are not constructed prior to recording. Alley ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Common access easements provided on the revised plats. Additional service drive easements to be reviewed as part of the site plan. Front setbacks: S. 23rd Street - 75 ft. or greater for easements or approved site plan. Dicker Road (F.M. 3072) - 60 ft. or greater for easements or approved site plan. Rear setbacks: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Sides setbacks: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Corner setbacks: 10 ft. along Common access easements, or greater for easements or approved site plan. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. 23rd Street and Dicker Road. 5 ft. sidewalk as per Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning Department and other development departments prior to building permit issuance. Common Areas, any private streets, common access or service drive easements 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: As proposed, not all lots front a street as required. Revised plans submitted on January 29, 2019 shows lots not having frontage on a street. Plans submitted March 20, 2019 shows lots not having frontage on a street. Plat submitted May 17, 2019 only has 6-lots proposed with frontage on existing streets - S. 23rd Street and Dicker Road. Minimum lot width and lot area: All lots must meet minimum lot frontage on a street. Existing zoning: I-1 Proposed zoning: I-1 Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip generation approved, no TIA required Traffic Department requiring a Common Access Easement to provide access to the lots. Public Works is asking for site plan indicating dumpster locations and enclosure dimensions, and will be reviewed as part of the site plan review prior to permit issuance. Per Fire Department, a clip (20 ft. by 20 ft.) may be required at where the access easements intersect. P&Z

preliminary approval granted on January 2, 2018 based on the initial submittal, Revised preliminary approval, with conditions, by P&Z on February 19, 2019. Based on area plan submitted August 16, 2019 which indicate that the N/S and E/W collector streets cannot be extended based on the levy and proposed RMA Highway to the north which will have limited access, and the existing ditch/canal to the east. Must comply with other department requirements, as may be applicable, prior to recording. Planning and Zoning Board approved this subdivision in Final form at their September 3, 2019 meeting with conditions noted.

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

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

Chairperson Cabeza de Vaca moved item 5) i) 2nd and Dove Subdivision to the top.

5) SUBDIVISIONS:

- a) The Shops at Tres Lagos Subdivision; 4401 Tres Lagos Boulevard- Rhodes Enterprises, Inc. **(SUB2021-0011)** (Final) M&H

Mr. De La Garza stated that the property was located on N. Ware Road: Dedication for 75 from centerline for 150 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides Clarify if the 35 ft. shown on the plat is additional dedication for the 150 ft. ROW or represents something else. The 35 ft. would appear to be the least amount of dedication required for N. Ware Road. Also, as the road curves westward heading north, there appears to be the need for more ROW dedication for the 75 ft. from centerline, 150 ft. ROW. Please clarify, prior to recording. The plat references future 150 ft. ROW - clarify, prior to recording. Tres Lagos Blvd.: 100 ft. - 190 ft. ROW Paving: approx. 65 ft. provided with approximately 35 ft. of pavement on either side of the boulevards. Curb & gutter: both sides Show document number on the plat indicating dedication of the street ROW. prior to recording. 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. 800 ft. Block Length. Common areas and access walks/drives provided. Alley ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Service drive to be finalized as part of the site plan. Front setbacks: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Rear setbacks: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Sides setbacks: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Corner setbacks: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Please include plat note prior to recording. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on: City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. On perimeter streets, minimum. A 4 ft. sidewalk required on N. Ware Road and Tres Lagos Blvd. Sidewalks on N. Ware Road may increase to 5 ft., as per Engineering. Note regarding sidewalks needed, prior to recording. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along N. Ware Road and Tres Lagos Blvd. proposed, finalize prior to final. Add Plat note prior to recording. 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 North Ware Road. Plat note needed prior to recording. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. must be maintained by the lot owners/PID and not the City of McAllen. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168 Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. Plat note needed prior to recording. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168 Public Improvement District (PID) or 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 it's a public subdivision. Finalize wording, etc. on the plat prior to recording. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168 Existing zoning: C-4 Proposed zoning: C-4 Lots fronting public streets: As proposed, lots fronting a Common Access, parking & utility easement - not a street. City Commission approved a variance to allow lots to front onto a "Common Access, Parking & Utility Easement" instead of a street at their March 9, 2021 meeting. Zoning Ordinance: 138-1 Minimum lot width and lot area. Zoning Ordinance: Section. 138-356 Land dedication in lieu of fee: Must be in compliance with agreement. As per Traffic Department, Traffic Generation has been approved; TIA required. Must comply with City's Access Management Policy. License Agreements may be needed for islands, boulevards, etc. within the ROW prior to recording. Must comply with the Agreement and Public Improvement District (PID) conditions. Must comply with Fire Department requirements regarding access drives, etc., prior to recording. Plat was approved in preliminary form at the P&Z meeting of August 6, 2019. Must comply with Department requirements as applicable prior to recording. Including site plan review, maneuverability requirements, traffic flow requirements, fire and public work drives, etc.

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

Being no discussion, Mr. Gabriel Kamel moved to approve with conditions noted. Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

b) Oxford Homes Subdivision; 2417 Oxford Avenue- Subhash and Sarojini Bose LP (SUB2021-0005) (Preliminary) RDE

Mr. De La Garza stated that the property is located on Oxford Avenue: 15 ft. of ROW dedication for 40 ft. from centerline for 80 ft. of total ROW Paving: 52 ft. Curb & gutter: Both sides Must escrow monies if improvements are not built prior to recording. Label ROW on both sides of centerline to verify if any additional dedication is required. City of McAllen Thoroughfare Plan Northgate Lane: 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: both sides Owner must escrow monies for improvements not built prior to plat recording E/W road along south boundary to extend east to comply with Thoroughfare Plan requirements prior to final. Engineer must clarify ROW and paving details for Cul-de-Sac design prior to final. Requirements will be established prior to final. City of McAllen Thoroughfare Plan Internal Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Must escrow monies if improvements are not built prior to final. Clarify if a "private" subdivision is proposed prior to final to verify street and ROW requirements. If private subdivision is proposed provide gate details for staff to review prior to final. Subdivision Ordinance: Section 134-105 Front

setback: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356 Rear setbacks: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356 Interior side setbacks: 6 ft. or greater for easements. Please revise plat note as shown above. Zoning Ordinance: Section 138-356 Corner setbacks: 10 ft. or greater for easements Please add plat note as shown above. Zoning Ordinance: Section 138-356 Garage: 18 ft. except where greater setback is required; greater setback applies. Please add plat note as shown above. Zoning Ordinance: Section 138-356 All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Oxford Avenue, Northgate Lane and both sides of internal streets. Please revise plat note as shown above. 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 Oxford Road and Northgate Lane. 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 Oxford Avenue. Please revise plat note as shown above. Common Areas, any private streets/drives, detention areas/ponds, and/or gates must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168 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 subdivision is proposed to be public. 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. HOA will be recorded simultaneously with plat. Subdivision Ordinance: Section 110-72 Minimum lot width and lot area. Zoning Ordinance: Section. 138-356 Lots fronting public streets. Zoning Ordinance: 138-1 Existing zoning: R-1 Proposed zoning: R-1 (single family residential) Zoning Ordinance: Section 138-176 Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Preliminary plats shows 48 lots are proposed; therefore, \$33,600 are payable prior to recording. Park fees will be adjusted accordingly if proposed number of lots changes. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy Clarify if a private subdivision is proposed prior to final to verify compliance with requirements. Provide gate details for staff to review prior to final if applicable. Label Detention Area with a lot letter or number prior to final.

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

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

c) North Park on 107 Subdivision; 2301 SH 107- Robert H. Begian and Michele C. Begian (**SUB2021-0004**) (Preliminary) TE

Mr. De La Garza stated that the property was located on State Highway 107: 150 ft. ROW Paving: By the state Curb & gutter: By the state Show ROW on both side of centerline to verify if any ROW dedication is required. Please provide copy of the document where ROW was dedicated to verify if any additional ROW dedication is required prior to final. City of McAllen Thoroughfare Plan E/W Quarter Mile Collector (south boundary): 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: Both sides

Must escrow monies if improvements are not built prior to recording. Road will have to be extended east. Engineer must clarify if subdivision is proposed to be public or private. If subdivision is proposed to be private, road can be used as a perimeter street along south boundary. Subdivision Ordinance: Section 134-105 N/S Quarter Mile Collector (west boundary): 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Please revise plat to comply with requirements prior to final. Subdivision Ordinance: Section 134-105 Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Must escrow monies if improvements are not built prior to recording. Provide gate details if applicable prior to final. Gate details might increase ROW requirements. Subdivision Ordinance: Section 134-105 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105 800 ft. Block Length. Subdivision Ordinance: Section 134-118 Front setbacks: 25 ft. or greater for easements. Please revise plat note as shown above. Zoning Ordinance: Section 138-356 Rear setback: 10 ft. or greater for easements. Please revise plat note as shown above. Zoning Ordinance: Section 138-356 Interior sides: 6 ft. or greater for easements. Please revise plat note as shown above. Zoning Ordinance: Section 138-356 Corner setbacks: 20 ft. or greater for easements (proposed) Engineer must clarify corner setback prior to final. Zoning Ordinance: Section 138-356 Garage: 18 ft. except where greater setback is required; greater setback applies. Please add plat note as shown above. Zoning Ordinance: Section 138-356 All setbacks are subject to increase for easements or approved site plan 4 ft. wide minimum sidewalk required on both sides of all interior streets. 5 ft. wide minimum sidewalk required along State Highway 107 as per Engineering Department. Please revise plat note as shown above. Subdivision Ordinance: Section 134-120 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Please add plat note as shown above. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Please revise plat note as shown above. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. Perimeter sidewalks must be built or money escrowed if not built at this time. Common Areas, any private streets/drives, detention areas/ponds, and/or gates must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168 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 subdivision is proposed to be public. 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. HOA will be recorded simultaneously with plat. Subdivision Ordinance: Section 110-72 Minimum lot width and lot area. Verify lot width of Lots 69 and 98 to comply with the minimum width requirements of corner lots of 54 ft prior to final. Zoning Ordinance: Section 138-356 Lots fronting public streets. Existing zoning: C-3 & A-O Proposed zoning: R-1 (single family residential) Rezoning must be finalized prior to subdivision's final review. Zoning Ordinance: Section 138-176 Rezoning Needed Before Final Approval. Zoning Ordinance: Section 138-176 Zoning Ordinance: 138-1 Land dedication in lieu of fee. As per Parks Department, subdivision will be reviewed by the Parkland Advisory Board. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, subdivision will be reviewed by the Parkland Advisory Board. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, Trip Generation to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy Please clarify if a private subdivision is being proposed prior to final. Provide gate details for staff to review prior to final if applicable. Label NW lot (west of entrance street on SH 107) appropriately. If Detention Area is proposed, please label "Detention

Area Lot A" prior to final. Provide radius for knuckles prior to final. Verify wording of Owner's Signature Block to comply with City of McAllen's requirements prior to final.

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

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

d) Replat of Lot 9 Antigua Subdivision; 3208 Zenaida Avenue- Mark S. Harris
(SUB2021-0002) (Preliminary) M&H

Mr. De La Garza stated that the property was located on Zenaida Avenue: 50 ft. ROW existing Paving: 32 ft. Curb & gutter: Both sides 600 ft. Maximum Cul-de-Sac. City Commission approved Cul-De-Sac variance at their January 9, 2006 meeting. 800 ft. Block Length. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Front: 25 ft. or greater for easements. Please revise plat note as shown above. Rear: 10 ft. or greater for easements Please revise plat note as shown above. Sides: 6 ft. or greater for easements. Please revise plat note as shown above. Garage: 18 ft. or except where greater setback is required; greater setback applies. All setbacks are subject to increase for easements or approved site plan. Garage: 18 ft. or except where greater setback is required; greater setback applies. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Include plat note as shown above. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Include plat note as shown above. 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. Please remove plat note #7 since it is not required. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA president signature block will be required prior to recording. Minimum lot width and lot area. Lots fronting public streets. Please verify "C2" and C3" since they appear to match to what is shown on Curve Table. Provide ownership map to verify that no lots are left undevelopable. The south portion of Lot 10 appears to be left with only 25 ft. of frontage. Existing: R-1 Proposed: R-1 Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, \$700 (one lot/dwelling unit) are due prior to recording. Must comply with City's Access Management Policy Provide Ownership Map to verify that no properties are left undevelopable prior to final. Add reference "Private" under Zenaida Avenue and anywhere where is applicable. Change Subdivision name to "Lot 9A, Antigua Subdivision". Discuss with staff.

Staff recommended disapproval of the subdivision in preliminary form.

Mr. Fallek agreed with staff's recommendation and asked if the applicant had any comment, Mr. De La Garza stated that the engineer did know and would discuss it with the applicant. Mr. Fallek asked if they needed to table the item but Mr. Garcia explained that the subdivision is on a shot clock and Legal Department agreed. City attorney Victor Flores stated that an action would need to be made on it.

Mr. Fred Kurth, P.E., stated that they would work on resolving this issue.

Mr. Fallek asked who owned lot ten and Mr. De La Garza stated that that was the reason staff was

requesting the ownership map.

Being no discussion, Mr. Michael Fallek moved to disapprove in preliminary form. Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

- e) Iglesias Subdivision; 4400 Pecan Boulevard- Alvaro Iglesias **(SUB2020-0076)**
(Revised Preliminary) (Tabled) MAS

Mr. Daniel Santos motioned to remove from table. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

Mr. De La Garza stated that the property was located on Pecan Boulevard (FM 495): 20 ft. dedication for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state North Bentsen Road: 10 ft. of dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Front setbacks: Pecan Boulevard: 60 ft. or greater for easements or approved site plan. North Bentsen Road: 50 ft. or greater for easements or approved site plan. Engineer submitted a letter on January 27, 2021 requesting a variance to allow 52 ft. or greater for easements setback on Pecan Boulevard instead of the required 60 ft. and 25 ft. or greater for easements on North Bentsen Road instead of the required 50 ft. or greater for easements. Rear setbacks: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Interior Side setbacks: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Corner setbacks: See setbacks above. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along west side of North Bentsen Road. 5 ft. wide minimum sidewalk required along north side of Pecan Boulevard (FM 495) as per Engineering Department Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along north property line where abutting to residential zone/use. Please revise plat note as shown above prior to final. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Pecan Boulevard (FM 495) TBD Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove plat note #11 since plat note is not needed. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen Existing zoning: C-1 Proposed zoning: C-1 Engineer must clarify use prior to final. If a rezoning is required, rezoning must be finalized prior to final. Rezoning Needed Before Final Approval Engineer must clarify use prior to final. If a rezoning is required, rezoning must be finalized prior to final. Minimum lot width and lot area. Lots fronting public streets. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Must comply with City's Access Management Policy. As per Utilities and Public Works Department, please submit site plan for review prior to final. Engineer must clarify use prior to final.

Staff recommended approval of the subdivision in revised preliminary form subject to conditions noted, utilities and drainage approvals, and clarification on requested variances.

Chairperson Cabeza de Vaca asked if the applicant was request 52-foot setback instead of the 60 and 25 feet on Bentsen Road instead of 50, and staff confirmed. Mr. Fallek asked about the

shortage of parking on the presented site plan, Mr. De La Garza explained that all the parking will be reviewed with staff during site plan review. The number of parking spaces have not been set because the use of the suites has not been determined, once the suite usage is clarified when staff will determine the number of parking spaces needed and compliance with requirements.

After a brief discussion, Mr. Michael Fallek moved to approve with variances and subject to conditions in revised preliminary form. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

- f) Acqualina at Tres Lagos Phase I Subdivision; 6601 Tres Lagos Boulevard-Rhodes Development Inc. **(SUB2021-0003)** (Preliminary) M&H

Ms. Gonzalez stated that the property was located on Tres Lagos Boulevard: 100-149.76 ft. ROW Paving: 65 ft. curb & gutter on both sides. Interior streets: 50 ft. ROW Paving: 32 ft. curb & gutter on both sides. 800 ft. Block Length: common areas and access walks/drives provided. 600 ft. Maximum Cul-de-Sac: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. Plat submitted shows only one, will there be additional? Front setbacks were 20 ft. minimum or greater for setbacks. Rear setbacks were 11 ft. or greater for easements. Side setbacks were 5 ft. or greater for easements. Side corner setback were 10 ft. or greater for easements. Garage setback were 18 ft. except where greater setback were required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on: City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Tres Lagos Blvd. An 8 ft. masonry wall required between single-family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Boulevard. City's Access Management Policy Common Areas, private Streets must be maintained by the lot owners/PID and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets: Access to subdivision from Tres Lagos Boulevard which is being dedicated by separate instrument Zoning Ordinance: Section 138-1 Minimum lot width and lot area: Lots must comply with the minimum 50 ft. requirement and 54 ft. on corner lots, or in compliance per Agreement. Existing Zoning: R-1 Proposed zoning: R-1 Land dedication in lieu of fee: Must be in compliance with agreement. Master Trip Generation has been approved. Master TIA is under review to determine if any improvements are needed. Master TIA is under review to determine if any improvements are needed. Must comply with the Agreement and Public Improvement District (PID) conditions. Per Traffic Department, must comply with City's Access Management Policy. Must comply with other requirements, as may be applicable, prior to final

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

Being no discussion, Mr. Michael Hovar moved to approve in preliminary form subject to conditions

noted. Mr. Daniel Santos seconded the motion, which was approved with five members present and voting.

Chairperson Cabeza de Vaca moved to item h) Santoy Subdivision.

g) Neuhaus Estates Subdivision; 4229 Neuhaus Drive- Empire Investment (SUB2021-0006) (Preliminary) MAS

Ms. Gonzalez stated that the property is located on Neuhaus Drive: 10 ft. ROW dedication required for 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Owner must escrow monies for improvements not constructed prior to plat recording. City of McAllen Thoroughfare Plan S. 43rd Street (private): 56-59 ft. ROW proposed Paving: min. 32 ft. Curb & gutter: both sides Private streets shall comply with and built according to city standards Project engineer, on behalf of the developer requested a variance to allow one-20 ft. entrance and one-14 ft. wide exit lane with a 10 ft. median with existing trees instead of the 32 ft. cross section as required for single family residential development. City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side at their meeting on October 23, 2017. Revise street name as noted above. Improvements must be escrowed if not built prior to recording. 800 ft. Block Length. 600 ft. Maximum Cul-de-Sac. Front setbacks were 25 ft. or greater for easements. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easements. Interior Side setbacks were in accordance with the Zoning Ordinance, or greater for easements Corner setbacks along Neuhaus Drive - 10 ft. or greater for easements. Garage setbacks were 18 ft. except where greater setback is required; greater setback applied. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Neuhaus Drive and on both sides of the interior street. Project engineer, on behalf of the developer requested a 3 ft. wide sidewalk on the east side due to the existing trees and property line. City Commission granted a variance to allow a 20 ft. entrance and 17 ft. wide exit with no sidewalks on the east side at their meeting on October 23, 2017. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Neuhaus Drive. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Neuhaus Drive. City's Access Management Policy Common areas, private streets, must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Subdivision Ordinance 138-168 for private subdivisions Lots fronting public streets or private streets. Minimum lot width and lot area. Existing: R-1 Proposed: R-1. Park Fee of \$700 dwelling unit/lot x 5 = \$3,500 to be paid prior to recording. Per Traffic Department Trip Generation has been honored. No TIA is required. Must comply with City's Access Management Policy Final approval expired for this subdivision originally submitted in 2017. Variance request approved at the City Commission meeting of October 23, 2017 allowing a 17 ft. wide exit lane with no sidewalks on the east side. Money must be escrowed if improvements are not built prior to recording. Indicate subdivision is private in parenthesis below name on plat

Staff recommended approval of the subdivision subject to conditions noted, utilities, and drainage

approvals.

Chairperson Cabeza de Vaca wanted to clarify that the it was approved with variances back in 2017, Ms. Gonzalez confirmed and explained that there was not final approval granted and the approval expired because they only have one to get final approval. Mr. Fallek asked if there was going to be sidewalks at the entry, Ms. Gonzalez stated that the variance was for no sidewalks on the east side. Mr. Mora explained that the sidewalks are required but on the plat it shows that the east portion of the plat getting to Neuhaus is not part of this plat, they are trying to maintain the trees and create a boulevard.

After a brief discussion, Mr. Michael Hovar moved to approve in preliminary form subject to conditions noted and variances included. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

h) Santoy Subdivision; 3321 Highway 83- Juan Santoy **(SUB2020-0041)**
(Revised Preliminary) SEC

Ms. Gonzalez stated that the property was located on U.S. Highway 83 (Loop 374): Proposing additional 7.5 ft. (subject to increase to 10 ft. for 95 ft. ROW) for 67.5 ft. from centerline for a total of 92.5 ft. ROW with paving and curb & gutter to be done by the state. 800 ft. Block Length 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. An alley/service drive easement required for commercial properties. Plat showed 15 ft. alley on the rear side of the property. Need to revise prior to final as needed to comply with requirements for City services. Engineer submitted a variance request on February 10, 2021 to not require additional dedication, paving, nor escrow for the paving of the existing 15 ft. alley. Front: 50 ft. or greater for approved site plan or easement Rear setbacks: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. Side setbacks: In accordance with the Zoning Ordinance or greater for approved site plan, or easements. All setbacks are subject to increase for easements or approved site plan. A 5 ft. wide minimum sidewalk was required on U.S. Highway 83. Revise Note #5 on plat to reflect U.S. Highway 83 as street name Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas, Private Streets, services drive, etc. must be maintained by the lot owners and not the City of McAllen. Note required on plat regarding maintenance of service drives to be done by owner and not City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets Minimum lot width and lot area. Existing zoning is C-3 Proposed zoning is C-3. Per Traffic Department, Trip Generation has been approved. Must comply with City's Access Management Policy Provide site plan for review. Show centerline along West Business Highway 83 and show total ROW after accounting for dedication Service drive required for commercial properties, revise plat as needed prior to final. Show legal description for triangular property located adjacent to southwest corner of subdivision, clarify/revise as needed. Engineer submitted a variance request letter to not provide additional dedication nor paving for the existing 15 ft. alley.

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

Board members and staff discussed construction that was existing prior to the property being subdivided.

After a brief discussion, Mr. Michael Fallek moved to approve with variance and subject to conditions noted. Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

Chairperson Cabeza de Vaca went back to item g) Neuhaus Estates Subdivision.

- i) 2nd and Dove Subdivision; 201 Dove Avenue- Alonzo Cantu (**SUB2020-0076**)
(Revised Preliminary) CLH

Mr. Michael Fallek motioned to remove from table. Mr. Daniel Santos seconded the motion, which was approved with six members present and voting.

Ms. Gonzalez stated that on the Interior E/W Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides Variance letter proposing a street with 30 ft. ROW and 30 ft. pavement back to back submitted February 10, 2021. Variance request letter to convert a portion of the 20 ft. alley ROW into a 30 ft. street ROW submitted February 10, 2021. Submit any gate details if applicable prior to final for staff to review. Dove Avenue: 5 ft. dedication for 75 ft. from centerline for total 150 ft. ROW. Paving: min. 65 ft. Curb & gutter: both sides Clarify how are the 20 ft. shown in plat dedicated, show document number information. Variance letter received February 10, 2021 asking to not provide additional ROW dedication. Plat submitted shows 100 ft. existing ROW, and 5 ft. are being dedicated to accommodate a right turn lane on Dove Avenue. North Col. Rowe Boulevard (N. 2nd Street): 20 ft. dedication required for 60 ft. from centerline for total of 120 ft. ROW Paving: min. 65 ft. Curb & gutter: both sides Variance letter received February 10, 2021 asking to not provide additional ROW dedication. Plat submitted shows 80 ft. existing ROW, and 40 ft. ROW from centerline; 20 ft. of additional ROW dedication are required. 800 ft. Block Length 600 ft. Maximum Cul-de-Sac ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Existing 20 ft. alley ROW along the south and west of property dedicated by subdivision to the south. Variance request letter to convert a portion of the 20 ft. alley ROW into a 30 ft. street ROW south of Dove submitted February 10, 2021. Front: Lots 14-21: Proposed 18 ft. at front entry garage. Lots 1-13: 7.5 ft. Engineer submitted a variance letter on February 10, 2021 asking for a 7.5 ft. front setback for Lots 1-13 Rear: 5 ft. for Lots 1-13 7.5 ft. for Lots 14-21 On February 10, 2021 engineer submitted a variance request for a rear setback of 5 ft. for Lots 1-13 and 7.5 ft. for Lots 14-21 Interior Sides: In accordance with the zoning ordinance, or greater for approved site plan or easements. Corner: 10 ft. or greater for easements If detention areas become lots, it will also apply to these lots. Garage: 18 ft. for Lots 14-21. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Dove Avenue, North Col. Rowe Blvd. (N. 2nd Street), and both sides of all interior streets, and entrance street from Dove Avenue. Letter submitted February 10, 2021 requesting a variance to not provide sidewalks along interior street, only along Dove Avenue and N. 2nd Street - Col. Rowe Blvd. 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 Dove Avenue and N. Col Rowe (N. 2nd Street). 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Engineer must clarify if any buffers are proposed to be installed on ROW. If any buffers are proposed to be installed on ROW, a License Agreement is required prior to final as applicable. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North

Col. Rowe Boulevard (N. 2nd Street) and Dove Avenue. Per Traffic Department, no connection to N. Col. Rowe Boulevard (N. 2nd Street) allowed due to spacing requirements of a principal arterial of 360 ft. not being met. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets Minimum lot width and lot area Engineer submitted a variance letter to not comply with the minimum lot area requirement of 2,000 sq. ft. Proposed layout shows Lots 2-12 have 1,580 sq. ft., Lot 13 has an area of 1,863 sq. ft. and Lots 16-21 1,705 sq. ft. to the Zoning Board of Adjustments on November 18, 2020. Existing: R-1 Proposed: R-3T Rezoning from R-1 to R-3T was approved by Planning and Zoning Board at the August 4, 2020 meeting. City Commission approved the rezoning request at the August 10, 2020 meeting. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. 21 lots are proposed x \$700 = \$14,700 due prior to recording. Trip Generation has been approved, no TIA is required. Must comply with City's Access Management Policy. Engineer submitted a variance letter to not comply with the minimum lot area requirement of 2,000 sq. ft. Proposed layout showed Lots 2-12 at 1,580 sq. ft., Lot 13 - 1,863 sq. ft. and Lots 16-21 - 1,705 sq. ft. approved by the Zoning Board of Adjustments on November 18, 2020. Engineer submitted variances to not dedicate additional ROW on Dove Avenue, N. 2nd St. (Col. Rowe Blvd.), to convert the existing 20 ft. alley into a 30 ft. interior street, to allow a street with 30 ft. of ROW instead of the required 60 ft. per City ordinance, to only provide sidewalks along the south side lots, eliminate sidewalks along the entrance from Dove Avenue and to reduce the rear setback from 10 ft. to 0 for the south lots (1-13). If a gate is proposed in an interior public street, a license agreement may apply Gated exit to 2nd Street (N. Col. Rowe) is proposed to be used as an emergency exit only, and for City's Public Works Department.

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

Mr. Hovar stated that he wanted to see the photos that showed the neighborhood without the sidewalks and since there were not going to be any internal sidewalks he questioned what would take place. Assistant City Manager Michelle Rivera was present and explained that it was in the City's best interest to not have internal sidewalks since it is a one block street, and to ask for that five-foot area for right of way for the turning lane on Dove Avenue. There was a discussion about the walkability to the trails on second street and where cars would park. Mr. Garcia stated that Fire Department approved the subdivision as presented. There was more additional discussion comparing other established McAllen subdivisions with 30 ft. ROW streets. The engineer also agreed to accommodate a landscaped walkable path to Dove Avenue.

Mr. Saldana was disconnected from the meeting.

After the discussion, Mr. Michael Hovar moved to approve with variance one through six as noted and the internal walkway. Mr. Michael Fallek seconded the motion, which was approved with five members present and voting.

6) INFORMATION ONLY:

- a) City Commission Actions: February 8, 2021

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Michael Hovar adjourned the meeting at 5:18 p.m., and Mr. Gabriel Kamel seconded the motion, which carried unanimously with five members present and voting.

ATTEST: _____
Claudia Mariscal, Secretary

Chairperson, Pepe Cabeza de Vaca

Memo

TO: Planning and Zoning Commission

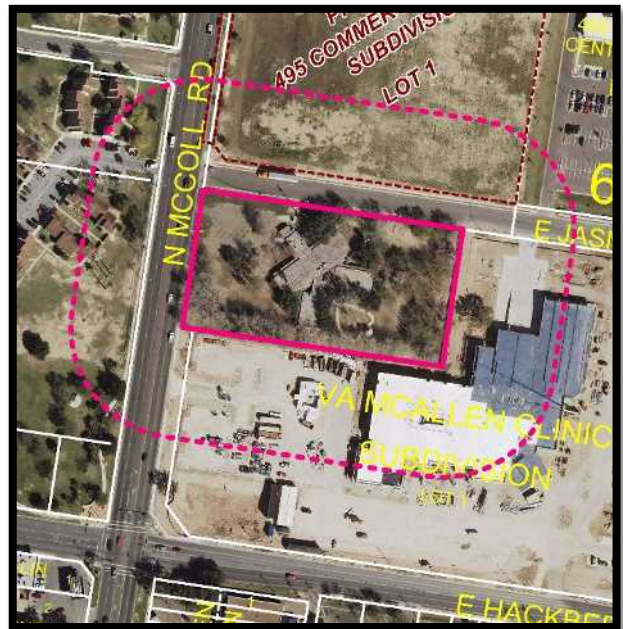
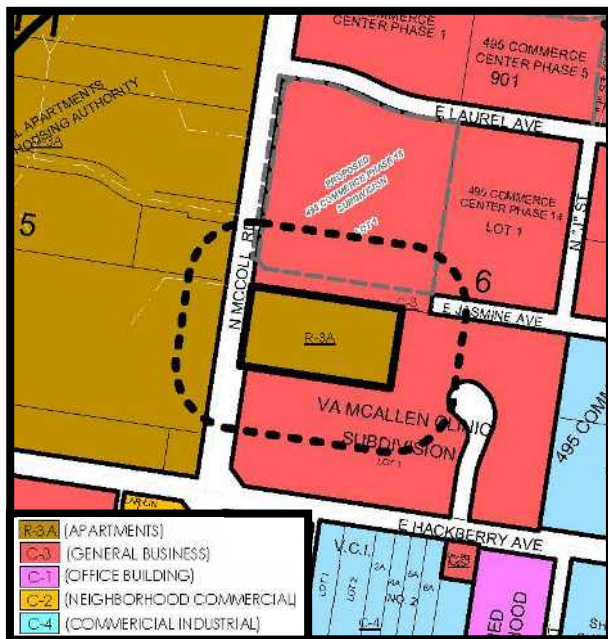
FROM: Planning Staff

DATE: February 17, 2021

SUBJECT: REQUEST OF DAVID SALINAS ON BEHALF OF UPBRING LUTHERAN SOCIAL SERVICES OF SOUTH INC., FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN INSTITUTIONAL USE (IMMIGRANT YOUTH FACILITY) AT 2.72 ACRES COMING OUT OF LOT 6, BLOCK 11, STEEL AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 1000 NORTH MCCOLL ROAD. (CUP2021-0016)

BRIEF DESCRIPTION:

The property is located on the east side of North McColl Road, approximately 410 ft. north of East Hackberry Avenue, and is zoned R-3A (apartments) District. The adjacent zoning is R-3A District to the west and C-3 (general business) District to the north, south, and east. An institutional use is permitted in the R-3A zone with a conditional use permit and in compliance with requirements.



HISTORY:

The initial conditional use permit was approved, for one year, on June 17, 2014 by the Planning and Zoning Commission. The same applicant applied for life of the use two years later and was approved by the City Commission on April 11, 2016. Last year, the applicant applied for a conditional use permit to add a portable building in the front of the facility with the wider side facing North McColl Rd. The conditional use permit was approved by City Commission on March 23, 2020. However, the applicant did not comply with the approved site plan and changed the location of the portable building. Therefore, the applicant is applying for a new conditional use permit with a new site plan.

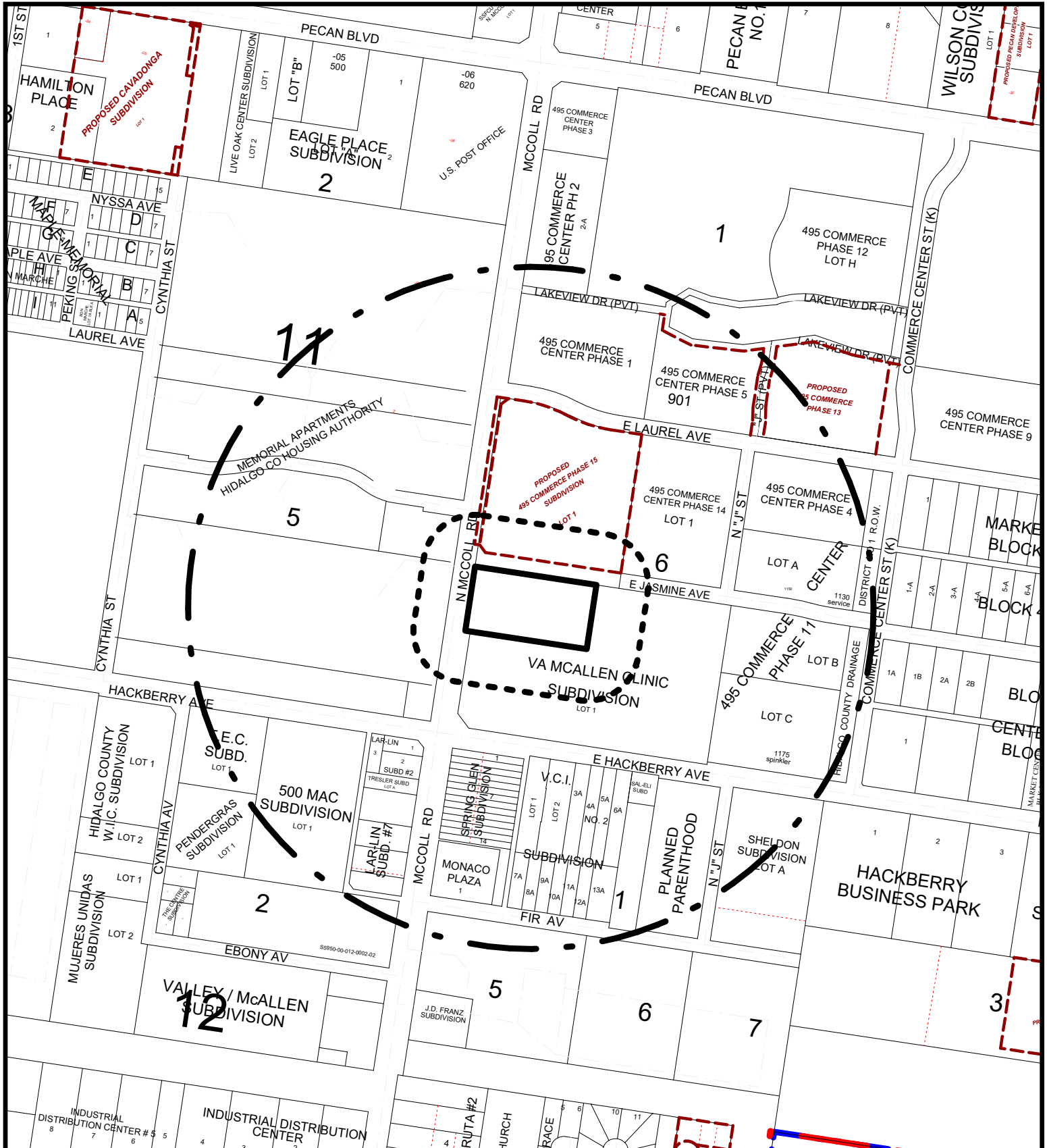
REQUEST/ANALYSIS:


The applicant is proposing to continue to utilize the 13,893 sq. ft. building for an immigrant youth facility. The applicant is requesting to change the orientation of the portable building to use as a classroom for the existing use. The portable building is approximately 60 ft. by 27 ft. and will have 16 – 24 students at a time. The Fire Department will conduct their inspection as part of the building permit process for the portable building. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to other conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property fronts North McColl Road and does not generate traffic into residential areas.
2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the vehicle observations that park on site and on the side of Jasmine Avenue. Based on 27 bedrooms with a multi-purpose room, 6 offices, 4 classrooms, 33 parking spaces are required; a total of 42 parking spaces are now provided on site;
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
6. The number of persons within the building shall be restricted to the existing seating capacity for the building; and
7. Sides adjacent to commercially and residentially zoned or use properties shall be screened by a 6 ft. opaque fence.

RECOMMENDATION:


Staff recommends approval of the request, for life of the use, subject to compliance with the conditions noted, Zoning Ordinance, Building Permit, and Fire Department requirements.








CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

 **1/4 MILE RADIUS**

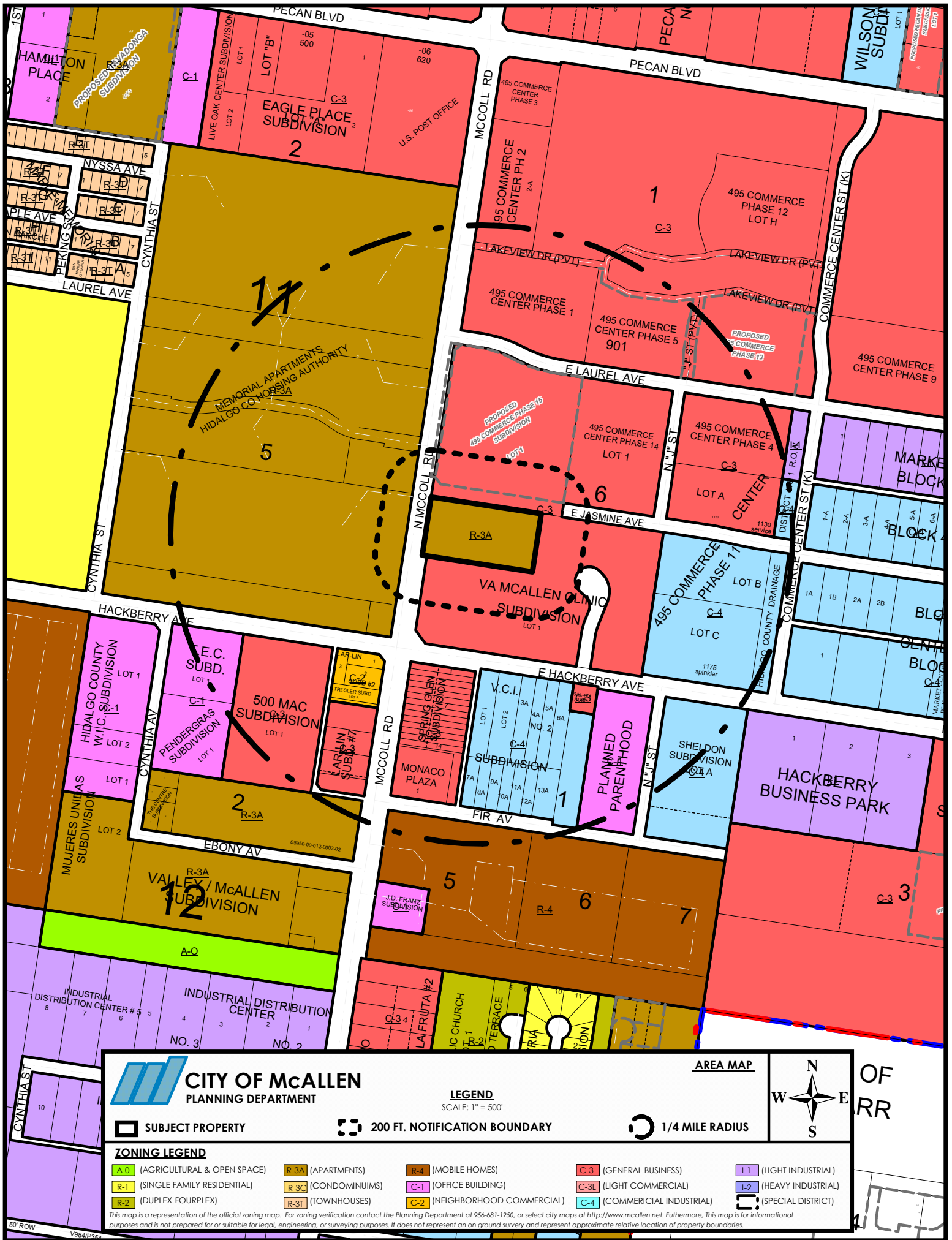
AREA MAP


OF RR

ZONING LEGEND

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

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





NOTICE
INSTITUTIONAL
USE
FOR
THIS PROPERTY
CUP2021-0016

Memo

TO: Planning and Zoning Commission

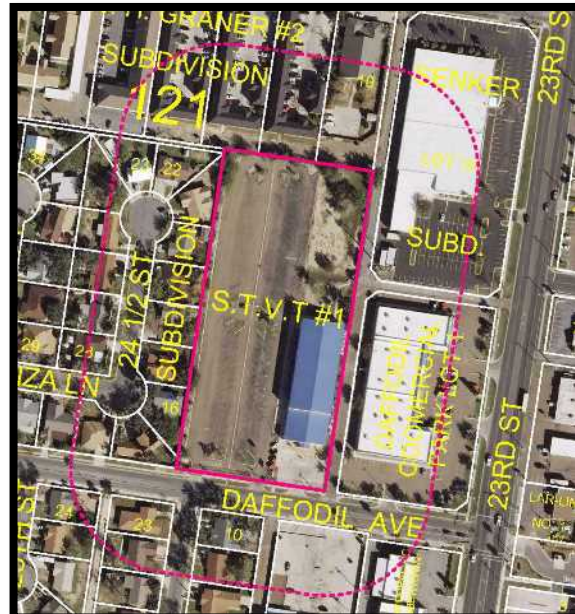
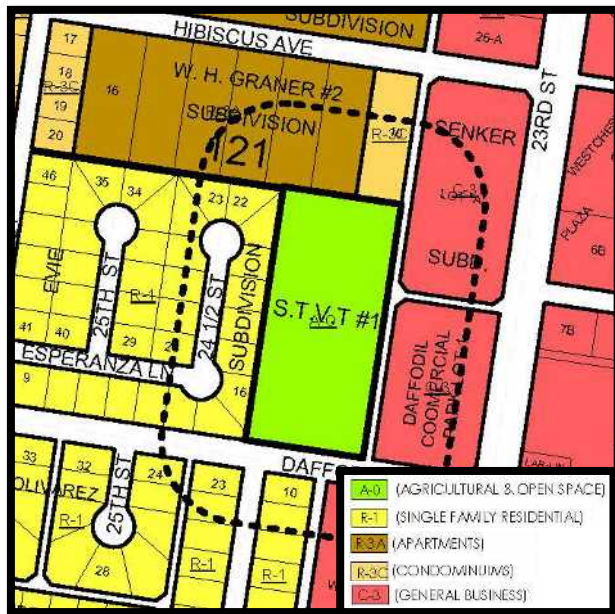
FROM: Planning Staff

DATE: February 22, 2021

SUBJECT: REQUEST OF AUSTIN PRICE TULL, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR AN INSTITUTIONAL USE AT LOT 1, S.T.V.T. #1 SUBDIVISION, HIDALGO COUNTY, TEXAS; 2400 DAFFODIL AVENUE. (CUP2021-0015)

BRIEF DESCRIPTION:

The property is located on the north side of Daffodil Avenue, approximately 298 ft. west of North 23rd Street, and is zoned A-O (agricultural-open space) District. The adjacent zoning is R-1 (single family residential) District to the west and south, C-3 (general business) District to the east and south, R-3A (multifamily apartment) District to the north, and R-3C (multifamily condominium) District to the north. An institutional use is permitted in the A-O zone with a conditional use permit and in compliance with requirements.



HISTORY:

The initial conditional use permit was approved by City Commission on October, 9, 1995 for a parking facility for non-residential uses. A conditional use permit was previously approved for an institutional use on September 11, 2000 by the City Commission; however, the permit expired since requirements were not met within the required time frame. The conditional use permit was approved by the City Commission with additional conditions: 1) Removal of the barbed wire, 2) the gated/locked parking area to be kept operational, 3) hedges along the fence on the west side to be replaced and buffer filled in, and 4) the parking lot lights be screened, lowered in wattage and faced east away from the residences. The same applicant applied for a conditional use

permit for an institutional use for one year and was approved by Planning and Zoning Commission with the same conditions as previous permit on February 19, 2002.

REQUEST/ANALYSIS:

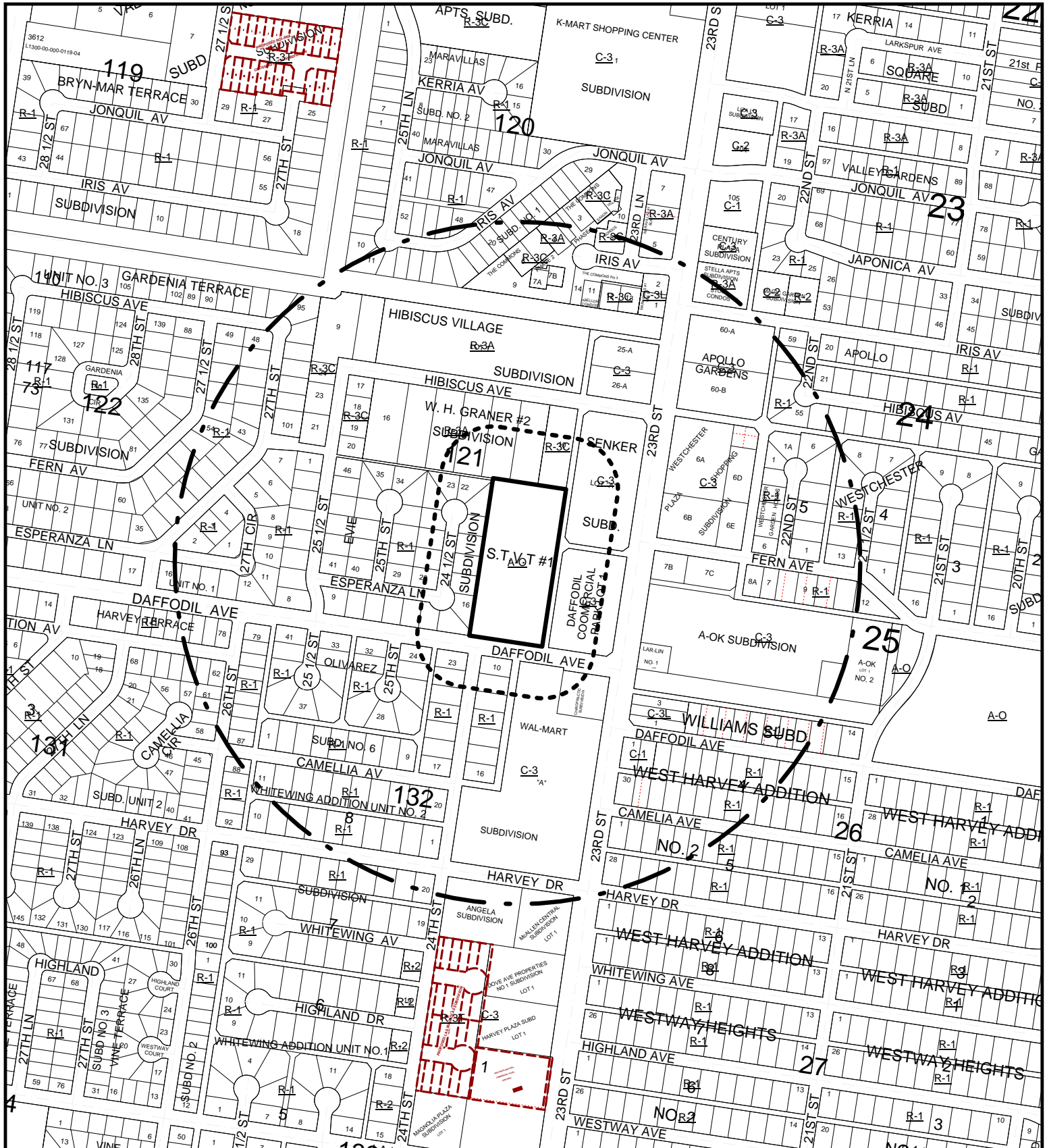
A new applicant is proposing to continue to utilize the two-story building on the property for an institutional use. The two story building will consist of 25 classrooms and 19 offices. Based on 5 parking spaces per classroom, 125 parking spaces are required. And based on 1.5 parking spaces per office, 29 parking spaces are required. The total parking spaces required is 154, and 231 spaces are provided on the existing parking facility. Should the number of offices and classrooms increase, then additional parking will be required.

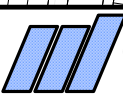
The Fire Department is still pending inspection of the site. conduct their inspection as part of the building permit process for the portable building. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to other conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property has direct access to Daffodil Avenue.
2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on the number of classrooms and offices, 154 parking spaces are required; and 231 are provided on site, 7 of which are accessible;
3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
6. The number of persons within the building shall be determined by the Fire Marshal and Building Official at the time of permit issuance;
7. Sides adjacent to commercially and residentially zoned or use properties shall be screened by a 6 ft. opaque fence.

RECOMMENDATION:


Staff recommends approval of the request, for life of the use, subject to compliance with the conditions noted, Zoning Ordinance, Building Permit, and Fire Department requirements.







CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

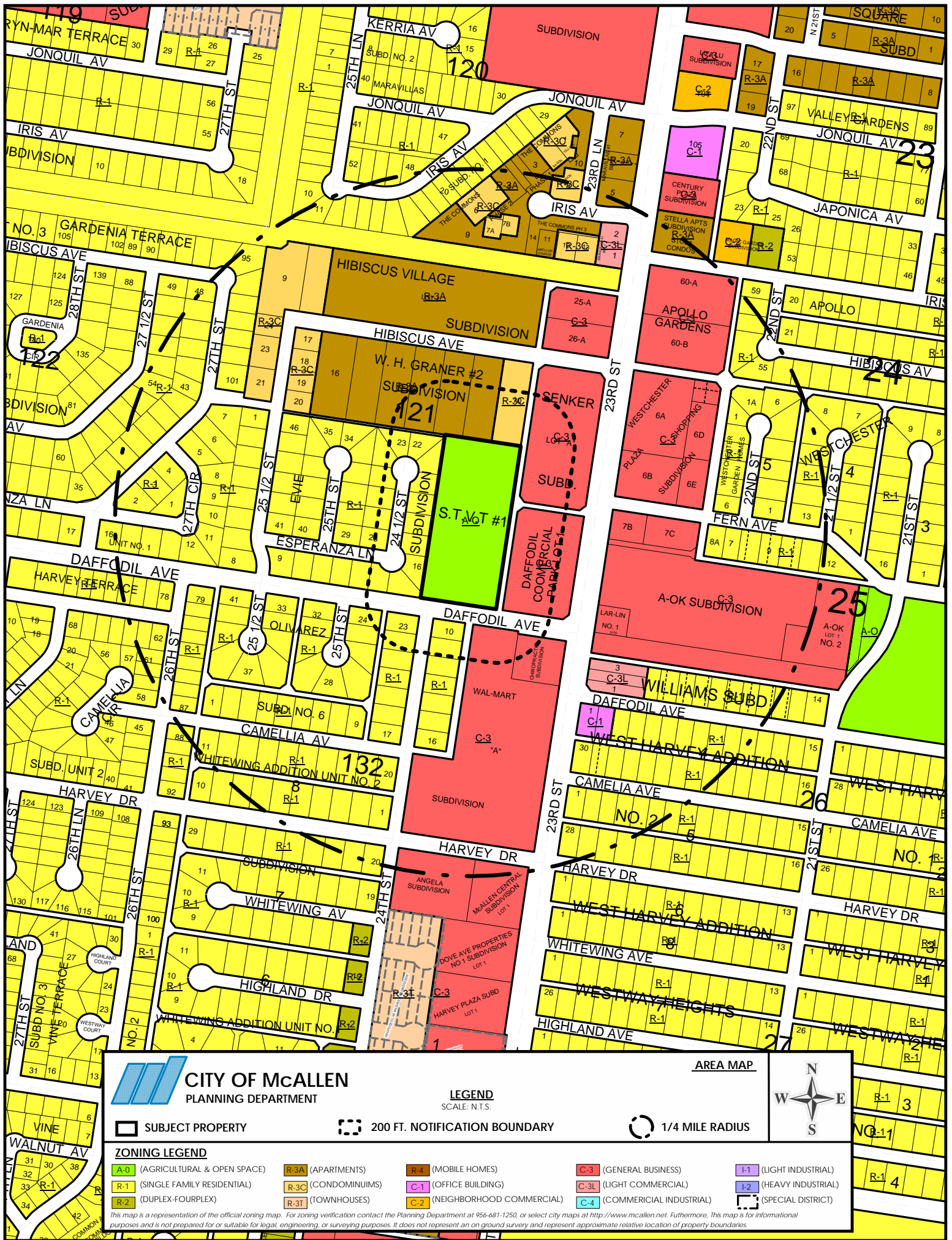
 **1/4 MILE RADIUS**

ZONING LEGEND

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

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







CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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

STATE OF TEXAS
COUNTY OF HIDALGO

WE CARLOS BELMA RODRIGUEZ, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE S.T.V.T. #1 SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

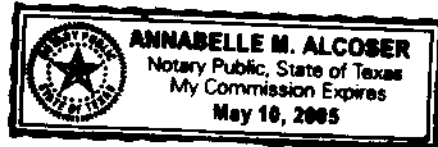
Carlos Rodriguez 3/14/02
CARLOS RODRIGUEZ DATE
Elma Rodriguez 3-14-02
ELMA RODRIGUEZ DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY AP-
PEARED *Carlos Rodriguez*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS
THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF March
2002.

Annabelle M. Alcoser Texas
NOTARY PUBLIC COUNTY OF HIDALGO



THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS
21st DAY OF February, A.D. 2002.

William J. ...
SECRETARY PRESIDENT

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

Samuel ... 4-9-02
CHAIRPERSON DATE
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE
PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT
ADOPTED UNDER TEX. WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED
AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE
FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA.
IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER
TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: *...* 4/10/02

STATE OF TEXAS
COUNTY OF HIDALGO

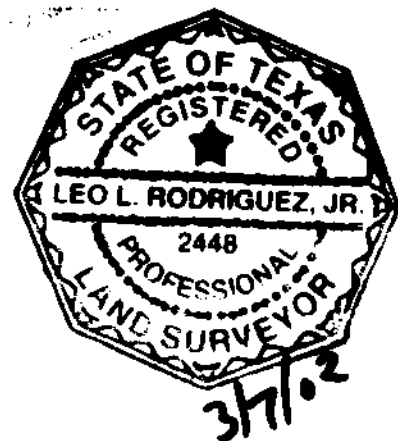
I, THE UNDERSIGNED, JOSE E. SAENZ, A REGISTERED PROFESSIONAL
ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER
ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Jose E. Saenz
JOSE E. SAENZ, NO. 6387
3/14/02

STATE OF TEXAS
COUNTY OF HIDALGO

I, LEO RODRIGUEZ, JR., CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE
NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT
ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

Leo Rodriguez, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448
612 NOLANA LOOP SUITE 320 McALLEN, TEXAS 78504
PHONE (956) 687-7291



LIENHOLDER'S ACKNOWLEDGEMENT:

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, HOLDER(S), (OR DULY
AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY
INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE
LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS
THE S.T.V.T. #1 SUBDIVISION OF THE CITY OF McALLEN,
TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE
PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO
HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE
SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY
SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS
PROVIDED FRO HEREIN.

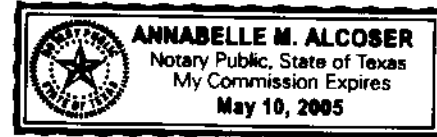
SECURITY INTEREST HOLDER
McAllen National Bank
by *Teresa L. Calvert*
SIGNATURE

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 14th DAY OF March
2002.

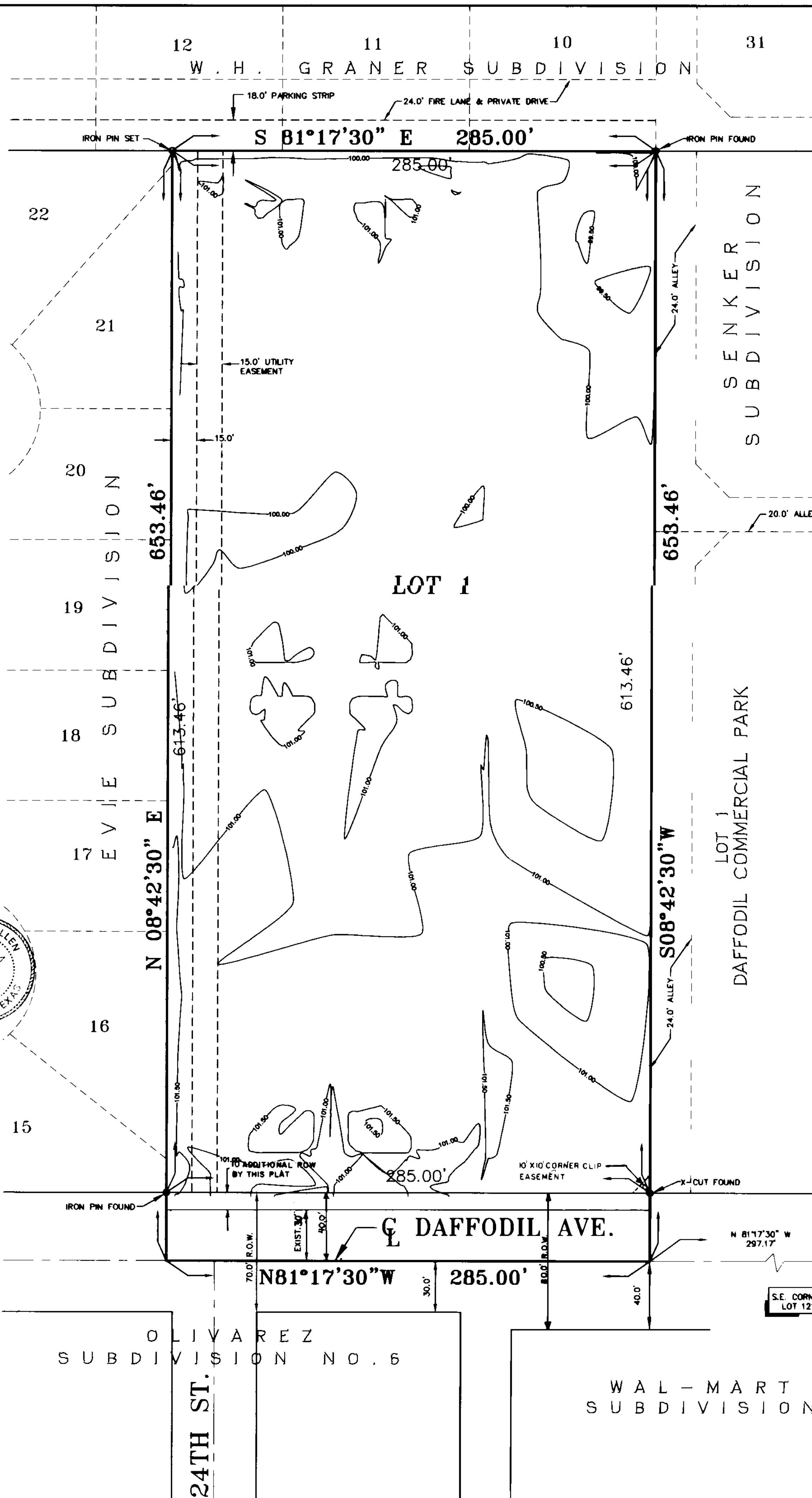
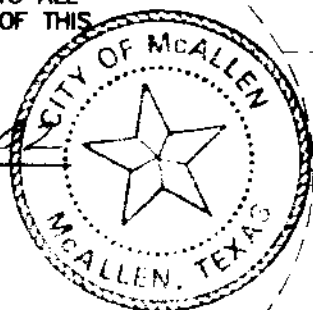
Annabelle M. Alcoser
NOTARY PUBLIC COUNTY OF HIDALGO



CERTIFICATION OF THE MAYOR OF THE CITY OF
McALLEN:

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

Leo ... 4-10-02
MAYOR, CITY OF McALLEN



FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON 4-5-02 AT 9:57 AM/PM
AS A RECORDING NUMBER 1024165
BY *Bela Crespo* DEPUTY

Recorded in Volume 39 Page 151
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

S.T.V.T #1 SUBDIVISION

PLAT SHOWING 4.28 ACRE TRACT OF LAND OUT OF LOT 121,
LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION,
HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: 1-29-02

THAT 4.28 ACRE TRACT OF LAND OUT OF LOT ONE HUNDRED TWENTY-ONE (121),
LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION, HIDALGO COUNTY,
TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 24 PAGE 68 OF THE DEED
RECORDS OF SAID COUNTY; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY
MEETS AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT, THENCE WITH THE SOUTH
LINE OF SAID LOT, THE CENTERLINE OF DAFFODIL AVENUE, NORTH 81°17'30" WEST
297.17 FEET TO THE SOUTHEAST CORNER HEREOF AND PLACE OF BEGINNING;

THENCE CONTINUING WITH THE SOUTH LINE OF SAID LOT, NORTH 81°17'30" WEST
285.00 FEET TO THE SOUTHEAST CORNER OF EWE SUBDIVISION, AS RECORDED IN
VOLUME 20 PAGE 6 OF THE MAP RECORDS OF SAID COUNTY FOR THE SOUTHWEST
CORNER HEREOF;

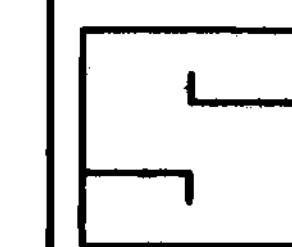
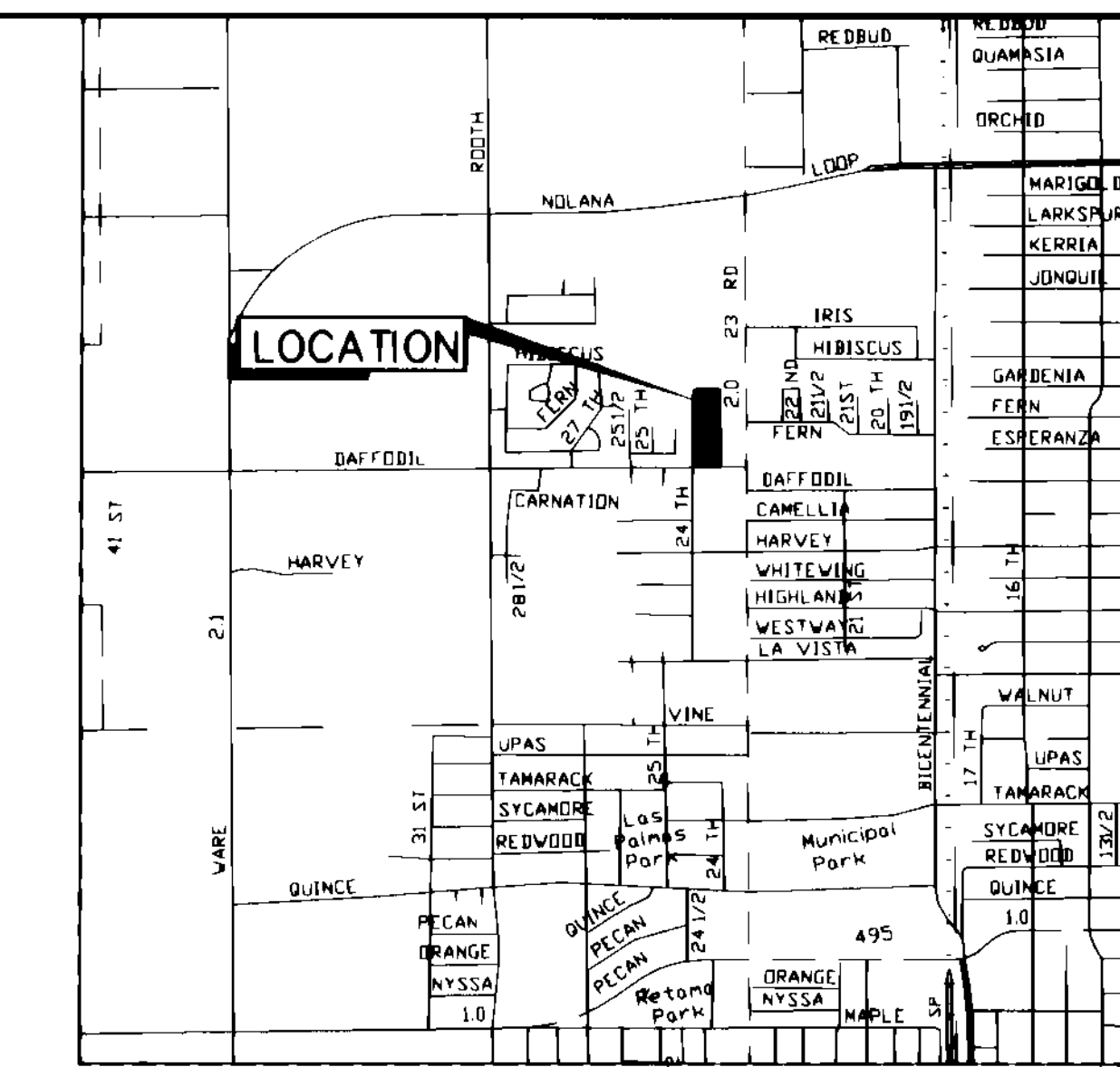
THENCE WITH THE EAST LINE OF SAID EWE SUBDIVISION, NORTH 08°42'30" EAST, AT
40.00 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON PIPE AT THE NORTH
RIGHT-OF-WAY OF SAID AVENUE, AT 653.43 FEET IN ALL (MAP: 653.72 FEET), TO
A ONE-HALF (1/2) INCH DIAMETER IRON ROD FOUND AT THE NORTHEAST CORNER
OF SAID SUBDIVISION, FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF W.H. GRANER SUBDIVISION NO. 2, AS RECORDED
IN VOLUME 22 PAGE 1 OF THE MAP RECORDS OF SAID COUNTY, SOUTH 81°17'30"
EAST 285.00 FEET TO A FIVE-EIGHTHS (5/8) INCH DIAMETER IRON ROD FOUND FOR
THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST LINE OF SENKER SUBDIVISION AS RECORDED IN VOLUME 27
PAGE 173-B OF THE MAP RECORDS OF SAID COUNTY, SOUTH 08°42'30" WEST, AT
223.64 FEET PASS THE SOUTHWEST CORNER OF SAID SENKER SUBDIVISION, AT
613.46 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE NORTH
RIGHT-OF-WAY OF DAFFODIL AVENUE, AT 653.46 FEET IN ALL TO THE PLACE OF
BEGINNING, CONTAINING FOUR AND TWENTY-EGHT HUNDREDTHS (4.28) ACRES, MORE
OR LESS.

NOTES:

- FLOOD ZONE DESIGNATION: ZONE "B" COMMUNITY-PANEL NUMBER 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982 AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD
AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH
AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE
AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVERS FROM THE
BASE FLOOD.
- MINIMUM FLOOR ELEVATION SHALL BE 18 INCHES
ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
- 0.35 CF OF STORM RUNOFF WILL BE REQUIRED TO BE
DETAINED WITHIN THE SUBDIVISION. LOT 1= 0.35 C.F.
- SETBACKS: DAFFODIL AVE. - 40' OR GREATER FOR APPROVED SITE PLAN, 10' ON EAST SIDE, OTHER SETBACKS
AS PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENTS.
- BENCHMARK IS THE TOP OF SANITARY SEWER MANHOLE
LOCATED AT THE WEST OF S.T.V.T. #1 SUBDIVISION AT THE
INTERSECTION OF A 24' ALLEY AND A 20' ALLEY.
ELEVATION=100.02
- 4' SIDEWALK REQUIRED ON DAFFODIL AVENUE
- 6' BUFFER REQUIRED FROM ADJACENT RESIDENTIAL ZONE/ USE.
- SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO
ISSUANCE OF BUILDING PERMITS
- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT
IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.



J.E. SAENZ & ASSOCIATES, INC.

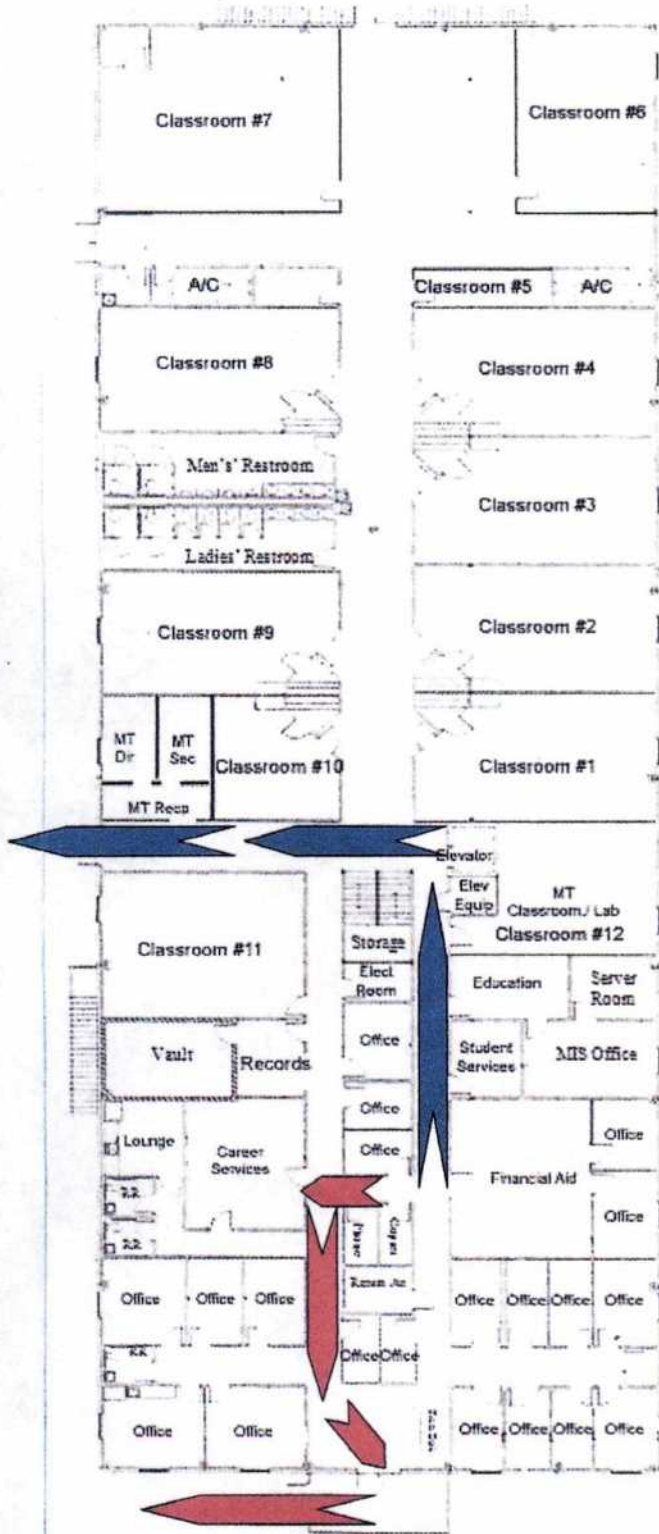
P.O. BOX 3293
EDINBURG, TEXAS 78540

TEL. (956) 383-2984
FAX (956) 383-3736

1
1
SUB 02 001

Emergency Exit Routes



ATI/STVT #70 · 2400 Daffodil · McAllen · Texas · 78501

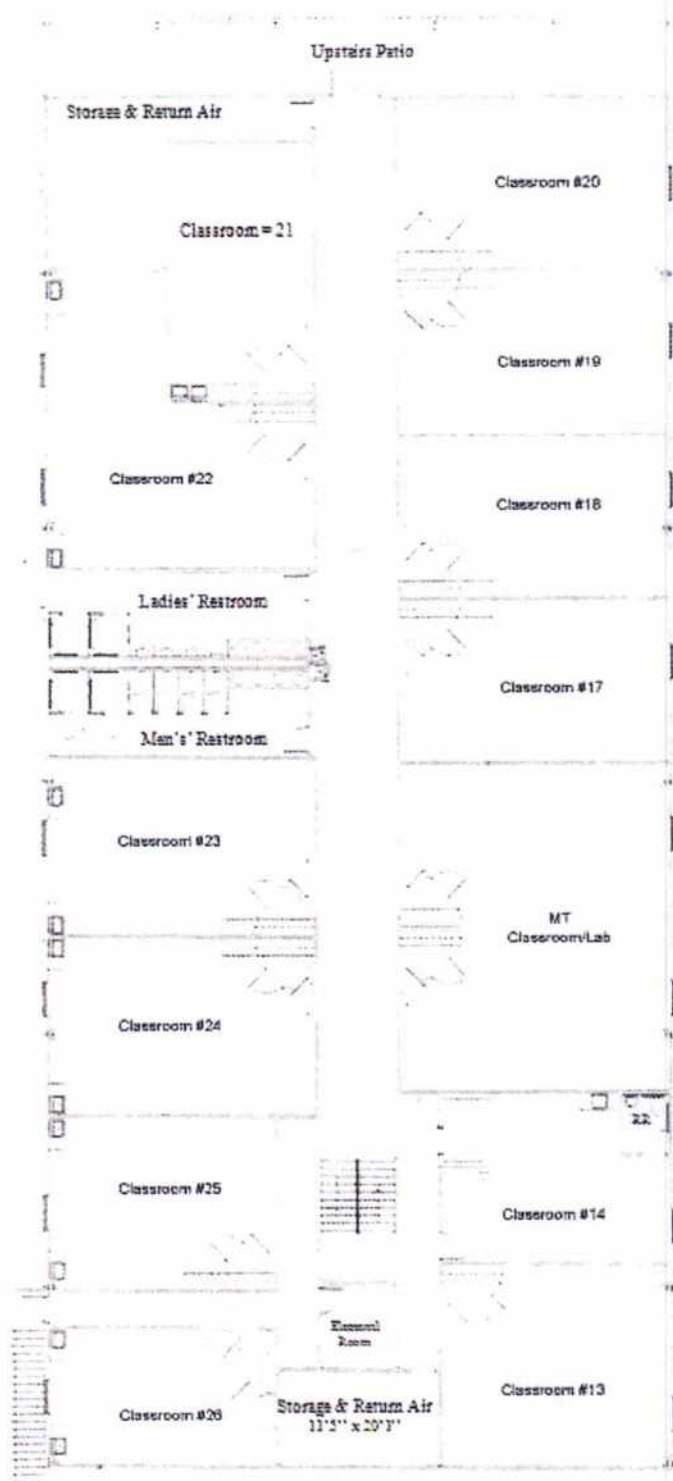


First Floor

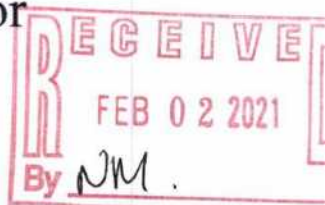
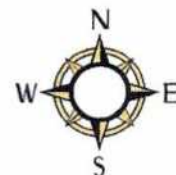
Updated 05/27/2010



 Primary Route
 Secondary Route



Second Floor





Memo

TO: Planning and Zoning Commission

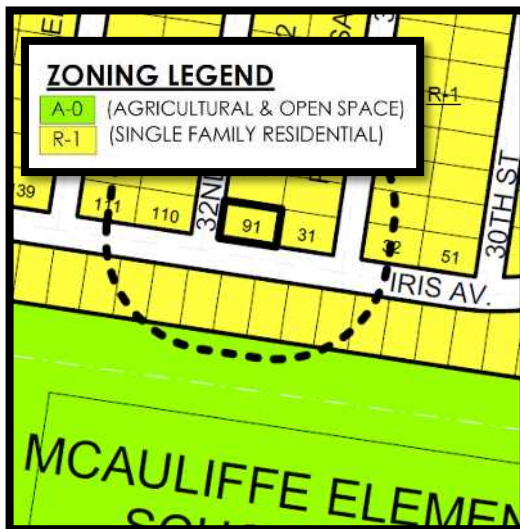
FROM: Planning Staff

DATE: February 26, 2021

SUBJECT: JOSE G. MORIN, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (OFFICE), AT LOT 91, PONDEROSA PARK PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS; 3500 NORTH 32ND STREET. (CUP 2021-0013)

BRIEF DESCRIPTION:

The property is located on the northeast corner of North 32nd Street and Iris Avenue and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land uses include single family residences and McAuliffe Elementary School. A home occupation is permitted in an R-1 District with a conditional Use Permit and in compliance with requirements.



HISTORY:

The applicant is proposing to operate an office for an air cooling and heating business from the existing residence. The applicant was first approved for a Conditional Use Permit for a home office on November 18, 2010. Staff recommended approval of the request which includes a requirement that only one van should be on the property and not visible from the street or the signage removed when parked on the site. The applicant did not renew the permit in 2020 due to Covid-19 and submitted a new application for the home occupation on January 21, 2021.

SUMMARY/ANALYSIS:

The applicant's services include air conditioning and heating repairs, maintenance, and

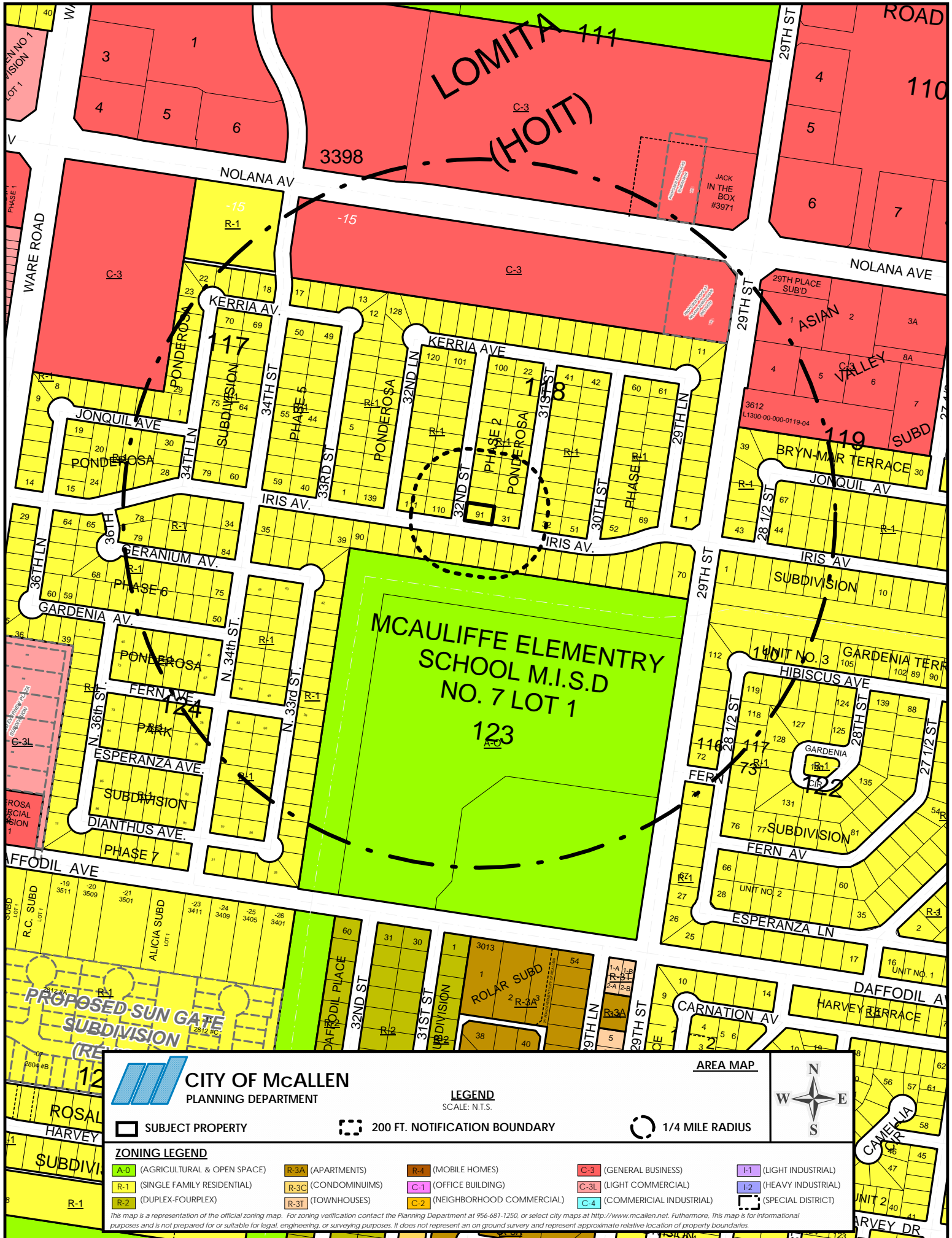
replacements. The applicant has three company vans, one is for his use and the others for the additional employees. The employees are the applicant and his son who both reside at the residence and only one additional non-related employee. The equipment is stored in the vans. The proposed hours of operation are Monday through Friday 8:00 a.m. to 5:00 p.m., by appointment.

The Fire Department has inspected the residence, and found the property to be in compliance. The home occupation use may not operate until requirements are compliant and the process for a request for a conditional use permit has been completed and approval is granted. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The home occupation must also comply with requirements set forth in Section 138-118 (a) (1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant lives at the residence;
- 2) No signs are permitted. Applicant will keep his 3 marked vehicles in the garage or the rear yard parking;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a single family residential dwelling;
- 4) There shall be no more than one additional unrelated employee other than immediate members who reside on the premises. The company consists of 3 employees, two who live at the residence and one unrelated employee;
- 5) There shall be no outside storage of materials or products;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that no customers would be coming in and out of the property. (No walk-in customers at this location);
- 7) No retail sales (items can be delivered). No retail sales are proposed;
- 8) No additions to the residence or accessory building specifically to accommodate the business;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The applicant proposes for the activity to take place in the primary residential structure;
- 10) The activity must take place at the location for which the permit was issued.

RECOMMENDATION:

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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



ART SALINAS

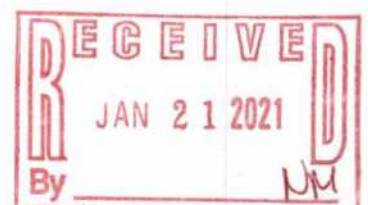
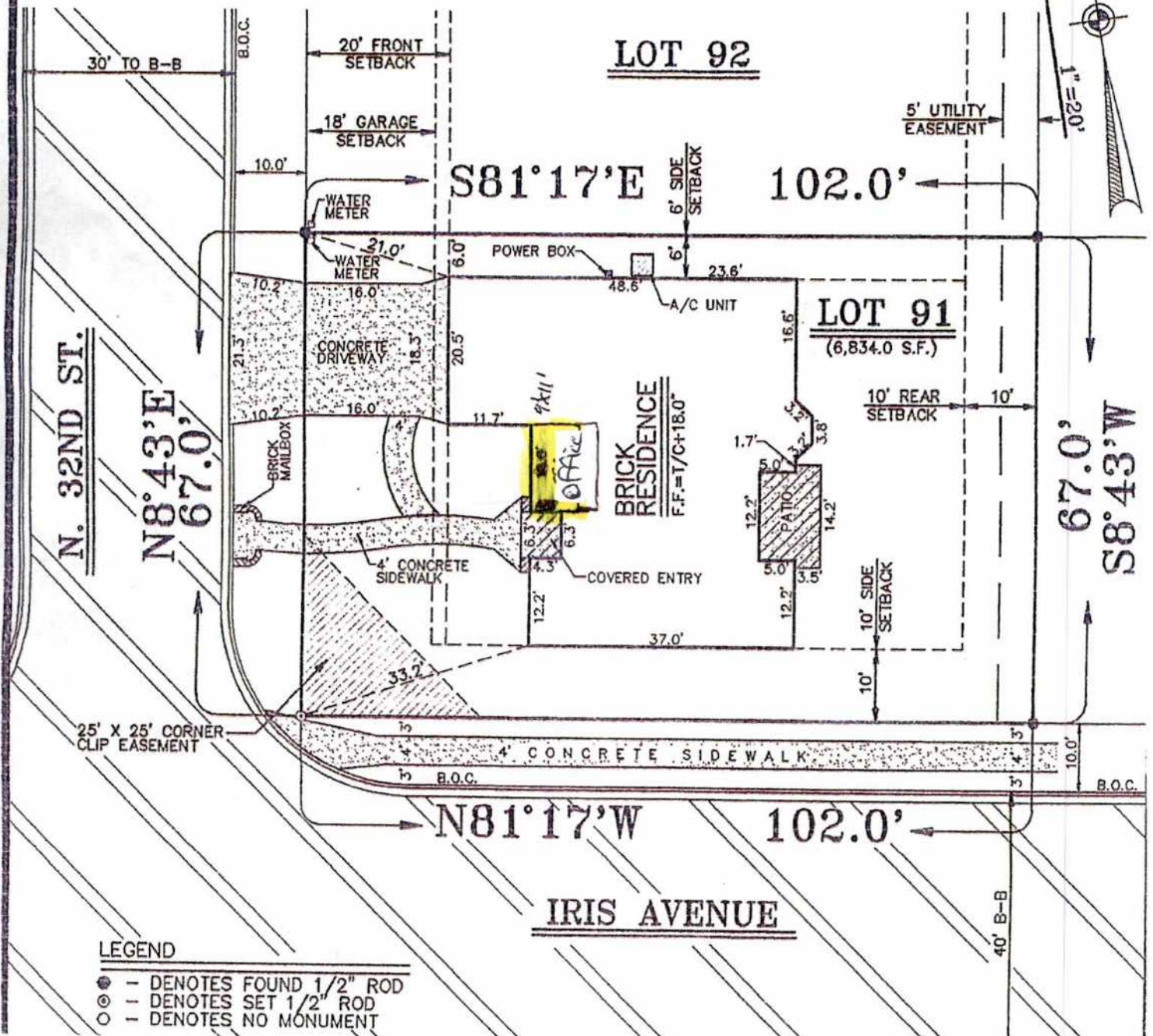
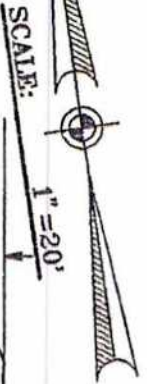
ENGINEERING & SURVEYING

1524 DOVE AVENUE,

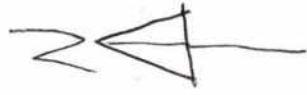
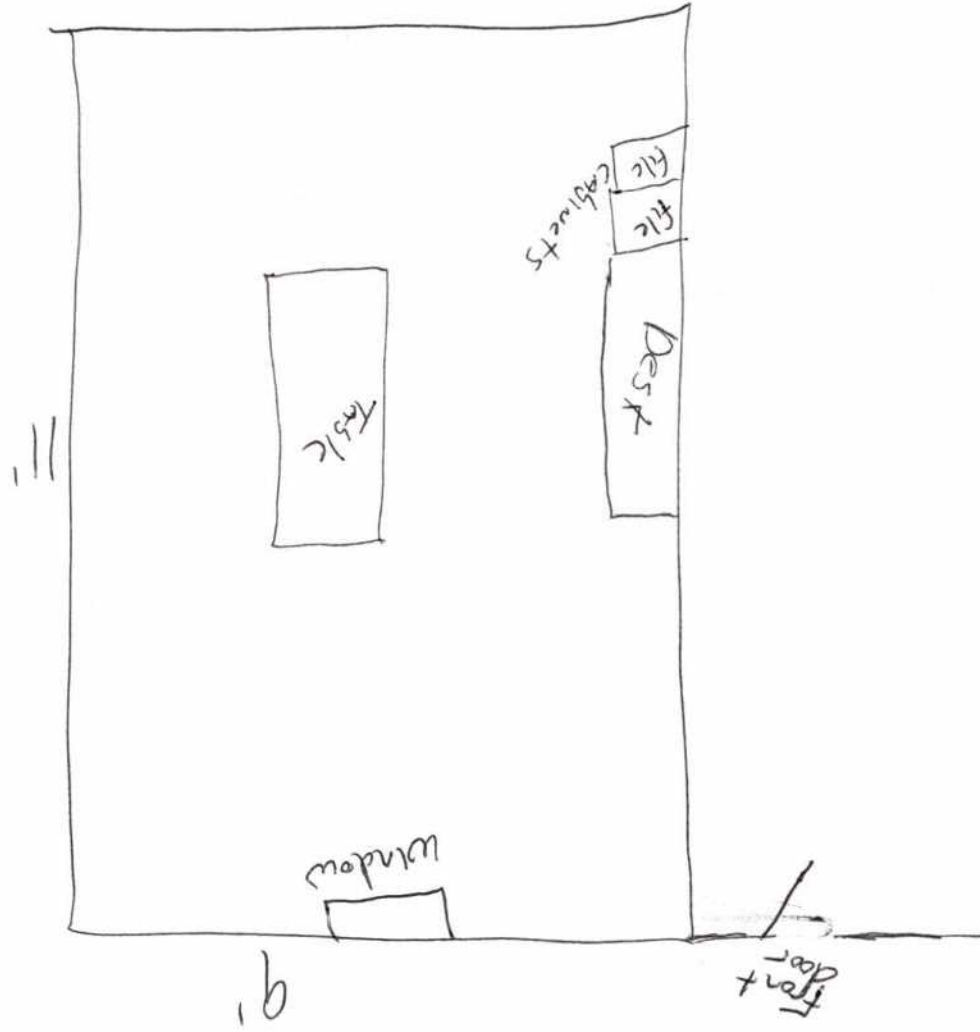
McALLEN, TEXAS 78504

PH: (956) 618-5565

FAX: (956) 618-5540



Floor plan



Equipment in van



Memo

TO: Planning and Zoning Commission

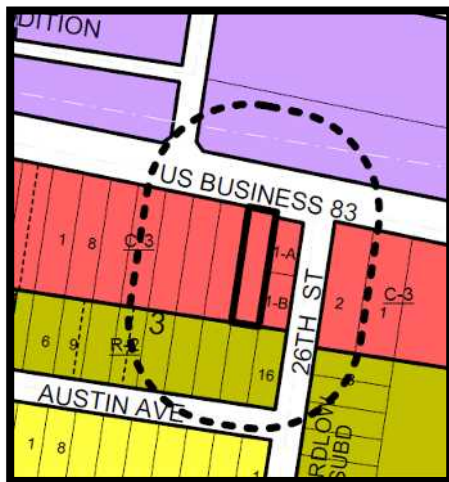
FROM: Planning Staff

DATE: February 26, 2021

SUBJECT: REQUEST OF ERIKA V. MEDINA, FOR A CONDITIONAL USE PERMIT, FOR AN AUTOMOTIVE SERVICE AND REPAIR (TIRE SHOP), FOR ONE YEAR AT LOT 2, BLOCK 3, ALTAMIRA SUBDIVISION, HIDALGO COUNTY, TEXAS; 2605 U.S. HIGHWAY 83. (CUP2021-0014)

BRIEF DESCRIPTION:

The property is located along the south side of U.S. Business 83, approximately 55 ft. west of S. 26th Street. The property has 54.60 ft. of frontage along U.S. Business 83 and 225.80 ft. at its deepest point. It is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District to the west and east, I-1 (light industrial) District to the north, and R-2 (duplex-fourplex residential) District to the south. Surrounding land uses include single-family residences, a recycling center and automotive repair shops. An automotive service and repair shop is allowed in the C-3 District with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The Planning and Zoning Commission approved the initial conditional use permit for an automotive repair service (tire shop) on January 18, 2005. At the Planning and Zoning Commission meeting of November 19, 2019 the board voted to approve the request with the condition that the applicant must operate within the enclosed area and no outside storage. At the City Commission meeting held on January 13, 2020 the Board granted a variance to the distance and approved the CUP.

REQUEST/ANALYSIS:

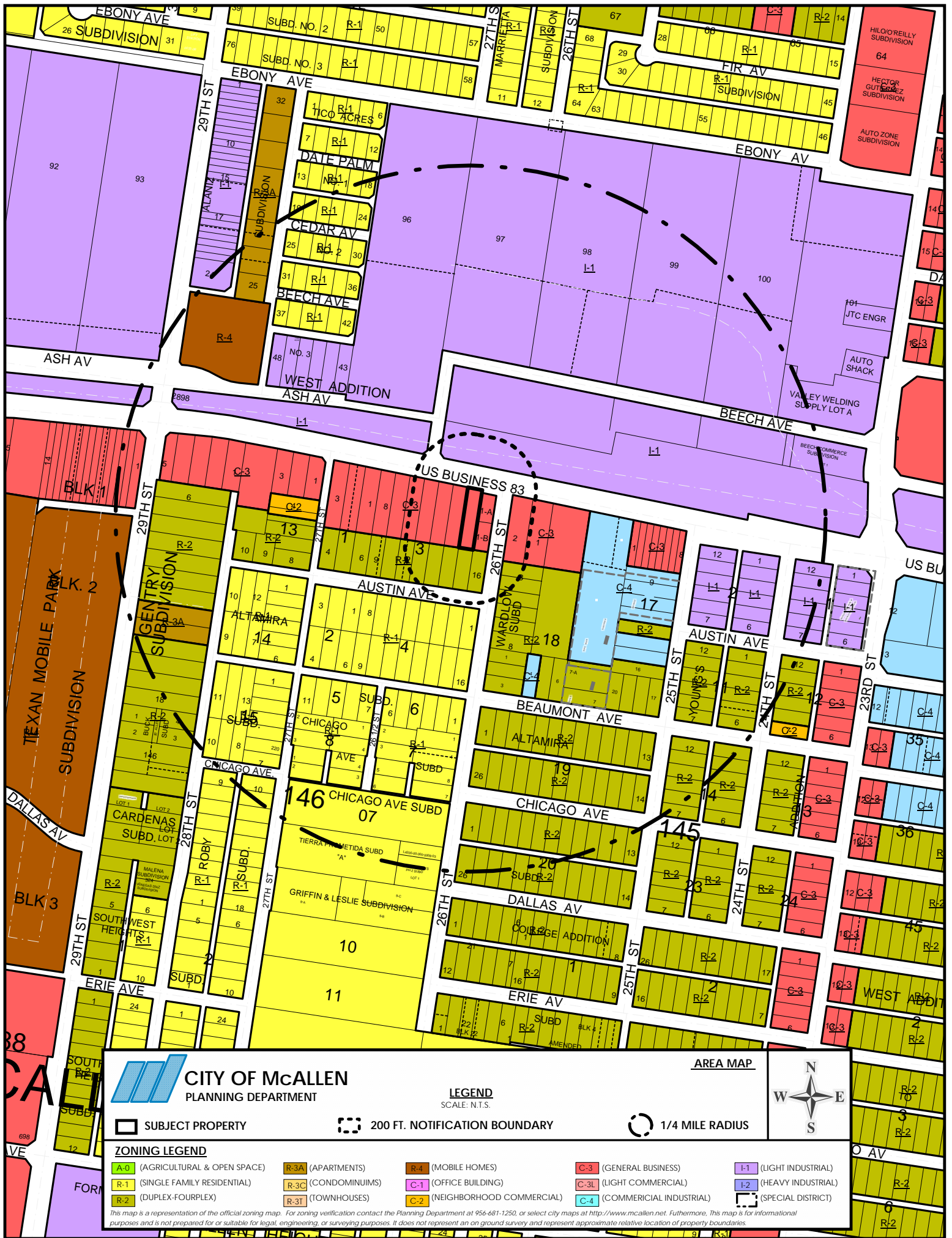
There is an existing building of approximately 2,220 sq. ft. as per submitted site plan on the property that serves as a tire shop. The applicant is proposing to continue utilizing the tire shop Monday through Sunday from 8:00 a.m. to 10:00 p.m. Based on the floor area, 8 parking spaces are required and 5 parking spaces are provided along the front of the building; the building has two bays that can serve as parking and there is a drive way on along the east side of the property that serves as additional parking. The parking must comply with city standards.

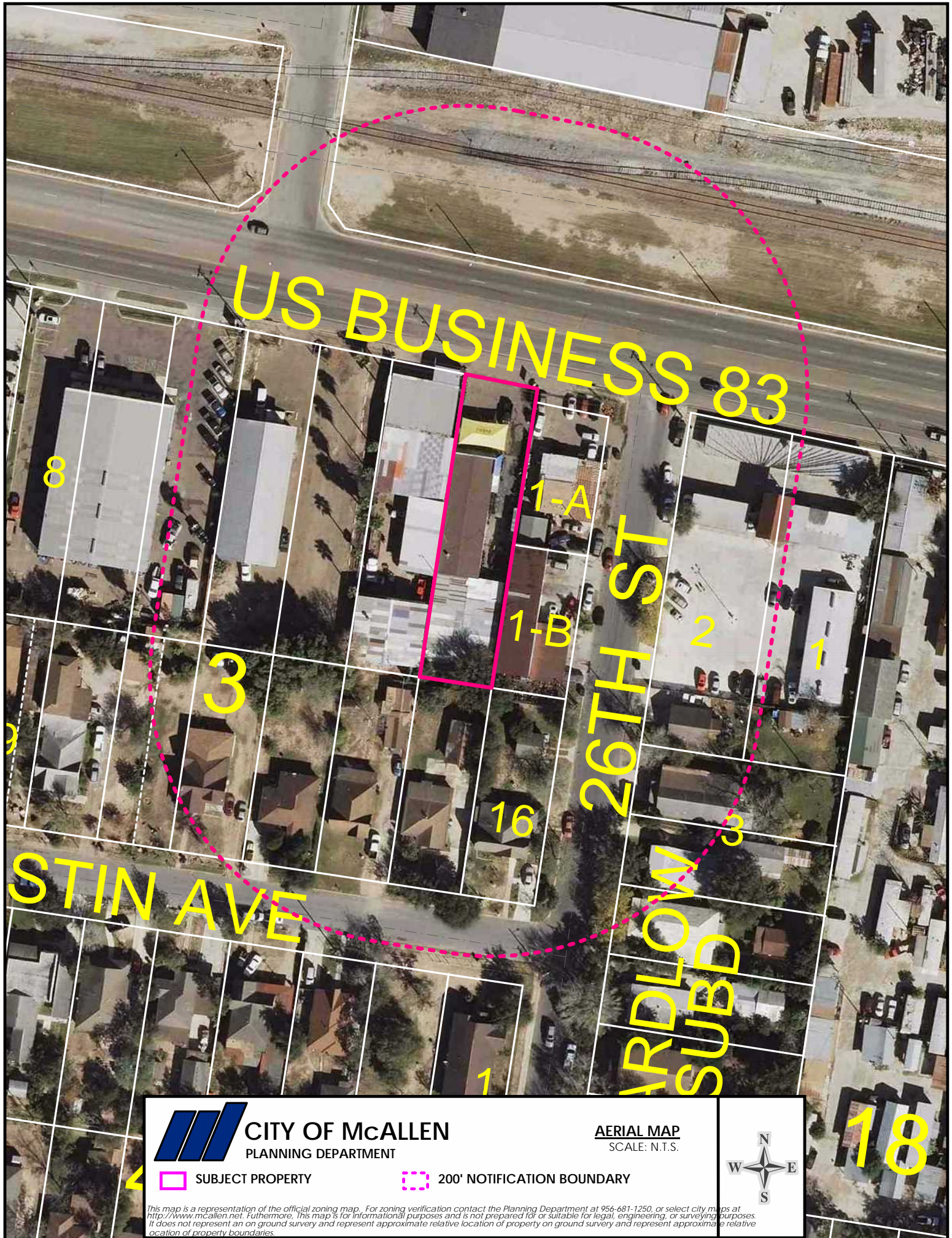
Fire Department inspection has been completed for the tire shop. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 12,328.68 sq. ft.
- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. The work will be performed in the garage and will only assist with putting air in tires under the canopy;
- 3) Outside storage of materials is prohibited. The tires stored outside of the building are tires that a recycling company picks up;
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The automotive service and repair establishment is approximately 90 ft. to the nearest residence.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is an existing 6 ft. opaque fence to the west and south side of the property.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications. There was an addition to the roof in the back of the building that was done without any building permits.

RECOMMENDATION:

Staff recommends disapproval of the request for a conditional use permit due to noncompliance with requirements # 3 (outside storage), # 4 (distance). If approve must comply with Section 138-281 of Zoning Ordinance, Fire Department, and Building Permit requirements.





CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



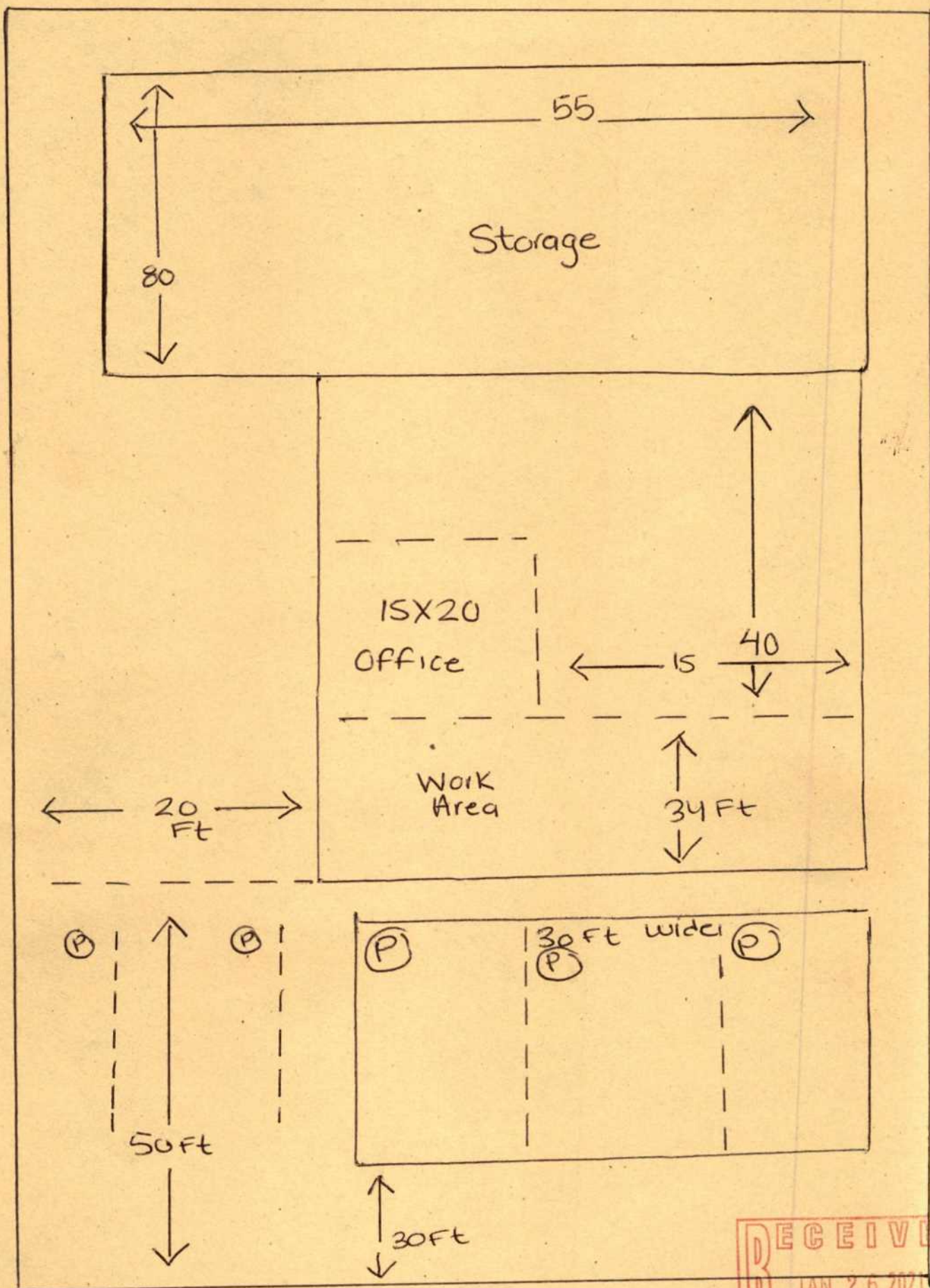
SUBJECT PROPERTY



200' NOTIFICATION BOUNDARY



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



RECEIVED
JAN 26 2021
By NM



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

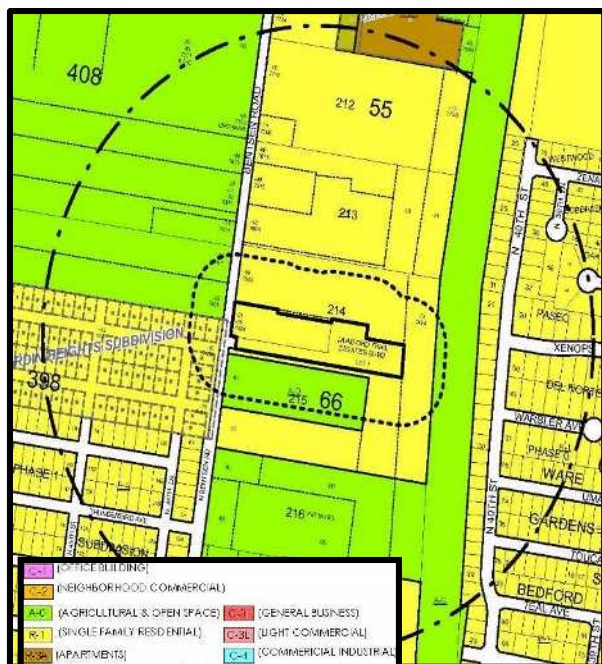
DATE: February 24, 2021

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO A-O (AGRICULTURAL AND OPEN SPACE) DISTRICT: MUMFORD TRAIL ESTATES SUBDIVISION AND 1.52 ACRES OUT OF LOT 214, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS; 7404 AND 7424 NORTH BENTSEN ROAD. (REZ2021-0004)

LOCATION: The subject property consists of two tracts that are located along North Bentsen Road approximately 760 feet north of Thunderbird Avenue. The two tracts are comprised of Mumford Trail Estates Subdivision and a 1.52-acre tract that is un-subdivided.

PROPOSAL: The applicant is requesting to rezone both properties to A-O (agricultural and open space) District in order to graze livestock.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the north, east and south. There is A-O (agricultural and open space) District to the south and northwest.



LAND USE: Current uses on the subject properties include a single-family residence, vacant land and pasture land. Surrounding land uses are single-family residential and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for the two tracts as Suburban Residential which is comparable to R-1(single-family residential) District.

DEVELOPMENT TRENDS: The development trend for the area along North Bentsen Road is single family homes on rural tracts and within residential subdivisions.

HISTORY: The 1.52-acre tract was zoned A-O (agriculture and open space) District upon annexation in 1999 and later rezoned to R-1 District as part of a city initiated A-O rezoning project in 2015. Mumford Trail Estates Subdivision was initially zoned R-1 District upon annexation in November 1999. There have been no other rezoning requests for the subject properties since that time.

A 17-acre tract to the west was rezoned from A-O to R-1 District in 2020 for a proposed 101 lot single family residential subdivision under the name of Verdin Heights and received revised preliminary approval on November 3, 2020 by the Planning and Zoning Commission.

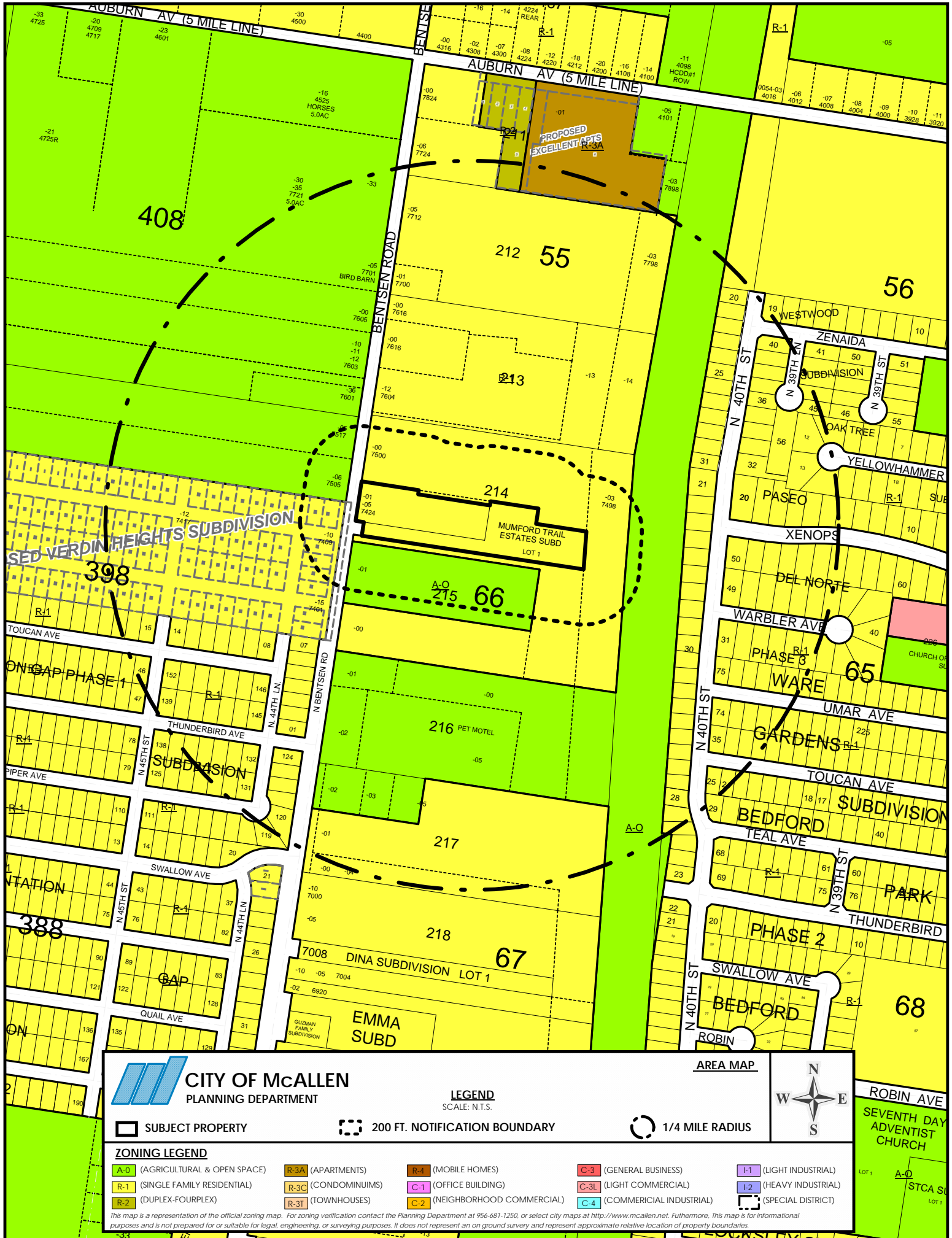
A tract to the southwest along the west side of North Bentsen Road, containing 27 acres was rezoned to R-1 District in 2002 and subdivided as Plantation Gap Phase 1.

ANALYSIS: The requested zoning does not conform to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan; However, the proposed zoning is a down zoning and is consistent with the proposed land use.

The purpose of the R-1 district zoning for this area was to establish the future land use development for the subject properties and adjacent properties. The A-O district does not exclude enforcement of environmental health issues such as weedy lots, accumulation of brush and debris that may breed mosquitos and other pests.

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

RECOMMENDATION: Staff recommends approval of the rezoning request to A-O (agricultural and open space) District.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

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

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



N BENTSEN RD

N 40TH ST

N. 44TH LN.

ERBIRD AVE

AVE

N 44TH LN



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

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

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

THOROUGHFARE PLAN

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

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

V. 5 P. 59 M.R.

S.W.C. LOT 214

BUYER'S NAME: YARA INEZ MENDOZA

FLOOD ZONE: ZONE: "C" COMMUNITY PANEL NUMBER: 480334 0400 C
MAP REVISED: NOV. 16, 1982

I CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT © COPYRIGHT 2016 PENA ENGINEERING THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON. IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE

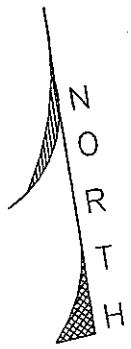
LEGAL DESCRIPTION:

TRACT I: LOT 1 MUMFORD TRAIL ESTATES SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 32, PAGE 44, MAP RECORDS, HIDALGO COUNTY TEXAS

TRACT II: A TRACT OF LAND OF 1.52 ACRES OUT OF THE OF LOT 214, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 5, PAGES 58 AND 59, MAP RECORDS, HIDALGO COUNTY TEXAS.

PENA ENGINEERING
POST OFFICE BOX 4320
McALLEN TEXAS 78502
OFFICE (956) 682-8812
FAX (956) 631-7362
FIRM#10087200

PABLO PEÑA III
REG. PROFESSIONAL LAND SURVEYOR No. 5242
DATE: 03-21-2016



RUDY

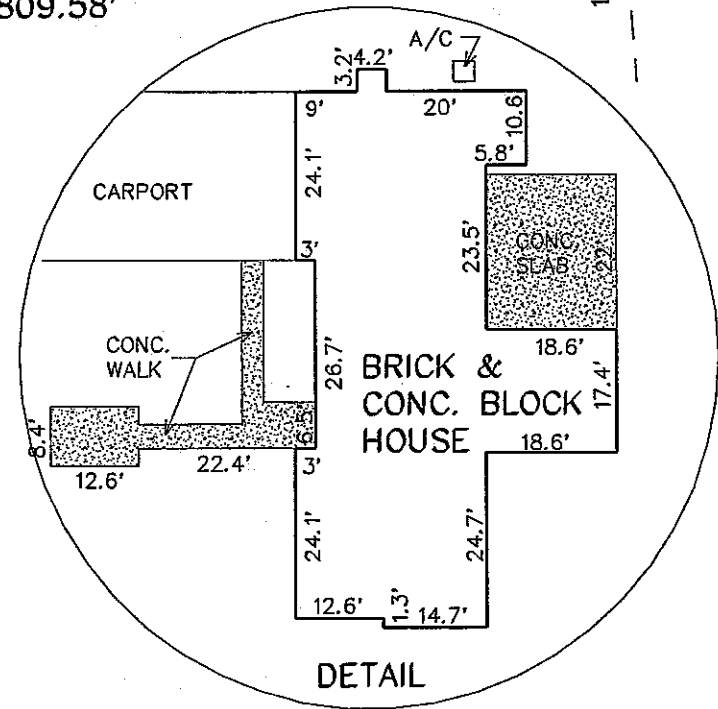
CAD5 - MUMFORD1
SCALE: 1" = 60'
JOB# - 57198

BASIS OF BEARING IS THE SOUTH LINE
OF MUMFORD TRAIL ESTATES SUB. V. 32 P. 44
MAP REC. HIDALGO COUNTY TEXAS

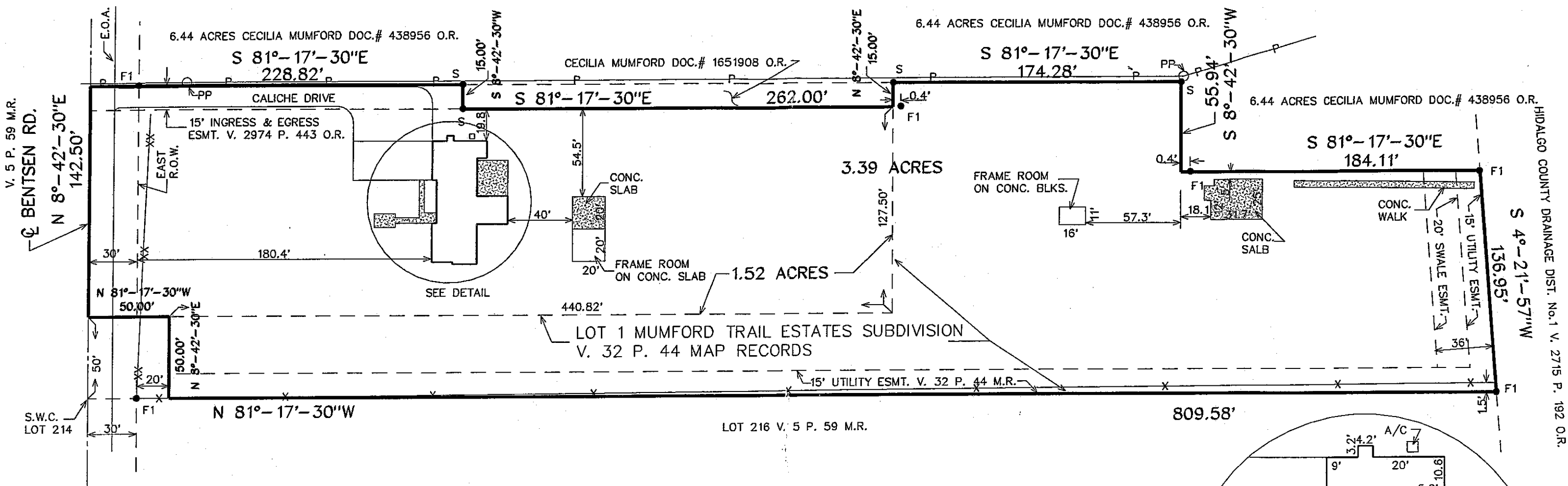


EASEMENTS AS PER G.F. No. 0000201091
EFFECTIVE DATE: FEBRUARY 3, 20016
ISSUED DATE: MARCH 1, 2016

- 10-b RIGHT-OF-WAY ESMT. TO HIDALGO COUNTY DRAINAGE V. 2915 P. 192 O.R.(PLOTTED)
- 10-c 15' INDRESS & EGRESS ESMT. V. 2974 P. 443 O.R. (PLOTTED)
- 10-f(1) 15' UTILITY ESMT. ALONG THE EAST AND SOUTH SIDES OF LOT 1 MUMFORD TRAIL ESTATES SUBDIVISION V. 32 P. 44 MAP RECORDS(PLOTTED)
- 10-f(2) 20' SWALE ESMT. OVER THE EASTER PORTION OF LOT 1 MUMFORD TRAIL ESTATES SUBDIVISION V. 32 P. 44 MAP RECORDS(PLOTTED)
- 10-g 60' BUILDING SETBACK LINE ALONG THE FRONT LINE OF LOT 1 MUMFORD TRAIL ESTATES SUBDIVISION, V. 32 P. 44 MAP RECORDS.
- 10-h 36' BUILDING SETBACK LINE ALONG THE REAR LINE OF LOT 1 MUMFORD TRAIL ESTATES SUBDIVISION, V. 32 P. 44 MAP RECORDS.
- 10-i 7' BUILDING SETBACK LINE ALONG THE SIDE LINES OF LOT 1 MUMFORD TRAIL ESTATES SUBDIVISION, V. 32 P. 44 MAP RECORDS.
- 10-j EASEMENTS, RIGHTS, RULES, AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATIONS DISTRICT No.1



- LEGEND
- S - SET 1/2" DIAMETER IRON ROD
 - F1 - FOUND 1/2" DIAMETER IRON ROD
 - R.O.W. - RIGHT-OF-WAY
 - E.O.A. - EDGE OF ASPHALT
 - CONC. - CONCRETE
 - CVRD. - COVERED
 - M.R. - MAP RECORDS
 - D.R. - DEED RECORDS
 - O.R. - OFFICIAL RECORDS
 - PP - POWER POLE
 - S.W.C. - SOUTHWEST CORNER
 - X-X - 4' HOGWIRE FENCE
 - XX-XX - 6' CHAINLINK FENCE
 - P-P - POWER POLE LINE





NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0004



Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

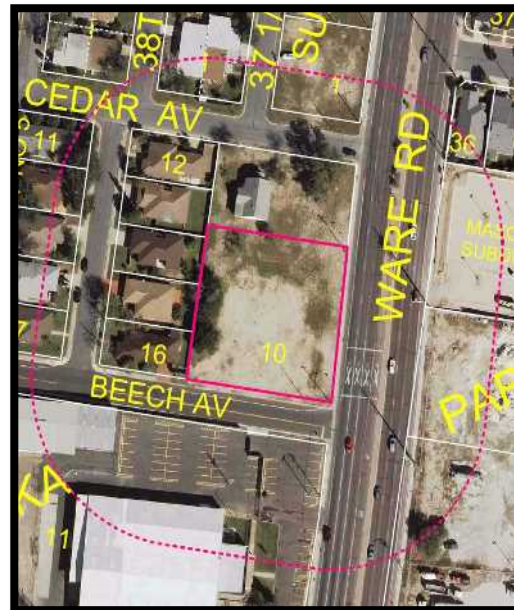
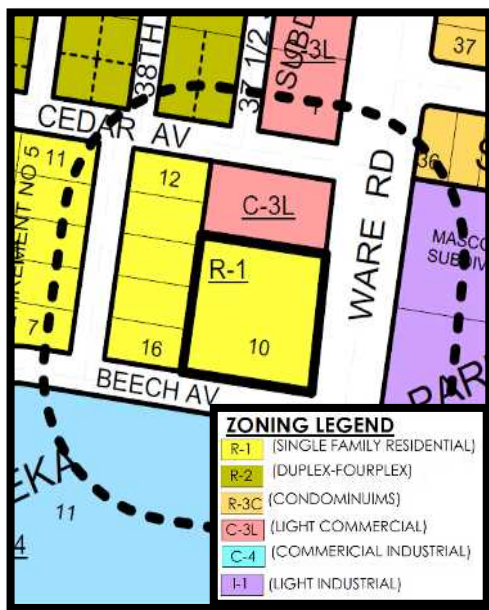
DATE: February 26, 2021

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-3L (LIGHT COMMERCIAL) DISTRICT: 0.87 ACRE TRACT OF LAND OUT OF LOT 10, EUREKA PARK SUBDIVISION, HIDALGO COUNTY, TEXAS; 211 NORTH WARE ROAD. (REZ2021-0003)

LOCATION: The property is located on the northwest corner of Beech Avenue and N. Ware Road, approximately 430 ft. north of U.S. Business 83.

PROPOSAL: The applicant is requesting to rezone the property to C-3L (light commercial) District for commercial use.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the west, C-3L (light commercial) to the north, I-1 (light industrial) District to the east and C-4 (commercial industrial) District to the south.



LAND USE: The surrounding land uses include single family residences to the west, vacant land to the north and east, and Cano Famco Building warehouse to the south.

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

DEVELOPMENT TRENDS: The development trend for this area along North Ware Road is light commercial uses. The property is currently zoned R-1 (single family residential) District. The property was first zoned R-1 (single-family residential) District during comprehensive zoning in May 1979.

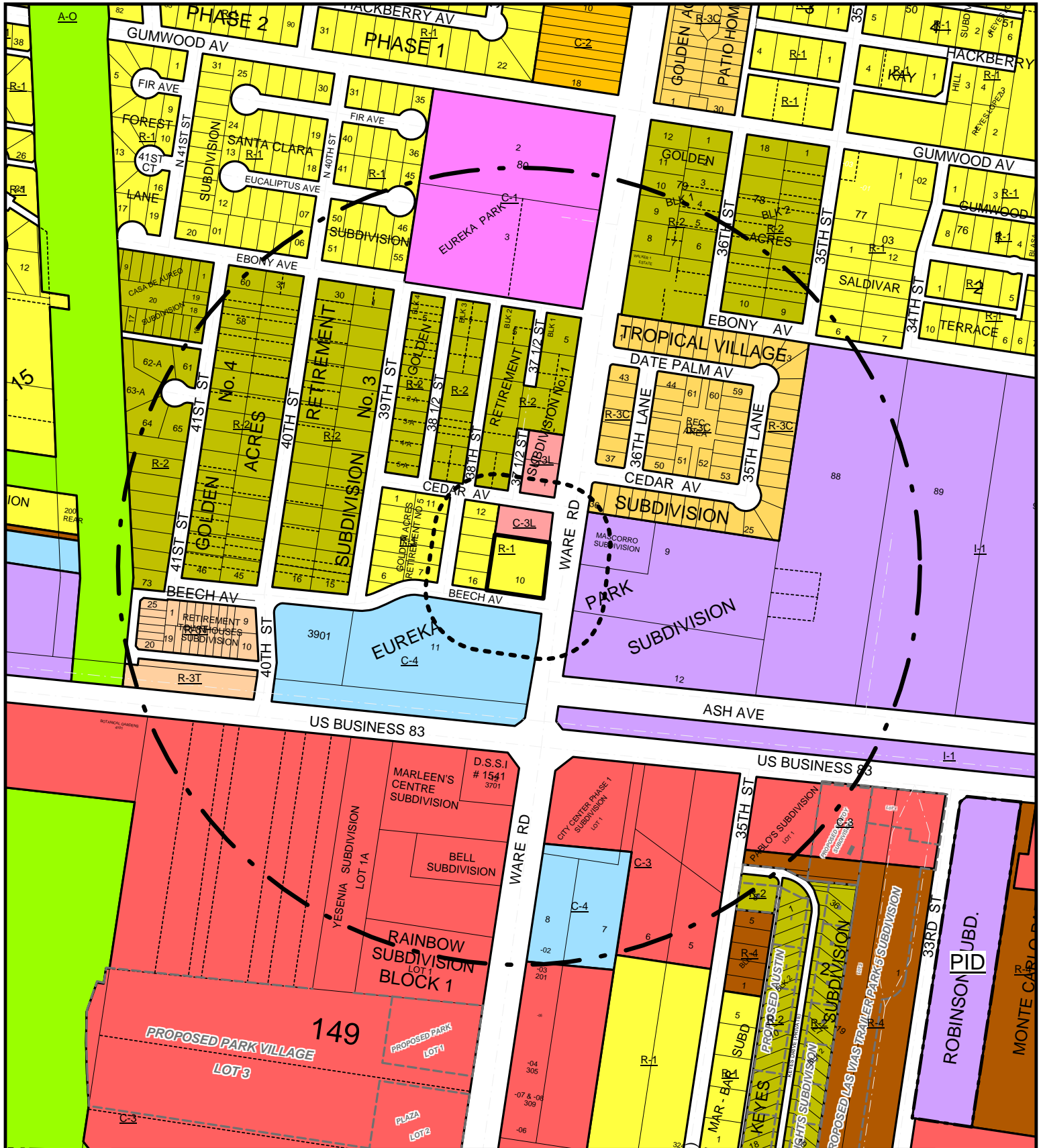
ANALYSIS: The requested zoning does not conform to the Urban Single Family Use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the proposed rezoning is consistent with the recent rezoning trend to C-3L District on the adjacent properties to the north. The rezoning requests were approved for C-3L District at 301 N. Ware Road and 221 N. Ware Road in 2018 and 2019, respectively.

The C-3L (light commercial) District allows commercial uses within the areas of transition from residential to commercial that would provide additional business opportunities and protect neighborhoods from commercial establishments attracting high-traffic volumes. The C-3L (light-commercial) District aims to provide sufficient space and off-street parking in proximity to residential areas for light commercial development. Permitted uses in the C-3L District are as follows: Uses permitted in C-1 and C-2 Districts excluding gasoline sales, restaurants which do not derive more than 25 percent of the gross income from the sale of alcoholic beverages, retail businesses that sell products such as candy, nuts and confectionaries, bakeries or tortillerias, ice cream stores, specialized food products, apparel and accessories, and computer hardware and software. The C-3L (light commercial) District does not allow bars, night clubs, automotive repair, or other uses that may negatively affect future and current property owners. The C-3L (light commercial) District is meant for retail businesses compatible with residential uses.

Section 110-49(a) Vegetation Ordinance requires a buffer where a nonresidential use has a side or rear area property line in common with any residential use or zone. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone. Where such use has 200 feet or less in common with any residential use or zone, the buffer shall be eight feet in height but may be cedar planks with masonry columns at every ten feet. The 8 ft. buffer is required to be installed along the west side of the property from the adjacent single-family residential zone/use space. Should the rezoning request be approved, a tree removal permit will be required for removal of trees over 20" in diameter or greater as per Section 110-55(b) of the Vegetation Ordinance.

A recorded subdivision plat is required before issuance of any building permits.

RECOMMENDATION: Staff recommends approval of the rezoning request to C-3L (light commercial) District.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS



ZONING LEGEND

A-0 (AGRICULTURAL & OPEN SPACE)
R-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)

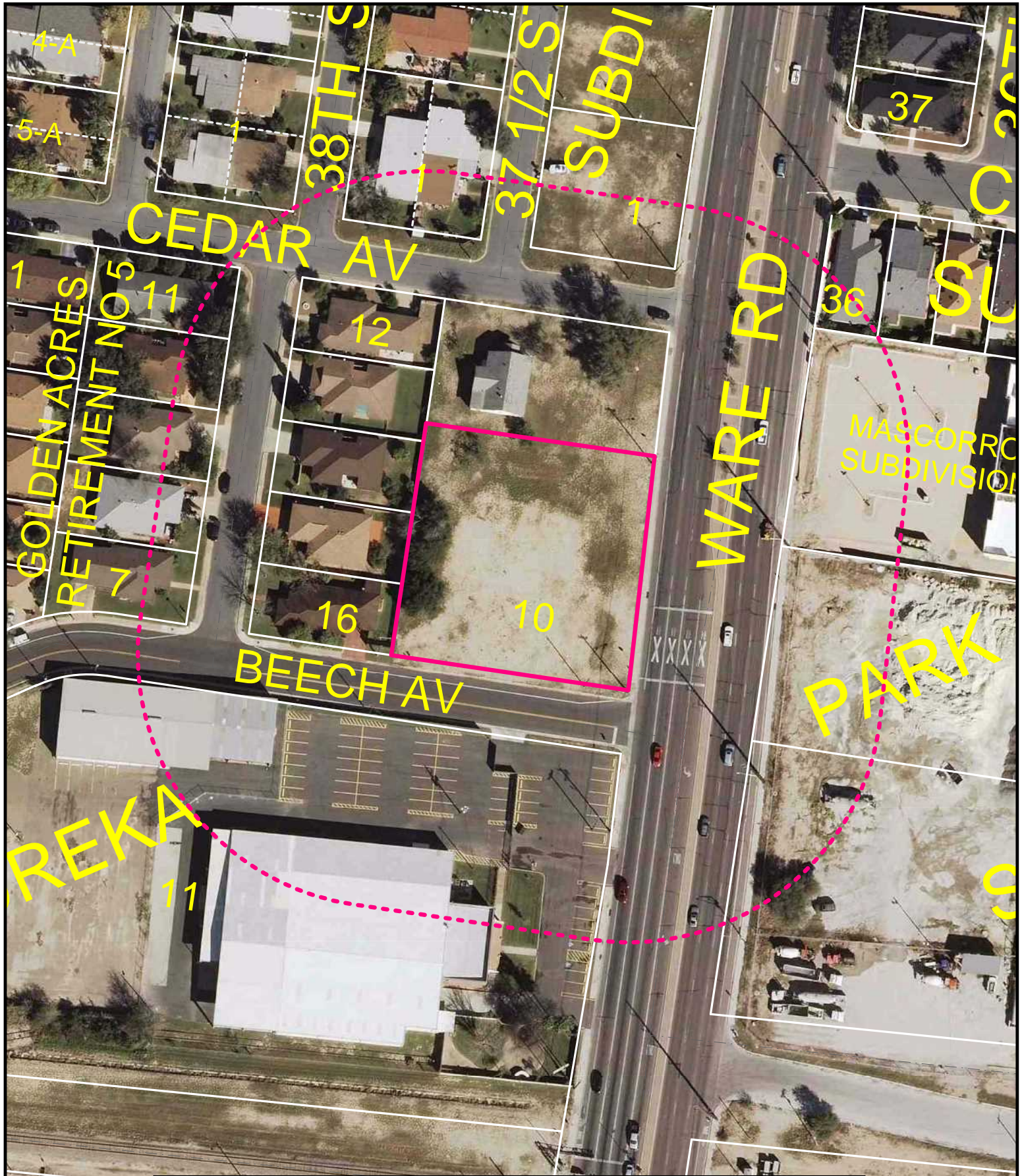
R-3A (APARTMENTS)
R-3C (CONDOMINIUMS)
R-3T (TOWNHOUSES)

R-4 (MOBILE HOMES)
C-1 (OFFICE BUILDING)
C-2 (NEIGHBORHOOD COMMERCIAL)

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

I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
 (SPECIAL DISTRICT)

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



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



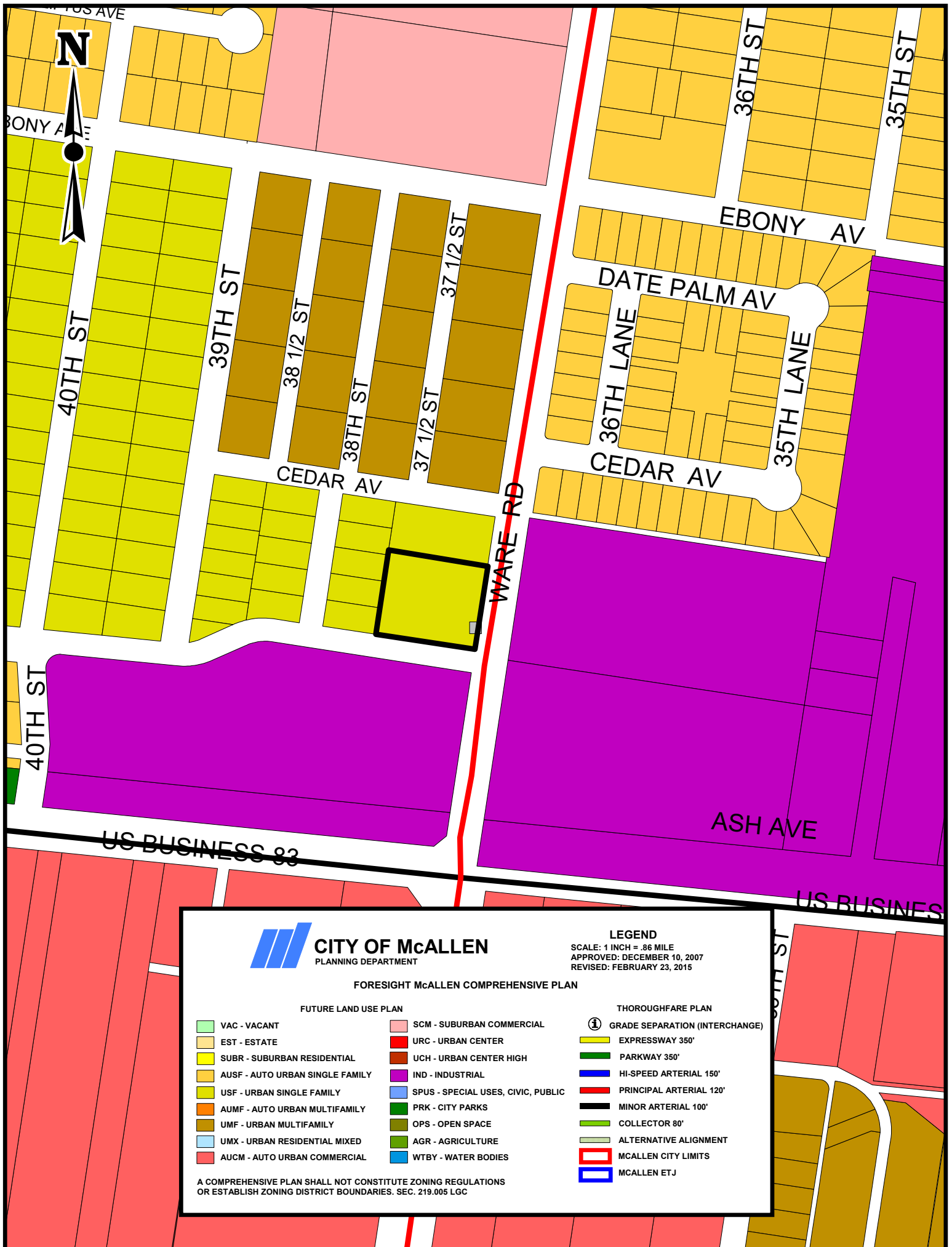
SUBJECT PROPERTY

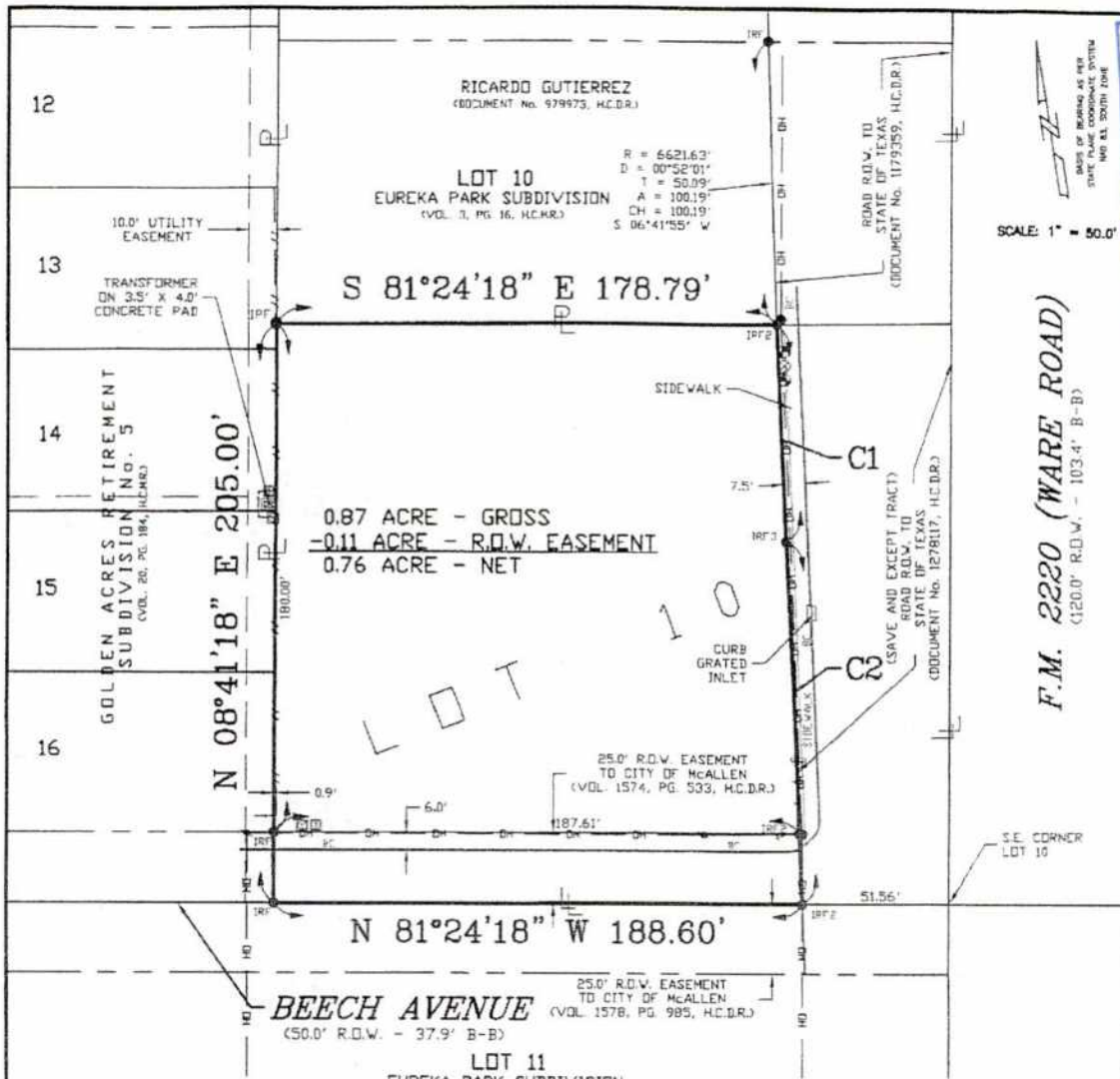


200' NOTIFICATION BOUNDARY



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





NUMBER	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	6621.63'	00°39'39"	38.18'	76.37'	76.37'	S 05°56'05" W
C2	6500.48'	01°08'09"	64.43'	128.85'	128.85'	S 05°57'27" W

LEGEND

- E = PROPERTY LINE
- L = LOT LINE
- IRF3 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "PENA"
- IRF2 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "FNM"
- IRF = FOUND IRON PIPE
- IRF = FOUND 1/2" IRON ROD
- SID = SIGN
- TR = TRANSFORMER
- WM = WATER METER
- CP = CABLE PEDESTAL
- TP = TELEPHONE PEDESTAL
- PP = POWER POLE
- PL = POWER POLE/LIGHT POLE
- FH = FIRE HYDRANT
- WV = WATER VALVE/SPRINKLER VALVE
- CW = CITY WIRE
- SC = SPRINKLER CONTROL BOX
- CF = CEDAR FENCE
- OH = OVERHEAD POWER LINE
- R.O.W. = RIGHT OF WAY
- BC = BACK OF CURB
- B-S = BACK OF CURB TO BACK OF CURB DISTANCE
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS

FLOOD DESIGNATION

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

480343 0005 C

Map Revised: November 2, 1982

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

NOTES

- This survey was performed without the benefit of a title commitment, and may be subject to easements recorded or unrecorded.
- If this survey does not bear an original seal and signature, it is INVALID as per Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.
- This certification is made to the herein named client, it is not transferable nor, certified to any owner or future owner or future lending institutions, certification herein will expire 6 months from this date as noted on this plat and may not be utilized for any specific future transaction of this herein named real estate.
- Easement, rules, regulations and rights in favor of Hidalgo County Irrigation District No. 1.

LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: F.M. 2220 (WARE ROAD) AND CEDAR AVE. McAllen, Hidalgo County, Texas, described as follows: THE SOUTH 200.0 FEET OUT OF EAST 240.0 FEET OUT OF LOT 10, EUREKA PARK SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 18, Map Records, Hidalgo County, Texas, SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, recorded in Document No. 1278117, H.C.D.R.

© Copyright 2018 by C.V. Land Surveys, LLC. This product is a true and correct representation of a survey made on the ground of the property located at: F.M. 2220 (WARE ROAD) AND CEDAR AVE. McAllen, Hidalgo County, Texas, described as follows: THE SOUTH 200.0 FEET OUT OF EAST 240.0 FEET OUT OF LOT 10, EUREKA PARK SUBDIVISION, an addition to the City of McAllen, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 18, Map Records, Hidalgo County, Texas, SAVE AND EXCEPT THAT CERTAIN TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, recorded in Document No. 1278117, H.C.D.R.

FOR: RUBEN VALDES

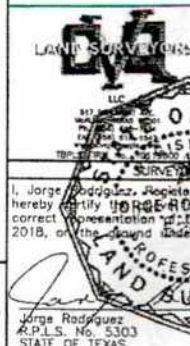
SURVEYED DATE: 06/01/2018

JOB No.: 180525

DRAWN BY: GTG

CHECKED BY: C.V.

REVISIONS:



I, Jorge Rodriguez, Registered Professional Land Surveyor, do hereby certify that the foregoing is a true and correct representation of the land surveyed on June 01, 2018, at the ground under my direction.

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

SHEET: 1 OF 1

RECEIVED
JAN 27 2021
By

January 25, 2021

A 0.87 ACRE TRACT OF LAND OUT OF LOT 10, EUREKA PARK, HIDALGO COUNTY, TEXAS; ACCORDING TO PLAT RECORDED IN VOLUME 3, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the South line of Lot 10, North 81 Deg. 24 Min. 18 Sec. West, 51.56 feet from the southeast corner of Lot 10, for the southeast corner of the following described tract of land; said point being in the intersection of N. Ware Road (F.M. #2220) and Beech Avenue;

THENCE, with the South line of Lot 10, in Beech Avenue, North 81 Deg. 24 Min. 18 Sec. West, 188.60 feet to a point for the southwest corner hereof; said point being on the projection of the East line of Lot 16, Golden Acres Retirement Subdivision No. 5, City of McAllen, recorded in Volume 20, Page 184, Map Records;

THENCE, with the East line of Lot 16, 15, 14, and 13, and their projections, North 08 Deg. 41 Min. 18 Sec. East, at 25 feet pass the North line of Beech Avenue and the southeast corner of said Lot 16, and at 205.0 feet a point for the northwest corner hereof;

THENCE, parallel to the South line of Lot 10, South 81 Deg. 24 Min. 18 Sec. East, 178.79 feet to a point on the West line of N. Ware Road, for the northwest corner hereof; said point being on a curve to the left;

THENCE, with the West line of N. Ware Road, on said curve to the left, in a southerly direction, on a radius of 6621.63 feet through an arc of 00 Deg. 39 Min. 39 Sec., and a distance of 76.37 feet to the point of beginning of a curve to the right, for a point on the East line hereof;

THENCE, continue with the West line of N. Ware Road, with said curve to the right, in a southerly direction, on a radius of 6500.48 feet, through an arc of 01 Deg. 08 Min. 09 Sec., and a distance of 128.85 feet to the POINT OF BEGINNING; containing 0.87 acre of land, more or less, of which the south 25 feet, comprising 0.11 acres, lies in Beech Avenue.



NOTICE
REZONING
FOR
THIS PROPERTY
REZ1621-0003

10/1/2016

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

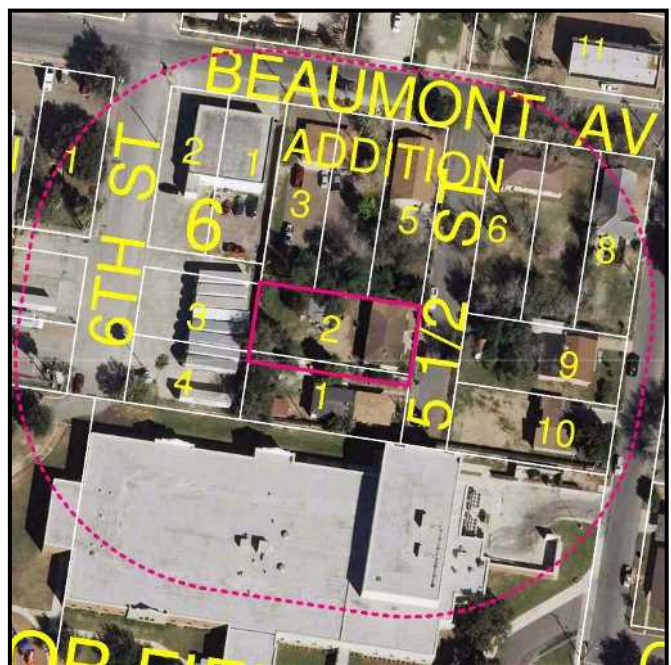
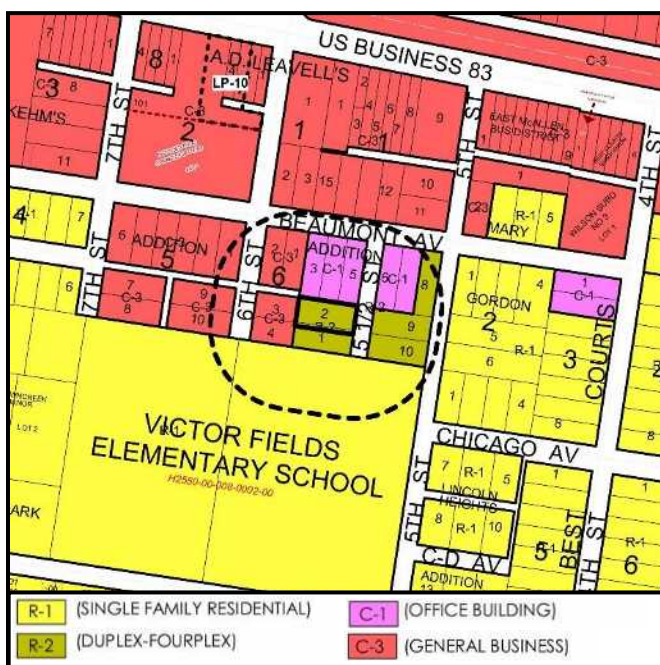
DATE: February 25, 2021

SUBJECT: REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: THE NORTH 8 FEET OF LOT 1 AND ALL OF LOT 2, AMENDED MAP OF A RESUBDIVISION OF BLOCKS 2 & 3 OF A.D. LEAVELL'S ADDITION TO MCALLEN, HIDALGO COUNTY, TEXAS; 214 SOUTH 5TH 1/2 STREET. (REZ2021-0002)

LOCATION: The property is located on the west side of South 5th 1/2 Street, 155.4 ft. south of Beaumont Avenue. The tract has 68 ft. of frontage along South 5th 1/2 Street, with a depth of 140 ft., for a lot size of 9,520 sq. ft.

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

ADJACENT ZONING: The adjacent zoning is R-2 (duplex-fourplex residential) District to the east and south, C-1 (office building) District to the north, and C-3 (general business) District to the west.



LAND USE: There is a duplex on the subject property, proposed to be demolished. Surrounding land uses include single-family residences, duplexes, Victor Fields Elementary School, All Valley locksmith and towing, OJ auto repair shop, Dean Foods - Hygeia & Oak Farms Dairy Products, a warehouse, and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designate the future land use for the subject property as Auto Urban Single Family which is comparable to R-1 (single-family residential) District.

DEVELOPMENT TREND: The area is an established stable neighborhood of mostly single-family and duplex residences.

HISTORY: The subject property was zoned R-2 (duplex-fourplex residential) District during comprehensive zoning in 1979. There have been no other rezoning requests since then.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also does not fit the character of the neighborhood. None of the properties on the south side of U.S. Business 83 and north side of Dallas Avenue, between South 2nd Street and South 10th Street are zoned multifamily residential.

South 5th 1/2 Street is a dead-end street with and only 40 ft. of right-of-way according to the plat, and approximately 27 ft. of pavement. Standard streets for multifamily apartments have 60 ft. or right-of-way with 40 ft. of pavement width. The R-3A District is more intense than the existing R-2 District that limits the number of apartments per lot to a fourplex.

The maximum density in R-3A (multifamily residential apartments) District is 29 three-bedroom units (1,500 sq. ft.) per acre to 43 one-bedroom apartment units (1000 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 6 three-bedroom units to 9 one-bedroom units.

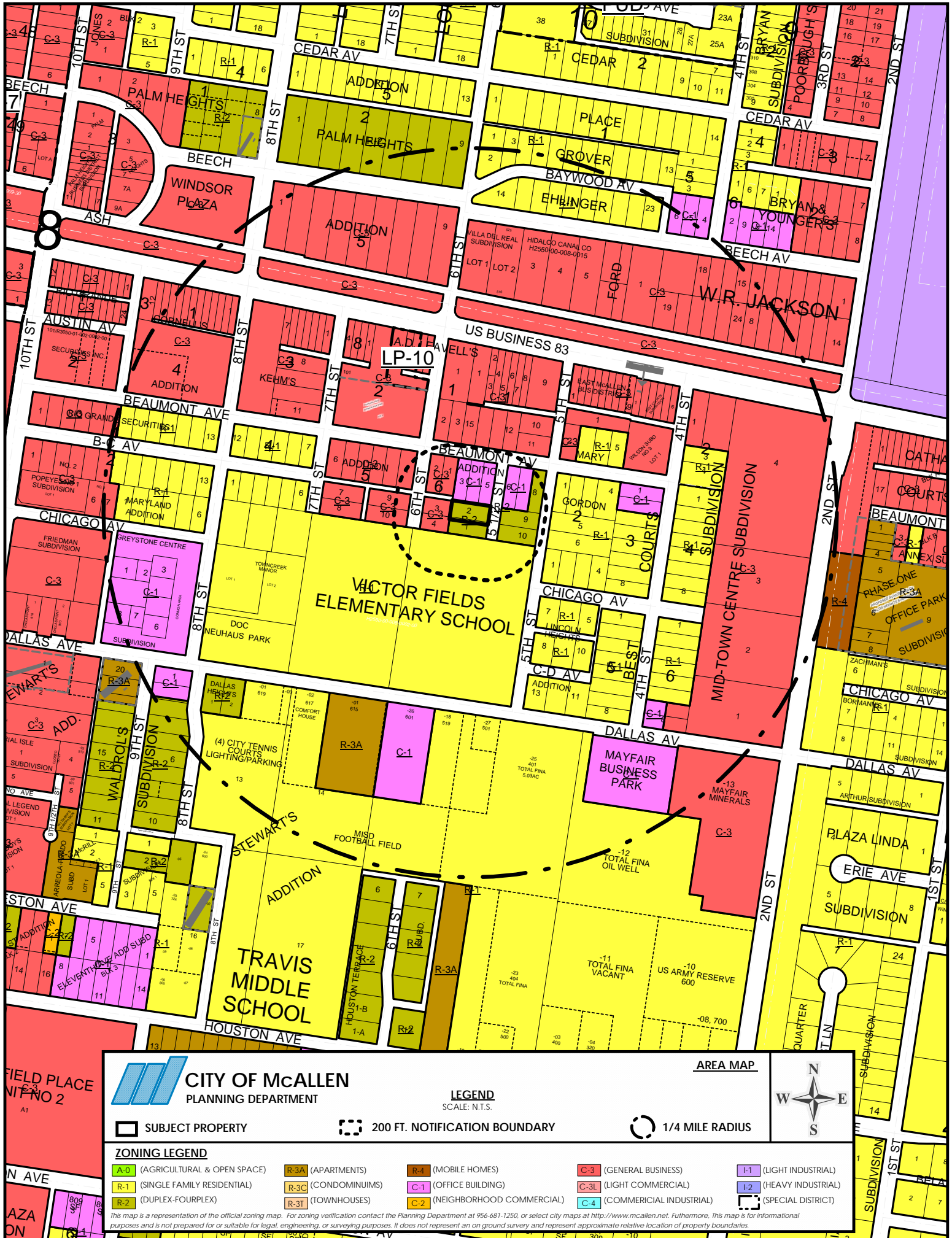
If the request is approved, it may encourage other property owners to apply for a rezoning to R-3A (multi-family residential apartment) District as well, which will increase the density and traffic in the area.

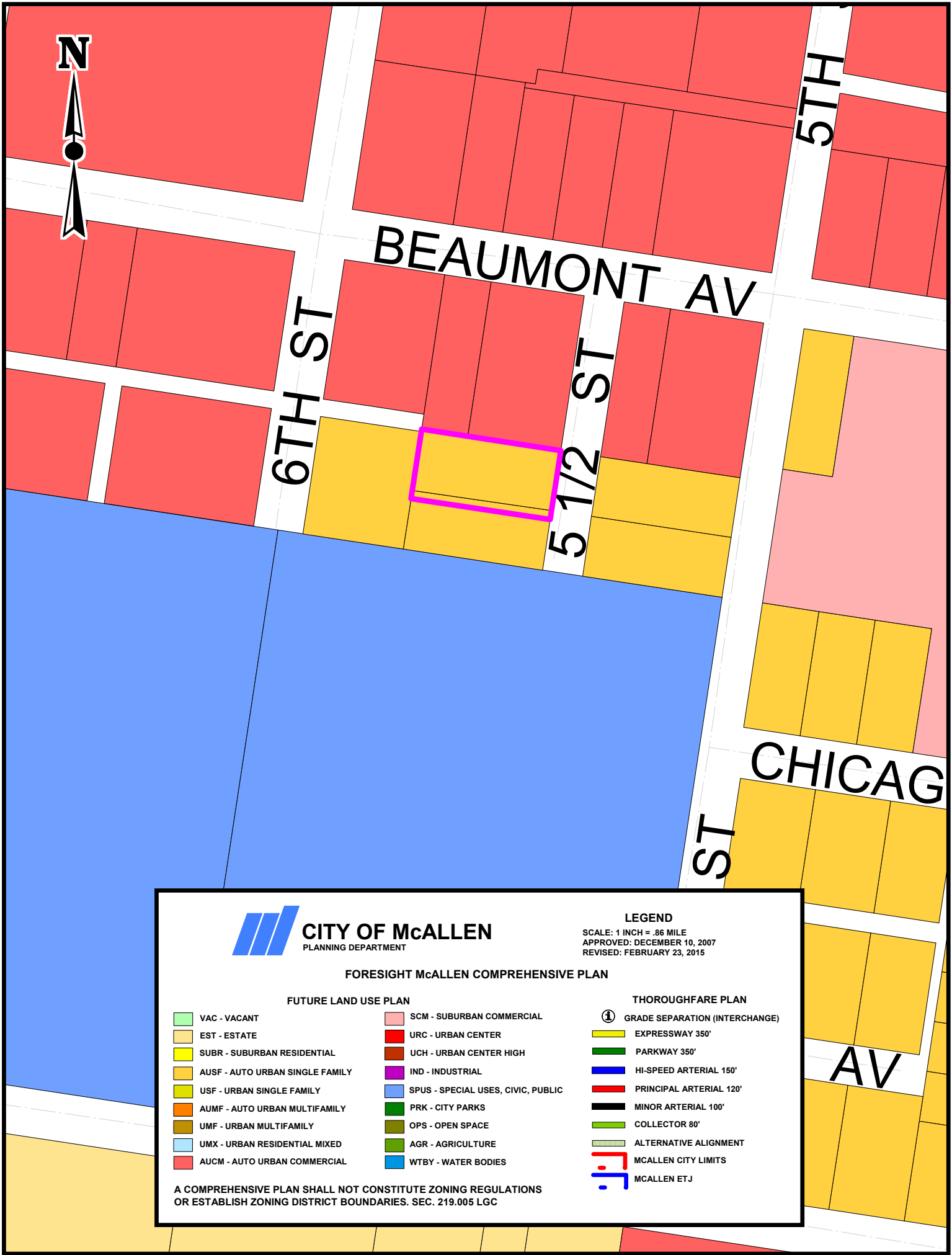
Public Works and Fire Departments have expressed concerns regarding increasing density on South 5th 1/2 Street, since it does not accommodate the proper access that they require to provide the service.

An approved site plan is required prior to building permit issuance for 5 or more dwelling units. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit might be required prior to building permit issuance.

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

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





5TH

BEAUMONT AV

6TH ST

5 1/2 ST

CHICAGO ST

AV



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND

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

FORESIGHT McALLEN COMPREHENSIVE PLAN

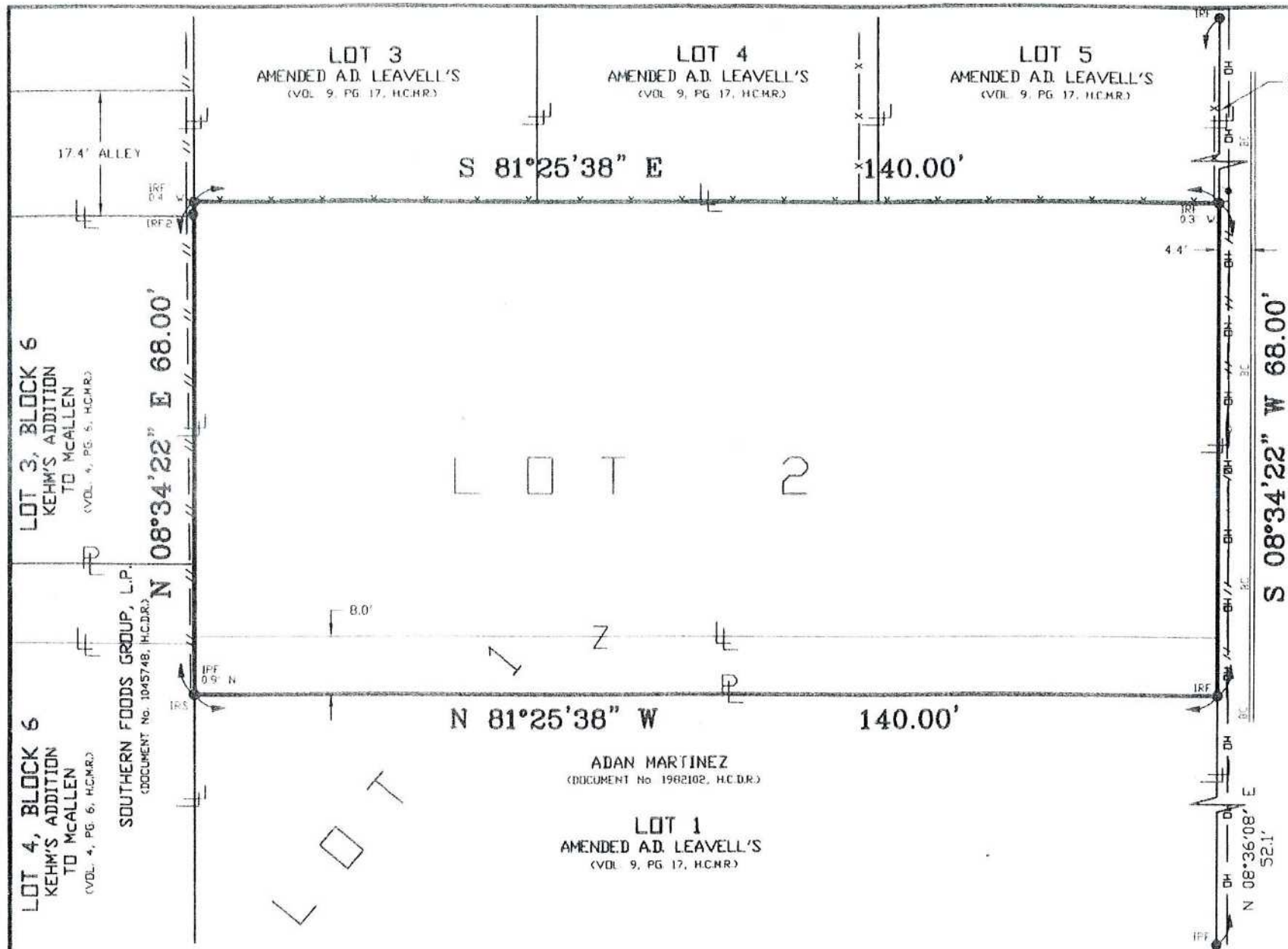
FUTURE LAND USE PLAN

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

THOROUGHFARE PLAN

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

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



- LEGEND**
- Z = COMMON OWNER
 - R = PROPERTY LINE
 - L = LOT LINE
 - IPF = FOUND IRON PIPE
 - IRF = FOUND 1/2" IRON ROD
 - IRF2 = FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JA GARZA"
 - IRS = SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS"
 - = POWER POLE
 - ||- = WOOD FENCE
 - X- = CHAIN LINK FENCE
 - OH- = OVERHEAD POWER LINE
 - B-B = BACK OF CURB TO BACK OF CURB DISTANCE
 - R.O.W. = RIGHT OF WAY
 - BC = BACK OF CURB
 - H.C.M.R. = HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
 - ↗ = BREAK LINE

SCALE: 1" = 20.0'

NOTES:

1. THIS SURVEY PLAT IS PREPARED IN CONNECTION WITH STEWART TITLE GUARANTY COMPANY COMMITMENT GF No.: 921279, WITH AN EFFECTIVE DATE: JANUARY 23, 2019 AND AN ISSUED DATE: FEBRUARY 1, 2019 AND DOES NOT GUARANTY TITLE. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND MAY NOT BE COPIED OR TRANSFERRED TO ANOTHER PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
2. IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 663.19 OF THE "THE PROFESSIONAL LAND SURVEYING PRACTICES ACT" ENACTED UNDER ARTICLE 5282C, VERNON'S TEXAS CIVIL STATUTES.
3. THIS CERTIFICATION IS MADE TO THE HEREIN NAMED CLIENT, IT IS NOT TRANSFERABLE NOR, CERTIFIED TO ANY OWNER OR FUTURE OWNER OR FUTURE LENDING INSTITUTIONS. THIS CERTIFICATION HEREIN IS NOT TRANSFERABLE MAY NOT BE UTILIZED FOR ANY SPECIFIC FUTURE TRANSACTION OF THIS HEREIN NAMED REAL ESTATE.
4. DEDICATION DATED MARCH 20, 1947, RECORDED IN VOLUME 622, PAGE 187, DEED RECORDS, HIDALGO COUNTY, TEXAS.
5. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3.

FLOOD DESIGNATION

The flood designation for this property is "Zone B" which are "Areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one foot or where the contributing drainage areas less than one square mile; or areas protected by levees from the base flood" (Medium shading). As per F.E.M.A.s Flood Insurance Rate Map Panel No.:

480343 0005 C Map Revised: November 2, 1982

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

LEGAL DESCRIPTION

This plat is a true and correct representation of a survey made on the ground of the property located at: 214 S. 5 1/2 STREET, McAllen, Hidalgo County, Texas, described as follows: THE NORTH 8 FEET OF LOT 1 AND ALL OF LOT 2, A.D. LEAVELL'S, an addition to the City of McAllen, Hidalgo County, Texas, as per amended map or plot thereof recorded in Volume 9, Page 17, Map Records, Hidalgo County, Texas.

PROJECT INFORMATION

SURVEYED DATE: 02/13/2019
 JOB NO.: 190122
 DRAWN BY: GTG
 CHECKED BY: C.V.
 REVISIONS:

LAND SURVEYORS LLC

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

FOR: CARLOS VASQUEZ AND BARBARA L. VASQUEZ
 AND: STEWART TITLE GUARANTY COMPANY COMMITMENT GF No.: 921279

SURVEYOR'S CERTIFICATION

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

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

PROFESSIONAL LAND SURVEYOR
 5303

DATE: February 13, 2019

SHEET: 1 OF 1



NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0002





Memo

TO: Roel “Roy” Rodriguez, P.E., City Manager

FROM: Edgar I. Garcia, AICP, CNU-A, Director of Planning

DATE: February 25, 2021

SUBJECT: CONSIDERATION OF AN AMENDMENT TO THE FORESIGHT MCALLEN COMPREHENSIVE PLAN: FIGURE 4.2 THOROUGHFARE PLAN, REMOVING E YUMA AVENUE FROM THOROUGHFARE PLAN FROM S. 2ND ST TO JACKSON ROAD

BRIEF DESCRIPTION:

Foresight McAllen, the City’s Comprehensive Plan, lays out the City’s goals for development. Figure 4.2 of Foresight McAllen is the City’s Thoroughfare Plan which determines the Right-of-Way (ROW) dedication to be asked for certain roads. E Yuma Avenue, from South 2nd Street to Jackson Road is designated as a Collector Road; the ROW dedication required for Collector Roads is 80 feet.

SUMMARY/ANALYSIS:


E Yuma Avenue, from S 2nd Street to Jackson Road, is an approximate 1.1-mile road designated as a Collector Road in the City’s Thoroughfare Plan. This is the only section of Yuma that carries a road category in the Thoroughfare Plan. E Yuma cannot be extended west past South 2nd St. because of developed residential lots as well as McAllen County Club. Further, Jackson Road is the Easternmost boundary of McAllen City Limits.

Collector Roads named in the Thoroughfare Plan require a dedication of 80 ft. of ROW. Minor collector roads (those not name in the Thoroughfare Plan) require a dedication of 60 ft. of ROW.

This section of Yuma is primarily residential, with the majority of properties abutting it zoned R-1 (Single-Family Residential District). Sidewalks exist or can be accommodated with existing 60-70 ft. of ROW already dedicated throughout this stretch of Yuma. Likewise, an expansion in width for Yuma is unlikely as developed properties would be directly impacted by an expansion of the road. Before the adoption of Foresight McAllen, properties along Yuma were asked to dedicate 60 ft. of ROW with 40 ft. of pavement.


RECOMMENDATION:


Staff recommends approval of an ordinance by City Commission to remove Yuma Avenue’s designation as a Collector from South 2nd Street to Jackson Road on the City’s Thoroughfare Plan.




CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY

 1/4 MILE RADIUS

ZONING LEGEND

A-O (AGRICULTURAL & OPEN SPACE)

R-1 (SINGLE FAMILY RESIDENTIAL)

R-2 (DUPLX-FOURPLEX)

R-3A (APARTMENTS)

R-3C (CONDOMINIUMS)

R-3T (TOWNHOUSES)

R-4 (MOBILE HOMES)

C-1 (OFFICE BUILDING)

C-2 (NEIGHBORHOOD COMMERCIAL)

C-3 (GENERAL BUSINESS)

C-3L (LIGHT COMMERCIAL)

C-4 (COMMERCIAL INDUSTRIAL)

I-1 (LIGHT INDUSTRIAL)

I-2 (HEAVY INDUSTRIAL)

S (SPECIAL DISTRICT)

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

The map displays a detailed zoning layout for McAllen, Texas. It features a variety of colored zones: green for Agricultural & Open Space (A-O), yellow for Single Family Residential (R-1), orange for Duplex-Fourplex (R-2), light green for Apartments (R-3A), light orange for Condominiums (R-3C), light yellow for Townhouses (R-3T), light blue for Mobile Homes (R-4), pink for Office Building (C-1), light pink for Neighborhood Commercial (C-2), red for General Business (C-3), light red for Light Commercial (C-3L), purple for Commercial Industrial (C-4), light purple for Light Industrial (I-1), dark purple for Heavy Industrial (I-2), and blue for Special District (S). The map also shows major roads such as U.S. 83, Interstate 27, Jackson Rd, and various local streets. Key landmarks like the McAllen Community Hospital, South Texas Medical Park, and the McAllen Veterans Home are labeled. A legend at the bottom provides a key for the zoning codes and symbols used, including a subject property icon, a 200-foot notification boundary, and a 1/4-mile radius circle. A north arrow is also present.

Planning Department

Memo

TO: Planning and Zoning Commission

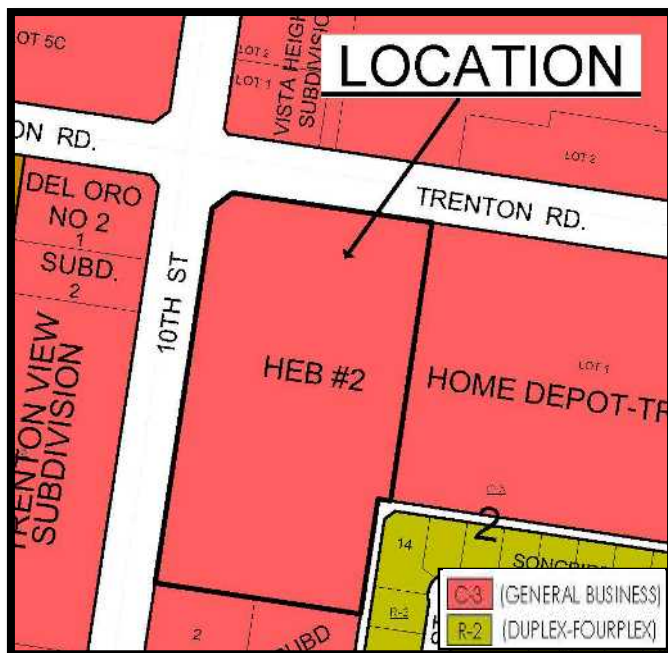
FROM: Planning Staff

DATE: February 23, 2021

SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 1, HEB #2 SUBDIVISION, 901 TRENTON ROAD. (SPR2021-0009)

LOCATION: The property is located on the southeast corner of Trenton Rd and North 10th Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, east, west, and south, and R-2 (duplex-fourplex residential) District to the east. Surrounding land use include commercial businesses, and apartments.-The property is part of HEB #2 Subdivision, which was recorded on May 29, 2003. 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.

PROPOSAL: The applicant is proposing to expand 1,274 sq. ft. to the existing curbside pickup area that was approved for site plan on September 5, 2017.

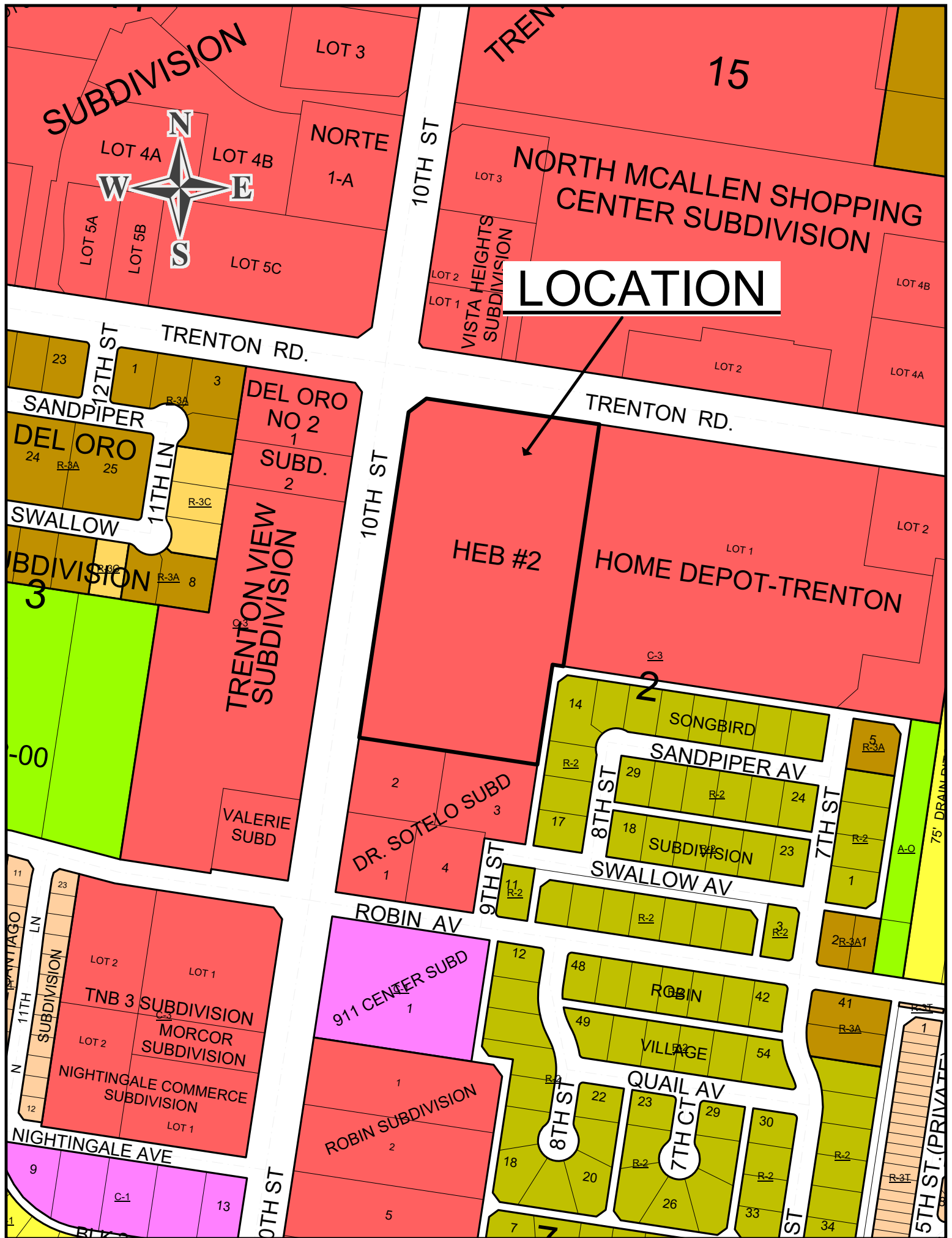


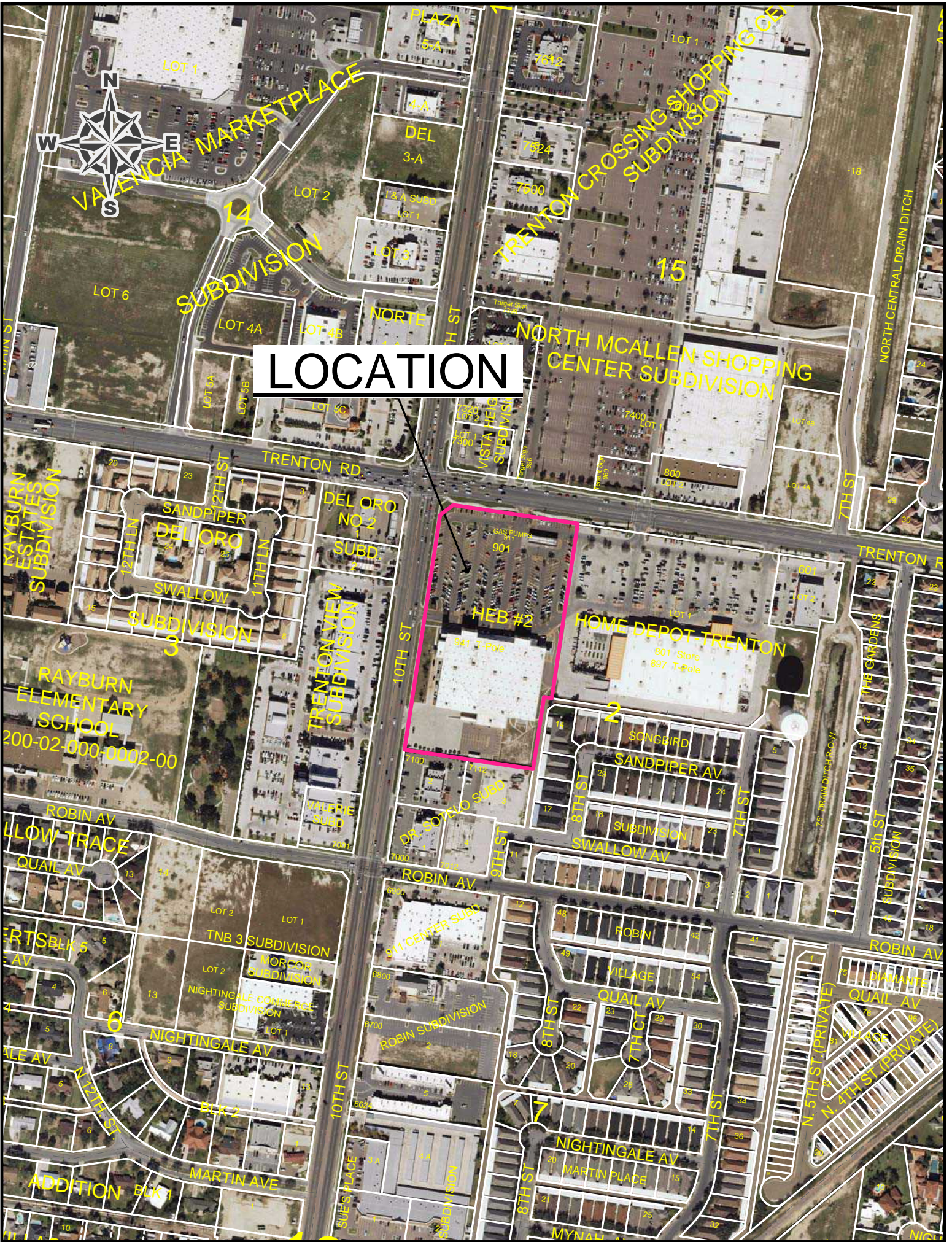
ANALYSIS: The proposed 1,274 sq. ft. expansion to the existing curbside will be utilized for staging of order products for the existing HEB on site. Access for the curb side service will be from the existing curb cut on the southwest side. As per original site plan approved on Jan. 21, 2003: A

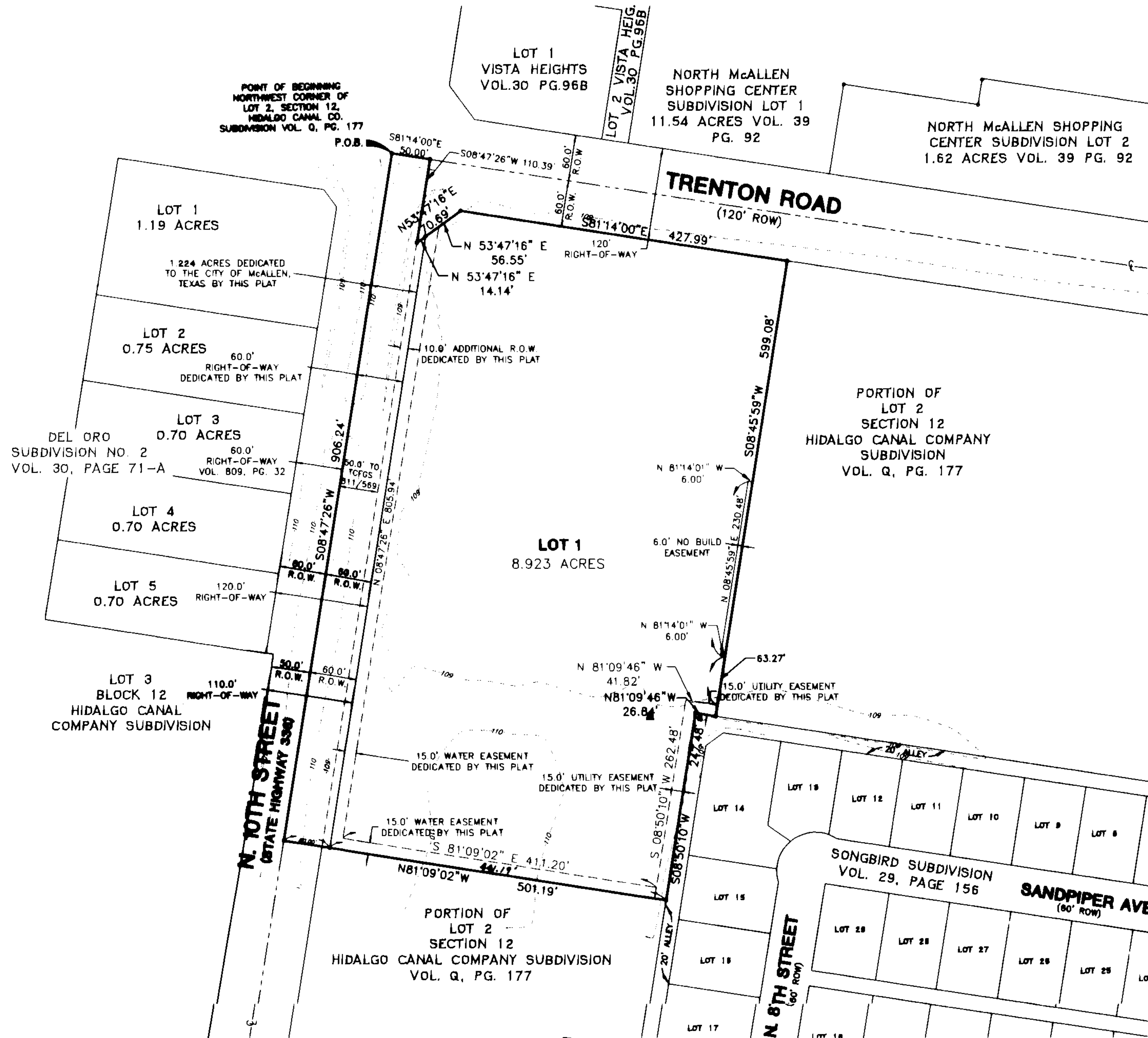
minimum 10 ft. wide landscape strip or a 5 ft. wide with 3 ft. hedge was required inside the property line along N.10th Street & Trenton Rd. A 3 ft. hedge is required to be placed along N 10th Street & Trenton Road. Must maintain existing Landscaping any Dead grass, trees or plants must be replaced as well as any non-working irrigation system. Trees removed will be required to be replaced. Interior drives, buffers and parking will remain the same. No structures are permitted over easements. All setbacks will comply with the plat note requirements and the zoning ordinance.

RECOMMENDATION:

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





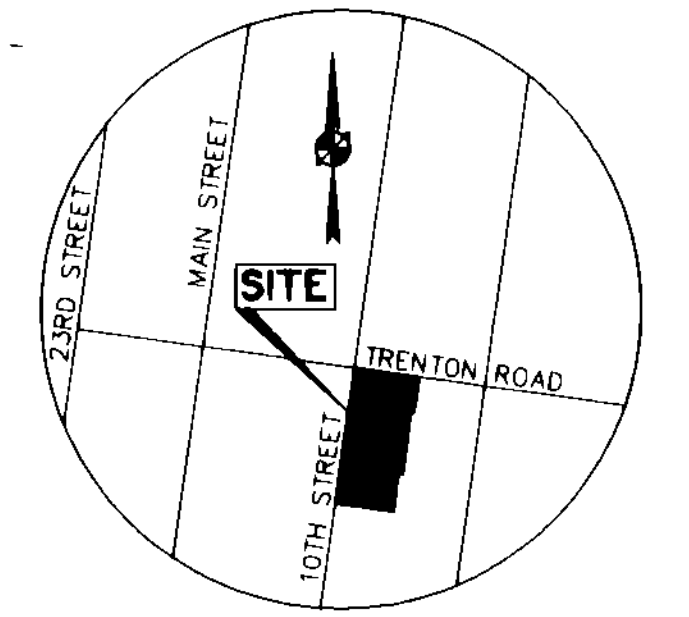
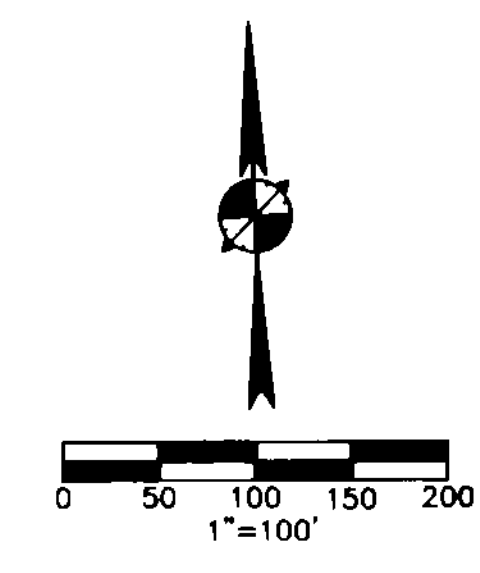
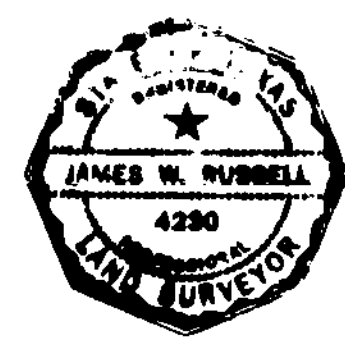


- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - TxDOT MONUMENT FOUND
 - 1/2" IRON ROD SET
 - IRON PIPE FOUND
 - EXISTING CONTOUR

STATE OF TEXAS
COUNTY OF HIDALGO

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

James W. Russell
JAMES W. RUSSELL
REGISTERED PROFESSIONAL
LAND SURVEYOR
REGISTRATION NO. 4230

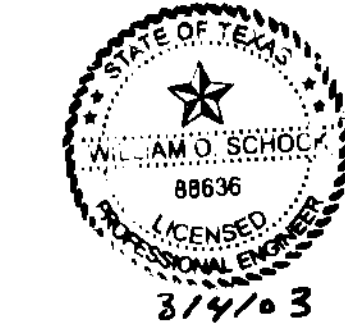


VICINITY MAP
N.T.S.
MCALLEN, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

William O. Schock
WILLIAM O. SCHOCK
REGISTERED PROFESSIONAL
ENGINEER, P.E.
REGISTRATION NO. 88636



- GENERAL NOTES**
- MINIMUM FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF EACH LOT.
 - THE SUBDIVISION IS IN ZONE B (BETWEEN LIMITS OF 100YR FLOOD AND 500YR FLOOD) ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4803340425 C, REVISED 11-16-82.
 - MINIMUM BUILDING SETBACK LINES SHALL BE:
NORTH 10TH STREET: 60.00' OR GREATER FOR APPROVED SITE PLAN
TRENTON ROAD: 60.00' OR GREATER FOR APPROVED SITE PLAN
OTHER: PER ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - UTILITY PROVIDERS:
WATER: CITY OF MCALLEN
POWER: MAGIC VALLEY ELECTRIC COOPERATION
GAS: SOUTHERN UNION
SANITARY SEWER: CITY OF MCALLEN
 - NO STRUCTURES ARE TO BE BUILT ON TOP OF ANY EASEMENTS.
 - DRAINAGE STATEMENT: THE STORM RUNOFF FOR THIS SUBDIVISION CONSISTS OF: LOTS DRAINING INTO STORM GRATES AND CURB INLETS; THEN VIA UNDERGROUND DRAINAGE PIPE TO A DETENTION POND AND OUT FALLING INTO EXISTING N. CENTRAL DRAINAGE DITCH AND TxDOT R.O.W.
 - THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ASPHALT/LANDSCAPING INCIDENTAL TO THE UTILITY COMPANY MAKING REPAIRS TO PUBLIC UTILITIES.
 - STORM WATER DETENTION OF 0.872 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
 - AN ENGINEERED GRADING/DETENTION PLAN SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO BUILDING PERMIT ISSUANCE.
 - SITE PLAN APPROVAL BY PLANNING AND ZONING COMMISSION IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - 4.0' SIDEWALK REQUIRED ALONG N. 10TH STREET AND TRENTON ROAD.
 - 6.0' OPAQUE BUFFER REQUIRED FROM ADJACENT RESIDENTIAL ZONE OR USE.
 - THE OWNER OF THE HEREIN DESCRIBED PROPERTY, RESERVE INTO THEMSELVES THE RIGHT TO UTILIZE THE EASEMENT AREAS DEDICATED HEREON FOR PURPOSES WHICH DO NOT CONFLICT WITH THE APPLICABLE EASEMENT DEDICATED HEREON INCLUDING, WITH LIMITATION, THE RIGHT TO USE SUCH EASEMENT AREAS FOR PARKING, CURBING AND LANDSCAPING; PROVIDED, HOWEVER, SUCH OWNERS SHALL NOT, WITHOUT THE PRIOR WRITTEN CONSENT OF THE EASEMENT HOLDER, HAVE ANY RIGHT TO CONSTRUCT OR MAINTAIN A BUILDING WITHIN ANY SUCH EASEMENT AREA.
 - CITY OF MCALLEN BENCHMARK SYSTEM ASSOCIATED WITH THIS PLAT IS MC55.
 - DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DRAINAGE SYSTEM INCLUDING PRIVATE SYSTEM LOCATED WITHIN PUBLIC EASEMENT.
 - NO ACCESS OR DRIVE PERMITTED FROM THIS DEVELOPMENT TO THE ALLEY TO THE EAST.

METES AND BOUNDS:

FOR A 10.147 ACRE (442,005sq.ft.) TRACT OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOT 2, SECTION 12, HIDALGO CANAL COMPANY SUBDIVISION, OF RECORD IN VOLUME Q, PAGE 177 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO MAX KALE AND JACOBIA BLUMAN FAYER AS EVIDENCED BY DOCUMENT OF RECORD IN VOLUME 1643, PAGE 95 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO H.E. BUTT GROCERY COMPANY DOC #504353 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 10.147 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE INTERSECTION OF THE CENTER LINE OF N. 10TH STREET WITH THE CENTERLINE OF TRENTON ROAD FOR THE NORTHWESTERLY CORNER OF SAID LOT 2, SECTION 12;

THENCE, S 81°14' 00"E, ALONG THE CENTER LINE OF SAID TRENTON ROAD, SAME BEING THE NORTHERLY LINE OF SAID H.E. BUTT TRACT, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF MCALLEN BY DOCUMENT # 906917, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, S 08°47' 26"W, ALONG THE WESTERLY LINE OF SAID CITY OF MCALLEN TRACT, A DISTANCE OF 110.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF SAID CITY OF MCALLEN TRACT;

THENCE, N 53°47' 16"E, ALONG THE SOUTHEASTERLY CUT-BACK LINE OF N. 10TH STREET, A DISTANCE OF 70.69 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TRENTON ROAD;

THENCE, S 81°14' 00"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 427.99 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 08°45' 59"W, CROSSING THE SAID H.E. BUTT TRACT, A DISTANCE OF 599.08 FEET TO A 1/2 INCH IRON ROD SET ON THE NORTHERLY LINE OF A 20 FOOT ALLEY, SONGBIRD SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 29, PAGE 156 OF THE PLAT RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, N 81°09' 46"W, ALONG THE SAID NORTHERLY LINE OF A 20 FOOT ALLEY, A DISTANCE OF 28.84 FEET FOR THE NORTHWESTERLY CORNER OF SAID 20 FOOT ALLEY, FOR AN ANGLE POINT OF HEREIN DESCRIBED TRACT;

THENCE, S08°50'10"W, ALONG THE WESTERLY LINE OF SAID 20 FOOT ALLEY, SAME BEING THE EASTERLY LINE HEREOF, A DISTANCE OF 247.48 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N81°09'02"W, OVER AND ACROSS SAID LOT 2, PASSING AT A DISTANCE OF 451.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERLY RIGHT OF WAY OF N. 10TH STREET AND CONTINUING A TOTAL DISTANCE OF 501.19 FEET TO A POINT ON THE CENTER LINE OF SAID N. 10TH STREET, FOR THE SOUTHWESTERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, N 08°47' 26"E, ALONG THE CENTER LINE OF SAID N. 10TH STREET, SAME BEING THE WESTERLY LINE OF HEREIN DESCRIBED TRACT, A DISTANCE OF 906.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 10.147 ACRES TRACT (442,005sq.ft.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

STATE OF TEXAS
COUNTY OF BEXAR

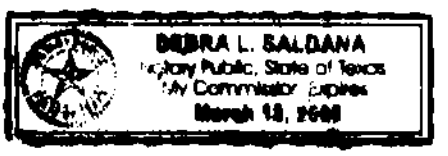
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE HEB #2 SUBDIVISION, A SUBDIVISION OF THE CITY OF MCALLEN, TEXAS AND WHOSE NAME ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, AND EASEMENTS SHOWN HEREON AND THE WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREIN, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

HEB GROCERY COMPANY, LP
A TEXAS LIMITED PARTNERSHIP

BY: *Todd A. Plaud*
TODD A. PLAUD (SENIOR VICE PRESIDENT)
DULY AUTHORIZED AGENT
646 N. MAIN
SAN ANTONIO, TX 78204

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Todd A. Plaud*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE *Todd A. Plaud* DAY OF *March*, A.D. 2003.



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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

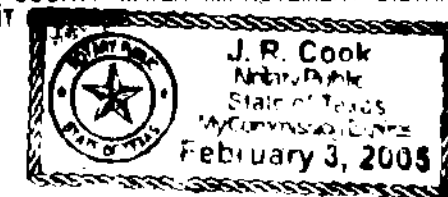
THE UNDERSIGNED, HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3, THE SUCCESSOR TO THE RIGHTS RESERVED UNTO HIDALGO IRRIGATION COMPANY IN VOLUME Q, PAGE 175, AND VOLUME 4, PAGE 304, AND REFERENCED IN VOLUME 67, PAGE 648 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, ACKNOWLEDGES AND AGREES THAT, WITH RESPECT TO THE LANDS COVERED BY THIS PLAT, SUCH RIGHTS ARE LIMITED TO THE IRRIGATION EASEMENTS DESIGNATED AND SHOWN ON THIS PLAT.

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

BY: *James S. Cook*
NAME: *James S. Cook*
TITLE: *President of Board*

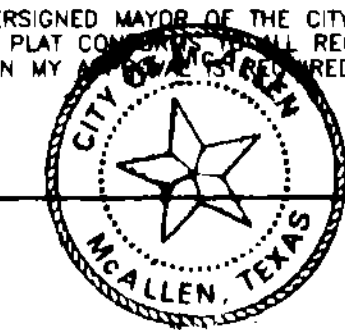
STATE OF TEXAS
COUNTY OF HIDALGO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *3-12-2003*, BY *James S. Cook* AS *President of Board* OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3, ON BEHALF OF SUCH WATER IMPROVEMENT



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

James S. Cook
JAMES S. COOK
CHAIRMAN PLANNING COMMISSION



James S. Cook
JAMES S. COOK
MAYOR, CITY OF MCALLEN

FILED FOR RECORD IN
HIDALGO COUNTY
BY J.D. SAINES III
COUNTY CLERK
ON *3-12-2003* AT *1:44* AM
AS *REC'D* RECORD NUMBER *120358*
T. J. Sainnes III DEPUTY

Recorded in Volume *42* Page *95*
of the map records of Hidalgo
County, Texas
J.D. Sainnes III
County Clerk

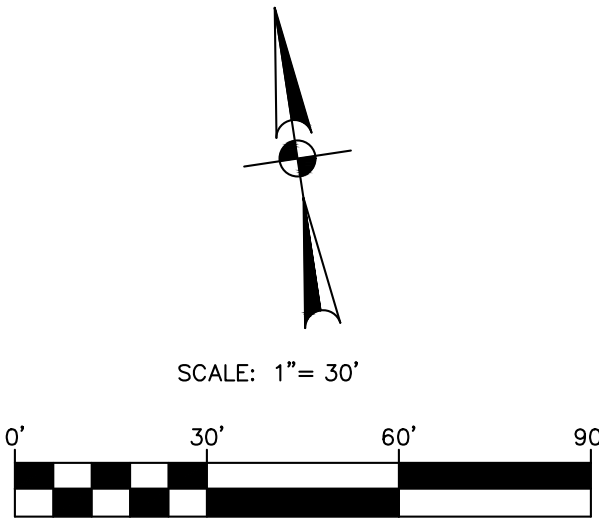
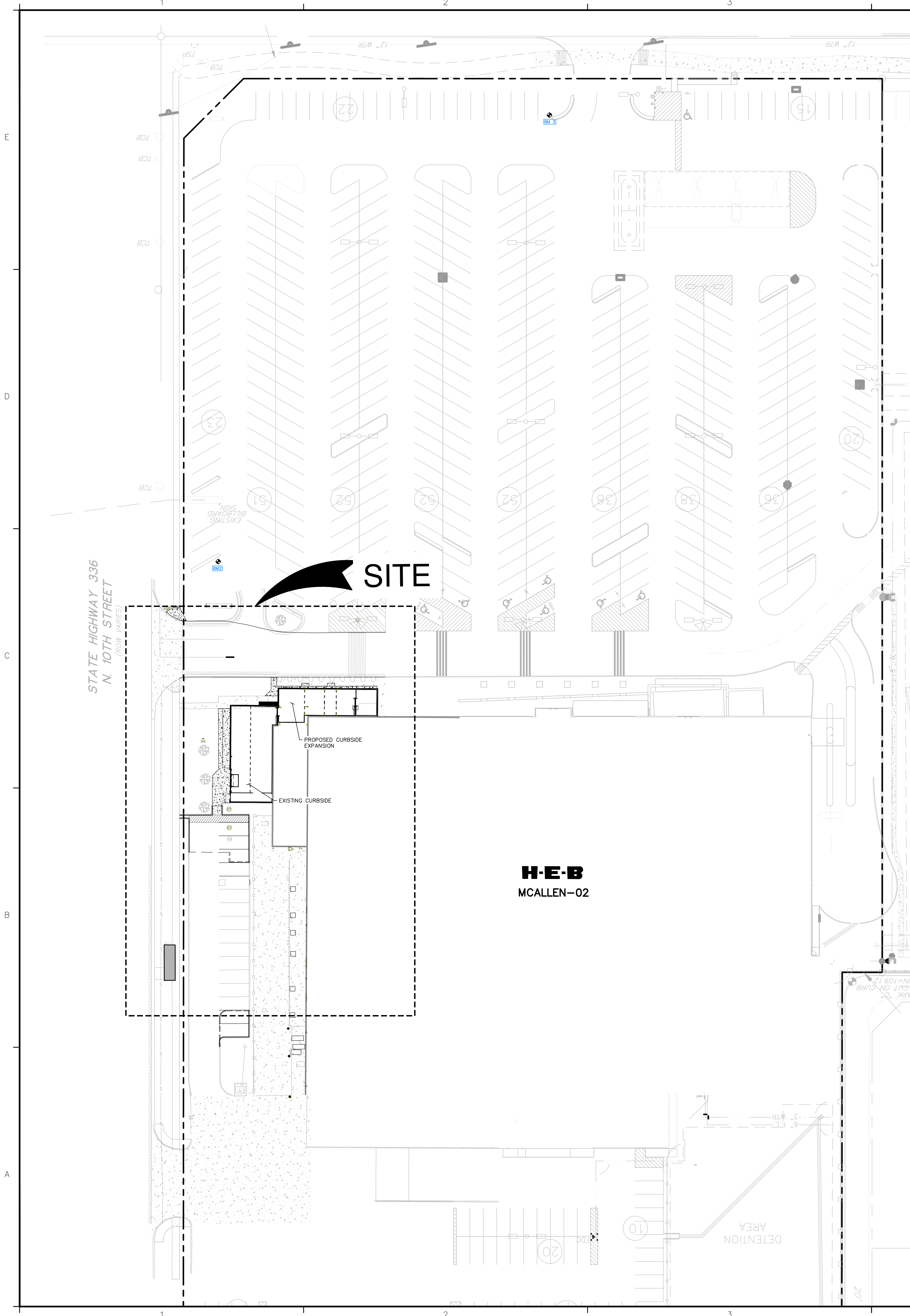
HEB #2 SUBDIVISION

MCALLEN, TEXAS

A 10.147 ACRE TRACT COMPRISED OF A 2.847 ACRE TRACT BEING A PORTION OF LOT 2, SECTION 12 AND 7.300 ACRE TRACT BEING A PART OF THE NORTH 658.86 FT OF LOT 2 OF SECTION 12 OF THE HIDALGO CANAL COMPANY SUBDIVISION VOL. Q, PG. 177.

DATE PREPARED: **FEBRUARY 20, 2003**

BURY+PARTNERS CONSULTING ENGINEERS AND SURVEYORS
SAN ANTONIO, TEXAS TEL 210/525-9090 FAX 210/525-0529
©COPYRIGHT 2003 BURY+PARTNERS-SA, INC. SHEET 1 OF 1



E5	NOT USED	E6	NOT USED
NOT-TO-SCALE		NOT-TO-SCALE	

D5	NOT USED	D6	NOT USED
NOT-TO-SCALE		NOT-TO-SCALE	

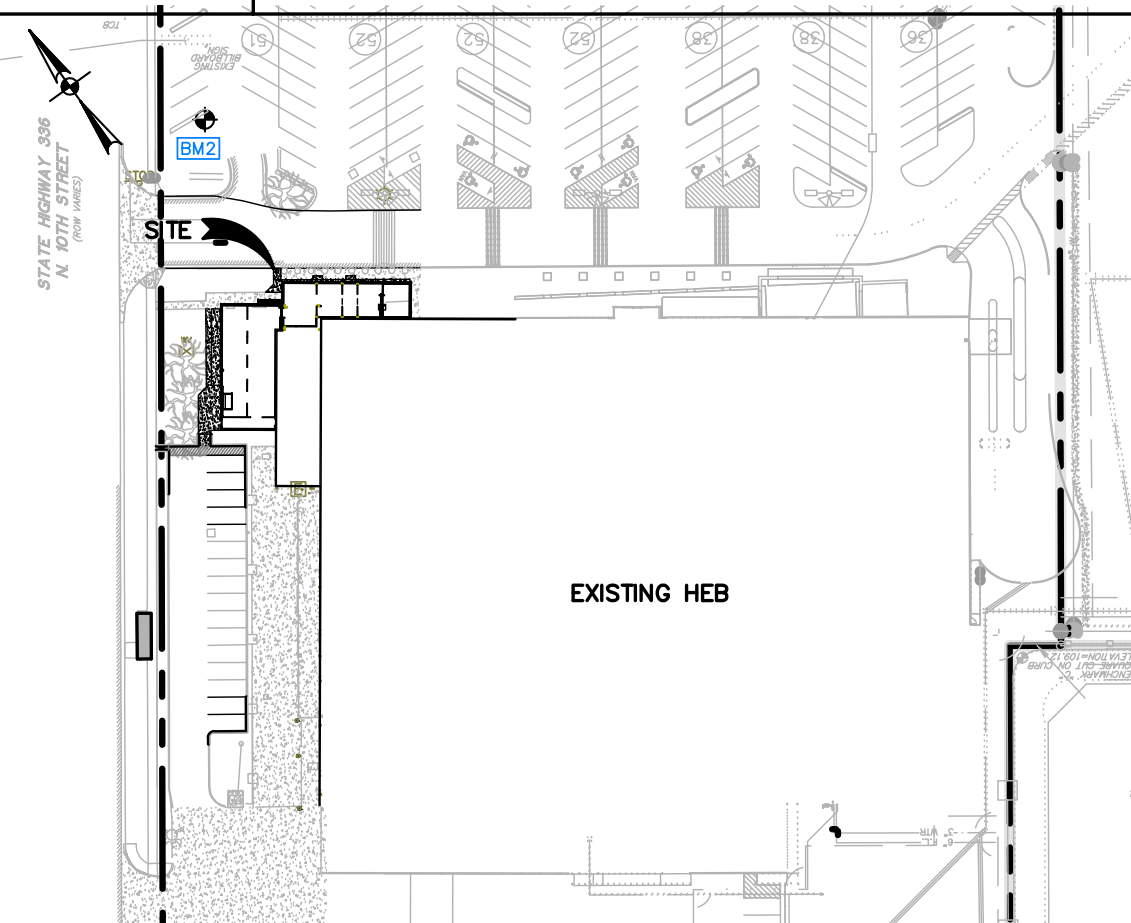
C5	NOT USED	C6	NOT USED
NOT-TO-SCALE		NOT-TO-SCALE	

B5	NOT USED	B6	NOT USED
NOT-TO-SCALE		NOT-TO-SCALE	

A5	PROJECT INFORMATION	A6	LOCATION MAP
NOT-TO-SCALE		1"=100'	

1
BM1
SQ CUT ON CURB
N: 1076263.2140, E: 16621979.7200
ELEV: 110.034

2
BM2
SQ CUT ON CURB
N: 1076358.7310, E: 16622488.4900
ELEV: 111.258



SCALE: AS NOTED
PROJ: MCALLEN 02
DATE: 01/18/21

OVERALL SITE PLAN

C-1.0

HEB MCALLEN 02 (590)
901 TRENTON RD, CB
MCALLEN, TEXAS 78504

**PAPE-DAWSON
ENGINEERS**
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEPE FIRM REGISTRATION #470 | TEPLE FIRM REGISTRATION #1028800

01/18/2021

PM18 PLAN MOD 18 - CURBSIDE EXPANSION

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND IT MUST BE TREATED AS A CONFIDENTIAL DOCUMENT. THE INFORMATION CONTAINED HEREIN SHALL BE MAINTAINED AND TRANSMITTED IN A CONFIDENTIAL MANNER. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, RELEASED OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PAPE-DAWSON ENGINEERS, INC. GROCERY AND ANY DISTRIBUTION TO NON-H E.B. ENTITIES OR

Date: March 15, 2017 User: ID: xbreeding
File: \\US1568-101\WORKGROUP\222310582\LANDSCAPE\LA 06 CD VAREF\222310582_S0775LANDSCAPE_BASE.DWG

TEXAS HIGHWAY 336

PROPOSED PARKING LOT

PLANT SCHEDULE

1 LANDSCAPE PLANTING PLAN

LANDSCAPE PLANTING REQUIREMENT

TREE AND SHRUB PLANTING REQUIREMENTS

A. GENERAL LANDSCAPE AREA REQUIREMENTS: Sec. 110-48

TOTAL GROSS LOT AREA(S.F.)	REQUIREMENT	TOTAL LANDSCAPE AREA REQUIREMENT	TOTAL LANDSCAPE AREA PROVIDED:
14,802	10%	1,480	6,677

A minimum of ten percent of the area of any lot or parcel shall be devoted to landscape material and comply with the intent and purpose of this article and 50 percent of such landscaped area for nonresidential lots shall be visible from the street fronting the developed property.

Landscape areas with trees shall be located within 50 feet of any parking space.

B. TREE REQUIREMENTS: Sec. 110-51

TOTAL LANDSCAPE AREA REQUIREMENT	REQUIREMENT	TOTAL TREE REQUIRED
1,480	1 tree/200 sf	7
TOTAL LANDSCAPE AREA PROVIDED:		EXISTING TREES MEET THE REQUIREMENT

Trees greater than or equal to four-inch caliper have credit for two trees.

Trees located in landscape areas within street right-of-ways shall not be planted closer than six feet from the back of the curb, or three feet from the edge of an existing or future sidewalk.

When the required area being landscaped is from one to 2,000 square feet a minimum of one tree for every 200 square feet of landscape area shall be. For all non-single-family residential development, tree should be a minimum of one tree of at least two and one-half-inch caliper in size and ten feet in

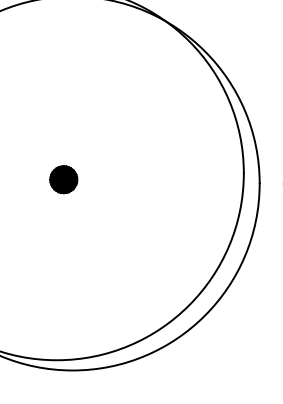
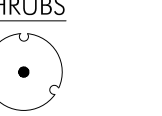



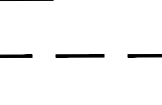
C. LANDSCAPE BUFFERS: Sec. 110-49

LANDSCAPE BUFFER REQUIREMENT ON HIGHWAY 336	5 ft
LANDSCAPE BUFFER PROVIDED	5 ft

A landscape strip area with a minimum width of ten feet shall be provided along and within the property lines of all nonresidential and multifamily uses contiguous to a public street, excluding driveway entrances and exits. For properties having a lot depth of less than 200 feet, the landscaped strip may be reduced to a minimum width of five feet with a landscape hedge not exceeding three feet in height.

D. EXISTING LANDSCAPED AREA

TOTAL GROSS LOT AREA(S.F.)	EXISTING LANDSCAPED AREA	PROVIDED LANDSCAPE AREA
14,802	14,175	6,677

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SPECS
	ST-LO	4	Quercus virginiana / Live Oak Minimum size to be installed are 4" Caliper, no exceptions. Trees to be container grown and staked.	100 Gal.	4" Cal.	10'-12" H X 6'-8" W
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPECS	
	ES-TS	16	Leucophyllum frutescens 'Texas Ranger' / Texas Ranger	5 gal	18" Ht./ 18" Spd.	
	ES-WM	15	Myrica cerifera 'Little Bull' / Little Bull Dwarf Wax Myrtle	5 gal	18" Ht./ 18" Spd.	
	PS-YB	10	Tecoma stans 'Mayan Gold' / Yellow Bells 'Mayan Gold' 5 Gal. Min.	5 gal	24" Ht./ 20" Spd.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME			
	HYDRO	5,773 sf	Cynodon dactylon 'Celebration' / 'Celebration' Bermuda Grass (Or Equal) Hydromulch Seed Rate 1 lbs./1,000 sf. Install hydromulch with tackifier on 3" of screened top soil. Contractor to remove any rocks/gravel from topsoil larger than 1". Roll sod to achieve a smooth, seamless lawn. Ref. specifications for further details.			
STEEL	CODE	QTY	DESCRIPTION / SPECIFICATION			
	STEEL	10 LF	Install Steel Edge 1/8" x 4" with 12" stakes, green in color. Only install where shown on plans.			

HYDROMULCH NOTE:

FINAL INSPECTION OF THE SEEDING WILL BE MADE BY OWNER'S REPRESENTATIVE UPON REQUEST BY THE CONTRACTOR TO CONFIRM SUBSTANTIAL COMPETITION. PROVIDE NOTIFICATION OF AT LEAST FIVE (5) WORKING DAYS BEFORE REQUESTED INSPECTION DATE.

ACCEPTABLE TURF AREAS WILL BE DEFINED AS 80% COVERAGE IN 1 SQUARE FOOT OF TURF. AREAS NOT MEETING THIS QUALIFICATION WILL NOT BE ACCEPTED AND WILL BE REQUIRED TO BE RE-SEED.























































































































NOTES TO CONTRACTOR:

- QUANTITIES SHOWN ARE FOR CONTRACTORS CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES.
- CONTRACTOR TO PROVIDE SEPARATE LINE ITEM FOR A ONE(1) YEAR MAINTENANCE PACKAGE - SEE MAINTENANCE SPECIFICATIONS.

D6

VICINITY MAP

LEGEND

EXISTING	PROPOSED	
		1/2" IRON ROD FOUND
		1/2" IRON ROD SET
		IRON PIPE FOUND
		NAIL FOUND
		COMPUTED POINT
		MONUMENT FOUND
		POINT OF BEGINNING
		BENCHMARK
		RECORD INFORMATION
		LIGHT POLE
		POWER POLE
		DOWN GUY
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		GAS METER
		GAS VALVE
		WOOD FENCE
		CHAIN LINK FENCE
		WIRE FENCE
		ELECTRICAL MANHOLE
		WWMH
		WWMH
		SSMH
		SSMH
		WTR
		WTR
		CO
		CO
		DRAINAGE INLET
		CURB INLET
		CURB & GUTTER
		FIRE LANE
		HANDICAPPED PARKING SPACE
		SIGN
		VARIABLE HEIGHT
		CONCRETE RETAINING WALL
		ELECTRIC PULL BOX
		ELECTRIC METER
		ELECTRIC TRANSFORMER
		TELEPHONE SERVICE BOX
		BOLLARD
		OVER HEAD ELEC. LINE
		OVER HEAD TELEPHONE
		STORM SEWER LINE
		WATER LINE
		WASTEWATER LINE
		FORCE MAIN
		UNDERGROUND ELECTRIC
		UNDERGROUND TELEPHONE
		GAS LINE
		PROPERTY LINE
		CONTOUR
		SPOT ELEVATION
		CUT/FILL SLOPES
		FLOW DIRECTION
		CONCRETE SURFACE
		EXISTING TREE
		EXISTING TREE TO BE REMOVED

B6

LEGEND

BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE NAVD 88 GPS DERIVED.

TBM A
PK NAIL SET IN CONCRETE RAMP.
ELEV=109.27'

TBM B
PK NAIL SET IN ASPHALT.
ELEV=111.05'

A6

PROJECT INFORMATION

LANDSCAPE PLANTING PLAN

Stantec

H-E-B

901 TR

H-E-B

22310582

AS NOTED

03/20/2017

SCALE: AS SHOWN

SHEET 1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

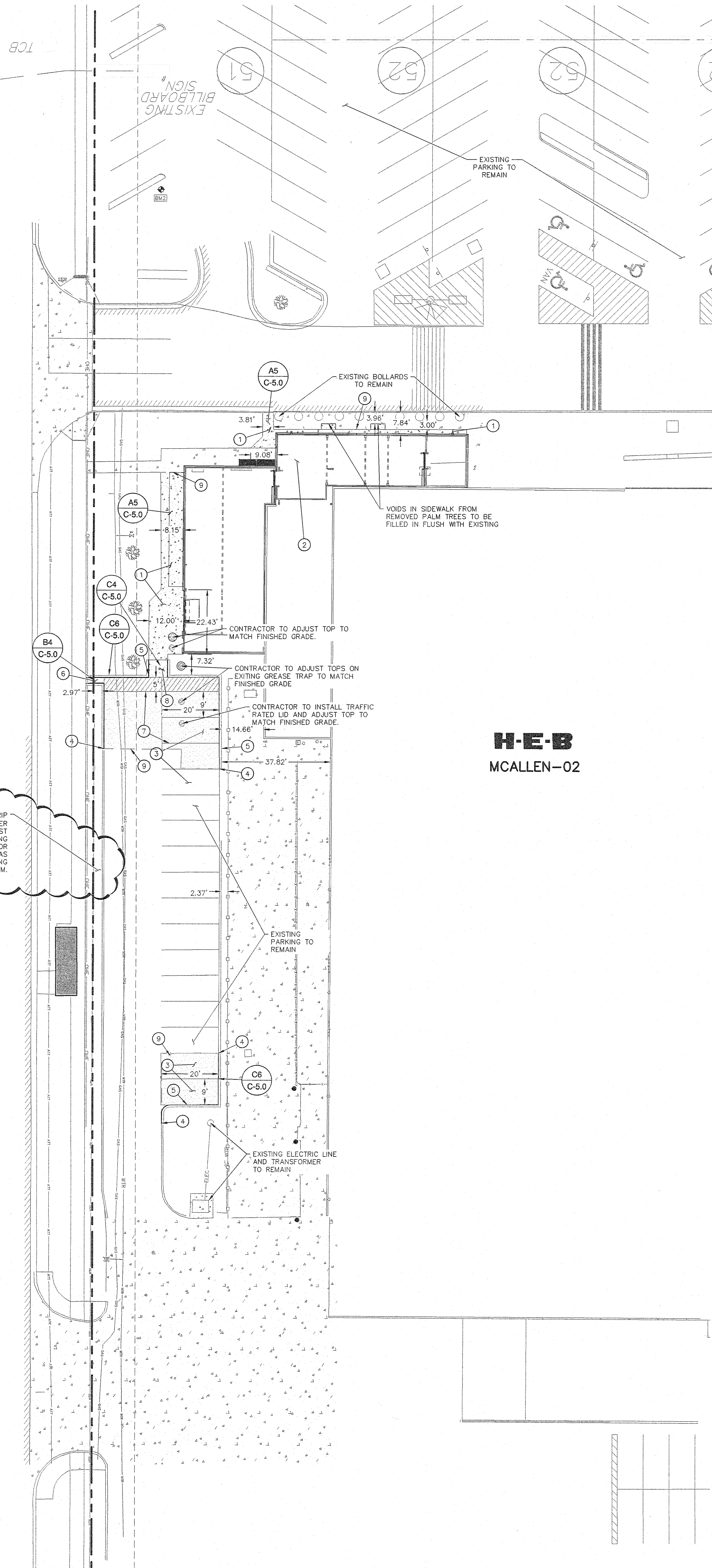
127

128

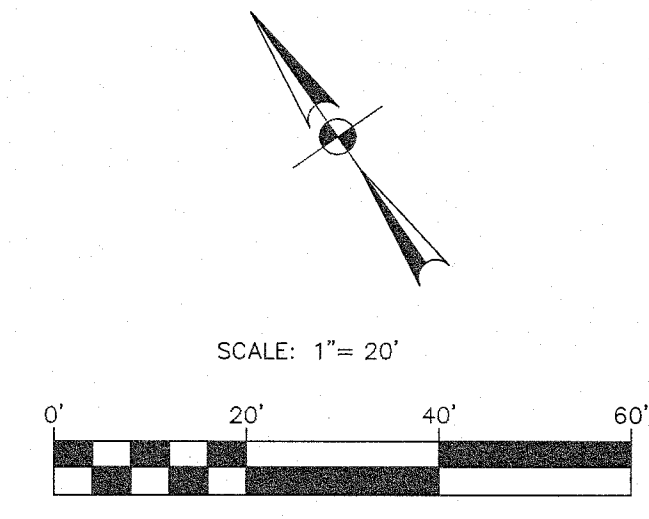
129

130

STATE HIGHWAY 336
N. 10TH STREET
(ROW VARIES)



H-E-B
MCALLEN-02



GENERAL DIMENSIONAL CONTROL NOTES:

- ALL MATERIAL AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
- CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY QUESTION THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, CENTER OF PAINT STRIPING OR PERPENDICULAR TO THE PROPERTY LINE. CONTRACTOR SHALL VERIFY DIMENSIONS MATCH STRUCTURAL AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ALL CURB RADII ARE 3', UNLESS OTHERWISE NOTED.
- ALL COORDINATE POINT-TO-SCALE ARE AT FACE OF CURB OR RADIUS POINT. BUILDING CONTROL POINT-TO-SCALE ARE AT THE OUTER MOST EDGE OF THE BUILDING ENVELOPE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITIONS, ANY DAMAGE DONE TO EXISTING UTILITIES, FENCE, PAVEMENT, CURBS, DRIVEWAYS OR SIDEWALKS TO REMAIN (NO SEPARATE PAY ITEM).
- THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
- REFER TO SITE PAVING PLAN, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- SEE CIVIL DETAIL SHEET FOR APPLICABLE DETAILS.
- REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
- NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
- ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.

OTHER DIMENSIONAL CONTROL NOTES:

- ALL CONCRETE SIDEWALK SHALL BE 5' IN WIDTH UNLESS OTHERWISE SPECIFIED.
- ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR CONSTRUCTION JOINT SPACING REQUIREMENTS-TO-SCALE IN CONCRETE PAVEMENT.

D5

NOTES

NOT-TO-SCALE

- PROPOSED 6" CURB
- 1 KEY NOTE NUMBER
- A1 C-6.0 DETAIL AND SHEET NUMBER
- EXISTING CURB
- EXISTING CONCRETE
- EXISTING PAVEMENT STRIPING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT TO MATCH EXISTING
- BM1 CONTROL POINTS

B5

LEGEND

NOT-TO-SCALE

- BM1 1. BM1 SQ CUT ON CURB
N: 1076263.2140, E: 16621979.7200
ELEV: 110.034
- BM2 2. BM2 SQ CUT ON CURB
N: 1076358.7310, E: 16622488.4900
ELEV: 111.238

A5

PROJECT INFORMATION

NOT-TO-SCALE

C6

NOT USED

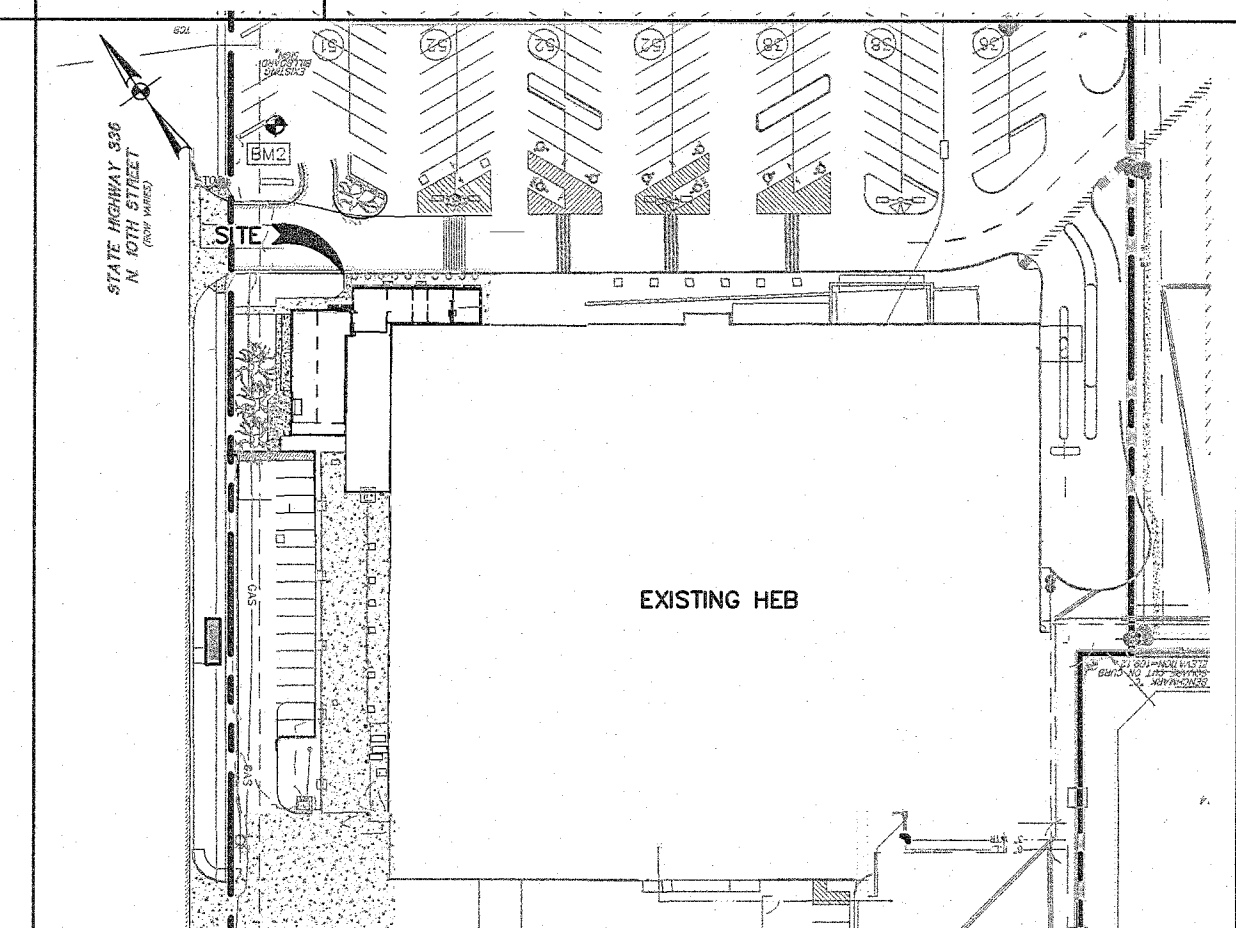
NOT-TO-SCALE

- 1 PROPOSED VARIABLE WIDTH SIDEWALK
- 2 PROPOSED EXPANSION
- 3 PROPOSED PARKING STALLS
- 4 CONTRACTOR TO MATCH EXISTING CURB
- 5 PROPOSED 6" CURB
- 6 PROPOSED CONCRETE FLUME
- 7 PROPOSED PAVEMENT STRIPING
- 8 PROPOSED CURB RAMP
- 9 PROPOSED SAWCUT LINE

B6

KEY NOTES

NOT-TO-SCALE



A6

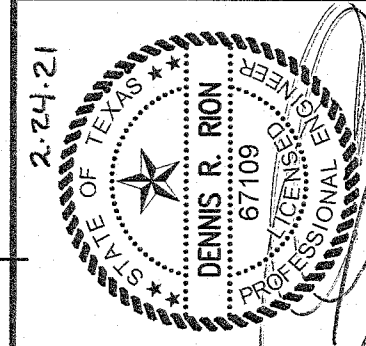
LOCATION MAP

1"=100'

A1

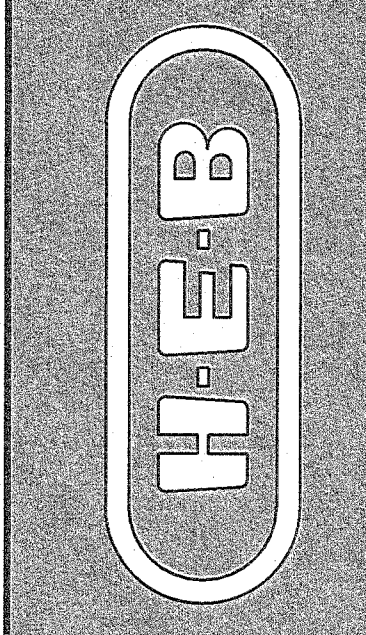
DIMENSIONAL CONTROL PLAN

1"=10'



REVISIONS TO THIS PLAN
PERFORMED BY ACUPFORM
TO WORK UNDER PLAN
CLOUDS UNDER PLAN
SPECIFICATION NUMBER AS
DESIGNATED BY SYMBOL

PAPE-DAWSON
ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9800
TYPE FIRM REGISTRATION #470 | TYPE LS FIRM REGISTRATION #1028860



DIMENSIONAL CONTROL PLAN
HEB MCALLEN 02 (590)
901 TRENTON RD, CB
MCALLEN, TEXAS 78504

SCALE: AS NOTED
PROJECT: HEB MCALLEN 02
DATE: 01/11/21
C-3.1

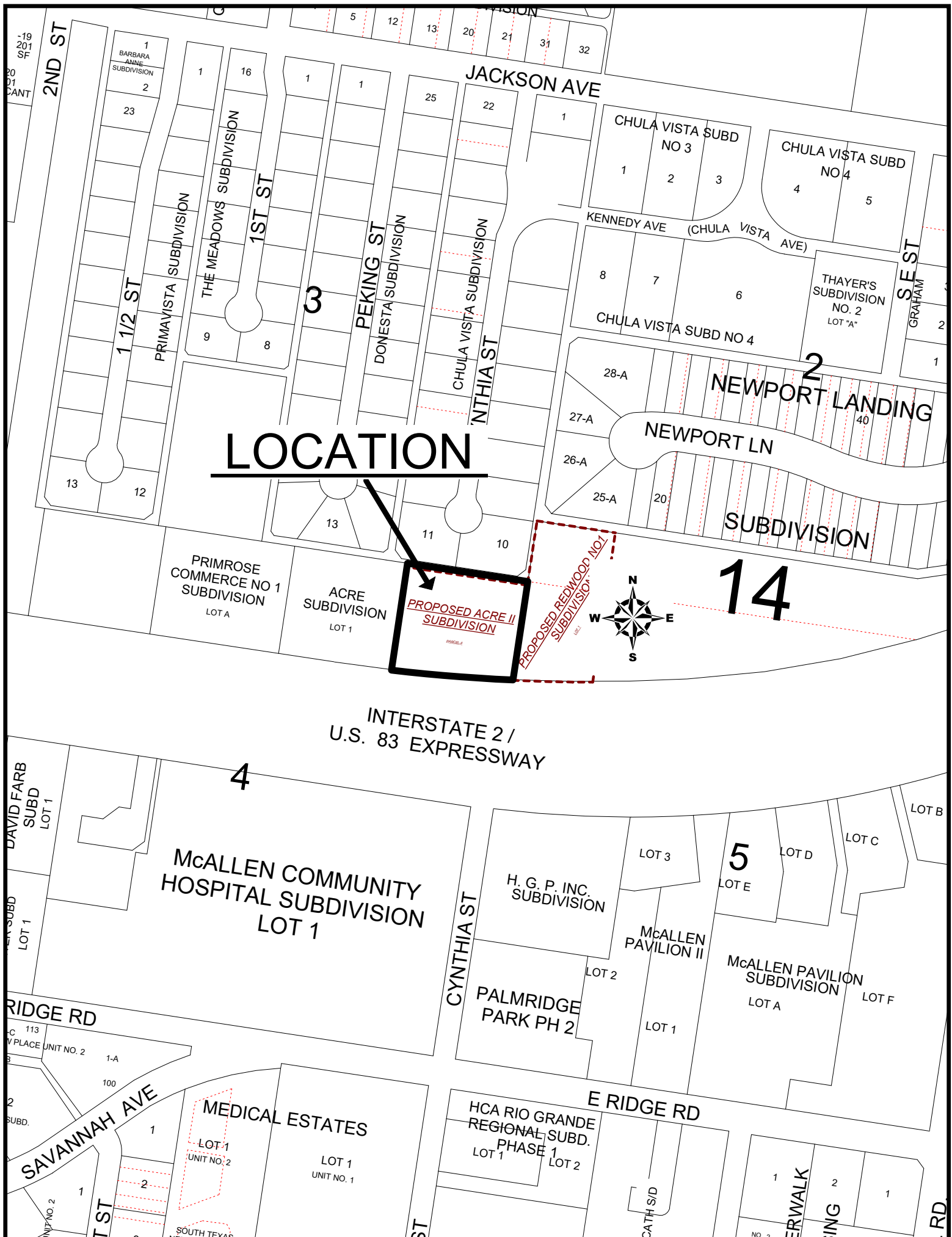


City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

SUB2021-0010
1300 Houston Avenue
McAllen, TX 78501
P. O. Box 220
McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project Description	<p>Subdivision Name <u>Acse #</u></p> <p>Location <u>Us Expressway 83 approx. 1400 ft. from 2nd st on the north side</u></p> <p>City Address or Block Number <u>201 E. Expressway 83 Mcallen</u></p> <p>Number of lots <u>1</u> Gross acres <u>2</u> Net acres <u>1.94</u></p> <p>Existing Zoning <u>Ag</u> Proposed <u>C3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Commercial Building</u> Irrigation District # <u>3</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____</p> <p>Legal Description _____</p>
Owner	<p>Name <u>Acse Construction</u> Phone _____</p> <p>Address <u>4508 Tyler Ave</u></p> <p>City <u>Mcallen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Same as above</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>MAS Engineering LLC.</u> Phone <u>(956) 537-1311</u></p> <p>Address <u>3911 N. 10th st. ste H</u></p> <p>City <u>Mcallen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>Contact Person <u>Mario A. Salinas</u></p> <p>E-mail <u>MSALINAS6973@ATT.NET</u></p>
Surveyor	<p>Name <u>Salinas Engineering Associates</u> Phone _____</p> <p>Address <u>2221 Daffoil Ave</u></p> <p>City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u></p> <p>E-mail _____</p>

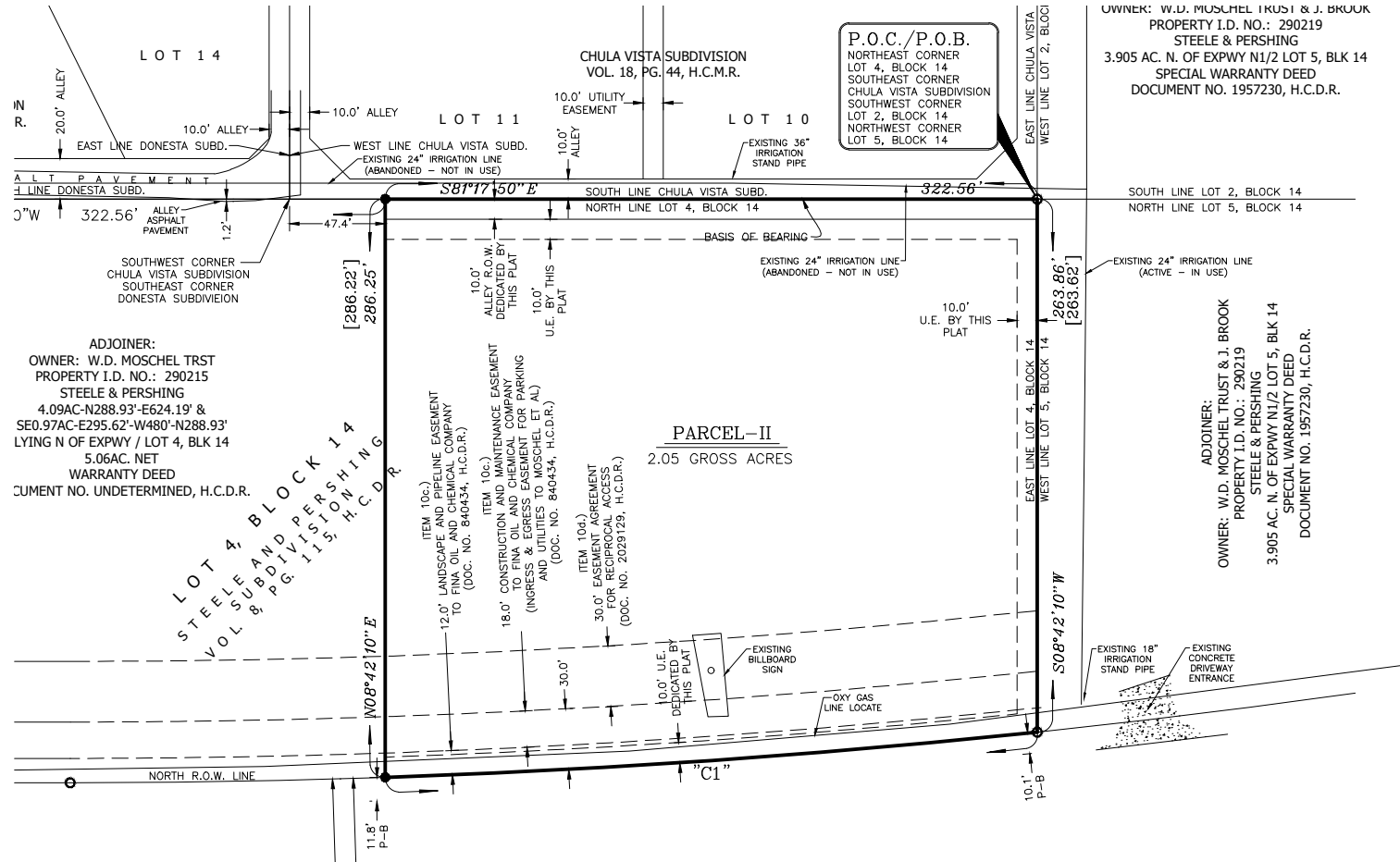




MAP OF ACRE SUBDIVISION PHASE II

McALLEN, TEXAS

BEING A 2.05 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 4, BLOCK 14, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS



ADJOINER:
OWNER: W.D. MOSCHEL TRST
PROPERTY I.D. NO.: 290215
STEELE & PERSHING
4.09AC-N288.93'-E624.19' &
SE0.97AC-E295.62'-W480'-N288.93'
LYING N OF EXPWY / LOT 4, BLK 14
5.06AC. NET
WARRANTY DEED
DOCUMENT NO. UNDETERMINED, H.C.D.R.

LOT 4, BLOCK 14
STEELE AND PERSHING
VOL. 8, PG. 115, H.C.D.R.

PARCEL-II
2.05 GROSS ACRES

OWNER: W.D. MOSCHEL TRUST & J. BROOK
PROPERTY I.D. NO.: 290219
STEELE & PERSHING
3.905 AC. N. OF EXPWY N1/2 LOT 5, BLK 14
SPECIAL WARRANTY DEED
DOCUMENT NO. 1957230, H.C.D.R.

ADJOINER:
OWNER: W.D. MOSCHEL TRUST & J. BROOK
PROPERTY I.D. NO.: 290219
STEELE & PERSHING
3.905 AC. N. OF EXPWY N1/2 LOT 5, BLK 14
SPECIAL WARRANTY DEED
DOCUMENT NO. 1957230, H.C.D.R.

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

3911 N. 10TH ST. STE H
MCALLEN, TEXAS. 78501

PH. (956) 537-1311
E-MAIL: MSALINAS6973@ATT.NET



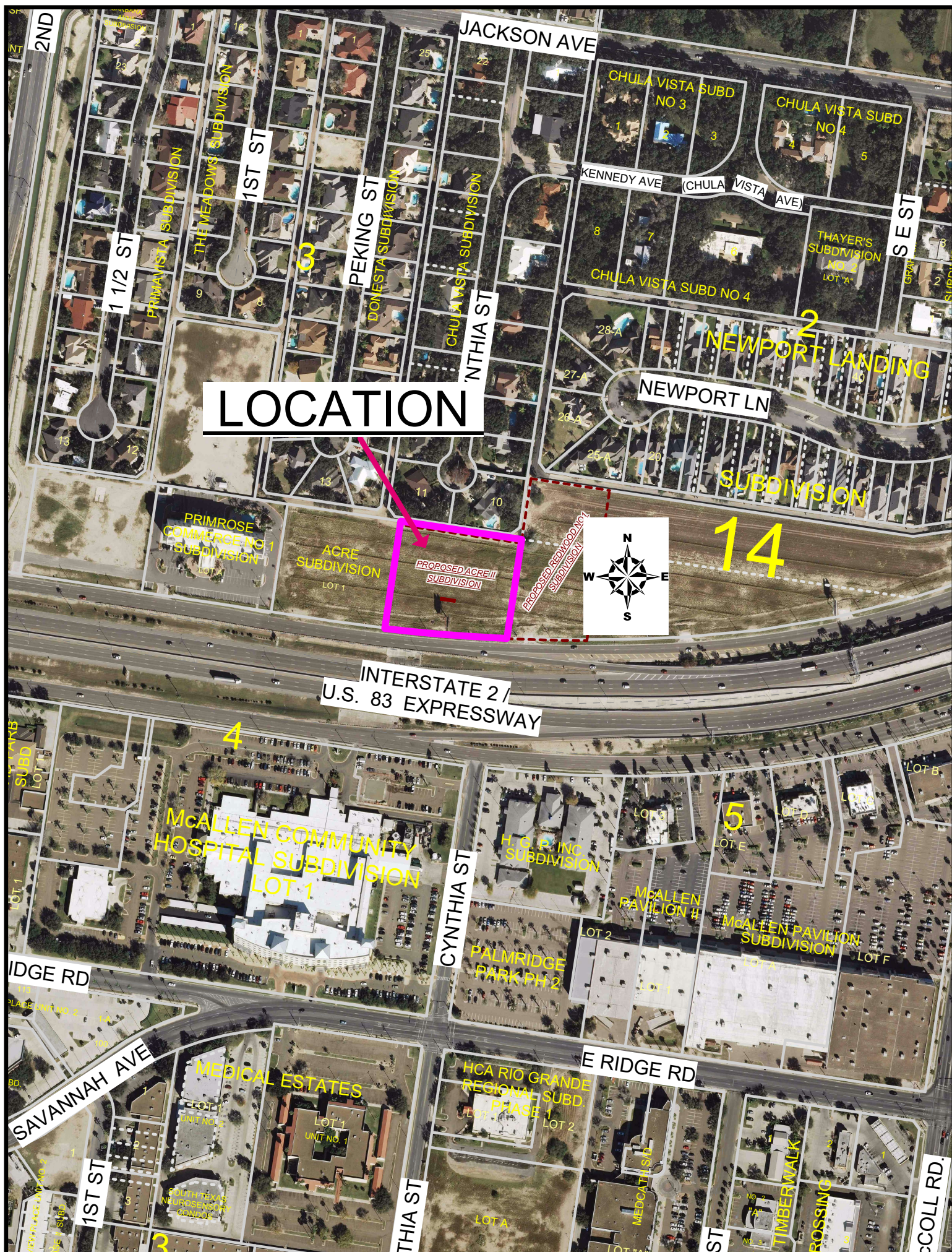
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/11/2021

SUBDIVISION NAME: ACRE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
U.S. Expressway 83 (Interstate 2) - 320 ft. ROW existing Paving: by the state Curb 7 gutter: by the state **City of McAllen Thoroughfare Plan	Applied
* 800 ft. Block Length **Subdivision Ordinance: 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance Section: 134-105	NA
ALLEYS	
ROW: 10 ft. ROW dedication for 20 ft. ROW Paving: 16 ft. *Alley/service drive easement required for commercial properties. **Alley/service drive should be separate from the residential alley to the north; with no access to the alley ***Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 75 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Compliance
* Rear: In accordance with the Zoning Ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Compliance
* Sides: In accordance with the Zoning Ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	Compliance
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **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 U. S. Expressway 83 (Interstate 2). **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along Per Traffic, no new curb cut allowed along U. S. Expressway 83 (Interstate 2). Access provided from a common access easement along the front of the property which connects to the properties to the east and west. **City's Access Management Policy 	Applied
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. 	Applied
<ul style="list-style-type: none"> * Common areas, private streets/service drives must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: 110-72 **Subdivision Ordinance: Section 134-168 	Required
<ul style="list-style-type: none"> * Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. **The subdivision plat shows a 30 ft. Easement Agreement for Reciprocal Access along the front of the property extending east and west. The project engineer is to provide a copy of the recorded document for staff review. 	Applied
<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Landscaping Ordinance: 110-72 **Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Zoning Ordinance: Section 138-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Applied
ZONING/CUP	
<ul style="list-style-type: none"> *Existing: C-3 Proposed: C-3 **Zoning Ordinance: Section 138-176 	Applied
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval Zoning Ordinance: Section 138-176 	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording 	NA
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. 	Applied
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<ul style="list-style-type: none"> Comments:*Must comply with City's Access Management Policy. **Service drive/alley should be separate from the residential alley to the north; with no access to the alley. 	Applied
RECOMMENDATION	
<ul style="list-style-type: none"> Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITY AND DRAINAGE APPROVALS. 	Applied



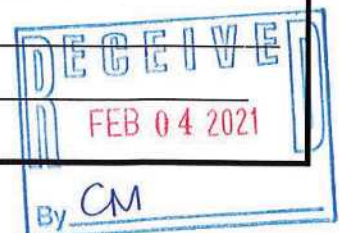
SUB2021-0008

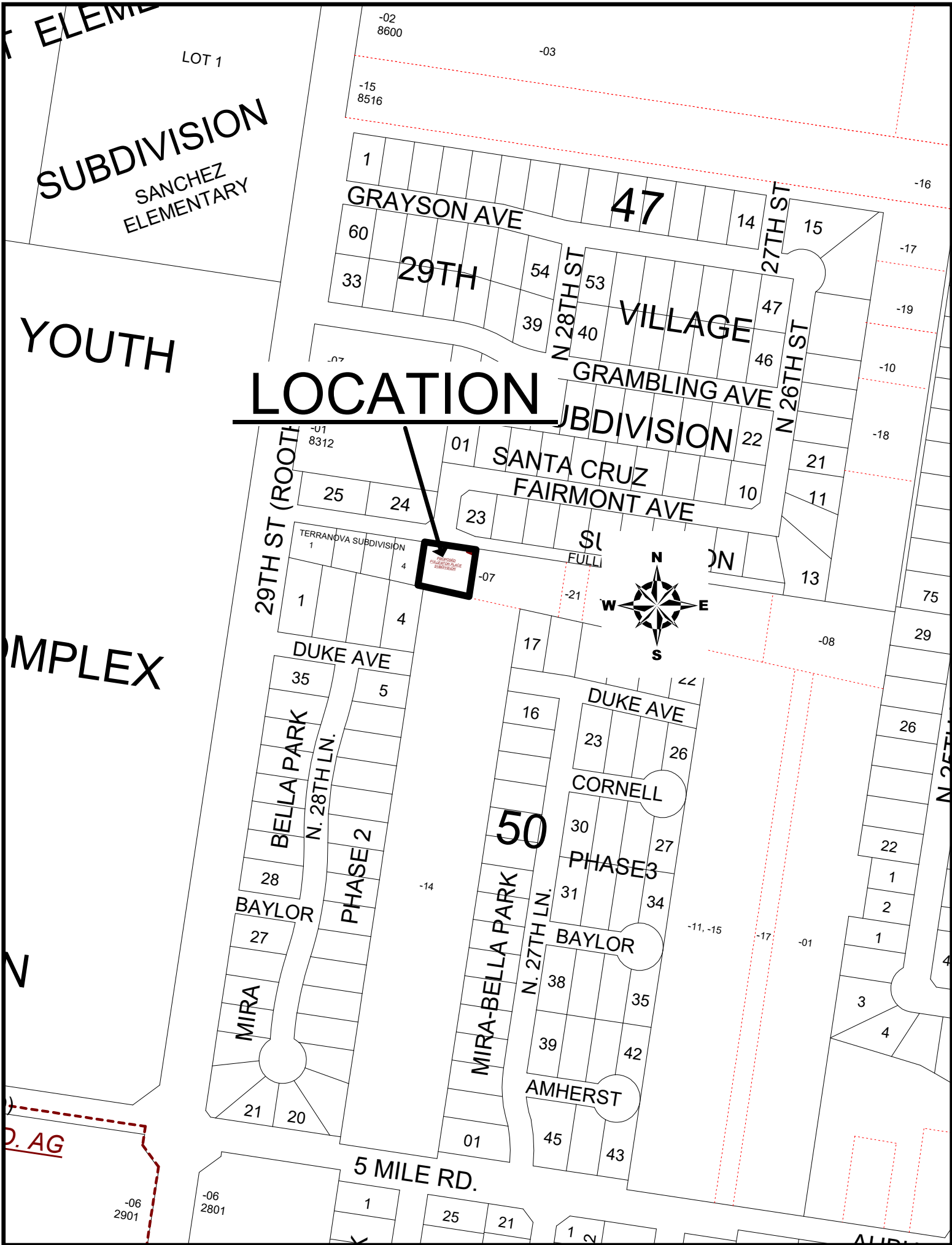


City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

Project Description	Subdivision Name <u>Fullerton Place</u> Location <u>Fullerton Avenue at 28th Lane</u> City Address or Block Number <u>2709 Fullerton Avenue</u> Number of lots <u>1</u> Gross acres <u>0.24</u> Net acres <u>0.24</u> Existing Zoning <u>R1</u> Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>n/a</u> Parcel No. <u>210538</u> Tax Dept. Review _____ Legal Description <u>0.24 acre out of Lot 50, La Lomita Irrigation & Construction Co.</u> <u>Subdivision</u>
Owner	Name <u>Jose & Glendy Esquivel</u> Phone <u>956-460-7035</u> Address <u>2007 E. 25 1/2 Street</u> City <u>Mission</u> State <u>TX</u> Zip <u>78574</u> E-mail <u>albertesquivel@gmail.com</u>
Developer	Name <u>same as owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u> Address <u>202 So. 4th Street</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Steve Spoor, P.E.</u> E-mail <u>SEC@SpoorEng.com</u>
Surveyor	Name <u>Pena Engineering</u> Phone <u>956-682-8812</u> Address <u>1001 Whitewing</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u>





ELEMENTARY
LOT 1
SUBDIVISION
SANCHEZ
ELEMENTARY

YOUTH
COMPLEX

D. AG
-06
2901

N

LOCATION

-02
8600

-03

-15
8516

-16

-17

-19

-10

-18

-08

-14

-11, -15

-17

-01

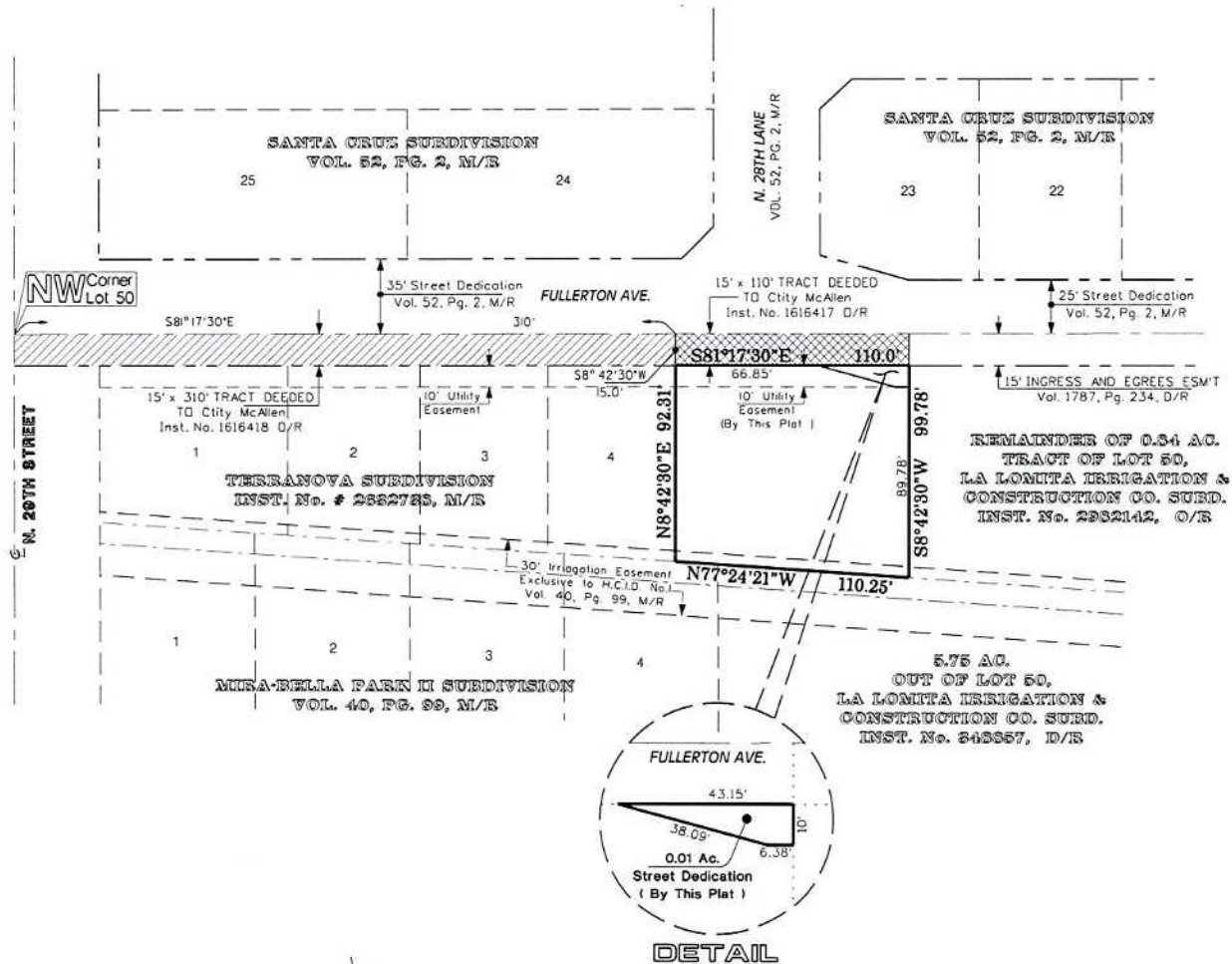
-06
2801

25

21

1

ALB



MAP OF **FULLERTON PLACE SUBDIVISION**

McAllen, Texas

Being a Subdivision of a 0.24 Acre Tract of Land Out of Lot 50, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas, according to plat recorded in Vol. 24, Pg.68, Deed Records, Hidalgo County, Texas.





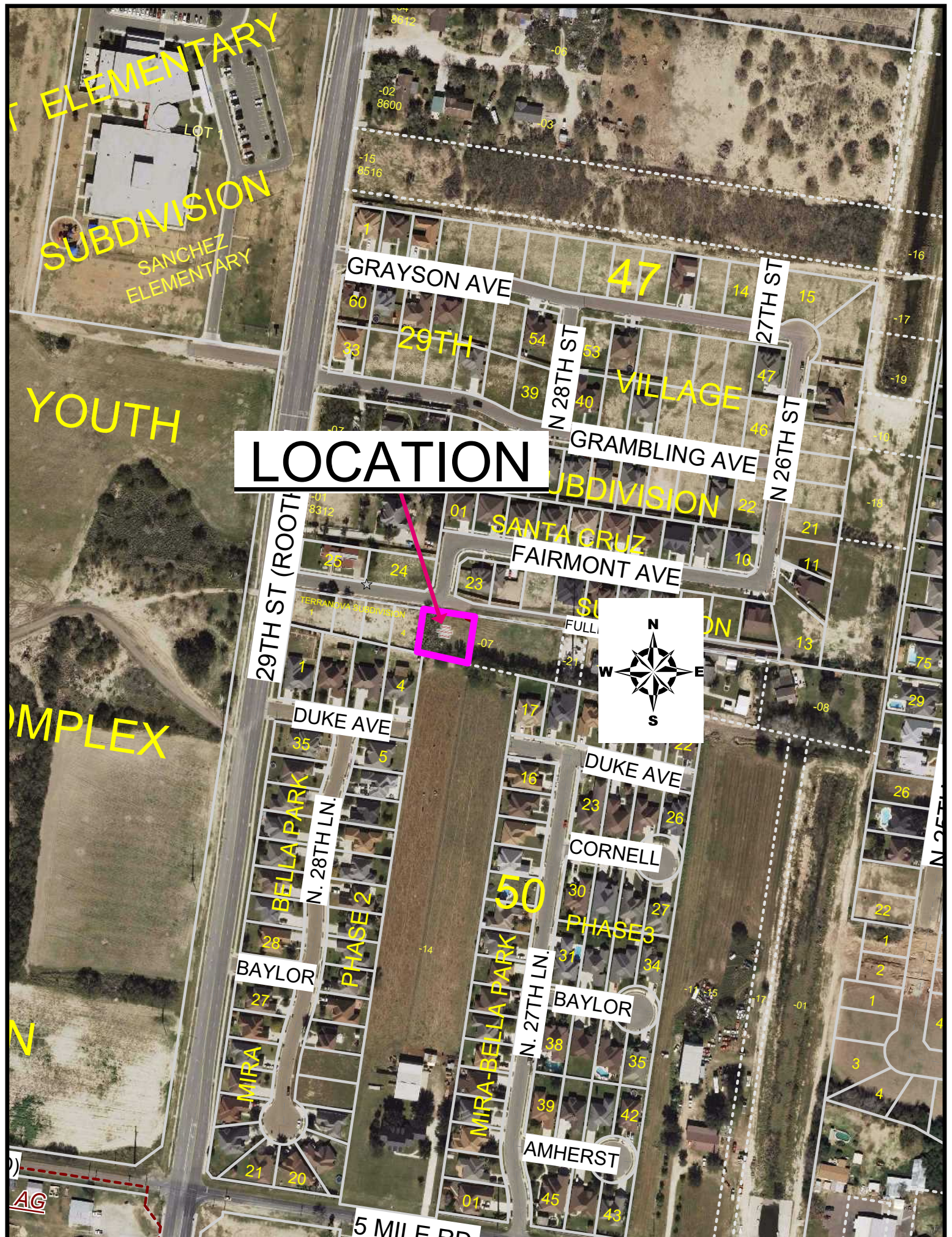
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/25/2021

SUBDIVISION NAME: FULLERTON PLACE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Fullerton Avenue: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides **Money must be escrowed if improvements are not built prior to recording ***Need to reference the triangular piece on the east side for their share of Fullerton Avenue **City of McAllen Thoroughfare	Applied
* 800 ft. Block Length Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Fullerton Avenue. **Subdivision Ordinance: Section 134-120	Not 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 **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **City's Access Management Policy	NA

* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
* Common Areas, private drives must be maintained by the lot owners and not the City of McAllen	Applied
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
**Section 110-72 applies for public subdivisions.	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
**Zoning Ordinance: Section 138-1	
* Minimum lot width and lot area	Compliance
**Zoning Ordinance: Section 138-356	
ZONING/CUP	
* Existing: R-1 Proposed: R-1	Applied
* Rezoning Needed Before Final Approval	NA
**Zoning Ordinance: Section 138-176	
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation for one single family house has been waived, per Traffic Department no TIA required.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Money must be escrowed if improvements are not built prior to recording. ***Owners are only platting .24 acres - they will own the remaining .60 acres. Pending clarification on the proposed use for the remaining .60 acres	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied



ELEMENTARY
SUBDIVISION
SANCHEZ
ELEMENTARY

YOUTH
COMPLEX

LOCATION



AG

Sub2021-0019



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

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

Project Description	Subdivision Name	Lakehurst, Lots 6A, 7A & 7B Subdivision		
	Location	Southeast corner Taylor Road @ Mile 8 North		
	City Address or Block Number	NONE AT THIS TIME		
	Number of lots	3	Gross acres	4.095
			Net acres	3.629
	Existing Zoning	N/A	Proposed	N/A
	Rezonning Applied For	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Date
	Existing Land Use	vacant	Proposed Land Use	single family residential
	Irrigation District #	UID		
	Residential Replat	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Commercial Replat	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
ETJ	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Agricultural Tax Exempt	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Estimated Rollback tax due	0			
Parcel No.	214311			
Tax Dept. Review	N/A			
Legal Description	Approx. 4.095 Acres being all of lots 6 & 7 Lakehurst Subdivision			
Owner	Name	Sunni J. Miller and Ty Andrew Runge		
	Phone	(956) 607-9288		
	Address	P.O. Box 2957		
	City	Edinburg	State	Tx
		Zip	78540	
Developer	Name	Sunni J. Miller and Ty A. Runge		
	Phone	(956) 607-9288		
	Address	P.O. Box 2957		
	City	Edinburg	State	Tx
			Zip	78540
Engineer	Name	Melden & Hunt, Inc.		
	Phone	(956) 381-0981		
	Address	115 W. Mc Intyre		
	City	Edinburg	State	Tx
			Zip	78541
Surveyor	Name	Melden & Hunt, Inc.		
	Phone	(956) 381-0981		
	Address	115 W. Mc Intyre St.		
	City	Edinburg	State	Tx
			Zip	78541

RECEIVED
FEB 15 2021
BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

- ☒ \$225 Preliminary Review Fee and \$75 Final Approval Fee
- ☒ Title Report
- ☒ 8 1/2" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies
- ☒ 2 Location Maps
- ☒ 2 8 1/2" by 11" copies/legible copies of plat with name & north arrow
- ☒ 6 Folded blueline prints of the proposed plat
- ☒ 2 Warranty Deeds (Identifying owner on application)
- ☒ Autocad 2005 DWG file and PDF of plat
- ☒ Letter of Authorization from the owner, if applicable
- ☒ Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

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

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

Owner's Signature

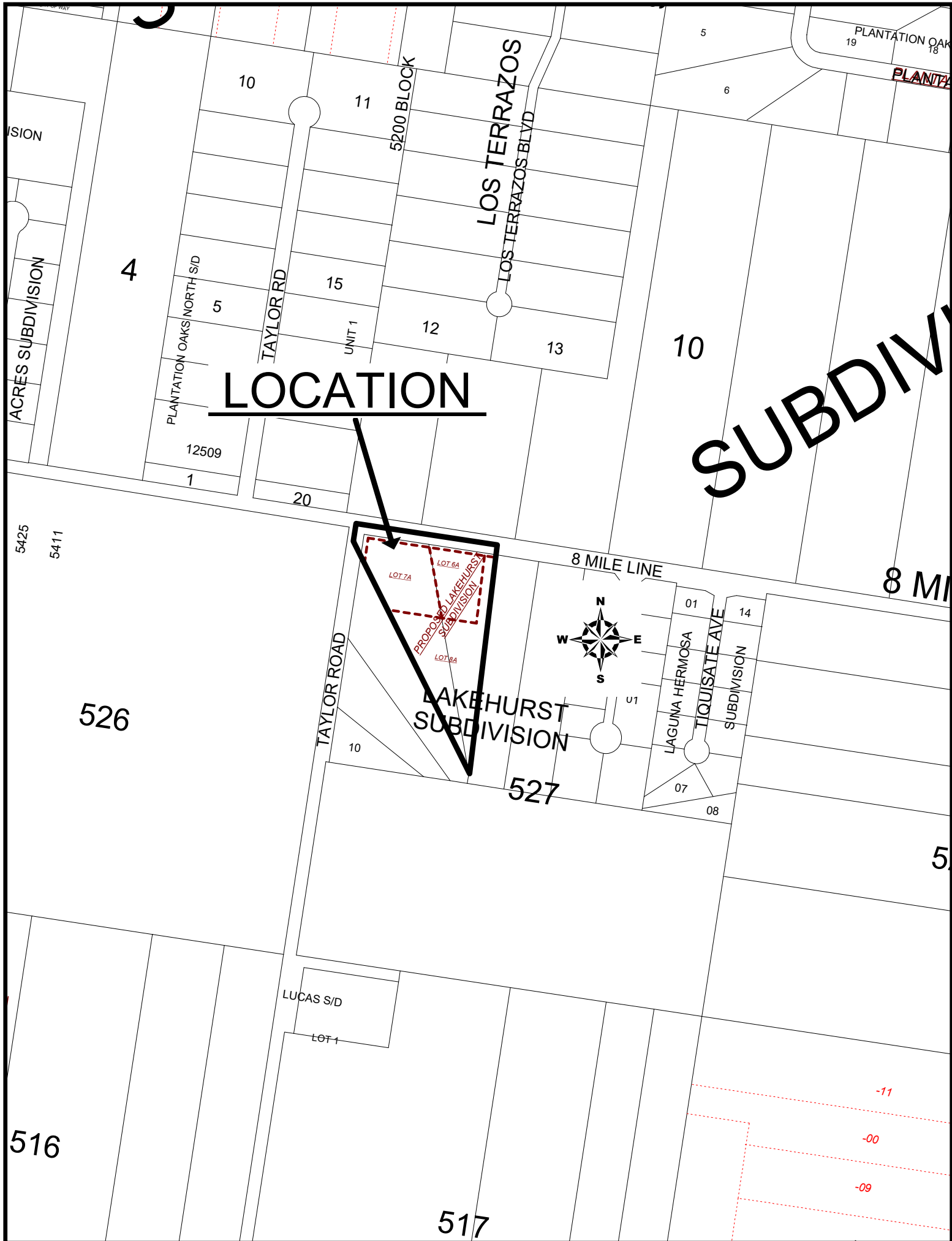
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Sunni Miller Ty Ruge Date 2-12-2021

Print Name Sunni Miller Ty Ruge

Owner ☒

Authorized Agent ☐





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/25/2021

SUBDIVISION NAME: LAKEHURST LOTS 6A, 7A AND 7B SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Mile 8 Road: 10 ft. required for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides *****Show existing ROW from centerline and to new property line after accounting for ROW dedication ***City of McAllen Thoroughfare Plan	Non-compliance
N. Taylor Road: 15 ft. additional ROW required for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides **Include North reference on plat for North Taylor Road ***Show existing ROW from centerline and to new property line after accounting for ROW dedication *****Money must be escrowed if improvements are not built prior to recording *****City of McAllen Thoroughfare Plan	Non-compliance
* 800 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-105	NA
SETBACKS	
* Front: 45 ft. or greater for easements. **Remove dashed setback lines from plat as noted ***Revise plat as noted above *****Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 15 ft. or greater for easement **Remove dashed setback lines from plat as noted ***Revise plat as noted above *****Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easement **Remove dashed setback lines from plat as noted ***Revise plat as noted above *****Zoning ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements **Revise plat as noted above ***Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. or greater for easements. **Remove dashed setback lines from plat as noted ***Revise plat as noted above *****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 Taylor Road and Mile 8 Road. **Revise plat as noted above ***Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Taylor Road **Need note on plat as noted above ***Per Access Management Policy, 8 Mile Road requires 200 ft. spacing. Submit site plan with pavement markings for review prior to final	Non-compliance
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 for public subdivisions	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section 138-1	Compliance
* Minimum lot width and lot area **Lot 7B -labeled Lot 8A on plat submitted February 15, 2021- does not meet minimum lot frontage requirement of 50 ft. revise plat prior to final.	Non-compliance
ZONING/CUP	
* Existing: ETJ Proposed: ETJ	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Traffic Department asking for clarification on amount of proposed units to determine if a Trip Generation is required.	TBD

* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Revise N. Taylor Road street name on plat ***Revise lot layout for Lot 8A with 36.02 ft. frontage along Mile 8 Road since it does not meet 50 ft. minimum frontage ****Plat name needs to be revised to Lakehurst Subdivision Lots 6A, 7A and 7B *****No curb cut will be allowed thru N. Taylor Rd., note required on plat	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

LOCATION

SUBDIVISION



TAYLOR ROAD

LAKEHURST SUBDIVISION

TIQUISATE AVE

LOS TERRAZOS BLVD

5200 BLOCK

8 MILE LINE

8 MIL

PLANTATION OAKS NORTH S/D

PLANTATION OAKS S/D

LUCAS S/D

LAGUNA VETERMOSA

SUBDIVISION

LOT 1

UNIT 1

12509

527

526

528

517

16

-12

-09

-00

-11



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

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

Project Description

Subdivision Name World of 4 Subdivision
 Location Lot located on south side of Dallas Ave. between S. Col Rowe Blvd. and S. 8th Street
 City Address or Block Number 615 Dallas Ave.
 Number of lots 1 Gross acres 1.724 Net acres 1.472
 Existing Zoning R3A Proposed R3A Rezoning Applied For ☐ Yes ☒ No Date _____
 Existing Land Use vacant Proposed Land Use multi-family Irrigation District # 1
 Residential Replat Yes ☐ No ☒ Commercial Replat Yes ☐ No ☒ ETJ Yes ☐ No ☒
 Agricultural Tax Exempt Yes ☐ No ☒ Estimated Rollback tax due _____
 Parcel No. _____ Tax Dept. Review _____
 Legal Description A 1.724 acre tract of land being of North 359.2 ft of the East 3.0 acres of Lot 14, Stewart Addition
an addition to the City of McAllen, Hidalgo County, Texas/ Map records Volume 1, pg. 56 of Hidalgo County.

Owner

Name Aguirre Family Limited Partnership LP Phone 956-783-3577
 Address 1701 Mozelle St.
 City Pharr State TX Zip 78577
 E-mail eloy@afcr gv.com

Developer

Name AFC, LLC Phone 956-783-3569
 Address 1817 Sharm Dr.
 City Pharr State TX Zip 78577
 Contact Person Eloy Aguirre
 E-mail eloy@afcr gv.com

Engineer

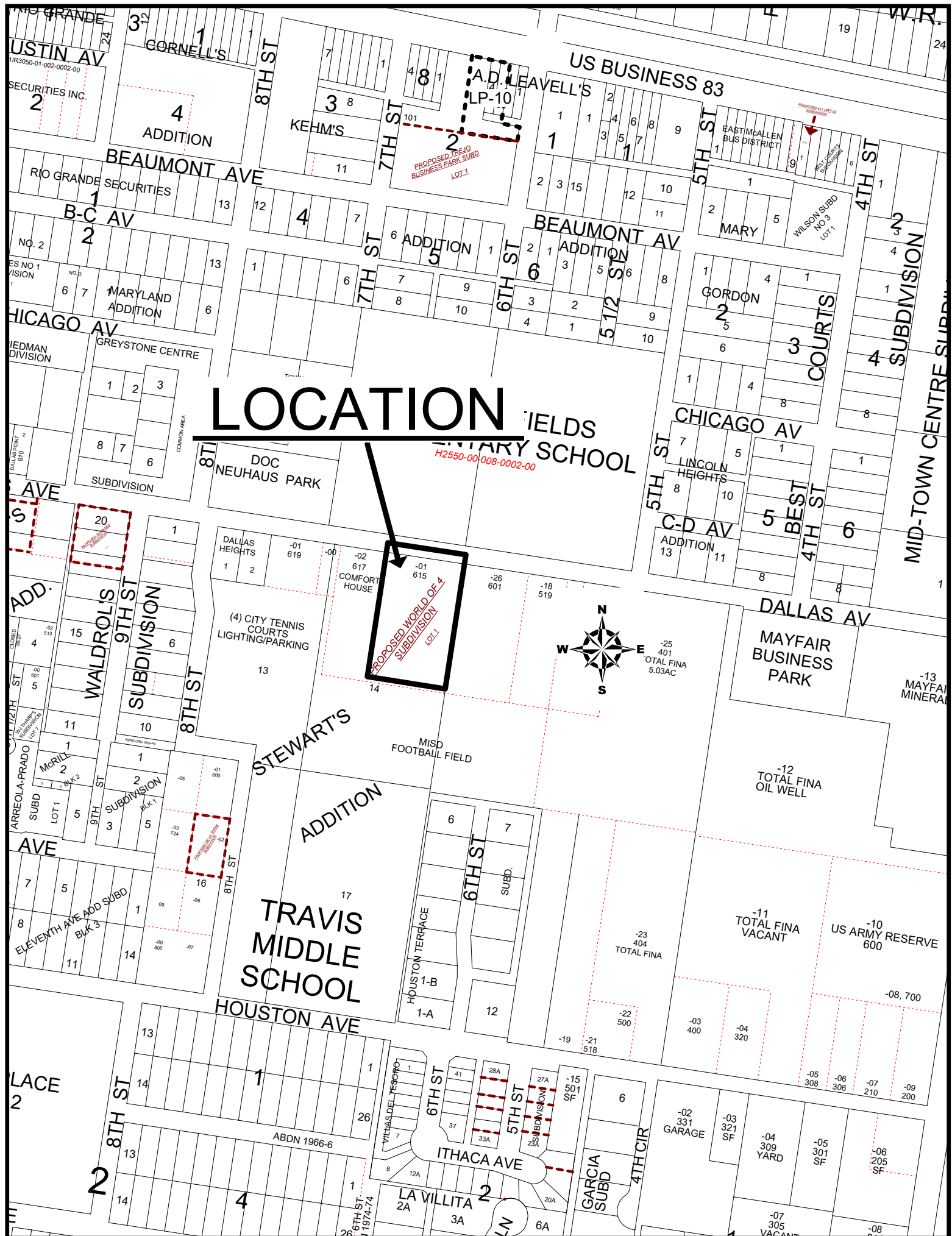
Name CLH Engineering, Inc. Phone 956-222-5423
 Address 701 S. 15th Street
 City McAllen State TX Zip 78501
 Contact Person Cloromiro Hinojosa Jr., P.E.
 E-mail chinojosa@clhengineeringinc.com

Surveyor

Name Ivan Garcia Phone 956-263-0934
 Address 921 S. 10th Ave.
 City Edinburg State TX Zip 78539



LOCATION





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 2/25/2021

SUBDIVISION NAME: WORLD OF 4 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Dallas Avenue: 5 ft. required for 30 ft. from centerline for total 60 ft. ROW
 Paving: 40 ft. Curb & gutter: both sides
 **Revise plat as noted above
 ***Show both sides of centerline, and show new property line after accounting for required dedication
 ****Money must be escrowed if improvements are not built prior to recording
 *****City of McAllen Thoroughfare Plan

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

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

Non-compliance

Applied

NA

ALLEYS

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

Required

SETBACKS

* Front: 25 ft. or greater for approved site plan or easements or in line with the average setback of existing buildings, whichever is greater
 **Revise plat as noted above
 ***Zoning Ordinance: Section 138-356

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

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

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

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

Non-compliance

Applied

Applied

TBD

Applied

SIDEWALKS

* 4 ft. wide minimum sidewalk required on Dallas Avenue.
 **Revise plat as noted above
 ***Subdivision Ordinance: Section 134-120

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

Non-compliance

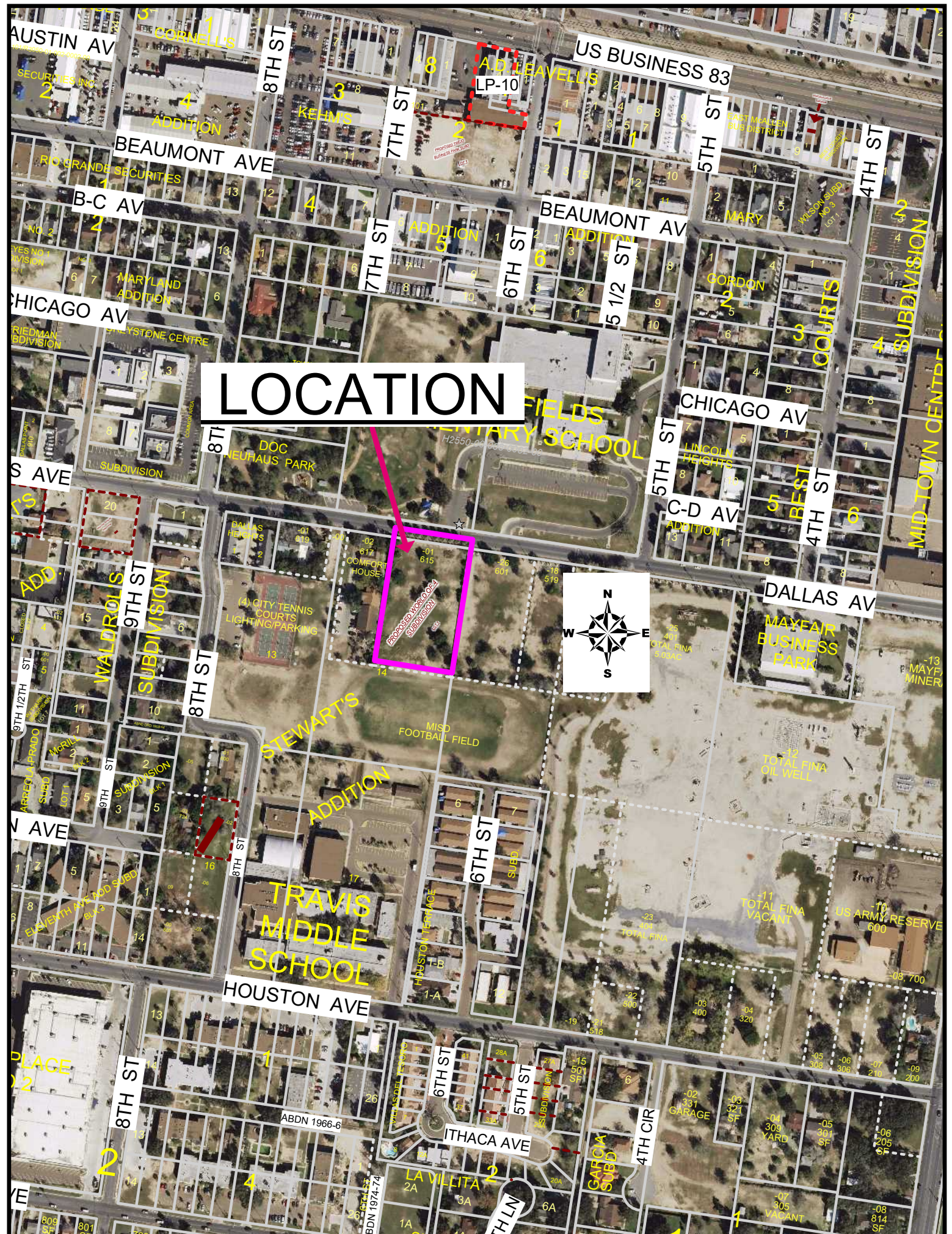
Required

BUFFERS

* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses
 **Landscaping Ordinance: Section 110-46

Applied

<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **City of McAllen Access Management Policy * Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. * Common areas, private service drives must be maintained by the lot owners and not the City of McAllen * Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	NA
	Required
	Applied
	Applied
	Applied
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Zoning Ordinance: Section 138-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3A Proposed: R-3A **Rezoning request from C-1 to R-3A approved by Planning and Zoning Commission on February 4, 2020 and City Commission on February 24, 2020. * Rezoning Needed Before Final Approval 	Applied
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording **Pending clarification on number of units proposed * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Required
	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation required per Traffic Department, to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Money must be escrowed if improvements are not built prior to recording ***Clarify number of proposed units so Park fee requirement can be established	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied



SUB2021-0014



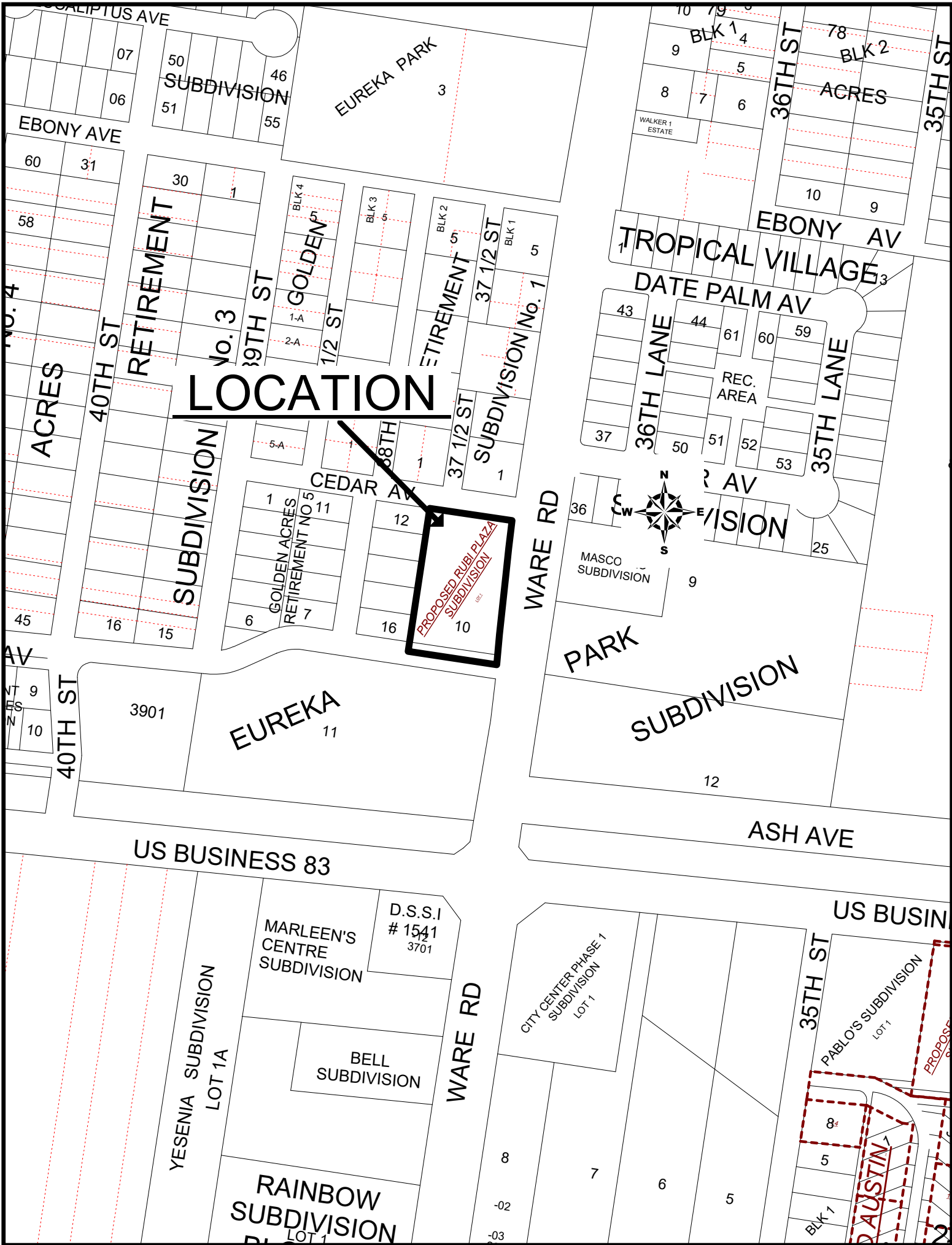
City of McAllen
Planning Department
**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

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

Project Description	<p>Subdivision Name <u>Rubi Plaza</u></p> <p>Location <u>Beech Avenue and N. Ware Road</u></p> <p>City Address or Block Number <u>221 N. Ware Road</u></p> <p>Number of lots <u>1</u> Gross acres <u>2.28</u> Net acres <u>2.14</u></p> <p>Existing Zoning <u>C3L & R1</u> Proposed <u>C3L</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>commercial</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. <u>171554</u> Tax Dept. Review <u>N/A</u></p> <p>Legal Description <u>Eureka Park Subdivision Lot 10</u></p>
Owner	<p>Name <u>Valhe Real Est. Holdings Family Ltd. Partnership</u> Phone _____</p> <p>Address <u>1801 E. Highway 281</u></p> <p>City <u>Hidalgo</u> State <u>TX</u> Zip <u>78577</u></p> <p>E-mail <u>valdes@exportodoservices.com</u></p>
Developer	<p>Name <u>same as owner</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u></p> <p>Address <u>202 So. 4th Street</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>Steve Spoor, P.E.</u></p> <p>E-mail <u>SEC@SpoorEng.com</u></p>
Surveyor	<p>Name <u>CVQ Land Surveyors</u> Phone <u>956-618-1551</u></p> <p>Address <u>517 Beaumont Avenue</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u></p>



LOCATION



N. 37TH STREET

GOLDEN ACRES RETIREMENT
SUBDIVISION NO. 1
VOL. 13, PG. 49 M/R

CEDAR AVENUE

S81°24'18"E

175.31'

305.14'

280.14'

N08°41'18"E

N81°24'18"W

188.60'

LOT
1

25' SERVICE DRIVE
(BY THIS PLAT)

CURVE
B

L 176.56'

CURVE
C

L 103.81'

CURVE
A

N. WARE ROAD
FM#2220

EXIST. 120' R.O.W.

N81°24'18"W
51.56'

SE Corner
Lot 10

POB

RUBI PLAZA

McAllen, Texas

BEING A SUBDIVISION OF 1.27 ACRES OF LAND
OUT OF LOT 10, EUREKA PARK, COUNTY OF
HIDALGO, TEXAS, ACCORDING TO PLAT RECORDED
IN VOLUME 3, PAGE 16, MAP RECORDS, HIDALGO
COUNTY, TEXAS



January 26, 2021
1"=50'



City of McAllen

SUBDIVISION PLAT REVIEW

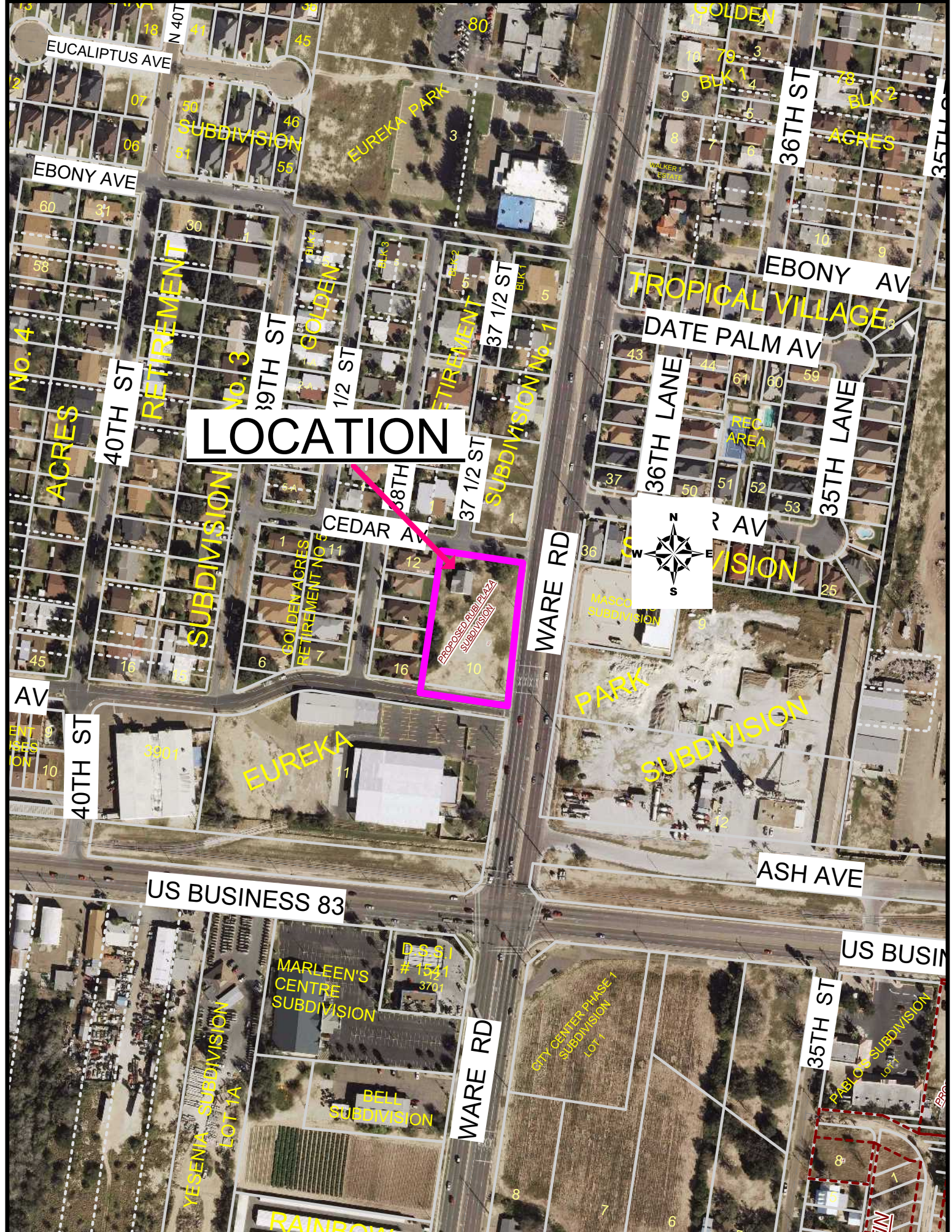
Reviewed On: 2/25/2021

SUBDIVISION NAME: RUBI PLAZA SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Ware Road (FM 2220): 120 ft. ROW Paving: 65 ft. Curb & gutter: by the state **City of McAllen Thoroughfare Plan	Applied
Beech Avenue: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides **City of McAllen Thoroughfare Plan ***Escrows are needed if improvements are not built prior to recording	Applied
Cedar Avenue: 5 ft. dedication required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides **Revise plat to show the 5 ft. required dedication for Cedar Avenue ***Escrows are needed if improvements are not built prior to recording ****City of McAllen Thoroughfare Plan	Non-compliance
* 800 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 25 ft. Paving: 25 ft. *Alley/private service drive easement required for commercial properties **Label easement dedicated by plat as private **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front - N. Ware Road (FM 2220): 60 ft. **Revise street name on plat note, include FM220 **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the zoning ordinance or greater for easement or approved site plan **Revise plat as noted above **Zoning Ordinance: Section 138-356	Non-compliance
*Interior Sides: 10 ft. or greater for easements or approved site plan **Revise plat as noted above ***Zoning Ordinance: Section 138-356	Non-compliance
* Side corner: 10 ft. or greater for easement or approved site plan **Revise plat as noted above ***Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on N. Ware Road and a 4 ft. wide sidewalk is required on Beech Avenue and Cedar Avenue. **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 **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Ware Rd. **Note required on plat as noted above. **City's Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Applied
* Common areas, private service drives must be maintained by the lot owners and not the City of McAllen	Applied
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance 138-168 for private subdivisions	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Zoning Ordinance: Section 138-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-1 & C-3L Proposed: C-3L **Rezoning application to be reviewed at the March 2, 2021 by the Planning and Zoning Committee; and on March 22, 2021 by City Commission.	Non-compliance
* Rezoning Needed Before Final Approval	Required
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation required per Traffic Department to determine if TIA is required, prior to final.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Revise plat to show dedication required along Cedar Avenue accordingly prior to final approval	Applied

***Rezoning application scheduled for review at the Planning and Zoning meeting of March 2, 2021 and March 22, 2021 for City Commission.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied

LOCATION



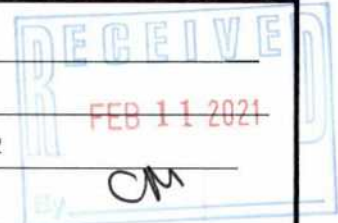
SUB2021-0018



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

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

Project Description	<p>Subdivision Name <u>Silver Valley Subdivision</u></p> <p>Location <u>East side of N. Taylor Road, approximately 400 feet North of Sycamore Avenue, McAllen, Texas 78501</u></p> <p>City Address or Block Number <u>1920 N. Taylor Rd, McAllen, TX 78501</u></p> <p>Number of lots <u>2</u> Gross acres _____ Net acres <u>2.01</u></p> <p>Existing Zoning <u>R-1</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>None</u> Proposed Land Use <u>Residential</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____</p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description <u>Being 2.007 acres out of the North 7.36 acres of the South 9.81 acres of the North 22.42 acres of lot 267, John Shary Subdivision of Porciones 58,59 and 60, Volume 1, Page 17, Hidalgo Co. Map Records</u></p>
Owner	<p>Name <u>Delicias Catering, LLC</u> Phone <u>(956)600-3202</u></p> <p>Address <u>220 W. 5th Street</u></p> <p>City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u></p> <p>E-mail <u>robertog20@yahoo.com</u></p>
Developer	<p>Name <u>Delicias Catering, LLC</u> Phone <u>(956)600-3202</u></p> <p>Address <u>220 W. 5th Street</u></p> <p>City <u>Weslaco</u> State <u>Texas</u> Zip <u>78596</u></p> <p>Contact Person <u>Yanai Renteria</u></p> <p>E-mail <u>robertog20@yahoo.com</u></p>
Engineer	<p>Name <u>M2 Engineering, PLLC</u> Phone <u>(956)600-8628</u></p> <p>Address <u>1810 East Griffin Parkway</u></p> <p>City <u>Mission</u> State <u>Texas</u> Zip <u>78573</u></p> <p>Contact Person <u>Hector Moreno</u></p> <p>E-mail <u>hector@m2-engineers.com</u></p>
Surveyor	<p>Name <u>Manuel Carrizales, RPLS</u> Phone <u>(956)576-2167</u></p> <p>Address <u>4807 Gondola Avenue</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78542</u></p>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

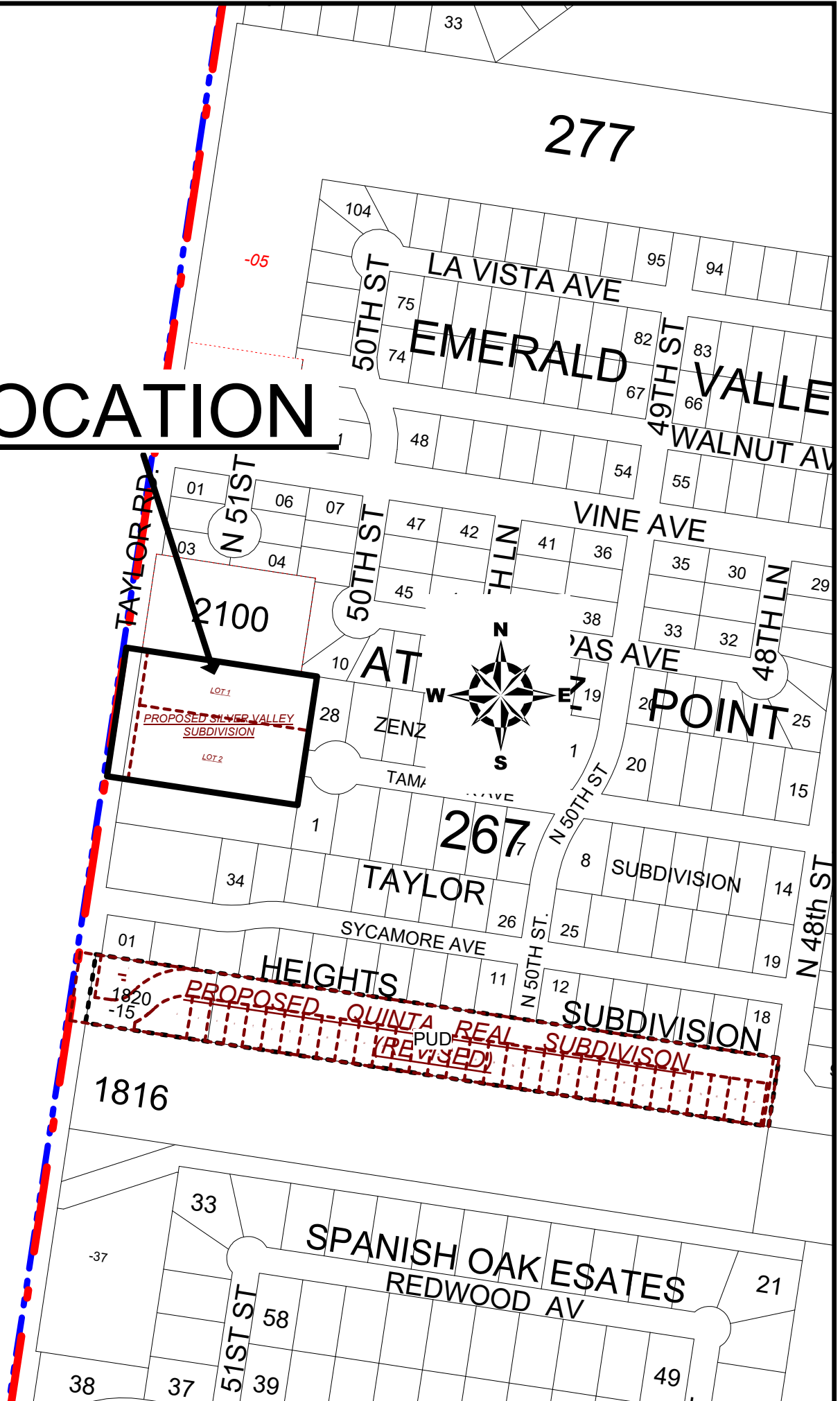
Signature  Date 2/10/21

Print Name Roberto Izarra

Owner ☒

Authorized Agent ☐

LOCATION



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: Zone "C"
Zone "C" AREAS (NO SHADE), AREAS OF MINIMAL FLOODING ACCORDING TO COMMUNITY-FAMEL NO. 463534 0400 C, MAP REVISION: NOVEMBER 16, 1982
- SETBACKS:
FRONT: 15.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE: 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS, APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE THAN RESIDENTIAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER. ELEVATION CERTIFICATE WILL BE REQUIRED.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
ON-SITE B.M. NO. ____ ELEVATION: ____ DESCRIPTION: ____ GPS POINT AND COORDINATES: NORTHING: ____ EASTING: ____
CITY OF MAILEN BENCHMARK: MC ____ ELEVATION: ____ DESCRIPTION: ____
- IN ACCORDANCE WITH THE HENRI COUNTY DRAINAGE DISTRICT NO. 1 AND HENRI COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 20,000 CUBIC-FeET OR 20,000 ACRES-FeET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HENRI COUNTY MAJOR DRAINAGE DISTRICT NO. 1. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED IN THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HENRI COUNTY SUBDIVISION RULES 3.1.4.1.
- A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON TAYLOR ROAD
- A 6 FOOT DRIVEWAY BUFFER REQUIRED FROM ADJACENT/NEIGHBORING MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, DELICIAS CATERING, LLC, SUBDIVIDER, AS OWNER OF THE 2,007 TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SILVER VALLEY SUBDIVISION, HEREBY SUBMIT THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 154-41 (4)(5) OF THE SUBDIVISION ORDINANCE, THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ROBERTO GARZA
230 W. 5th STREET
MESAQUITE, TEXAS 75066

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2020

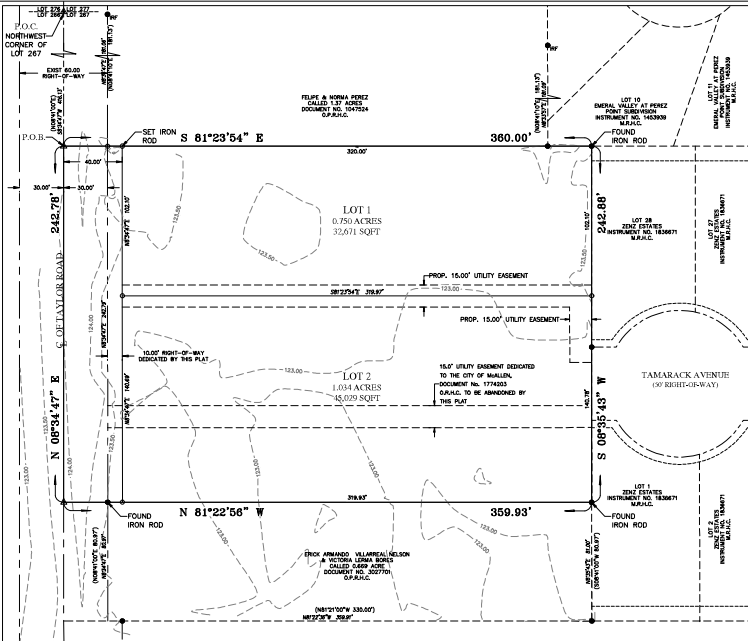
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

STATE OF TEXAS COUNTY OF HIDALGO

THAT FALCON INTERNATIONAL BANK, THE LIEN HOLDER OF THAT CERTAIN 2,007 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 3618555, OFFICIAL PUBLIC RECORDS, HIDALGO COUNTY, TEXAS DO HEREBY CONSENT TO SILVER VALLEY SUBDIVISION OF THAT CERTAIN 2,007 ACRE TRACT OF LAND SITUATED IN THE CITY OF MAILEN, HIDALGO COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOR THE USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

RAMIRO GONZALEZ
FALCON INTERNATIONAL BANK
14 VICE PRESIDENT
500 E. HWY BUSINESS 83
MAILEN TX, 78501



STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAMIRO GONZALEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2020

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES

UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT OF HIDALGO COUNTY SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM THIS SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN THIS SAID SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICTS SUBDIVISION POLICIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS, IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.

DATED THIS ____ DAY OF ____, 2020

ATTEST: SECRETARY

PRESIDENT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 48.211(2). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS CITY OF MAILEN PLANNING AND ZONING COMMISSION

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

DATED THIS ____ DAY OF ____, 2020

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS CITY OF MAILEN MAYOR APPROVAL

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

MAYOR, CITY OF MAILEN

ATTESTED BY:

CITY SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SILVER VALLEY SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER



PLAT FOR RECORD IN
HIDALGO COUNTY
ATTESTED BY:
DEPUTY

NAME	ADDRESS	PHONE(S)
OWNER: DELICIAS CATERING, LLC	280 W. 5th STREET - MESAQUITE, TX 75066	(956) 655-2383
OWNER: RAMIRO GONZALEZ	P.O. BOX 6388 - MAILEN, TX 75055	(956) 655-8628
SUBDIVIDER: MANUEL CARRIZALES	P.O. BOX 4807 CONDONA AVE - EDMUNDO, TX 78542	(956) 567-2667

METES AND BOUNDS DESCRIPTION

BEING 2,007 ACRES OUT OF THE NORTH 2.86 ACRES OF THE SOUTH 8.81 ACRES OF THE NORTH 22.46 ACRES OF LOT 267, JOHN H. SHAW SUBDIVISION OF PORCHONES SA, SA, AND NO, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO DELICIAS CATERING, LLC, RECORDED IN DOCUMENT NO. 318555, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 2,007 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A CALCULATED POINT THE NORTHWEST CORNER OF THE SAID LOT 267
THENCE, S08°54'12\"/>

STATE OF TEXAS COUNTY OF HIDALGO

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

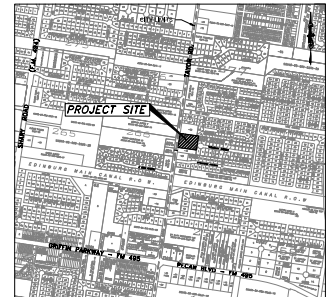
MANUEL CARRIZALES, P.L.S.
TEXAS R.P.L.S. NO. 6388
TEXAS REG. SURVEYING FIRM NO. 101194417



STATE OF TEXAS COUNTY OF HIDALGO

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

EMIGDIO "MEL" SALINAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 107703
FIRM REGISTERED NO. F-19546



PLAT OF SILVER VALLEY SUBDIVISION

BEING 2,007 ACRES OUT OF THE NORTH 2.86 ACRES OF THE SOUTH 8.81 ACRES OF THE NORTH 22.46 ACRES OF LOT 267, JOHN H. SHAW SUBDIVISION OF PORCHONES SA, SA, AND NO, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO DELICIAS CATERING, LLC, RECORDED IN DOCUMENT NO. 318555, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS

CONSTRUCTION SET PAGE: 1 OF 4
DATE OF PREPARATION: JANUARY 15, 2020

M2 Engineering, PLLC
1810 E. GRIFFIN PARKWAY
MESAQUITE, TX 75052
956-606-8628
info@m2-engineering.com
1810 E. GRIFFIN PARKWAY, #200
MESAQUITE, TX 75052

McAllen - HIDALGO COUNTY

PAGE: 1 OF X



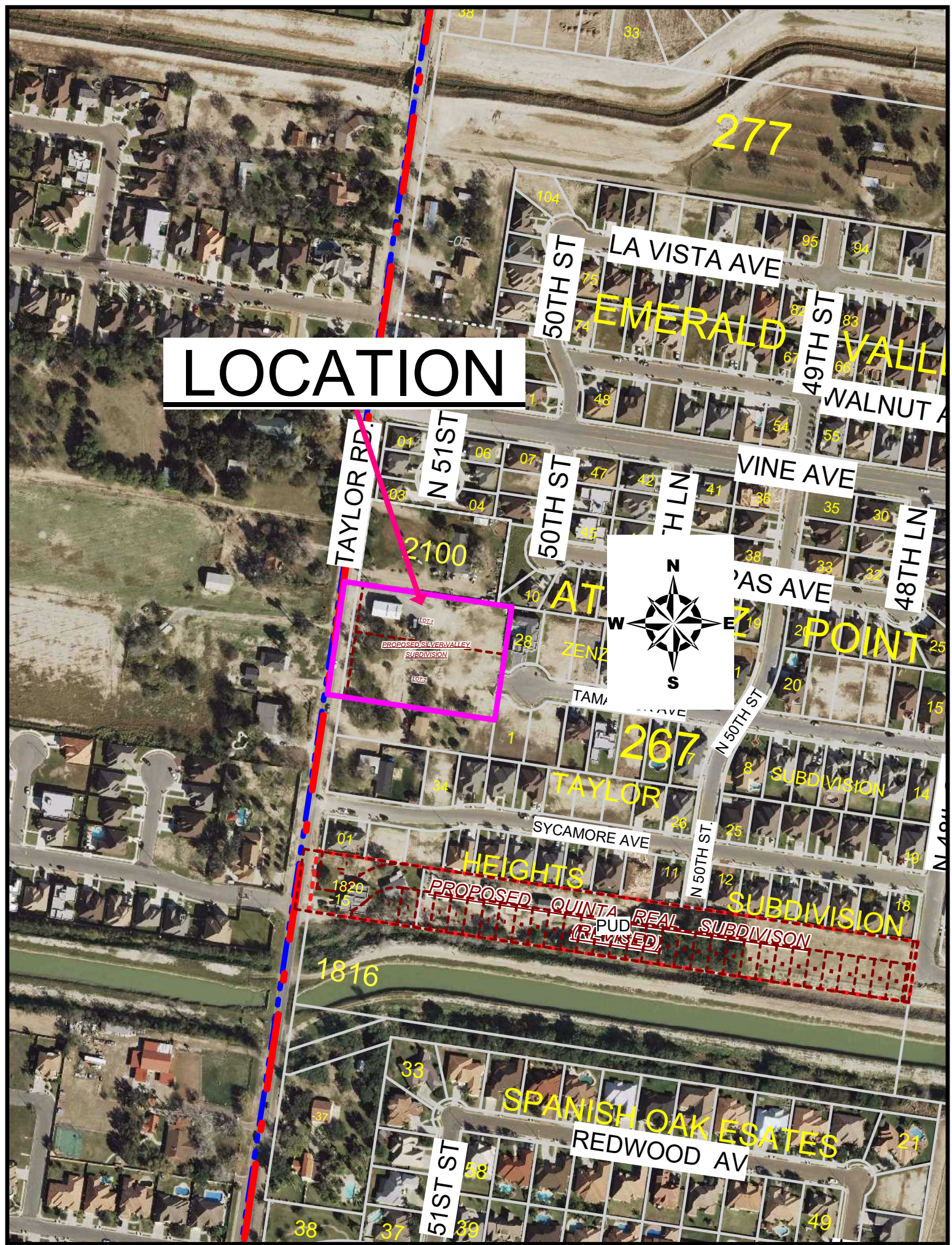
Reviewed On: 2/23/2021

SUBDIVISION NAME: SILVER VALLEY SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Taylor Road: 10 ft. dedication for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ***Add "North" to every Taylor Road reference on plat prior to final. ****City of McAllen Thoroughfare Plan	Applied
Tamarack Avenue: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ***Tamarack Avenue to be extended west to connect with North Taylor Road. Revise plat to comply with requirements prior to final. *****Subdivision Ordinance: Section 134-105	Non-compliance
Paving _____ Curb & gutter _____	Applied
* 600 ft. Maximum Cul-de-Sac.	NA
**Subdivision Ordinance: Section 134-105	
* 800 ft. Block Length.	NA
**Subdivision Ordinance: Section 134-118	
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 50 ft. (Proposed). 45 ft. or greater for easements (Required) **Engineer to clarify setback prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 15 ft. or greater for easements (Proposed). **10 ft. except 25 ft. for Lot 2 or greater for easements (Required) **Engineer to clarify setback prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements. **Please revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. ***Zoning Ordinance: Section 138-356	Required
* Garage: 18 ft. except where greater setback is required; greater setback applies. ***Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required on North Taylor Road and both sides of Tamarack Avenue. **Revise plat note as shown above prior to final. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Revise plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. ****Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * 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. **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. **Subdivision Ordinance: Section 110-72 	TBD
	NA
	NA
	Applied
	Applied
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356 * Lots fronting public streets. **Zoning Ordinance: 138-1 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-1 Proposed: R-1 (single family residential) **Zoning Ordinance: Section 138-176 * Rezoning Needed Before Final Approval **Zoning Ordinance: Section 138-176 	Compliance
	NA

PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, two single-family residences are proposed; \$1,400 must be paid prior to recording. If the amount of proposed lots changes, Park fees will be adjusted accordingly. * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	Required
	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, number of units proposed are needed to determine if a Trip Generation is needed prior to final. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy</p> <p>**Tamarack must be extended west to connect with North Taylor Road. Please revise plat to comply with requirements prior to final.</p> <p>***Utility easement abandonment must be done by different instrument/document and not by this plat. Please revise plat and complete abandonment process prior to final.</p> <p>****Please verify signature blocks wording complies with City of McAllen's requirements prior to final.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITY AND DRAINAGE APPROVALS.	Applied

LOCATION



SUB2021-0009

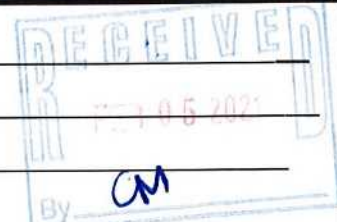


City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	<p>Subdivision Name <u>DOWNED WADE BEST SUBD.</u> MILE 8</p> <p>Location <u>+/- 400' W. OF BENTLEY ROAD ALONG S. SIDE</u></p> <p>City Address or Block Number <u>4515 MILE 8 ROAD</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.15</u> Net acres <u>1.15</u></p> <p>Existing Zoning <u>N/A</u> Proposed <u>N/A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>RES.</u> Proposed Land Use <u>RES.</u> Irrigation District # <u>7:14 (UNITED)</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500⁰⁰</u></p> <p>Parcel No. <u>283051</u> Tax Dept. Review _____</p> <p>Legal Description <u>1.15 AC. O/O LOT 528, JOHN H. SHARY SUBD., N.C.T.</u></p>
Owner	<p>Name <u>DONALD WADE BEST</u> Phone _____</p> <p>Address <u>4515 MILE 8 ROAD</u></p> <p>City <u>WEDINBURG</u> State <u>TX</u> Zip <u>78541</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>DAVID O. SALINAS</u> Phone <u>682-9081</u></p> <p>Address <u>2221 DAFFODIL AVE.</u></p> <p>City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u></p> <p>Contact Person <u>DAVID</u></p> <p>E-mail <u>dsalinas@salinasengineering.com</u></p>
Surveyor	<p>Name <u>SAME AS OWNER</u> Phone _____</p> <p>Address _____</p> <p>City _____ State _____ Zip _____</p>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature Wade Best Date 02/04/2021

Print Name Donald Wade Best

Owner ☐

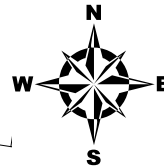
Authorized Agent ☐

SUBDIVISION

LOCATION

8 MILE LINE (12500)

PROPOSED DONALD WADE BEST
SUBDIVISION



LAGUNA HERMOSA
TIQUISATE AVE
SUBDIVISION

VILLECAS SUBD
LOT 1

12500

8 MILE RD

S.M. DUQUE
SUBD
LOT 1

SCHACH
SUBD

WARE RD

528

-11

-00

-09

-12

-07

-03

518

12017

12005

11925

11917

11817

11901

11901

BENTSEN ROAD (4400)

LOT 1
SARA S/D 12921
LOT 2
RIGGIO LAND S/D
LOT 1

WARE
KATHLEEN AVE
COLONY
WARE
CALAHAN AVE
SUBD
WEST
SUBD

17

102

103

-40

104

10

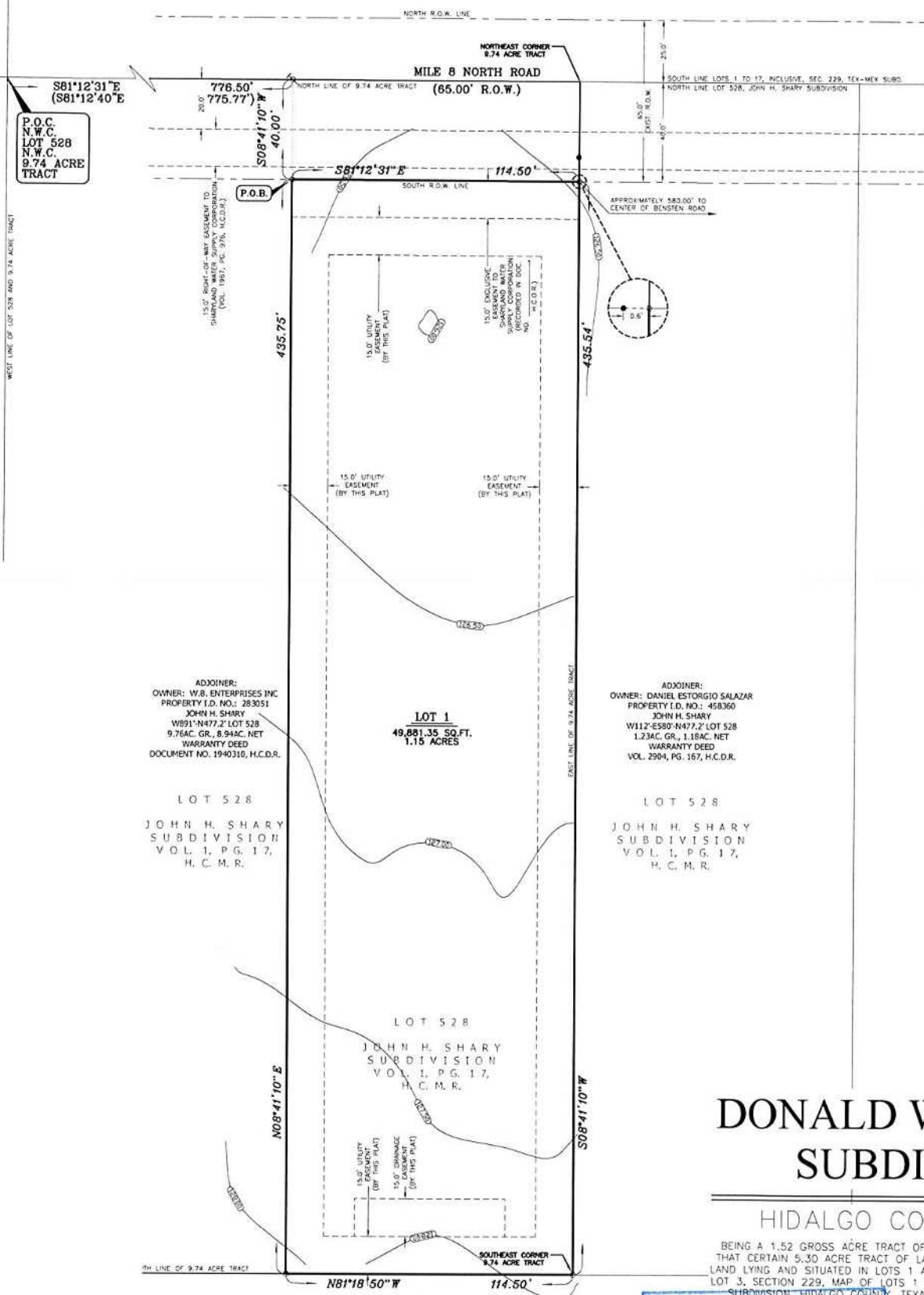
14

13

10
UNIT 2

ADJOINER:
OWNER: JOSE E. BOURBOIS & MARIA T. RIOS
PROPERTY I.D. NO.: 294625
TEX-MEX SURVEY
W225 LOT 14, BLK. 229
7.31AC. NET
SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN
DOCUMENT NO. 2203692, H.C.D.R.

LOT 14
LOTS 1 TO 17,
INCLUSIVE, SECTION 229,
TEX-MEX SUBDIVISION
VOL. 12, PG. 19,
H. C. M. R.



DONALD WADE BEST SUBDIVISION

HIDALGO COUNTY, TEXAS.

BEING A 1.52 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF THAT CERTAIN 5.30 ACRE TRACT OF LAND OUT OF THE NORTH 10.60 ACRES OF LAND LYING AND SITUATED IN LOTS 1 AND 2, AND, THE WEST 8.0 ACRES OUT OF LOT 3, SECTION 229, MAP OF LOTS 1 TO 17, INCLUSIVE, SECTION 229, TEX-MEX SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 19, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

RECEIVED
FEB 05 2021
cm

SEA
SALINAS ENGINEERING & ASSOCIATES
(P-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(936) 602-9081 (936) 602-1489 (FAX)
7015 12100 PARK 35 CIRCLE BLOS. A, SUITE 106, MC-230, AUSTIN, TEXAS 78712 (512) 238-5263

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN, TEXAS, AND BY NO OTHERS UNDER THE AUTHORITY OF DAVID OVAR SALINAS, P.E., TX-REG. NO. 71973 ON FEBRUARY 04, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



Reviewed On: 2/17/2021

SUBDIVISION NAME: DONALD WADE BEST SUBDIVISION**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Mile 8 North Road: 40 ft. from centerline for 80 ft. ROW
Paving: 52 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording
***Label centerline to verify if any additional ROW is required prior to final.
****Please provide copy of document for 15 ft. ROW Easement to Sharyland Water Supply Corp. for staff to review prior to final. Engineer must clarify if easement will remain or if it will be abandoned prior to recording of subdivision. If easement will be abandoned, it must be done by a separate instrument and not by plat prior to final.
*****Please revise all references to "Mile 8 North Road" prior to final wherever is applicable.
*****City of McAllen Thoroughfare Plan

Paving _____ Curb & gutter _____

Paving _____ Curb & gutter _____

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

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

Non-compliance

Applied

Applied

NA

NA

ALLEYS

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

NA

SETBACKS

* Front: 45 ft. or in line with average setback of existing structures, or easement, whichever is greater
****Zoning Ordinance: Section 138-356

* Rear: 15 ft. or greater for easements (Proposed)
**Setbacks will be finalized prior to final.
****Zoning Ordinance: Section 138-356

* Interior Sides: 15 ft. or greater for easements.
**Setbacks will be finalized prior to final.
****Zoning Ordinance: Section 138-356

* Corner.

* Garage: 18 ft. except where greater setbacks are required; greater setback applies.
**Setbacks will be finalized prior to final.
****Zoning Ordinance: Section 138-356

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

Non-compliance

Applied

Applied

NA

Applied

Applied

SIDEWALKS	
<ul style="list-style-type: none"> * 4 ft. wide minimum sidewalk required along Mile 8 North Road. **Please revise plat note as shown above prior to final. ***Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **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. 	Applied
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. **Residential use proposed. * Common Areas, private drives/streets must be maintained by the lot owners and not the City of McAllen. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * 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 **Engineer must clarify number of units prior to final to determine requirements.. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	NA
	NA
	NA
	Applied
	Applied
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356 * Lots fronting public streets. **Zoning Ordinance: 138-1 	Applied
	Applied
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: Residential **If annexation is proposed, process must be finalized prior to final along with initial zoning process. **Zoning Ordinance * Rezoning Needed Before Final Approval **If annexation is proposed, process must be finalized prior to final along with initial zoning process. **Zoning Ordinance 	TBD
	TBD

PARKS	
* Land dedication in lieu of fee. As per Parks Department, properties in ETJ are not subject to Parks Department requirements.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, properties in ETJ are not subject to Parks Department requirements.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, properties in ETJ are not subject to Parks Department requirements.	NA
TRAFFIC	
* As per Traffic Department, Engineer must clarify use and number of dwelling units to determine if a Trip Generation and/or a TIA is required prior to final plat.	TBD
* As per Traffic Department, Engineer must clarify use and number of dwelling units to determine if a Trip Generation and/or a TIA is required prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy ***Engineer must clarify use and number of dwelling units to determine requirements prior to final. **Please provide ownership map to verify that no landlocked properties exist prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIIONS NOTED, DRAINAGE AND UTILITY APPROVALS.	Applied

SUBDIVISION

LOCATION

8 MILE LINE (12500)





City of McAllen
Planning Department
APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	<p>Subdivision Name <u>Hilda's Ropa Usada Subdivision</u></p> <p>Location <u>N. side of Beaumont Ave., approximately 300 feet W. of S. 25th Street</u></p> <p>City Address or Block Number <u>2512 Beaumont Avenue</u></p> <p>Number of lots <u>3</u> Gross acres <u>0.53</u> Net acres <u>0.53</u></p> <p>Existing Zoning <u>R2</u> Proposed <u>R2</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>4PLEX</u> Proposed Land Use <u>4PLEX</u> Irrigation District # _____</p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0.00</u></p> <p>Parcel No. _____ Tax Dept. Review _____</p> <p>Legal Description _____</p>
Owner	<p>Name <u>Hilda D. Suarez</u> Phone <u>(956) 827-8325</u></p> <p>Address <u>10 S. 25th Street</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78503</u></p> <p>E-mail _____</p>
Developer	<p>Name <u>Hilda D. Suarez</u> Phone <u>(956) 827-8325</u></p> <p>Address <u>10 S. 25th Street</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>78503</u></p> <p>Contact Person _____</p> <p>E-mail _____</p>
Engineer	<p>Name <u>Lucas Castillo, PE</u> Phone <u>(956) 379-3857</u></p> <p>Address <u>2820 Gull Avenue</u></p> <p>City <u>McAllen</u> State <u>Tx</u> Zip <u>7850</u></p> <p>Contact Person _____</p> <p>E-mail <u>lcastillo.atlas@gmail.com</u></p>
Surveyor	<p>Name <u>Homero Gutierrez</u> Phone <u>(956) 369-0988</u></p> <p>Address <u>P.O. Box 548</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u></p>



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

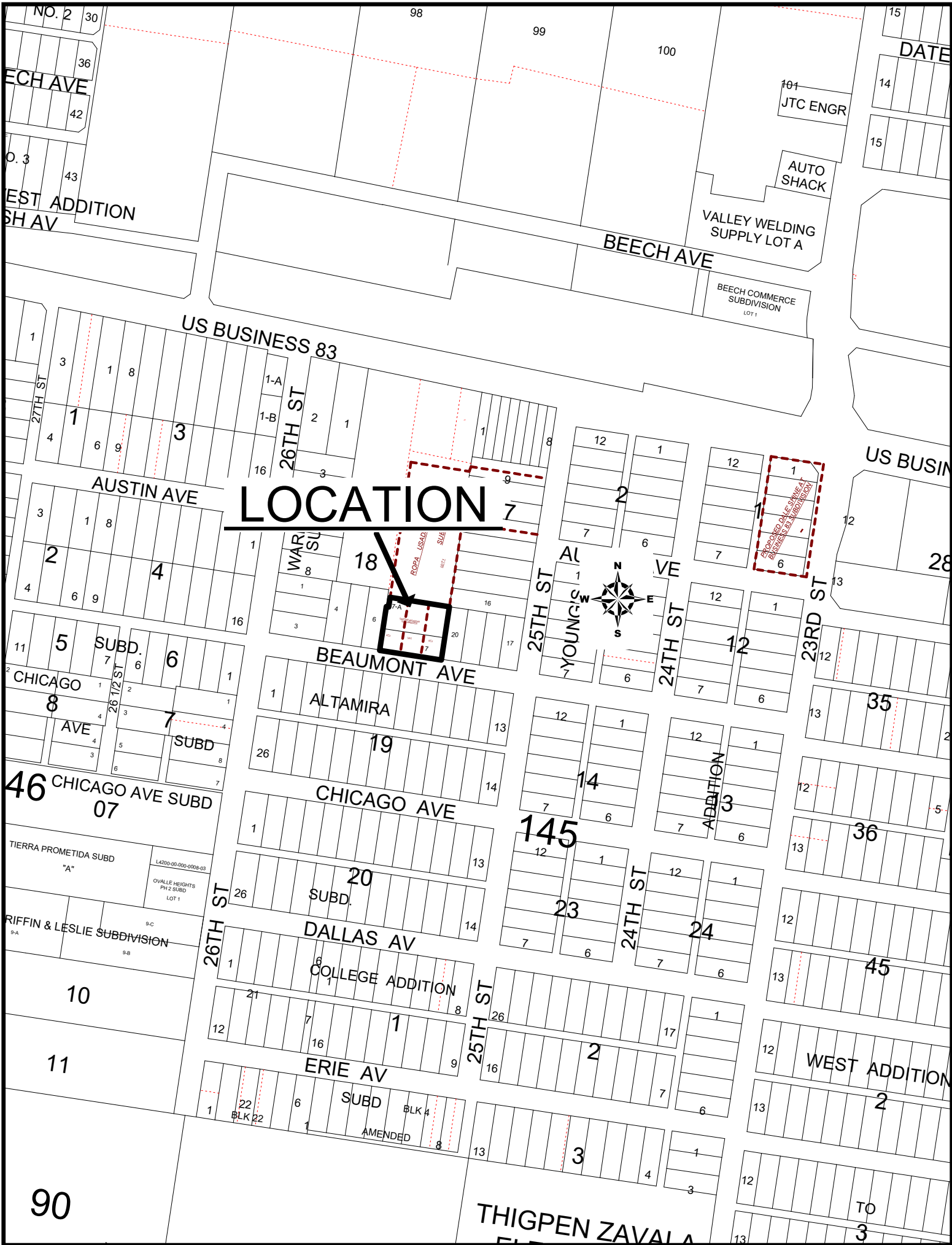
Owner's Signature

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

Signature *Hilda O. Suarez* Date 01/14/2021
 Print Name Hilda O. Suarez

Owner ☒

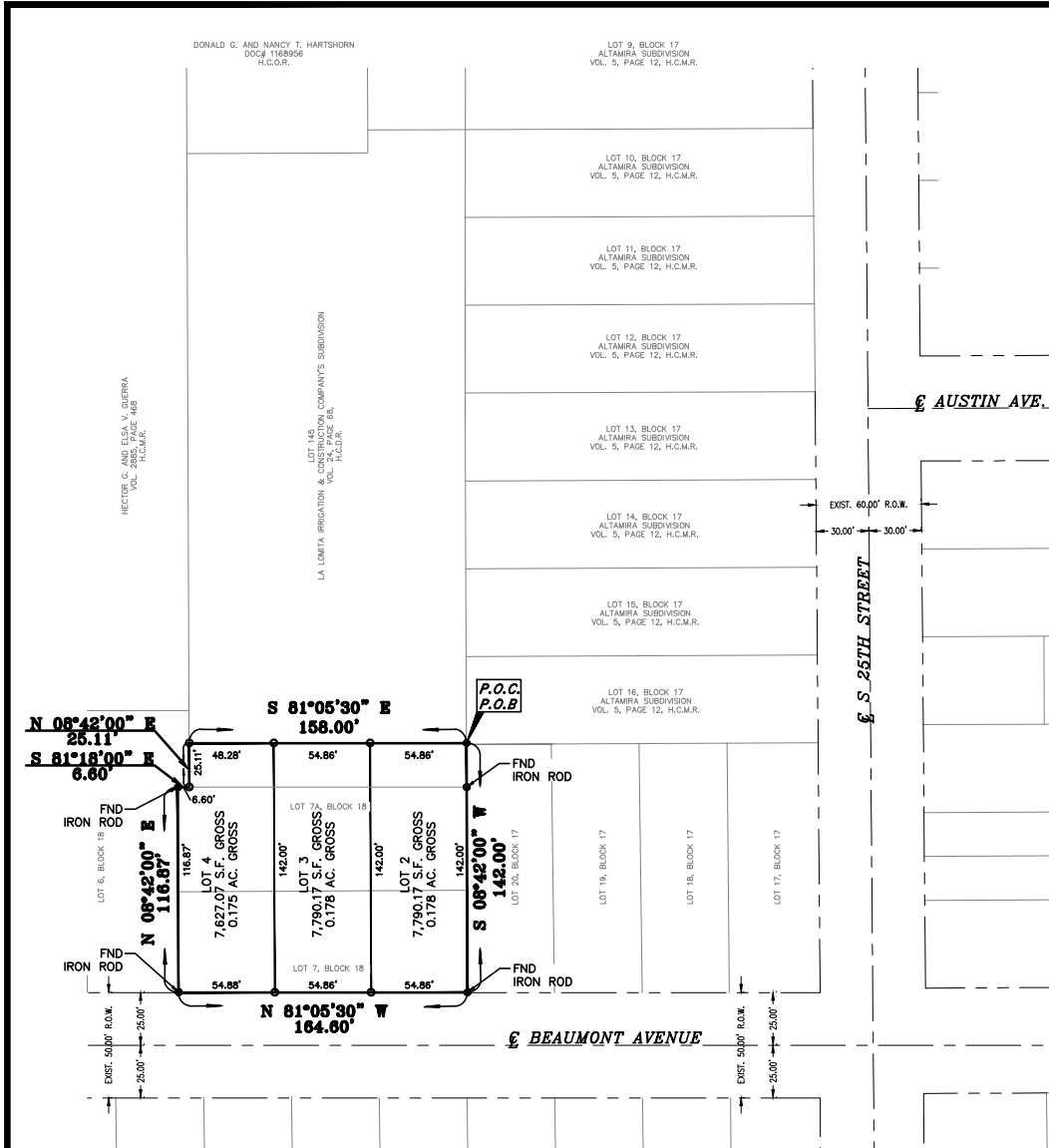
Authorized Agent ☐



LOCATION



ABANDONED DUE TO LATE 1/1/2018



LEGEND

- IRON ROD FOUND
- ⊗ IRON PIPE FOUND
- IRON ROD SET
- ▲ COTTON PICKER SPINDLE SET

R.O.W. RIGHT OF WAY
P.O.B. RIGHT OF WAY
U.E. UTILITY EASEMENT
M.B. BENCH MARK
H.C.M.R. HIDALGO COUNTY MAP RECORDS
H.C.D.R. HIDALGO COUNTY DEED RECORDS

METES AND BOUNDS DESCRIPTION

BEING 0.533 ACRES OF LAND OUT OF LOT 145, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND ALL OF LOTS 7 & 7A, BLOCK 18, ALTAMIRA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 2.059 ACRE TRACT.

THE POINT OF COMMENCEMENT (P.O.C) BEING A FOUND HALF-INCH IRON ROD ON THE APPARENT SOUTHEAST CORNER OF LOT 145, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, AND FOR THE NORTHEAST CORNER OF SAID 0.533 ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.533 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE; S 08° 42' 00" W, WITH THE APPARENT WEST LINE OF SAID LOT 20, BLOCK 17, ALTAMIRA SUBDIVISION AND EAST LOT LINE OF SAID 0.533-ACRE TRACT, A DISTANCE OF 142.00 FEET TO A FOUND HALF-INCH IRON ROD ON THE APPARENT BEAUMONT AVENUE NORTH RIGHT-OF-WAY, FOR THE SOUTHEAST CORNER OF SAID 0.533-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE; N 81° 05' 30" W, WITH SAID EXISTING APPARENT BEAUMONT AVENUE NORTH RIGHT-OF-WAY AND THE SOUTH LOT LINE OF SAID 0.533-ACRE TRACT, A DISTANCE OF 164.60 FEET TO A POINT ON SAID BEAUMONT AVENUE NORTH RIGHT-OF-WAY AND APPARENT WEST LOT LINE OF SAID 0.533-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE; N 08° 42' 00" E, WITH THE WEST LOT LINE OF SAID 0.533-ACRE TRACT, A DISTANCE OF 116.87 FEET TO A FOUND HALF INCH IRON ROD FOR THE NORTHWEST CORNER OF LOT 7A, BLOCK 18 ALTAMIRA SUBDIVISION;

THENCE; S 81° 18' 00" E, WITH THE NORTH LINE OF LOT 7A, BLOCK 18 ALTAMIRA SUBDIVISION, A DISTANCE OF 6.80 FEET AND AN INTERIOR CORNER OF SAID 0.533-ACRE TRACT;

THENCE; N 08° 42' 00" E, WITH THE WEST LOT LINE OF SAID 0.533-ACRE TRACT, A DISTANCE OF 25.11 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 0.533-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE; S 81° 05' 30" E, PARALLEL TO THE SAID SOUTH LOT LINE OF SAID 0.533-ACRE TRACT AND WITH THE NORTH LOT LINE OF SAID 0.533-ACRE TRACT, A DISTANCE OF 158.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 0.533-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING 0.533-ACRE OF LAND MORE OR LESS.

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

HOMERO GUTIERREZ, R.P.L.S.# 2791
SURVEY DATE: DECEMBER 17, 2020
2800 SAN DIEGO
MISSION TX, 78572
PHONE (956) 369-0988



ENGINEER CERTIFICATE

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

LUCAS CASTILLO JR., P.E.# 119990
ATLAS ENGINEERING CONSULTANTS
TYPE FIRM NO. 17057
2820 GULL, McALLEN, TEXAS 78504
PHONE (956) 379-3857



STATE OF TEXAS - COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **HILDA'S ROPA USADA SUBDIVISION**, AN ADDITION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

HILDA O. JUAREZ
10 S 25TH STREET
McALLEN, TEXAS 78501

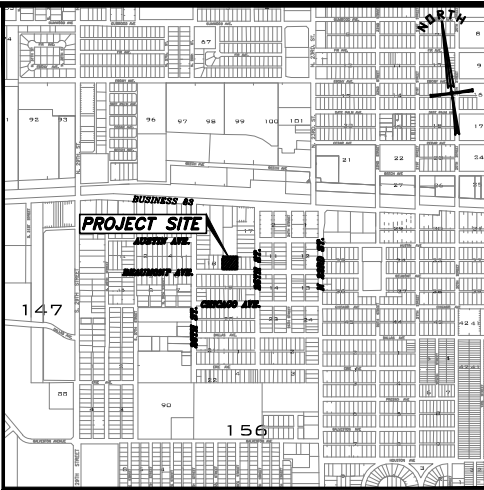
STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **HILDA O. JUAREZ**, PROVED TO ME THROUGH HIS/HERS/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE(S)	
OWNER: HILDA O. JUAREZ	10 S. 25TH STREET - McALLEN, TX 78501	(956) 207-4913	
ENGINEER: LUCAS CASTILLO JR.	2820 GULL - McALLEN, TX 78502	(956) 379-3857	
SURVEYOR: PABLO SOTO JR.	R.P.L.S. 1208 S. IRONWOOD ST. - PHARR, TX 78877	(956) 440-1605	



LOCATION MAP
SCALE: 1"=1000'

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT H.C.I.D. #1 _____ ATTEST: SECRETARY _____

STATE OF TEXAS COUNTY OF HIDALGO

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

CHAIRMAN PLANNING COMMISSION _____ DATE _____

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

MAYOR, CITY OF McALLEN _____ DATE _____ ATTEST: CITY CLERK _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

FINAL PLAT OF

HILDA'S ROPA USADA SUBDIVISION

McALLEN, TEXAS

BEING 0.533 ACRES OF LAND OUT OF LOT 145, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND ALL OF LOTS 7 & 7A, BLOCK 18, ALTAMIRA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 5, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS,

DATE OF PREPARATION: OCTOBER 3, 2020



ATLAS ENGINEERING
CONSULTANTS
TYPE FIRM NO. 17057
2820 GULL, McALLEN, TEXAS 78504
PHONE (956) 379-3857



Reviewed On: 2/17/2021

SUBDIVISION NAME: HILDA'S ROPA USUADA SUBDIVISION**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

Beaumont Avenue: 25 ft. from centerline for 50 ft. ROW
 Paving: 40 ft. Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording.
 ***City Commission approved a variance at the meeting of June 25, 2018 for the subdivision to not provide the 5 ft. dedication and pavement widening on Beaumont Avenue. Variance will be applied to this subdivision.
 *****Subdivision Ordinance: Section 134-105

Paving _____ Curb & gutter _____

Paving _____ Curb & gutter _____

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

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

Applied

Applied

Applied

NA

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.
 *Alley/service drive easement required for commercial properties.
 **Engineer must clarify if trash pick up services are proposed to be from the north property prior to final to determine requirements.
 **Subdivision Ordinance: Section 134-106

Applied

SETBACKS

* Front: 50 ft. or greater for approved site plan or easements (Proposed)
 **20 ft. of greater for approved site plan or easements (Required)
 **Engineer needs to clarify prior to final.
 **Zoning Ordinance: Section 138-356

* Rear: 10 ft. or approved site plan or easements
 **Zoning Ordinance: Section 138-356

* Interior Sides: In accordance with Zoning Ordinance or greater for approved site plan or easements.
 **Zoning Ordinance: Section 138-356

* Corner.
 **Zoning Ordinance: Section 138-356

* Garage: 18 ft. except where greater setback is required; greater setback applies.
 **Please add plat note as shown above.
 **Zoning Ordinance: Section 138-356

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

TBD

Applied

Applied

NA

Non-compliance

Applied

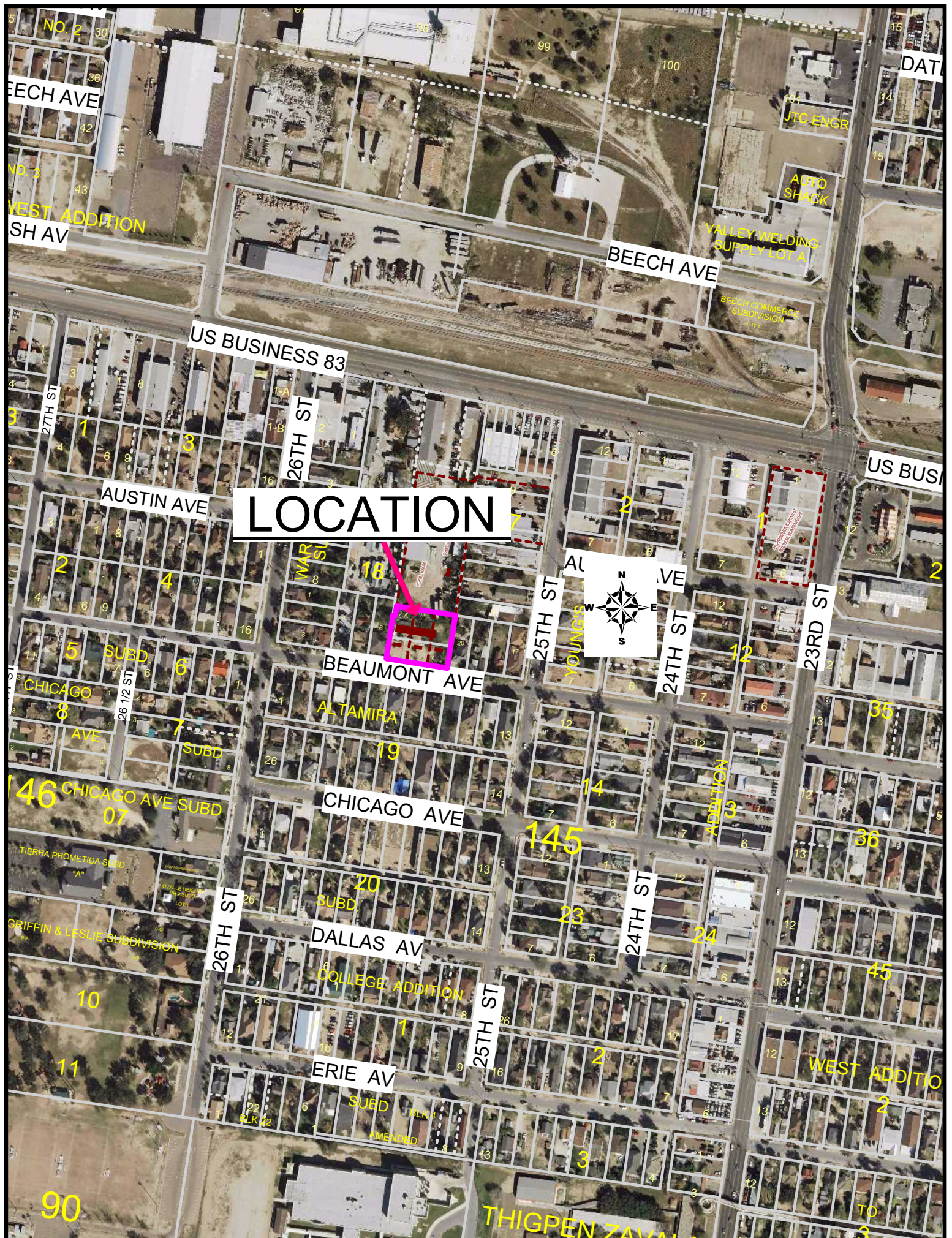
SIDEWALKS

* 4 ft. wide minimum sidewalk required on Beaumont Avenue.
 ****Subdivision Ordinance: Section 134-120

Applied

* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Please revise plat note as shown above prior to final. **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. **Please revise plat note as shown above prior to final. **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.	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Engineer must clarify number of units proposed prior to final.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common Areas, private drives/streets 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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Required
LOT REQUIREMENTS	
* Lots fronting public streets. **Zoning Ordinance: 138-1	Applied
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Applied
ZONING/CUP	
* Existing: R-2 Proposed: R-2 **Zoning Ordinance	Applied
* Rezoning Needed Before Final Approval **Engineer to clarify number of units to verify if a rezoning is required prior to final. **Zoning Ordinance	TBD
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, number of units proposed needs to be clarified prior to recording to determine total amount of park fees.	Required

* 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
* As per Traffic Department, Trip Generation required to determine if TIA is required prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy **Engineer must clarify number of units proposed prior to final to finalize requirements from various departments. ***Provide site plan for Public Works Department review prior to final. ****Submit ownership map to verify if any landlocked properties exist prior to final. *****Engineer must clarify if subdivision will be done in phases prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIIONS NOTED, UTILITY AND DRAINAGE APPROVALS.	Applied



LOCATION

SUB2021-0015



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

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

Project Description	Subdivision Name <u>Cedar Place Subdivision</u> Location <u>East Cedar Avenue</u> City Address or Block Number <u>1019 E. Cedar Avenue</u> Number of lots <u>1</u> Gross acres <u>1.0</u> Net acres <u>0.97</u> Existing Zoning <u>R3A</u> Proposed <u>R3A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>2</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Parcel No. <u>267085</u> Tax Dept. Review _____ Legal Description <u>1.0 acre out of Lot 2, Rancho de la Fruta No. 2</u>
Owner	Name <u>Habitat Developers, LLC</u> Phone <u>956-578-3913</u> Address <u>8916 N. 21st Street</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>daniel@habitatdevelopers.com</u>
Developer	Name <u>same as owner</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person <u>Daniel Martinez</u> E-mail _____
Engineer	Name <u>Spoor Engineering Consultants, Inc.</u> Phone <u>956-683-1000</u> Address <u>202 So. 4th Street</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Steve Spoor, P.E.</u> E-mail <u>SEC@SpoorEng.com</u>
Surveyor	Name <u>CVQ Land Surveyors</u> Phone <u>(956)618-1551</u> Address <u>517 Beaumont Avenue</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u>

RECEIVED
FEB 08 2021
CM

BY:

Beto

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

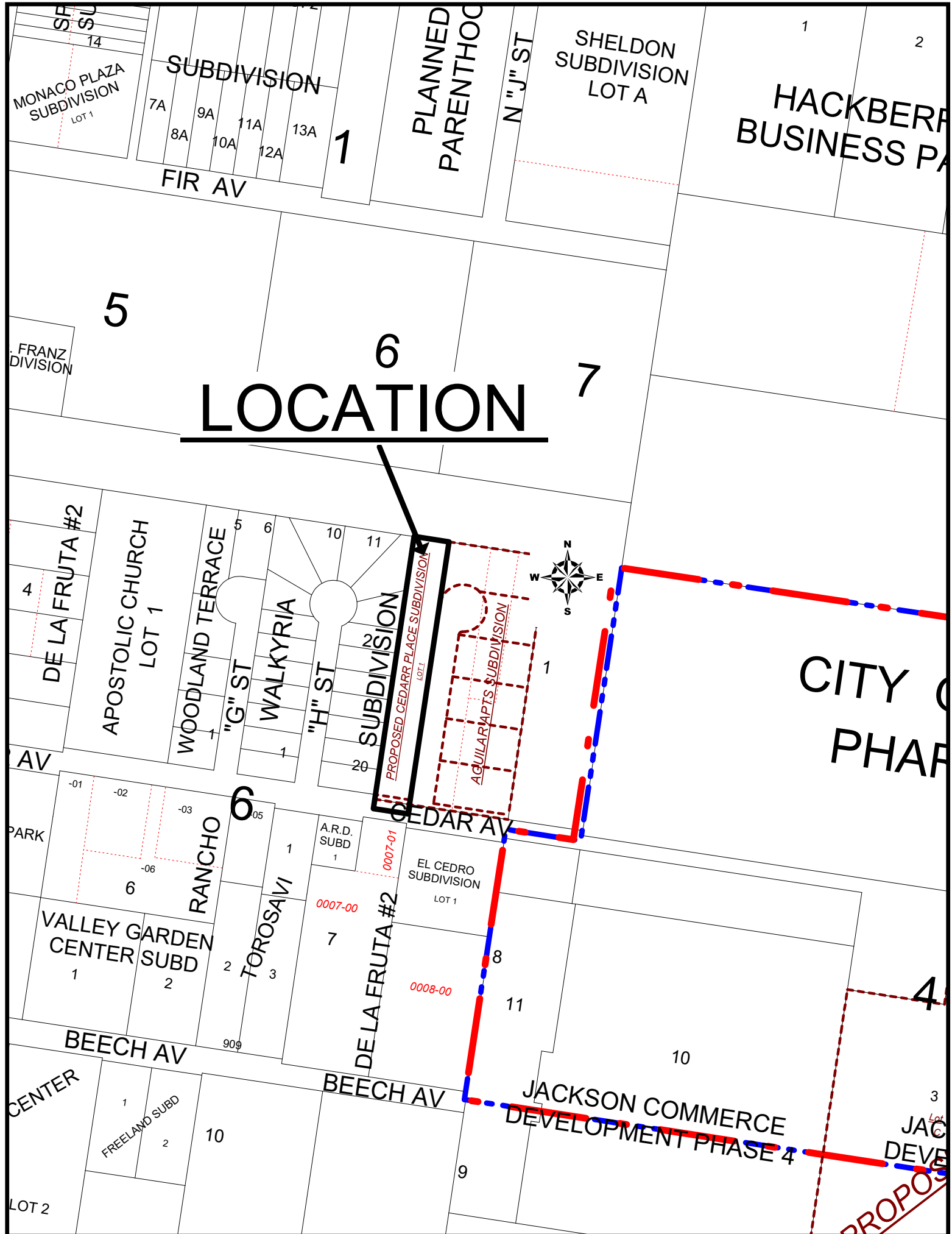
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

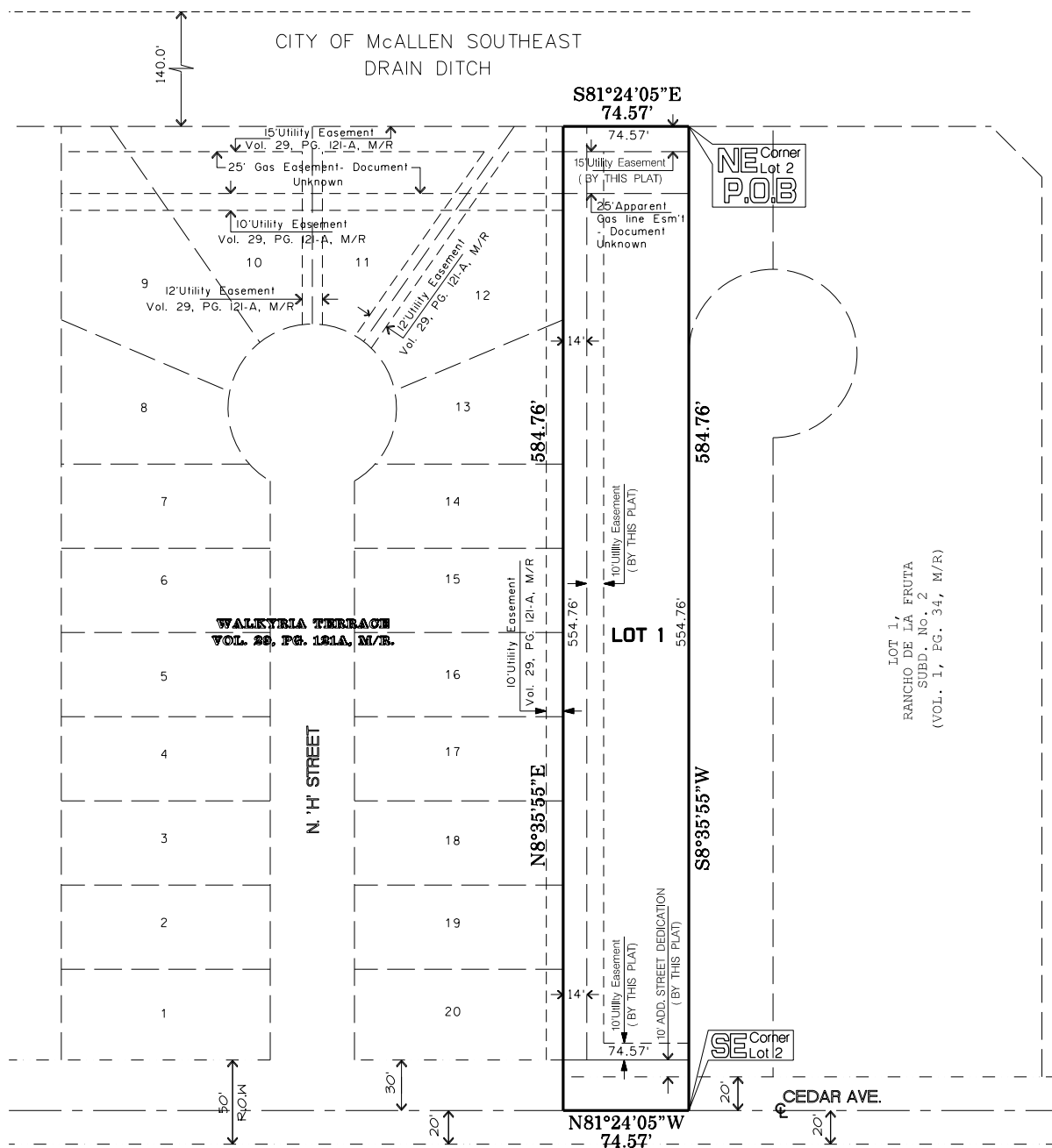
Signature  Date 02-01-21

Print Name Stephen Spoor, P.E.

Owner ☐

Authorized Agent ☒





LOT 7,
RANCHO DE LA FRUTA SUBD. No. 2
(VOL. 1, PG. 34, M/R)



MAP OF CEDAR PLACE SUBDIVISION

McALLEN, TEXAS
BEING A SUBDIVISION OF THE EAST 1 ACRE OF LOT 2,
RANCHO DE LA FRUTA SUBDIVISION NO. 2, BEING A RESUBDIVISION
OF LOT 6, BLOCK 12, STEEL & PERSHING SUBDIVISION
HIDALGO COUNTY, TEXAS,
ACCORDING TO MAP THEREOF RECORDED
IN VOLUME 1, PAGE 34, MAP RECORDS,
HIDALGO COUNTY, TEXAS.

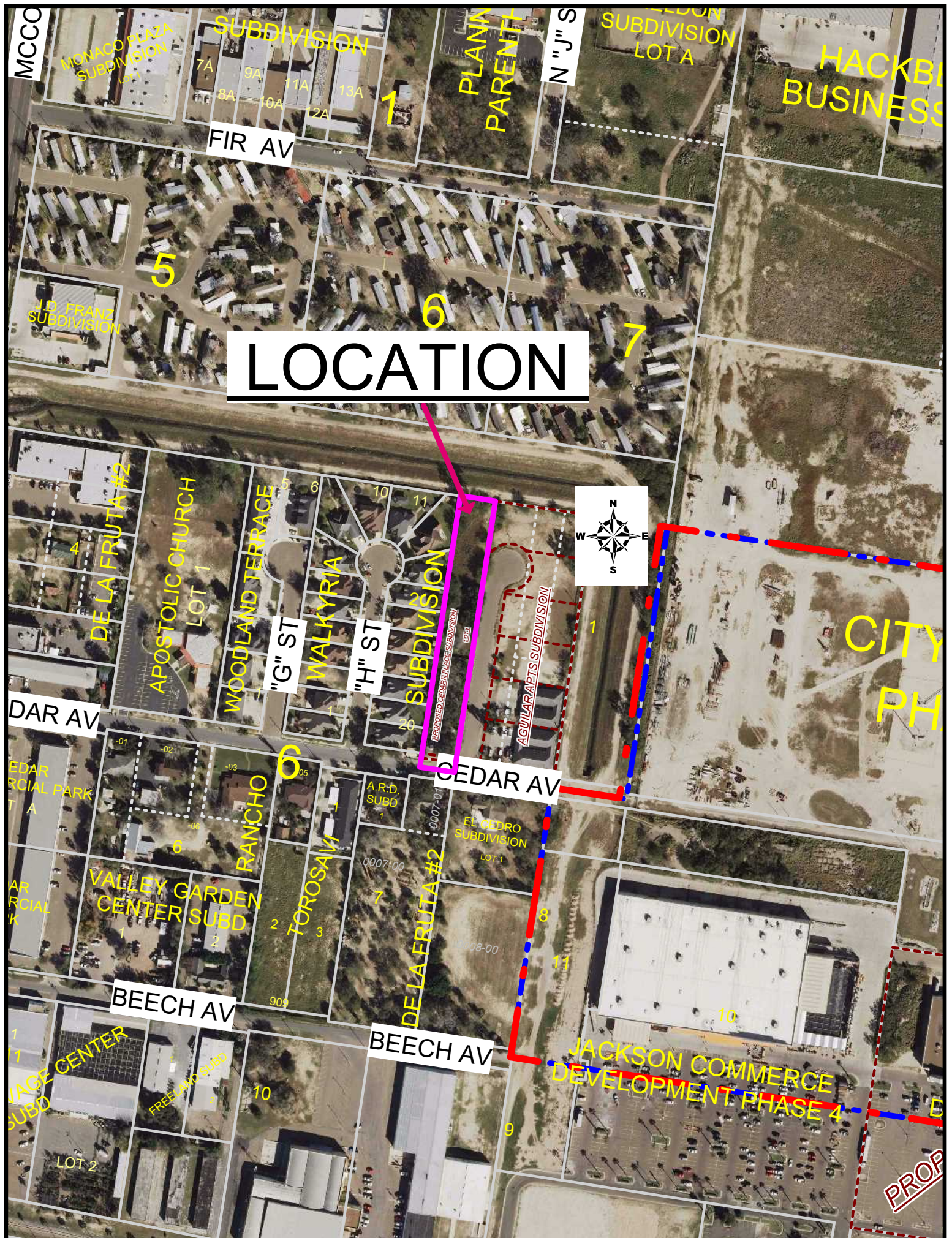


Reviewed On: 2/23/2021

SUBDIVISION NAME: CEDAR PLACE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
East Cedar Avenue: 10 ft. dedication for 30 ft. from centerline for 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ***Please add "East" to Cedar avenue wherever is applicable prior to final. ****Subdivision Ordinance: Section 134-105 Paving _____ Curb & gutter _____	Applied
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Please clarify if a Service Drive Easement will be provided for City Departments to provide services prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 20 ft. or greater for easements or approved site plan, or in line with the average setback of the existing structures; whichever is greater **Please revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements or approved site plan. **Please revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In Accordance with Zoning Ordinance or greater for easements or approved site plan. **Please revise plat note #3 as shown above. ***Zoning Ordinance: Section 138-356	Non-compliance
* Corner.	NA
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along East Cedar Avenue. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Engineer must clarify number of units proposed to determine requirements prior to final.	TBD
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, private drives/streets, etc. must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Applied
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: R-3A Proposed: R-3A **If a rezoning is proposed, it must be finalized prior to final. ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **If a rezoning is proposed, it must be finalized prior to final. ***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. As Per Parks Department, Engineer must clarify number of units prior to final to determine amount park fees required prior to final.	Required

* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for 5 units. No TIA required.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **Engineer must clarify number of units to determine requirements prior to final. ***As per Fire and Public Works Departments, submit site plan to determine requirements such as service drive, dumpster location, accesses, etc. prior to final. ****Provide gate details prior to final if applicable. *****Please show street/drive on the east property as a "private" prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS.	Applied



LOCATION



*Alamora approved SUB2021-0014



City of McAllen
Planning Department

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

*for
Feb #45
Wednesday
Review

**APPLICATION FOR
SUBDIVISION PLAT REVIEW**

Project Description	Subdivision Name	NACCU Subdivision Lot 1A and 2A		
	Location	East side of N. 10th Street between Northgate Lane and Hobbs Drive		
	City Address or Block Number	9100 and 9200 N. 10th Street		
	Number of lots	2	Gross acres	4.27
			Net acres	4.27
	Existing Zoning	C-3	Proposed	C-3
	Rezoning Applied For	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date		
	Existing Land Use	Vacant	Proposed Land Use	Commercial
	Irrigation District #	2		
	Residential Replat	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Commercial Replat	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
ETJ	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Agricultural Tax Exempt	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			
Estimated Rollback tax due	n/a			
Parcel No.	1313473 & 1313472			
Tax Dept. Review	n/a			
Legal Description	Lots 1 and 2, NACCU Subdivision			
Owner	Name	Nacu Army Community Credit Union		
	Phone	956-683-1000		
	Address	P.O. Box 81349		
	City	Corpu Christi	State	Tx
	Zip	784633		
E-mail	cramos@navyarmyccu.com			
Developer	Name	Same as Owner		
	Phone			
	Address			
	City		State	
	Zip			
Contact Person				
E-mail				
Engineer	Name	Spoor Engineering Consultants, Inc.		
	Phone	965-683-1000		
	Address	202 S. 4th Street		
	City	McAllen	State	Texas
	Zip	78501		
Contact Person	Steve Spoor			
E-mail	sec@spooreng.com			
Surveyor	Name	CVQ Land Surveyors		
	Phone	956-618-1551		
	Address	517 Beaumont Avenue		
	City	McAllen	State	Texas
Zip	78501			

RECEIVED
FEB 09 2021
By *AM*

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

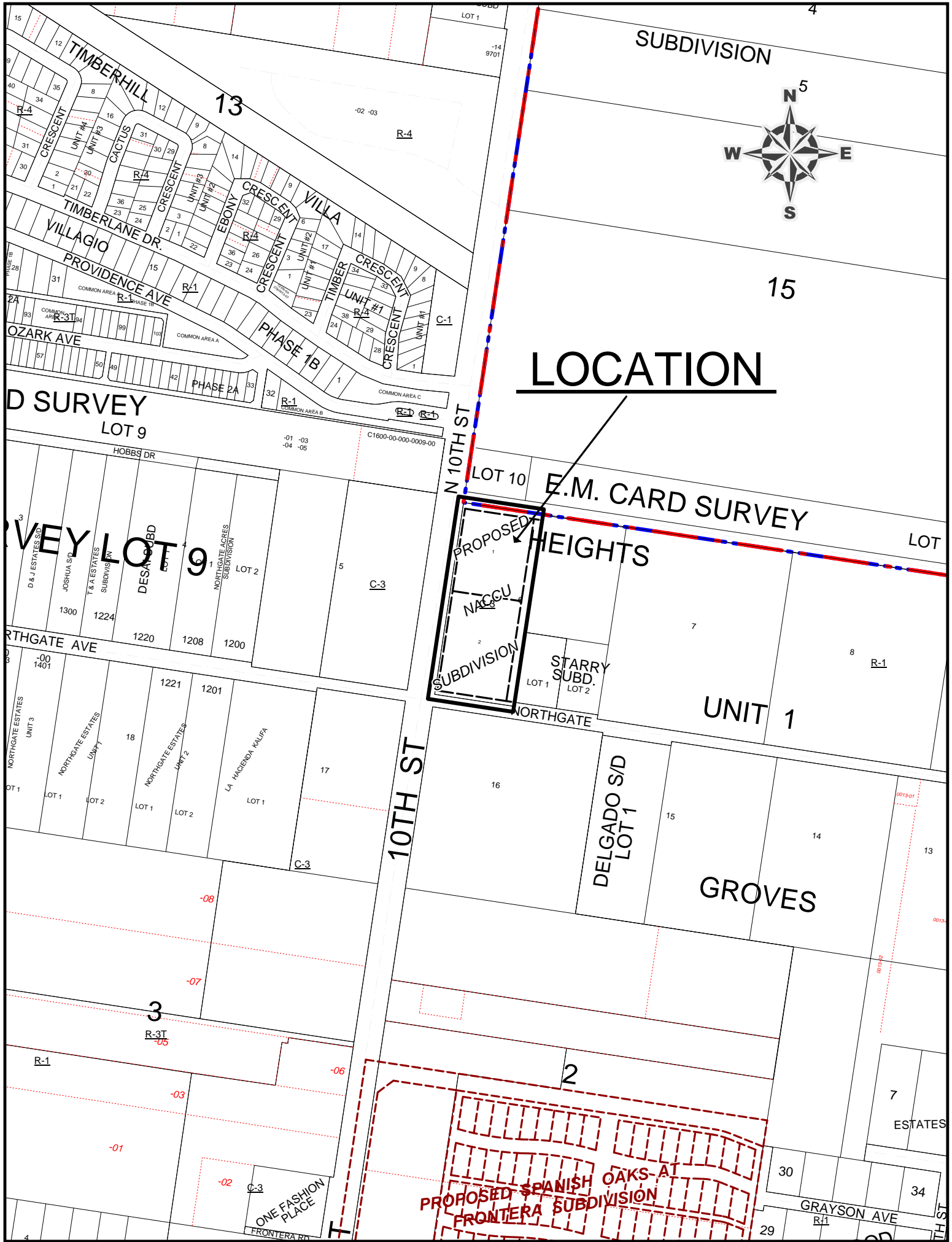
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Steve Spoor Date 02/09/21

Print Name Steve Spoor

Owner ☐

Authorized Agent ☒



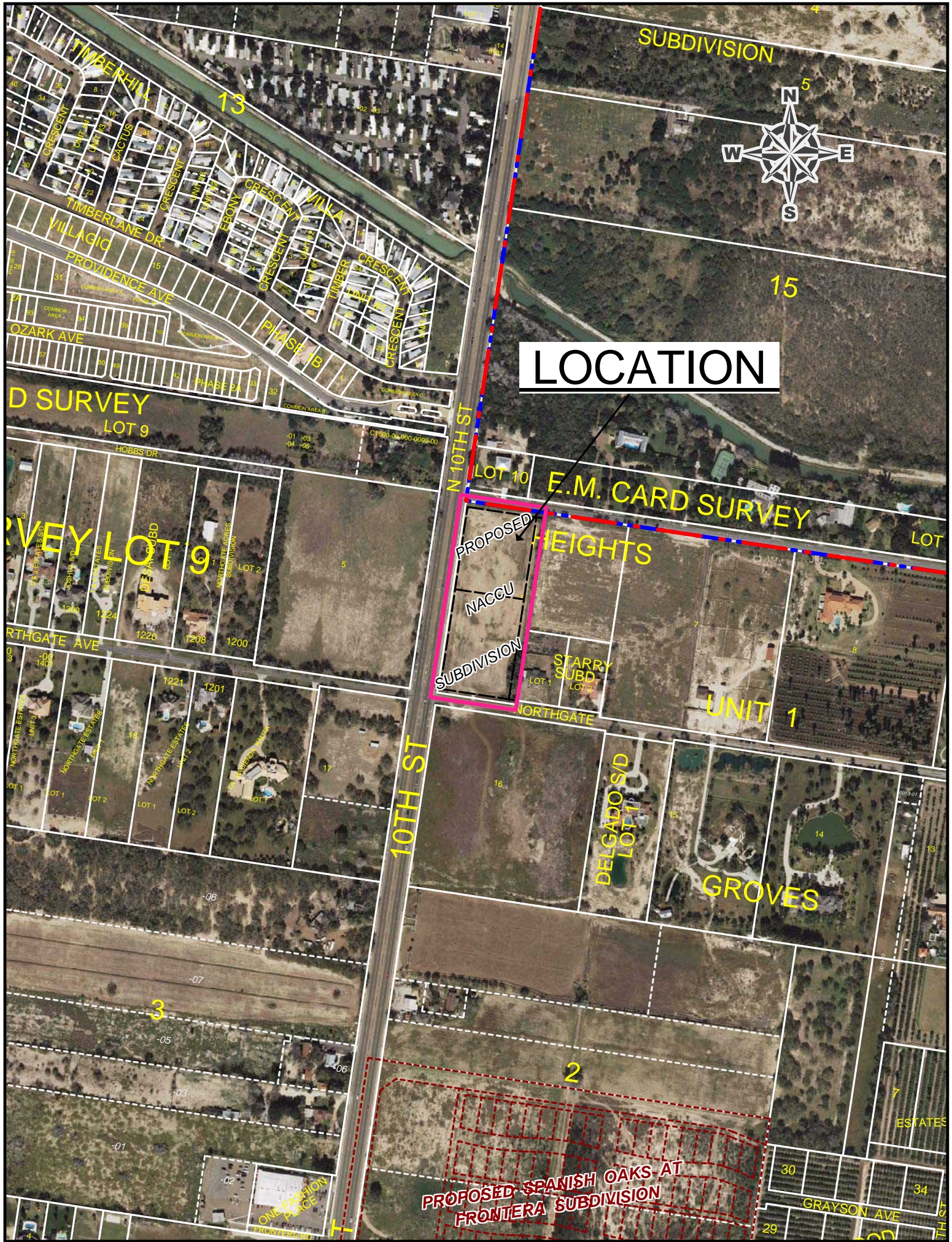


Reviewed On: 2/23/2021

SUBDIVISION NAME: NACCU SUBDIVISION LOT 1A AND 2A	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North 10th Street: 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state **City of McAllen Thoroughfare Plan	Compliance
Hobbs Drive: 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not built prior to plat recording. **City of McAllen Thoroughfare Plan	Compliance
Northgate Lane: 35 ft. from centerline for 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not built prior to plat recording. ****Subdivision Ordinance: Section 134-105	Applied
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **A 30 ft. paved service drive is proposed. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: N. 10th Street - 60 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan *Please revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan *Please revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: Corner: Hobbs Drive - 40 ft. or greater for easements Northgate Lane - 35 ft. or greater for easements ****Zoning Ordinance: Section 138-356	Applied
* Garage.	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 10th Street, Hobbs Drive, and Northgate Lane. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. ****Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	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. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3 **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **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 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
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy **Per Fire and Public Works Departments, submit site plan for staff's review prior to final. ***Abandonment of existing 10 ft. Utility Easement is being processed by a separate instrument and will be recorded prior to final. A proposed 10 ft. Private Easement is being proposed in leu of the abandoned easement.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIIONS NOTED, AND DRAINAGE APPROVAL.	Applied



LOCATION

Sub 2021-0017



City of McAllen
Planning Department
APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description	<p>Subdivision Name <u>Park Terrace</u></p> <p>Location <u>SWC N. JACKSON Rd & E. Jonquil Ave</u></p> <p>City Address or Block Number <u>NONE At this time</u></p> <p>Number of lots <u>63</u> Gross acres <u>20.983</u> Net acres _____</p> <p>Existing Zoning <u>A-0</u> Proposed <u>R2</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>2/12/2021</u></p> <p>Existing Land Use <u>vacant</u> Proposed Land Use <u>four plex</u> Irrigation District # <u>2</u></p> <p>Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>-0-</u></p> <p>Parcel No. <u>231014, 231020, 231015, 231021</u> Tax Dept. Review <u>Yuserra</u></p> <p>Legal Description <u>Approx. 20.983 acres out of Lot 4, Block 4</u> <u>AJ McCall S/D</u></p>
Owner	<p>Name <u>Domain Development Corp.</u> Phone <u>(956) 661-8888</u></p> <p>Address <u>100 E. Nolana Ave, Ste. 130</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p> <p>E-mail <u>shavi@aurielinvestments.com</u></p>
Developer	<p>Name <u>Domain Development Corp.</u> Phone <u>(956) 661-8888</u></p> <p>Address <u>100 E. Nolana Ave, Ste. 130</u></p> <p>City <u>McAllen</u> State <u>TX</u> Zip <u>78502</u></p> <p>Contact Person <u>Shavi Mahtani, President</u></p> <p>E-mail <u>shavi@meldenandhunt.com</u></p>
Engineer	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p> <p>Contact Person <u>Mario A. Reuna, P.E.</u></p> <p>E-mail <u>mario@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u></p> <p>Address <u>115 W. McIntyre St.</u></p> <p>City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p>

RECEIVED
FEB 15 2021
BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

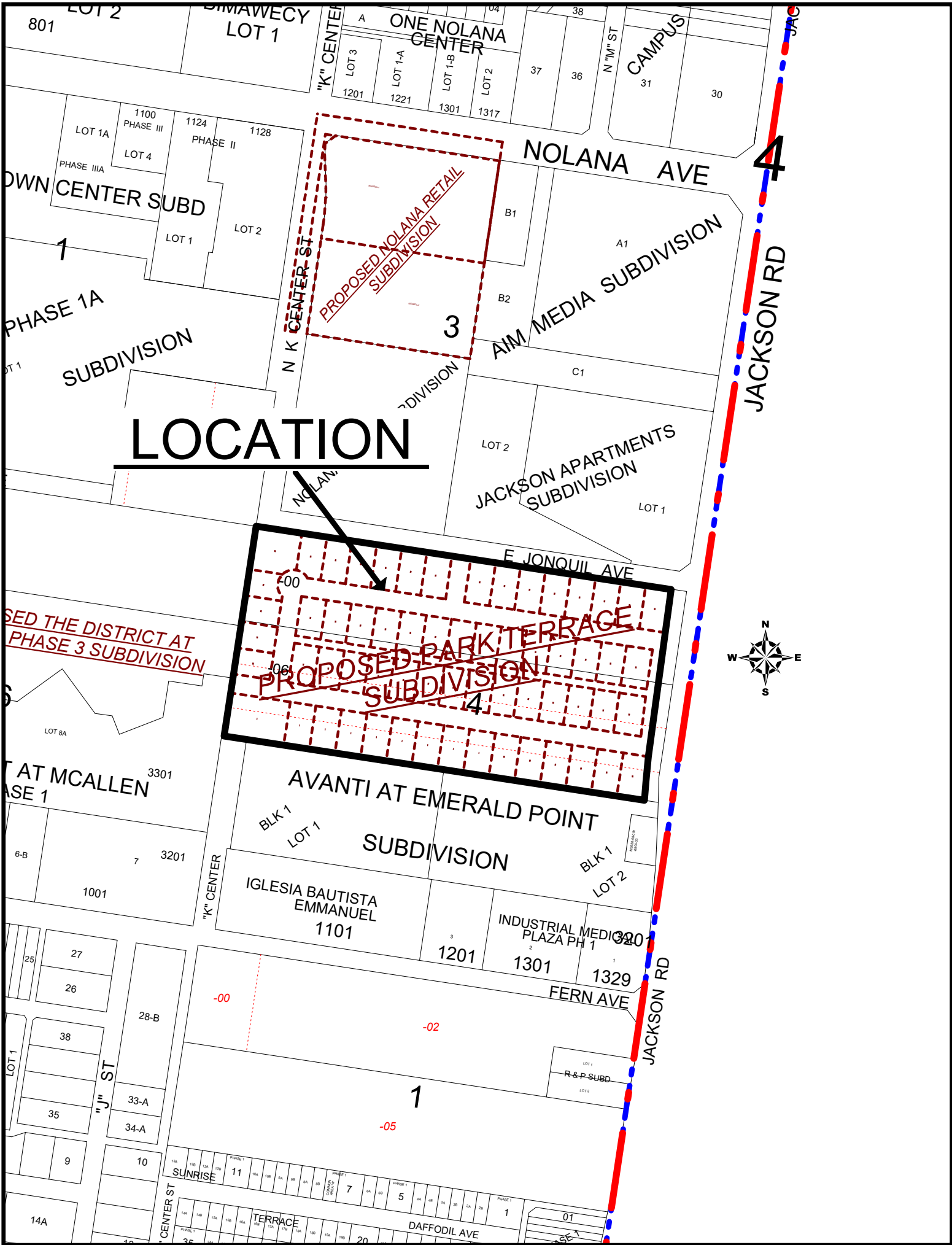
Owner's Signature

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

Signature  Date 2/11/21

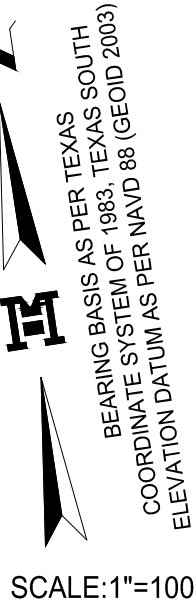
Print Name Shau Mahtani - President

Owner ☐ Domain Development Corp. Authorized Agent ☐



LOCATION





BEING A SUBDIVISION OF A 20.983 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 4, BLOCK 4, A.J. MCCOLL SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, HIDALGO COUNTY DEED RECORDS.



Reviewed On: 2/24/2021

SUBDIVISION NAME: PARK TERRACE**REQUIREMENTS****STREETS AND RIGHT-OF-WAYS**

North Jackson Road: Min. 10 ft. dedication for min. 60 ft. from centerline for 120 ft. ROW
 Paving: min. 65 ft. Curb & gutter: both sides
 ***Must escrow monies as needed if not constructed prior to recording.
 ****Show ROW from centerline to new property line and total ROW after accounting for ROW dedication.
 *****Add "North" to every Jackson Road reference on plat.
 **City of McAllen Thoroughfare Plan

Non-compliance

North "K" Center Street: Dedication required for 80 ft. total ROW
 Paving: 44 ft. Curb & gutter: both sides
 **Must escrow monies as needed if not constructed prior to recording.
 ***Show ROW from centerline to new property line and total ROW after accounting for ROW dedication.
 ****Verify that ROW is align with properties to the north and south.
 ****Please provide copy of document "30 ft. HCID No. 2 exclusive ROW easement Volume 19, Page 289 & Volume 16, Page 5" prior to final for staff to review.
 **Subdivision Ordinance: Section 134-105

Non-compliance

East Jonquil Avenue: 30 ft. from centerline for 60 ft. ROW
 Paving: 40 ft. Curb & gutter: Both sides
 **Must escrow monies if improvements are not built prior to recording.
 ***Provide copies of documents "15 ft. Utility Easements Doc. 1771099" and "10 ft. Utility Easements Doc. 1018794" prior to final for staff to review.
 **Subdivision Ordinance: Section 134-105

Non-compliance

Internal Streets: 60 ft. ROW
 Paving: 40 ft. Curb & gutter: Both sides
 **Must escrow monies if improvements are not built prior to recording.
 ***Provide ROW for "Street D (Private)" prior to final.
 ****Submit gate details prior to final if applicable. Gate details might increase ROW requirements.
 *****Street names will be established prior to final.
 *****If any islands are proposed, drives on both sides will have to be at least 20 ft. paving wide.
 **Subdivision Ordinance: Section 134-105

Non-compliance

Paving _____ Curb & gutter _____

Applied

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

NA

* 800 ft. Block Length requirements exceeded (Lots 30-43 and Lots 1-15). Please revise plat to comply with requirements prior to final.
 **Subdivision Ordinance: Section 134-118

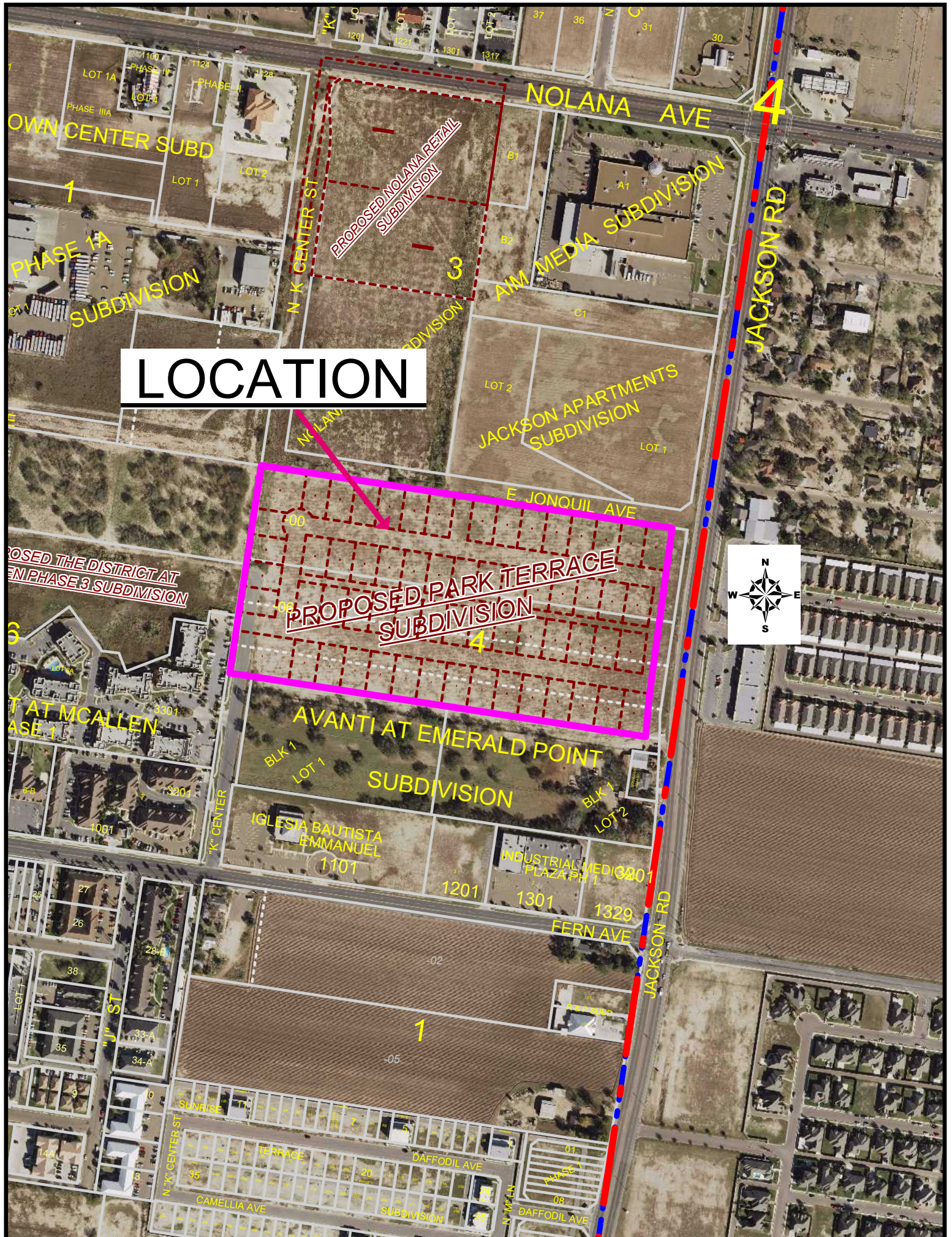
Non-compliance

ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. **If subdivision is proposed to be private, add "private" and remove "prop." to all alley references prior to final. ***Engineer must clarify proposed garbage pick up method prior to final to determine alley requirements. ****20 ft. by 20 ft. ROW clip required at all alley intersections. *****If Street D (Private) is proposed to be alley, maneuverability and spacing requirements will be reviewed prior to final. **Subdivision Ordinance: Section 134-106</p>	Non-compliance
SETBACKS	
<p>* Front: 20 ft. or greater for easements or approved site plan. **Please revise plat note #3 prior to final. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Please revise plat note #3 prior to final. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Interior Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan. **Please revise plat note #3 prior to final. ***Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Corner: 20 ft. or greater for easements or approved site plan (Proposed). 10 ft. or greater for easements or approved site plan (Required) **Engineer must clarify setback prior to final. **Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356</p>	Compliance
<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Applied
SIDEWALKS	
<p>* 5 ft. wide minimum sidewalk required along North Jackson Road and 4 ft. wide minimum sidewalk required along East Jonquil Avenue, North "K" Center Street and both sides of all internal streets. **Please revise plat note as shown above prior to final.* *** 5 ft. sidewalks required along North Jackson Road as per Engineering Department. **** Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, along North Jackson Road, East Jonquil Avenue and North "K" Center Street. **Please revise plat note as shown above. **Landscaping Ordinance: Section 110-46</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied

NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North Jackson Road, East Jonquil Avenue and North "K" Center Street. **Please add plat note prior to final. **City's Access Management Policy * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common or Detention Areas, any private streets/alleys, and/or gates must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * 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 subdivision is proposed to be public. **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. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72 	Non-compliance
	NA
	NA
	Required
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356 * Lots fronting public streets. **Zoning Ordinance: 138-1 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: A-O Proposed: R-2 **Rezoning scheduled for consideration at the Planning and Zoning meeting of March 16, 2021 and City Commission meeting of April 12, 2021. **Rezoning must be finalized prior to subdivision's final review. **Zoning Ordinance: Article V * Rezoning Needed Before Final Approval **Rezoning scheduled for consideration at the Planning and Zoning meeting of March 16, 2021 and City Commission meeting of April 12, 2021. **Rezoning must be finalized prior to subdivision's final review. **Zoning Ordinance: Article V 	Non-compliance
	Non-compliance
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. As per Parks Department, subdivision will be subject to Parkland Dedication Advisory Board prior to final. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, subdivision will be subject to Parkland Dedication Advisory Board prior to final. 	TBD
	NA
	Non-compliance

TRAFFIC	
* As per Traffic Department, Trip Generation needed to determine if TIA is required prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation needed to determine if TIA is required prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy. **Engineer must clarify if subdivision is proposed to be public or private prior to final to determine requirements. ***Abandonment of "30 ft. HCID No. 2 exclusive ROW easement" along North "K" Center Street will be done by a separate instrument and must be recorded prior to final. *****As per Public Works, Engineer must clarify proposed garbage pick up method prior to final to determine alley requirements.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITY AND DRAINAGE APPROVALS.	Applied

LOCATION



Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: January 29, 2021
SUBJECT: City Commission Actions on February 22, 2021

CONDITIONAL USE PERMITS:

1. Request of Juan D. Cantu, for a Conditional Use Permit, for one year, for a tire shop: Lot 14, Block 20, Hammond Addition Subdivision; 2255 Date Palm Ave
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
2. Request of Margret De Bruyn on behalf of Iced Cube Shaved Ice McAllen LLC, for a Conditional Use Permit, for one year, for a snack bar with alcohol sales: Lot 1, All-In-One Subdivision No. 4; 6101 N 23rd St, Suite K
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
3. Request of Raul U. Guerrero, for a Conditional Use Permit, for one year, for a guest house: Lot 23, Quail Crossing Subdivision; 2712 Denton Creek Ave
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
4. Request of Vishal Desai, for a Conditional Use Permit, for one year, for a liquor store: W113.49' of Lot 1 and W 113.44' of Lot 2, Block 1, Golden Acres Retirement Subdivision No. 1; 301 N Ware Rd, Suite B
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

[illegible]

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

[illegible]



PLANNING DEPARTMENT

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



2021 CALENDAR

Meetings:

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

Deadlines:

D- Zoning/CUP Application N - Public Notification

* Holiday - Office is closed

JANUARY 2021

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

FEBRUARY 2021

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

MARCH 2021

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

APRIL 2021

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

MAY 2021

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

JUNE 2021

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

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



PLANNING DEPARTMENT

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



2021 CALENDAR

Meetings:

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

Deadlines:

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

* **Holiday** - Office is closed

JULY 2021

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

AUGUST 2021

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

SEPTEMBER 2021

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

OCTOBER 2021

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

NOVEMBER 2021

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

DECEMBER 2021

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

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