AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, NOVEMBER 1, 2022 - 3:30 PM MCALLEN CITY HALL, 1300 HOUSTON AVENUE CITY COMMISSION CHAMBERS, 3RD FLOOR

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Minutes from the meeting held on October 18, 2022

2) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - 1. Request of Jaime A. Salazar for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for a guest house, at Lot 1, Orangewood North Subdivision, Hidalgo County, Texas; 8408 North 4th Street. (CUP2022-0160)
 - Request of Fernando Cruz on behalf of Journey Church RGV for a Conditional Use Permit, for Life of the Use, and adoption of an ordinance, for an institutional use (church), at a 1.10 acre tract of land out of Lot 492, John H. Shary Subdivision, Hidalgo County, Texas; 6917 and 6925 State Highway 107. (CUP2022-0163)
 - Request of Emigdio Salinas on behalf of M2 Engineering, PLLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development at 13.116 acres out of Lots 234 and 235, Pride o' Texas subdivision (Proposed Sunset Valley Subdivision), Hidalgo County, Texas; 6100 North Bentsen Road. (CUP2022-0165)
- **b)** REZONING:
 - Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lots 7 and 8, save and except the North 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. (REZ2022-0032)(TABLED ON 10/4/2022 & 10/18/2022) TO REMAIN TABLED

- 2. Rezone from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 10.201 acres out of Lot 445, John H. Shary Subdivision, Hidalgo County, Texas; 9400 North Shary Road. (REZ2022-0038)
- **3.** Rezone from R-1 (single-family residential) District to R-2 (duplex-fourplex residential) District: Lot 7, Block 1, Southwest Heights Subdivision, Hidalgo County, Texas; 404 South 28th Street. (**REZ2022-0039**)

3) SUBDIVISIONS:

- a) Kalo Subdivision, 2609 Monte Cristo Road, Gerardo & Yolanda Ordenez (SUB2021-0065)(PRELIMINARY EXTENSION)REGA
- b) A-A-A Apartments Subdivision, 5900 Mile 5 Road, Anissa Izel Vela-Sanchez (SUB2022-0122)(PRELIMINARY)REGA
- c) Just a Closet Oxford Subdivision, 2300 Oxford Avenue, Domain Development Corp. (SUB2022-0112)(FINAL)RDE
- d) Felix Subdivision, 3024 South 1st Street, Patricia Salazar (SUB2022-0120)(PRELIMINARY)SE
- e) 521 Subdivision, 3401 South 10th Street, MDM Land Company, LLC (SUB2022-0123)(PRELIMINARY)RDE

4) INFORMATION ONLY:

a) City Commission Actions: October 24, 2022

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 on Tuesday, October 18, 2022, at 3:31p.m. in the McAllen City Hall, 3rd Floor Commission Chambers Room,1300 Houston Avenue, McAllen, Texas.

Present:	Michael Fallek Gabriel Kamel Marco Suarez Erica De La Garza-Lopez	Chairperson Vice Chairperson Member Member
Absent:	Jose Saldana Emilio Santos Jr. Rudy Elizondo	Member Member Member
Staff Present:	Isaac Tawil Austin Stevenson Michelle Rivera Edgar Garcia Beto De la Garza Luis Mora Omar Sotelo Liliana Garza Mario Escamilla Katia Sanchez Samuel Nunez Porfirio Hernandez Jacob Salazar Magda Ramirez	City Attorney Assistant City Attorney II Assistant City Manager Planning Director Development Coordinator Deputy Director Senior Planner Planner III Planner III Planner III Planner II Planner I Planner I Planner Technician I Planner Technician I Administrative Assistant

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Marco Suarez

1) MINUTES:

a) Minutes for the Regular meeting held on October 4, 2022.

The minutes for the regular meeting held in October 4, 2022 was approved as submitted by Mr. Marco Suarez. Seconding the motion was Ms. Erica De la Garza which carried unanimously with 4 members present and voting.

2) PUBLIC HEARING:

Item 2d was requested to be read first in the agenda.

d) ORDINANCE:

1. Ordinance Providing for the Amendment of the Zoning Ordinance to Regulate BYOB Establishments.

Planning Director, Mr. Edgar Garcia presented the ordinance request.

Chairperson Mr. Michael Fallek asked if there was anyone present who wanted to speak on the proposed ordinance. Board members, Mr. Marco Suarez, Vice Chairperson Mr. Gabriel Kamel, Ms. Erica De la Garza and Chairperson Mr. Michael Fallek stated concerns and City Attorney Isaac Tawil clarified all questions and concerns.

After a lengthy conversation, Mr. Marco Suarez moved to approve. Vice Chairperson seconded the motion, which was approved with four members present and voting.

a) CONDITIONAL USE PERMITS:

1. Request of Frances T. Velarne for a Conditional Use Permit, for one year, for a portable building greater than ten feet by twelve feet for a waxing studio at Lot 6, Block 1, Poorbaugh's Subdivision, Hidalgo County, Texas; 309 North 3rd Street. (CUP2022-0152)

Mr. Samuel Nunez stated that the subject property is located along the west side of North 3rd Street between Date Palm Avenue and Cedar Avenue. The property is zoned C-3 (general business) District and has a frontage of 50 feet along North 3rd Street and a depth of 100 feet for a lot size of 5,000 square feet. Adjacent Zoning is R-1 (single family residential) district to the west and C-3 District in all other directions. A portable building for commercial use is allowed in the C-3 District as an accessory use with a conditional use permit and in compliance with all requirements.

This is the first request for the portable building for use as a waxing studio. A conditional use permit request by the previous property owner for a life of use for a single family dwelling in a commercial zone was approved for this property in 2017 but a residence was never constructed. A remnant structure is used as a storage building.

The applicant is requesting a conditional use permit for a proposed portable building measuring 30.7 feet by 14 feet to be located on the property for a main use. The proposed building will be used as a waxing studio.

The Fire Department has conducted their respective inspection and was satisfactory. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit.

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

Section 138-118(3) of the Zoning Ordinance as follows:

- 1) Portable buildings must not be used for living quarters. The portable building will be used as a waxing studio only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 feet.
- 3) Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.
- 4) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 5) Must provide garbage and trash collection and disposal;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- 7) Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

Staff recommends disapproval of the Conditional Use Permit request, since portable buildings larger than 120 square feet are allowed in the C-3 District with a Conditional Use Permit as an accessory use. The applicant proposes to use the building for a main use. Any approval is subject to compliance with the Zoning Ordinance.

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

Applicant, Francine and Anthony Velarne (700 S. Jay Street McAllen, Tx) explained their request for the conditional use permit.

After a brief discussion, Mr. Marco Suarez moved to approve. Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

2. Request of David M. Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop, at Lots 5 & 6, Trenton Commercial Park Subdivision, Hidalgo County, Texas; 2200 Trenton Road, Suite 2A. (CUP2022-0154)

Mr. Samuel Nunez stated that the subject property is located along the north side of Trenton Road, east of North 23rd Street. The proposed used is located within a commercial plaza under the name of Trenton Village. The subject property is zoned C-3 (general business) District. The adjacent zoning is R-1 (single-family residential) District to the north and east and A-O (agricultural and open space) District to the south. There is C-3 district to the west. A smoke and vape shop are allowed

in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a retail vape and smoke shop, in a suite, which is part of a multi-tenant commercial building by the name of Trenton Village. The proposed hours of operation are Monday thru Sunday 11:00 a.m. - 3:00 a.m. The commercial plaza is a mixture of retail, restaurants and other commercial uses.

The Fire Department is pending inspection for the proposed business. The Planning Department has received no calls or concerns regarding the proposed use. 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:

- The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 feet of a residential zone.
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Trenton Road.
- 3) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and

Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

Staff recommends disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation. Mr. Marco Suarez seconded the motion, which was disapproved with four members present and voting.

 Request of David Rossow for a Conditional Use Permit, for one year, and adoption of an ordinance for a smoke and vape shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street, Suite 30. (CUP2022-0155)

Ms. Katia Sanchez stated that the subject property is located at the northeast corner of Nolana Avenue and North 10th Street. The proposed used is located within a commercial plaza by the name of Sun Plaza. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 on all sides of the plaza. A vaporizer store is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a retail vape and smoke shop, in a multi-tenant commercial building. The proposed hours of operation are Monday thru Sunday 10:00 a.m. – 3:00 a.m.

The Fire Department is pending inspection for the proposed business. The Planning Department has received no concerns regarding the proposed use. 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:

- The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone to the northeast;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along North 10th Street and Nolana Avenue and does not generate traffic into residential areas;
- 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.

The proposed1,350 sq. ft. smoke shop requires 4 parking spaces.

- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

Staff recommends disapproval of the request based on non-compliance with #1 (distance) of Section 138-118 (a)(4) of the Zoning Ordinance. If approved he conditional use permit must comply with condition notes

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was disapproved with four members present and voting.

4. Request of Roel "Roy" Rodriguez, P.E., City Manager on behalf of the City of McAllen, for a Conditional Use Permit, for Life of Use, and adoption of an ordinance for an Institutional Use for a golf practice facility and the Champion Lakes Golf Course, at Lot 27 Block 1 & Lots 183-185 and Lots 188-190 Block 1, McAllen First Suburban Citrus Groves, La Lomita, Hidalgo County, Texas; 2701 South Ware Road. (CUP2022-0161)

Ms. Katia Sanchez stated that the subject property is located south of Jordan Road and east of North Ware Road. The subject property is currently zoned A-O (agriculture- open space) District. The adjacent zoning is A-O District in all directions. There is R-3A (multifamily residential apartment) District and R-1 (single family residential) District to the west across South Ware Road. The applicant is requesting a conditional use permit (CUP) for the existing Champion Lakes Golf Course establishment and a proposed golf practice facility for the University of Texas Rio Grande Valley (UTRGV) institution of higher learning. An institutional use is permitted in the A-O District with a conditional use permit.

The application for a conditional use permit for the proposed golf training facility was submitted on September 30, 2022. An application for a building permit for the golf practice facility was submitted August 7, 2022. Previously the golf course existed as Palmview Golf Course and recently the name was changed to Champion Lakes Golf Course.

SUMMARY/ANALYSIS:

The applicant is proposing to operate a golf practice facility as part of the Champion Lakes Golf Course, which currently consists of a clubhouse, driving range, and accessory buildings. The addition of a practice facility is proposed. The request for a conditional use permit is to accommodate the existing golf course and the addition of a UTRGV practice facility.

There will be designated parking on the existing parking lot for the UTRGV students.

A building permit will be required and will be subject to compliance with all requirements. The Fire Department will conduct their inspections once the construction for the proposed golf practice facility is completed and prior to occupancy.

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 proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

- 1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; There is access to South Ware Road.
- 2. The proposed use shall comply with the McAllen Off-Street Parking and Loading Ordinance and make provisions to prevent the use of street parking, especially in residential areas. There is an existing parking area along with designated parking spaces for the golf practice facility.
- 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 buildings shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.

Staff recommends approval of the request, for the life of the use, subject to compliance with the stated conditions, Zoning Ordinance, Fire Department requirements, and building permit requirements.

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

Being no discussion, Mr. Marco Suarez moved to approve. Vice Chairperson Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

5. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (Suerte Bar & Grill Uptown), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suites N1-N2. (CUP2022-0149)

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

The initial Conditional Use Permit application was submitted on December 18, 2019, which was disapproved by the Planning and Zoning board on January 21, 2020 with a "favorable recommendation to the distance requirement". The City Commission later approved the Conditional Use Permit request on February 10, 2020 for one year. The applicant submitted another Conditional Use Permit application on October 04, 2021, which was disapproved by the Planning and Zoning board on November 2, 2021 with a favorable recommendation. The City Commission later approved the request for one year on November 22, 2021. The current Conditional Use Permit application was submitted on September 20, 2022.

ANALYSIS:

The 4,080 square feet two-floor building will consist of a dining area, three restrooms, conference room, kitchen, server area room, two storage rooms, two offices, and a main bar as shown on the submitted floor plan. The proposed hours of operation for Suerte Bar and Grill are daily from 12:00 PM to 2:00 AM. As per the zoning ordinance, Section 138-395 (14), the business requires 41 parking spaces, and 729 spaces are provided, which complies with the parking requirement.

Inspections from the Health Department have been completed and no violations were found. The Fire Department inspection is pending. A current police activity report for service calls for the past year was requested and is included in the agenda packet documents.

As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1. The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower 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 direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site. Based on the square footage of the building, 41 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;
- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7. The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

Staff has not received any phone calls, emails, or letters in opposition to this request.

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

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

Being no discussion, Mr. Marco Suarez moved to disapprove with favorable recommendation. Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was disapproved with four members present and voting.

6. Request of Jessica Aguilar, for a Conditional Use Permit, for one year, and adoption of an ordinance for a bar (The Bearded Lady), at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas, 400 Nolana Avenue, Suite Q. (CUP2022-0151)

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

The initial Conditional Use Permit application for this establishment was submitted on December 18, 2020 and was disapproved with a favorable recommendation at the Planning and Zoning Commission meeting of January 19, 2021. The City Commission later approved the request for one year on February 8, 2021. This Conditional Use Permit application was submitted on September 20, 2022.

The applicant is proposing to continue to operate a bar (The Bearded Lady) from the existing 1,940 square feet of leased space. The proposed hours of operation will be daily from 12:00 PM to 2:00 AM.

Inspections from the Fire and Health Departments are pending. A current police activity report for service calls for the past year was requested and is included in the agenda packet documents.

As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of residential zones and uses to the north and east, and a water tower to the west.
- The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site. Based on the square footage of the building, 20 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;

- 4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;
- 5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7. The business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

Staff has not received any phone calls, emails, or letters in opposition to this request.

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

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

Being no discussion, Vice Chairman Mr. Gabriel Kamel moved to disapprove with favorable recommendation. Ms. Erica De la Garza seconded the motion, which was disapproved with four members present and voting.

7. Request of Katy M. Cantu and Omar Garza on behalf of Powers Xtrym Ink Tattoos & Body Piercing Studio, LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance for an event center (BYOB locale), at Lot 12, Mejia Subdivision Unit No. 1, Hidalgo County, Texas, 2022 Nolana Avenue. (CUP2022-0150).

Mr. Samuel Nunez stated that the property is located on the north side of Nolana Avenue, west of Bicentennial Boulevard. The subject property is zoned C-3 (general business) District. The zoning for the adjacent properties is C-3 District in all directions. Surrounding land uses include O'Reilly Auto Parts, Vintage Tile & Stone, Billy's B-B-Q, Domino's, Imelda's Beauty Salon, Ryker Powersports, Sweet Boulevard Party Place, Spin Plus Laundromat, CALANDRIAS Patio Bar, and the International Museum of Arts & Sciences (IMAS). An event center is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.

This is the initial conditional use permit request for an event center (BYOB locale) use at this location. The application for this request was submitted on September 19, 2022.

ANALYSIS: According to the submitted floor plan, the applicant is proposing to use the 3,552 square foot suite for an event center that will serve as a BYOB locale. The proposed days and hours of operation are Tuesdays, Thursdays, Fridays and Saturdays from 1:00 AM to 5:00 AM. Based on the 3,552 square-foot suite for the proposed BYOB locale, 35 parking spaces would be required. As per

the subdivision plat (Mejia Unit 1), the existing parking area is a common parking area for all 12 lots. Inspections from the Fire and Health Departments are pending. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all the required conditions.

As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of the International Museum of Arts & Science (IMAS).
- 2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to Nolana Avenue and does not generate traffic into residential areas;
- 3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Based on the square footage of the proposed site for the BYOB locale, 34 parking spaces will be required, which are provided as part of the common parking area.
- The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the Vegetation Ordinance;
- 5. The business shall provide sufficient lighting to eliminate dark areas and facilitate maximize visibility from a public street in order to discourage vandalism and criminal activities;
- 6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7. The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

Staff has not received any phone calls, emails or letters in opposition to this request.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of the Zoning Ordinance. In the past similar requests have not been approved to operate until 5:00 AM.

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

After a brief discussion, Vice Chairperson Mr. Gabriel Kamel moved to disapprove with favorable recommendation with the adjustment of the closing time of 2:00a.m. Ms. Erica De la Garza seconded the motion, which was disapproved with four members present and voting.

 Request of Rudy Tijerina on behalf of Tierra Santa Worship Center, for a Conditional Use Permit, for one year, for an institutional use (church) at the south half of Lot 7 and all of Lot 8, Block 50, North McAllen Subdivision, Hidalgo County, Texas, 116 North 12th Street. (CUP2022-0137)(TABLED ON 10/4/2022)

Ms. Erica De la Garza moved to remove item from being tabled. Seconding the motion was Mr. Marco Suarez which was approved by four members present and voting.

Ms. Katia Sanchez stated that the property is located on the east side of 12th street, approximately 360 feet north of US Business 83. The subject property is zoned C-3 (general business) District. The adjacent zoning is C-3 district in all directions. Surrounding land uses include McAllen Chamber of Commerce, First Baptist Church, and McAllen Food Park. A church is permitted in the C-3 district with a Conditional Use Permit and in compliance with requirements.

A Conditional Use Permit for an Institutional Use (church) was submitted on August 31, 2022. The Conditional Use Permit request is for one year.

The applicant is proposing to operate Tierra Santa Worship Center from approximately 651.59 square feet of the existing building. The proposed hours of operation for the proposed church services are Wednesday's from 7 PM to 9 PM and Sunday's 10 AM to 12 PM. The establishment consists of one restroom, one storage room, and a main area (pulpit, alter, and seating). The main area has 4 rows of chairs for a proposed seating capacity of 15.

Based on the number of seats in the main area, 4 parking spaces are required, of which 1 parking space must be accessible with an 8-foot aisle. As per the submitted site plan, 10 parking spaces are provided, of which 1 parking space is reserved for disabled persons, meeting the parking lot requirement.

The Fire Department is pending to conduct the necessary inspection. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions noted 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 12th Street.
- 2. The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of parking along street, especially in residential areas. Based on the seating area of 15 seats in the main area, 4 parking spaces are required; 10 parking spaces are provided. The parking must be clear of potholes and be properly striped per city requirements.

- 3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6. The number of persons within the main building shall be determined by the Building Inspections Department and shall maintain the existing seating capacity for the main sanctuary; and
- 7. Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence. A chain link fence is provided on the west and north side of the property.

Staff recommends approval of the request, for one year, subject to compliance with requirements in Section 138-118 and Section 138-400 of the Zoning Ordinance, and Building Permits and Fire Department requirements.

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

Applicant Rudy Tijerina (1120 Fir Avenue McAllen, TX) clarified questions that Mr. Marco Suarez had regarding parking spaces.

After a brief discussion, Ms. Erica De la Garza moved to approve. Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

b) REZONING:

 Rezone from R-1 (single-family residential) District to C-3 (general business) District: 0.14 acre out of Lot 6, Block 4, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 6416 South 10th Street. (REZ2022-0037)

Mr. Samuel Nunez stated that the property is located on the north side of South 11th Street, 41.11 feet west of South 10th Street. The tract has 50 feet of frontage along South 11th Street with a depth of 119.96 feet at its deepest point for a lot size of 0.14 acres (5,896.82 square feet).

The applicant is requesting to rezone the property to C-3 (general business) District in order to develop the tract of land into a two-lot commercial subdivision. A feasibility plan has not been submitted.

The adjacent zoning is C-3 District to the east and R-1 (single-family residential) District in all other

directions.

There is a vacant commercial building (tire shop) that overlaps onto the subject property. Surrounding land uses include single-family residences, retail store, Zuniga's Cars and Trucks Dealership, agricultural, and vacant land.

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

The development trend for this area along South 10th Street is single-family residential and commercial.

The tract of land was annexed into the City and initially zoned R-1 District on December 18, 1989. A rezoning request to C-3 District for the subject property was approved by the City Commission on April 23, 2001. Another rezoning request to R-1 District for the subject property was approved by the City Commission on September 27, 2021; at the time the applicant was proposing to build a single-family residence. However, the applicant has now decided to develop the tract of land for commercial use, hence the reason for this rezoning request.

A Subdivision Plat Review application was submitted on September 10, 2021 for a two-lot subdivision under the name "Arellano Subdivision" and was approved in preliminary form at the special Planning and Zoning Commission meeting of October 12, 2021. The applicant has discussed with staff the possibility of revising the proposed plat to a one-lot commercial subdivisions.

This request does not conform to the Urban Single Family land use designation, as indicated on the Foresight McAllen Comprehensive Plan. It is comparable, however, with the existing adjacent zoning (C-3 District) to the east property line. If this request is granted approval, the zoning will revert back to its previous C-3 District designation.

Section 110-49 (a) of the Vegetation Ordinance requires a masonry screen 8 feet in height where a commercial, industrial, or multi-family use has a side or rear property line in common with a single-family use or zone.

A recorded subdivision plat is required prior to the issuance of a building permit. Parking land dedication, or a fee in lieu of land comprising \$700 per dwelling unit, is required prior to the recordation of a subdivision plat.

Staff has not received a phone call, letter, or email in opposition to this rezoning request.

Staff recommends approval of this rezoning request since in the past the subject property was designated C-3 (general business) District and the revised plat may be a one-lot subdivision.

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

After a brief discussion regarding parking, Ms. Erica De la Garza moved to approve and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

 Rezone from R-1 (single-family residential) District to C-1 (office building) District: Lots 7 and 8, save and except the North 15 feet of Lot 8, Block 1, Renken's Addition Subdivision, Hidalgo County, Texas; 601 North 9th Street. (REZ2022-0032)(TABLED ON 10/4/22) TO REMAIN TABLED

Item requested by applicant to remain tabled. No action needed, none taken.

c) HISTORICAL PRESERVATION:

1. Request of Jack E. and Hilda Edwards for a designation of a McAllen City Landmark at the West 25 FT. OF LOT 11, and all of LOTS 12 AND 13, BLOCK 11, MILMOR addition to MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 1321 JASMINE AVENUE. (HIS2022-0001)

Ms. Liliana Garza stated that the request was in order to protect, enhance and preserve landmarks or districts of historical and cultural importance and significance as necessary to promote the economic, cultural, educational and general welfare of the public.

The subject property is located at the southeast corner of North Main Street and Jasmine Avenue. The zoning designation for this tract is R-1 (single family residential) District and there is currently a residence located on the subject property. The architectural classification for the building is English Tudor.

Paul David Miller was born on August 14, 1887, in Russell, Kansas. He initially worked alongside his father as a grain dealer at M.P. Miller and Son and then headed the company when his father retired in 1900. Around 1922, he moved to Houston, Texas where his career as a commercial executive and financial firm expert began with Houston Building and Loan association. He moved to Donna, Texas in June 1925, where he remained in an official capacity with the newly formed Valley Building and Loan Association. He became associated with R.C. Morris in the new firm and the two men witnessed the growth of the institution over a period of several months before moving their headquarters to McAllen.

In August of 1926, Mr. Miller moved his family to McAllen and supervised the construction of their new home in the Milmor Addition, which he and Mr. Morris, developed into a restricted residential portion of the city. The two-story English Tudor brick veneer home was completed in October 1927 and was known as one of the beauty spots in McAllen.

Mr. Miller took progressive steps to make Valley Building and Loan Association one of the leading organizations of its kind in South Texas, after the formation of the Milmor Development Company in October 1927. In 1929, he was elected president of the McAllen Retail Merchants Association and was also named a director of the Texas League of Building and Loan Association but was unable to continue because of his labors in the Valley.

Mr. Miller was an active member of the First Methodist Church in McAllen, a member of the Fraternal Order of Masons, a Shriner, and a member of the Eastern Star. He held memberships in McAllen Rotary Club and in Loyal Service Post No. 37, American Legion, McAllen. He was a second Lieutenant in the quartermaster's corps in the American Army, serving as a transport quartermaster aboard the ship "Freida" en route to France.

From 1925 to 1930, Mr. Miller took a leading role in the formation of McAllen's industrial activity. He was credited for bringing the annual state convention of the Texas League of Building and Loan Associations to a South Texas city for the first time since its creation. The convention took place in McAllen during the month of February 1930 and was one of the last acts he completed before he passed away the following month.

Anna Marietta Kelsey was born Hannah Rebecca Allen on September 25, 1863 in Marietta, Georgia. When her parents died early in her childhood, she was adopted at the age of 6 by John Peter Kelsey and Amanda Brooks Kelsey, who were early settlers of South Texas. After Mr. Kelsey's death in 1898, Miss Kelsey took over the reins of the family's ranching and farming business and became widely known as one the leading "businessmen" of Star and Jim Hogg County. She was appointed deputy sheriff of Starr County in 1918, which enabled her to carry a gun when on her trips to oversee the large ranches left to her by her father. She was also appointed as second in command in the American Protective League, a group organized in search of spies along the U.S.-Mexican border. Serving as the first chairman of the Starr County Red Cross Chapter, she represented the chapter at a convention in Washington, D.C. in 1919.

In July 1931, Miss Kelsey moved to McAllen, where she purchased the subject house. Miss Kelsey was known as one of the South's most outstanding philanthropic women and was a large donor to the building of churches, parsonages, and public buildings from Corpus Christi to Mexico City. Her civic work in McAllen included a \$5,000 donation to the Women's Club building, owned by the McAllen City Federation of Women's Clubs. She served on the board of directors of the McAllen Memorial Library and gave \$10,000 to the erection of the library. She helped with the purchase of the First Methodist Church of McAllen, located on Main Street.

Miss Kelsey published a book on March 1952, "Through the Years," which reflected her knowledge of pioneer life along the border. Proceeds from the sale of the book were donated to the Cerebral Palsy fund of Pharr, Texas, beginning with the first royalty check of \$315 presented to the fund at the opening of the Crippled Children's Center in May 1952. A year later, on July 1, 1953, Miss Kelsey passed away in her Jasmine Avenue home.

On October 30, 1927 the McAllen Daily Press made a front-page announcement: "Miller Moves in New Home." The article described the Miller's new house as a "beautiful new home on the corner of Miller avenue and 14th Street, in the Milmor Addition" and "entirely modern in every respect, and is equipped with new furniture." The house was built by Mr. J.A. Traylor, contractor, while Valley Lumber Company supplied the materials.

Built of brick veneer, the house features hallmarks of the English Tudor style such as two-story, steeply pitched roof, cross gables, a chimney crowned by decorative chimney pots, and tudor arches. Its two-story placement across two lots of Jasmine Avenue is relieved by its projecting tudor arch entrance and extended front chimney. The Miller-Kelsey house is in excellent condition and retains all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

The Miller-Kelsey House is an outstanding example of a custom-designed English Tudor house built during a period of phenomenal growth in South Texas in the mid-1920s. It is a prime example of romantic designs that were beginning to replace the more humble bungalow in the region. The house is also significant in the area of development for the pivotal role Paul David Miller played as a leading role in the formation of McAllen's industrial, commercial, and residential building activity

and Miss Anna Marietta Kelsey's knowledge of pioneer life along the border.

The building meets the requirements established under Section 138-414 Sub-section (c) (3) (a) of the Historic Preservation Ordinance for a City of McAllen Landmark Designation by way of the following:

- 1. Possess significance in history, architecture, archeology, and culture;
- 2. Is more than 50 years old and embodies the distinctive characteristics of a type, period, or method of historical construction or architecture;
- 3. Is associated with the lives of persons significant to our past;
- 4. Is associated with events that have made a significant contribution to the broad patterns of the city's history.
- 5. Embodies the distinctive characteristics of a type, period, or method of construction;
- 6. Represents the work of a renowned master designer, builder or craftsman;
- 7. Represents an established and familiar visual feature of the neighborhood

The Historic Preservation Council recommended approval of the city landmark designation during their September 28, 2022 meeting and staff is recommending approval of the request as well.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed subdivision. There was no oppositions but one concerned citizen.

Citizen, Mr. Jesus Gonzalez (813 N. Main St.) stated that his concern was the intentions that the applicants have with the request and how it will affect the surrounding properties.

Applicants Jack and Hilda Edwards stated they want to preserve and recognize the history behind the home and old town.

Staff and Assistant City Attorney Mr. Austin Stevenson clarified questions on how the proposed request would affect the surrounding areas to the property.

After a lengthy discussion, Vice Chairman Mr. Gabriel Kamel moved to disapprove and Mr. Marco Suarez seconded the motion, which was disapproved with four members present and voting.

After the meeting, Ms. Erica De La Garza signed an affidavit stating her conflict of interest from a property owned by her company within the 200 ft. radius and requested her vote be recorded as an abstention. Ms. Erica De La Garza did not receive notice for that property as it was sent to the previous owner and her residence is not within the 200 ft. notification radius. With her abstention, the result is the same with a vote of 3-0 in favor of denying the request with one abstention.

3) SITE PLAN:

a) SITE PLAN APPROVAL FOR LOT 2A WAL-MART SUBDIVISION NO. 2; 1300 EAST JACKSON AVENUE. (SPR2022-0011)

Ms. Katia Sanchez stated that the property is located on the south side of East Jackson Avenue, west of South Jackson Road, and east of Expressway 83. The property has 146.43 ft. of frontage along East Jackson Avenue and a depth of 267 ft. for a lot size 0.92 acres according to the recorded subdivision plat. The property is zoned C-3 (general business) District and the adjacent zoning is

C-3 District on all directions.

The applicant is proposing to demolish the vacant Chick-fil-A restaurant building and construct a car wash facility under the name of Groove Carwash with the total square footage of 4,188 sq. ft.

Based on 4,188 sq. ft. of commercial use, 14 parking spaces are required (the office space square footage is not determined yet); 25 parking spaces are provided. One of the proposed parking spaces must be accessible, which must also be van accessible with an 8 ft. wide aisle. Access to the site is from the existing curb cuts on the subject property on East Jackson Avenue and the existing access easements on the east and south side of the subject property according to the submitted survey. Required landscaping for the lot is 3,997 sq. ft., 6,312 sq. ft. is provided. The tree requirement is as floows: $14 - 2\frac{1}{2}$ " caliper trees, or 7 - 4" caliper trees, or 4 - 6" caliper trees, or 4 palm trees and $12 - 2\frac{1}{2}$ " caliper trees. Credit will be given to existing trees that remain onsite. A minimum 10 ft. wide landscaped strip is required inside the property line along East Jackson Avenue. Fifty percent of the landscaping must be visible from the street, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. A 6 ft. buffer is required around dumpsters/compactors if visible from the street. No structures are permitted over easements. The plat was recorded on May 16, 1995, with front setback of 50 ft.

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

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve site plan and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

4) SUBDIVISIONS:

a) MAE Subdivision, 2301 La Vista Avenue, Irineo Aguilar, Jr. (SUB2021-0093)(PRELIMINARY EXTENSION)REGA

Ms. Liliana Garza stated that N. 23rd Street (FM 1926): 50 ft. ROW required from centerline for 100 ft. total ROW Paving: by the state Curb & gutter: by the state. Revisions needed: Label how existing ROW was dedicated to determine if any additional dedication is required prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. La Vista Avenue: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N. 24th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N. 24th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. N. 24th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Paving, curb and gutter. ROW: 20 ft. Paving: 16 ft. Revisions needed: Clarify 10 ft. service drive easement on west side of plat and provide any reciprocal agreement between adjacent property to the west if any prior to final Provide plat note stating private service drive easements will be maintained by lot owner and not the City of McAllen. Alley/service drive

easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: N. 23rd Street (FM 1926) 70 ft. or greater for approved site plan or easements. Revisions needed: Front setback will be finalized once ROW is clarified. - Please revise plat note as shown above and once finalized prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning ordinance or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with the Zoning Ordinance or greater for approved site plan or Easements. Revisions needed: Please revise plat note as shown above prior to final. Proposing 25 ft. along La Vista Ave. or greater for easements, please clarify. Zoning Ordinance: Section 138 356. Corner side (La Vista Avenue): 30 ft. or greater for approved site plan or easements. Revisions needed: Proposing 25 ft. along La Vista Ave. or greater for easements under Side setback note. Plat shows a 25 ft. setback along La Vista Avenue. Please clarify prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on N. 23rd Street (FM 1926) and 4 ft. minimum wide sidewalk required along La Vista Avenue Revisions needed: Please remove "5 ft. sidewalk required along N. 23rd Street per Engineering department. Subdivision Ordinance: Section 134-120," from plat note, rest of note ok. 5 ft. sidewalk required along N. 23rd Street per Engineering Department Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Revisions needed: Required but not needed as a plat note, please remove note from plat prior to final. No curb cut, access, or lot frontage permitted along. City's Access Management Policy Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Revisions needed: Required but not as a plat note, please remove plat note #12 prior to final. Common areas, private Streets must be maintained by the lot owners and not the City of McAllen Revisions needed: Please provide plat note stating that the private service easement will be maintained by the lot owners and not the City of McAllen prior to final. Common areas for commercial developments provide for common parking. access, setbacks, landscaping, etc. Lots fronting public streets. Zoning Ordinance: Section 138-356. Minimum lot width and lot area Zoning Ordinance: 138-1. Existing: C-3 Proposed: C-3. If a CUP is required. Application needs to be reviewed by P&Z Board and approved by City Commission prior to final plat approval. Zoning Ordinance: Article V.Rezoning Needed Before Final Approval. If a CUP is required. Application needs to be reviewed by P&Z Board and approved by City Commission prior to final plat approval. Zoning Ordinance: Article V. Trip Generation to determine if TIA is required, prior to final plat. Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Improvements must be built or money escrowed prior to plat recording. Site plan must be approved by staff prior to building permit issuance. If a CUP is required. Application needs to be reviewed by P&Z Board and approved by City Commission prior to final plat approval. Remove instrument numbers shown along adjacent properties. Show only document number and subdivision name and legal description in all directions if applicable or document number and record owners. Plat must receive utilities, drainage, and traffic requirement approvals prior to final. Please clarify bus stop shelter location in relation to the curb cut along N. 23rd Street, please submit site plan prior to final. Staff recommends approval of the 6 month extension subject to conditions noted.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

b) Kamary Subdivision, 4000 State Highway 107, Kamary Investments, Ltd. (SUB2022-0118)(PRELIMINARY)SA

Ms. Liliana Garza stated S.H. 107: 86 ft. from centerline for 172 ft. ROW existing Paving: by the state Curb & gutter: by the state. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording N. Ware Road: 35 ft. ROW dedication required for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state. Revisions needed: Revise ROW dedication, please see requirements above. Please clarity and provide documentation. Please indicate how existing ROW has been dedicated on plat. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Paving, curb and gutter. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. ROW: 20 ft. Paving: 16 ft. 24 ft. private service drive proposed, in lieu of a public alley. 12 ft. of the drive will be by this plat and the balance to be dedicated by separate instrument. Revisions need: Temporary turn around to be provided at the west end of the private service drive easement to prohibit a dead-end. Private Service drive easement to continue westward at such time the adjacent property develops. Provide plat note indicating private service drive easement will be maintained by the lot owners and not the City of McAllen. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: S.H. 107 - Proposing: 75 ft. or greater for approved site plan or easements. N. Ware Road (FM 2220) - Proposing: 75 ft. or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Corner See Front setback above. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. H. 107 and N. Ware Road. 5 ft. wide sidewalk required along S. H. 107 and N. Ware Road as per Engineering Department, Subdivision Ordinance: Section 134-120, Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opague buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions needed: Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Site plan must be approved by staff prior to building permit issuance. Please clarify the 7 ft. Reciprocal Access Easement and 10 ft. by 10 ft. Corner Clip on the northwest corner shown plat prior to final. Corner clips subject to increase to 20 ft. by 20 ft.

Staff recommends approval of the subdivision in preliminary form, subject to the conditions noted,

drainage and utilities approval.

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

c) Kamary II Subdivision, 4200 State Highway 107, Kamary Investments, Ltd. (SUB2022-0119)(PRELIMINARY)SA

Ms. Liliana Garza stated S.H. 107: 86 ft. from centerline for 172 ft. ROW existing Paving: by the state Curb & gutter: by the state. Subdivision Ordinance: Section 134-105 and/or COM. Monies must be escrowed if improvements are required prior to recording. Paving, curb and gutter. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. ROW: 20 ft. Paving: 16 ft. 24 ft. private service drive proposed, in lieu of a public alley. 12 ft. of the drive will be by this plat and the balance to be dedicated by separate instrument. Temporary turn around to be provided at the west end of the private service drive easement to prohibit a dead-end. Private Service drive easement to continue westward at such time the adjacent property develops. Revisions need: Provide plat note indicating private service drive easement will be maintained by the lot owners and not the City of McAllen. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: S. H. 107: Proposing: 75 ft. or greater for easements or site plan. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on S. H. 107. 5 ft. sidewalk required along S. H. 107 as per Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multifamily residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-3 134-1. Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Site plan must be approved by staff prior to builling permit issuance. Please clarify the 7 ft. Reciprocal Access Easement and 10 ft. by 10 ft. Corner Clip on the northeast corner shown plat prior to final. Corner clips subject to increase to 20 ft. by 20 ft.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form and Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

d) SMT McAllen II Land LLC Subdivision, 4801 North 23rd Street, SMT McAllen II, LLC (SUB2022-0116)(PRELIMINARY)M&H

Ms. Liliana Garza stated N. 23rd Street: 20 ft. dedication for 60 ROW required from centerline for 120 ft. ROW. Paving: By the state Curb & gutter: By the state. Revisions needed: Label centerline and total ROW after dedication prior to final. Subdivision Ordinance: Section 134-105 and/or COM. Monies must be escrowed if improvements are required prior to recording. Wisteria Avenue: 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both sides Revisions needed: Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. Paving, curb and gutter. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are required prior to recording. ROW: 20 ft. Paving: 16 ft. Revisions required: Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: In accordance with the zoning ordinance, or in line with existing structures, or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Please clarify the property frontage prior to final. Proposing:15 ft. or greater for easements. Please clarify and revise note as noted above prior to final. Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Proposing: 5 ft. or greater for easements. Please clarify and revise note as noted above prior to final. Zoning Ordinance: Section 138-356. Sides: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Proposing: 6 ft. or greater for easements. Please clarify and revise note as noted above prior to final. Zoning Ordinance: Section 138-356. Corner: In accordance with the zoning ordinance, or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Please clarify the property frontage prior to final. Proposing: 10 ft. except where greater setback is required. Please clarify and revise note as noted above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on N. 23rd Street and 4 ft. wide minimum sidewalk required on Wisteria Avenue. Revisions needed: Please add plat note as shown above and once finalized prior to final. 5 ft. sidewalk along N. 23rd Street required as per Engineering Department. 5 ft. sidewalk may be required for Wisteria Avenue by Engineering Department, will be finalized prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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. Revisions required: Required but not needed as a plat note, please remove plat note #10 prior to final. No curb cut, access, or lot frontage permitted along. Must comply with City Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: - Plat note subject to change once private service drive is established. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Lot 1: Existing:C-3 Proposed: I-1. The rezoning to I-1

District was approved by Planning and Zoning Commission on June 7, 2022 and by City Commission on June 27, 2022. Lot 2: Existing: C-3 Proposed: C-3. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation for Battery Storage will be waived. Must comply with City's Access Management Policy. Please clarify the "44.5 ft. Fence, Drainage, & Landscaping Easement" on plat prior to final. Site plan must be approved by staff prior to building permit issuance.

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

Being no discussion, Ms. Erica De la Garza moved to approve subdivision in preliminary form and Vice Chairperson Mr. Gabriel Kamel seconded the motion, which was approved with four members present and voting.

e) Fire Station No. 8 Subdivision, 14300 North Shary Road, City of McAllen (SUB2022-0115)(PRELIMINARY)M&H

Mr. Mario Escamilla stated that N. Shary Road: 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. Alley/ service drive easement will be reviewed at time of site plan for conditional use permit, notes requirements will be established prior to final. Subdivision Ordinance: Section 134-106. Front: In accordance with the Zoning Ordinance or inline with existing structures, or approved site plan, or greater for easements, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Front:50 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or approved site plan, or greater for easements, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Rear: In accordance with zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. Sides: In accordance with the Zoning Ordinance, or approved site plan, or greater for easements, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Sides: In accordance with zoning ordinance or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. Shary Road. Revisions Needed: Finalize sidewalk note requirements prior to final. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. *6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 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. Must comply with City Access Management Policy As per Traffic Department: As per McAllen's Access management policy, spacing requirement along Shary Road is 360 ft. between driveways, if spacing is not met a variance would be required. Please show the existing curb and the distance to the proposed north driveway along Shary Road. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. A conditional use permit for a institutional use is required for the proposed use in the C-4 District, submit a application for conditional use permit prior to final. Overall site plan required as part of CUP process for a institutional use. Public Improvement District (PIO) 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 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Public Improvement District (PIO) or Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: C-4 (commercial industrial) District Proposed: C-4 (commercial industrial) District Pending Submittal: A conditional use permit for a institutional use is required for the proposed use in the C-4 district, submit a application for conditional use permit prior to final. Finalize Zoning requirements prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Pending Submittal: A conditional use permit for a institutional use is required for the proposed use in the C-4 district, submit a application for conditional use permit prior to final. Finalize Zoning requirements prior to final. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. Site plan must be approved by staff prior to building permit issuance. If a CUP is required. Application needs to be reviewed by P&Z Board and approved by City Commission prior to final plat approval.

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

Being no discussion, Vice Chairperson Mr. Gabriel Kamel moved to approve subdivision in preliminary form and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

f) Fire Training Facility Subdivision, 10700 North La Lomita Road, City of McAllen (SUB2022-0114)(PRELIMINARY)M&H

Mr. Mario Escamilla stated N. La Lomita Road: Dedication as needed for 40 ft. from centerline for 80 ft. total ROW. Paving: 52 ft. Curb & gutter: Both Sides Revisions needed: -Revise all street name references as shown above prior to final. Please show centerline on plat prior to final. Please provide how existing ROW was dedicated on plat prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Brazos Avenue: 35 ft. of dedication from centerline for 70 ft. total ROW. Paving 40 ft. to 44 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. N.33rd Street: 35 ft. of dedication from centerline 70ft. total ROW. Paving : 40 ft. to 44 ft. Curb & gutter: Both Sides. Revisions needed: Revise ROW dedication, see requirements above. Include street name of plat prior to final. Please show centerline on plat prior to final. Please provide how existing ROW was dedicated on plat prior to final. Label existing ROW dedications, from centerline, total, etc. on both sides. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 1,200 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Allev/service drive easement required for commercial and multi-family properties. Allev/ service drive easement will be reviewed at time of site plan for conditional use permit, notes requirements will be established prior to final. Subdivision Ordinance: Section 134-106. Front:50

ft. or inline with existing structures, or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Front:40 ft. or inline with existing structures, approved site plan or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Rear: 20 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Rear: In accordance with the Zoning Ordinance, or approved site plan, or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Sides: 20 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Sides: In accordance with the Zoning Ordinance, or approved site plan, or greater for easements, whichever is greater applies. Zoning Ordinance: Section 138-356. Corner: 20 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Add note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft., except where greater setback is required, greater setback applies. Revisions needed: Add note as shown above prior to final. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required along N. La Lomita Rd, N.33rd Street and Brazos Avenue. Revisions needed: Please add plat note as shown above and once finalized prior to final. Proposing:5 ft. sidewalk required on La Lomita Rd. Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built prior to recording. 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. Must comply with City Access Management Policy. As per Traffic Department: As per McAllen's Access management policy, spacing requirement along La Lomita Road is 200 ft. Existing driveway, no other entrances are being proposed. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. A conditional use permit for a institutional use is required for the proposed use in the A-O district, submit a application for conditional use permit prior to final. Overall site plan required as part of CUP process for a institutional use. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: A-O (agricultural and open space) District Proposed: A-O (agricultural and open space) District Pending Submittal: A conditional use permit for a institutional use is required for the proposed use in the A-O district, submit a application for conditional use permit prior to final. Finalize Zoning requirements prior to final. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Pending Submittal: A conditional use permit for a institutional use is required for the proposed use in the A-O district, submit a application for conditional use permit prior to final. Finalize Zoning requirements prior to final. Zoning Ordinance: Article V. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City s Access Management Policy. Site plan must be approved by staff prior to building permit issuance. If a CUP is required. Application needs to be reviewed by P&Z Board and approved by City Commission prior to final plat approval.

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

preliminary form and Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

g) Pioneer Esates Subdivision, 9400 North Shary Road, Aldape Development, LLC (SUB2021-0066)(REVISED PRELIMINARY)MAS

Mr. Mario Escamilla stated North Shary Road: 30 ft. ROW dedication for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state Revisions needed: -Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to final. Please show document wherein the existing 60 ft. ROW was dedicated prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 6 Mile Line: 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions needed: Clarify access from 6 Mile Line as plat boundary does not extended to ROW, and ownership is by United Irrigation District as per plat submitted on October 5th,2022. Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to final. Please show document wherein the existing 40 ft. ROW was dedicated prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan Monies must be escrowed if improvements are not constructed prior to recording. North 56th Street (N/S Collector Road-east boundary line): 30 ft. dedication for 60 ft. total ROW. Paving: 40 ft. Curb & gutter: Both sides. Engineer submitted a variance application on October 7, 2021 requesting to dedicate 15 ft. of ROW for North 56th Street. The Planning and Zoning Commission considered the subdivision in revised preliminary form at their meeting of April 5, 2022. Following discussion, the board unanimously voted to approve the subdivision in revised preliminary form, and recommended approval of the variance for 15 ft. ROW dedication for N. 56th Street. There were 6 members present and voting. At the City Commission meeting of April 25.2022. the City of McAllen Board of Commissioners considered the request and was approved. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. Internal Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides. Revisions needed:-Submit gate details prior to final if applicable. Gate details might increase ROW requirements. Clarify access from 6 Mile Line as plat boundary does not extended to ROW, and ownership is by United Irrigation District as per plat submitted on October 5th, 2022. Street names will be established prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial and multi-family properties. As per Public Works department, at site plan stage include dumpster enclosure details as per dumpster detail 402 for commercial trash collection. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Front:25 feet or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Rear:10 feet or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Front:6 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed:-Revise note as shown above prior to final. Proposing Corner :10 feet or greater for easements. Zoning Ordinance: Section 138-

356. Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions needed: Revise note as shown above prior to final. Proposing Garage:18 ft. except where greater setback is required. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along North Shary Road and 4 ft. wide minimum sidewalk required on N. 56th Street, 6 Mile Line and both sides of all interior streets. Revisions needed: Revise note as shown above prior to final. Proposing: 5.0 feet wide minimum sidewalk required on the east side along N. Shary Rd. and a 4 feet wide minimum sidewalk required on 6 Mile line during subdivision stage and both sides of all interior streets during building permit stage. 5 ft. sidewalks required along North Shary Road as per Engineering Department. Note subject to change once ROW requirements for 6 Mile Line are established. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built prior to recording. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Shary Road ,6 Mile Line, and North 56th Street. Revisions needed: Revise note as shown above prior to final. Note subject to change once ROW requirements for 6 Mile Line are established. 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 Shary Road, 6 Mile Line and North 56th Street. Note subject to change once ROW requirements for 6 Mile Line are established. Must comply with City's Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common Areas and Drainage Detention Pond, must be maintained by the lot owners and not the City of McAllen Revisions needed: Revise note #10 as to include Common Areas. 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. Revisions needed: Clarify if subdivision will be private and if there will be any private streets/drives, revise plat note #11, as applicable. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Existing: R-1 (Single-family residential) District Proposed: R-3A(apartment residential) District. Rezoning applied for scheduled for the P&Z meeting of November 1, 2022 and at City Commission meeting of November 28, 2022. Zoning Ordinance: Section 138-176. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning applied for scheduled for the P&Z meeting of November 1, 2022 and at City Commission meeting of November 28, 2022. Zoning Ordinance: Article V Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138 -1. Land dedication in lieu of fee. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted - as part of the annexation process, Park fees were waived. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted -- as part of the annexation process, Park fees were waived. Pending review by City Management. As per Parks Department, Park Department a waiver to McAllen's Park Land Dedication and Park Development Fees Ordinance was granted – as part of the annexation process, Park fees were waived. As per Traffic Department, Trip Generation required for updated land use to determine if TIA is required, prior to

final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. As per Fire department submit updated utility layout with hydrant spacing 300'. Internal street names will be established prior to final. Label Drainage Area with a letter or number prior to final. Clarify access from 6 Mile Line as plat boundary does not extended to ROW, and ownership is by United Irrigation District as per plat submitted on October 5th,2022. Clarify if private subdivision is proposed as gate details will need to provided for staff review, prior to final. Please submit a site plan with the proposed number of units per lot, prior to final. If proposing carports please submit site plan layout for staff review as setbacks are subject to change Subdivision previously approved in Revised Preliminary form at the Planning and Zoning Commission meeting of April 5th, 2022 as a single family development, as per plat submitted on October 5th, 2022 multi-family subdivision now proposed.

Staff recommends approval in revised preliminary form subject to condiitons noted, drainage, and utility approvals.

Being no discussion, Mr. Marco Suarez moved to approve subdivision in preliminary form and Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

h) North Park on 107 Subdivision, 2501 State Highway 107, Urban City Developers, LLC (SUB2021-0004)(REVISED PRELIMINARY)TE

Mr. Mario Escamilla stated that State Highway 107: 150 ft. ROW Paving: By the state Curb & gutter: By the state Revisions needed: Pleas show centerline on plat prior to final. Please provide how existing ROW was dedicated on plat prior to final. -Label existing ROW dedications, from centerline, total, etc. on both sides. Please provide copy of the document where ROW was dedicated to verify if any additional ROW dedication is required prior to final. Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan. Monies must be escrowed if improvements are not constructed prior to recording. E/W Quarter Mile Collector (south boundary): 60 ft. ROW Paving:40 ft. Curb & autter: Both sides Revisions Required: Street names will be established prior to final and plat will need to be revised accordingly. Road will have to be extended east and west when adjacent properties develop. Subdivision Ordinance: Section 134-105 and/or COM. Monies must be escrowed if improvements are not constructed prior to recording. N/S Quarter Mile Collector (west boundary): 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both sides Revisions Required: Street names will be established prior to final and plat will need to be revised accordingly. Road to be extended south when adjacent properties develop. Subdivision Ordinance: Section 134-105 and/or COM. Monies must be escrowed if improvements are not constructed prior to recording. Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides Revisions Required: Street names will be established prior to final and plat will need to be revised accordingly. Subdivision Ordinance: Section 134-105 and/or COM. Monies must be escrowed if improvements are not constructed prior to recording. Subdivision Ordinance: Section 134-105. 900 ft. Block Length for R-3 Zone Districts. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Revisions Needed: Include alley or service drive easement dimensions and labeling, prior to final to establish alley/service drive easement requirements. 20 ft. by 20 ft. Corner Clip required at alley intersections. Alley/service drive easement required for commercial and multifamily properties. Subdivision Ordinance: Section 134-106. Front: 20 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Front:25 feet or greater for easements. Zoning Ordinance: Section 138-356. Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final.

Proposing Rear:10 feet or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Front:6 feet or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: Revise note as shown above prior to final. Proposing Corner:10 feet or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Revisions needed: Revise note as shown above prior to final. Proposing Garage:18 ft. except where greater setback is required. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along State Highway 107 and 4 ft. wide minimum sidewalk required on both sides of all interior streets. Revisions needed: Revise note as shown above prior to final.*Proposing:4 ft. wide minimum sidewalk required on both sides of all interior streets. A 5 ft. wide minimum sidewalk required along State Highway 107. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built prior to recording. 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 multifamily residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Must comply with City's Access Management Policy. Site plan must be approved by the Planning and development Departments prior to building permit issuance. Common Areas, any private streets/drives, detention areas/ponds, and/or gates must be maintained by the lot owners and not the City of McAllen. Revisions needed: Clarify if private subdivision as items may not be applicable in note reference, revise note #19 as applicable. Ordinance: Section 110-72. Subdivision Ordinance: Section Landscaping 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. Revisions needed: Clarify if subdivision will be private and if there will be any private streets/drives, revise plat note #20, as applicable. 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. Homeowner's Association Covenants must be submitted for staff review, prior to recording. Section 134-168 applies if private subdivision is proposed. Section 110-72 applies if public subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: R-3A(apartment residential) District Proposed: R-3A(apartment residential) District Rezoning approved at P&Z meeting of August 16, 2022 and at City Commission on September 12, 2022. Zoning Ordinance: Section 138-176. Land dedication in lieu of fee. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Park Fee required at \$700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Provide total number of units proposed to establish requirements, prior to final. Pending review by the City Manager's Office. As per Traffic Department, Trip Generation required for updated land use to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy. As per Fire department secondary access required, temporary access if secondary right away has not been developed, must comply with fire department requirements prior to final. Remove "Proposed" reference from all utility easements and add "dedicated by this plat" wherever is applicable. Clarify if private subdivision is proposed as gate details will need to provided for staff review, prior to final

Please submit a site plan with the proposed number of units per lot, prior to final. Subdivision approved in Preliminary form at the P&Z meeting of February 16, 2021

Staff recommends approval in revised preliminary form subject to conditions noted, drainage, and utility approvals.

Being no discussion, Ms. Erica De la Garza moved to approve subdivision in revised preliminary form and Mr. Marco Suarez seconded the motion, which was approved with four members present and voting.

5) INFORMATION ONLY:

a) City Commission Actions: October 10, 2022

Mr. Edgar Garcia presented commission actions.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Chairperson Mr. Michael Fallek adjourned the meeting at 4:43 p.m.

Chairperson Michael Fallek

ATTEST: _

Magda Ramirez, Administrative Assistant

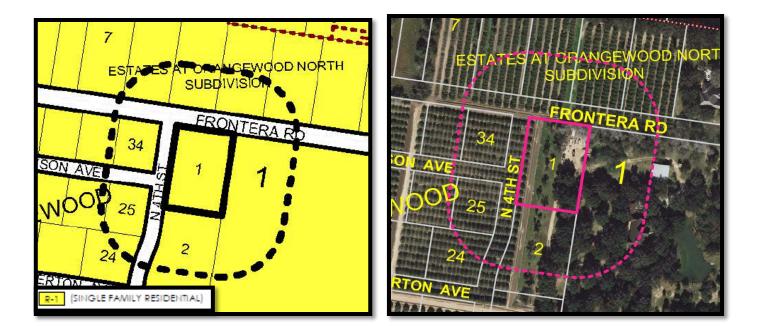
Planning Department

Memo

- TO: Planning and Zoning Commission
- FROM: Planning Staff
- **DATE:** October 26, 2022
- SUBJECT: REQUEST OF JAIME A. SALAZAR FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A GUEST HOUSE, AT LOT 1, ORANGEWOOD NORTH SUBDIVISION, HIDALGO COUNTY, TEXAS; 8408 NORTH 4TH STREET. (CUP2022-0160)

BRIEF DESCRIPTION:

The subject property is located at the southeast corner of North 4th Street and Frontera Road. The property is zoned R-1 (single-family residential) District. The applicant is proposing to construct a guest house as an accessory use. A guest house is permitted in an R-1 (single-family residential) District with a Conditional Use Permit (CUP). The adjacent zoning is R-1 (single-family residential) District in all directions. Surrounding land uses are single-family residences.



HISTORY:

Orangewood North Subdivision was recorded on April 20, 2016. A building permit was issued for the construction of a new home on May 17, 2022 and construction of the house is underway. The applicant submitted an application for a Conditional Use Permit for a guest house on September 29, 2022.

REQUEST/ANALYSIS:

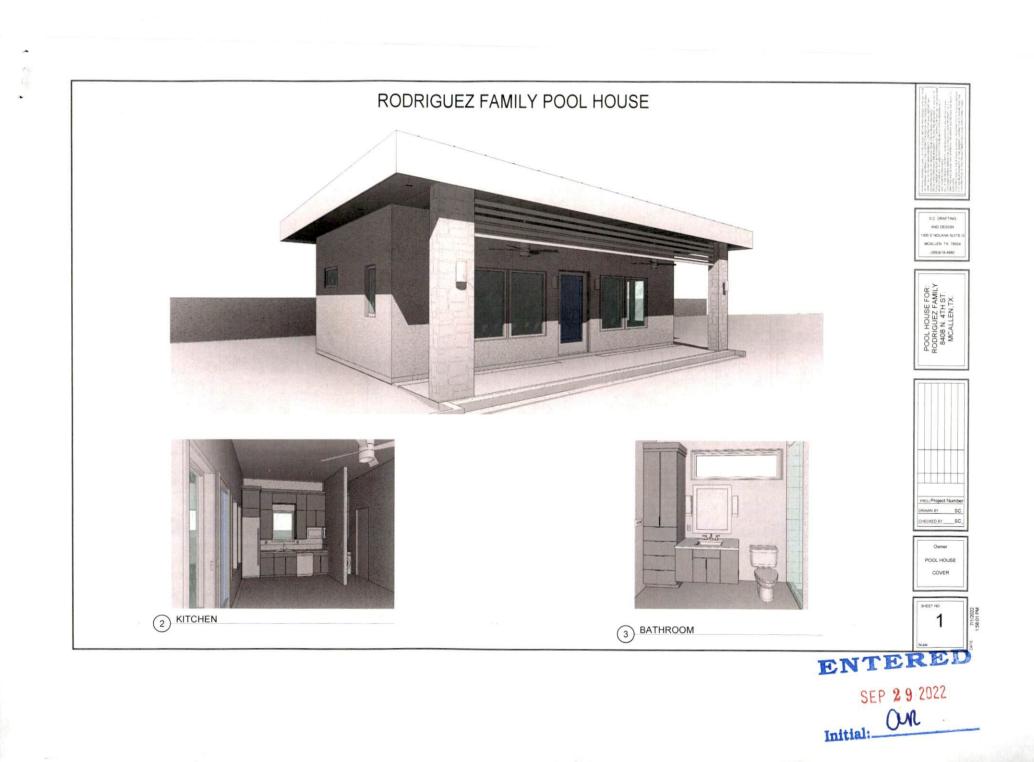
The proposed one-story guest house has a size of 671.77 square feet, and includes one guest bedroom, one bathroom, and one pool house area.

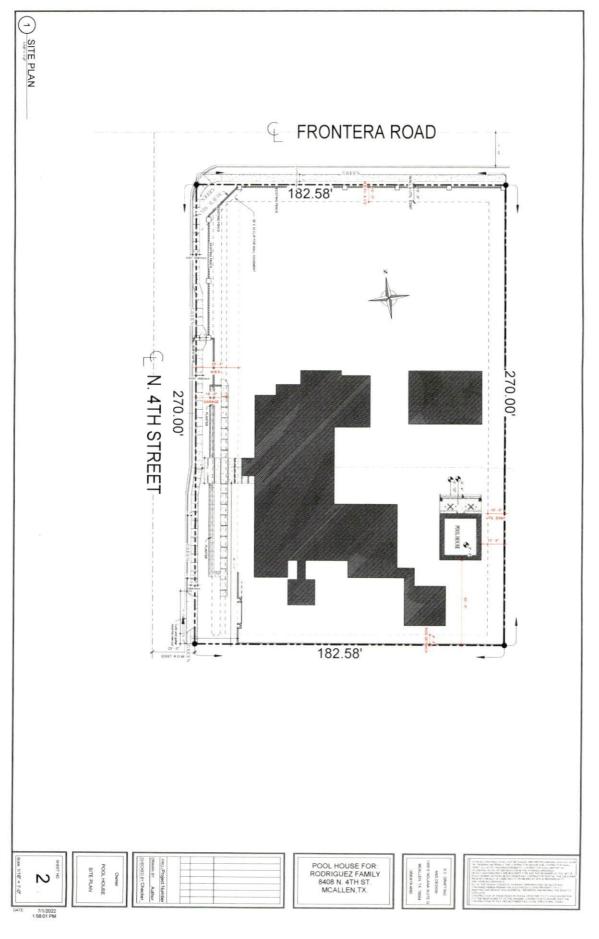
The guest house must meet the requirements for Building Permits and Inspections Department, Fire Department and set forth in Section 138-118(a)(5) of the Zoning Ordinance and specific requirements as follows:

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

RECOMMENDATION:

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, subject to compliance with requirements of the Zoning Ordinance, Building Permits and Fire Department requirements.

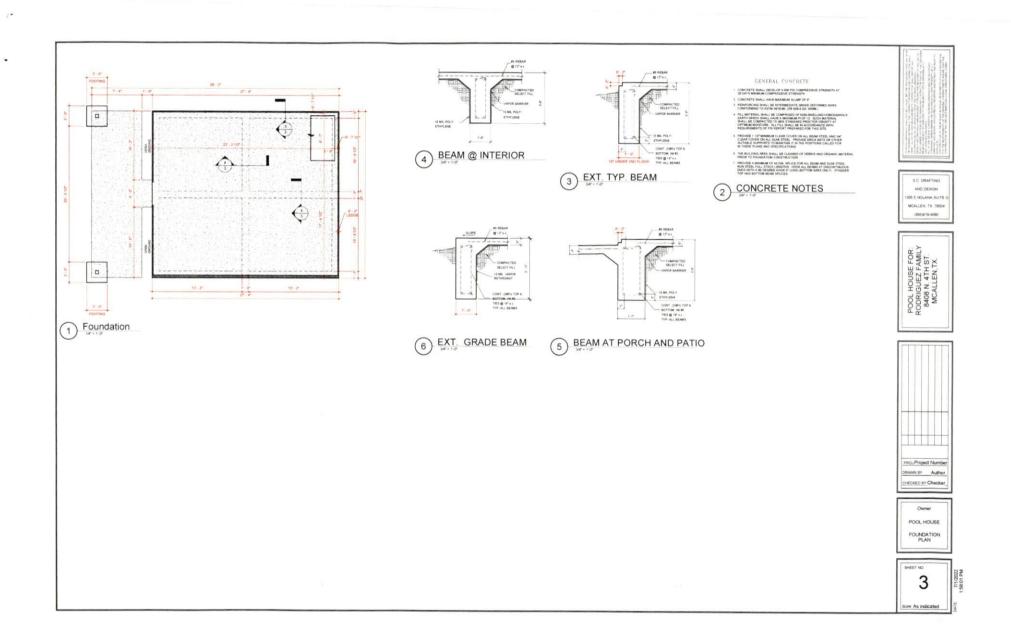


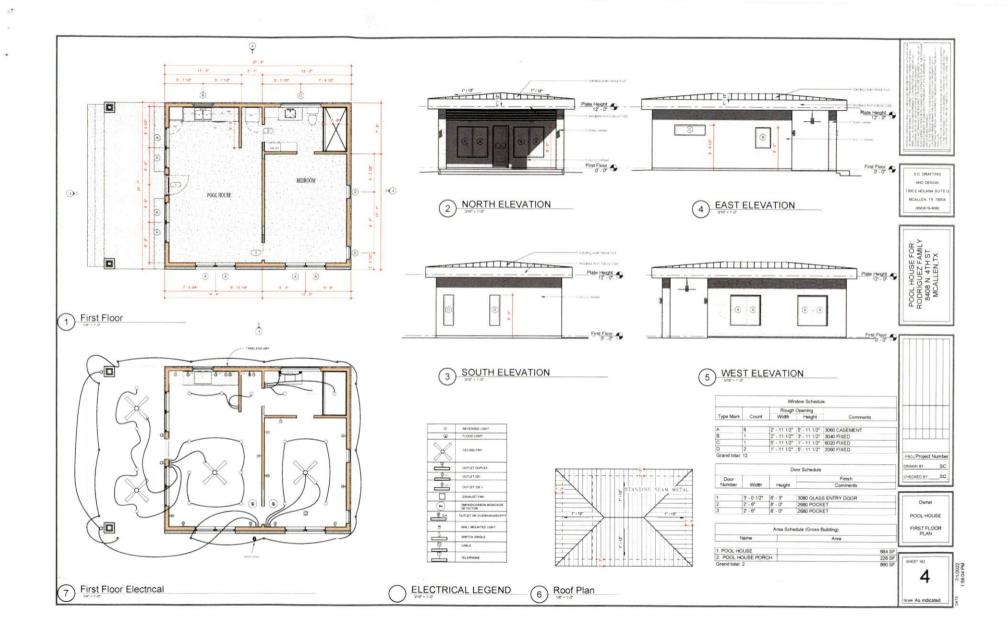


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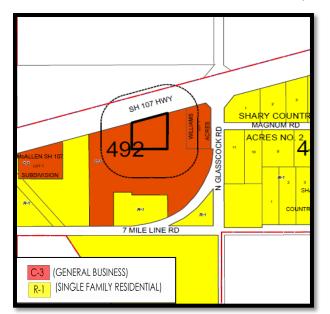
Planning Department

Memo

- TO: Planning and Zoning Commission
- FROM: Planning Staff
- **DATE:** October 26, 2022
- SUBJECT: REQUEST OF FERNANDO CRUZ ON BEHALF OF JOURNEY CHURCH RGV FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (CHURCH), AT A 1.10 ACRE TRACT OF LAND OUT OF LOT 492, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 6917 AND 6925 STATE HIGHWAY 107. (CUP2022-0163)

BRIEF DESCRIPTION:

The property is located on the south side of State Highway 107, west of North Glasscock Road, and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east, south and west. The area to the north is outside of the McAllen city limits. Surrounding land uses include a propane business and single family residential. A church is permitted in a C-3 District with a Conditional Use Permit and in compliance with the requirements.





HISTORY:

The initial Conditional Use Permit for this location to operate as a church was approved by the Planning and Zoning Commission at the meeting of June 7, 2022, with only the main building to be

used for worship services.

REQUEST/ANALYSIS:

The applicant is proposing to operate a church from an existing 4,000 square feet building and adding a 2,300 square feet building for children and youth worship to be used as part of the church ministry. The applicant is proposing to remodel both buildings to be used for worship services. The hours of operation of the church (Journey Church RGV) will be from 9 a.m. to 9 p.m. Sundays and Wednesdays, from 9 a.m. to 5 p.m. on Tuesday, Thursday and Friday and from 9 a.m. to 12 p.m. on Saturdays.

Based on the 180 proposed seats in the main sanctuary and 120 proposed seats in the Youth/kids building, 75 parking spaces are required of which 3 parking spaces must be for persons with disabilities of which one should be van accessible with an 8 foot aisle. There are 75 total parking spaces proposed on-site.

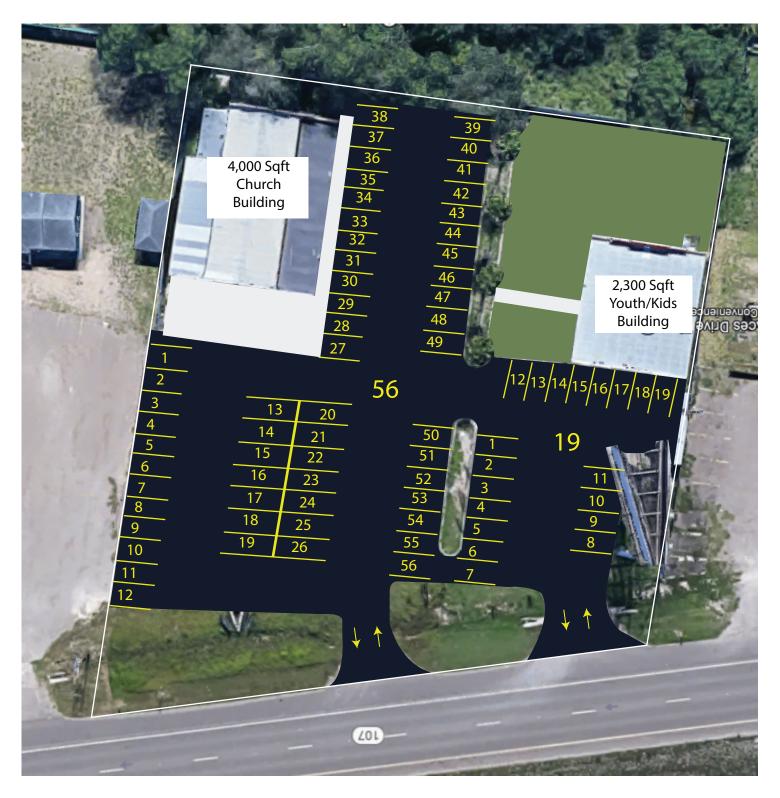
The Fire Department is pending to conduct a necessary inspection. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed use must also comply with the zoning ordinance and specific 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 State Highway 107.
- 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 seating area of 300 seats, 75 parking spaces are required; 75 parking spaces are proposed. The parking lot is in good condition and in compliance with city requirements.
- 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 each building shall be restricted to the existing seating capacity for the building.

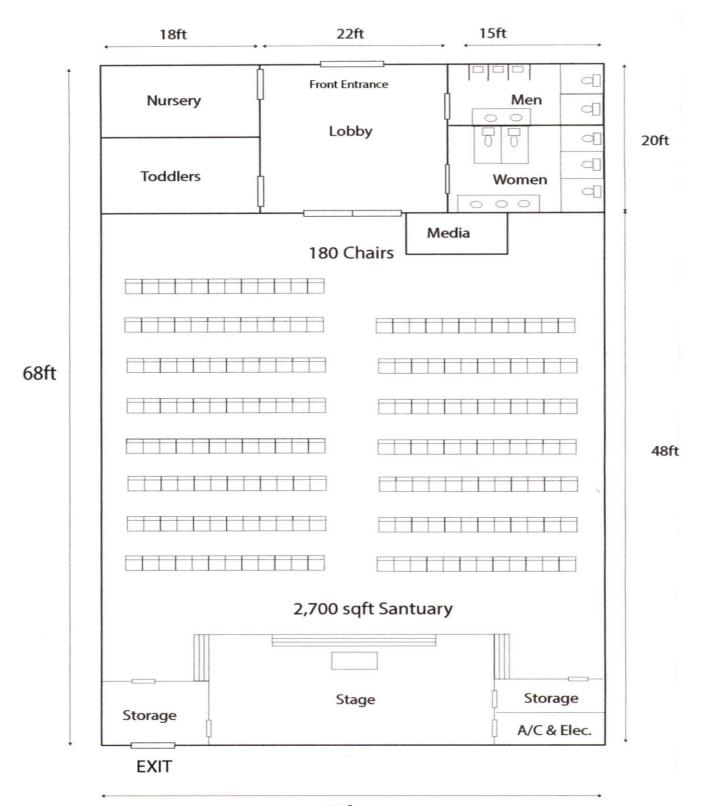
RECOMMENDATION:

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

6917 & 6925 W. Hwy 107 McAllen, Tx



Layout Option-1



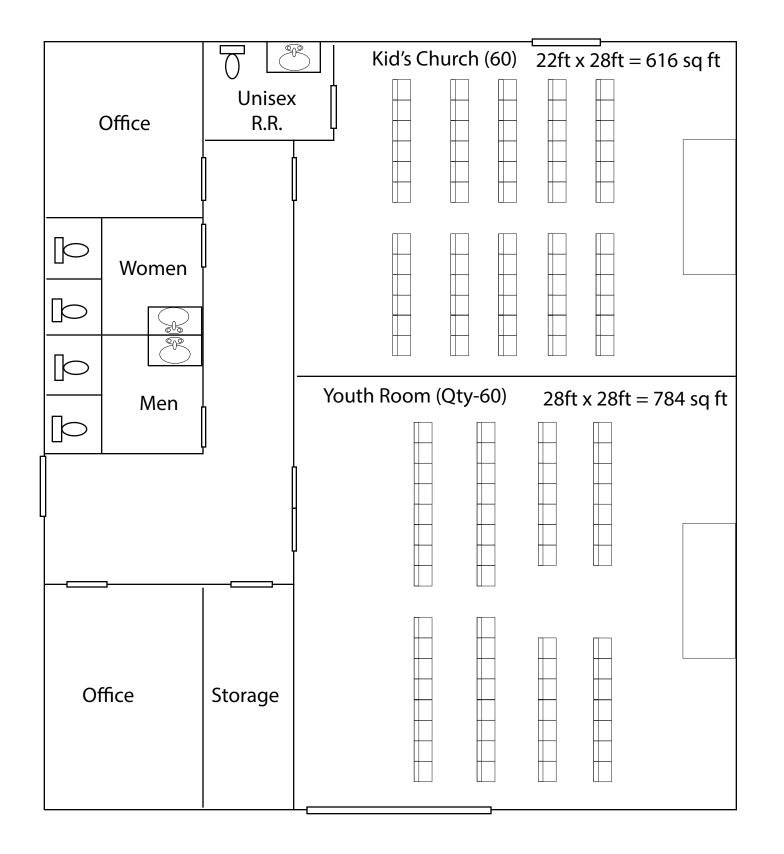
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New Layout 6925 W. Hwy 107







Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 26, 2022

SUBJECT: REQUEST OF EMIGDIO SALINAS ON BEHALF OF M2 ENGINEERING, PLLC, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR A PLANNED UNIT DEVELOPMENT AT 13.116 ACRES OUT OF LOTS 234 AND 235, PRIDE O' TEXAS SUBDIVISION (PROPOSED SUNSET VALLEY SUBDIVISION), HIDALGO COUNTY, TEXAS; 6100 NORTH BENTSEN ROAD. (CUP2022-0165)

STAFF RECOMMENDS TABLING THE ITEM UNTIL THE REQUIRED DOCUMENTS ARE SUBMITTED AND REVIEWED.

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



HISTORY:

A rezoning request to R-3A (multifamily residential apartment) District for the subject property was withdrawn by the applicant after it was disapproved by the Planning and Zoning Commission on May 4, 2021. The Planning and Zoning Commission voted to approve the proposed subdivision in preliminary form subject to conditions noted on October 5, 2021. A submitted Conditional Use Permit request for a Planned Unit Development for the subject property was withdrawn on January 21, 2022, after being tabled at the Planning and Zoning Commission meeting on December 21, 2021, and the City Commission meeting on January 10, 2022, for pending revisions and documents. A new Conditional Use Permit request for a Planned Unit Development for the subject property was submitted on October 5, 2022.

REQUEST/ANALYSIS:

The property is currently vacant. The applicant is proposing to develop 143 dwelling units in form of two detached duplexes on Lots 2 to 35 and five units on Lot 1, and a duplex on Lot 36 as a Planned Unit Development.

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

- 1. <u>CONCEPTUAL SITE PLAN</u>: Development and use of the property must comply with the conditional use permit conceptual site plan.
- 2. <u>PERMITTED USES:</u> Permitted uses are uses permitted in the R-1 District for buildings designated as residential. The applicant is proposing multifamily residences, allowed in R-3A District.
- 3. <u>OFF-STREET PARKING AND LOADING:</u> Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback.
- 4. <u>LANDSCAPING</u>: Each lot requires 10% landscaping and a minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. Tree requirement for multifamily development is calculated as per Section 110-51 of Vegetation Ordinance. 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. The plan must call out the landscape hedge.
- 5. <u>STREETS AND SETBACKS</u>: A minimum of 60 ft. right-of-way with 40 ft. of pavement width is required on all internal streets, as well as a minimum of 96 ft. pavement on culde-sacs face to face. The applicant is proposing 55 ft. of right-of-way, 5 ft. utility and sidewalk easement on both sides, and 40 ft. of pavement back to back. An R-1 zone requires a front yard setback of 25 ft. on interior streets; 20 ft. is being proposed. The side setback for corner lots is 10 ft. or greater for easements, whichever is greater; Rear: 10 ft. or greater or easements; A 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. Sidewalk must comply with subdivision

requirement. No encroachment is allowed over the setback or easements.

- 6. <u>DRAINAGE:</u> The drainage report must be approved.
- 7. <u>ADDITIONAL PROVISIONS</u>: The Conditional Use Permit site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination. The Conditional Use Permit calls for mixed use and a minimum of five (5) acres. The development has 13.116 acres and is providing mixed uses, which include multifamily residences. The proposed site plan must be approved by Development Departments. The Fire and Utilities Departments have disapproved the proposed site plan and requested revisions.
- 8. Owner, Engineer and Surveyor certification and signature blocks need to be shown on the PUD site plan.
- 9. The subdivision plat and the Planned Unit Development site plan must be recorded prior to issuance of building permits. Therefore, Sunset Valley Subdivision process must be completed, and recorded together with the site plan.

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

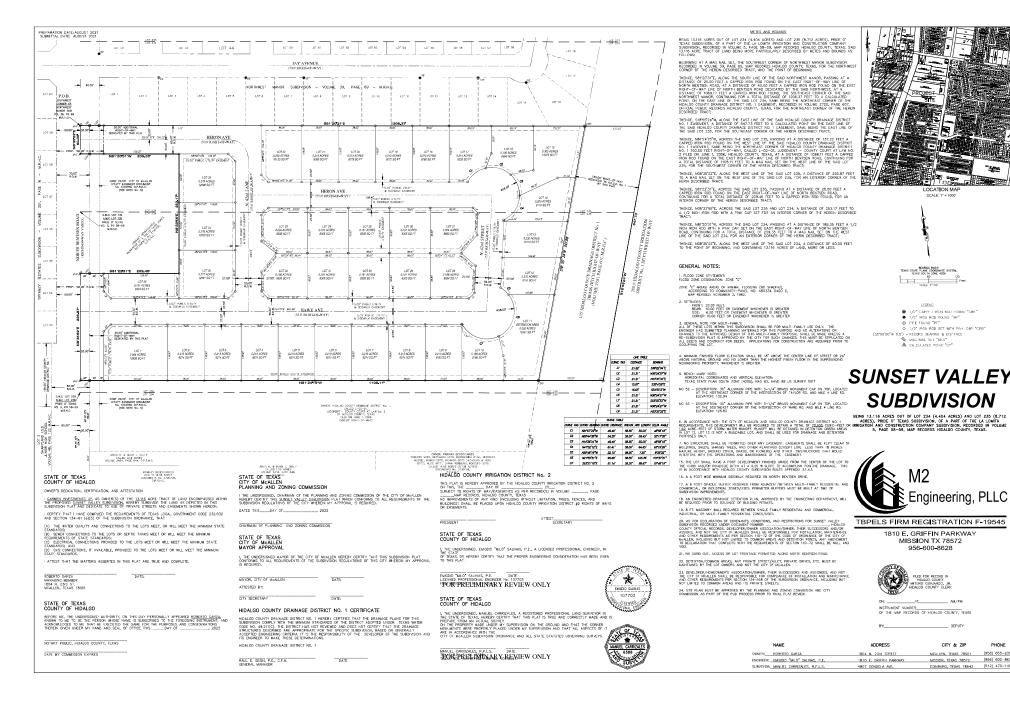
- Request a variance to allow multifamily lots on R-1 District.
- Request a variance to allow the density of 10.9 units per gross acres instead of 8 allowed in an R-1 District.
- Request a variance to allow a 20 ft. front setback instead of 25 ft.
- Request a variance to 55 ft. or right-of-way on interior streets and 5 ft. utility easement on both sides, and 40 ft. of pavement back to back, instead of 60 ft. right-of-way.
- Request a variance to allow 96 ft. of pavement back to back on cul-de-sac instead of face to face requirement.

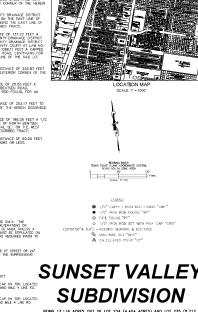
If the subdivision layout changes, the conditional use permit will need to be amended to resemble the approved Subdivision Plat.

Staff received a phone call in opposition to the Conditional Use Permit request. The opposition expressed concern regarding building apartments which will increase density, traffic, and noise in the area.

RECOMMENDATION:

Staff recommends tabling the request based on additional information required for requirement #4 (landscaping), Utilities, and Fire Departments requirements.





UNSET	VALLEY	,
SUBDI	VISION	

🏠 M2

Engineering, PLL	.C
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TBPELS FIRM REGISTRATION F-19545 1810 E. GRIFFIN PARKWAY MISSION TX 78572

956-600-8628

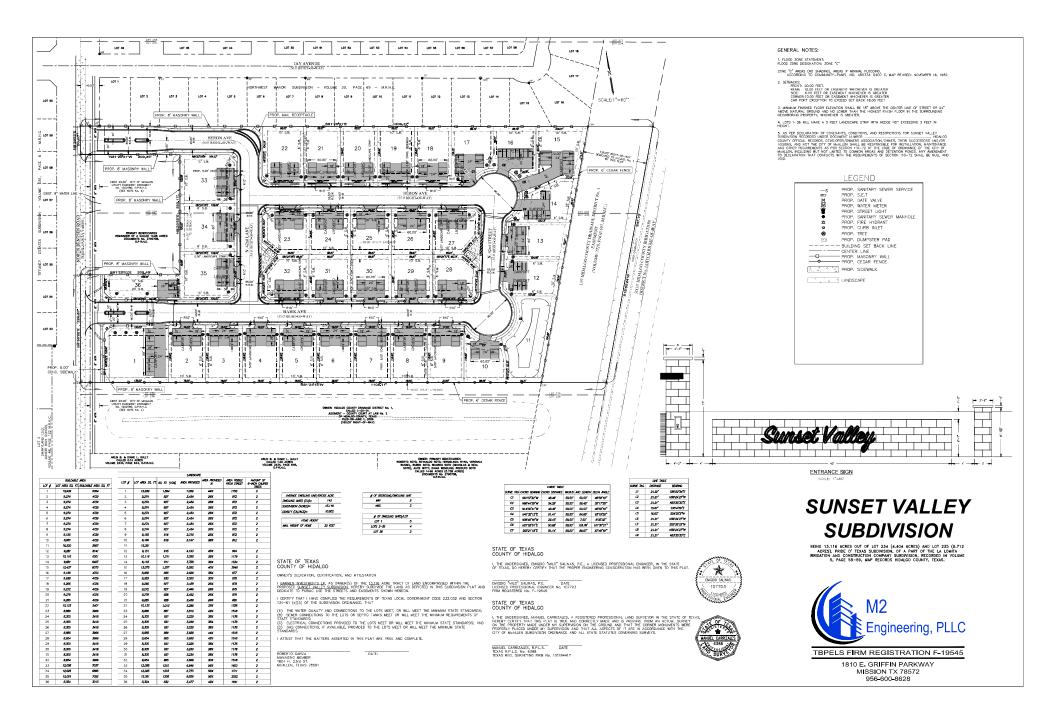


AM / PM INSTRUMENT NUMBER

DEPUTY

NAME	ADDRESS	CITY & ZIP	PHONE
CWNER: ROBERTD GARZA	1804 N. 23rd STREET	MCALLEN, TEXAS 78501	(956) 655-2393
ENGINEER: EMIGDIO MILO SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489

BY:





ITEM REZ2022-0032 TO REMAIN TABLED

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

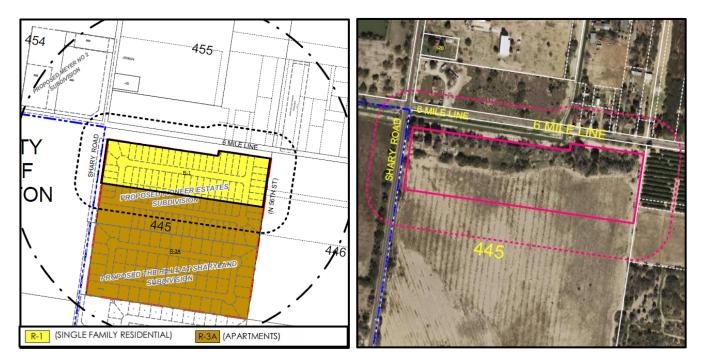
DATE: October 25, 2022

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 10.201 ACRES OUT OF LOT 445, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 9400 NORTH SHARY ROAD. (REZ2022-0038)

<u>LOCATION</u>: The property is located on the east side of North Shary Road, 90 ft. south of Mile 6 Road. The tract has 339.97 ft. of frontage along North Shary Road with a depth of 1,259.91 ft. for a lot size of 10.201 acres.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District in order to construct detached duplexes. A proposed 32-lot subdivision under the name of The Pioneer Estates Subdivision was approved in revised preliminary form on October 18, 2021, by the Planning and Zoning Commission.

<u>ADJACENT ZONING</u>: The adjacent zoning is R-3A (multifamily residential apartment) District to the south. The properties on the other side of the subject property are outside McAllen City limits.



<u>LAND USE</u>: There is a vacant house on the subject property which was built in 1961 according to the Hidalgo County Appraisal District records, proposed to be demolished. Surrounding land uses include United Irrigation District Canal Right-of-Way, single-family residences, agricultural land, Sharyland Pioneer High School, and vacant land.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Estate Residential, which is comparable to R-1 District.

<u>DEVELOPMENT TRENDS</u>: The development trend for this area along North Shary Road is multifamily residential.

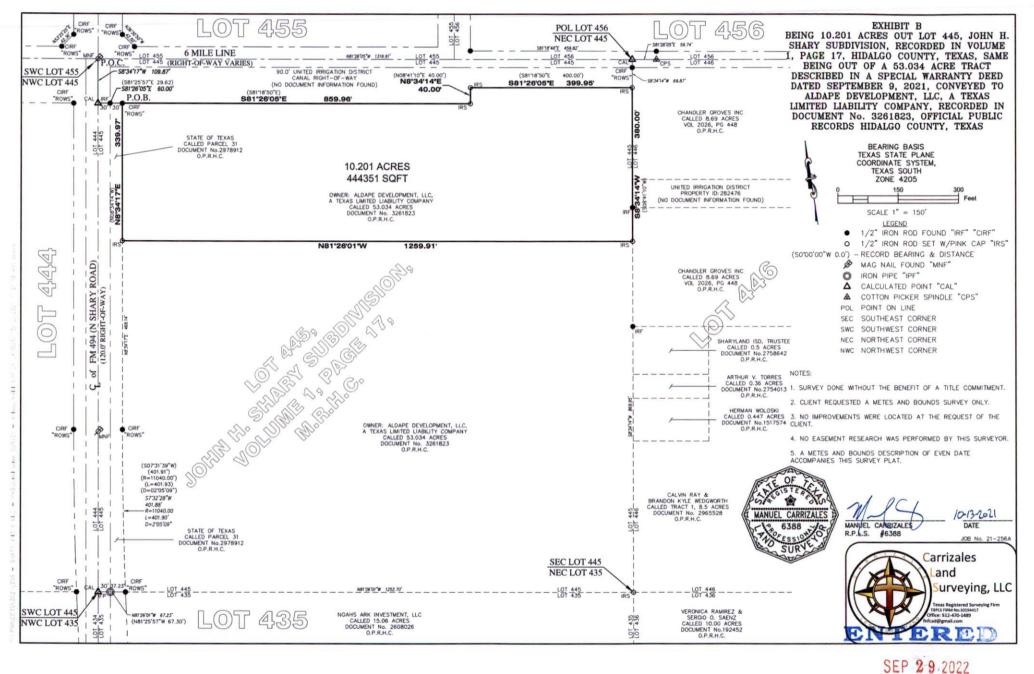
<u>HISTORY</u>: The tract was annexed and initially zoned to R-1 District on January 10, 2022. A rezoning application to R-3A District for the subject property was submitted on September 29, 2022.

<u>ANALYSIS:</u> The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it follows the development trend in the surrounding area to multifamily residential.

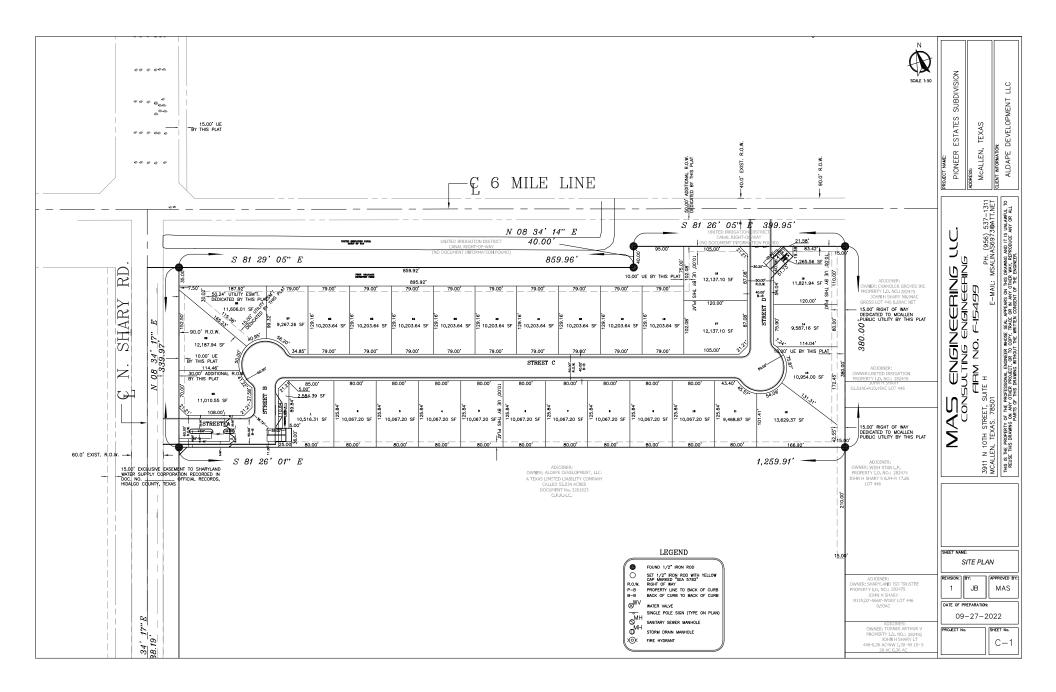
A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat.

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

<u>RECOMMENDATION</u>: Staff recommends approval of the rezoning request to R-3A (multifamily residential apartment) District.



Initial: Out





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

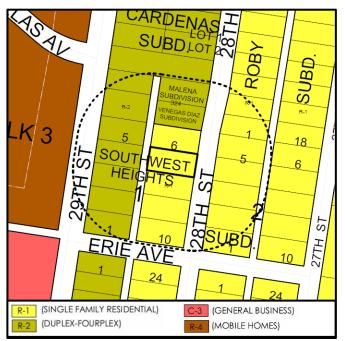
DATE: October 26, 2022

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT: LOT 7, BLOCK 1, SOUTHWEST HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 404 SOUTH 28TH STREET. (REZ2022-0039)

<u>LOCATION</u>: The property is located on the west side of South 28th Street, 193.33 ft. north of Erie Avenue according to the recorded subdivision plat. The tract has 64 ft. of frontage along South 28th Street with a depth of 130 ft. for a lot size of 8,320 sq. ft.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-2 (duplex-fourplex residential) District in order to add one unit to the existing non-conforming triplex, essentially making it a fourplex. A feasibility plan submitted by the applicant is included in the packet.

<u>ADJACENT ZONING</u>: The adjacent zoning is R-1 (single-family residential) District to the north, east, and south and R-2 (duplex-fourplex residential) District to the west.





<u>LAND USE</u>: There is a non-conforming triplex, a wood carport, and a storage building on the subject property as per the submitted site plan. Hidalgo County Appraisal District records indicate that the structures were built in 1960. The applicant is proposing to remove the wood storage and carport and attach a fourth unit to the existing triplex, changing it to a fourplex. Surrounding land uses include single-family residences, duplexes, fourplexes, Texan Mobile Park, AEP substation, and vacant land.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family, which is comparable to R-1 District.

<u>DEVELOPMENT TRENDS</u>: The development trend for this area along South 28th Street is single and multi-family residential.

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

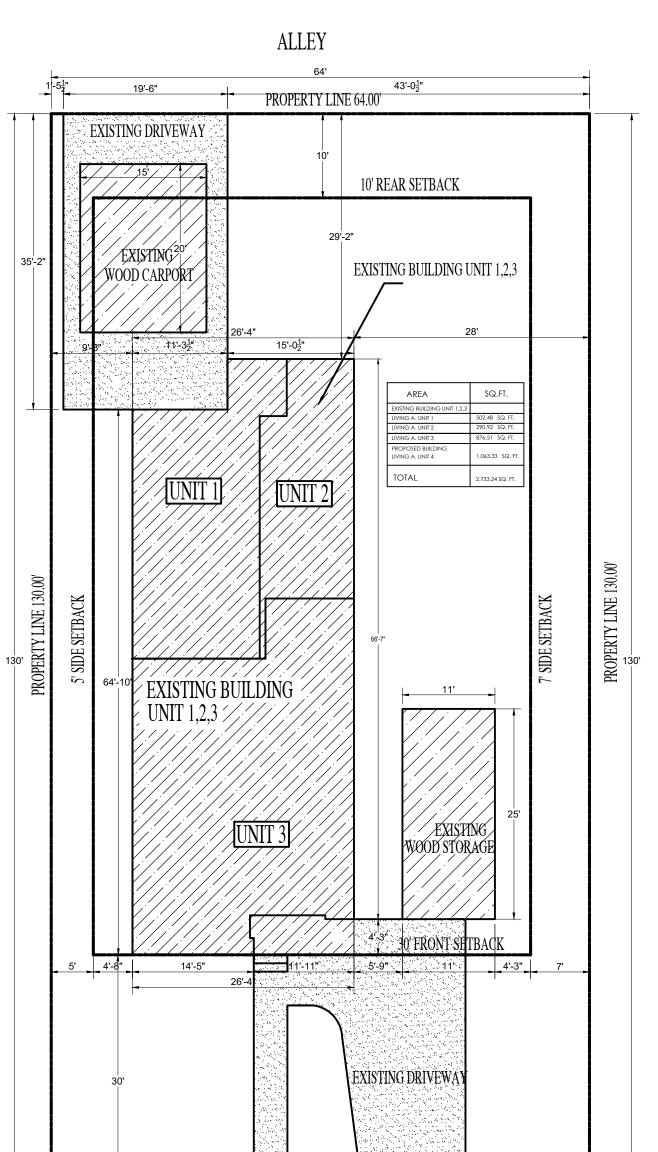
<u>ANALYSIS:</u> The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on Foresight McAllen Comprehensive Plan. However, it conforms to the adjacent zoning on the west side and follows the development trend of multifamily inside the City of McAllen. All residential properties on the west side of South 28th, located on the north side of subject property and south of US Business 83 are zoned R-2 or R-3A Districts, except for Lot 6, Block 1, Southwest Heights Subdivision.

If the request is approved, it provides an opportunity to change the non-conforming status of the subject property and bring it into compliance with City codes and requirements.

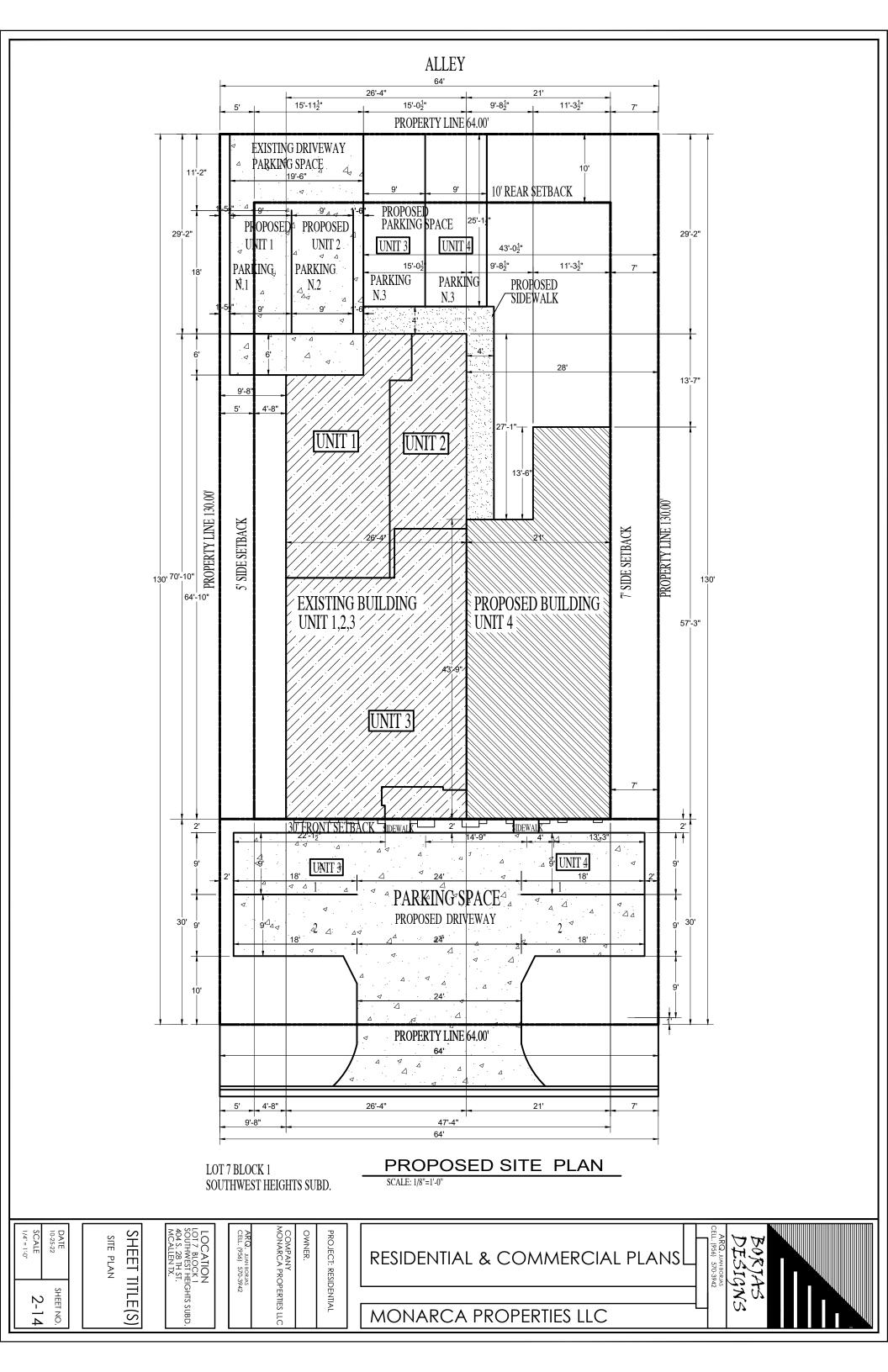
If the rezoning is approved, the proposed development must comply with City ordinances including Setback, Landscape, Parking, Building codes, and Fire Department requirements, including fire sprinkler system. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit might be required prior to building permit issuance.

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

<u>RECOMMENDATION</u>: Staff recommends approval of the rezoning request to R-2 (duplexfourplex residential) District, since it conforms to the surrounding zoning, and development trend of multifamily residential.



	PROPERTY LINE 64.00' 64'
LOT 7 BLOCK 1 SOUTHWEST HEIGHTS SUBD.	EXISTING SITE PLAN SCALE: 1/8"=1'-0" 404 S.28 TH ST MCALLEN TX.
OWNER. OWNER. COMPANY MONARCA PROPERTIES ARQ. JUAN BORAS CELL. (956) 570-3942 LOCATION LOCATION LOCATION LOCATION LOCATION LOCATION SOUTHWEST HEIGHTS SU 404 S. 28 TH ST. MCALLEN TX. STE PLAN SITE PLAN DATE 9-26-22 LOCATION SCALE 1-	
TLE(S)	MONARCA PROPERTIES LLC





SUB2021-0065

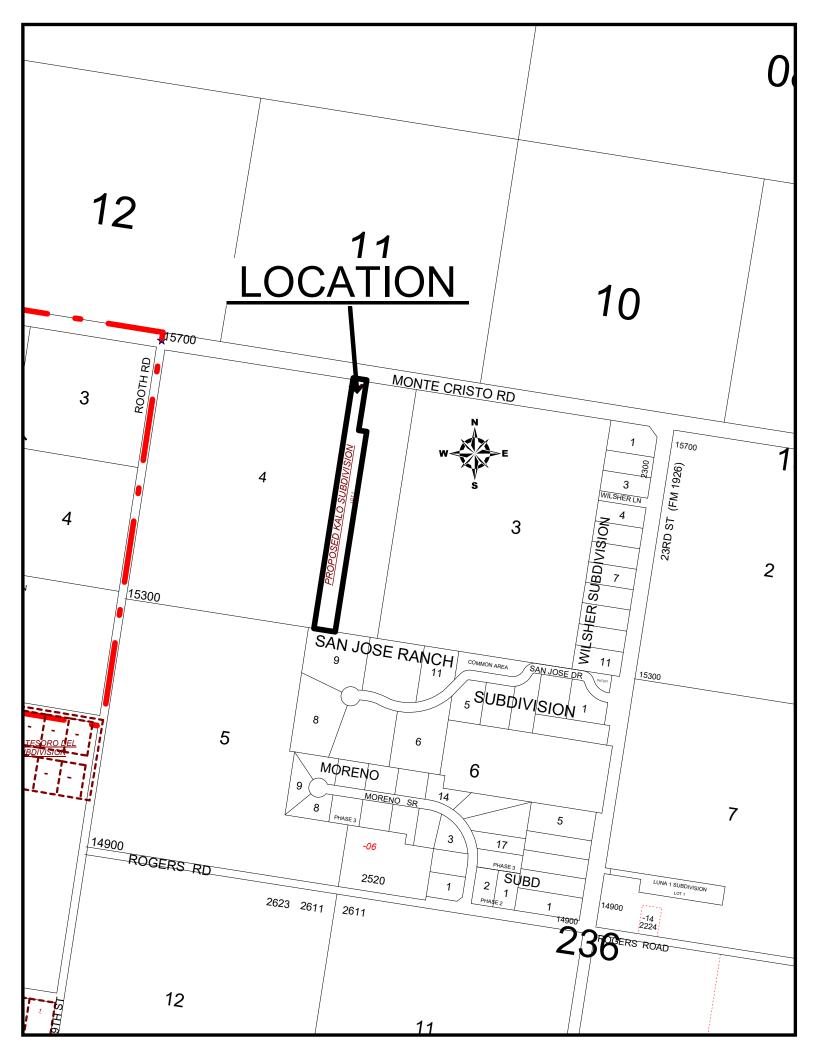
City of McAllen
Planning Department
APPLICATION FOR
SUBDIVISION PLAT REVIEW

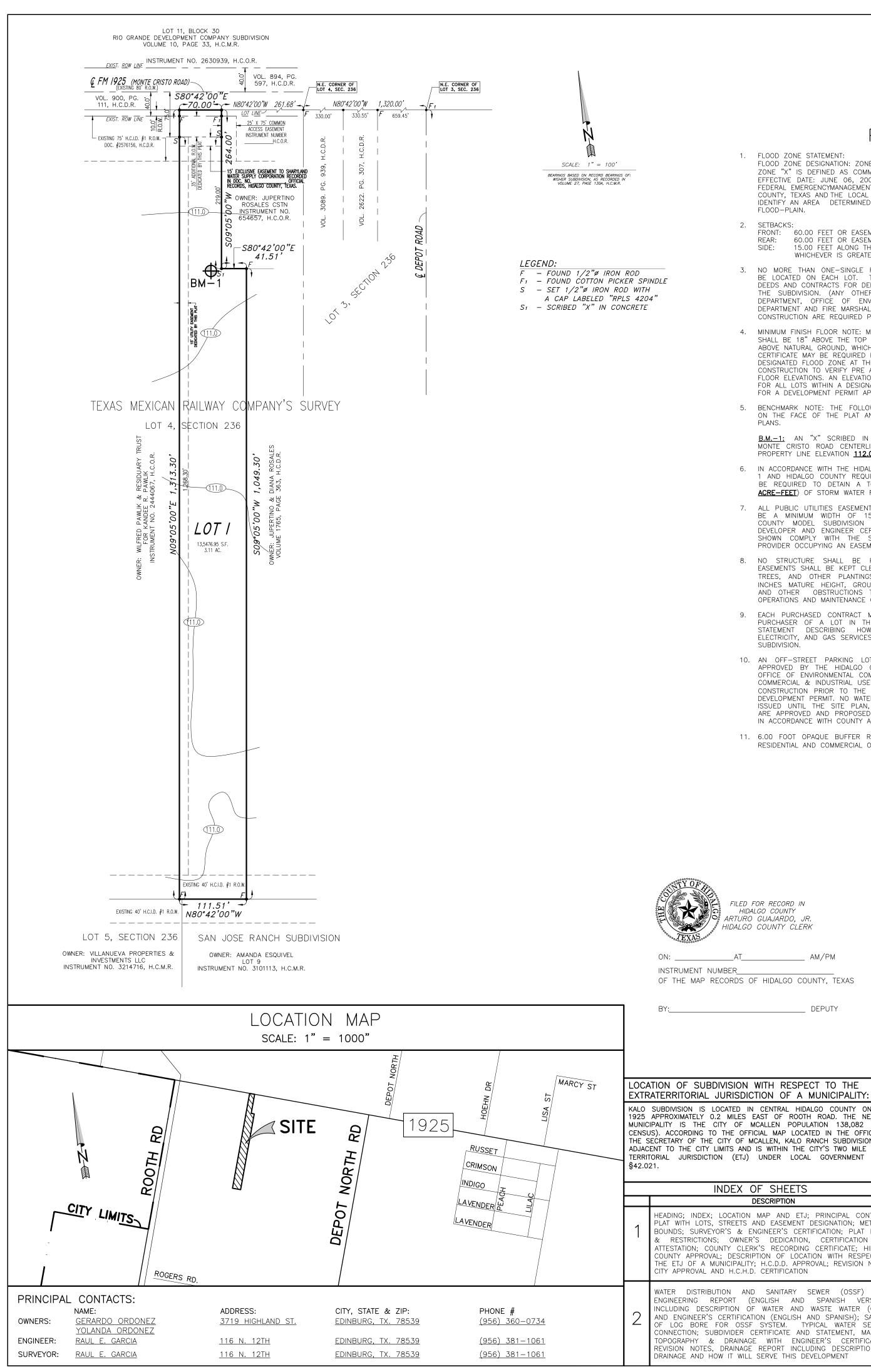
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311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

Project Description	Subdivision Name Kalo Subdivision Location South side of Monte Cristo Rd. 1050 ft. east of Rooth Rd. City Address or Block Number 2609 Modifie Crusto Rd. Number of lots 1 Gross acres 3.11 Net acres 3.09 Existing Zoning N/A Proposed N/A Rezoning Applied For Yes No Date N/A Existing Land Use Proposed Land Use Irrigation District # 1 Irrigation District # 1 Irrigation District # 1
Project	Agricultural Tax Exempt Yes DNo Review No Review N/A Parcel No. 963392 Tax Dept. Review No Review Legal Description 3.11 Acres being a portion of Lot 4, Section 236, Texas Mexican Railway Company's Subdivision
Owner	Name Gerardo & Yolanda Ordonez Phone (956) 360-0734 Address 3719 Highland City Edinburg State Texas Zip 78539 E-mail
Developer	Name Diana Rosales Phone (956) 655-6796 Address 2603 W. Monte Cristo Rd.
Engineer	Name R. E. Garcia & Associates Phone (956)381-1061 Address 116 N. 12th City Edinburg State Texas Zip 78541 Contact Person Raul E. Garcia, PE, RPLS, CFM E-mail regaassoc@aol.com
Surveyor	Name R. E. Garcia & Associates Phone (956)381-1061 Address 116 N. 12th DEGEUVE City Edinburg State Texas Zip 78541 JUN 0 2 7071





		REVISION NOTES	
NO.	SHEET	REVISION	DATE

PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" ZONE "X" IS DEFINED AS COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 06, 2000 LOMAR MAY 17, 2001, OF THE FEDERAL EMERGENCYMANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFY AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
- 2. SETBACKS: FRONT: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER REAR: 60.00 FEET OR EASEMENT, WHICHEVER IS GREATER 15.00 FEET ALONG THE NORTH SIDE OR EASEMENT, SIDE: WHICHEVER IS GREATER
- 3. 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 FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF THE CENTER OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER, ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS B.M.-1: AN "X" SCRIBED IN CONCRETE 294 FEET SOUTH OF
- MONTE CRISTO ROAD CENTERLINE AND 70 FEET EAST OF WEST PROPERTY LINE ELEVATION **<u>112.0</u>** N.G.V.D. 83.
- 6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 7.522 CUBIC-FEET (0.71 **ACRE-FEET**) OF STORM WATER RUNOFF.
- 7. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. 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.
- 8. 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.
- 9. EACH PURCHASED 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.
- 10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS
- 11. 6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

- 12. BUFFER WALLS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR RESIDENTIAL ZONES/USES.
- 13. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER DRAINAGE PLAN.
- 14. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL
- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT
- 15. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 16. GERARDO ORDONEZ & YOLANDA ORDONEZ THE OWNERS & SUBDIVIDERS OF KALO SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- 17. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 18. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- 19. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 20. THE CITY OF MCALLEN SHALL REQUIRE A 5 FOOT SIDEWALK ON MONTE CRISTO RD. (FM 1925) AS PER SUBDIVISION ORDINANCE: SECTION 134-120
- 21. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

THE STATE OF TEXAS COUNTY OF HIDALGO

THE STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME. THE UNDERSIGNED. A NOT

CITY OF MCALLEN CERTIFICATE UNDER LOCAL GOVERNMENT (I, THE UNDERSIGNED, CHAIRMAN OF TH HEREBY CERTIFY THAT THIS SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY

SHERILYN DAHLBER GENERAL MANAGEF SHARYLAND WATER SUPPLY CORPORATION DATE

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO. JR.

AT ____ AM/PM

HIDALGO COUNTY CLERK

_____ DEPUTY

LOCATION OF SUBDIVISION WITH RESPECT TO THE

KALO SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY ON F.M. 1925 APPROXIMATELY 0.2 MILES EAST OF ROOTH ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF MCALLEN POPULATION 138,082 (2015 CENSUS). ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN, KALO RANCH SUBDIVISION LIES ADJACENT TO THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE

INDEX OF SHEETS DESCRIPTION

HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES of BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT T THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES ITY APPROVAL AND H.C.H.D. CERTIFICATION

WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OI TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION O DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

METES AND BOUNDS DESCRIPTION

A 3.11 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, SECTION 236, TEXAS MEXICAN RAILWAY COMPANY'S SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #2576156, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT #3388094, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 4, SECTION 236, WITHIN THE FM 1925 (MONTE CRISTO ROAD) RIGHT-OF-WAY BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #654657, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1765, PAGE 363, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT. SAID POINT BEARS N80°42'00"W 331.68 FEET FROM A SET ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 4, SECTION 236. SAID POINT ALSO BEARS N80'42'00"W 1.651.68 FEET FROM A FOUND COTTON PICKER SPINDLE BEING THE NORTHEAST CORNER OF LOT 3, SECTION 236, OF SAID TEXAS MEXICAN RAILWAY COMPANY'S SUBDIVISION.

THENCE **<u>S80'42'00"E</u> <u>70.00</u> <u>FEET</u> ALONG SAID NORTH LINE OF LOT 4, SECTION 236,** WITHIN THE FM 1925 (MONTE CRISTO ROAD) RIGHT-OF-WAY TO A POINT FOR THE MOST NORTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE <u>S09'05'00"W</u> PARALLEL TO THE EAST LINE OF SAID LOT 4, SECTION 236, PASS AT 10.00 FEET A SET ONE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1925 (MONTE CRISTO ROAD), AND CONTINUING FOR A TOTAL DISTANCE OF 264.00 FEET TO A SET "X" IN CONCRETE BEING THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #654657, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE <u>S80°42'00"E 41.51</u> FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #654657, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF LOT 4, SECTION 236, TO A SET ONE-HALF INCH IRON ROD FOR AN THE MOST SOUTHERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE <u>S09'05'00"W</u> <u>1.049.30</u> <u>FEET</u> PARALLEL TO THE EAST LINE OF SAID LOT 4, SECTION 236, TO A SET ONE-HALF INCH IRON ROD ON THE SOUTH LINE OF SAID LOT 4, SECTION 236, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N80'42'00"W 111.51 FEET ALONG SAID SOUTH LINE OF LOT 4, SECTION 236, TO A SET ONE-HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1765, PAGE 363, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N09°05'00"E** ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1765, PAGE 363, DEED RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE EAST LINE OF SAID LOT 4, SECTION 236, PASS AT 1,049.30 FEET A SET ONE- HALF INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #654657, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 1,303.13 FEET A SET DNE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID FM 1925 (MONTE CRISTO ROAD) AND CONTINUING FOR A TOTAL DISTANCE OF <u>1,313.30</u> FEET TO THE POINT OF BEGINNING AND CONTAINING 3.11 ACRES OF LAND, MORE OR LESS.

ISION NOTES			PLAT OF		
/ISION	DATE	APPROVED	KA	LO SUBDIV	ISION
			SUBDIVISION AS RECORDED IN CERTAIN TRACT DESCRIBED IN COUNTY, TEXAS, ALSO BEING TI	BEING A PORTION OF LOT 4, SECTION 23 VOLUME 1, PAGE 12, MAP RECORDS, HID/ WARRANTY DEED RECORDED IN DOCUMENT HAT CERTAIN TRACT DESCRIBED IN DEED V . RECORDS, HIDALGO COUNTY, TEXAS.	ALGO COUNTY, TEXAS, ALSO BEING THAT #2576156, OFFICIAL RECORDS, HIDALGO
			DATE: OCTOBER 11, 202	22 SCALE IN FEET	<u>SCALE: 1" = 100'</u>
			PREPARED BY: R. JOB NO.: 2021-003 DRAWN BY: E.S.	E. GARCIA & ASSO ENGINEERS, SURVEYORS, PLA ENGINEER (F-5001) & SURVEYOR (10015300) 116 NORTH 12th AVE. EDINBURG, TEXAS 78541 (956) 381-1 EMAIL: REGAASSOC@AOL.COM	OCIATES ANNERS
ON THIS PLAT AND DESI TEXAS AND WHOSE NAME STREETS, ALLEYS, PARKS,	O TION, DEDICA AND YOLANDA OR IGNATED HEREIN E IS SUBSCRIBEI WATERCOURSES,	RDONEZ THE UNDE AS THE <u>KALO S</u> D HERETO, HEREE DRAINS, EASEMEN	RSIGNED, OWNERS OF THE LAND SHOWN SUBDIVISION TO THE CITY OF McALLEN, BY DEDICATE TO THE USE OF THE ALL NTS, WATER LINES, SEWER LINES, STORM		SHEET NO. 1 of 2 sheets
BE INSTALLED THEREON, DEDICATED UNDER THE SU THE PURPOSES THEREIN E	SHOWN OR NOT UBDIVISION APPR EXPRESSED, EITH HORITIES OF TH	SHOWN, IF REQU OVAL PROCESS OF IER ON THE THE E CITY OF McALL	INSTALLED OR WHICH I WILL CAUSE TO UIRED OTHERWISE TO BE INSTALLED OR F THE CITY OF McALLEN, ALL THE SAME PLAT HEREOF OR THE OFFICIAL MINUTES LEN. I CERTIFY THAT I HAVE COMPLIED DDE $$232.032$ AND THAT		
 (A) THE WATER QUALITY AND COI (B) SEWER CONNECTIONS TO THE (C) ELECTRICAL CONNECTIONS PF (D) GAS CONNECTIONS, IF AVAILA I ATTEST THAT THE MATTEI 	E LOTS OR SEPTIC TA ROVIDED TO THE LOTS ABLE, PROVIDED TO TH	NKS WILL MEET THE MIN OR SEPTIC TANKS WILL HE LOTS WILL MEET THE	NIMUM STATE STANDARDS; - MEET THE MINIMUM STATE STANDARDS; MINIMUM STATE STANDARDS;		
GERARDO ORDONEZ	DATE	YOLANDA OF	RDONEZ DATE	APPROVAL BY HIDALGO COUNTY IRRIG THIS PLAT HEREBY APPROVED BY HIDALGO COU DAY OF 2022.	JNTY IRRIGATION DISTRICT NO. 1, ON THIS
3719 HIGHLAND ST. EDINBURG, TEXAS 78539	DATE	3719 HIGHL		HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 W OR DELIVERY OF WATER TO ANY LOT OF THIS S AT THE DISTRICTS EXPENSE.	
	O Signed, a notar		FOR SAID COUNTY AND STATE, ON THIS Z , KNOWN TO ME TO BE THE PERSONS	NO IMPROVEMENTS OF ANY KIND (INCLUDING BUILDINGS) SHALL BE PLACED UPON HIDALGO (OF WAYS OR EASEMENTS.	COUNTY IRRIGATION DISTRICT NO. 1 RIGHTS
THEY EXECUTED THE SAM	E FOR THE PUR	POSES AND CONSI	MENT, AND ACKNOWLEDGED TO ME THAT	ATE PRESIDENT DATE	SECRETARY DATE
GIVEN UNDER MY HAND A	AND SEAL OF OF	FICE THIS THE	DAY OF, 2022.		
MY COMMISSION EXPIRES:	NOT	ARY PUBLIC IN AN	ND FOR HIDALGO COUNTY, TEXAS	THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL I THE UNDERSIGNED CERTIFY THAT THIS PLAT APPROVED BY THE HIDALGO COUNTY HEALTH DE	
	ERNMENT COL 2.0115(B) YOR OF THE CITY L REQUIREMENTS	DE ′ OF McAllen, He	REBY CERTIFY THAT THIS SUBDIVISION IVISION REGULATIONS OF THIS CITY	ENVIRONMENTAL HEALTH DIVISION MANAGER	DATE
MAYOR, CITY OF MCALLEN	C	DATE		COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §2 WE, THE UNDERSIGNED CERTIFY THAT THIS PL APPROVED BY THE HIDALGO COUNTY COMMISSION	AT OF <u>KALO SUBDIVISION</u> WAS REVIEWED AND
	ARNMENT COL AIRMAN OF THE F IS SUBDIVISION F	DE §212.009(PLANNING AND ZO PLAT CONFORMS T	C) & §212.0115(B) NING COMMISSION OF THE CITY OF MCALLEN O ALL REQUIREMENTS OF THE SUBDIVISION	HIDALGO COUNTY JUDGE ATTEST: HIDALGO COUNTY CLERK	DATE
CHAIRMAN, PLANNING AND	D ZONING COMMIS	SSION	DATE		
SUBDIVISION COMPANY WIT WATER CODE \$49.211 (C DRAINAGE STRUCTURES D	AGE DISTRICT I TH THE MINIMUM C). THE DISTRIC DESCRIBED ARE AGINEERING CRITE E ENGINEER TO M DRAINAGE DIS	NO. 1 HEREBY STANDARDS OF T T HAS NOT REVIE APPROPRIATE FOR ERIA. IT IS THE MAKE THESE DETER	CERTIFIES THAT THE PLAN FOR THIS THE DISTRICT ADOPTED UNDER THE TEXAS EWED AND DOES NOT CERTIFY THAT THE R THE SPECIFIC SUBDIVISION BASED ON RESPONSIBILITY OF THE DEVELOPER OF	THE STATE OF TEXAS COUNTY OF HIDALGO I, RAUL GARCIA , REGISTERED PROFESSIONAL DO HEREBY CERTIFY THAT THIS PLAT IS TRUE SURVEY MADE ON THE GROUND OF THE PRO THAT THERE ARE NO APPARENT DISCRE IMPROVEMENTS, VISIBLE UTILITY LINES OR ROAD ACCOMPANYING PLAT, AND THAT THE CORN PROPERLY PLACED UNDER MY SUPERVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS	AND CORRECTLY MADE FROM AN ACTUAL DPERTY LEGALLY DESCRIBED HEREON, AND PANCIES, CONFLICTS, OVERLAPPING OF DS IN PLACE, EXCEPT AS SHOWN ON THE IR MONUMENTS SHOWN THEREON WERE IN ACCORDANCE WITH THE SUBDIVISION S.
AVAILABLE FOR <u>KALO</u> <u>SL</u> SUBJECT TO THE SUBDIVIS DEVELOPER'S DESIGN ENG WATER SUPPLY CORPORAT DEVELOPER AND ITS DES	HEREBY CONDITIC UBDIVISION LOCA ISION'S POTABLE GINEER, ALL APPL FION, AND LOCAL SIGN ENGINEER RENCED POTABLE	NALLY CERTIFY TH TED AT MCALLEN WATER SYSTEM M LICABLE RULES AN , STATE AND FEDE SHALL BEAR FUL WATER SYSTEM	L RESPONSIBILITY TO ENSURE IS CONSTRUCTED WITHIN THE	THE STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED, A REGISTERED PROFESSIO HEREBY CERTIFY THAT PROPER ENGINEERING CO PLAT.	

NOT BE USED OR VIEWED INAL SURVEY DOCUMENT



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On	: 10/28/2022
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SUBDIVISION NAME: KALO SUBDIVISION	
REQUIREMENTS	_
STREETS AND RIGHT-OF-WAYS	
 N. Monte Cristo Road (FM 1925): 35 ft. additional ROW required for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state Revisions needed: Revise new property line from centerline after accounting for any ROW dedication to a solid line but not as bold as original property line. Plat submitted on 10/12/22 still shows overlap between the HCID #1 75 ft. easement and ROW dedication from centerline. Resolve any dedication issues within HCID #1 prior to final approval. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan 	Non-compliance
 E/W 1/4 Mile Road: 60 ft. ROW Paving: 40-44 ft. Curb & gutter: both sides Revisions needed: Revise plat to reflect dedication for 60 ft. ROW as required prior to final approval. Show document number for the 40 ft. HCID#1 ROW easement shown in the rear portion of the lot. Provide ownership map prior to final to determine if there are no landlock properties exist. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are required prior to recording 	Non-compliance
* 800 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105 ALLEYS	NA
ROW: 20 ft. Paving: 16 ft. **Please submit written confirmation and pass by the office to revise subdivision application indicating proposed use to determine alley/service drive requirements prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	TBD
SETBACKS	
* Front: Proposing 60 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
 * Rear: Proposed 60 ft. or greater for easements Revisions needed: - Show document number for the 40 ft. HCID#1 ROW easement shown in the rear portion of the lot. **Zoning Ordinance: Section 138-356 	Non-compliance

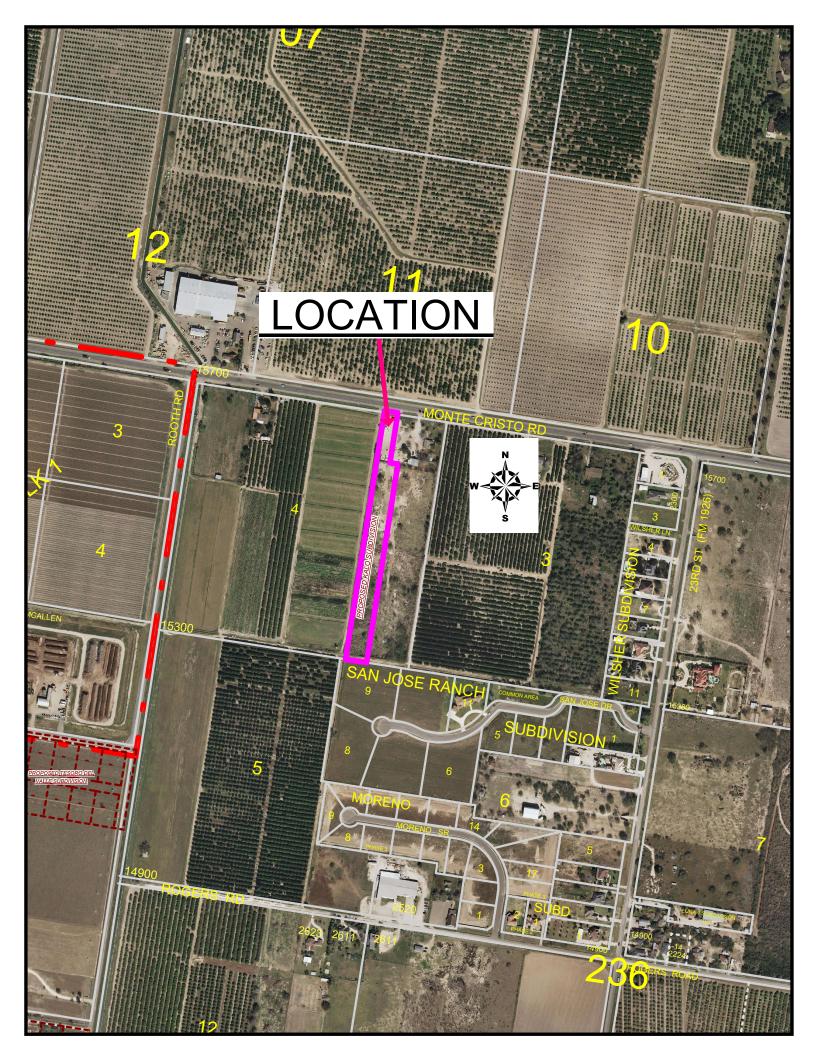
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Sides: 15 ft. or greater for easements Revisions needed:	Non-compliance
 Please revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356 	
* Corner **Zoning Ordinance: Section 138-356	NA
 * Garage: 18 ft. except where greater is required; greater setback applies. Revisions needed: Please add plat note as shown above prior to final. **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 Monte Cristo Road (FM 1925) and 4 ft. wide sidewalk required along 1/4 mile road Revisions needed: - Revise note #20 as shown above and once ROW for 1/4 mile road has been finalized prior to final. 	Non-compliance
5 ft. sidewalk required along Monte Cristo Road (FM 1925) per Engineering DepartmentSubdivision Ordinance: Section 134-120	
* 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 Revisions needed: -Revise plat note #11 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 Revisions needed: -Revise plat note #12 as shown above prior to final **Landscaping Ordinance: Section 110-46 	Non-compliance
*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	TBD
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	NA
 * Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	Applied
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. *Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required

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

* 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 requirments 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	
* Lots fronting public streets **Zoning Ordinance: 138-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section. 138-356	Applied
ZONING/CUP	
* Existing: ETJ Proposed: ETJ **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V ***Property is located in the ETJ	Applied
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording **If property is annexed prior to recording, Park fee of \$700 per dwelling unit/lot will be required prior to recording	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation waived for one single family house.	Compliance
* As per Traffic Department, TG waived and Traffic Impact Analysis (TIA) not required.	NA
COMMENTS	
Comments: *Must comply with City's Access Management - Please submit written confirmation and pass by the office to revise subdivision application indicating proposed use to determine alley/service drive requirements prior to final. - Provide ownership map prior to final to determine if there are no landlock properties exist. - Provide boundary lines and label legal description for the adjacent properties prior to final. - Depot Road is shown on the east side of the proposed plat and Wilsher Subdivision is not identified on plat. Revise accordingly prior to final approval. - Revise street name for N. 29th Street (N. Rooth Road) and N. 23rd Street (FM 1926) on vicinity map, and revise vicinity map to reflect any recently recorded plats that ought to be referenced.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE 6 MONTH EXTENSION SUBJECT TO CONDITIONS NOTED.	Applied

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

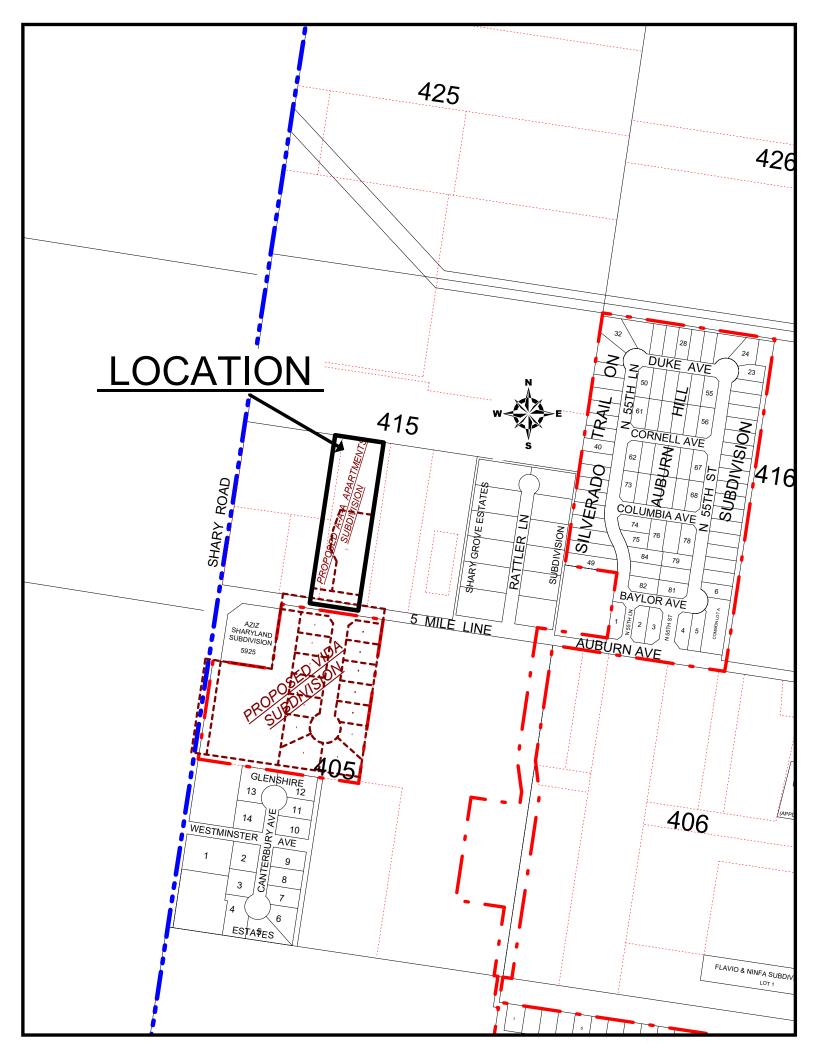


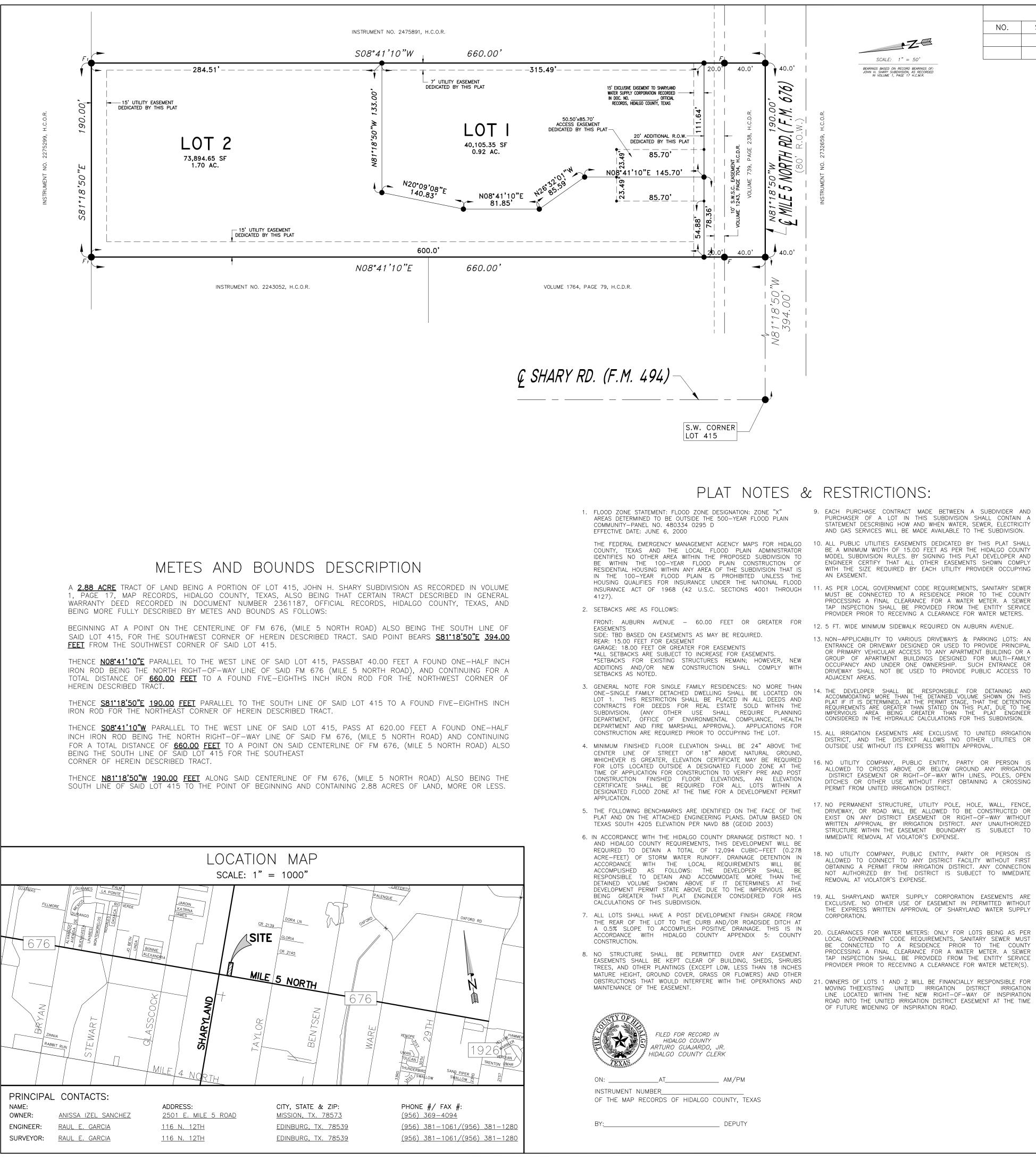
	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW
Project Description	Subdivision Name A-A-A APARTMENTS SUBDIVISON North Side of Mile 5 Road (Auburn Ave.) 394 feet Location east of Shary Road City Address or Block Number MILE 5, Colored Number of lots 2 Gross acres 2.88 Net acres 2.71 Existing Zoning n/a Residential Replat Proposed Proposed Land Use Irrigation District # Residential Replat Yes D No D Commercial Replat Agricultural Tax Exemption Yes D No D Estimated Rollback tax due O.UD OW Nor IN CITY UMITS IoII7/32 Legal Description East 190.00' of the West 584.00' of the South 660.00' of Lot 415, John H. Shary Subdivision Subdivision
Owner	Name Anissa Izel Vela-Sanchez Phone (956) 369-4094 Address 2501 E. Mile 5 Road City Mission State Tx. Zip 78573 E-mail sanchez.agustin74@yahoo.com,
Developer	Name Anissa Izel Vela-Sanchez Phone (956) 369-4094 Address 2501 E. Mile 5 Road City Mission State Contact Person Agustin Sanchez E-mail
Engineer	NameRaul E. Garcia, P.E., R.P.L.S Phone (956)381-1061 Address 116 N. 12th City Edinburg State Texas Zip 78541 Contact Person Raul E. Garcia E-mail regaassoc@aol.com
Surveyor	NameRaul E. Garcia, P.E., R.P.L.S.Phone (956) 381–1061 Address 116 N. 12th City Edinburg State Texas Zip 78541 E-mail regaassoc@aol.com OCT 1 7 2022

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Proposed Plat Submittal

Submitted with Annioation	Autocad DWG file of plat Letter of Authorization from the owner, if applicable
Minimum Developer's Requirements Su	 PLAT TO SHOW: Metes and bounds Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for uplatted 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 Signature Mmm Velle Signature Mrs. Anissa Izel Vela-Sanchez Owner & Authorized Agent D Rev 03/11





9. 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.

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SCALE: 1" = 50' BEARINGS BASED ON RECORD BEARINGS OF. JOHN H. SHARY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 17 H.C.M.R.

- 10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. 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
- 11. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER P INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
- 12. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON AUBURN AVENUE. 13. NON-APPLICABILITY TO VARIOUS DRIVEWAYS & PARKING LOTS: AN ENTRANCE OR DRIVEWAY DESIGNED OR USED TO PROVIDE PRINCIPAL OR PRIMARY VEHICULAR ACCESS TO ANY APARTMENT BUILDING OR A GROUP OF APARTMENT BUILDINGS DESIGNED FOR MULTI-FAMILY OCCUPANCY AND UNDER ONE OWNERSHIP. SUCH ENTRANCE OR DRIVEWAY SHALL NOT BE USED TO PROVIDE PUBLIC ACCESS TO ADJACENT AREAS.
- 14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRALING CALCULATIONS FOR THIS SUBDIVISION CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 15. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- 17. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 18. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- EXCLUSIVE. NO OTHER USE OF EASEMENT IN PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- 20. CLEARANCES FOR WATER METERS: ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- ROAD INTO THE UNITED IRRIGATION DISTRICT EASEMENT AT THE TIME OF FUTURE WIDENING OF INSPIRATION ROAD.

REVISION NOTES			
NO.	SHEET	REVISION	DATE

LEGEND: F - FOUND 1/2"Ø IRON ROD

F1 - FOUND 5/8"Ø IRON ROD

THE STATE OF TEXAS COUNTY OF HIDALGO

THE STATE OF TEXAS COUNTY OF HIDALGO

APPROVAL BY HIDALGO COUNTY DRAINA HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 H SUBDIVISION COMPANY WITH THE MINIMUM STANDARD WATER CODE 49.211 (C). THE DISTRICT HAS NOT RAINAGE STRUCTURES DESCRIBED ARE APPROPR GENERALLY ACCEPTED ENGINEERING CRITERIA. IT THE SUBDIVISION AND ITS ENGINEER TO MAKE THES

UNITED IRRIGATION DISTRICT

SHAYLAND WATER SUPPLY CORPORATION SHERILYN DAHLBERG, HEREBY CONDITIONALLY CER OR AAA APARTMENTS SUBDIVISION LOCATED AT 4 COUNTY. TEXAS. SUBJECT TO THE SUBDIVISION'S OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPL

REVISION NOTES		PLAT OF
REVISION DATE APPROV		
		PARTMENTS SUBDIVISION
		AND BEING A PORTION OF LOT 415, JOHN H. SHARY SUBDIVISION AS RECORDED IN VOLUME, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL
) IN DOCUMENT #2361187, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
		SCALE IN FEET
	DATE: JULY 26, 2017	$\frac{7}{0} = 5000000000000000000000000000000000000$
END: - Found 1/2"ø iron rod	PREPARED BY:	R.E. Garcia
- FOUND 5/8"Ø IRON ROD	R	. E. GARCIA & ASSOCIATES
	JOB NO.: 2017-063	ENGINEERS, SURVEYORS, PLANNERS ENGINEER (F-5001) & SURVEYOR (10015300) 116 NORTH 12th AVE.
	DRAWN BY: E.S.	EDINBURG, TEXAS 78541 (956) 381–1061 EMAIL: REGAASSOC@AOL.COM
THE STATE OF TEXAS COUNTY OF HIDALGO		COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL
OWNER'S CERTIFICATION, DEDICATION, & ATTESTA I, ANISSA IZEL SANCHEZ, AS OWNER OF THE 2.88 ACRE TRA		UNDER LOCAL GOVERNMENT CODE §232.028(a) We, the undersigned certify that this plat of AAA APARTMENTS SUBDIVISION WAS REVIEWED
THE PROPOSED AAA APARTMENTS SUBDIVISION HEREBY SUBDIVIE SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET	DE THE LAND AS DEPICTED IN THIS	AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON, 20, 20,
CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF \$232.032 AND THAT		
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM		HIDALGO COUNTY JUDGE DATE
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM 	THE MINIMUM STATE STANDARDS;	ATTEST:
		HIDALGO COUNTY CLERK DATE
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE	AND COMPLETE.	
ANISSA IZEL SANCHEZ.	DATE	THE STATE OF TEXAS
ANISSA IZEL SANCHEZ, AAA APARTMENTS SUBDIVISION, 2501 MILE 5 ROAD,	DATE	COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL
MISSION, TEXAS 78573		I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AAA APARTMENTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON
THE STATE OF TEXAS		, 20
COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR DAY APPEARED <u>ANISSA IZEL SANCHEZ</u> , KNOWN TO ME TO E		
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN E	OGED TO ME THAT THEY EXECUTED	ENVIRONMENTAL HEALTH DIVISION MANAGER DATE
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE	DAY OF 20	
		CITY OF MCALLEN CERTIFICATE OF PLAT APPROVAL
MY COMMISSION EXPIRES: NOTARY PUBLIC IN AND FO	DR HIDALGO COUNTY, TEXAS	UNDER LOCAL GOVERNMENT CODE S212.009(C) & S212.0115(B)
		WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF AAA APARTMENTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCALLEN ON, 20, 20
APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRI		MAYOR, CITY OF MCALLEN DATE
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERT SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE E WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED	DISTRICT ADOPTED UNDER THE TEXAS	ATTEST:
DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR TH GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RES	E SPECIFIC SUBDIVISION BASED ON	SECRETARY, CITY OF MCALLEN DATE
THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINA		
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1		
		CITY OF MCALLEN CERTIFICATE OF PLAT APPROVAL
RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER	DATE	UNDER LOCAL GOVERNMENT CODE S212.009(C) & S212.0115(B) We, the undersigned, certify that this plat of AAA APARTMENTS SUBDIVISION WAS REVIEWED
		AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN ON
UNITED IRRIGATION DISTRICT		
THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DIS	TRICT. ON THIS THE DAY	
OF, 2022. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION	ON TREES FENCES AND BUILDINGS)	CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT-CONF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT	F-WAYS OF EASEMENTS. APPROVAL	
NOT.		THE STATE OF TEXAS
ATTEST:		COUNTY OF HIDALGO I, RAUL GARCIA , REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CEPTIEN THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL
PRESIDENT SECRETARY		DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF
		IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE
SHAYLAND WATER SUPPLY CORPORATION:		PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.
I, <u>SHERILYN DAHLBERG</u> , HEREBY CONDITIONALLY CERTIFY THAT P FOR <u>AAA_APARTMENTS_SUBDIVISION</u> LOCATED AT 4416 N. INSP		VS KGISTEPEN
COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WAT OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULE	ER SYSTEM MEETING THE APPROVAL S AND REGULATIONS OF SHARYLAND	RAUL E. GARCIA
WATER SUPPLY CORPORATION, AND LOCAL, STATE AND FEDERAL DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RE	SPONSIBILITY TO ENSURE THAT THE	REGISTERED PROFESSIONAL LAND SURVEYOR #4204
ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.	WITHIN THE DESIGNATED SHAYLAND	OFESS 196
		THE STATE OF TEXAS COUNTY OF HIDALGO
SHERILYN DAHLBER DA' GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION	E	I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS
		PLAT.
		RAUL E. GARCIA REGISTERED PROFESSIONAL ENGINEER #64790
		64790 64790
		SONAL ENT
		- (1111)-
		SHEET NO. 1
		OF 2 SHEETS

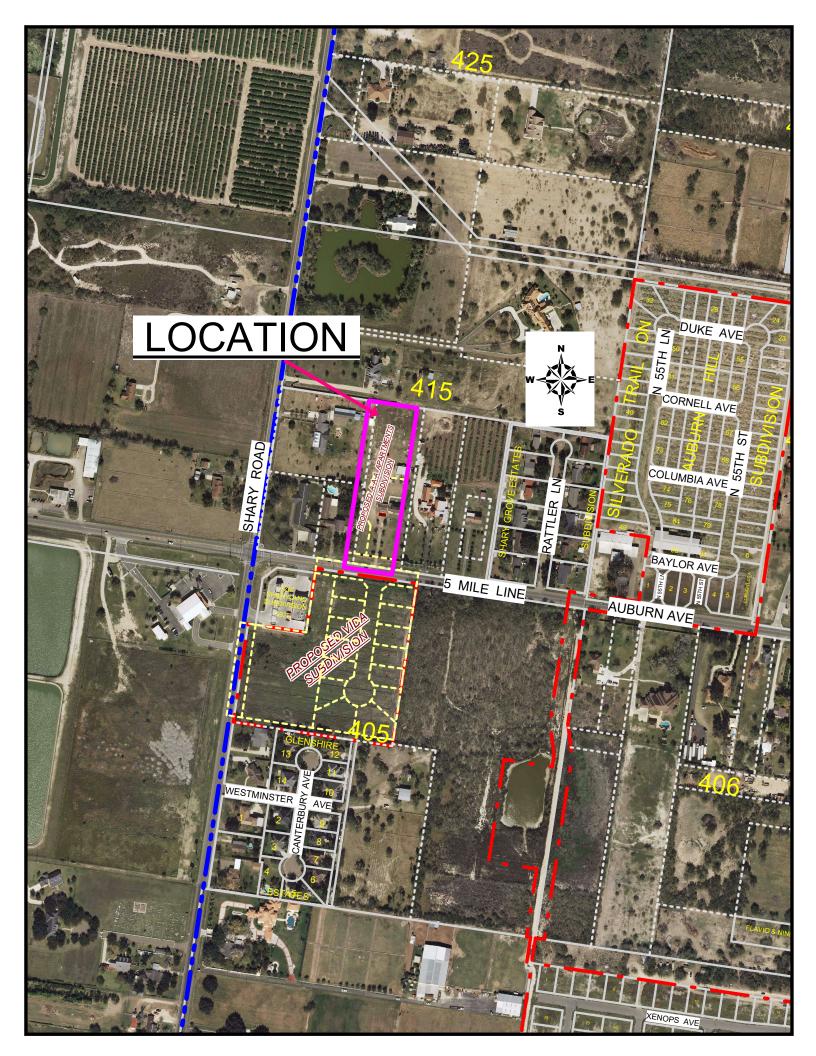


Reviewed On: 10/28/2022

SUBDIVISION NAME: A-A-A APARTMENTS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Auburn Avenue (5 Mile Road - FM 676): 20 ft. ROW dedication for 60 ft. from centerline for 120 ft. ROW Paving: 65 ft. Curb & gutter: Both Sides Revisions Needed: - Revise all street name references as shown above prior to final. - Please label total ROW after accounting for dedication prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **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. - Please clarify proposed use for both lots to determine alley/service drive requirements prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	TBD
SETBACKS	
 * Front: Proposing:60 ft. or greater for easements. Revisions needed: - Clarify proposed setback prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
 * Rear:15 ft. or greater for easements. Revisions needed: Please revise plat note as shown above prior to final Proposing: 15 ft. for easement **Zoning Ordinance: Section 138-356 	Non-compliance

* Sides: Proposing: TBD based on easement as may be required. Revisions needed: - Based on plat submitted on 10/17/22, have the city & county easements been established.	Non-compliance
Please clarify to determine setback requirements prior to final. **Zoning Ordinance: Section 138-356	
* Corner **Zoning Ordinance: Section 138-356	NA
 * Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions needed: Please revise plat note as shown above prior to final. Proposing: 18 ft. or greater for easements. 	Non-compliance
**Zoning Ordinance: Section 138-356	
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN Revisions needed: - Please remove note from plat as it is not needed as a plat note.	Non-compliance
SIDEWALKS	
 * 5 ft. wide minimum sidewalk required on Auburn Avenue (5 Mile Road - FM 676) Revisions needed: - Please revise plat note #12 as shown above prior to final. **5 ft. sidewalk required along Auburn Avenue (5 Mile Road - FM 676) per Engineering Department. 	Non-compliance
**Subdivision Ordinance: Section 134-120	
* 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. Revisions needed: Please provide 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. Revisions needed: Please provide 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.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

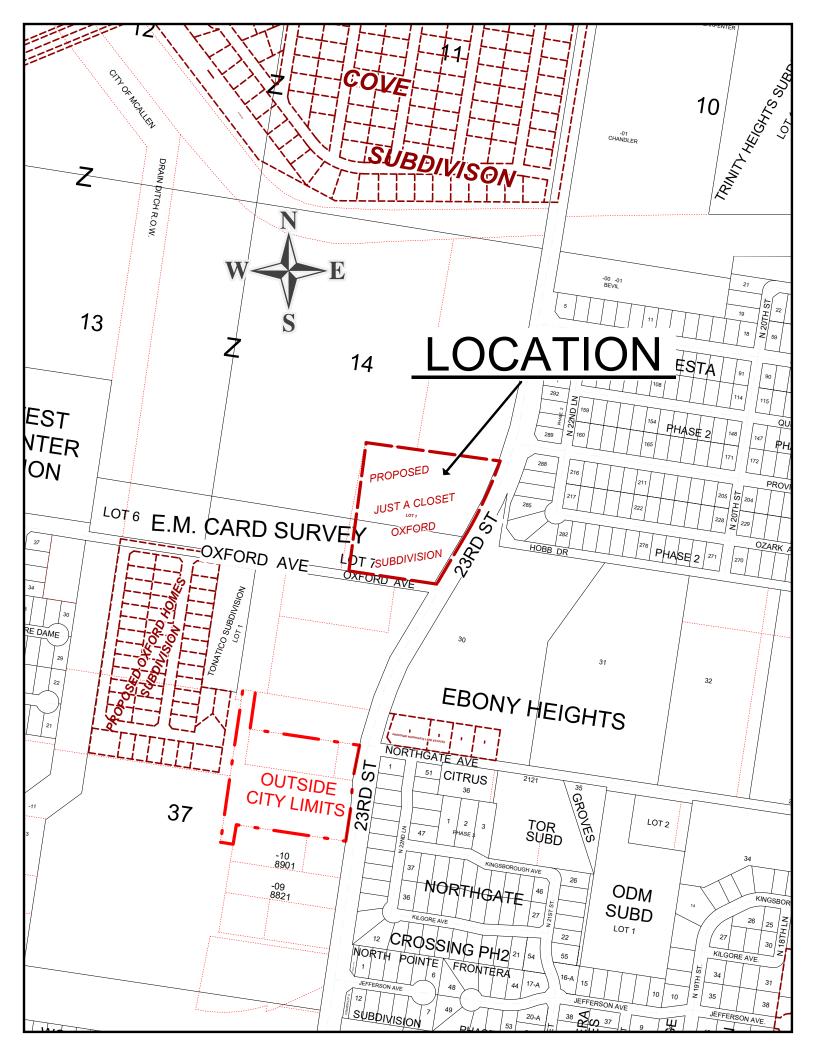
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **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. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: ETJ (Single family & Multi-family) ***Zoning Ordinance: Article V	Applied
* 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. **The property is currently in the ETJ. If annexed, a parkland dedication fee will apply and will be required prior to plat recording.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. *Clarify if existing buildings will remain and number of units proposed prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied

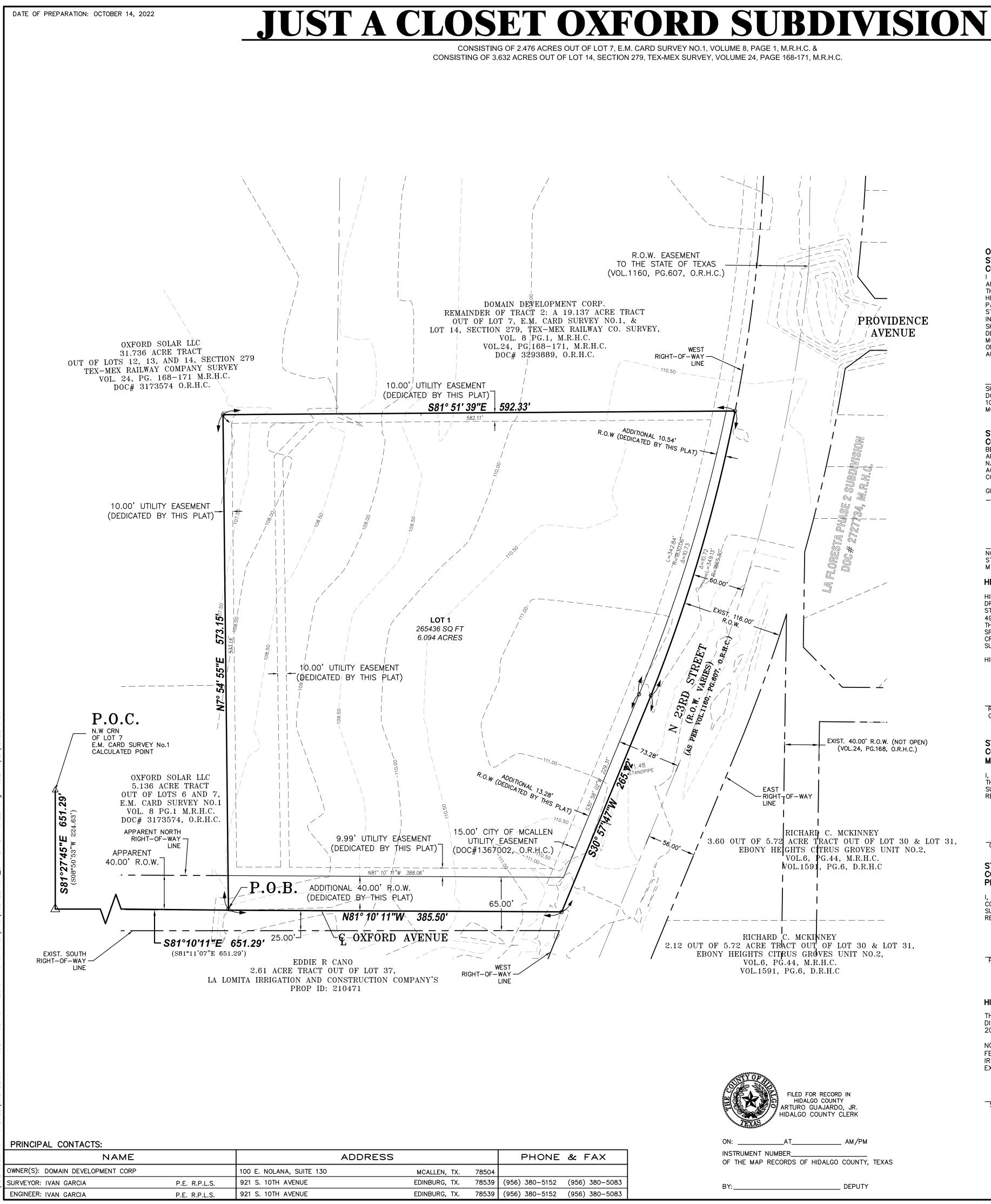


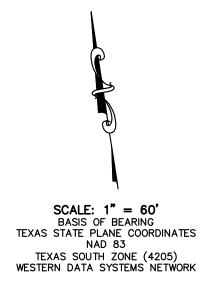
Suba022-0067

	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 311 North 15 th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)
Project Description	Subdivision Name_JUST A CLOSET OXFORD Location_NORTHWEST CORNER OF THE INTERSECTION OF 23RD STREET AND OXFORD ROAD City Address or Block Number
Owner	Name DOMAIN DEVELOPMENT CORP. Phone Address 100 E. NOLANA, SUITE 130 City MCALLEN State TX Zip 78504 E-mail SHAVI@AURIELINVESTMENTS.COM
Developer	Name VERTURO DEVELOPMENT, LLC Phone (956)213-8244 Address 1308 E. JASMINE AVE City MCALLEN State TX Zip _78501 Contact Person JOSEPH W HOLAND E-mail JWHOLAND@VERTURO.COM
Engineer	Name RIO DELTA ENGINEERING Phone (956)380-5152 Address 921 S. 10TH AVE
Surveyor	Name RIO DELTA ENGINEERING Phone (956)380-5152 Address 921 S. 10TH AVE
	M I I LOLL BY: CW

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OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE JUST A CLOSET OXFORD SUBDIVISION. TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINE, 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.

SHAVI MAHTANI, MANAGER DATE DOMAIN DEVELOPMENT CORP 100 E NOLANA, SUITE 130 MCALLEN, TX 78504

STATE OF TEXAS COUNTY OF HIDALGO

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

____, 2022.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

DATE

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

STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

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

CITY MAYOR DATE

STATE OF TEXAS COUNTY OF HIDALGO

PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE , THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

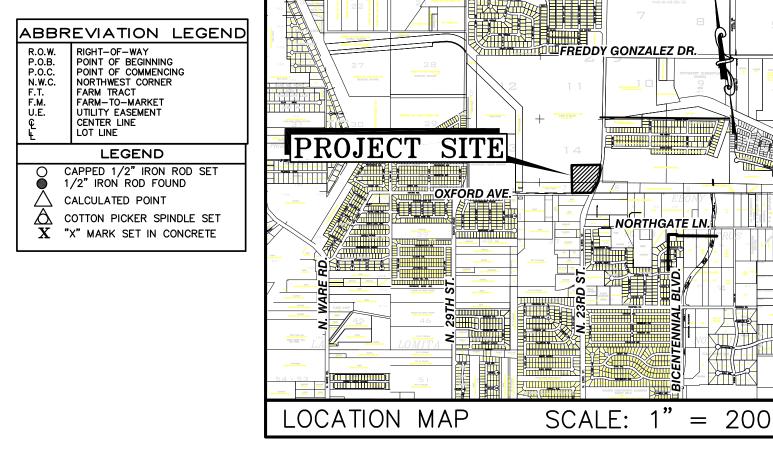
SECRETAR'

PLANNING AND ZONING COMMISSION CHAIRMAN

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS EASEMENTS WITH OUT THE EXPRESSED WRITTEN.

PRESIDENT



METES AND BOUNDS DESCRIPTION:

BEING A 6.713 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 7, E.M. CARD SURVEY № 1, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOL. 8, PG. 1, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND OUT OF AND FORMING A PART OR PORTION OF LOT 14, SECTION 279, TEX-MEX RAILWAY COMPANY SURVEY, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOL. 24, PG. 168-171, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.713 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED 19.137 ACRES TRACT (TRACT 2) CONVEYED TO DOMAIN DEVELOPMENT CORP. BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT No. 3293889, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS,

AND SAID 6.713 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A CALCULATED POINT AT THE NORTHWEST CORNER OF SAID LOT 7 OF E.M. CARD SURVEY No.1;

THENCE S 8°34'15" W ALONG THE WEST LINE OF SAID LOT 7, TO A POINT ON THE CENTERLINE OF OXFORD ROAD, A DISTANCE OF 224.63 FEET TO A CALCULATED POINT

THENCE S 81°27'45" E ALONG THE SOUTH LINE OF SAID LOT 7, SAME BEING ALONG THE CENTERLINE OF OXFORD ROAD, A DISTANCE OF 651.29 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING: THENCE N 7°38'16" E ACROSS SAID LOT 7 OF E.M. CARD SURVEY No.1, AND SAID LOT 14, SECTION 279 OF TEX-MEX RAILWAY COMPANY SURVEY, PASSING AT 40.00 FEET A 1/2-INCH CAPPED IRON ROD SET FOR THE APPARENT NORTH RIGHT-OF-WAY LINE OF OXFORD ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 573.08 FEET, TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT: THENCE S 82°10'01" E ACROSS SAID LOT 14, SECTION 279 OF TEX-MEX RAILWAY COMPANY SURVEY, TO A POINT ON THE EXISTING WEST

RIGHT-OF-WAY LINE OF N 23RD STREET (R.O.W. VARIES, AS PER VOL 1160, PG.607, O.R.H.C.), A DISTANCE OF 599.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE ALONG A CURVE TO THE RIGHT. SAME BEING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N 23RD STREET, WITH A DELTA

ANGLE OF 10.72°, A RADIUS OF 1869.86 FEET, AN ARC LENGTH OF 349.98 FEET, AND A CHORD BEARING S 24°42'08" W A DISTANCE OF 349.47 FEET TO A 1/2-INCH CAPPED IRON ROD SET. FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT THENCE S 30°41'09" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N 23RD STREET, TO A POINT ON THE CENTERLINE OF OXFORD

ROAD, PASSING AT 221.03 FEET A 1/2-INCH CAPPED IRON ROD SET FOR THE APPARENT NORTH RIGHT-OF-WAY LINE OF OXFORD ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 264.22 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE N 81°27'45" W ALONG THE CENTERLINE OF OXFORD ROAD, A DISTANCE OF 393.05 FEET, TO THE POINT AND PLACE OF BEGINNING

SAID TRACT CONTAINING 6.713 ACRES OF LAND. MORE OR LESS, OUT OF WHICH THE SOUTH 0.369 ACRES LIES WITHIN THE APPARENT RIGHT-OF-WAY OF OXFORD ROAD (40' R.O.W. NORTH OF CENTERLINE) THE EXISTING RIGHT-OF-WAY OF OXFORD ROAD. I, IVAN GARCIA, CERTIFY THAT THE ABOVE FIELD NOTES AND PLAT REPRESENT AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY SUPERVISION, THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN, AND THAT ALL CORNERS HAVE BEEN

GENERAL PLAT NOTES:

LOCATED AS INDICATED.

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT. 2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

2. MINIMUM BUILDING	SEIBACKS SHALL BE AS FULLOWS:
FRONT:	IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, OR APPROVED SITE PLAN, WHICH EVER IS GREATER.
REAR:	IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
SIDES:	IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
CORNER:	IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR IN LINE WITH

EXISTING STRUCTURES, OR APPROVED SITE PLAN, WHICH EVER IS GREATER. 3. THE SUBDIVISION IS IN ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE

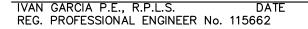
- DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, MAP COMMUNITY PANELS NO.: 480334 0325 D MAP REVISED: JUNE 6, 2000.
- 4. A DRAINAGE DETENTION OF **91.294** CF OR **2.096** ACRE FEET IS REQUIRED FOR LOT 1 AND LOT 2. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.
- 5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- 6. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 7. THE CITY OF MCALLEN TO HAVE A 25'X25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- 8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG NORTH 23RD STREET & 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG OXFORD AVENUE. 9. CITY OF McALLEN BENCHMARK (MC58_1) SET BY ARANDA & ASSOC. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS
- MONUMENT CAP ON TOP LOCATED AT THE NORTH BOUND OF N WARE RD. CLOSE TO BUDDY OWENS BLVD. NAVD 88
- 10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- 13. A PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.

STATE OF TEXAS - COUNTY OF HIDALGO

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

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

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





6496

RIO DELTA ENGINEERING	FIRM REGISTRATION No. F-7628	SURVEY FIRM NO. IUL94027 921 S. 10TH AVENUE EDINBURG, TEXAS 78539	∆ (TEL) 956–380–5152 (FAX) 956–380–5083
<	D E O	F A	ENGINEERING
	ISSUED		
PLAT SHEET	A CLOSET OXFORD SUBDIVISION	CITY OF MCALLEN	HIDALGO COUNTY, TEXAS
PROJECT :	JUST A		
PROJECT:	RCIA F RCIA F RODR	P.E. R.I P.E. R.I IGUEZ	P.L.S. P.L.S. E.I.T. '=60' 2022
REVISIONS: PAGE NO.	1-0	OF-	-1



City of McAllen

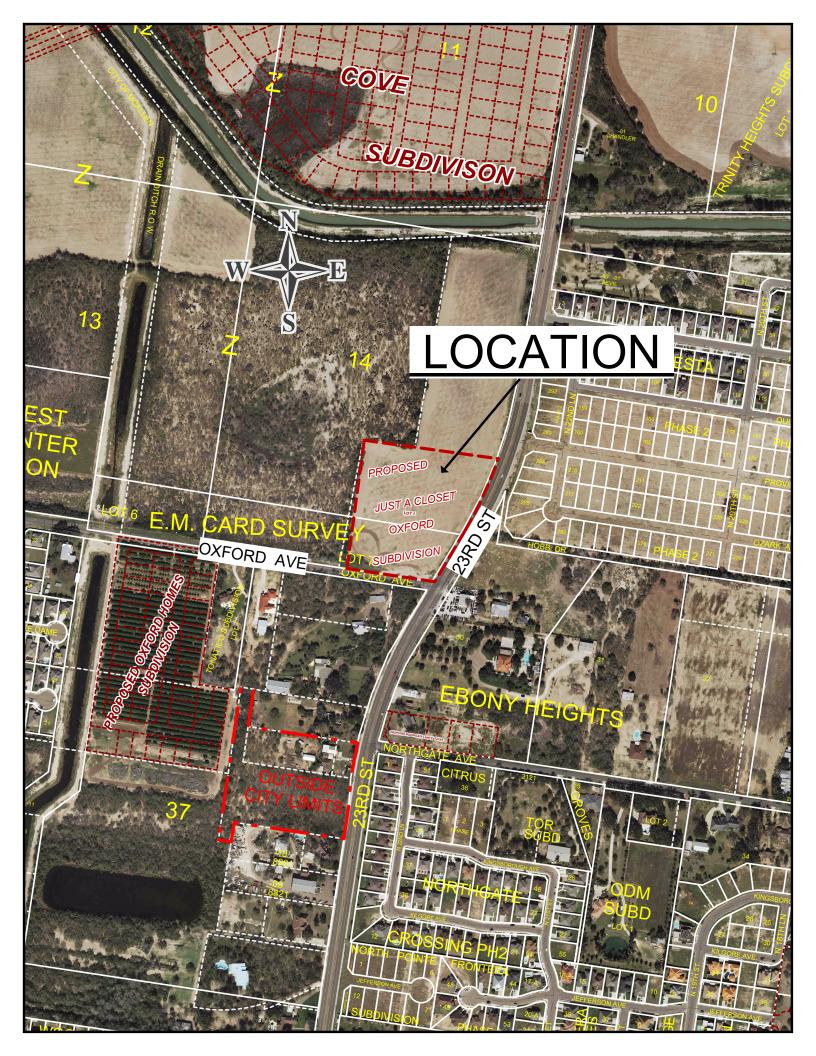
SUBDIVISION PLAT REVIEW

Reviewed On: 10/28/2022	Reviewed	On:	10/28/2022
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SUBDIVISION NAME: JUST A CLOSET OXFORD	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
 N. 23rd Street (F.M. 1926) : Proposing 10.54'-13.28' ROW dedication for 70.54-73.28' from apparent centerline for 126.54'-129.28' Total ROW. Adjustment of ROW dedication as may be needed prior to recording to provide for not less than 120' total ROW. Paving: By the state Curb & gutter: By the state Revisions Needed: -Label Centerline -Provide existing ROW from centerline on both sides and total ROW dedication along N.23rd Street at multiple points, as it varies. -Finalize ROW requirements as noted above, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording 	Required
Oxford Avenue: 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: Both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Applied
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **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 **Plat note#13: "A private service drive easement will be stablished as part of the site plan and will be maintained by the lot owner and not the City of McAllen." As per plat submitted on August 12, 2022 note included. ***Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: In accordance with the Zoning Ordinance, or greater for easements ,or in line with existing structures, or approved site plan, which ever is greater. **Zoning Ordinance: Section 138-35	Applied

* Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan.	Applied
**Zoning Ordinance: Section 138-356	
* Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan.	Applied
**Zoning Ordinance: Section 138-356	
* Corner: In accordance with the Zoning Ordinance, or greater for easements, or in line with existing structures, or approved site plan, which ever is greater. **Zoning Ordinance: Section 138-356	Applied
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required on N. 23rd Street and Oxford Avenue **Sidewalk requirement may be increased to 5 ft. by Engineering Department, finalize note wording prior to recording. ***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 and along Oxford Avenue. Revisions Needed: -Add note as shown above prior to recording. **Landscaping Ordinance: Section 110-46 	Required
* 8 ft. masonry wall required along north property line and 8 ft. cedar fence required along west property line. Revisions Needed: -Add note as shown above prior to recording. ****Landscaping Ordinance: Section 110-46	Required
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
*Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 134-168 	NA

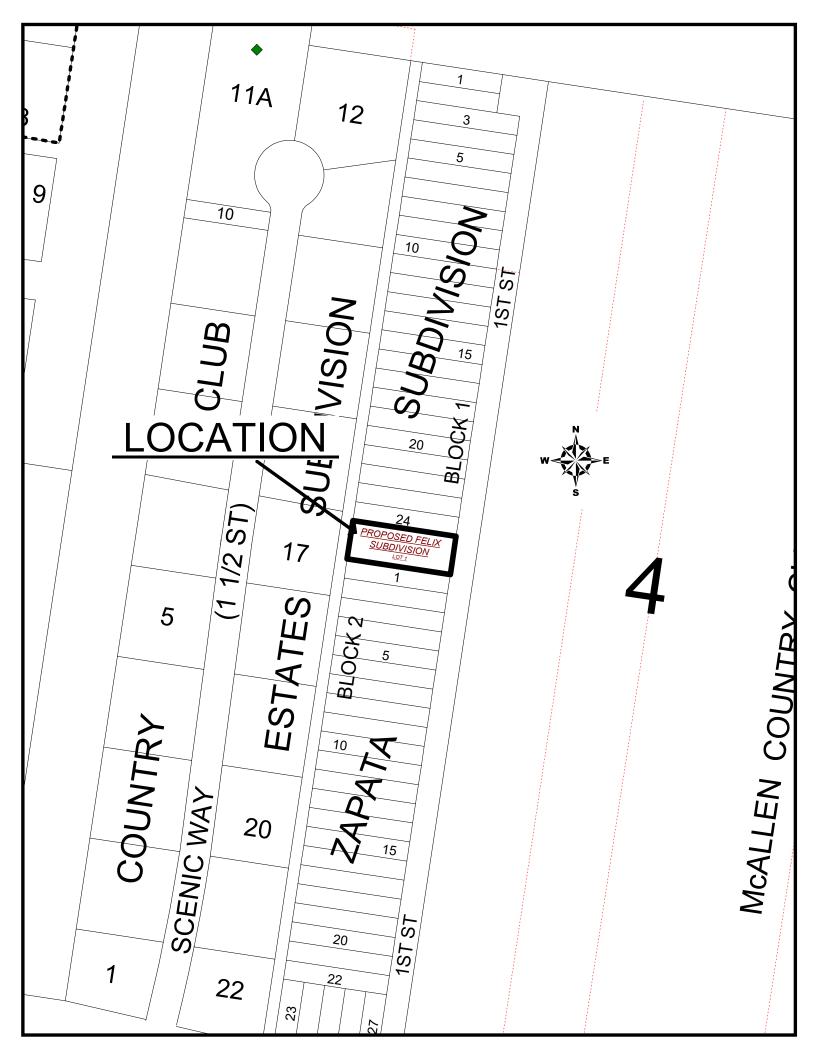
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
**Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72	
**Subdivision Ordinance: Section 134-168	
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3 (General Business) District Proposed: C-3 (General Business) District **Rezoning approved at P&Z meeting of August 2, 2022 and at City Commission on August 22, 2022. ***Zoning Ordinance: Article V	Compliance
 * Rezoning Needed Before Final Approval **Rezoning approved at P&Z meeting of August 2, 2022 and at City Commission on August 22, 2022. ***Zoning Ordinance: Article V 	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Department, proposed land use for this subdivision is self storages. Commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, proposed land use for this subdivision is self storages. Commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per Parks Department, proposed land use for this subdivision is self storages. Commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. **As per Traffic Department, Trip Generation approved, no TIA required.	Compliance
 * Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, Trip Generation approved, no TIA required. 	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. **Clarify ROW dedications for N.23rd Street as noted, prior to recording.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

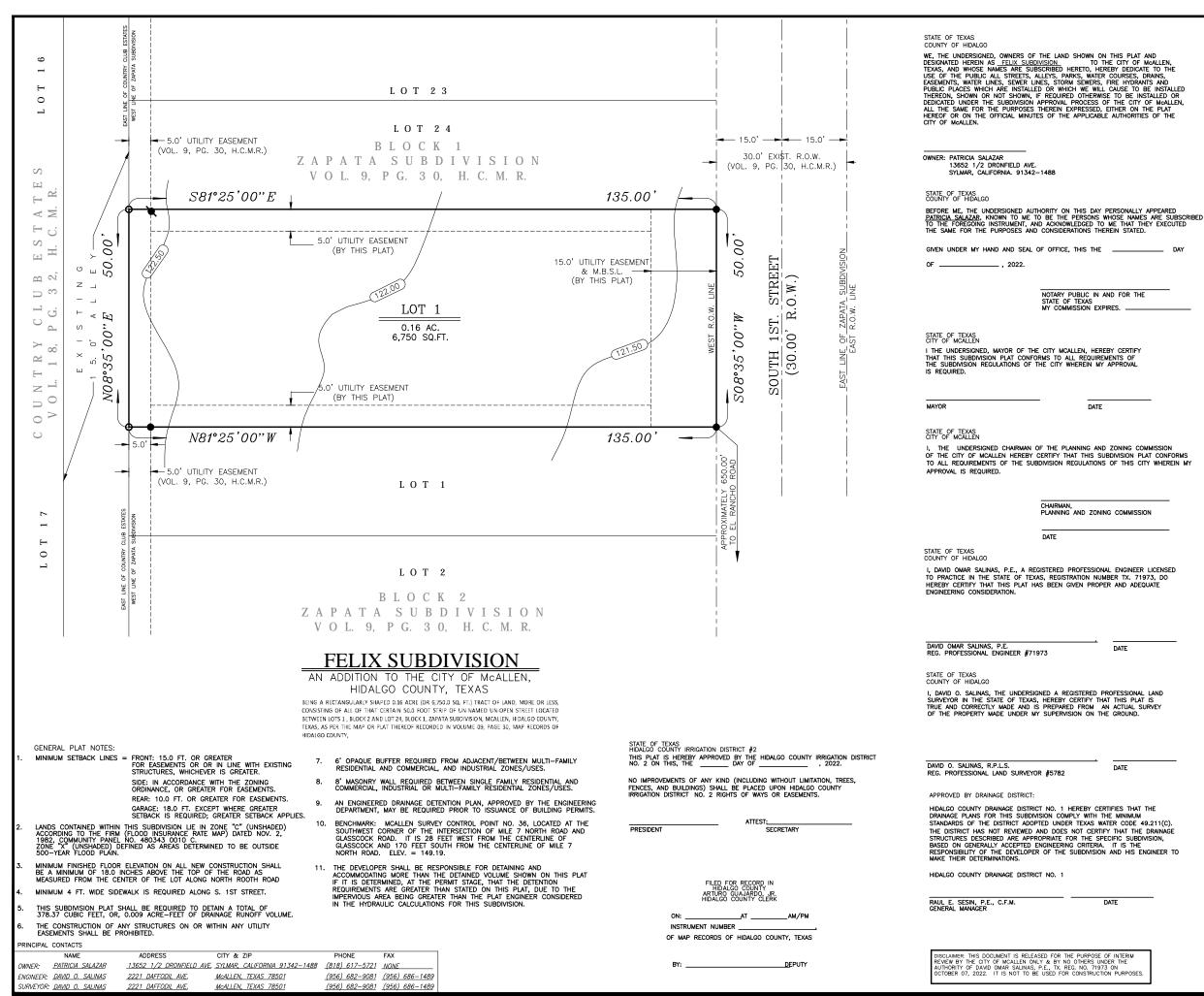


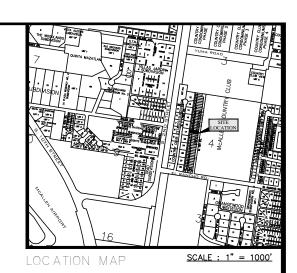
Sub2022-0120

	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 311 North 15 th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)
Project Description	Subdivision Name <u>FELIX</u> SUBD. Location <u>600' JOETH OF RL PADCHO</u> POND ALOWG (DEST SID City Address or Block Number <u>3024</u> <u>5.</u> <u>157</u> <u>57</u> <u>9F S.</u> <u>19</u> Number of lots <u>1</u> Gross acres <u>0.16</u> Net acres <u>0.16</u> Existing Zoning <u>Proposed Z-1</u> Rezoning Applied For <u>Pres</u> <u>No Date</u> Existing Land Use <u>0750</u> Proposed Land Use <u>PESS</u> . Irrigation District # <u>2</u> Residential Replat Yes <u>No</u> <u>Commercial Replat Yes</u> <u>No</u> <u>500</u>
Owner	Name <u>PATRICIA SALAZAR</u> Phone (818) 617-5721 Address <u>1365272</u> <u>DROWEFIELD AVE</u> . City <u>SYLMAR</u> State <u>CA</u> Zip <u>91342-1488</u> E-mail
Developer	Name Shute Address Phone Address
Engineer	Name Droid Shlivas Phone 956-682-9081 Address 2221 DAFFODIL AVE. City MEAILED State TX Zip 78501 Contact Person David E-mail dealines @ Salinas engidererwe Com
Surveyor	Name Shue Address City State Zip OCT 12 2022
	Initial: NM

	Proposed Plat Submittal
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 (Identifiying owner on application) Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable
Developer's Requirements \$	 PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted 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)
Minimum D	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 <u>cole 22</u> Print Name <u>Owner Dource Schuss</u> Owner D
	10/19







METES AND BOUNDS DESCRIPTION

BEING A RECTANGULARLY SHAPED 0.16 ACRE (OR 6.750.0 SQ. FT.) TRACT OF LAND, MORE OR LESS CONSISTING OF ALL OF THAT CERTAIN 50.0 FOOT STRIP OF UN-NAMED UN-OPEN STREET LOCATED BETWEEN LOTS 1 , BLOCK 2 AND LOT 24, BLOCK 1, ZAPATA SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 09, PAGE 30, MAP RECORDS OF HIDALGO COUNTY, TEXAS: SAID 0.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METE AND BOUNDS AS FOLLOWS:

COMMENCING AT A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT LOCATED ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH 1ST. STREET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, NORTH 81 DEGREES 25 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, BLOCK 2 AND THE SOUTH LINE OF SAID UN-NAMED UN-OPENED STREET, A DISTANCE OF 135.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST LINE OF THAT CERTAIN 15.0 FOOT ALLEY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH 08 DEGREES 35 MINUTES EAST, WITH THE NORTERLY PROJECTION OF THE WEST LINE OF SAID LOT 1. BLOCK 2 SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 50.0 FEET TO A % INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHWEST CORNER OF SAID LOT 24, BLOCK 1 FOR THE NORTHWEST CORNE OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, SOUTH 81 DEGREES 25 MINUTES EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 24, BLOCK 1 AND THE NORTH LINE OF SAID UN-NAMED UN-OPENED STREET, A DISTANCE OF 135.0 FEET TO A ½ INCH DIAMETER IRON PIPE FOUND ON THE SOUTHEAST CORNER OF SAID LOT 1 BLOCK 24 LOCATED ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 1° STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:
- (4) THENCE, SOUTH 08 DEGREES 35 MINUTES WEST, WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID LOT 24, BLOCK 1 SAME BEING THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 17 STREET, A DISTANCE OF 50.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT REF: SEA JOB NO. S-22-25811 N:\M&B.2022\0.16.060722

FELIX SUBDIVISION PREPARED BY: SALINAS ENGINEERING & ASSOC. DATE OF PREPARATION: OCTOBER 07, 2022 JOB NUMBER: SP-22-25907

OWNER: PATRICIA SALAZAR 13652 1/2 DRONFIELD AVE. SYLMAR, CALIFORNIA. 91342-1488





City of McAllen

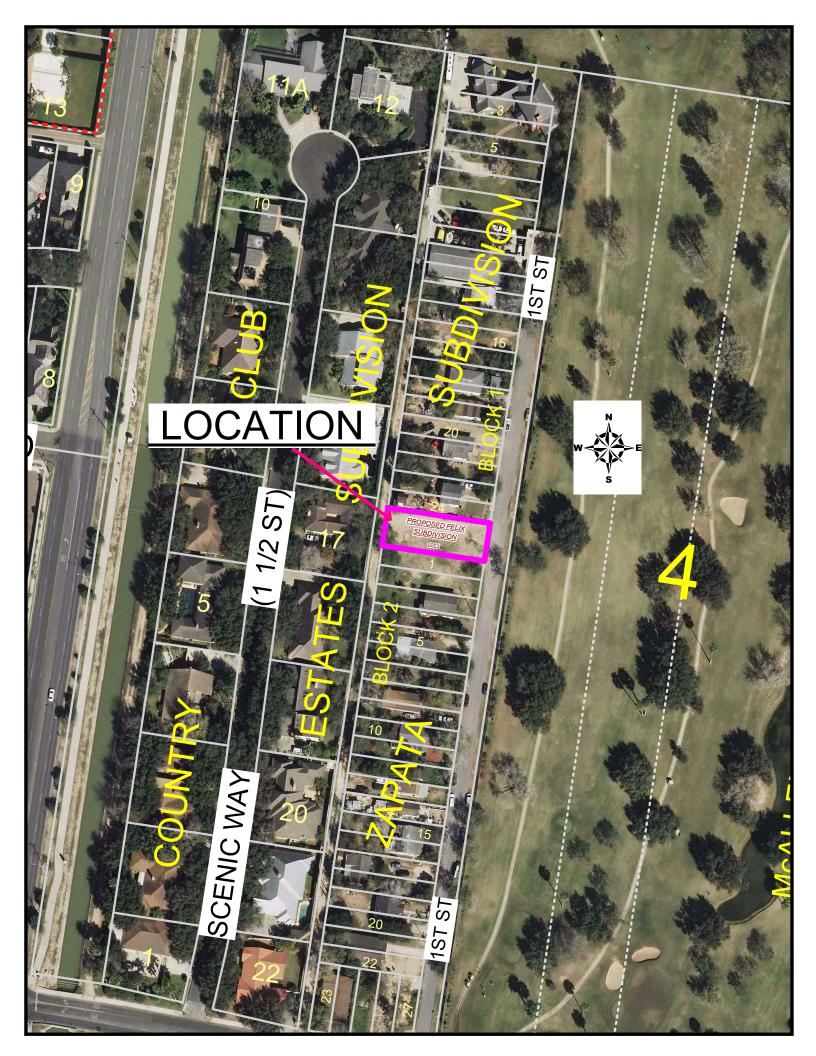
SUBDIVISION PLAT REVIEW

Reviewed	On:	10/28/2022
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REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
South 1st Street: Dedication as needed for 50 ft. Total ROW.(Existing 30 ft. total ROW) Paving: 32 ft. (Existing Approximately 18.3 ft.) Curb & gutter :Both Sides Revisions needed: -Street ROW and Paving requirements being reviewed, and plat would need to be revised accordingly once established, finalize prior to final. -Please show centerline on plat prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **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 and multi-family properties. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
 * Front:25 ft. or greater for easements or inline with average setback of existing structures, whichever is greater applies. Revisions needed: -Revise note as shown above or clarify proposed plat note as a Variance request maybe required, prior to final. *Proposing Front: 15 ft. or greater for easements or in line with existing structures, whichever is greater. **Zoning Ordinance: Section 138-356 	Non-compliance
* Rear:10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied

* Sides:6 ft. or greater for easements. Revisions needed: -Revise note as shown above prior to final.	Applied
*Proposing Sides: In accordance with the Zoning Ordinance, or greater for easements. **Zoning Ordinance: Section 138-356	
* 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. **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 S. 1st Street. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. ***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	
*Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. ***Section 110-72 applies if public subdivision is proposed. ****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. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. ****Landscaping Ordinance: Section 110-72 ****Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-1 (Single-Family) Residential Proposed: R-1 (Single-Family) Residential ***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. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at a rate of \$700 per dwelling unit and payable prior to plat recording. If it's only one single family home then the fee is \$700.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for 1 lot subdivision will be waived.	Completed
 * Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation for 1 lot subdivision will be waived. 	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



SUB2022-0123

	City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW 311 North 15 th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)	
Project Description	Subdivision Name <u>521</u> Subdivision Location City Address or Block Number <u>3401</u> <u>5.107</u> <u>57</u> Number of lots <u>2</u> Gross acres <u>13.863</u> Net acres <u>N/A</u> Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <u>Ves</u> <u>XNo Date</u> Existing Land Use <u>BUISNESS</u> Proposed Land Use <u>GENERAL BUISNESS</u> Irrigation District <u>#3</u> Residential Replat Yes <u>No</u> <u>Commercial Replat Yes</u> <u>No</u> <u>ETJ</u> Yes <u>No</u> <u>X</u> Agricultural Tax Exempt Yes <u>No</u> <u>X</u> Estimated Rollback tax due <u>SEC ATTACKED</u> Parcel No. <u>H2550-00-000</u> 009/5 Tax Dept. Review <u>MOR</u> <u>Legal Description</u> <u>Being</u> 13.863 Acres out of lot <u>9</u> , Block <u>6</u> Hidalgo <u>Canal Company</u> Subdivision, <u>Hidalgo Contry</u> Taxs, recorded in Volume Q pagel	5
Owner	Name MDM LAND COMPANY, LLC Phone (956) 445-7631 Address 2515 COLORADO ST., SUITE 6 City MISSION State TEXAS Zip 78572 E-mail TGTZ@MDMCO.NET	
Developer	Name MDM LAND COMPANY, LLC Phone (956)445-7631 Address 2515 COLORADO ST., SUITE 6 City	D(7 10-14-
Engineer	Name RIO DELTA ENGINEERING Phone (956) 380-5152 Address 921 S. 10TH AVE. 2000 - 20000 - 2000	
Surveyor	Name RIO DELTA ENGINEERING Phone (956) 380-5152 CANN Address 921 S. 10TH AVE. 0CT 19.2022 City EDINBURG State TEXAS Zip 78573	

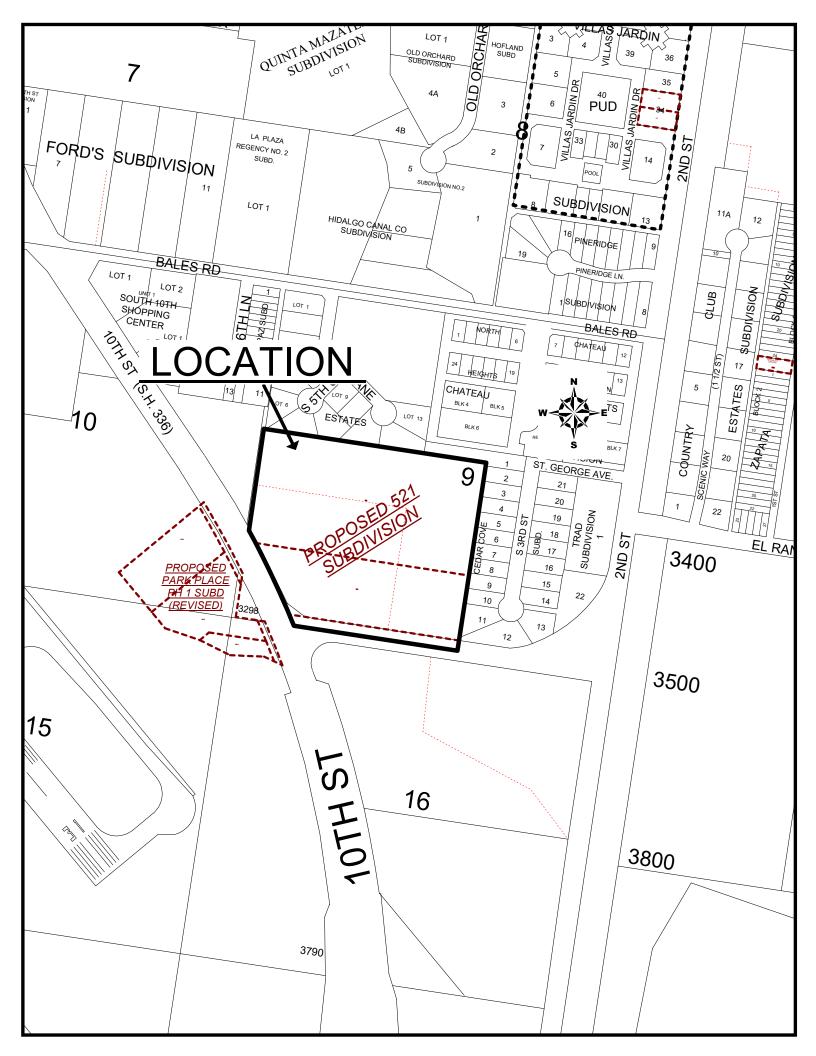
Proposed	Plat	Submittal
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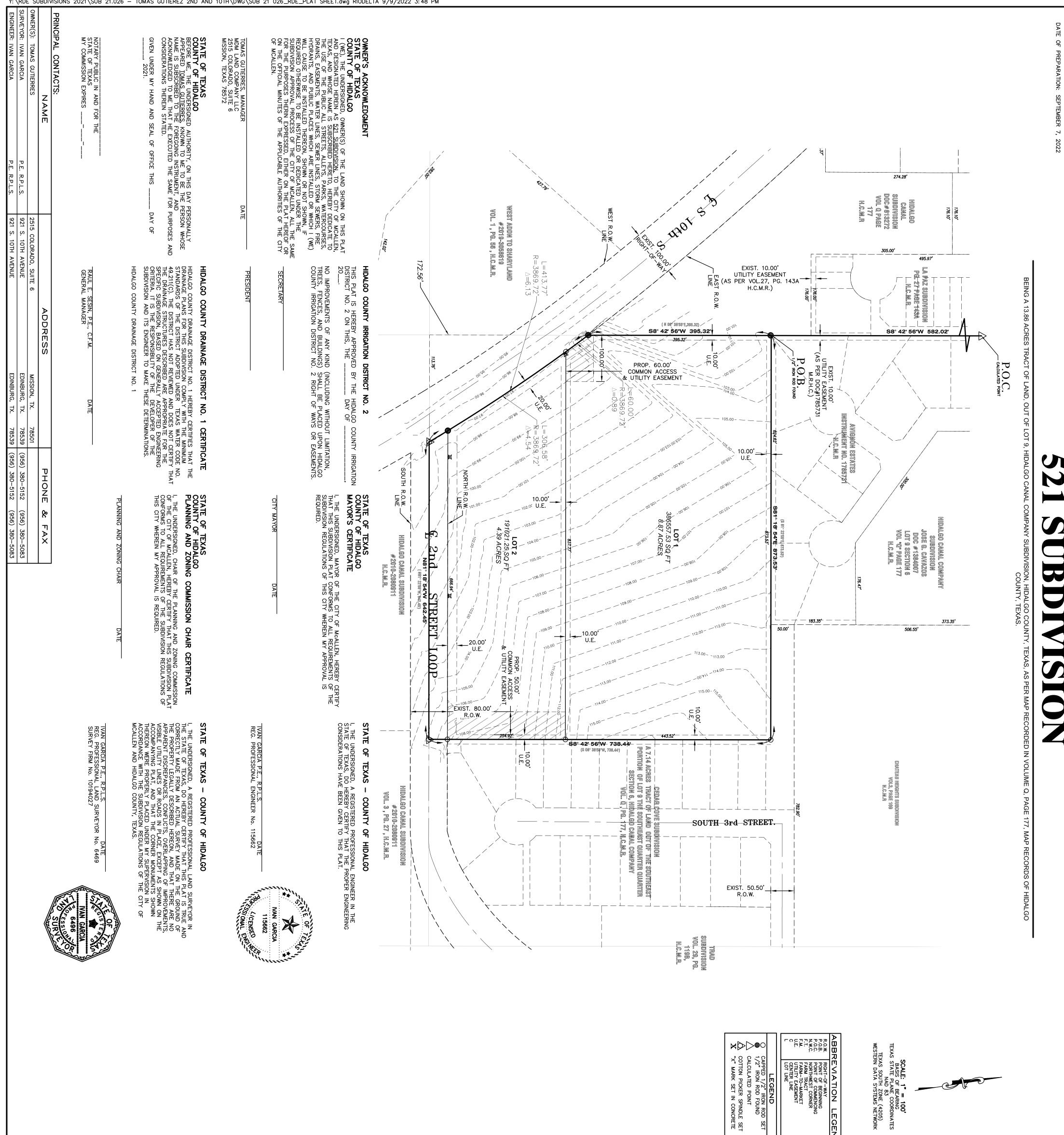
Submitted with Application	 \$225 Preliminary Review Fee and \$75 Final Approval Fee Title Report 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies Location Maps 2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat 2 Warranty Deeds (Identifiying owner on application) Autocad 2005 DWG file and PDF of plat Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of partnership/corporation, if applicable
Developer's Requirements	 PLAT TO SHOW: ✓ Metes and bounds ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted 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)
Minimum	Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans, it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 $\frac{1}{2}$ " by 11" copies/legible copy of the plat, affected by changes.
ner'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 Date

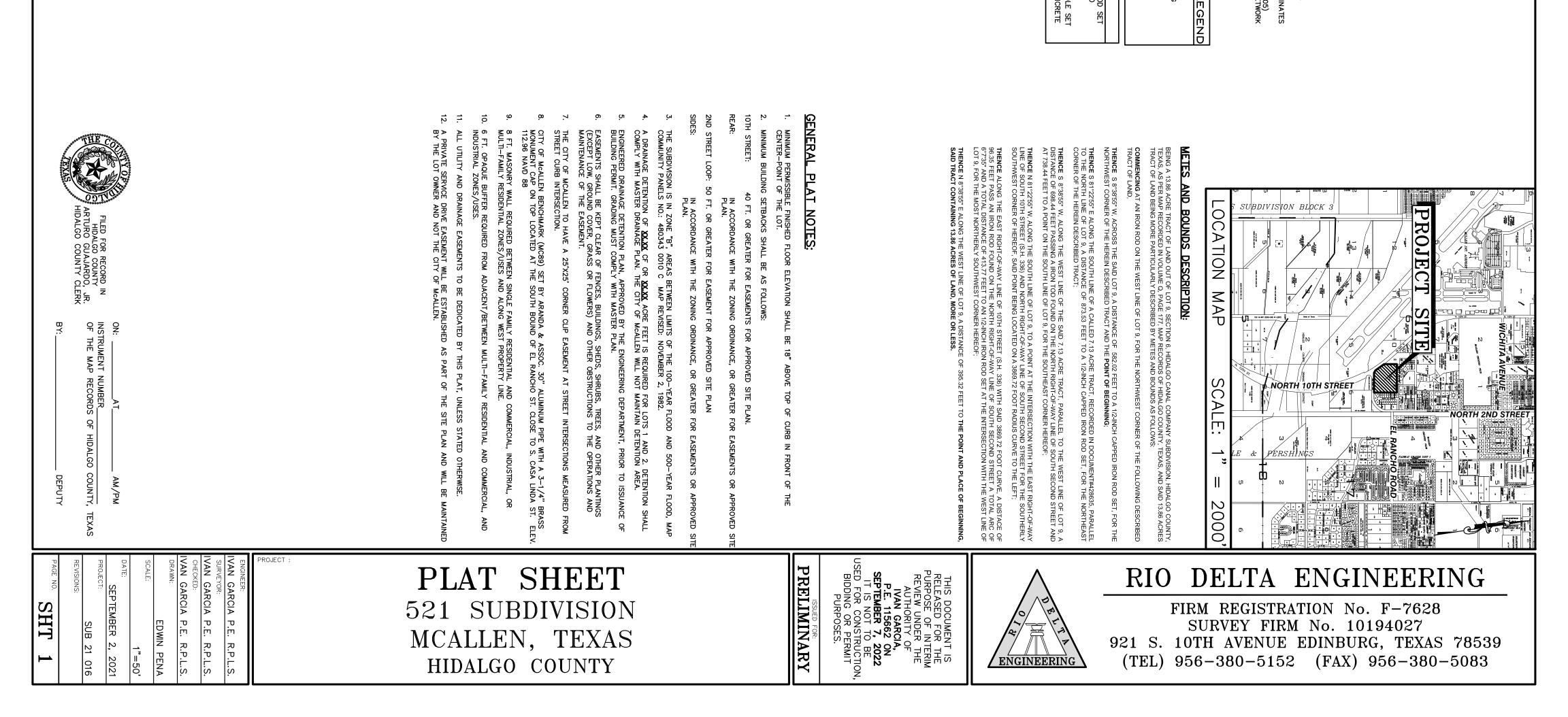
Authorized Agent

Owner's Signature

Owner □







UCRETE



V City of McAllen SUBDIVISION PLAT REVIEW

Reviewed On: 10/28/2022

SUBDIVISION NAME: 521 SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S.10th Street: Dedication as needed for 150 ft. total ROW. Paving :65 -105ft. Curb & gutter Both Sides. Revisions Needed: -Review and revise ROW dedications, please see requirements above. -Label existing ROW dedications, from centerline, total, etc., on both sides. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
 S.2nd Loop: Dedication as needed for 60 ft. from centerline for 120 ft. total ROW. Paving :65 -85 ft. Curb & gutter Both Sides. Revisions Needed: Revise ROW dedication, please see requirements above. Label existing ROW dedications, from centerline, total, etc., on both sides. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan 	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length. **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts. **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 **Alley or service drive easement cannot dead-end. Provide for alley or service drive easement on the plat prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance

SETBACKS	
* Fronti Dropooing 10TH STDEET, 10 ft or granter for accompate for approved site star	Non compliance
 * Front: Proposing 10TH STREET: 40 ft. or greater for easements for approved site plan. Revisions needed: -Clarify proposed setback note, prior to final. **Zoning Ordinance: Section 138-356 	Non-compliance
 * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above, prior to final. *Proposing: In accordance with Zoning Ordinance or greater for easements or approved site 	Non-compliance
plan. **Zoning Ordinance: Section 138-356	
 * Sides :In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above, prior to final. *Proposing: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356 	Non-compliance
* Corner: Proposing 2nd Street Loop: 50 ft. or greater for easements for approved site plan. Revisions needed: -Clarify proposed setback, prior to final.	Non-compliance
**Zoning Ordinance: Section 138-356	
* Garage: Proposed Commercial Development. ***Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
 * 4 ft. wide minimum sidewalk required along S. 10th Street and S.2nd Loop Revisions needed: -Add note as shown above, prior to final. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **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. Revisions Needed: -Revise note as shown above, prior to final. **Proposing: 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along west property line. **Landscaping Ordinance: Section 110-46 	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
	·

10/28/2022

NOTEO	
NOTES	
 * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy. ***As per Traffic Department, Please show access locations, spacing requirement are as follows: for 2nd Loop- 360 ft., for 10th Street @ 45MPH- 360 ft. if the spacing is not met a variance will be required. 	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	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 if subdivision is proposed to be public. **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. **Homeowner's Association Covenants must be submitted for staff review, prior to recording. ***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. *****Landscaping Ordinance: Section 110-72 ****Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: C-3 (General Business) District Proposed: C-3 (General Business) District **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per application dated October 19,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per application dated October 19,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated October 19,2022 proposed land use is C-3 General Business, commercial developments do not apply to Parks.	NA

TRAFFIC			
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance		
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD		
COMMENTS			
Comments: *Must comply with City's Access Management Policy.	Applied		
RECOMMENDATION			
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied		



Planning Department

Memo

TO: Planning & Zoning Commission

FROM Edgar I. Garcia, AICP, CNU-A, CPM

DATE: October 28, 2022

SUBJECT: City Commission Actions on October 24, 2022

CONDITIONAL USE PERMITS

- Request of City of McAllen, for life of the use, for an Institutional Use (Morris Park Improvements) at 8.50 acres out of Lot 1, McAllen Independent School District #6 Subdivision; 1400 Trenton Road
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 2. Request of RGV Padel Club LLC, for one year, for padel courts with beer and wine sales at Lot N-1, Beck Industrial Area Subdivision; 1920 N 23rd St
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
- Request of Yolanda A. Flores, for one year, for an Event Center at the west 143.14 ft. of the east 777.64 ft. of the south 845.28 ft. at 2.77 acres out of Lot 11, La Lomita (HOIT) Subdivision, 3501 SH 107
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
- 4. Request of Jeanette Gutierrez, for one year, for a Home Occupation at .82 acres out of Lot 4, J.P. King Subdivision; 329 S McColl
 - Planning and Zoning Commission disapproved
 - Applicant withdrew
- 5. Request of Jorge E. Guajardo, for one year, for an Event Center at Lots 7 and 8, Citrus Grove Plaza Subdivision; 4037 Expressway 83, Suites 100, 105 and 110.
 - Planning and Zoning Commission disapproved
 - Applicant withdrew
- 6. Request of Caltia Construction LLC, for life of the use, for a Planned Unit Development at south 10 acres of the north 15 acres of Lot 52, La Lomita Irrigation & Construction Company's Subdivisions (Proposed Andara Apartments at Ware Subdivision); 3501 SH 107

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

REZONINGS

- 7. Initial zoning to R-3A at 8.92 acres out of Lot 452, John H. Shary Subdivision; 7000 Mile 6 Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

ORDINANCE

- 8. Amendment to the zoning ordinance to regulate BYOB establishments
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

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Michael Fallek	Ρ	Ρ	Ρ	Α	Ρ	Ρ	Ρ	Ρ	Α	Ρ	Ρ	Ρ	Ρ	LQ	Ρ	Ρ	Ρ	Α	Ρ	Ρ				
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Michael Hovar	Ρ	Ρ	Ρ																					
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Marco Suarez	Ρ	Ρ	Α	Ρ	Α	Ρ	Ρ	Ρ	Р	Α	Ρ	Ρ	Α	LQ	Ρ	Ρ	Α	Р	Α	Ρ				
Emilio Santos Jr.	Р	Ρ	Ρ	Α	Ρ	Ρ	Р	Р	Р	Α	Α	Ρ	Ρ	LQ	Ρ	Α	Ρ	Ρ	Ρ	Α				
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Erica de la Garza-Lopez				Ρ	Α	Ρ	Ρ	Ρ	Α	Ρ	Ρ	Ρ	Ρ	LQ	Α	Ρ	Ρ	Ρ	Ρ	Ρ				
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Marco Suarez												
Emilio Santos Jr.												
Rudy Elizondo												
Erica de la Garza-Lopez												

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29 Deadline			subject to cha	l nge at any ti	ne. Please o	contact the	e Plannin	g Department	at (956) 681	l -1250 if you h	ave any que	stions.						

	Mc	<u>v of</u> Allen		PLANNING DEPARTMENTBuild McAllen311 N 15th Street McAllen, TX 78501Phone: 956-681-1250Phone: 956-681-1250Fax: 956-681-1279												
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