

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 18, 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 4, 2022

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Frances T. Velame 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)**
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)**
3. 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)**
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)**

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)**
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)**
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).**
8. 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)**

b) REZONING:

1. 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)**
2. 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**

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)**

d) ORDINANCE:

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

3) SITE PLAN:

- a) Site Plan Approval for Lot 2A Wal-Mart Subdivision No. 2, 1300 East Jackson Avenue. **(SPR2022-0011)**

4) SUBDIVISIONS:

- a) MAE Subdivision, 2301 La Vista Avenue, Irineo Aguilar, Jr. **(SUB2021-0093)(PRELIMINARY EXTENSION)REGA**
- b) Kamary Subdivision, 4000 State Highway 107, Kamary Investments, Ltd. **(SUB2022-0118)(PRELIMINARY)SA**
- c) Kamary II Subdivision, 4200 State Highway 107, Kamary Investments, Ltd. **(SUB2022-0119)(PRELIMINARY)SA**
- d) SMT McAllen II Land LLC Subdivision, 4801 North 23rd Street, SMT McAllen II, LLC **(SUB2022-0116)(PRELIMINARY)M&H**
- e) Fire Station No. 8 Subdivision, 14300 North Shary Road, City of McAllen **(SUB2022-0115)(PRELIMINARY)M&H**
- f) Fire Training Facility Subdivision, 10700 North La Lomita Road, City of McAllen **(SUB2022-0114)(PRELIMINARY)M&H**
- g) Pioneer Estates Subdivision, 9400 North Shary Road, Aldape Development, LLC **(SUB2021-0066)(REVISED PRELIMINARY)MAS**
- h) North Park on 107 Subdivision, 2501 State Highway 107, Urban City Developers, LLC **(SUB2021-0004)(REVISED PRELIMINARY)TE**

5) INFORMATION ONLY:

- a) City Commission Actions: October 10, 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 4, 2022, at 3:30p.m. in the McAllen City Hall, 3rd Floor Commission Chambers Room, 1300 Houston Avenue, McAllen, Texas.

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

CALL TO ORDER – Chairperson Mr. Michael Fallek

PLEDGE OF ALLEGIANCE

INVOCATION- Mr. Emilio Santos Jr.

1) MINUTES:

- a) Minutes for the meeting held on September 20, 2022.

The minutes for the regular meeting held in September 20, 2022 was approved as submitted by Ms. Erica De la Garza Seconding the motion was Mr. Emilio Santos Jr. which carried unanimously with 4 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

1. 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)**

Ms. Katia Sanchez requested the item to be tabled as per applicants request. Mr. Jose Saldana motioned to table. Mr. Emilio Santos Jr. second the motion with four members present and voting.

2. Request of Yolanda A. Flores, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at the west 143.14 feet of the east 777.64 feet of the south 845.28 feet at 2.77 acres out of Lot 11, La Lomita (Hoit) Subdivision, Hidalgo County, Texas, 3501 State Highway 107. **(CUP2022-0139)**

Ms. Katia Sanchez stated that the property is located on the south side of State Highway 107, approximately 530 feet east of La Lomita Road. The subject property is zoned R-1 (single-family residential) District and C-3 (general business) District. The zoning of the properties to the north are A-O (agricultural-open space) District and R-1 District. The contiguous properties to the east are zoned R-1 District and C-3 District. The properties to the south are zoned R-1 District. The properties to the west are zoned R-1 District and C-3 District. Surrounding land uses include Royal Piaget Academy, CXL Motors, and single family residences. An event center is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.

A Conditional Use Permit for an event center was approved by the Planning and Zoning Commission on July 02, 2019. A renewal was not applied for in the year 2020. A Conditional Use Permit for an event center was approved by City Commission on August 23, 2021. A Conditional Use Permit for an event center was submitted on September 02, 2022. The Conditional Use Permit request is for one year.

There is an approximately 3,967 square foot building on the property with a car lot office, a vacant suite, and a proposed event center. The applicant is proposing to utilize 2,035 square feet suite for an event center. The hours of operation will be Tuesday through Sunday from 8:30 AM to 1:30 AM. Based on the 2,035 square foot suite where the event center is being proposed, 21 parking spaces are required. As per the submitted site plan, there are 27 parking spaces on site. Attached is the Police Activity Report for service calls from September 19, 2021 to September 19, 2022. The Fire Department have inspected the location, and the establishment is in compliance. The Health Department have inspected the location, and the establishment is in compliance. The Department did receive one phone call in opposition to the Conditional Use Permit request, the customer stated that an event center adjacent to State Highway 107 is potentially dangerous. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The property is within 400 ft. of residential zones or uses;

2) The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property fronts State Highway 107 and it 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; Based on the 2,035 square feet suite where the event center is proposing to operate, 21 parking spaces are required; 27 parking spaces are provided on site. The proposed operation hours of the event center do not interfere with the operation hours of the car lot. For the whole building to operate at the same time, 35 parking spaces would be required.

4) The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

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

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

7) The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of the Zoning Ordinance.

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

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

3. Request of Jorge E. Guajardo, for a Conditional Use Permit, for one year, and adoption of an ordinance, for an event center at Lots 7 and 8, Citrus Grove Plaza Subdivision, Hidalgo County, Texas, 4037 Expressway 83, Suites 100, 105, and 110. **(CUP2022-0141)**

Ms. Katia Sanchez stated that the property is located along the north side of Colbath Road, south of U.S. Expressway 83. The subject property is zoned C-3 (general business) District. The properties to the north, east, and west are zoned C-3 District. The properties to the south are zoned R-1 (single family residential) District. Surrounding land uses include Turbo Bicycles, Lucky 4, Express 83 Nails, Be Fit Nutrition, and True Fit Athletic Clubs. An event center is permitted in a C-3 District with a Conditional Use Permit.

The application for a Conditional Use Permit for an event center was submitted in September 2022. The applicant has operated a few establishments (bars) located in the Entertainment and Cultural Overlay District (ECOD), which have had code violations.

The applicant is proposing to operate an event center and concert hall. As per the applicant, the "venue will be non-licensed for alcohol sales, but guests would be allowed to bring adult beverages". The proposed facility will be 5,647 square feet. The proposed establishment will consist of a multi-purpose room, box office, one office, four restrooms, one lounge area, two concessions, two storage rooms. The proposed hours of operation for the office are to be from 9:00 AM to 5:00 PM Monday through Friday; proposed event hours are to be from 12 PM to 5 AM (by event booking). Based on the square footage of the proposed establishment, 57 parking spaces are required. As per the submitted site plan there are 254 parking spaces.

The Fire Department is pending to conduct the necessary inspection. The Health Department has approved the necessary inspection. The Planning Department has received no calls in opposition nor in support regarding the Conditional Use Permit request. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within the 400 feet from the nearest residence or residentially zoned property.
- 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 establishment has access to U.S. Expressway 83 and Colbath 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. Based on the area utilized, the proposed facility complies with parking.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 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 of 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. This number cannot exceed the number provided for in existing city ordinances.

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4) of the Zoning Ordinance; further, the City is progressing towards reducing the amount of establishments operating after 2 AM.

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

Applicant Jorge Guajardo accompanied with Rachel Chapa spoke regarding situations regarding fatal accidents that occurred by patrons after leaving his establishments. Chairperson Mr. Michael Fallek questioned Mr. Guajardo about inspectors and law enforcement officers that have attempted to go into his establishments but are not allowed to go in. Mr. Fallek also questioned the establishments' business hours and having them open after hours and the alcohol permits. Mr. Guajardo assures he is running his business with city requirements.

After a lengthy discussion, Ms. Erica De la Garza moved to disapprove. Mr. Jose Saldana seconded the motion, which was disapproved with four members present and voting.

4. Request of RGV Padel Club LLC, for a Conditional Use Permit, for one year, and adoption of an ordinance, for padel courts with beer and wine sales at Lot N-1, Lot N-1, Beck Industrial Area Subdivision, Hidalgo County, Texas, 1920 North 23rd Street. **(CUP2022-0142)**

Ms. Katia Sanchez stated that the property is located along the east side of North 23rd Street, south of Tamarack Avenue. 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. The properties to the south and west are designated as C-3 District. Surrounding land uses include Young's Sno-Wiz, Curley's Towing Service, Tacos Al Barbon, and McAllen High School.

The applicant is proposing the sale of alcohol at the new establishment, which requires applying for a conditional use permit. The application for a Conditional Use Permit was submitted on September 06, 2022.

The applicant is proposing to operate padel courts with sale of wine and beer, known as RGV Padel Club LLC. The proposed facility will be 14,212 square feet. The facility will consist of 6 padel courts, one lobby, snack bar, pro shop, bathrooms, and one storage room. The hours of operation are proposed to be from 6:30 AM to 12:00 AM Monday through Sunday. Based on the 756.08 square feet of retail use, padel courts, and seating area, 25 parking spaces are required, the applicant is proposing to provide 30 parking spaces.

The Fire and Health Departments are pending inspection of the facility since it is under construction. The Planning Department has received no calls in opposition regarding the Conditional Use Permit request. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of the above mentioned land uses, the subject property will require a TABC variance;
- 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 establishment has direct access to North 23rd Street and Tamarack Avenue.
- 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. Based on the area utilized, the proposed facility complies with parking.
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- 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 of 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. This number cannot exceed the number provided for in existing city ordinances.

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

Applicant representative, Mr. Victor Parra (805 Cora Court Mission, TX), stated that their business is not 51% sales of alcohol. The business will be based on the sport and not a service of alcohol.

Being a short discussion, Ms. Erica De la Garza moved to disapprove with favorable recommendation. Mr. Jose Saldana seconded the motion, which was disapproved with four members present and voting.

5. Request of Jeanette Gutierrez, for a Conditional Use Permit, for one year, for a Home Occupation (Home Office) at 0.82 acres out of Lot 4, J. P. King Subdivision, and a 25 ft. street easement, Hidalgo County, Texas, 329 South McColl Road. **(CUP2022-0131)**

Mr. Kaveh Forghanparast stated that the subject property is located on the northeast corner of South McColl Road and Dallas Avenue. The tract has 186 ft. of frontage along South McColl and a depth of 191.41 ft. for a lot size of 0.82 acres according to the submitted survey.

The property is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the north, east, and south, R-3A (multifamily residential apartment) District to the east, and R-3C (multifamily residential condominium) District to the southeast. Surrounding land uses include single-family residences and apartments. A home occupation is permitted in the R-1 (single-family residential) District with a Conditional Use Permit and in compliance with requirements.

Two stop work order notices for the subject property was issued on July 28, 2022, and August 1, 2022, for running a commercial business in a residential area and a new construction behind the house without a permit. The applicant stated that they were planning to build a garage but had not started yet. An application for a conditional use permit for a home occupation for the subject property was submitted on August 17, 2022.

The applicant stated that they are operating a real estate office from a 120 sq. ft. office space inside the existing house as per the submitted floor plan. The applicant stated that she moved into the house two to three months ago and started the home office since then. She added that she was unaware that a permit was required for a home occupation. The hours of operation are from 8:00 a.m. to 6:00 p.m. Monday through Friday. The applicant stated the customers visit the property by appointment only. However, they have a website under the name of "MDM Co. Development | Construction | Management", which advertises the business as a "full service development and construction firm" with the subject property address as the contact information. During the site visit, staff noticed that a commercial sized parking lot has been built at the rear side of the property without a permit. The property seems to be used only as an office rather than a residential house. Photos of the subject property are included in the packet.

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 occupation could not be operational until issuance of the certificate. The Fire Department has inspected the building and allowed the CUP process to continue. The business must comply with requirements set forth in Section 138-118(1) of the Zoning Ordinance and other specific requirements as follows:

- 1) The home occupation must be clearly secondary to the residential use. The applicant stated that she lives at the residence since 2-3 month ago. The occupation does not seem to be a secondary use;
- 2) One nameplate attached to the building not larger than two square feet is permitted in all districts except R-1 single-family residential district. The name of the business is on the door and the property's address is advertised on the internet;
- 3) There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling. A commercial parking lot has been built and the door has sign of the business;

- 4) There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises. The applicant stated that there is one employee only;
- 5) There shall be no outside storage of materials or products. The applicant proposes no outside storage;
- 6) The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour as determined by the city traffic engineer. The applicant stated that customers would visit by appointment only;
- 7) No retail sales (items can be delivered). The applicant does not propose retail sale;
- 8) No additions to the residence or accessory building specifically to accommodate the business. A commercial parking lot has been built without a permit;
- 9) The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building. The occupation is proposed to take place in the primary structure; and
- 10) The activity must take place at the location of which the permit was issued.

Staff has received a phone call in opposition to the conditional use permit request. The opposition stated that nobody lives at the subject property and the property has been used solely as a business within a residential district, which is not allowed.

Staff recommends disapproval of the request based on noncompliance with requirements #1 (main use), #2 (sign), #3 (alteration), #8 (addition) of Section 138-118(1) of the Zoning Ordinance.

Chairperson Mr. Michael Fallek asked if there was anyone present in opposition of the proposed conditional use permit. The following citizens were in opposition:

Ms. Elizabeth Ann Almarez Gomez (616 S. McColl) was opposed with reasons such as the zoning is not commercial, traffic issues and wants to preserve the natural habitat of the location. Ms. Gomez claims the applicant is not using this location as a home, only as a business.

Mr. Cristopher Lyke(118 E. Dallas St.) stated he is opposed because he wants to preserve the natural habitat. He states this location was once an Eco Tourist Spot.

Ms. Laura Hall(625 E. Dallas St.) stated the applicant is not living in the home and is using the location as a business only. She also has concerns of the traffic and citizens speeding in the area.

Applicants Attorney, Tanya Ramirez, spoke in response to the citizens concerns. Applicant Ms. Jeanette Gutierrez stated she is willing to do what it takes to stay within city ordinances.

Chairperson Mr. Michael Fallek asked why the applicant was not using a commercial property for her business. Ms Ramirez said the applicant was a mother of three children and needed to work from home.

After a lengthy discussion, Ms. Erica De la Garza moved to disapprove, motion failed. Mr. Jose Saldana moved to disapprove with favorable recommendation, motion failed. Again, Ms. Erica De la Garza moved to disapprove. Mr. Emilio Santos seconded the motion. Item was disapproved with four members present with 3 voting aye, and 1 nay.

6. Request of City of McAllen for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Morris Park Improvements) at 8.50 acres out of Lot 1, McAllen Independent School District #6 (Middle School) Subdivision, Hidalgo County, Texas; 1400 Trenton Road. **(CUP2022-0136)**

Mr. Kaveh Forghanparast stated that the property is located between North Main Street and North 16th Street, approximately 620 ft. north of Trenton Road. The property is zoned A-O (agricultural and open space) District. The adjacent zoning is A-O (agricultural and open space) District to the south, R-1 (single-family residential) District to the north and west, and C-3 (general business) District to the east. Surrounding land uses include Homer J. Morris Middle School, Dr. Pablo Perez Elementary School, Sam's Club, commercial plazas, auto services, single-family residences, and vacant land. An institutional use is permitted in an A-O District with a conditional use permit and in compliance with the requirements.

The applicant is proposing to construct a full soccer field, a half-soccer field, a walk and bike trail, a restroom, chess tables, and some shade canopies. An observation deck is proposed to be built in the future on the north side of the soccer field and south of the trail. No permanent structure is proposed to be built over the 30 ft. right-of-way on the north side of the Lot 1, dedicated by the plat of McAllen Independent School District #6 (Middle School) Subdivision.

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 has access to Trenton Road via North 15th and North 16th Street;
- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. There is a shared parking agreement between the City of McAllen and McAllen Independent School District;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential

areas;

- 6) The number of persons within the building shall be determined by the Building Inspections Department and shall maintain the existing capacity; and
- 7) Sides adjacent to commercially and residentially zoned or use property shall be screened by a 6 ft. opaque fence.

Staff recommends approval of the conditional use permit, for life of the use, and adoption of the ordinance, subject to compliance with requirements in Section 138-118, Engineering, Building, 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.

Being no discussion, Mr. Jose Saldana moved to approve subject to conditions noted. Ms. Erica De la Garza seconded the motion, which was approved with four members present and voting.

7. Request of Caltia Construction LLC, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development, at the South 10 acres of the North 15 acres of Lot 52, La Lomita Irrigation & Construction Company's Subdivision (Proposed Andara Apartments at Ware Subdivision), Hidalgo County, Texas, 8200 North Ware Road.
(CUP2022-0086)TABLED ON 9/20/2022

Mr. Kaveh Forghanparast stated that the subject property is located between North Ware Road and North 33rd Street, approximately 750 ft. north on Trenton Road. The tract has 330 ft. of frontage along North Ware Road (North 33rd Street has not been built yet) and a depth of 1,320 ft. for a lot size of 10 acres. The property is zoned A-O (agricultural and open space) District. The adjacent zoning is A-O District to the east and west and R-1 District to the north and south. The applicant is requesting a Planned Unit Development in order to build 114 apartments. There is a house on the subject property proposed to be demolished. Surrounding land use include single-family residences, McAllen Youth Baseball Complex, agricultural, 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.

A proposed 30-lot subdivision under the name of Andara Apartments at Ware for the subject property was approved in preliminary form on June 21, 2022. A Conditional Use Permit request for a Planned Unit Development for the subject property was submitted on June 2, 2022, which was on hold for lack of required documents. Revised documents were received on August 17, September 19, and September 27, 2022.

The property is currently vacant. The applicant is proposing to develop a 30-lot subdivision, under the name of Andara Apartments at Ware, for apartments. The applicant proposed a sixplex on Lot 1, two duplexes on Lots 2 to 26, and an eightplex on Lot 27, for a total number of 114 dwelling units. Lots "A" and "B" are proposed for detention areas, and Lot "C" for a recycling dumpster.

Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are

specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

1. **CONCEPTUAL SITE PLAN:** Development and use of the property must comply with the conditional use permit conceptual site plan.
2. **PERMITTED USES:** The applicant is proposing multifamily residences. Apartments are not permitted in the A-O District.
3. **OFF-STREET PARKING AND LOADING:** Parking in compliance with Chapter 134 Article VI, which requires two parking spaces per unit, with one being located beyond the front yard setback.
4. **LANDSCAPING:** Each lot requires 10% landscaping and a minimum of 50% of the area within the required front yard of any residential lot shall be devoted to landscape material including the portion of the front yard located between the property line and the extension of the side yard setback line. Tree requirement is based on the square footage of the lot.
5. **STREETS AND SETBACKS:** A minimum of 60 ft. right-of-way with 40 ft. of pavement width is required on all internal streets. The applicant is proposing 50 ft. of ROW and 40 ft. of paving and 10 ft. Utility and Sidewalk easement inside the lots. An A-O District requires a front yard setback of 50 ft. on interior streets; 10 ft. is being proposed. The front setback is proposed to be 20 ft. for the buildings and 10 ft. for the unenclosed carports. The interior side setback is proposed to be in accordance with the Zoning Ordinance, which requires 20 ft.; however, 5 ft. side yard setback is shown on the site plan. No overhangs will be allowed over the easements. The side setback for corner lots is 10 ft. or greater for easements. Rear side setback is proposed to be 10 ft. or greater or easements; A-O District requires 20 ft. A 4 ft. wide minimum sidewalk required on North Ware Road and both sides of all interior streets. Engineering Department may require a wider sidewalk. Sidewalk must comply with subdivision requirement.
6. **DRAINAGE:** The drainage report must be approved.
7. **ADDITIONAL PROVISIONS:** The Conditional Use Permit site plan controls if there is a 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 10 acres and is proposing apartments, which include duplexes, a sixplex, and an eightplex. The Engineering, Fire, and Traffic Departments approved the latest submittal. The Utilities Department is pending more details. The site plan and the utility layout must comply with City ordinances and the Utilities Department requirements including providing individual water meters for each dwelling unit. They prefer 60 ft. of right-of-way and 40 ft. of pavement for multifamily developments instead of 50 ft. of right-of-way and 40 ft. of pavement proposed. A recorded agreement for paving and parking over the gas easement is required prior to building permit issuance. An 8 ft. masonry wall is required adjacent to single-family residential use and zone on the north side unless a variance is approved by the Zoning

Board of Adjustment for the buffer requirement.

8. The owner's name and the engineer and surveyor's certification and signature needs to be shown on the PUD site plan.
9. The subdivision plat and the Planned Unit Development site plan are required to be recorded prior to issuance of building permits.

The request must comply with requirements set forth in the Zoning and Subdivision ordinances. The following is the list of variances the applicant is requesting for the proposed Planned Unit Development:

Request a variance to allow multifamily residential use on an A-O District (would be allowed in an R-3A District).

Request a variance to allow 11.4 dwelling units per gross acre instead of 0.2 in an A-O District (would be allowed in an R-3A District).

Request a variance to allow the minimum lot size of 11,060 sq. ft. instead of 5 acres (217,800 sq. ft.) for residential use in an A-O District (would be allowed in an R-3A District).

Request a variance to allow 79 ft. of lot width instead of 165 ft. would be allowed in an R-3A District).

Request a variance to allow the front setback to be 20 ft. for building and 10 ft. for unenclosed carports instead of 50 ft. in an A-O District (20 ft. front yard setback is required in an R-3A District).

Request a variance to allow 5 ft. interior side yard setback instead of 20 ft. in an A-O District (6 ft. is required in an R-3A District).

Request a variance to allow 10 ft. building separation between the duplexes instead of 12 ft. (12 ft. required in an R-3A District).

Request a variance to allow 10 ft. rear yard setback instead of 20 ft. District (would be allowed in an R-3A District).

Request a variance to allow 50 ft. of right-of-way with a 10 ft. Utility and sidewalk easement along the interior streets instead of 60 ft. (would require a variance from the Planning and Zoning Commission during the subdivision process in an R-3A District).

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

Staff recommends disapproval of the request based on noncompliance with the Zoning Ordinance (Chapter 138), and Subdivision Ordinance (Chapter 134) requirements.

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

Applicant, Raul Perez(Developer) and Rene Barrera(BIG Engineering Co.– representing Mr. Perez),

explained the development plans and why they are following the PUD.

After a lengthy discussion, Ms. Erica De la Garza moved to disapprove with favorable recommendation. Mr. Jose Saldana seconded the motion, which was disapproved with four members present and voting.

b) REZONING:

1. Initial zoning to R-3A (multifamily residential apartment) District: 8.92 acres out of Lot 452, John H. Shary Subdivision, Hidalgo County, Texas; 7000 Mile 6 Road. **(REZ2022-0035)**

Mr. Kaveh Forghanparast stated that the property is located on the North side of Mile 6 Road, approximately 380 ft. west of North Glasscock Road. The irregularly shaped tract has 224.23 ft. of frontage along Mile 6 Road and a depth of 256 ft. at its deepest point, for a lot size of 8.92 acres.

The applicant is requesting R-3A (multifamily residential apartment) District in order to build detached duplexes. The tract is currently outside the City limits and is undergoing voluntary annexation. The initial zoning to R-3A District will become effective upon the annexation of the tract into the City. A proposed 21-lot subdivision under the name of Victory Landing Subdivision was approved in preliminary form by the Planning and Zoning Commission on January 18, 2022.

The adjacent zoning is R-1 (single-family residential) District to the east. The properties on other sides of the subject property are outside the City limits.

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

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

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

The tract has been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981. The annexation and initial zoning request to R-3A District for the subject property was submitted on September 7, 2022.

The requested zoning does not conform to the Estate Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, the initial zoning will create an opportunity to develop the vacant land. It also provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

A recorded subdivision plat is required prior to building permit issuance. Required park land dedication or a fee in lieu of land comprising \$700 per dwelling unit is required prior to recording a subdivision plat. A masonry screen eight feet in height shall be required where a commercial, industrial or multifamily use has a side or rear property line in common with a single family use or zone.

The R-3A District designation allows continuation of the subdivision process.

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

Staff recommends approval of the initial zoning request to R-3A (multifamily residential) District, since it allows development of the vacant lot and provides opportunities for a variety of housing types throughout the city.

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

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

2. 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)**

Item requested by applicant to be tabled. Ms. Erica De la Garza motioned to table. Mr. Emilio Santos Jr. second the motion with four members present and voting.

c) SUBDIVISIONS:

- 1) Retiree Haven Unit 2 Subdivision, Lot 82A and Lot 97A, 6204 South 12th Street, Edgar Trigos Rosas **(SUB2022-0095)(FINAL)BDE**

Ms. Liliana Garza stated Vanessa Ave: Existing 50 ft. of ROW Paving: 30 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording COM Thoroughfare Plan. S. 12th Street: Existing 50 ft. of ROW Paving: 30 ft. Curb & gutter: Both Sides. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to recording. COM Thoroughfare Plan Paving Curb and gutter. Subdivision Ordinance: Section 134-105. Monies must be escrowed if improvements are required prior to final. COM Thoroughfare Plan. Front: 25 ft. or in line with existing structures, or greater for easements, whichever is greater. Please revise plat note #1 as shown above prior to recording. Setback cannot be less than what is existing on the current plat, "Lot 97 Retiree Haven Unit 2," which is: Front south side and along St.: 20 ft. or in line with existing buildings, whichever is greater. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements, except 28 ft. for the north 150 ft. of Lot 97A on west side or greater for easements. Please revised plat #1 as shown above prior to recording. Current recorded plat, "Lot 97 Retiree Haven Unit 2," has a West Side setback: 28 ft. Vacating plat applicable if any restrictions, etc. are proposed to be revised/removed from existing recorded plat. Zoning Ordinance: Section 138-356. Sides: 6 ft. or greater for easement. South Side of lot 97A: 20 ft. or greater for easements. Revise plat note #1 as shown above prior to prior to recording. Current recorded plat, "Lot 97 Retiree Haven Unit 2," has a Front south side and along St.: 20 ft. or in line with existing buildings, whichever is greater. Based on new south property line, setback appears to be 44 ft. for easement. Vacating plat applicable if any restrictions, etc. are proposed to be revised/removed from existing recorded plat. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Please add plat note as shown above prior to recording. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on S. 12th Street and Vanessa Avenue. Please revise plat note as shown above prior to recording. 5 ft. sidewalk might be required prior to final as per

Engineering Department. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Common Areas, any private streets must be maintained by the lot owners and not the City of McAllen. Lots fronting public streets. Subdivision Ordinance: Section 134-1. Minimum lot width and lot area. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park fee is \$1,400 based on 2 lots x \$700. If number of proposed lots change, park fees will be adjusted accordingly. As per Traffic Department, Trip Generation will be waived for 1 single-family residence. Please notify if use and number of units change. Comments: *Must comply with City's Access Management Policy. Plat notes to also comply with City's Standards prior to recording. Please revise name of plat to: Retiree Haven Unit 2 Subdivision, Lots 82A and 97A prior to recording. If vacating required, subdivision name will be adjusted as needed. **Lot 97A width dimension differs from recorded plat, please clarify. Clarify arrows of Lot 97A shown on plat prior to recording. Please provide ownership map, to assure no landlocked properties exist prior to recording. Remove actual lines reflecting canal on west side to clean plat and identify the owner of that area of land prior to recording. The plat shows various dashed lines that are not labeled or dimensioned as to easements width, etc., please clarify prior to recording. Bold the perimeter boundary of the plat and the interior lot line between lots can be lighten. Original lot lines can also be lighten. Vacating plat applicable if any restrictions, etc. are proposed to be revised/removed from existing recorded plat. May require revised final approval and possible public hearing if vacating plat is required prior to recording.

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

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

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

3) CONSENT:

- a) Ware Plaza Subdivision, 4713 North Ware Road, Carl B. Rowland **(SUB2022-0113)(FINAL)JHE**
- b) STEC Tres Lagos Subdivision, 6801 7 Mile Line, Michael A. Hernandez **(SUB2022-0074)(REVISED FINAL)M&H**

Being no discussion, Mr. Emilio Santos Jr. moved to approve final items #4a-b and Mr. Jose Saldana seconded the motion, which was approved with four members present and voting.

4) SUBDIVISIONS:

- SUBDIVISION ITEMS HAVE BEEN SCHEDULED FOR OCTOBER 13, 2022 SPECIA MEETING.

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

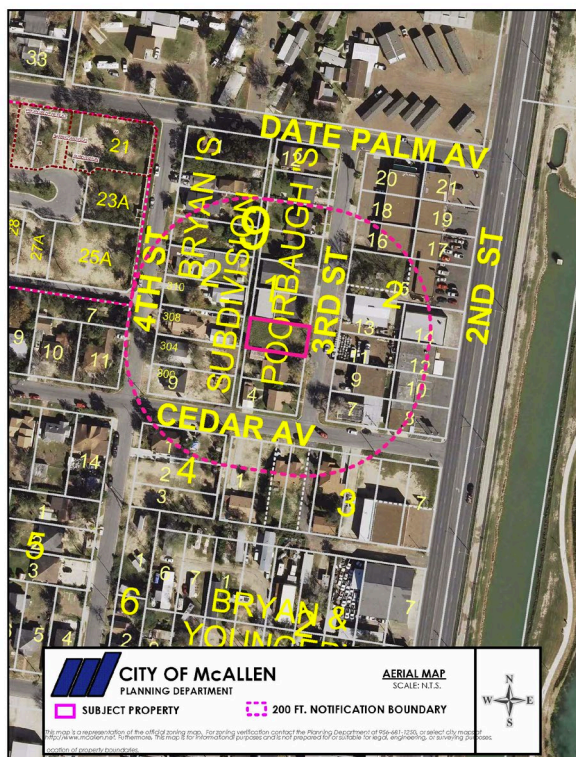
FROM: Planning Staff

DATE: October 11, 2022

SUBJECT: REQUEST OF FRANCIS T. VELAME 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)

DESCRIPTION:

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.



HISTORY:

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.

REQUEST/ANALYSIS:

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.

RECOMMENDATION:

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.

To whom this may concern this is not

A mobile home. It is a portable building for my business waxing studio. The building will not have tires. It will sit on concrete blocks up to code with building department.

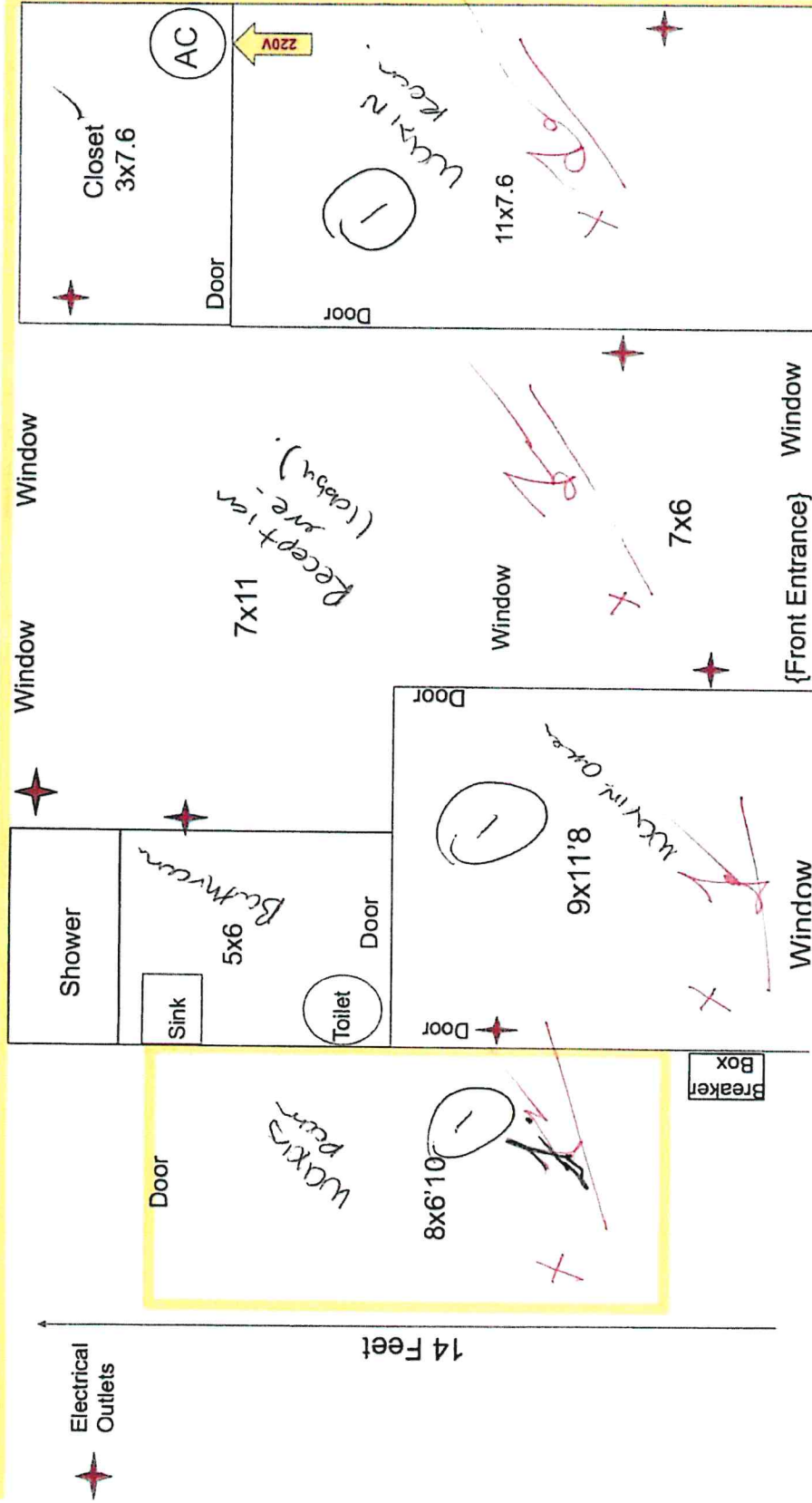
- Full body waxing
- Wax facials
- Facials
- Intimate Bleaching
- Dermaplaning
- Lashes.

A stylized handwritten signature in blue ink, consisting of a large capital 'J' followed by a series of loops and a long horizontal stroke.

9/20/22

30.7 Feet

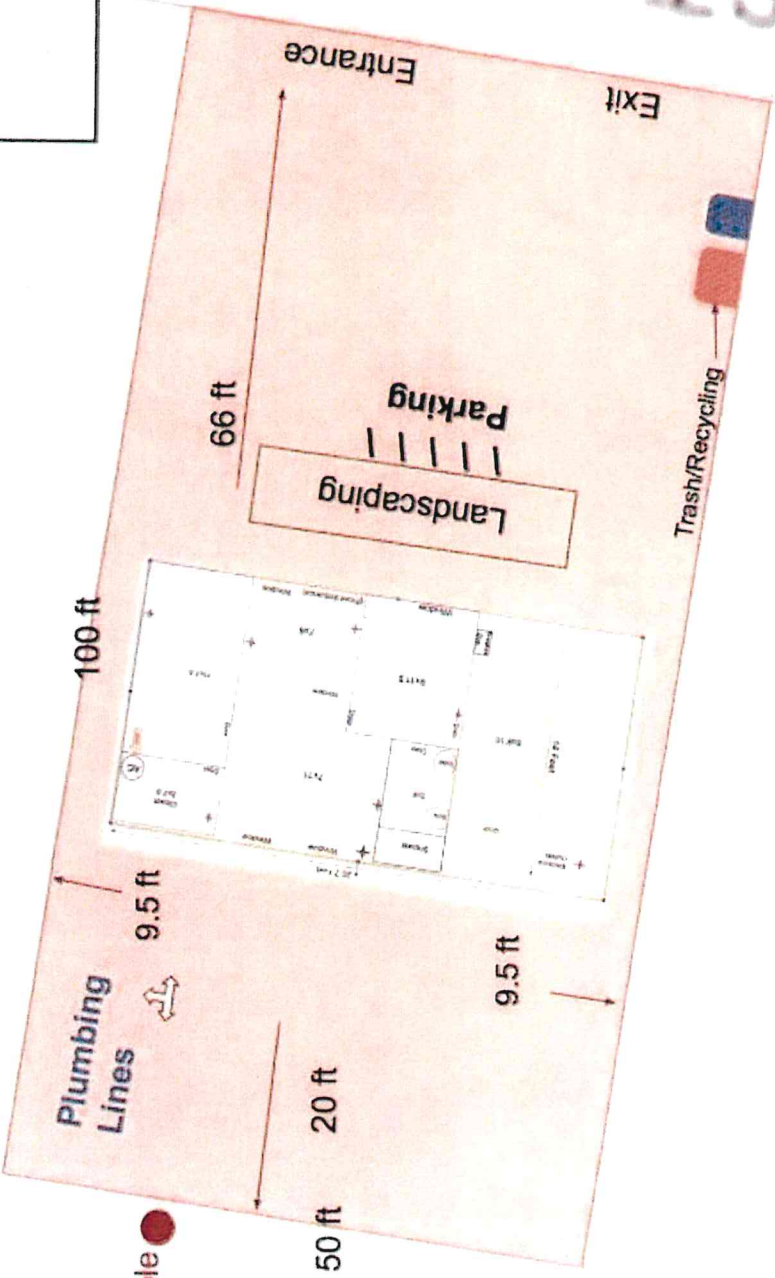
Electrical
Outlets



North Arrow



CELESTIAL AVE



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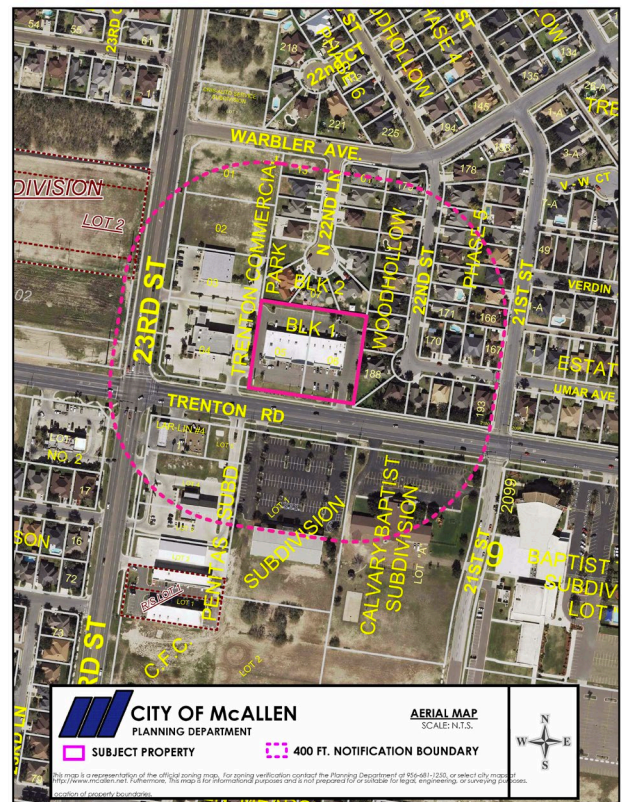
+ Grow Search Planning





**NOTICE
PORTABLE
BUILDING
FOR
THIS PROPERTY
CUP2022-0152**

CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET



REQUEST/ANALYSIS:

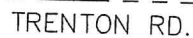
The applicant is proposing to operate a retail vape and smoke shop, in a suite, which is part of a multi-tenant commercial building by the name of Trenton Village. The proposed hours of operation are Monday thru Sunday 11:00 a.m. – 3:00 a.m. The commercial plaza is a mixture of retail, restaurants and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

- 1) 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.

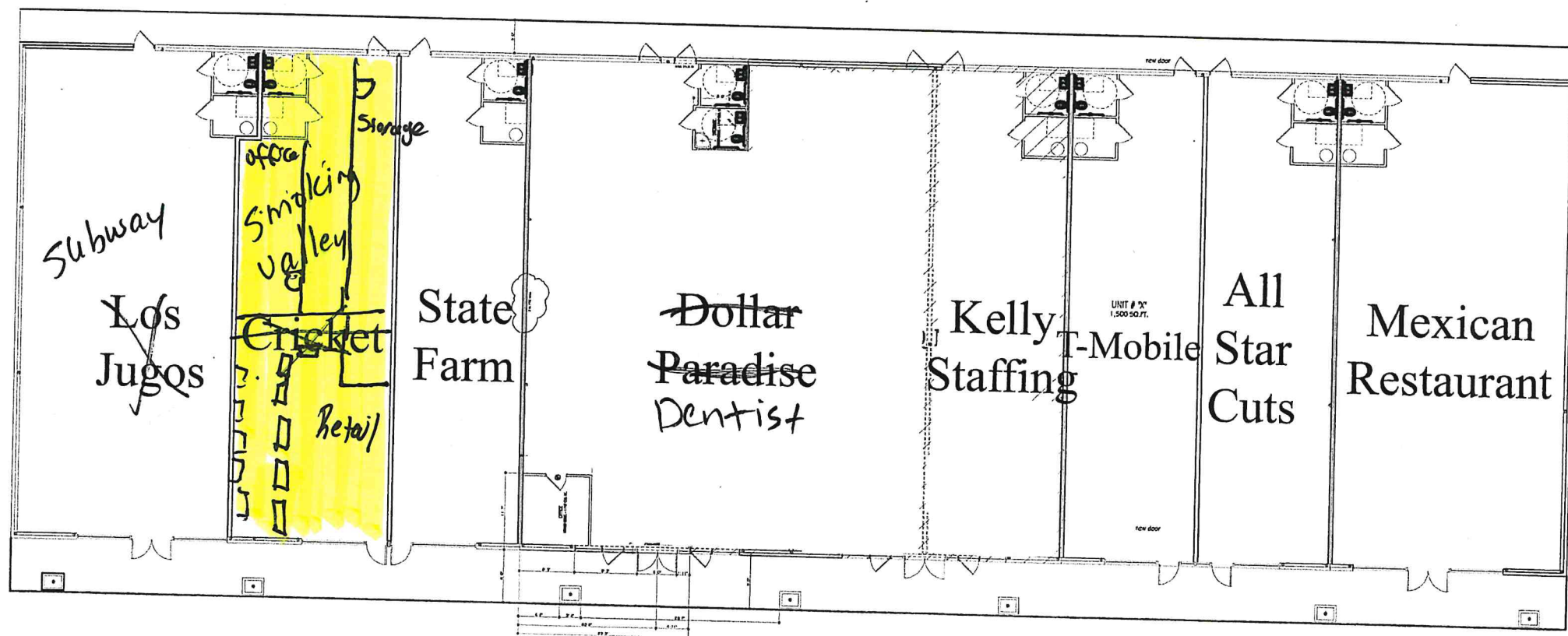
RECOMMENDATION TO P&Z:

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.



1. OWNER WILL SOLDS TESTS PRIOR TO FOUNDATION WORKS.
2. PROVIDE SIDEWALK AS PER BASE BID.
3. CONTRACTOR SHOULD THE UTILITIES RUNNING ALONG THE SOUTH PROPERTY LINE. (U.A. WATER & SEWER.)
4. WARNING:
CONTRACTOR _____ FOR ELECTRICAL SEWER
FOR WATER & SEWER UTILITIES.
5. ALL CONSTRUCTION AND MATERIALS FOR DRAINAGE, GRADING AND SPECIFICATIONS TO BE IN ACCORD WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
6. ALL SOIL PLACED ON SITE IS TO BE COMPACTED TO 95% RELATIVE DENSITY, EXCEPT UNDER ANY PAVING COMPACTOR IS TO BE RUN BY OWNER.
7. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL FOR CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PAYING ANY FEES FOR PERMITS AS MAY BE REQUIRED FOR THIS CONSTRUCTION.
9. ALL PIPE SLEEVES SHALL BE SCH. 40 PVC AND FURNISHED IN PLACE BY THE CONTRACTOR BEFORE PAVING.
10. IRRIGATION SLEEVES:
1.8" SLEEVES ARE TO BE PLACED 24" BELOW
11. CONTRACTOR TO SET CONTROL GRADES AT 25' INTERVALS ALONG TO PAVING FLOW LINES.

1 SITE PLAN
SCALE: 1/16" = 1'-0"





DENTAL
OPEN
& SUNDAY
2-4440

Xpress DENTAL
OPEN SATURDAYS & SUNDAYS

NOTICE
VAPE STORE
FOR
THIS PROPERTY
CUP2022-0154

 CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET

Planning Department

Memo

TO: Roel "Roy" Rodriguez, P.E., City Manager

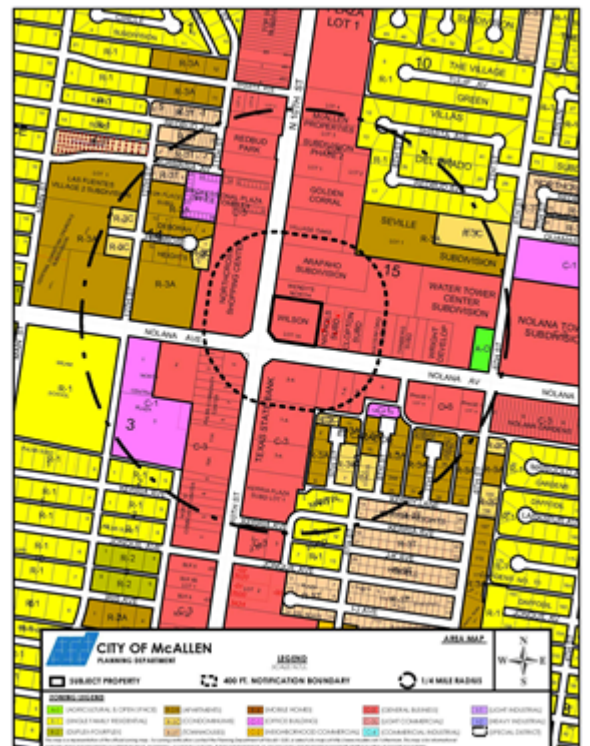
FROM: Edgar I. Garcia, AICP, CNU-A, Director of Planning

DATE: October 11, 2022

SUBJECT: 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)

BRIEF DESCRIPTION:

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.



REQUEST/ANALYSIS:

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.

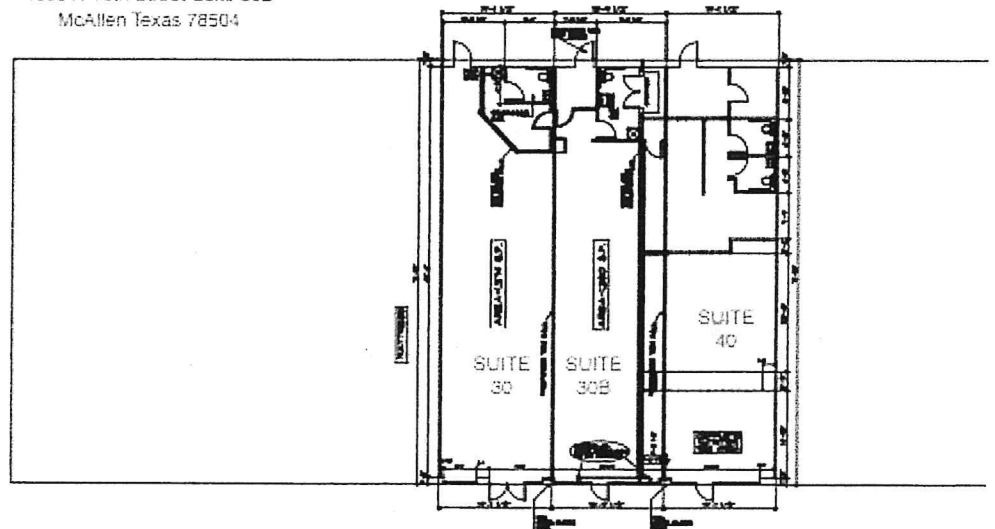
The Fire Department is pending inspection for the proposed business. The Planning Department has received no concerns regarding the proposed use. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) 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 proposed 1,350 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.

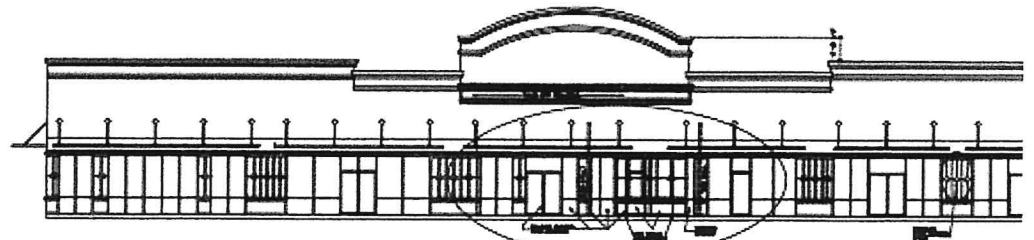
RECOMMENDATION:

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 the conditional use permit must comply with condition notes.

4000 N 10th Street Suite 30B
McAllen Texas 78504



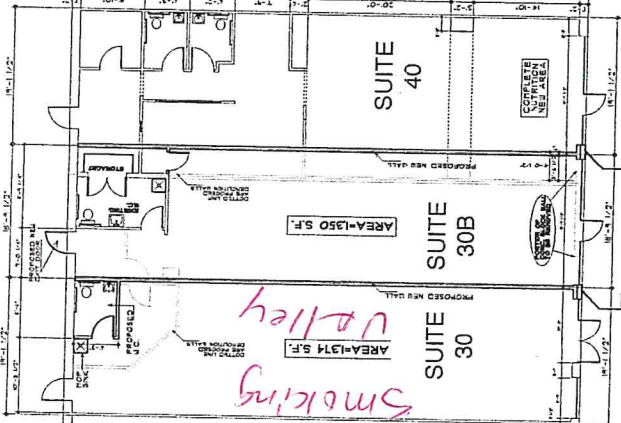
FLOOR PLAN
PROPOSED SUBDIVISION OF SPACES
SUN PLAZA - NOLANA 110TH. ST
McALLEN, TX



SUN PLAZA
PROPOSED SOUTH ELEVATION
1/30/2011

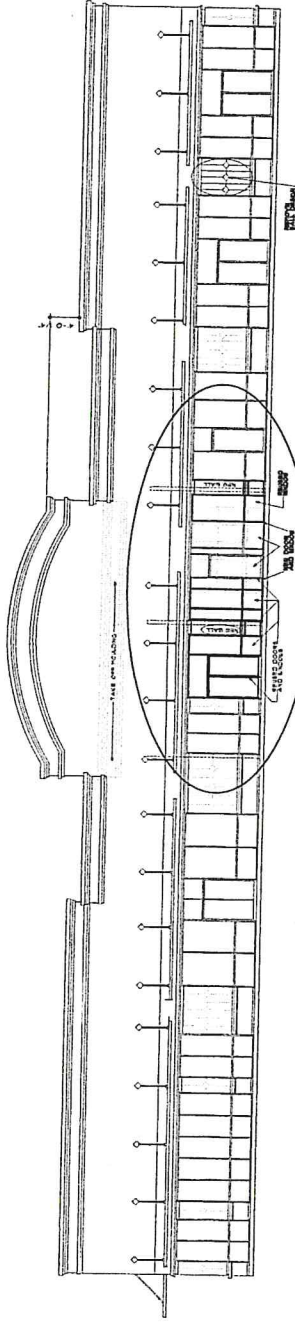
4000 N 10th Street Suite 30B
McAllen Texas 78504

Wattress
Watt



FLOOR PLAN RELAY

PROPOSED SUBDIVISION OF SPACES
SUN PLAZA - NOLANA & 10TH, ST
McALLEN, TX



SUN PLAZA
PROPOSED SOUTH ELEVATION
5/30/2017

AT&T

SMOKING
VALLEY

FOR LEASE
(956)279-9837

OPEN



SMOKE
CBD

SHOP
DELTA-8

TA

(956) 627-6389





MATTRESS FIRM

SUN PLAZA

MATTRESS FIRM

AT&T

discount

WIRE LOAN

SMOKING VALLEY

CBD - DELTA 8 - VAPES - PIPES - HOOKAHS

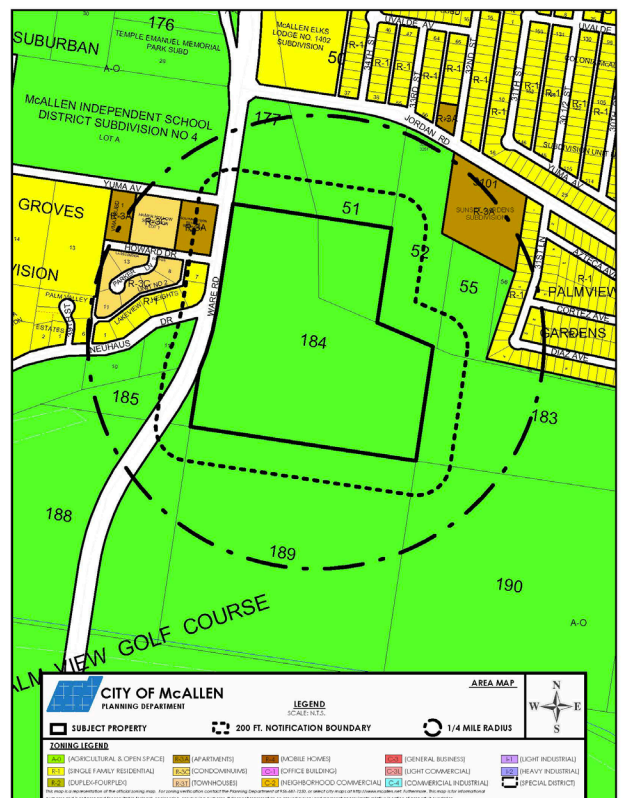
Visionworks

NOTICE
SMOKE
SHOP
THIS PROPERTY
CUP2022-0155

Memo

SUBJECT: 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)

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.



HISTORY:

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.

RECOMMENDATION:

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.

UTRGV

GOLF PRACTICE FACILITY

2701 S WARE RD,
MCALLEN, TX 78503

ISSUED FOR CONSTRUCTION

06/10/2022



GOLF PRACTICE FACILITY

2701 S WARE RD, MCALLEN, TX 78503
ISSUED FOR CONSTRUCTION



OWNER
THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY
1201 W UNIVERISTY DR
EDINBURG, TEXAS 78539
T 956-882-4026

CIVIL
PEREZ CONSULTING ENGINEERS
808 W DALLAS AVE
MCALLEN, TEXAS 78501
T 956-631-4482

LANDSCAPE & IRRIGATION
HEFFNER DESIGN TEAM
4100 N 22ND ST.
MCALLEN, TEXAS 78504
T 956-540-7850

MEP ENGINEER
SIGMA HN ENGINEERING, PLLC
701 S 15TH ST.
MCALLEN, TEXAS 78501
T 956-332-3206

AUDIO / VISUAL
TECHNICAL DESIGN GROUP
191 TEAL LN
KYLE, TEXAS 78640
T 512-422-5156

BUILDING ENVELOPE
BEAM PROFESSIONALS
601 N. W LOOP 410, STE 400
SAN ANTONIO, TEXAS 78216
T 210-638-7240

STRUCTURAL
KUBALA ENGINEERS
11 GREENWAY PLAZA, STE 1520
HOUSTON, TEXAS 77046
T 713-907-8385

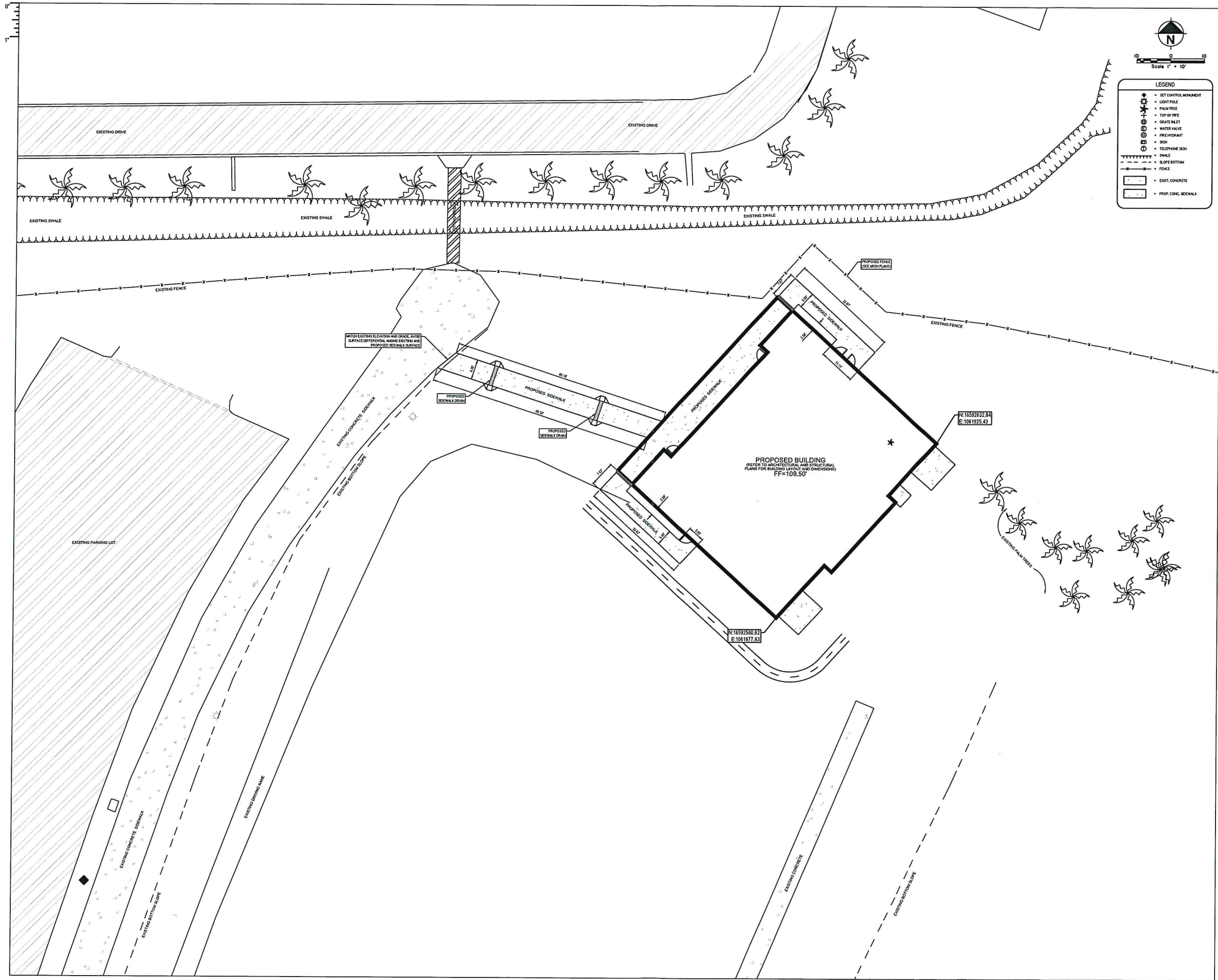
ENTERED

SEP 30 2022

Initial: AK

COVER SHEET

G-000



Scale 1" = 10'

LEGEND

- SET CONTROL MOVEMENT
- LIGHT POLE
- PALM TREE
- TOP OF PIPE
- GRATE INLET
- WATER VALVE
- FIRE HYDRANT
- SIGN
- TELEPHONE SIGN
- SWALE
- SLOPE BOTTOM
- FENCE
- EXIST. CONCRETE
- PROP. CONC. SIDEWALK

PBK Sports

ARCHITECT PBK Architects, Inc.
11 Greenway Plaza, 22nd Floor
Houston, TX 77046
713-562-6509 P
713-561-4571 F
TX Firm BR 1008

PROJECT NO. PBK21122
DATE 06/10/2022
PROJECT NUMBER PBK21122

GOLF PRACTICE FACILITY

2701 S WARE RD, MOALLEN, TX 78003
ISSUED FOR CONSTRUCTION

UTRGV

STATE OF TEXAS
J. DAVID PEREZ
09429
6-10-22
06/10/2022

CLIENT UTRGV
DATE 06/10/2022
PROJECT NUMBER PBK21122

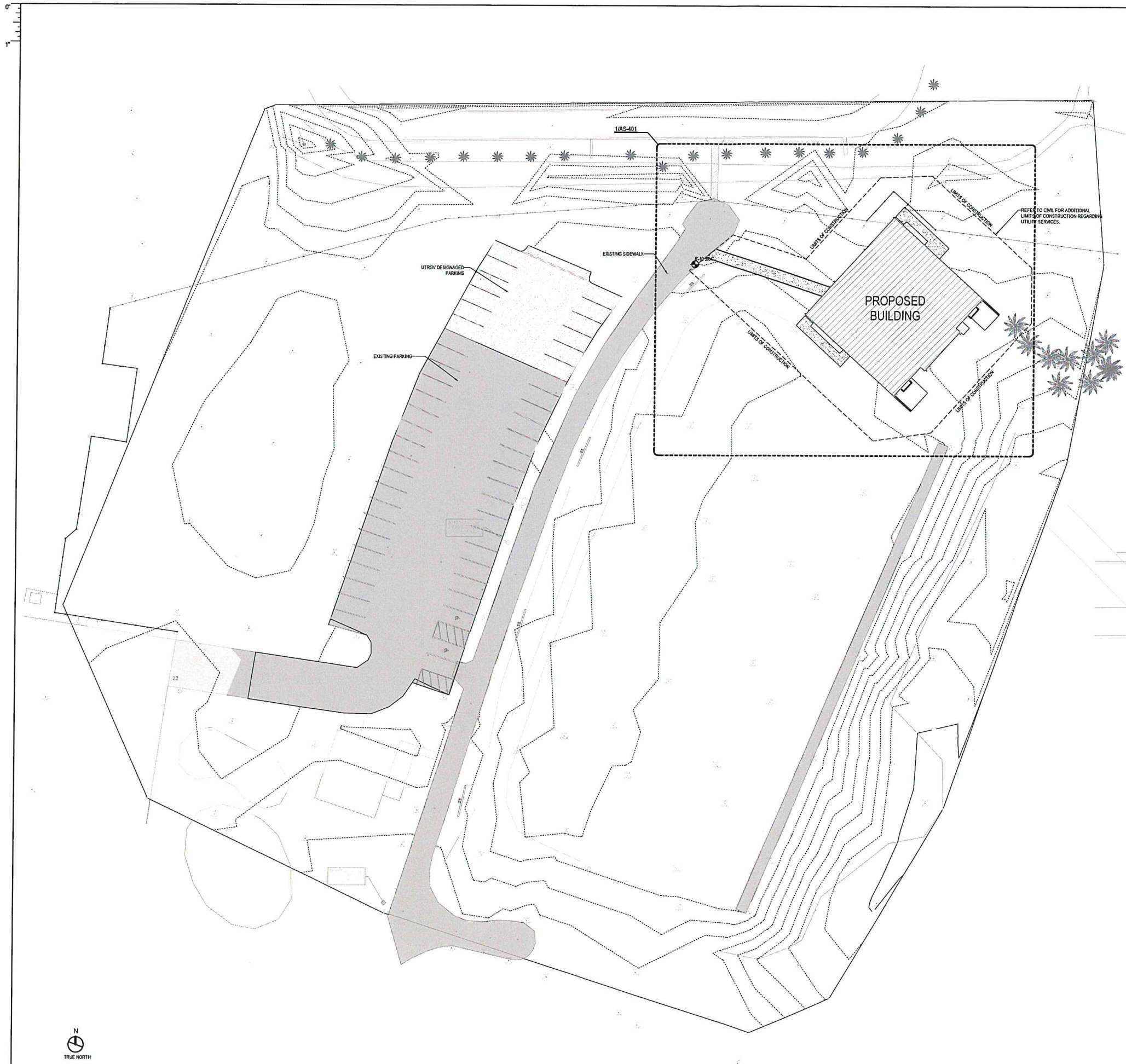
DRAWING HISTORY

No.	Description	Date

FOR REVIEW ONLY

DIMENSION CONTROL PLAN

C101



- ### GENERAL ARCH SITE PLAN NOTES
1. REFER TO CIVIL DOCUMENTS
 2. COORD. ALL SPOT ELEVATIONS AND DIMENSIONS WITH CIVIL, LANDSCAPE, AND/OR STRUCTURAL DOCUMENTS
 3. PROVIDE AND INSTALL POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OF 1% MINIMUM, 2% MAXIMUM AT ALL EXTERIOR PAVED PEDESTRIAN AREAS, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, PATIOS, STAIRS, PAVING, U.N.O.
 4. PROVIDE AND INSTALL POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS OF 5% FOR A HORIZ. DISTANCE OF 10 FEET AT ALL EXTERIOR NON-PAVED AREAS U.N.O.
 5. REFER TO CIVIL DOCUMENTS FOR CONCRETE SIDEWALK EXPANSION JOINTS AND CONCRETE SIDEWALK CONTROL JOINTS
 6. VERIFY AND CONFIRM ALL JOINT LAYOUTS AT ALL CONCRETE SIDEWALKS WITH ARCH. PRIOR TO POURING OF CONCRETE
 7. PROVIDE AND INSTALL CONCRETE SIDEWALK EXPANSION JOINTS AT AREAS NOT SPECIFICALLY INDICATED AT 50 FEET ON-CENTER MAX. U.N.O.
 8. PROVIDE AND INSTALL CONCRETE SIDEWALK CONTROL JOINTS AT AREAS NOT SPECIFICALLY INDICATED AT DISTANCES EQUIVALENT TO SIDEWALK WIDTH, BUT NOT TO EXCEED 10 FEET ON-CENTER MAX.
 9. VERIFY ALL SITE SIGNAGE LOCATIONS WITH ARCH. PRIOR TO INSTALLATION OF SITE SIGNAGE

ARCHITECT: PBK Architects, Inc.
11 Greenway Plaza, 22nd Floor
Houston, TX 77046
713-961-4511 P
713-961-4511 F
TX Fax: 972-1058

PROJECT: UTRGV Golf Practice Facility
CLIENT: UTRGV
DATE: 05/18/2022
PROJECT NUMBER: P2120100SP

2701 S WARE RD. MOBILE, AL 36688
ISSUED FOR CONSTRUCTION

UTRGV

KEY PLAN

NORTH PLAN TRUE

CLIENT: UTRGV
DATE: 05/18/2022
PROJECT NUMBER: P2120100SP

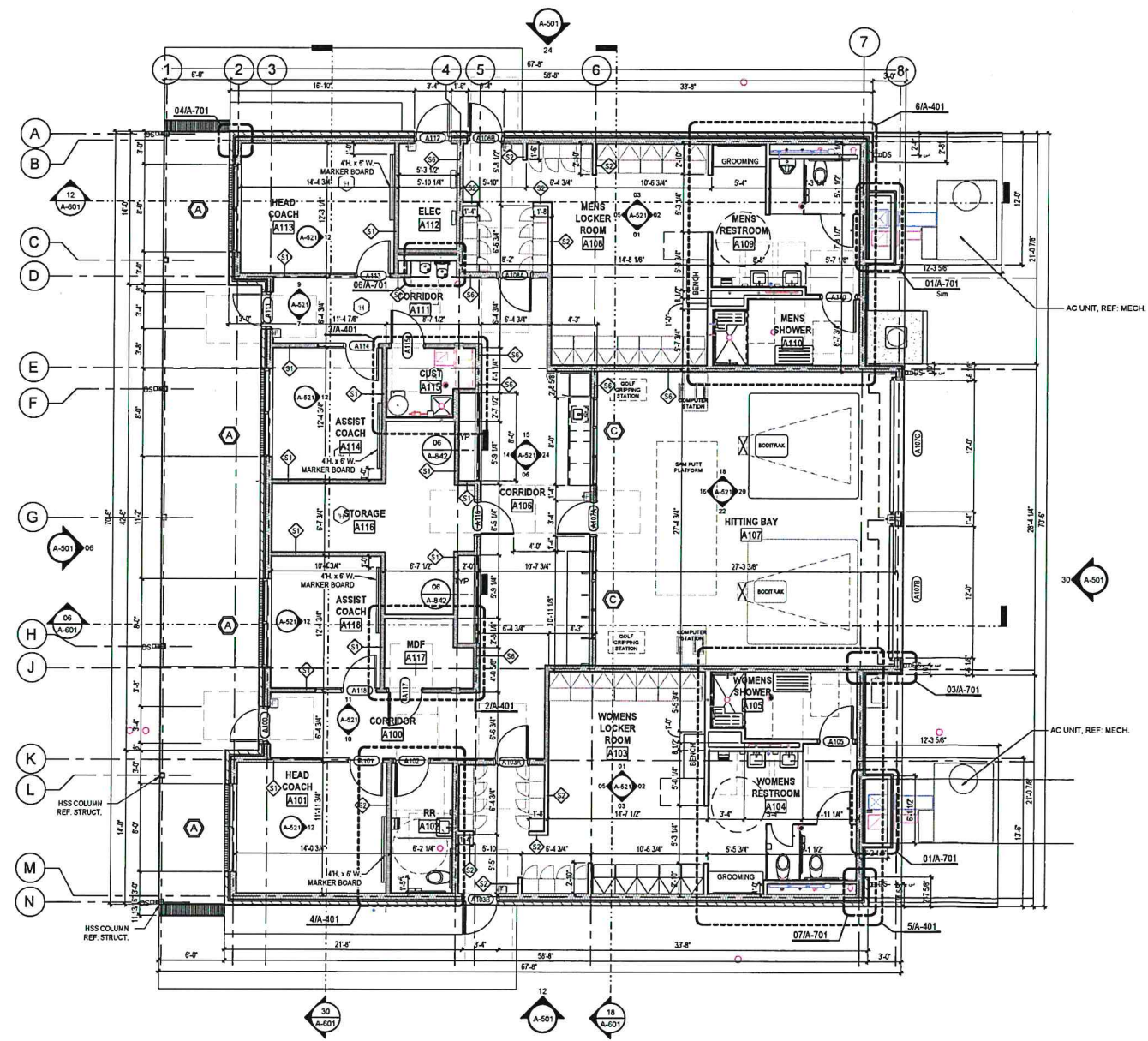
No.	Description	Date

ISSUED FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

AS-101

FLOOR PLAN - COMPOSITE
A-101
FOR BLUEPRINT LABELING ONLY



GENERAL ARCH PLAN NOTES

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTACT ARCHITECT FOR CLARIFICATION IS NECESSARY IN ORDER TO DETERMINE THE INTENT OF THE CONTRACT DOCUMENTS.
- DRAWINGS NOTED AS "N.T.S." OR "N.T.S." ARE NOT TO SCALE.
- ALL DIMENSIONS ARE TO STRUCTURAL COLUMN LINES OR THE SURFACE OF PARTITION ASSEMBLY UNLESS NOTED OTHERWISE.
- FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH AFFECTED WORK.
- NOTES OR DIMENSIONS NOTED AS "TYPICAL" OR "TYP." OR "TYP." SHALL APPLY TO CONDITIONS THAT ARE THE SAME OR SIMILAR.
- DIMENSIONS NOTED AS "FIELD VERIFY" OR "V.F." OR "V.P." SHALL BE MEASURED AND CONFIRMED AT THE PROJECT SITE BY THE CONTRACTOR AND REVIEWED WITH THE ARCHITECT BEFORE INCORPORATING INTO THE WORK.
- DIMENSIONS NOTED AS "CLEAR" OR "CLEAR INSIDE" REQUIRE SPECIFIC COORDINATION AMONG DISCIPLINES AND/OR MANUFACTURERS.
- REFER TO PARTITION TYPES ON A-100 SERIES SHEETS.
- ALL INTERIOR PARTITIONS THIS SHEET, EXCEPT FOR FURROUT PARTITIONS, SHALL BE PARTITION TYPE UNLESS NOTED OTHERWISE.
- ALL INTERIOR FURROUT PARTITIONS THIS SHEET SHALL BE PARTITION TYPE UNLESS NOTED OTHERWISE.
- ALIGN FINISHED FACE OF WALLS WHERE WALL PARTITIONS OF DIFFERING THICKNESS ABUT AND OR ADJOIN IN THE SAME PLANE.
- PROVIDE AND INSTALL CONT. REVEAL TRIM AT JOINT WHERE CYPRESS BOARD WALL PARTITIONS ABUT AND OR ADJOIN MASONRY WALL PARTITIONS IN THE SAME PLANE.
- ALL INTERIOR CMU OUTSIDE CORNERS SHALL HAVE BULLNOSE UNLESS NOTED OTHERWISE.
- ALL DOORS SHALL BE SET 4 INCHES OFF THE ADJACENT PERPENDICULAR WALL ON THE INSIDE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. NOTIFY ARCHITECT OF ANY DOOR-RELATED CONFLICTS, INCLUDING BUT NOT LIMITED TO CONFLICTS CONCERNING ACCESSIBILITY STANDARDS.
- ALL DOOR THRESHOLDS AT ALL EXTERIOR DOORS SHALL BE SET IN FULL BED OF SEALANT.
- COORD. ALL ROOF DRAIN LEADER LOCATIONS WITH FLOOR PLAN PRIOR TO FLOOR SLAB CONSTRUCTION.
- ALL FLOOR SLOPES TO FLOOR DRAINS SHALL NOT EXCEED 1/4".
- PROVIDE AND INSTALL SELF-LEVELING UNDERLAYMENT WHERE UNEVEN FLOOR SLAB EXISTS PRIOR TO INSTALLATION OF FLOOR FINISHES.
- COORD. HOUSEKEEPING PAD LOCATIONS AND DIMENSIONS WITH EQUIPMENT TO BE INSTALLED.
- ALL FLOOR FINISH CHANGES SHALL OCCUR AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE.
- ALL FLOOR FINISH MATERIAL CHANGES SHALL HAVE REDUCER STRIPS.
- ALL REQUIRED ACCESSIBLE CLEARANCES FOR ALL ITEMS, INCLUDING BUT NOT LIMITED TO ALL COUNTER TOPS, ALL PLUMBING FIXTURES, ALL DRINKING FOUNTAINS, ALL ELECTRIC WATER COOLERS, ALL LAVATOIRES, ALL URINALS, ALL TOILETS SHALL BE STRICTLY ENFORCED.
- APPLY BITUMINOUS COATING TO ALL CONCEALED STRUCTURAL STEEL MEMBERS AT ALL EXTERIOR CANOPY LOCATIONS.
- REFER TO OTHER DISCIPLINE DOCUMENTS FOR ADDITIONAL SCOPE OF WORK.

19 GENERAL ARCH PLAN NOTES

ARCHITECT
PRK Architects, Inc.
HOUSTON
11 Greenway Plaza, 22nd Floor
Houston, TX 77046
713-965-0000 P
713-965-4571 F
TX Firm: BR 1505

FOR ARCHITECT USE ONLY

FOR CONTRACTOR USE ONLY

FOR OWNER USE ONLY

FOR GENERAL CONTRACTOR USE ONLY

FOR SPECIALTY CONTRACTOR USE ONLY

FOR SUBMITTAL USE ONLY

FOR RECORD SET USE ONLY

FOR AS-BUILT USE ONLY

FOR ARCHITECTURAL RECORD SET USE ONLY

FOR STRUCTURAL RECORD SET USE ONLY

FOR MECHANICAL RECORD SET USE ONLY

FOR ELECTRICAL RECORD SET USE ONLY

FOR PLUMBING RECORD SET USE ONLY

FOR FIRE PROTECTION RECORD SET USE ONLY

FOR LANDSCAPE RECORD SET USE ONLY

FOR CIVIL RECORD SET USE ONLY

FOR TRAFFIC RECORD SET USE ONLY

FOR HISTORIC RECORD SET USE ONLY

FOR OTHER RECORD SET USE ONLY

GOLF PRACTICE FACILITY

UTRGV

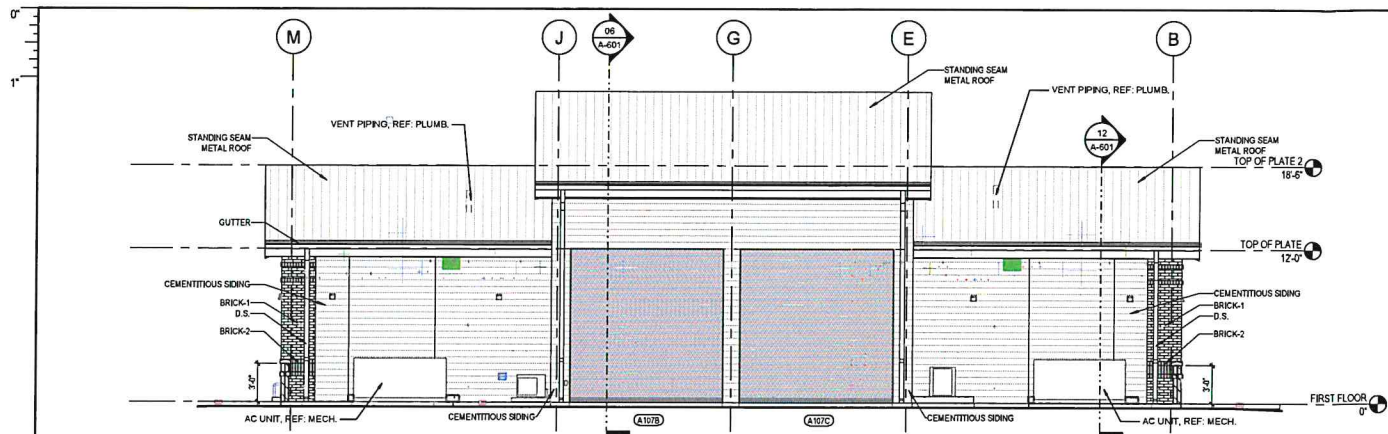
KEY PLAN
NORTH PLAN TRUE

CLIENT
UTRGV
DATE
06/10/2022
PROJECT NUMBER
P2120100SP
DRAWING HISTORY
No. Description Date
ISSUED FOR CONSTRUCTION

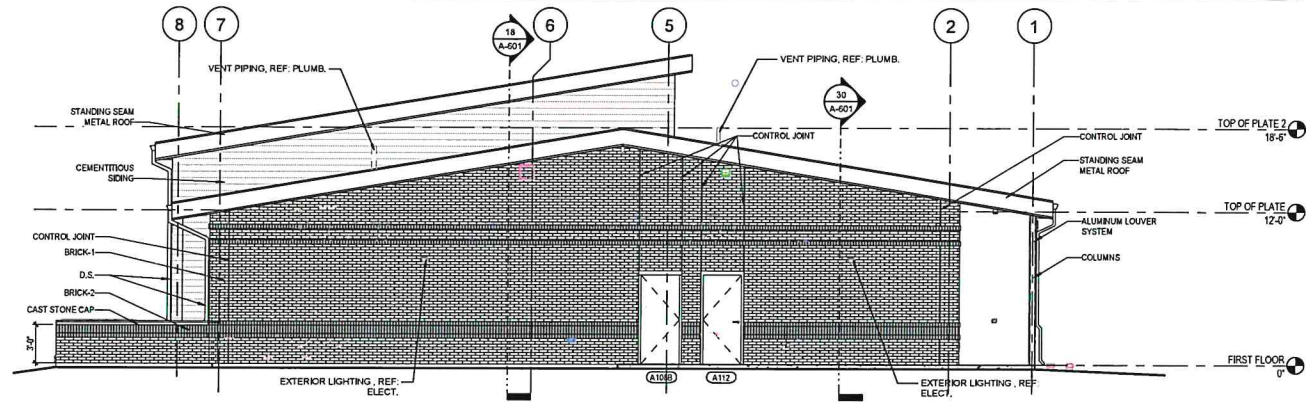
FLOOR PLAN - COMPOSITE

A-101

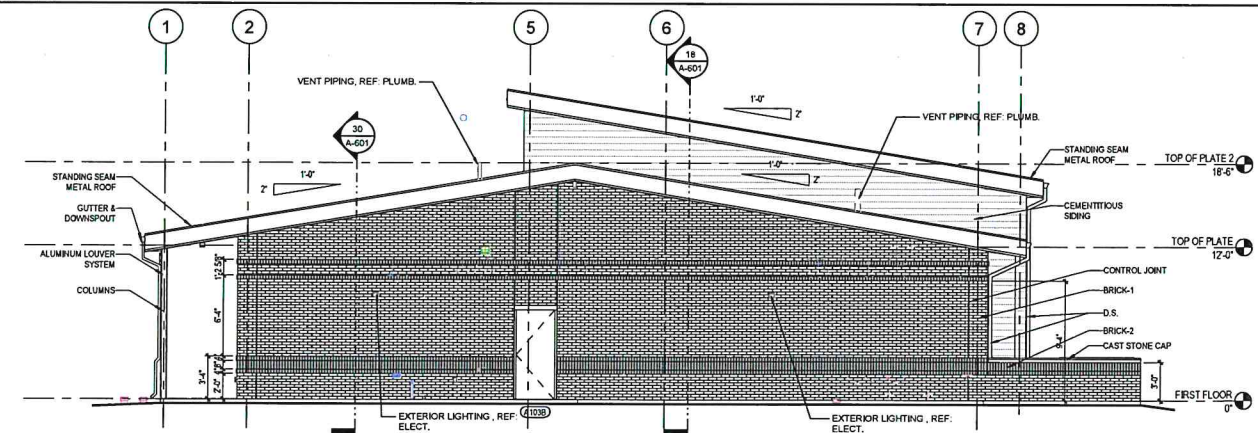
EXTERIOR ELEVATIONS - COMPOSITE
A-501
FOR BLUEPRINT LABELING ONLY



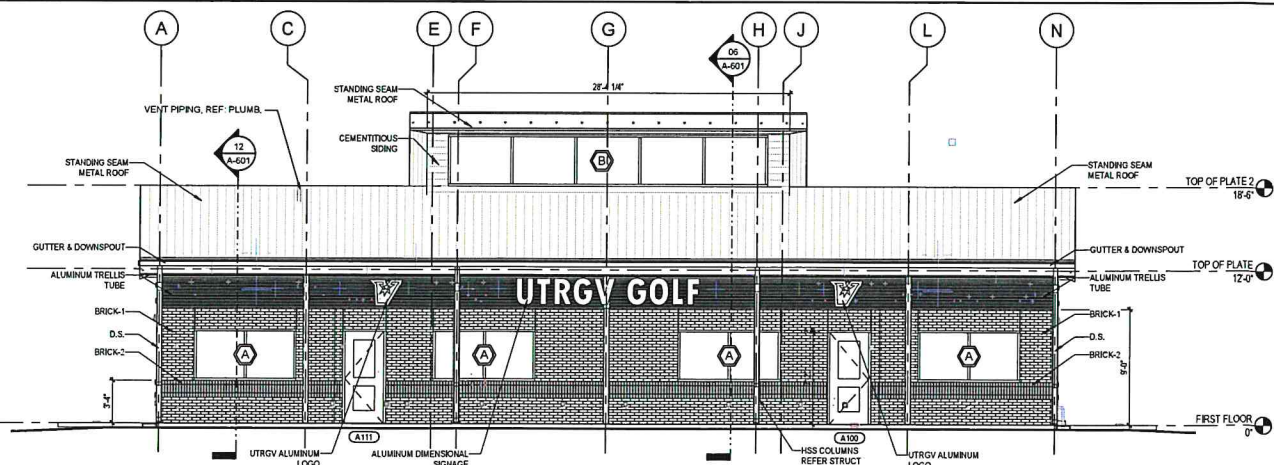
30 EXTERIOR ELEVATION - EAST - OVERALL
3/16" = 1'-0"



24 EXTERIOR ELEVATION - NORTH - OVERALL
3/16" = 1'-0"



12 EXTERIOR ELEVATION - SOUTH - OVERALL
3/16" = 1'-0"



06 EXTERIOR ELEVATION - WEST - OVERALL
3/16" = 1'-0"

EXTERIOR MATERIALS LEGEND

- BRICK, MODULAR
- BRICK, KING
- BRICK, SOLDIER
- CEMENT PLASTER SYSTEM
- METAL PANEL
- EXTERIOR STONE CLADDING SYSTEM
- CAST STONE
- CONCRETE, CAST IN PLACE



ARCHITECT	PRK Architects, Inc.
HOUSTON	11 Greenway Plaza, 22nd Floor
Houston, TX 77046	713-965-9008 P
TX Firm No. 1058	713-965-9008 F
PROJECT NO.	P2120100SP
DATE	06/10/2022
CLIENT	UTRGV
PROJECT NAME	UTRGV GOLF PRACTICE FACILITY
PROJECT ADDRESS	2701 S WARE RD. MCALLEN, TX 78503
PROJECT PHASE	ISSUED FOR CONSTRUCTION

GOLF PRACTICE FACILITY

2701 S WARE RD. MCALLEN, TX 78503
ISSUED FOR CONSTRUCTION



KEY PLAN
NORTH PLAN TRUE



CLIENT		
UTRGV		
DATE		PROJECT NUMBER
05/10/2022		P2120100SP
DRAWING HISTORY		
No.	Description	Date

ISSUED FOR CONSTRUCTION

EXTERIOR ELEVATIONS - COMPOSITE

A-501

File Path: C:\Users\jgonz\Documents\UTRGV Golf Practice Facility_3-24-22_Rev000.pwd\FBDH-1.rvt
CHECKED BY: [Signature]
DRAWN BY: [Signature]
Plot Stamp: 6/20/2022 11:15:32 AM





Memo

TO: Planning and Zoning Commission

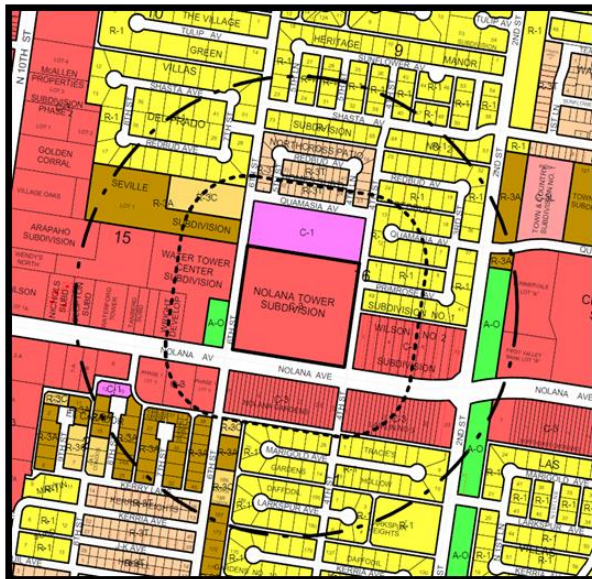
FROM: Planning Staff

DATE: October 11, 2022

SUBJECT: 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)

DESCRIPTION:

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.



HISTORY:

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

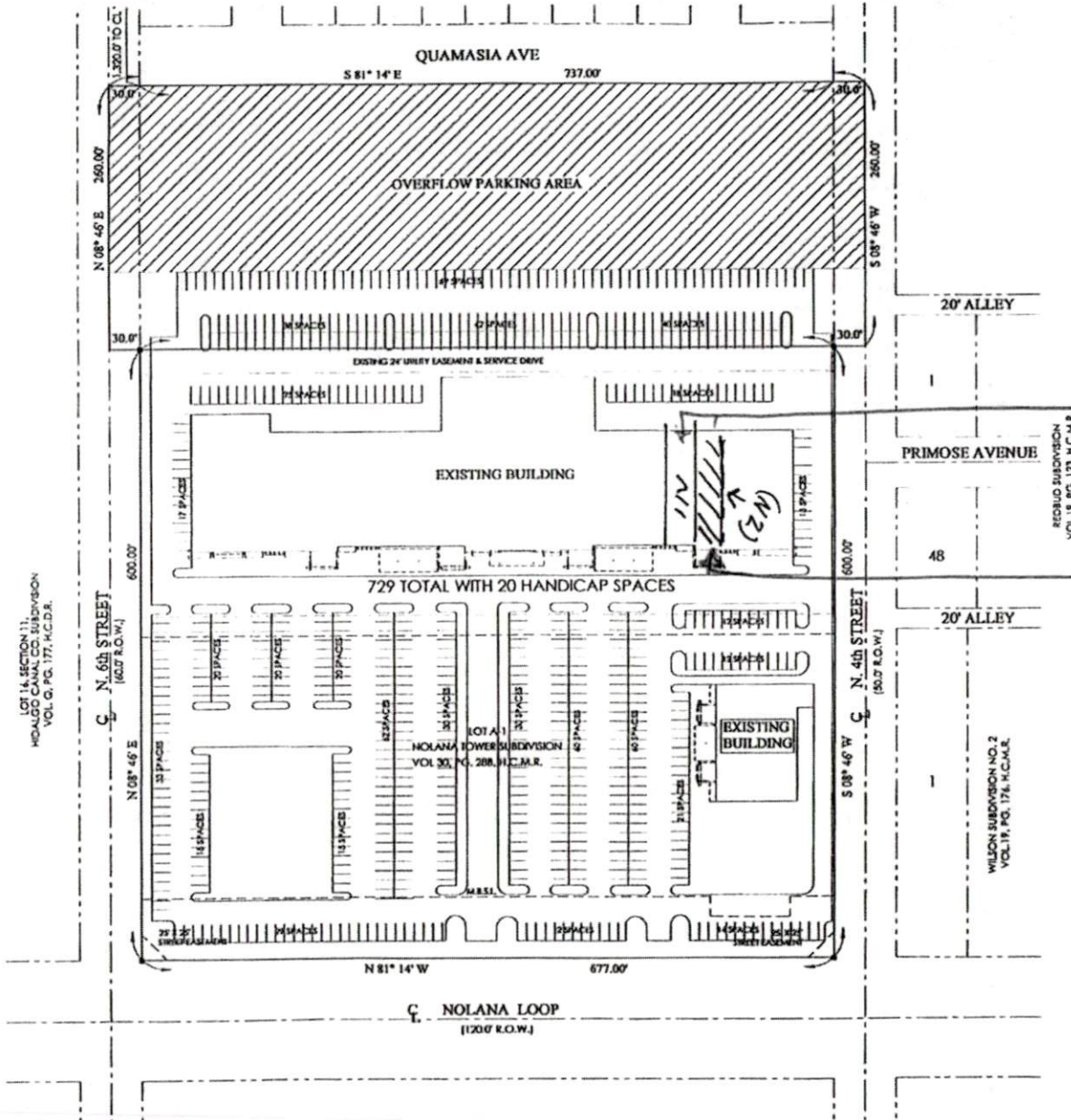
reorientation of entrances and exits under the vegetation ordinance;

- 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.

RECOMMENDATION:

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



Step N-1

Ste N-2

ENTERED

OCT 06 2021

Initial:

RECEIVED
DEC 19 2019
By Ne:44am

Site Plan Details:

- Streets and Bearings:**
 - N. 6th STREET (60.0' R.O.W.)
 - N. 4th STREET (50.0' R.O.W.)
 - QUAMASIA AVE (73.00')
 - NOLANA LOOP (120.0' R.O.W.)
- Dimensions:**
 - 600.00' (North-South)
 - 260.00' (East-West)
 - 677.00' (Nolana Loop)
 - 73.00' (Quamasia Ave)
- Key Features:**
 - EXISTING BUILDING**
 - OVERFLOW PARKING AREA**
 - EXISTING 24 UNIT EASEMENT & SERVICE DRIVE**
 - EXISTING BUILDING** (bottom center)
 - LOT A-1**
 - NO. 444 TOWER SUBDIVISION VOL. 80 PG. 208 H.C.M.R.**
 - WILSON SUBDIVISION NO. 2 VOL. 19, PG. 176 H.C.M.R.**
 - PRIMROSE AVENUE**
 - 20' ALLEY**
- Parking Spaces:**
 - 729 TOTAL WITH 20 HANDICAP SPACES
 - 15 SPACES (multiple locations)
 - 20 SPACES (multiple locations)
 - 30 SPACES (multiple locations)
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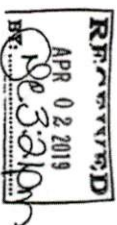
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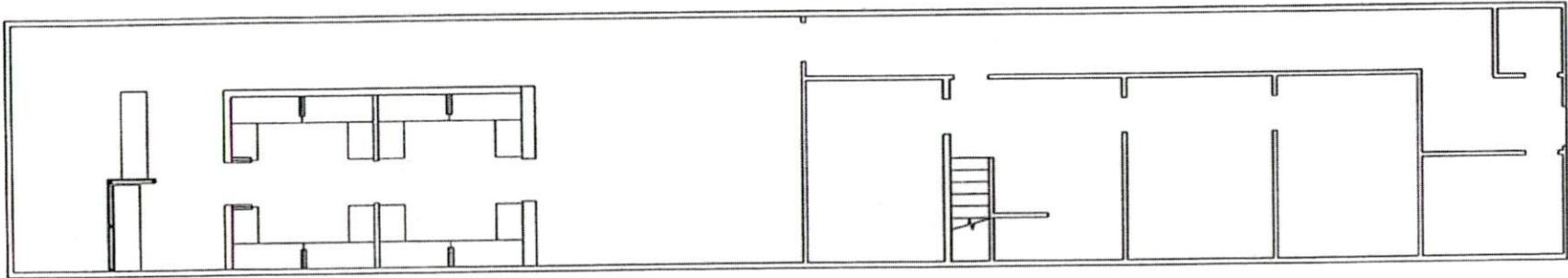
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OCT 06 2021

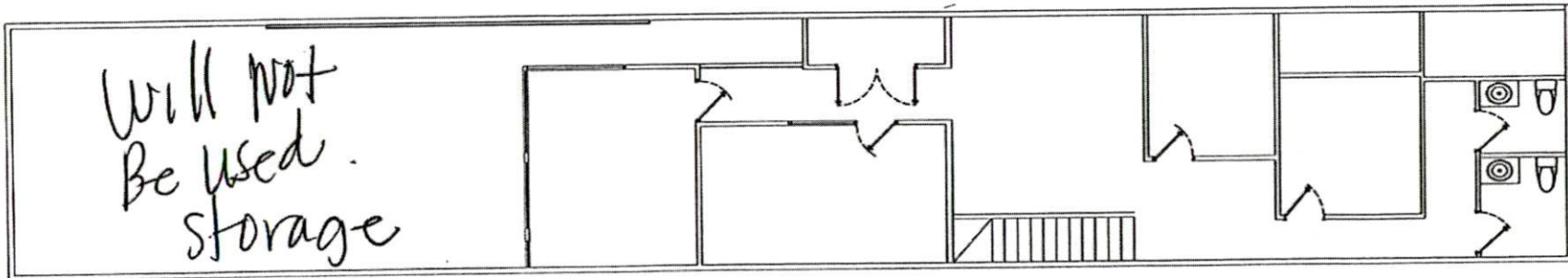
Initial:



400 Nolana Avenue
Ste N2



FIRST FLOOR=2,440 SQ. FT.



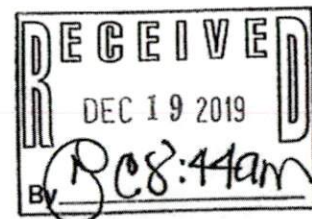
SECOND FLOOR=1,640 SQ. FT.

ENTERED

OCT 06 2021

Initial:

arl



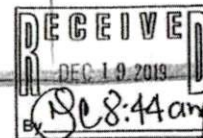
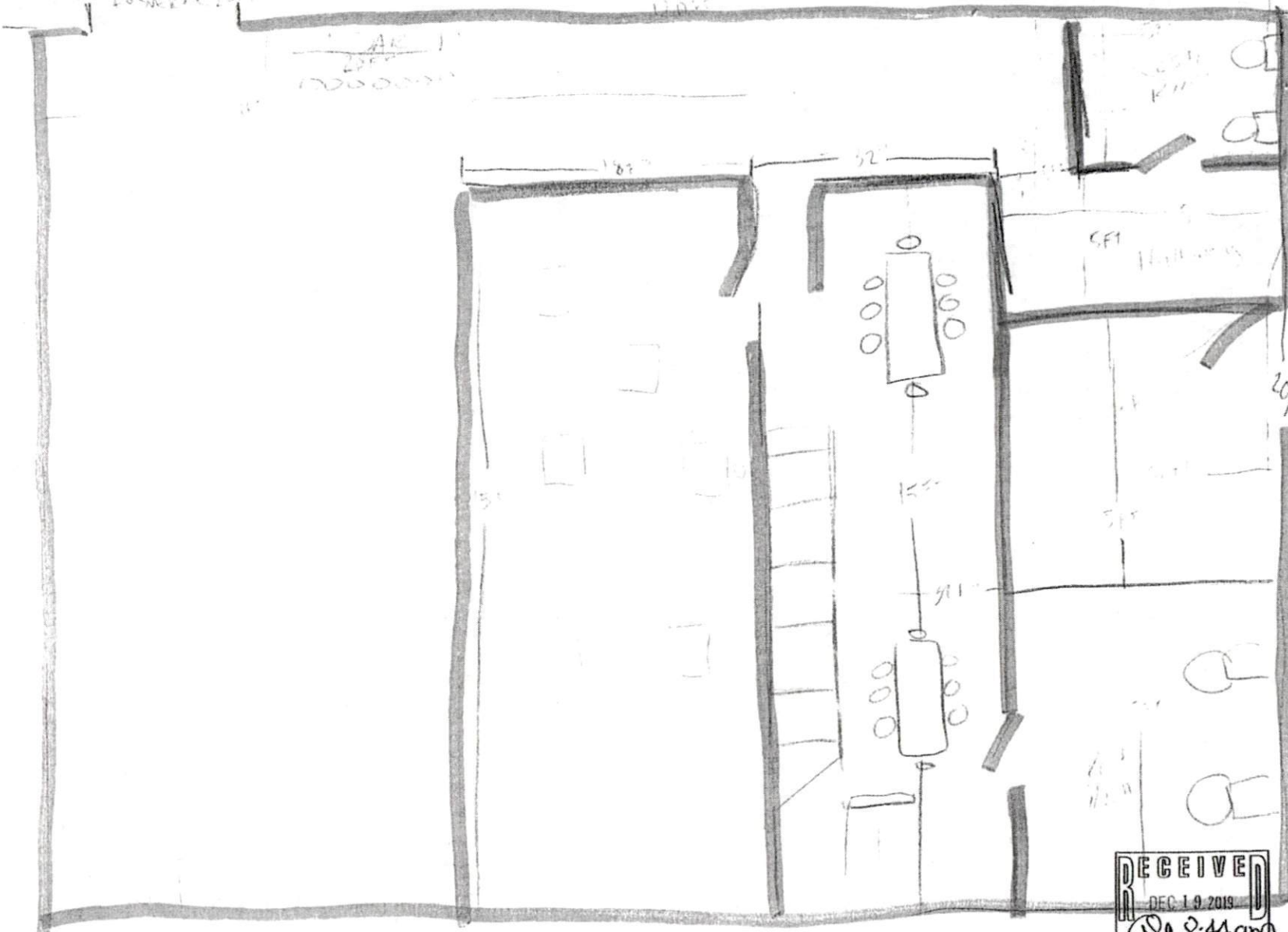
First Floor

SUITE SIDE

400 Noland Avenue
Ste N2

OPENING TO SUITE
10' x 12' x 12'

AK
20' x 12' x 12'



ENTERED

OCT 06 2021

Initial: AK

400 Nolana Ste. N 1

EQUIPMENT SCHEDULE

1. ONE (1) 24" x 36" x 1/2" THICK JAM
2. ONE (1) 24" x 36" x 1/2" THICK JAM
3. ONE (1) 24" x 36" x 1/2" THICK JAM
4. ONE (1) 24" x 36" x 1/2" THICK JAM
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16. ONE (1) 24" x 36" x 1/2" THICK JAM
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18. ONE (1) 24" x 36" x 1/2" THICK JAM
19. ONE (1) 24" x 36" x 1/2" THICK JAM
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22. ONE (1) 24" x 36" x 1/2" THICK JAM
23. ONE (1) 24" x 36" x 1/2" THICK JAM

23 Nine Rack

GENERAL NOTES

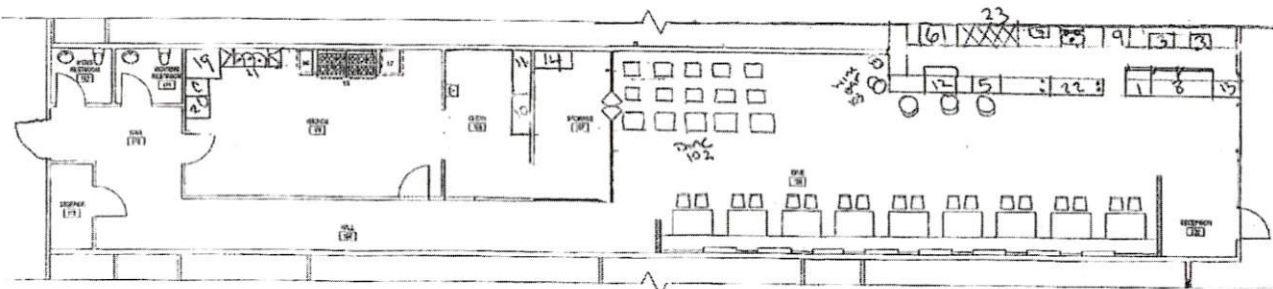
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

AREA SCHEDULE

AREA	NO.	NO.
AREA	NO.	NO.

WALL LEGEND

WALL	WALL
WALL	WALL



CMP 2017-0898
REVISED FLOOR PLAN

1 Floor Plan Layout
Scale: 3/16" = 1'-0"

ENTERED

OCT 06 2021

Initial:

NOMA

400 W. Nolana Ste. N 1
McAllen, TX 78501-2572
www.nomadesignstudio.com

LA CUCINA
FOOD CORP.

USA

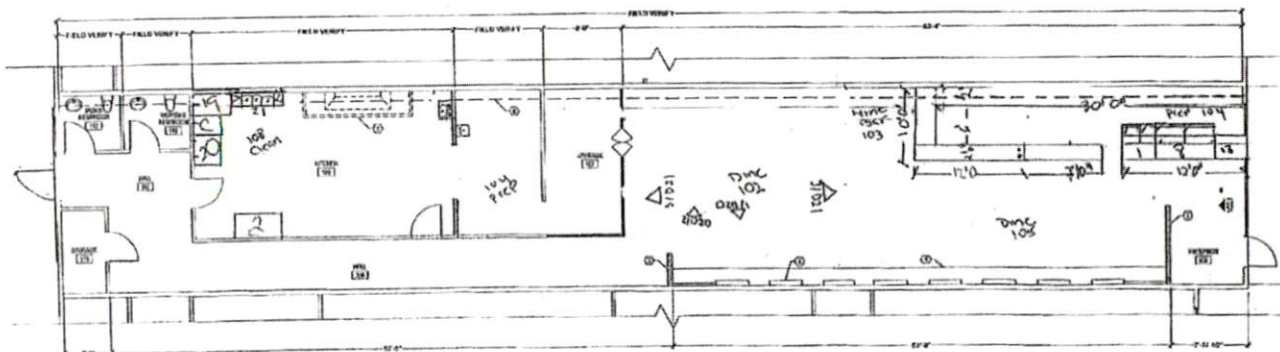
MCALLEN, TEXAS

INFORMATION ON THIS SHEET IS
COPYRIGHT PROTECTED MATERIAL.
IT MAY NOT BE REPRODUCED
OR TRANSMITTED WITHOUT EXP-
RESSED WRITTEN CONSENT OF
NOMA DESIGN STUDIO.

JOB #: 1719
PHASE: CD
DATE: 07.03.2017
DRAWN BY: AC
CHECKED BY: CC

D1.0

400 W. Nolana Ste. N 1



Box L. 11
31 4/15 2-21

1 Dimensional Floor Plan
Scale: 3/16" = 1'-0"

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THE DESIGN OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THE DESIGN OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
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AREA SCHEDULE

AREA	AREA
TOTAL	110.00 SQ. FT.

WALL LEGEND

---	CONCRETE
---	BRICK
---	STUCCO
---	PAINT

KEY NOTES

1. EXISTING WALL
2. EXISTING WALL
3. EXISTING WALL
4. EXISTING WALL
5. EXISTING WALL
6. EXISTING WALL
7. EXISTING WALL
8. EXISTING WALL
9. EXISTING WALL
10. EXISTING WALL

PERMIT PURPOSES ONLY - NOT FOR CONSTRUCTION

NOMA

4000 N. 10th St., Suite 100, Dallas, TX 75206 (972) 259-1100
www.nomadesignstudio.com

**LA CUCINA
FOOD CORP.**

USA

MCKINNEY, TEXAS

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WRITTEN CONSENT OF

NOMA DESIGN STUDIO.

JOB #: 1719

PHASE: CD

DATE: 07.03.2017

DRAWN BY: AC

CHECKED BY: CC

D1.1

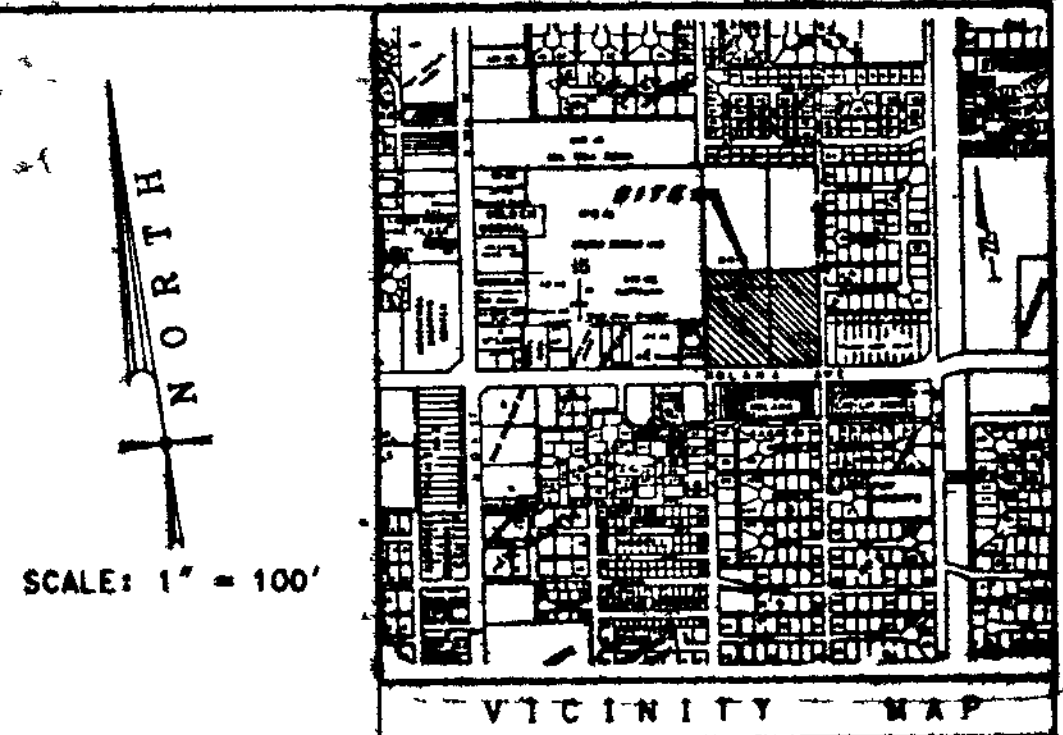
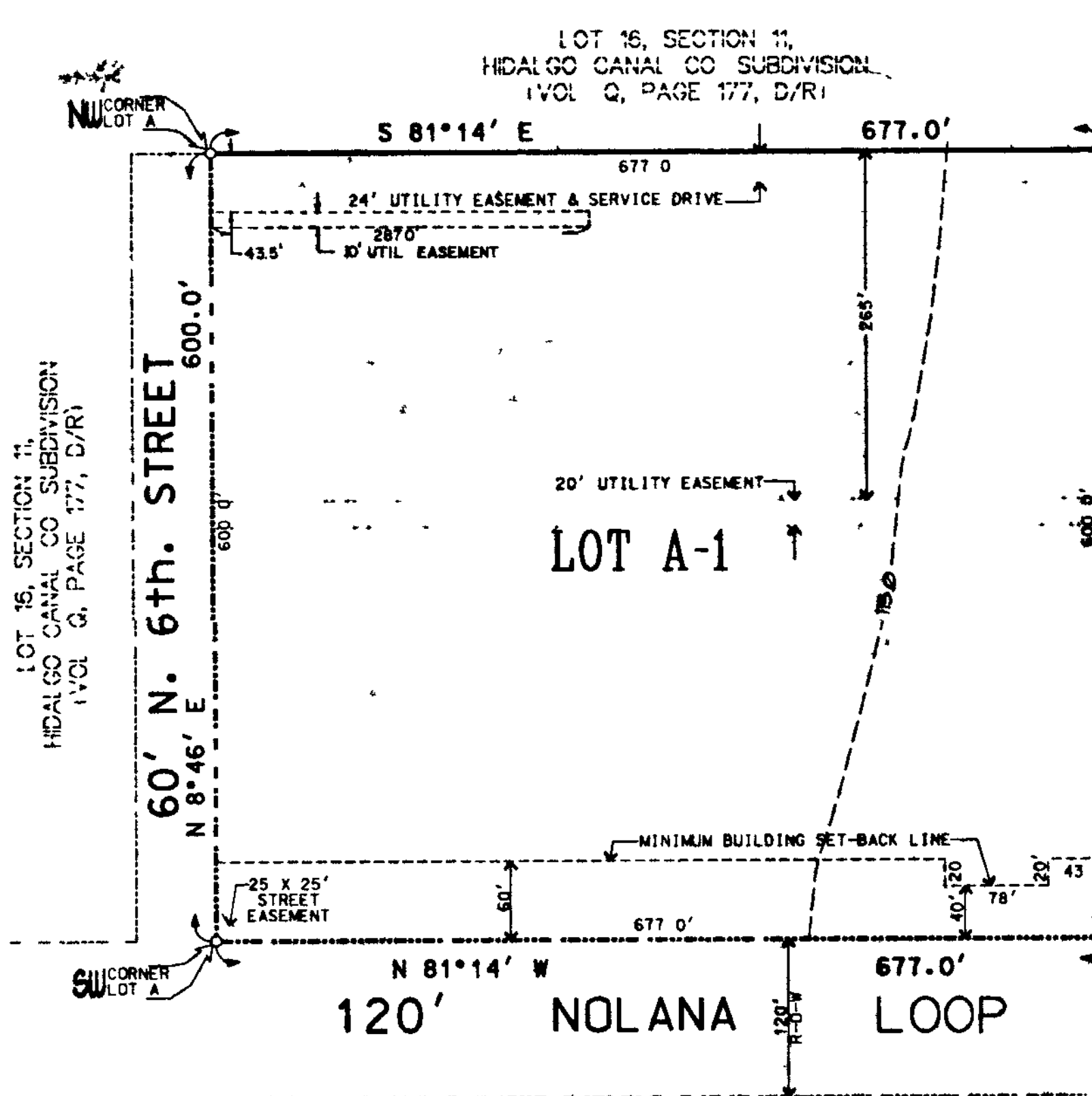
PERLife

Suerte
BAR & GRILL



FIRE LANE PARKING PROHIBITED

FIRE LANE PARKING PROHIBITED



MAP
OF
**LOT A-1
NOLANA TOWER**
McALLEN, TEXAS
BEING A RESUBDIVISION
OF LOT A,
NOLANA TOWER,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS.
Recorded in vol. 29, page 3a, M/R.
Containing 9.33 Ac. of land more or less

FILED
190 O'CLOCK
APR 1 1995
JOSE ELOY PULIDO, County Clerk
HIDALGO COUNTY, TEXAS

- NOLANA GARDENS**
(VOL. 19, PG. 4, M/R)
- NOTES:**
1. DIVISION FINISHED FLOOR ELEVATION SHALL BE 10 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT
 2. DIVISION BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR TO ACCORDANCE WITH APPROVED SITEPLAN WHICHEVER IS GREATER.
NOLANA LOOP - 30 FT SETBACK, HOWEVER 40 FT IS ALLOWED FOR A 20' X 70' UNDERGROUND PATIO ONLY AS SHOWN ON THE PLAN
 3. THIS PROPERTY FALLS IN ZONE "B" OF THE PLANNING AND ZONING MAP, COMMUNITY PANEL NO. 300343 D005, C, REVISED NOVEMBER 2, 1993.
 4. STORM WATER DETENTION OF 1.17 AC-FT IS REQUIRED FOR THIS SUBDIVISION.
 5. A 4 FT SIDEWALK IS REQUIRED ALONG NOLANA LOOP, N. 6TH STREET, AND NORTH 4TH STREET
 6. A 6 FT BUFFER IS REQUIRED WHERE ADJACENT TO ANY RESIDENTIAL ZONES/USES AND AS REQUIRED AS PART OF THE APPROVED SITE PLAN
 7. DEVELOPER MUST PROVIDE AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. PRIOR TO APPLICATION FOR A BUILDING PERMIT
 8. SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT AND WILL INCLUDE THE NUMBER AND LOCATION OF THE CURB CUTS PERMITTED

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 4th day of April 1995
JOSE ELOY PULIDO, County Clerk
Hidalgo County, Texas
By *[Signature]* Deputy

APPROVED FOR RECORDING
HIDALGO COUNTY PLANNING DEPT.
BY *[Signature]*
DATE: 4-4-95

Recorded in Volume 30 Page 28B
of the map records of Hidalgo
County Texas
Felden and Hunt, Inc.
County Surveyors

DESCRIPTION of an iron rod found at the Southeast corner of Lot 1, Nolana Tower Subdivision, for the Southeast corner of the following described tract of land; said point being the intersection of the West line of 30 feet North 4th Street and North line of 120 feet Nolana Loop.

THENCE, with the South line of Lot 1 and North line of Nolana Loop, North 81 deg 46 min East, 677.8 feet to the Southeast corner of Lot 1, for the Southeast corner hereof, said point being the intersection of the North line of 300 feet Nolana Loop and the East line of 30 feet North 4th Street.

THENCE, with the West line of Lot 1 and the East line of said North 4th Street, North 8 deg 46 min East, 600.0 feet to an iron rod found at the Northwest corner of Lot 1, for the Northwest corner hereof.

THENCE, with the North line of Lot 1, South 81 deg 14 min East, 677.8 feet to an iron rod found at the Northwest corner of Lot 1, for the Northwest corner hereof, said point being located on the West line of 30 feet North 4th Street.

THENCE, with the East line of Lot 1 and West line of 30 feet North 4th Street, South 8 deg 46 min East, 600.0 feet to the POINT OF BEGINNING. Containing 9.33 acres of land, more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE A. CHANIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 23rd DAY OF December, 1994

[Signature]
NOTARY PUBLIC



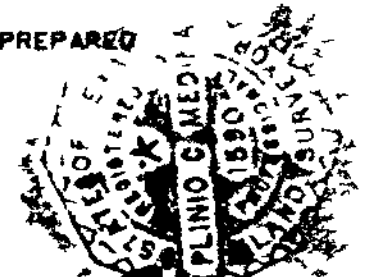
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

[Signature]
CHAIRMAN PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL SURVEYOR # 1590 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

[Signature]
PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN TEXAS



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

[Signature]
MAYOR CITY OF McALLEN

CHECKED FOR CORRECTNESS
BY *[Signature]*
3-23-95

STATE OF TEXAS
COUNTY OF HIDALGO

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

[Signature]
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 56752

APPROVED FOR RECORDING
HIDALGO COUNTY PLANNING DEPT.
BY *[Signature]*
DATE: _____

Prepared by
FABIAN NELSON & MEDINA, INC.
800 North 12th Street
McALLEN, TEXAS 78501
Scale: 1" = 100' Date: 04-05-95

**NOTICE
BAR
FOR
THIS PROPERTY
CUP2022-0149**

CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET

**NOTICE
BAR
FOR
THIS PROPERTY
CUP2022-0151**

CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



Memo

TO: Planning and Zoning Commission

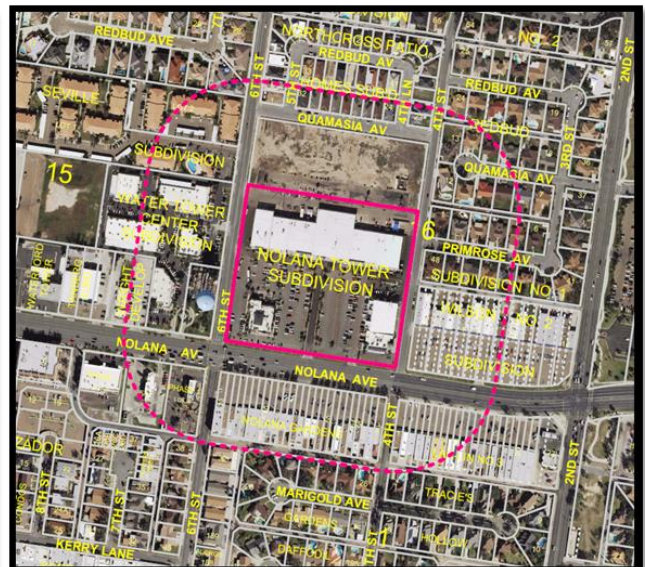
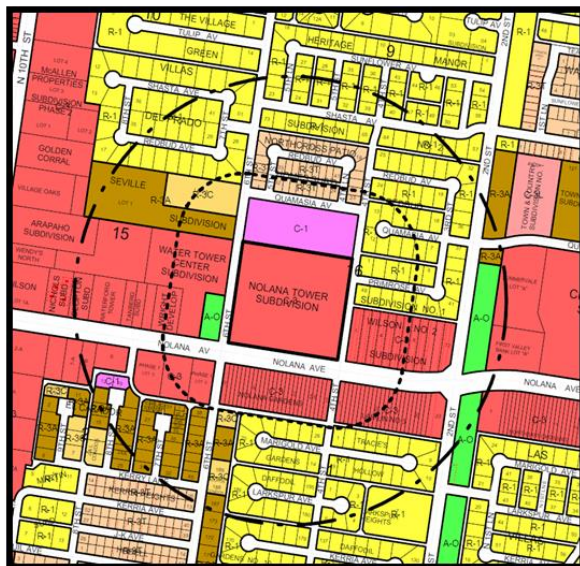
FROM: Planning Staff

DATE: October 11, 2021

SUBJECT: 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)

DESCRIPTION:

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.



HISTORY:

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.

ANALYSIS:

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:

- 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, 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.

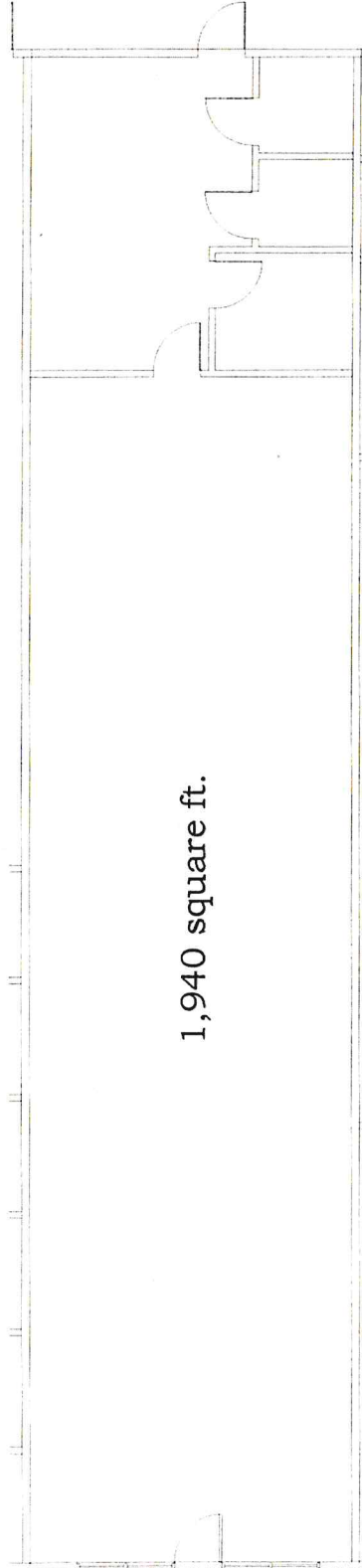
RECOMMENDATION:

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

[illegible]

DEC 18 2020
BY: *ag*

SUITE No. Q
SALSA
TOTAL: 1,940 SF.

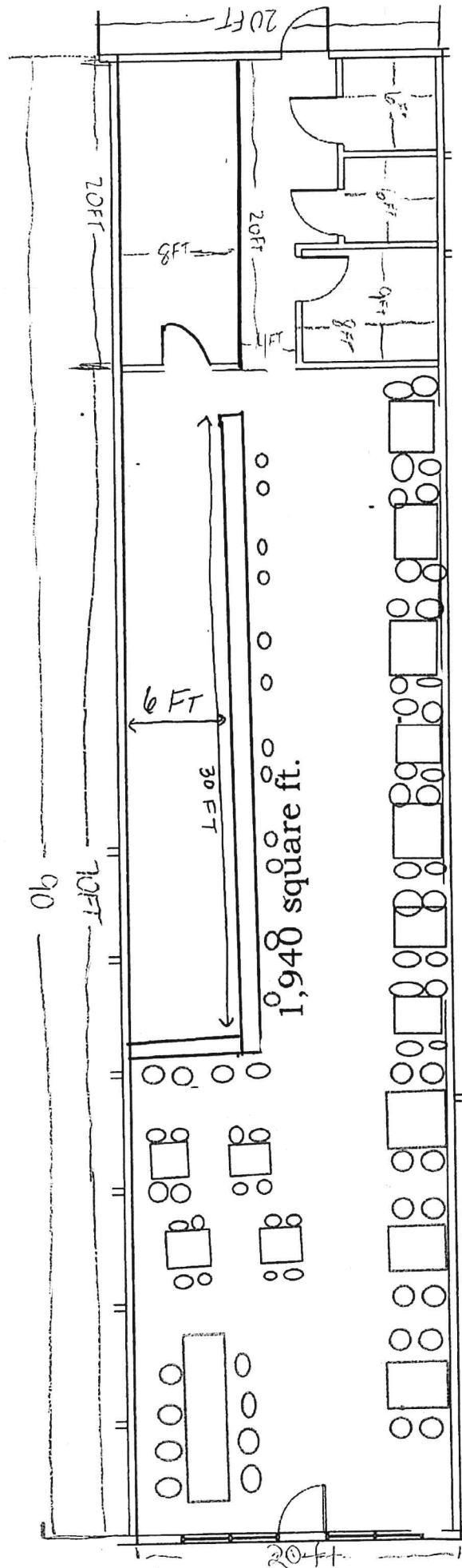


RECEIVED
DEC 3 8 2020
BY *ag*

BACK

North

South



RECEIVED
DEC 18 2020
BY: *ag*

FRONT

JAIBARRA

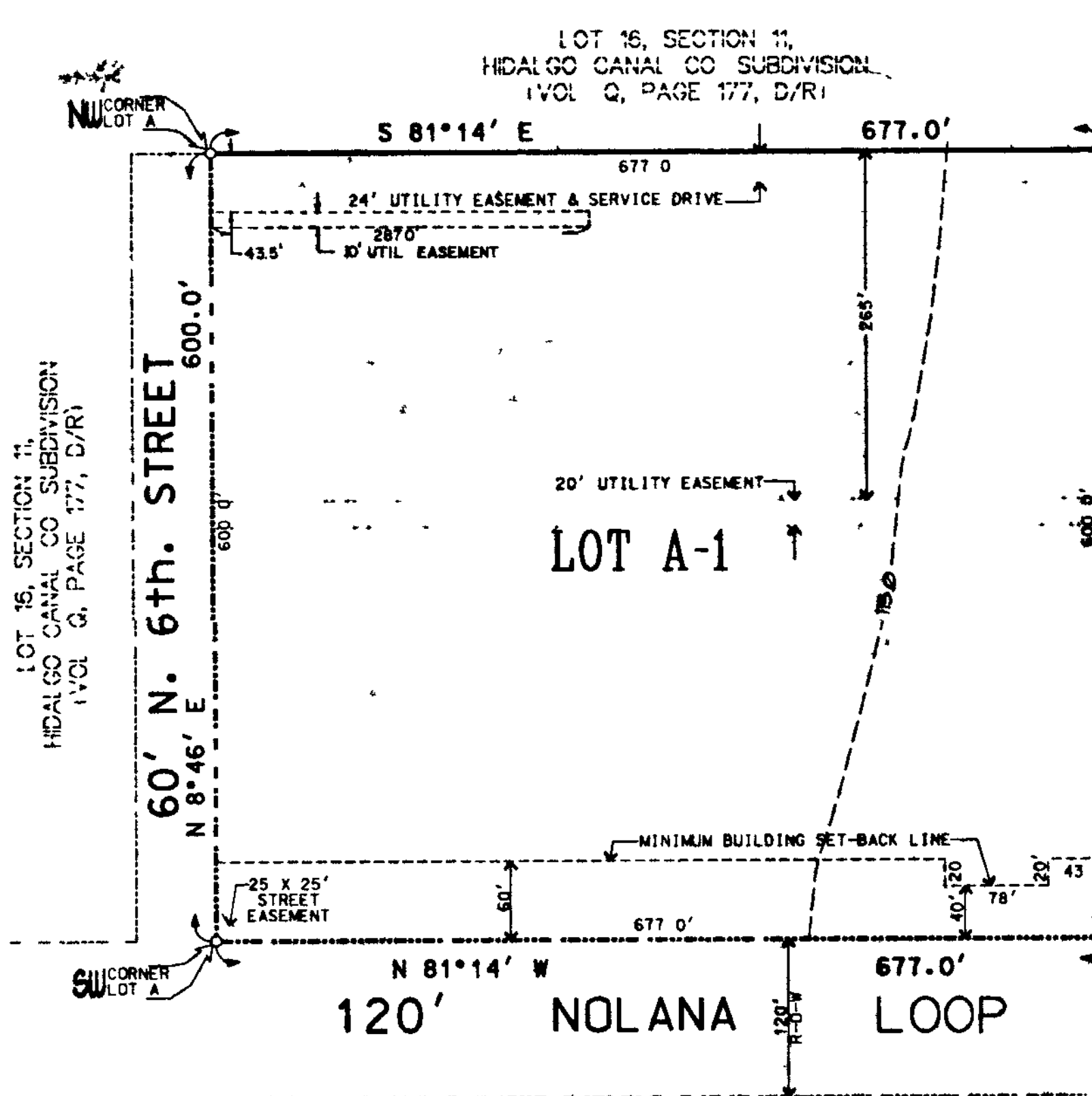


WE BRING THE TEQUILA
YOU BRING THE BAD
DECISIONS

Genie GS-1930

76★
AND KITCHEN





MAP
OF
LOT A-1
NOLANA TOWER
McALLEN, TEXAS
BEING A RESUBDIVISION
OF LOT A,
NOLANA TOWER,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS.
Recorded in vol. 29, page 3a, M/R.
Containing 9.33 Ac. of land more or less

FILED
190 O'CLOCK
APR 1 1995
JOSE ELOY PULIDO, County Clerk
HIDALGO COUNTY, TEXAS

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(VOL 19, PG 4, M/R)
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APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 4th day of April 1995
JOSE ELOY PULIDO, County Clerk
Hidalgo County, Texas
By *[Signature]* Deputy

APPROVED FOR RECORDING
HIDALGO COUNTY PLANNING DEPT.
BY *[Signature]*
DATE: 4-4-95

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County Surveyors

DESCRIPTION of an iron rod found at the Southeast corner of Lot 1, Nolana Tower Subdivision, for the Southeast corner of the following described tract of land; said point being the intersection of the West line of 30 feet North 4th Street and North line of 120 feet Nolana Loop.
THENCE, with the South line of Lot 1 and North line of Nolana Loop, North 31 deg 44 min East, 677.8 feet to the Southeast corner of Lot 1, for the Southeast corner hereof, said point being the intersection of the North line of 100 feet Nolana Loop and the East line of 30 feet North 4th Street.
THENCE, with the West line of Lot 1 and the East line of said North 4th Street, North 3 deg 44 min East, 600.0 feet to an iron rod found at the Northwest corner of Lot 1, for the Northwest corner hereof.
THENCE, with the North line of Lot 1, South 31 deg 44 min East, 677.8 feet to an iron rod found at the Northwest corner of Lot 1, for the Northwest corner hereof, said point being located on the West line of 30 feet North 4th Street.
THENCE, with the East line of Lot 1 and West line of 30 feet North 4th Street, South 3 deg 44 min East, 600.0 feet to the POINT OF BEGINNING. Containing 9.33 acres of land, more or less.

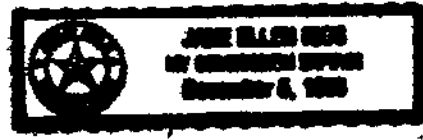
STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE A. CHANIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 23rd DAY OF December, 1995

[Signature]
NOTARY PUBLIC



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

[Signature]
CHAIRMAN PLANNING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL SURVEYOR #1590 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

[Signature]
PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN TEXAS



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

[Signature]
MAYOR CITY OF McALLEN

CHECKED FOR CORRECTNESS
BY *[Signature]*
3-23-95

STATE OF TEXAS
COUNTY OF HIDALGO

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

APPROVED FOR RECORDING
HIDALGO COUNTY PLANNING DEPT.
BY *[Signature]*
DATE: _____

REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 56752

Prepared by
FABIAN NELSON & MEDINA, INC.
800 North 12th Street
McALLEN, TEXAS 78501
Scale: 1" = 100' Date: 04-05-95

**NOTICE
BAR
FOR
THIS PROPERTY
CUP2022-0149**

CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET

**NOTICE
BAR
FOR
THIS PROPERTY
CUP2022-0151**

CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



Memo

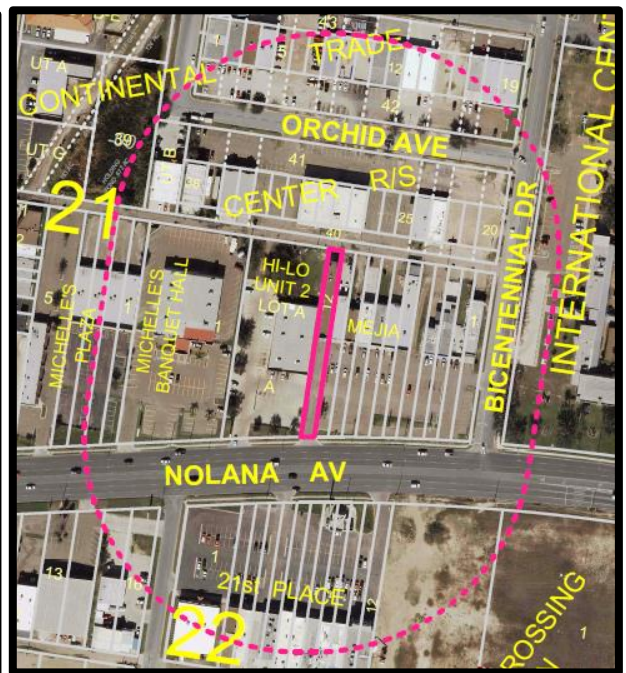
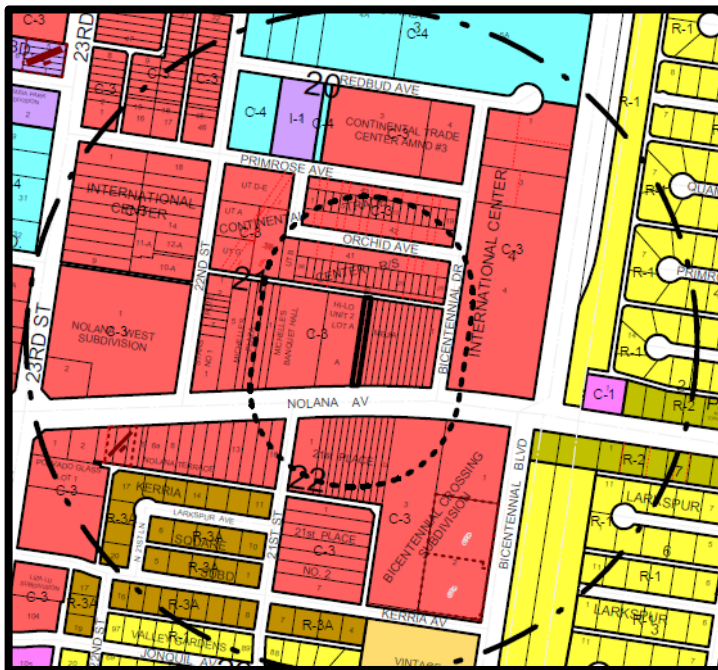
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 12, 2022

SUBJECT: REQUEST OF KATYA 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)

BRIEF DESCRIPTION: 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.



HISTORY: 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:

- 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 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.
- 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 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.

RECOMMENDATION: 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.

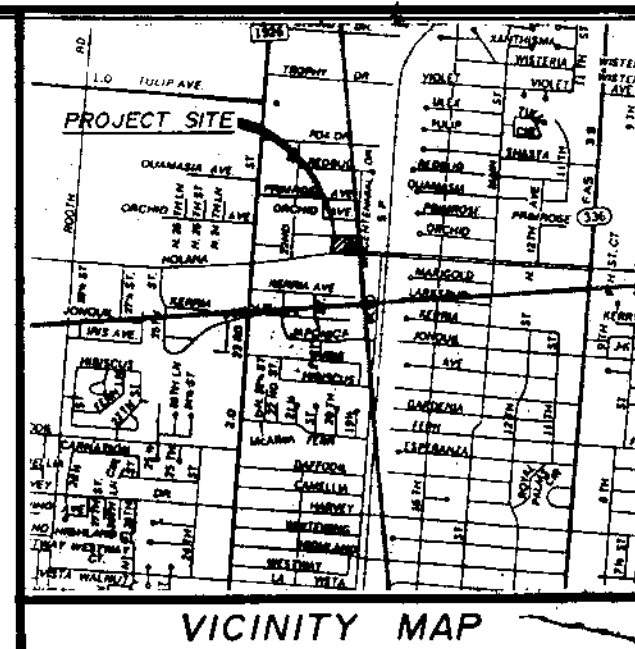
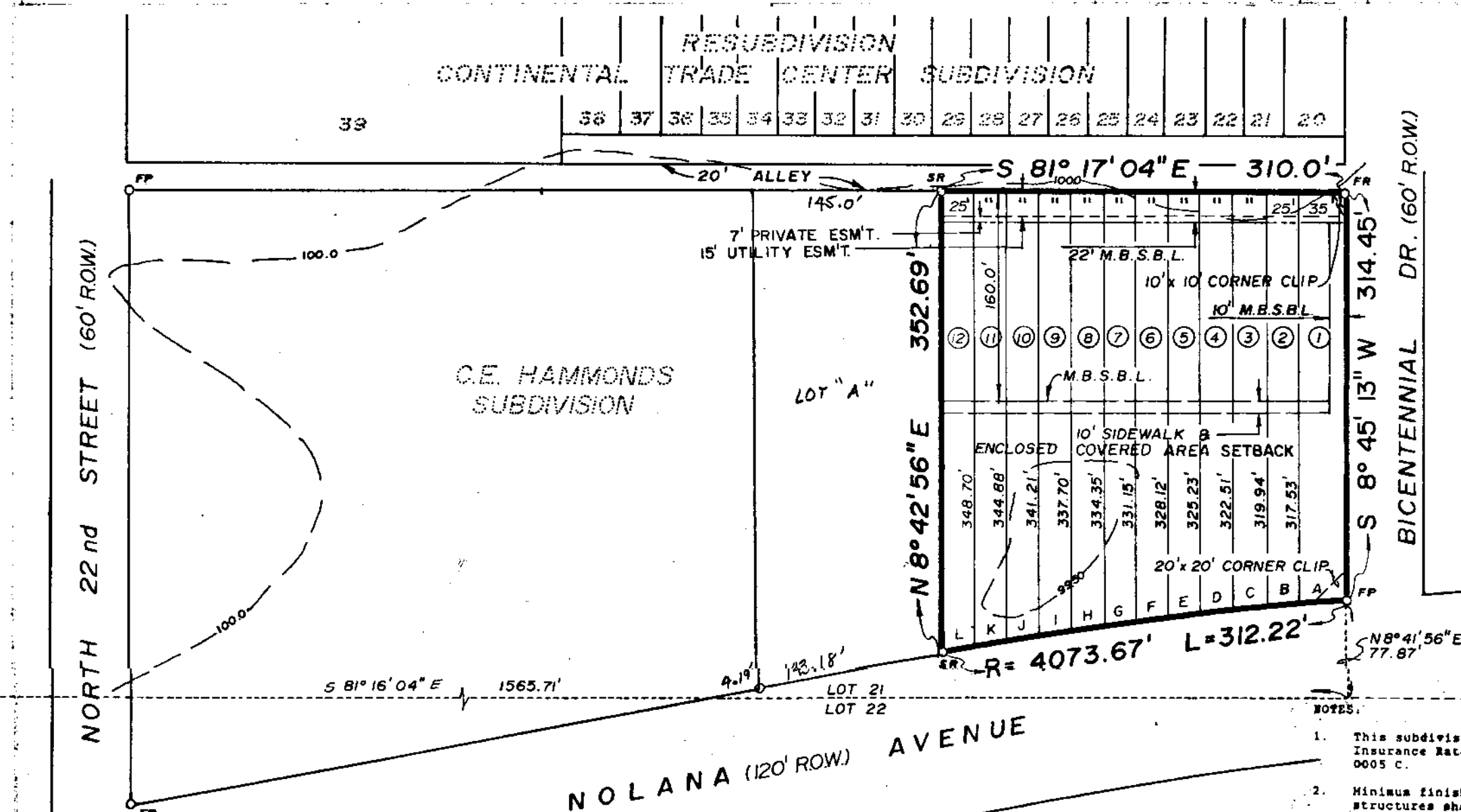




Vintage
Tile & Stone

2020

SCALE: 1" = 100'
 FP = FOUND PIPE
 FR = FOUND ROD
 SR = SET ROD
 @ = LOT NUMBER



INTERNATIONAL CTR. SUB'D
 BLK. 3 & 4 PHASE II

21st. PLACE SUBDIVISION

CURVE DATA

CURVE	LENGTH	CHORD	TANGENT	ANGLE
A	25.32'	25.32'	12.66'	0° 21' 22"
B	25.29'	25.29'	12.65'	0° 21' 21"
C	25.27'	25.27'	12.63'	0° 21' 19"
D	25.25'	25.25'	12.62'	0° 21' 18"
E	25.22'	25.22'	12.61'	0° 21' 17"
F	25.20'	25.20'	12.60'	0° 21' 16"
G	25.18'	25.18'	12.59'	0° 21' 15"
H	25.17'	25.17'	12.58'	0° 21' 14"
I	25.15'	25.15'	12.57'	0° 21' 13"
J	25.13'	25.13'	12.57'	0° 21' 13"
K	25.12'	25.12'	12.56'	0° 21' 12"
L	34.93'	34.93'	17.46'	0° 29' 29"

MAP OF MEJIA SUBDIVISION UNIT NO. 1

BEING A 2.36 ACRE TRACT OF LAND LYING
 IN LOT 21, BLOCK 1, C.E. HAMMOND'S SUB-
 DIVISION, HIDALGO COUNTY, TEXAS, AS PER
 MAP OR PLAT THEREOF RECORDED IN VOL.
 18, PG. 439, DEED RECORDS HIDALGO COUNTY,
 TEXAS.

JANUARY 1991
 McALLEN, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

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

M.A. FRANCISCA M. DE MEJIA
 112 W. CAMBELLIA
 McALLEN, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
 APPEARED M.A. FRANCISCA M. DE MEJIA, KNOWN TO ME TO BE THE
 PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF
 WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE
 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27th DAY
 OF MARCH, A.D. 1991.

Nancy A. Mora
 NOTARY PUBLIC
 COUNTY OF HIDALGO, TEXAS

PLANNING AND ZONING:

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING
 COMMISSION, CITY OF McALLEN, TEXAS, THIS 27th DAY
 OF MARCH, 1991, BY THE PLANNING AND ZONING COMMISSION OF
 THE CITY OF McALLEN, TEXAS.

CITY COMMISSION:

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

John A. Lina
 MAYOR, CITY OF McALLEN

WATER DISTRICT:

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO.
1 ON THIS THE 27th DAY OF MARCH, A.D. 1991.

SECRETARY

PRESIDENT

APPROVED FOR RECORDING
 HIDALGO CO. PLANNING DEPT.
 BY: William "Billy" Leo
 DATE: 7-8-91

APPROVED FOR RECORDING
 BY
 COMMISSIONERS' COURT
 This the 8th day of July 1991
 WILLIAM "BILLY" LEO, County Clerk
 Hidalgo County, Texas
 By Jeffrey Castillo Deputy

CHECKED ON DEEDS
 BY: Jeffrey Castillo

NANCY A. MORA
 NOTARY PUBLIC
 State of Texas
 Comm. Exp. 08-09-94



KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, JAMES ARANDA, A REGISTERED PROFESSIONAL
 PUBLIC 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 UNDER MY DIRECT SUPERVISION AND THAT THE CORNER
 MONUMENTS WERE PROPERLY PLACED ON THE GROUND AND THAT ALL ASPECTS
 OF IT ARE IN ACCORDANCE WITH THE STATUTES GOVERNING SURVEYS.

James Aranda
 JAMES ARANDA
 REGISTERED PUBLIC SURVEYOR NO. 4442
 McALLEN, TEXAS 78504

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, ROLANDO CRUZ, A REGISTERED PROFESSIONAL
 ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER
 ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND THAT
 ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE STATUTES GOVERNING
 ENGINEERING.

Rolando Cruz
 ROLANDO CRUZ
 REGISTERED PROFESSIONAL ENGINEER
 NO. 55459
 McALLEN, TEXAS

METES & BOUNDS
 DESCRIPTION
 FOR

A 2.36 acre tract of land lying in Lot 21, Block 1, C.E. Hammond's Subdivision, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 18, Page 439, Deed Records, Hidalgo County, Texas. Said 2.36 acre tract being more particularly described as follows:

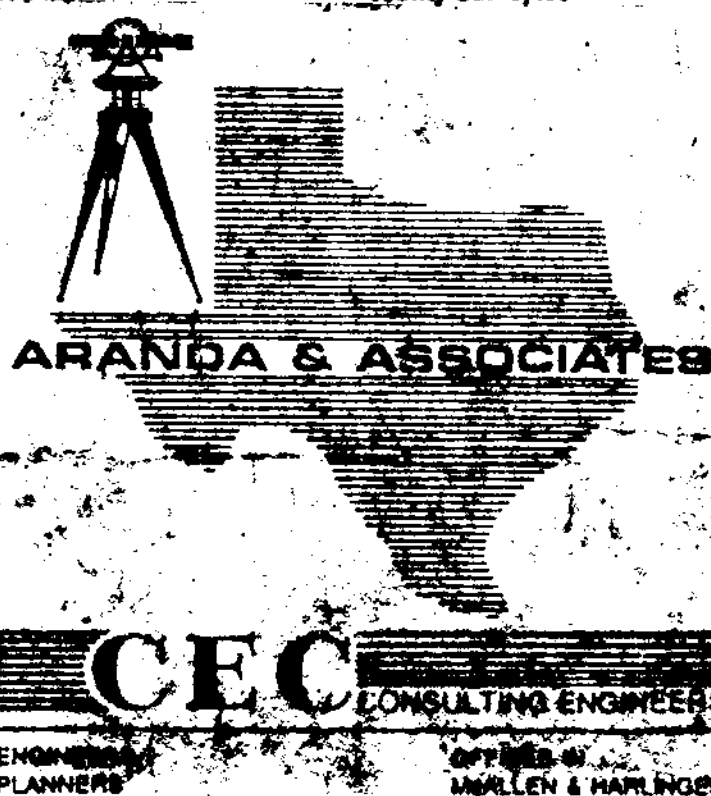
BEGINNING at an iron pipe found at the intersection of the West right-of-way line of Bicentennial Drive and the North right-of-way line of Nolana Avenue for the Southeast corner and POINT OF BEGINNING hereof, said point is located South 81 degrees, 16 min., 04 sec., East, 1563.71 feet and North 8 degrees, 41 min., 36 sec., East, 77.67 feet from the Southeast corner of Lot 21.

THENCE, along the North right-of-way line of Nolana Avenue on a curve the left having a radius of 4073.67 feet with a radius bearing of North 3 degrees, 52 min., 15 sec., East from its Radius Point, thru an arc of 4 degrees, 23 min., 29 sec., and an arc length of 312.22 feet to an iron rod set on the North right-of-way line of Nolana Avenue for the Southwest corner hereof;

THENCE, North 8 degrees, 42 min., 36 sec., East, a distance of 332.89 feet to an iron rod set on the South right-of-way line of a 20 foot alley for the Northwest corner hereof;

THENCE, along the South right-of-way line of said 20 foot alley, South 81 degrees, 17 min., 04 sec., East a distance of 316.0 feet to an iron rod found on the West right-of-way line of Bicentennial Drive for the Northeast corner hereof;

THENCE, along the West right-of-way line of Bicentennial Drive, South 8 degrees, 45 min., 13 sec., West a distance of 314.45 feet the POINT OF BEGINNING and containing 2.36 acres more or less.



McAlm/ai 226-7-91 PM

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FOR
THIS PROPERTY
CUP 2022-0150**

 CITY OF McALLEN PLANNING DEPT.
956-681-1200
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Soñimood

Memo

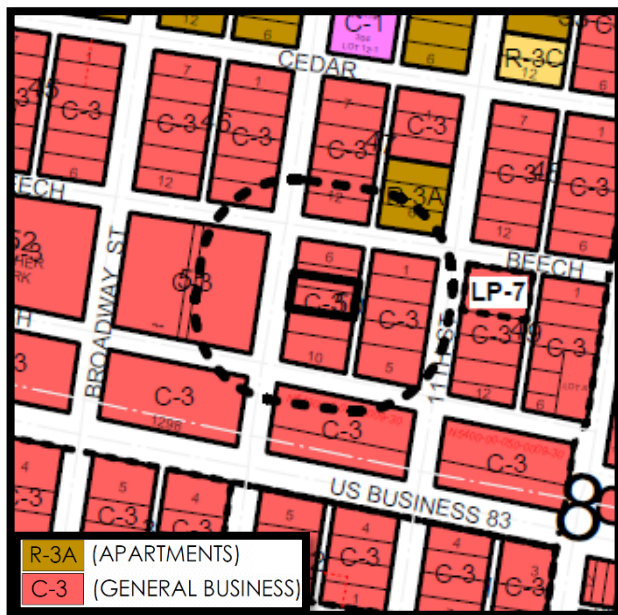
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: September 19, 2022

SUBJECT: 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)

BRIEF DESCRIPTION: 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.



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

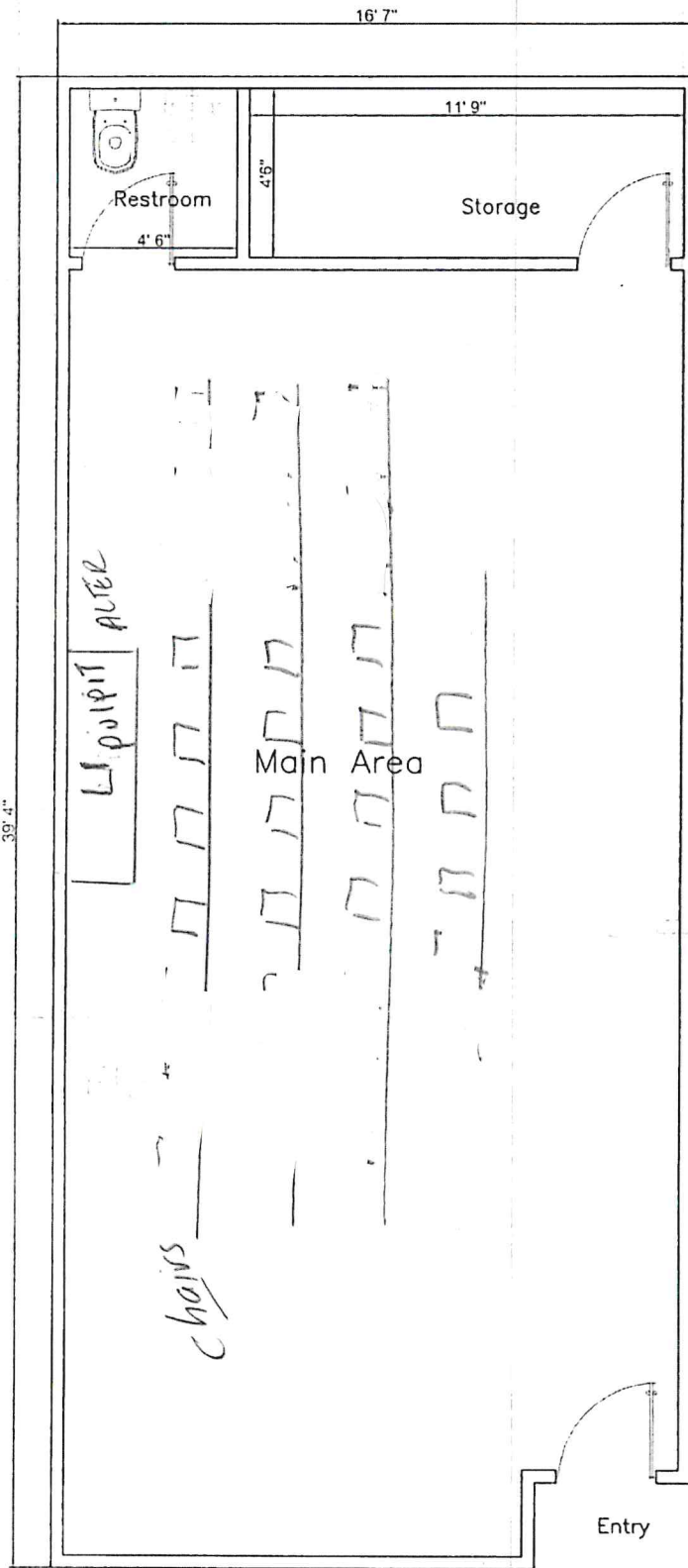
REQUEST/ANALYSIS: The applicant is proposing to operate Tierra Santa Worship Center from approximately 651.59 square feet of the existing building. The proposed hours of operation for the proposed church services are Wednesday's from 7 PM to 9 PM and Sunday's 10 AM to 12 PM. The establishment consists of one restroom, one storage room, and a main area (pulpit, altar, 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.

RECOMMENDATION: 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.



Floor Plan

Proposed Seating, 15

10/12/22

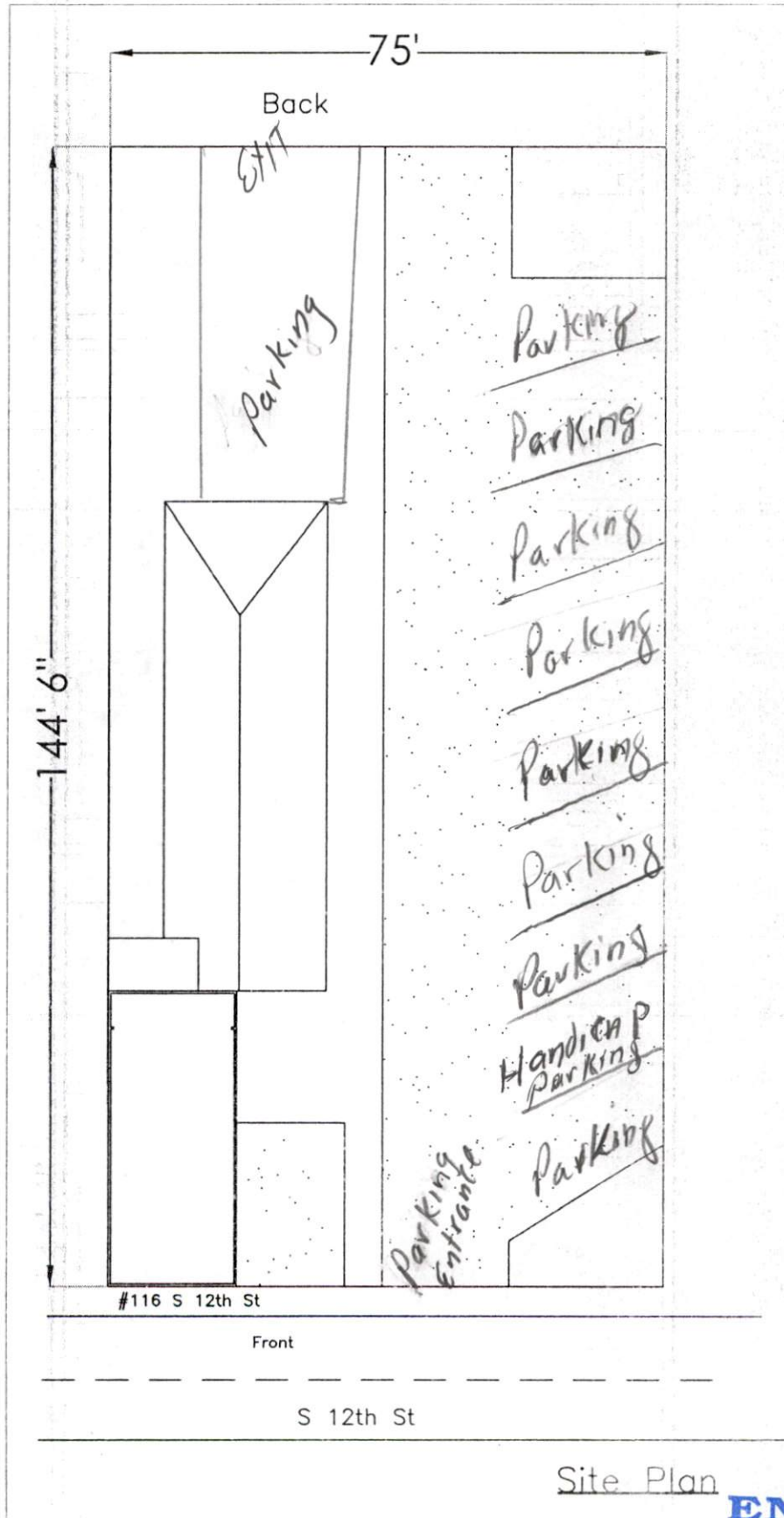
[Signature]

ENTERED

AUG 31 2022

Initial:

AW



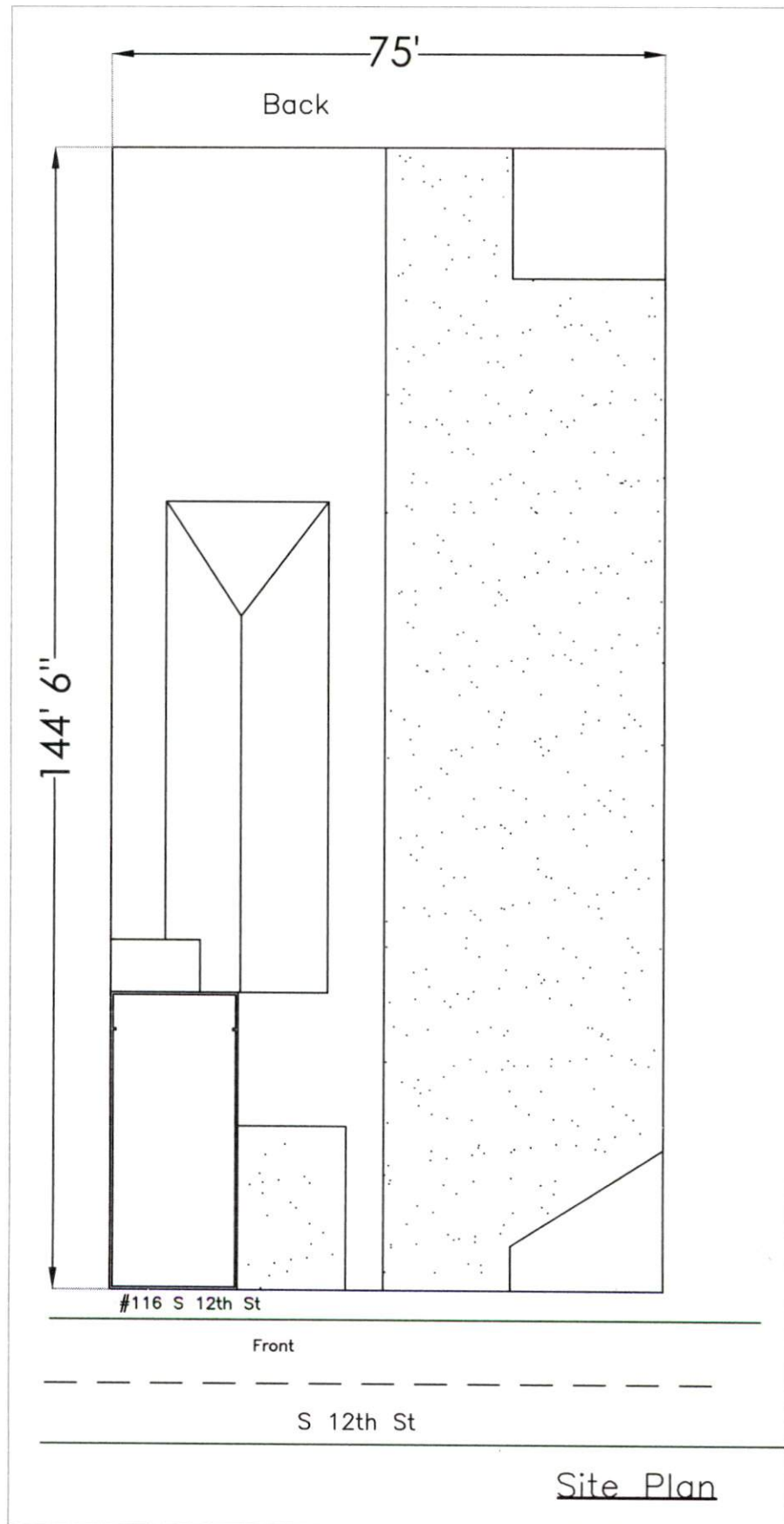
Site Plan

ENTERED

AUG 31 2022

Initial:

An





Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 10, 2022

SUBJECT: 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)

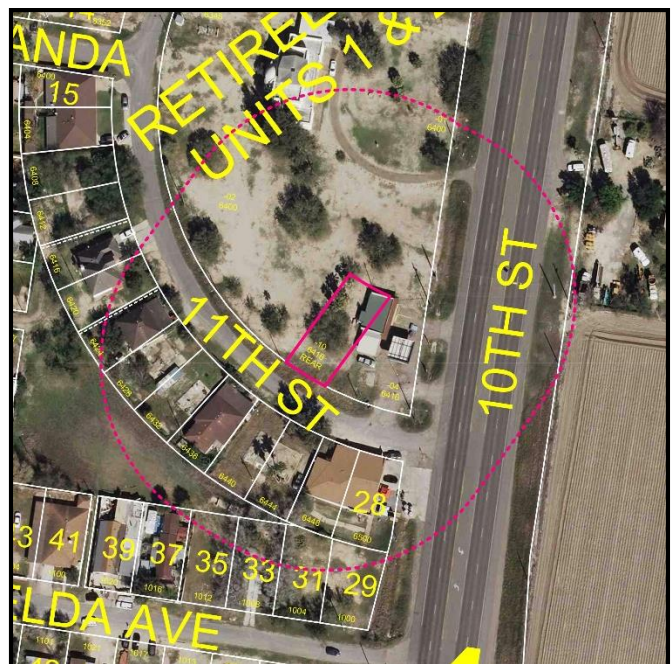
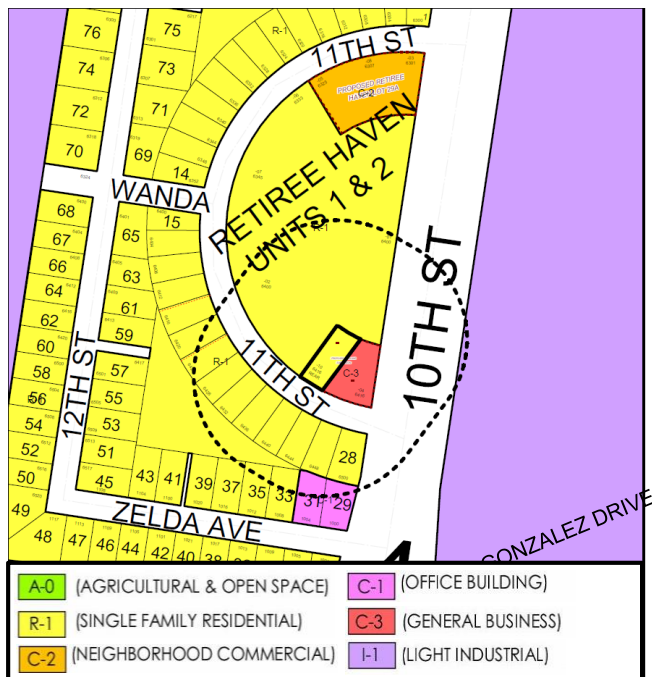
LOCATION:

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).

PROPOSAL:

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.

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



LAND USE:

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.

COMPREHENSIVE PLAN:

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

DEVELOPMENT TRENDS:

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

HISTORY:

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.

ANALYSIS:

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.

RECOMMENDATION:

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.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	41.17'	220.00'	10°43'20"	N72°22'57"W 41.11'
C2	50.00'	338.00'	08°28'33"	N58°14'15"W 49.95'
C3	50.00'	220.00'	13°01'18"	S60°30'38"E 49.89'

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

METES AND BOUNDS DESCRIPTION

BEING A 0.14 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE WEST 50.0 FEET OUT OF AND FORMING A PART OF THAT CERTAIN 0.32 ACRE TRACT OUT OF LOT 6, BLOCK 4, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.14 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6 LOCATED WITHIN THE RIGHT-OF-WAY OF S.H. 336 (S. 10TH. STREET); THENCE,

SOUTH 08 DEGREES 32 MINUTES 35 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 6 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID S.H. 336, A DISTANCE OF 816.20 FEET TO A POINT; THENCE,

NORTH 81 DEGREES 27 MINUTES 25 SECONDS WEST, A DISTANCE OF 54.25 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID 0.32 ACRE TRACT LOCATED ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID S.H. 336 AND FURTHER BEING ON THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS IS 220.0 FEET; THENCE,

IN A NORTHWESTERLY DIRECTION TO THE RIGHT WITH SAID FIRST CURVE, AN ARC LENGTH DISTANCE OF 41.17 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 35 DEGREES 52 MINUTES 55 SECONDS WEST, A DISTANCE OF 119.96 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE SOUTH LINE OF SAID 0.32 ACRE TRACT SAME BEING THE NORTH RIGHT-OF-WAY LINE OF CAMINO CENTRAL (AKA S. 11TH. STREET) AND FURTHER BEING ON A SECOND CURVE TO THE RIGHT WHOSE RADIUS IS 338.0 FEET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, TO THE RIGHT IN A NORTHWESTERLY DIRECTION AND BEING COINCIDENT WITH THE SOUTH LINE OF SAID 0.32 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID CAMINO CENTRAL, AN ARC LENGTH DISTANCE OF 50.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID 0.32 ACRE TRACT FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 36 DEGREES 00 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID 0.32 ACRE TRACT, A DISTANCE OF 118.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID 0.32 ACRE TRACT LOCATED ON INTERSECTION WITH SAID FIRST CURVE FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, TO THE LEFT COINCIDENT WITH THE NORTH LINE OF SAID 0.32 ACRE TRACT AND WITH SAID FIRST CURVE, AN ARC LENGTH DISTANCE OF 50.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.14 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: DEED
N:\SUBDIVISION\PLATS\UORGEARELLANO.SUB\0.14.072021.REZONING

GENERAL PLAT NOTES:

- Bearing Basis: Warranty Deed with Vendor's Lien conveyance from Henry Novell and wife, Graciela P. Novell unto Eva Josefina Briones Ibarra, dated September 9, 1993, and recorded in Document Number 355029, Hidalgo County Deed Records.
- This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
- There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
- The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
- The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
- The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
- This is a standard survey and does not include a subsurface utility or topographic investigation.
- If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at 6416 S. 10TH. STREET in McALLEN, Texas, described as follows: BEING A 0.14 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE WEST 50.0 FEET OUT OF AND FORMING A PART OF THAT CERTAIN 0.32 ACRE TRACT OUT OF
(SEE METES AND BOUNDS DESCRIPTION)

Lot 6, Block 4, of HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO CO.

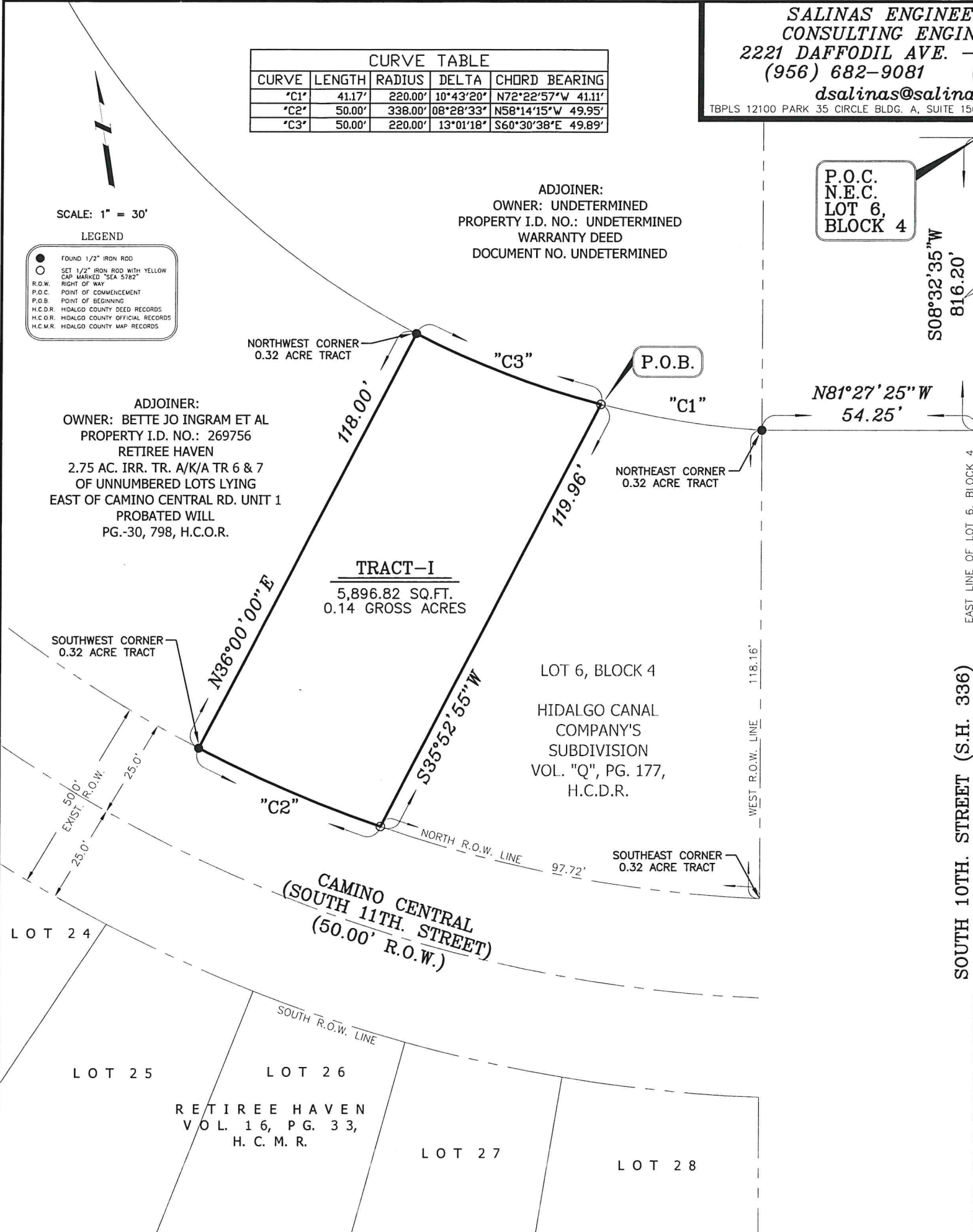
Texas, according to the plat recorded in Volume "Q", Page 177, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "B" as per FIRM (Flood Insurance Rate Map) dated NOV. 16, 1982 Community Panel No. 480334-0400 C.

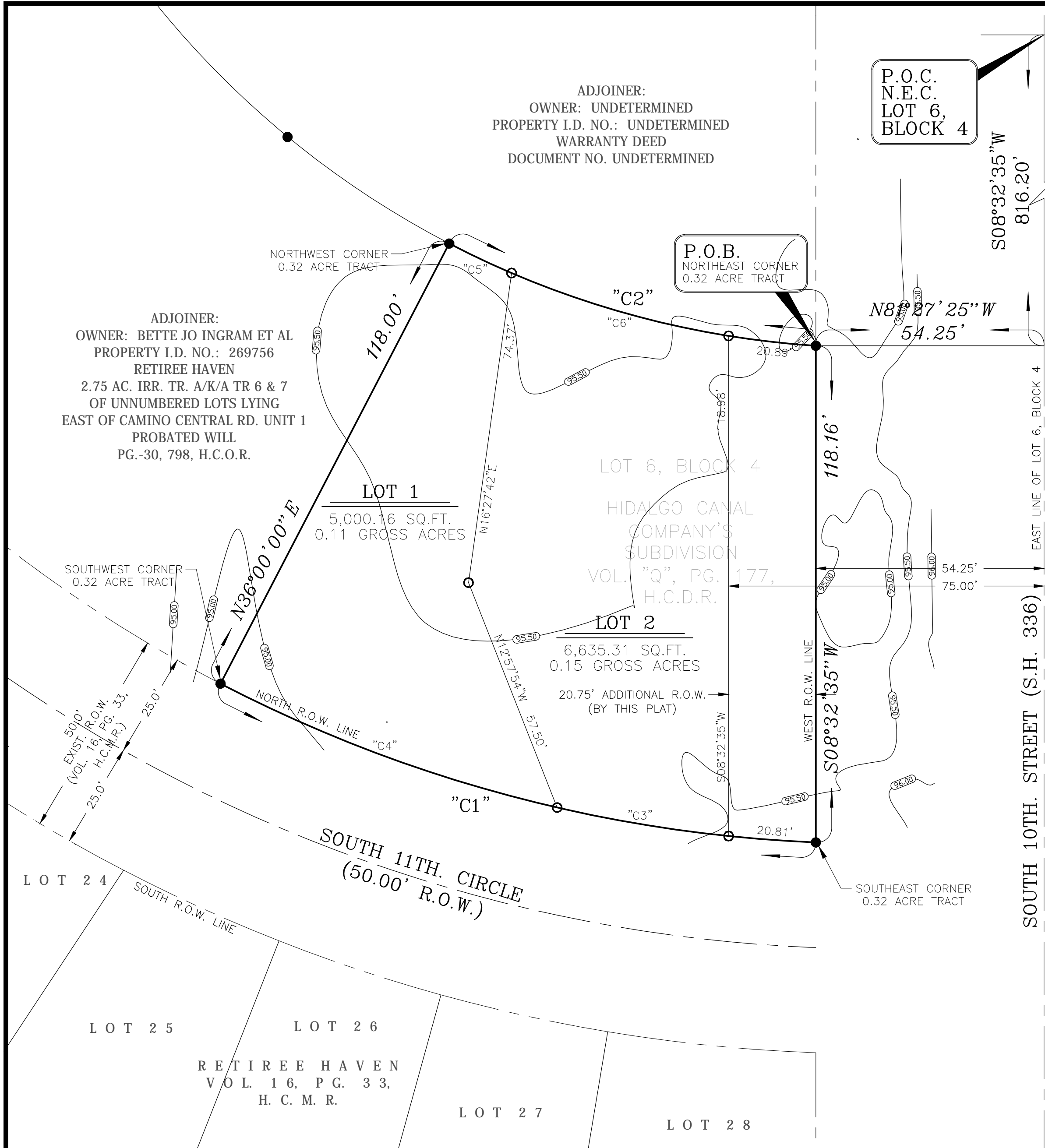
A.E.
DRN. BY
SEPT. 21, 2022
DATE

SP-21-25493A
JOB NO.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782





P.O.C.
N.E.C.
LOT 6,
BLOCK 4

P.O.B.
NORTHEAST CORNER
0.32 ACRE TRACT

SCALE: 1" = 20'

LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
"C1"	147.72'	338.00'	25°02'28"	N66°31'13"W 146.55'
"C2"	91.17'	220.00'	23°44'39"	S65°52'18"E 90.52'
"C3"	41.36'	338.00'	07°00'42"	N72°00'27"W 41.34'
"C4"	85.55'	338.00'	14°30'07"	N61°15'03"W 85.32'
"C5"	16.41'	220.00'	04°16'24"	S56°08'11"E 16.40'
"C6"	53.87'	220.00'	14°01'49"	S65°17'18"E 53.74'

ARELLANO SUBDIVISION

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

BEING A 0.32 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART
OF LOT 6, BLOCK 4, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY,
TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177,
DEED RECORDS OF HIDALGO COUNTY, TEXAS.

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED
HEREIN AS ARELLANO 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, WATER COURSES, DRAINS, EASEMENTS, WATER LINES,
SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE
INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, 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.

OWNER: EVA YOLANDA CASTILLO IBARRA
2110 HAPPY STREET
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

OF _____, 2022.

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

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR

DATE

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

WEST MILITARY HIGHWAY (F.M. 1016)

SITE
LOCATION

LOCATION MAP

SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 0.32 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF
LOT 6, BLOCK 4, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS,
AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS
OF HIDALGO COUNTY, TEXAS, SAID 0.32 ACRE TRACT IS MORE PARTICULARLY
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 6 LOCATED WITHIN THE
RIGHT-OF-WAY OF S.H. 336 (S. 10TH. STREET); THENCE,

SOUTH 08 DEGREES 32 MINUTES 35 SECONDS WEST, COINCIDENT WITH THE EAST
LINE OF SAID LOT 6, A DISTANCE OF 816.20 FEET TO A POINT; THENCE,

NORTH 81 DEGREES 27 MINUTES 25 SECONDS WEST, A DISTANCE OF 54.25 FEET
TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST
RIGHT-OF-WAY LINE OF S.H. 336 (AKA S. 10TH. STREET) FOR THE NORTHEAST CORNER
AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 32 MINUTES 35 SECONDS WEST, COINCIDENT WITH
THE WEST RIGHT-OF-WAY LINE OF SAID S.H. 336, A DISTANCE OF 118.16 FEET TO
A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH
RIGHT-OF-WAY OF CAMINO CENTRAL (AKA S. 11TH. STREET) BEING ON A CURVE
TO THE RIGHT WHOSE RADIUS IS 338.0 FEET FOR THE SOUTHEAST CORNER OF
THIS HEREIN DESCRIBED TRACT;

(2) THENCE, TO THE RIGHT IN A NORTHWESTERLY DIRECTION AND BEING
COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CAMINO CENTRAL,
AN ARC LENGTH DISTANCE OF 147.72 FEET TO A ½ INCH DIAMETER IRON ROD
FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 36 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF
118.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON A SECOND CURVE TO
THE RIGHT WHOSE RADIUS IS 220.0 FEET FOR THE NORTHWEST CORNER OF THIS
HEREIN DESCRIBED TRACT;

(4) THENCE, TO THE LEFT WITH SAID SECOND CURVE, AN ARC LENGTH DISTANCE OF
91.17 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.32 ACRES OF LAND,
MORE OR LESS.

BASIS OF BEARING: DEED
N:\SUBDIVISION\PLATS\ORIGARELLANO.SUB\0.32.071521

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM
REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE
AUTHORITY OF DAVID OMAR SALINAS, P.E., TX REG. NO. 71973 ON
JULY 20, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ARELLANO SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JULY 22, 2022
JOB NUMBER: SP-21-25493

OWNER: EVA YOLANDA CASTILLO IBARRA
2110 HAPPY STREET
MISSION, TEXAS 78573

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78873 (512) 239-5263

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES = FRONT (LOT 1): 25.0 FT. OR GREATER FOR EASEMENTS.
REAR (LOT 1): 10.0 FT. OR GREATER FOR EASEMENTS.
FRONT (LOT 2): IN ACCORDANCE WITH ZONING ORDINANCE OR
GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE
WITH AVERAGE SETBACKS OF EXISTING BUILDING.
REAR (LOT 2): IN ACCORDANCE WITH ZONING ORDINANCE OR
GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
INTERIOR SIDE: IN ACCORDANCE WITH ZONING ORDINANCE
OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
CORNER SIDE: 10.0 FT. OR GREATER FOR EASEMENTS
OR APPROVED SITE PLAN.
GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK
IS REQUIRED; GREATER SETBACK APPLIES.
- LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING
TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY
PANEL NO. 480334 0400 C.
ZONE "B" DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD
AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING
WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING
DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY
LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL
BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED
FROM THE CENTER OF THE LOT ALONG CAMINO CENTRAL (S. 11TH. ST.).
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH 11TH. CIRCLE AND 5 FT. WIDE
MINIMUM SIDEWALK REQUIRED ON SOUTH 10TH. STREET (S.H. 336).
- THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF
3,742.59 CUBIC FEET, OR, 0.09 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
SHOULD THE CITY OF McALLEN REQUIRE ON-SITE DETENTION, THE MINIMUM
VOLUME FOR EACH LOT SHALL BE: LOT 1: 1,273.0 CU.FT. (ROUNDED) AND
LOT 2: 2,470.0 CU.FT. DETENTION CONSIDERATIONS FROM THE CITY OF McALLEN
SHALL BE APPLIED DURING THE BUILDING PERMIT PROCESS AND A SITE PLAN
MAY BE REQUIRED FOR REVIEW AND APPROVAL BY THE CITY ENGINEERING
DEPARTMENT.
- THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY
EASEMENTS SHALL BE PROHIBITED.
- A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-
FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.
AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL
AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING
DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 99, LOCATED AT THE
EAST BOUND OF S. 10TH. ST., 0.50 MILES SOUTH OF FM 1016, 16 FEET
EAST FROM THE EDGE OF PAVEMENT FROM THE CENTERLINE OF THE LEVEE
(ELEVATED DIRT ROAD).
ELEV.= 109.56.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND
ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT
IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION
REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE
IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN
THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- AT SUCH TIME THAT A NEW BUILDING PERMIT FOR NEW CONSTRUCTION IS
REQUESTED BY THE OWNER OF LOT 2, THE CITY OF McALLEN MAY REQUIRE
A SERVICE DRIVE AND/OR ALLEY AND ANY SUCH REQUIREMENT WILL BE
CONSIDERED BY THE CITY OF McALLEN AT TIME OF BUILDING PERMIT.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: EVA YOLANDA CASTILLO IBARRA	2110 HAPPY STREET	MISSION, TEXAS 78573	(956) XXX-XXXX	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

**NOTICE
REZONING
FOR
THIS PROPERTY
REZ 2022-0037**



CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLE.NET



ITEM

REZ2022-0032

TO REMAIN
TABLED

Memo

TO: Planning & Zoning Commission
FROM: Liliana Garza, Planner III-HPO
DATE: October 11, 2022
SUBJECT: **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)**

GOAL:

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.

BRIEF DESCRIPTION:

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.

HISTORY OF MR. MILLER:

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.

HISTORY OF MS. KELSEY:

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 Starr 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.

HISTORY OF THE HOUSE:

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.

ANALYSIS:

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 38-413 Sub-section (b) (1) (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

RECOMMENDATION:

The Historic Preservation Council recommended approval of the city landmark designation during their September 28, 2022 meeting.

His 2022-0001

NOMINATION FOR A McALLEN LANDMARK, HERITAGE PROPERTY, OR DISTRICT

8-30-22

Date

City of McAllen Planning Department
(956) 681-1250 Fax (956) 681-1279

Application fee: \$100.00

1. PROPERTY NOMINATION

APPLICANT:

Name: Jack E. and Hilda Edwards

OWNER: (if different than applicant)

Name: _____

Company: _____

Company: _____

Address: 1321 Jasmine Avenue

Address: _____

City, State, Zip: McAllen, Tx 78501

City, State, Zip: _____

Bus & Home Phone: 956-821-2940

Bus & Home Phone: _____

Fax: 956-631-4849

Fax: _____

E-Mail: He@vthkt.com

E-Mail: _____

Status of applicant (Check one)

☐ Owner☐ Representative☐ Prospective Buyer

2. PROPERTY CLASSIFICATION

Address: 1321 Jasmine AvenueLegal description (lot and block number): Milmor West 25' of Lot 11, Lots 12 and 13 in Blk 11Current Zoning: R1

Use of Property (Check what applies)	Ownership of Property (Check what applies)	Category of Property (Check only one)	Number of Resources on Property
<input checked="" type="checkbox"/> residence	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>2</u> building(s)
<input type="checkbox"/> business	<input type="checkbox"/> public/local	<input type="checkbox"/> district	_____ sites
Type of business _____	<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____ structures
	<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____ objects
		<input type="checkbox"/> object	_____ other

Proposed Use of Property

Residence

Circle as many of the following categories as appropriate:

Commercial Government Health Care Religious Funerary
Industrial Education Culture Recreation Transportation
Residence Agriculture Museum Scientific Vacant

3. ARCHITECTURAL SIGNIFICANCE

Architectural Classification

English Tudor

Select as many of the following categories as appropriate. Indicate both the main category and the subcategory, if applicable. Late 19th and early 20th century revivals: Beaux Arts, Colonial Revival, Classical Revival, Tudor Revival, Late Gothic Revival, Mission or Spanish Colonial Revival, Italian Renaissance, French Renaissance, Pueblo. Late 19th and early 20th century American movements: Prairie School, Chicago, Skyscraper, Bungalow, Craftsman. Modern movement: Moderne, International Style, Art Deco.

Exterior Materials

Foundation Pier and BeamWalls Brick VeneerRoof Cedar Wood Shingles

Other _____

For materials, select as many categories as appropriate. Wood, Brick, Stone, Metal, Stucco, Earth, Terra cotta, Asphalt, Asbestos, Concrete, Adobe, Ceramic tile, Cloth, Canvas, Synthetics, or other (please explain).

ENTERED

SEP 01 2022
Adopted on August 28, 2002

Initial: nm

4. ORIGINAL CONSTRUCTION

Provide documentation that can verify the original date of construction and approximate dates and description of any additions or alterations.

Date of Construction 1927

Attach a paper with additions/alterations information

5. ARCHITECT & CONTRACTOR

Provide documentation that can verify the original architect and builder.

Architect J. A. Traylor (Contractor)

Builder Paul D. Miller and S. A. Moore (Milmor Development Company)

6. ADDITIONAL DOCUMENTATION

PHOTOGRAPHIC - Provide at least one copy of the oldest known photograph of the property. Provide recent, current, simple 4"x 6" color photo copies of close exterior elevations (the front, rear and both sides), the front curb, trees, close ups of significant exterior details, if any, and noteworthy interiors or details. In ballpoint pen on the back of each photo, lightly label photographs indicating subject of the photograph and direction of view.

SITE PLAN - Provide a copy of the current site plan that illustrates footprints of all buildings, resources, objects and major vegetation within the property nomination boundaries. (You may start with a copy of a current survey and add to it.) Provide reduced copy (on 8.5"x11" paper) of the original architectural exterior plan or site plan.

INTERIOR - Provide a simple, neatly sketched rendering of current interior floor plan of all floors, showing interior walls, doors, window placements, and significant details, i.e., fireplace, staircase, etc., one floor per page. If possible, provide reduced copies (on 8.5"x11" paper) of original architectural interior plans or floor plan.

HISTORIC DISTRICT (if applicable) - Provide reduced copy (on 8.5"x11" paper) of your Landmark or Heritage District boundaries and show your specific property position within the district.

7. HISTORIC OWNERSHIP

Provide documentation that can verify the original owner and all significant later owner(s).

Original Owner Paul D. Miller and Doris A. Miller (6-21-1927 to 8-29-1930)

Later Owner(s) Anna Marietta Kelsey (6-29-1931 to 7-01-1953)

8. STATEMENT OF SIGNIFICANCE

On a separate piece of paper, give brief history of past owners listings of their significance to the community. List any of the other significant people or events ever associated with the property, if any, that have made an important contribution to the broad pattern of our city history. Be sure to include dates and any documentation needed to verify your claim. Attach any support documentation.

I certify that I am the legal owner of record, or I have secured the property owner's permission and have full authority to make this application and/ or appeal. I certify that the above information is correct and complete to the best of my knowledge and ability. I agree to provide any additional information for determining eligibility.

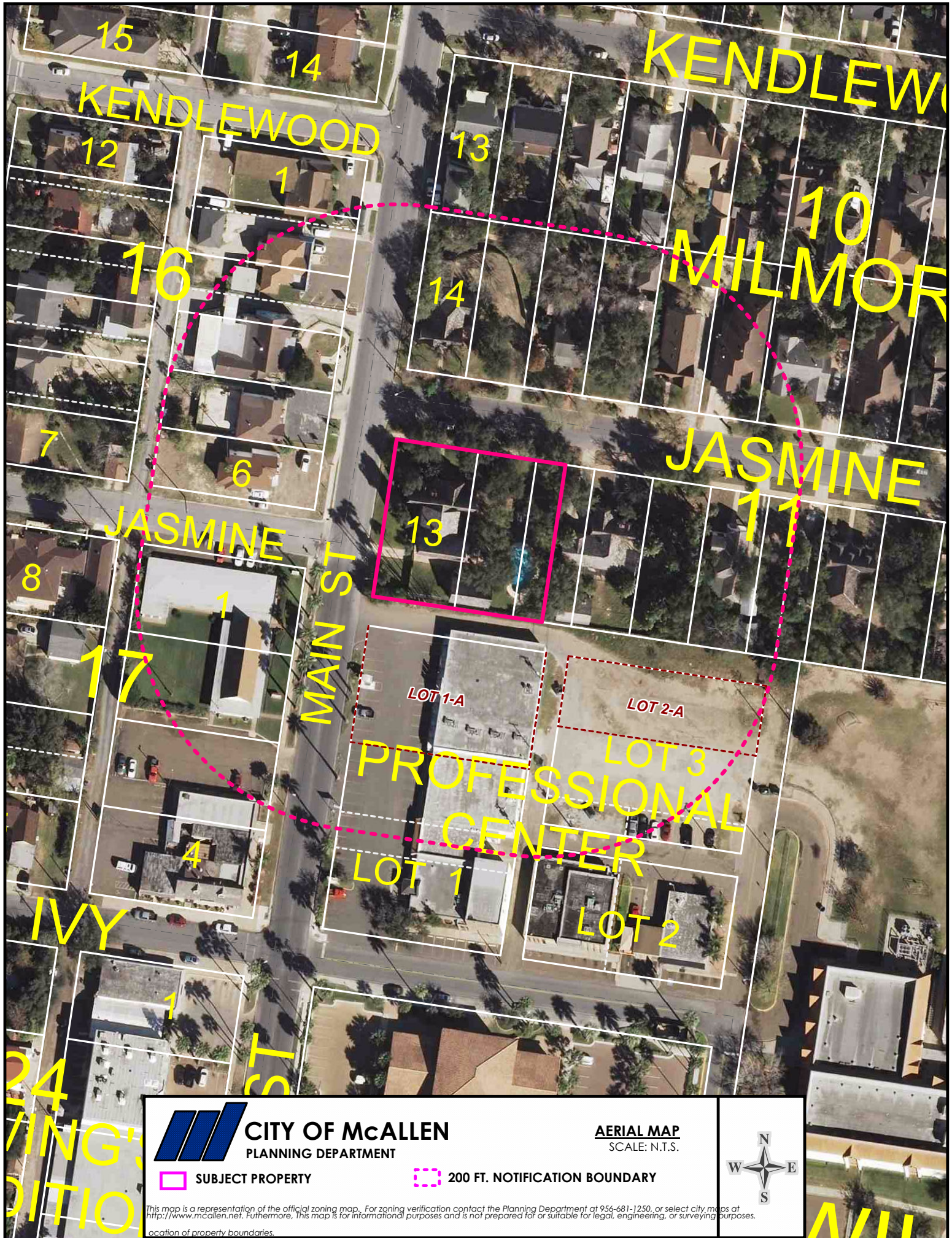
Hilda Edwards Hilda Edwards 8-30-22
Printed Name and Signature of Applicant Date

Hilda Edwards
Printed Name and Signature of Property Owner Date

APPLICATION ACCEPTED BY:

(For official use only)

DATE



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



SUBJECT PROPERTY



200 FT. NOTIFICATION BOUNDARY



This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at <http://www.mcallen.net>. Furthermore, this map is for informational purposes and is not prepared for or suitable for legal, engineering, or surveying purposes.

MAP OF MILMOR

ADDITION
TO
MCALLEN,

Being a Resubdivision of Blocks No 12 inclusive of EWING'S ADDITION to McAllen, Texas; out of the $W\frac{1}{2}$ of the $S.W\frac{1}{4}$ Section 9, and a subdivision of 11.09 Acres Being the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ of the $SW\frac{1}{4}$ Section 9 and ~ 11.09 Acres Being the $N.W\frac{1}{4}$ of the $SE\frac{1}{4}$ of the $S.W\frac{1}{4}$ Section 9, all out of ~ Hidalgo Canal Company's Subdivision of Porciones 64-65 & 66

HIDALGO COUNTY

TEXAS

Scale 1"=200ft February 1927.

I, E. M. Card, a Surveyor, do hereby Certify that the foregoing Map of Milmor Addition to McAllen, being a Resubdivision of Blocks 1 to 12 inclusive of Ewing's Addition to McAllen, Texas out of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ Section 9 and a subdivision of 11.09 Acres Being the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ of the $S.W\frac{1}{4}$ Section 9, and 11.09 Acres being the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ Section 9, all out of Hidalgo Canal Company's Subdivision of Porciones 64, 65 & 66 Hidalgo County, Texas, is a true and Correct plat of said lands as surveyed and subdivided by me this 18 day of February 1927.

Embard
SURVEYOR.

Subscribed and sworn to before me
this 18 day of February 1927.

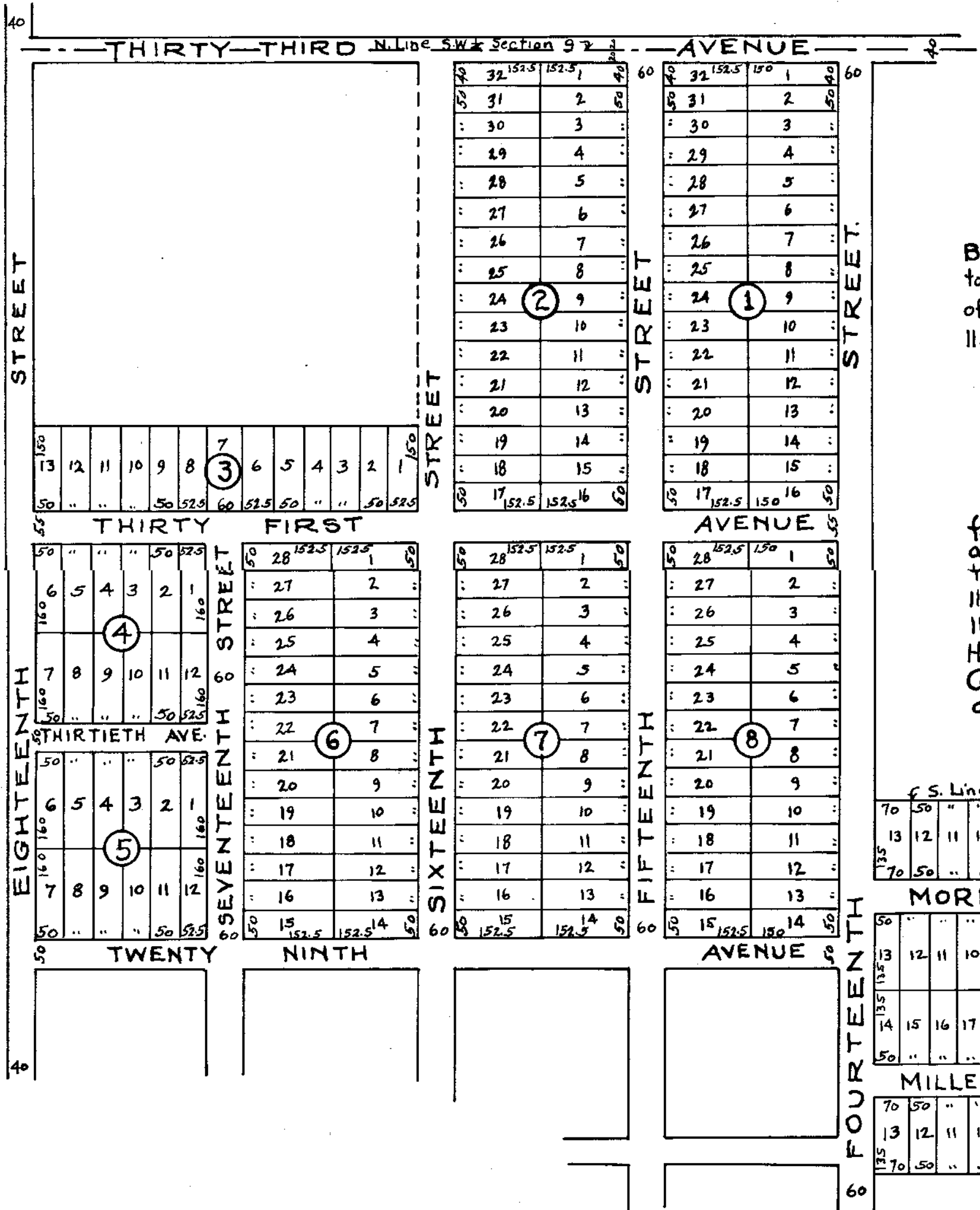
V. A. Ramsauer
NOTARY PUBLIC IN AND FOR HIDALGO COUNTY TEXAS

FILED for record this day

MAY 26 1927
at 11⁰⁴ o'clock A.M.

CAM. E. HILL
Clerk County Court Hidalgo County Texas
By *E. J. Rupp* Deputy

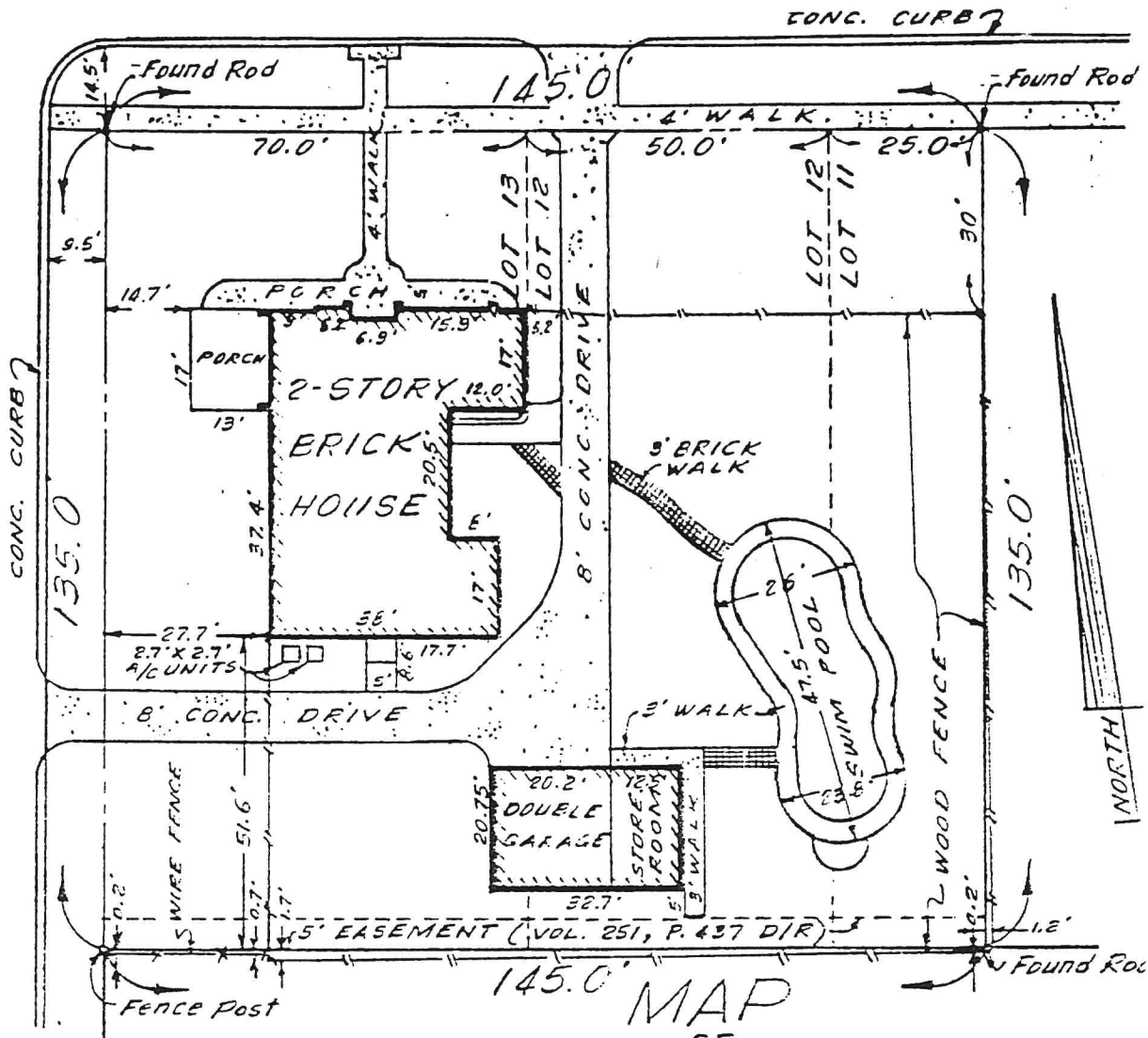
Recorded May 26th 1927 at 3 o'clock P.M.



Jul 5 1989
Hilda W. Edwards

60' JASMINE AVE.

60' N. 14TH ST.



BUYER: JACK E. EDWARD

I, PLINIO C. MEDINA, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PROPERTY, KNOWN AS 1321 JASMINE AVE.; PLATTED ON MAP RECORDED IN VOL. 4, P. 37, M/R, FALLS IN ZONE "B" OF THE FLOOD HAZARD INSURANCE RATE MAP.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
MCALLEN, TEXAS

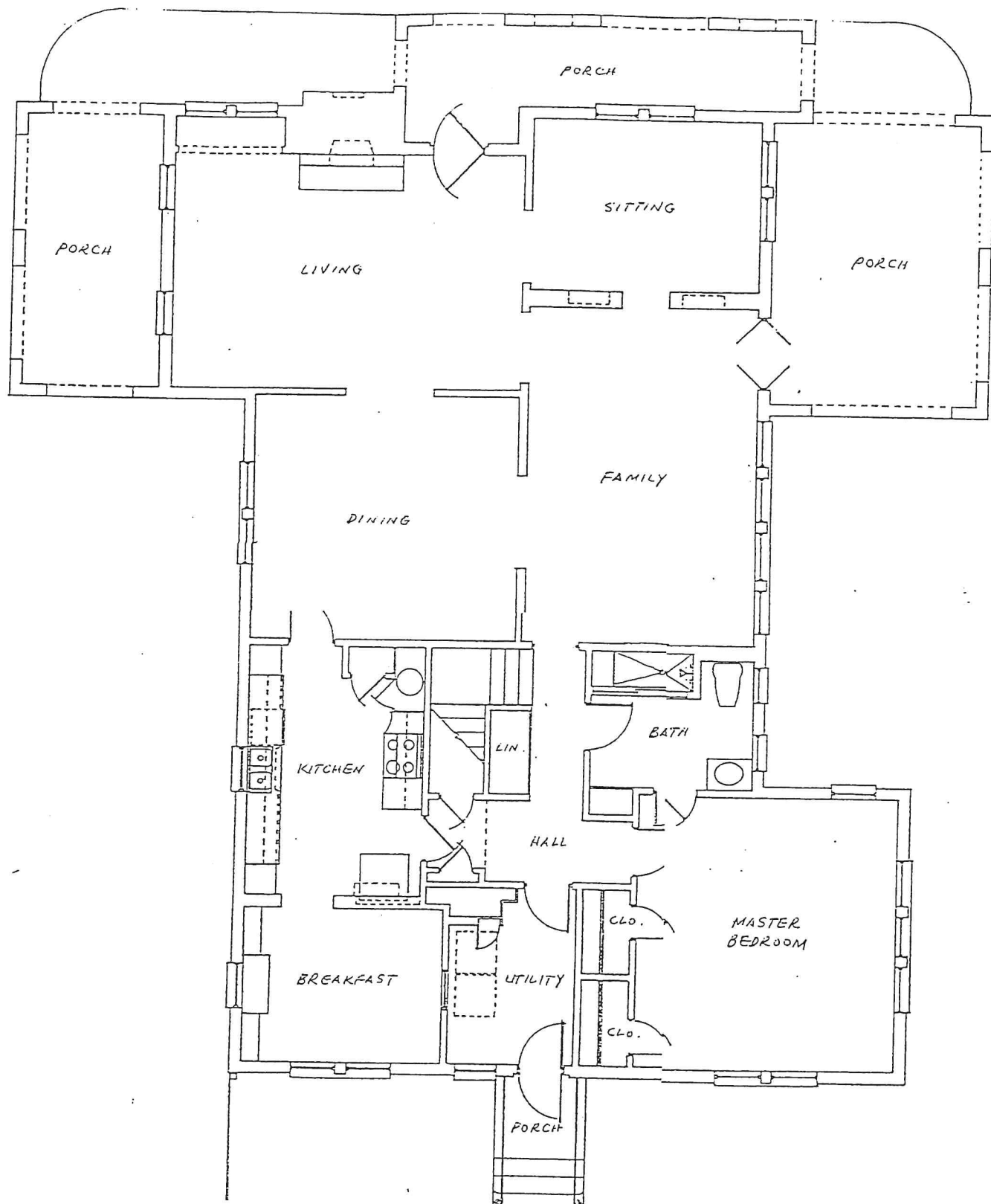
MAP
OF
THE WEST 25.0 FT. OF LOT 11, ALL
OF LOT 12 & LOT 13, BLOCK 11,
MILMOR ADDITION,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

PREPARED BY
FABIAN, NELSON & MEDINA, INC.
MCALLEN, TEXAS

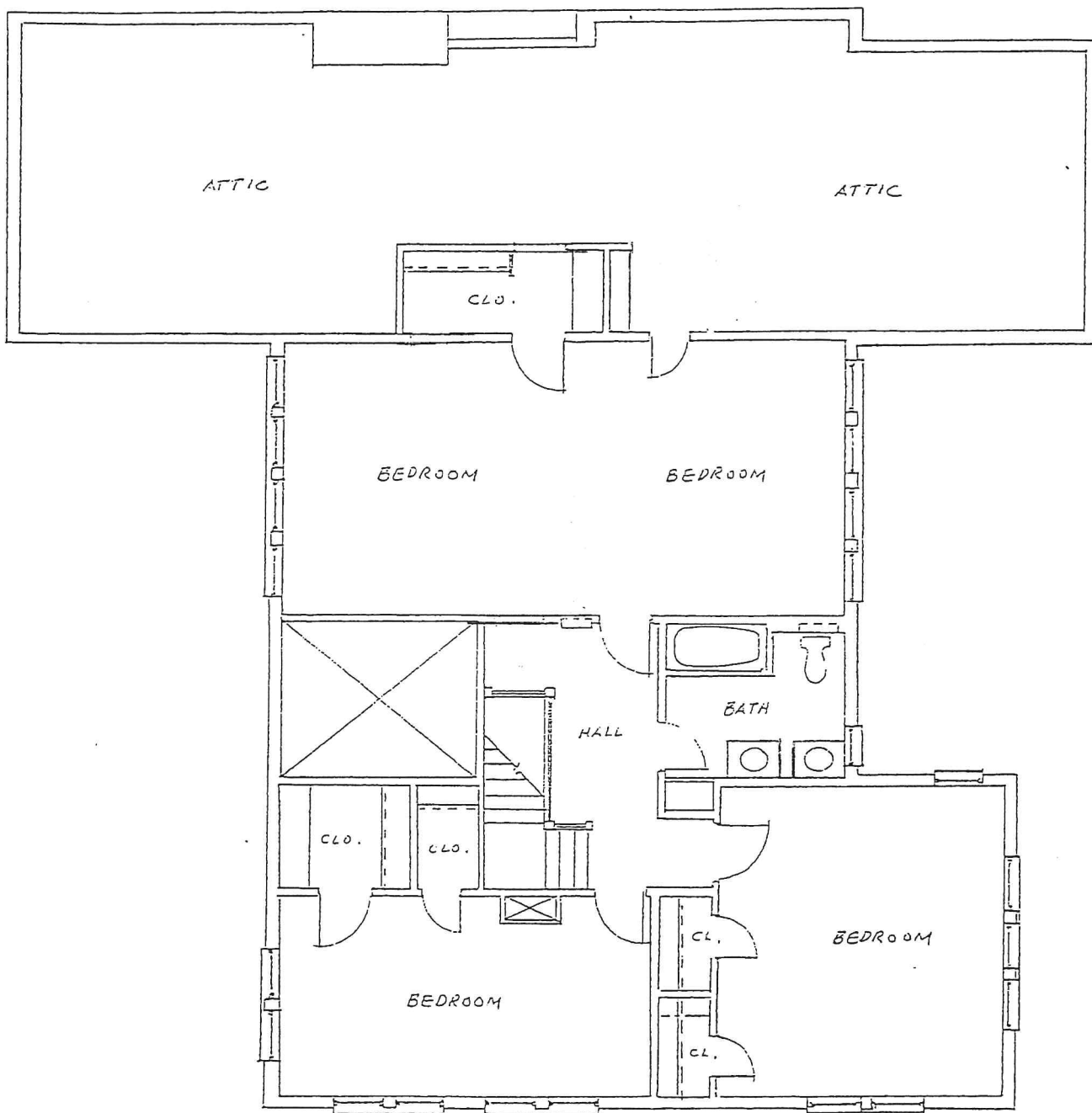
C. L. FABIAN - P. C. MEDINA
Registered Public Surveyors

W. O. No. 31716
BK. 351-KKK P. 32
SCALE 1" = 30' DATE 9-13-89





1ST FLOOR PLAN



2ND FLOOR PLAN



SCALE: $\frac{1}{8}'' = 1'-0''$

**To Build Four
Homes In The
Milmor Add'n**

Mr. J. A. Traylor, contractor, will begin work, Monday, on four homes in the Milmor Addition. Two of these houses will be of brick veneer construction, and two will be of stucco design.

The brick veneers will be patterned along the lines of the English style of architecture while the stuccos will be of Spanish design. Each house will have five rooms and bath and will be thoroughly modern it was said.

The four houses will represent an investment of about \$19,000.00. Materials for these houses will be furnished by the Blake Lumber Company. These four house will bring the total of homes built in the Milmor Addition to 14.



MILMOR ADDITION CONTINUES TO BUILD

House No. 17 in the Milmor Addition was started this week, it was declared by Mr. Paul D. Miller, of Morris and Miller owners and developers of the addition. About ten days ago four homes were completed. Mr. Miller said. All of the houses are of mu high type. It is planned to start two more during the coming week.

Messrs. L. T. Curry, J. H. Allen, and R. R. Traylor, who came to the Valley about three months ago from Dallas, each bought one of the new homes.

The work is being done by Mr. J. A. Traylor, contractor, while the Valley Lumber Company is furnishing the material.

The four houses that were just completed are of the semi-English type of architecture. They are completely modern in every respect and are of brick veneer construction.

—:O:—

House Number 1 in the Milmor Addition on North 14th Street was sold yesterday to P. H. McMurphy of the City Drug Store. This is the first house built in that addition by Messrs. Morris and Miller and is of English design and is the prettiest house in the addition and one of the prettiest houses in McAllen. This house was built as a model home and is exquisitely finished and furnished throughout.

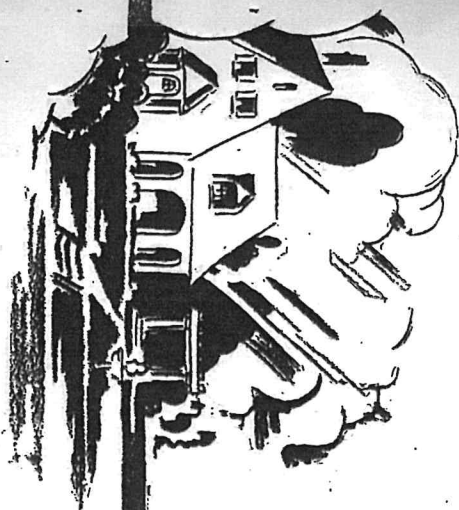
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On the FOURTH of JULY, visit
Beautiful MILMOR
Addition to the City of McAllen

If, while attending the American Legion's Fourth of July celebration in McAllen, you desire to escape the heat of the sun and the long automobile drive south to MILMOR ADDITION. The excitement will capture your fancy in a moment and the next day, you will become immediately possessed with a desire to see this.

MILMOR, the latest growing addition to the Upper Valley, offers opportunities found in few Valley developments. It is situated within a short distance of the city, but far enough away to escape the smog and distances of downtown. Schools and churches are nearby, and modern improvements complete the attractive MILMOR offers.

If you would see the Valley's best homes, visit and inspect the new English Type Homes in MILMOR ADDITION.

MILMOR DEVELOPMENT CO.

om/image/291750464

McAllen Daily Press (McAllen, Texas) · Sun, Jun 30, 1935
Printed on A



McAllen Daily Press (McAllen, Texas) · Thu, Jul 28, 1927
Printed on Al
com/image/291266576

Rockwell Buys Milmor Home

Morris and Miller, owners of the Milmor Addition, today announced the sale of house number seven, a beautiful seven room brick veneer residence, to C. O. Rockwell, general manager for the Rio Grande Valley Gas Company.

Mr. Rockwell, whose family will arrive in McAllen early in September from Casper, Wyoming, expects to occupy the new home immediately upon their arrival.

Milmor addition is attracting a great deal of attention because of the numerous fine homes that have been completed there.

www.newspapers.com/image/291570396
McAllen Daily Press (McAllen, Texas) · Sun, Jun 5, 1927 ·
Printed on Aug

McALLEN DAILY PRESS, McALLEN, TEXAS

FINAL OPPORTUNITY TO INSPECT MILMOR ADDITION HOMES GIVEN BY MORRIS AND MILLER TODAY

Morris and Miller, owners of Milmor addition to McAllen, yesterday announced that today will be the last day during which the beautifully furnished new homes in that addition will be opened for public inspection.

Large crowds have inspected the elegant new homes during the past week, and have expressed keen admiration over the unusual architectural designs embodied in the plans on which the homes were erected, and the attractive

arrangements of the furnishings and fixtures.

Milmor is one of the most attractive additions to be found anywhere. The homes that have been erected there, five of which have been completed and construction work started last week on two additional homes, would do credit to any city in the country, and are contributing much to the program launched at the inception of McAllen to make it a city of beautiful homes.

The large investments made in Milmor homes indicate the confidence



Anna Marietta Kelsey



Anna Marietta Kelsey



The author's home in McAllen

Through the Years

Reminiscences of Pioneer Days
on the Texas Border

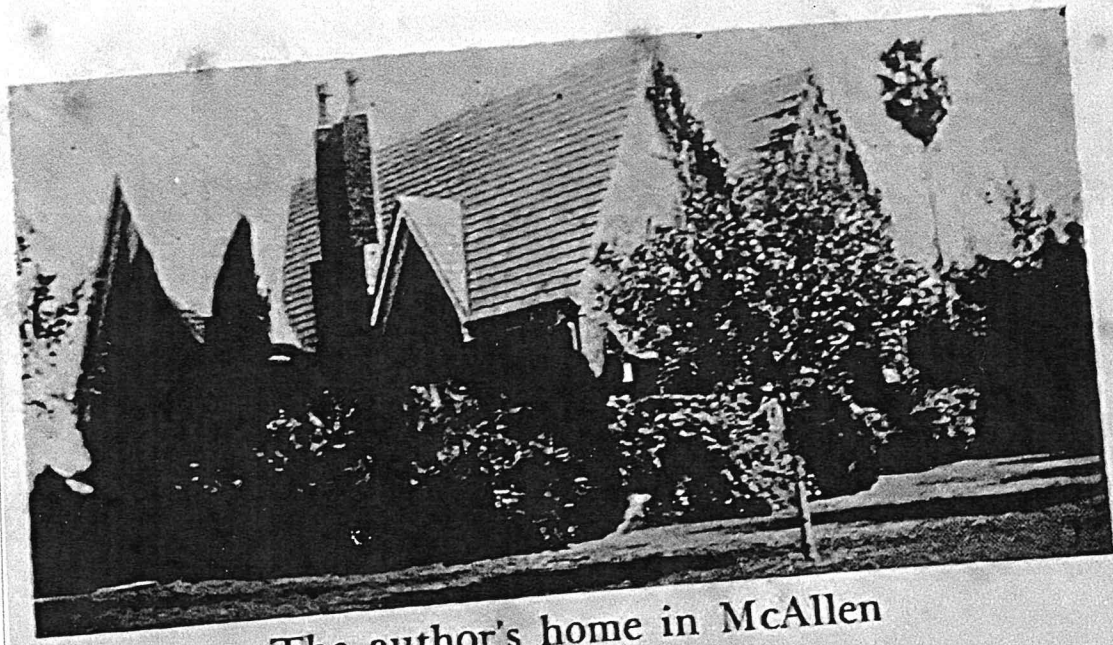
By ANNA MARIETTA KELSEY

home at Rio Grande until 1936, when I sold it to Mr. Lawrence R. Brooks. I was happy that he should have it, rather than strangers.

The home that I bought in McAllen, the well-named 'City of Palms,' in 1931, is my ideal of a home — there are three bathrooms, counting the one in the quarters for the help!

The house is of English style, two-story, with a steep, sloping roof. There are fifty-two windows in it. The walls

136



The author's home in McAllen

MISCELLANY

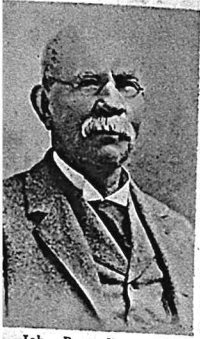
were covered with ivy when I bought it, but much of it has died.

The grounds are spacious, with fruit trees in the yard and beautiful flowers planted in appropriate places. The flowers were in full bloom when I first saw the house. A privet hedge outlines the driveway.

The house is situated on North Main and Jasmine Avenue, which is a beautiful wide, tree-lined street. All of the homes in McAllen have large yards with well-kept lawns of carpet grass. McAllen, being irrigated, is always pretty and green.

When I moved, I joined the First Methodist Church in McAllen and several clubs. This is a city of good schools and beautiful churches. Such establishments indicate the character of the residents.

I have seen wonderful progress all over this part of Texas, since I well remember when McAllen and other towns were grazing lands, populated with snakes and javelinas. Now all the streets are lined with shade trees and palms.



John Peter Kelsey



Amanda Catherine Kelsey



P. Kelsey at age thirty.



Capt. Henry Lawrence Kinney

(Printed by permission of

Through the Years

Reminiscences of Pioneer Days
on the Texas Border

by

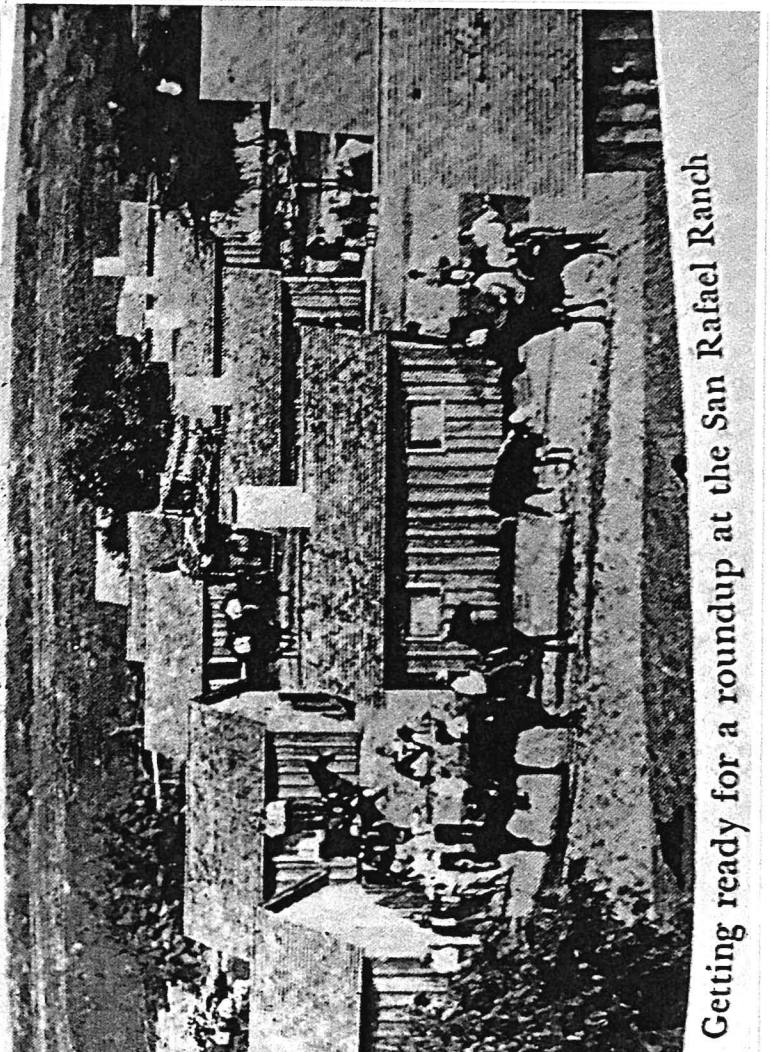
ANNA MARIETTA KELSEY



THE NAYLOR COMPANY
San Antonio, Texas



Old J. P. Kelsey store at Camargo, Mexico



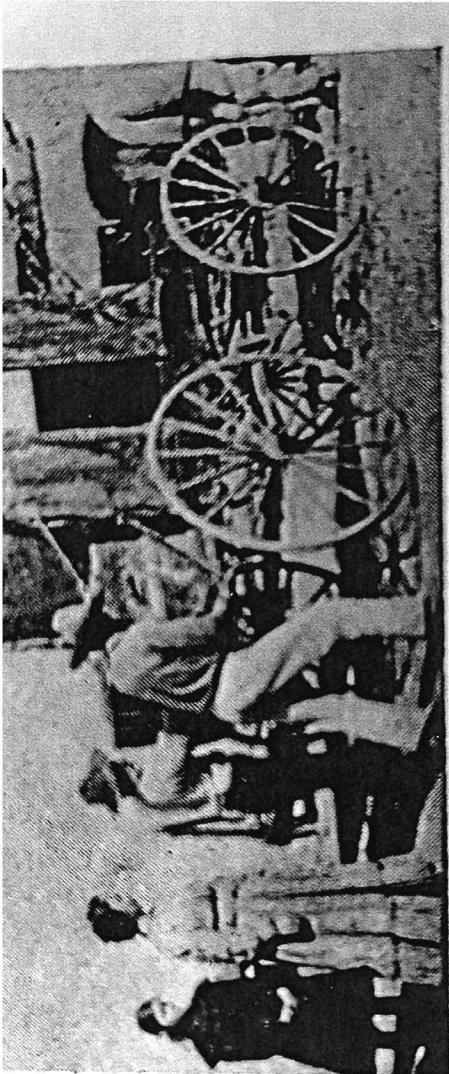
Getting ready for a roundup at the San Rafael Ranch



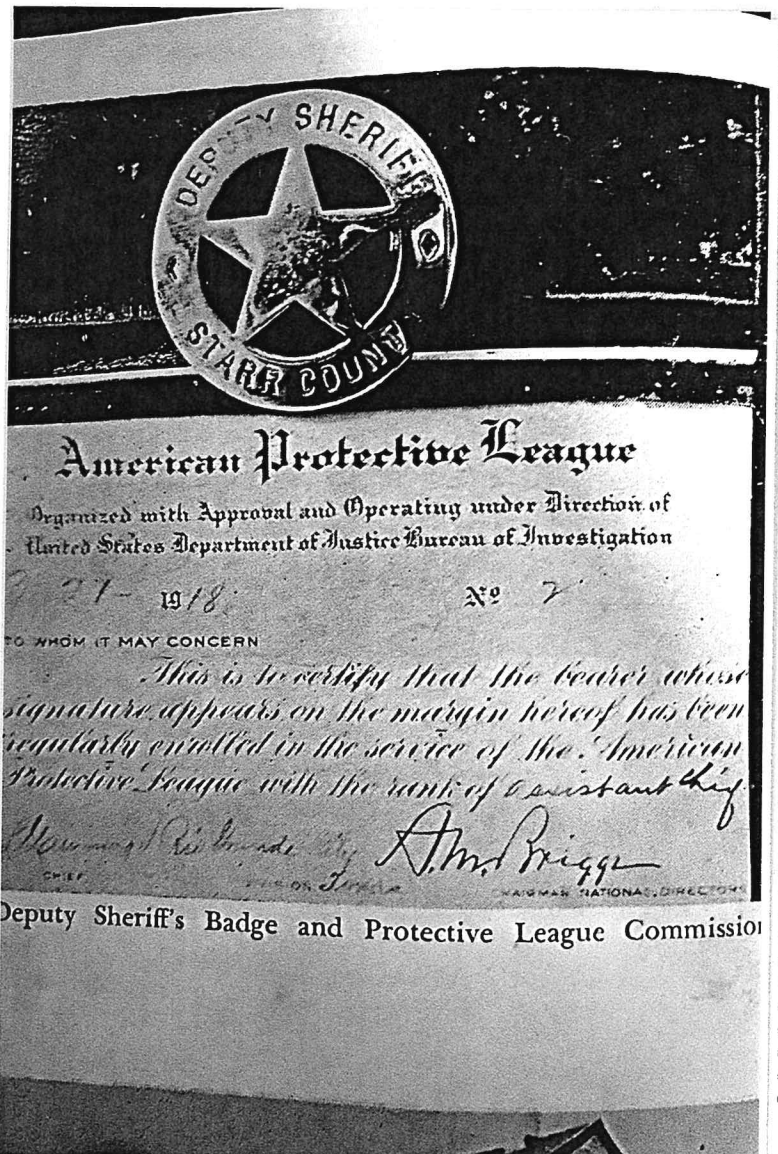
The author at age sixteen:



The author at age thirty



The carriage built by Horace Sague. The author supervising preparations for a journey. — Agatón and Cipriano

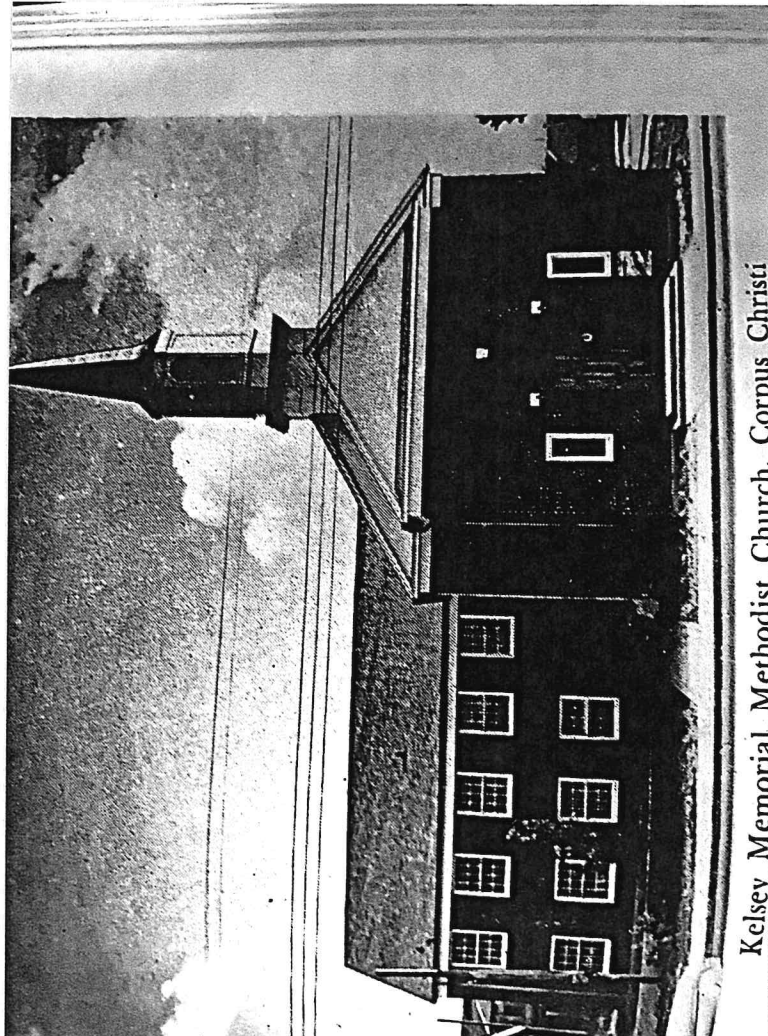




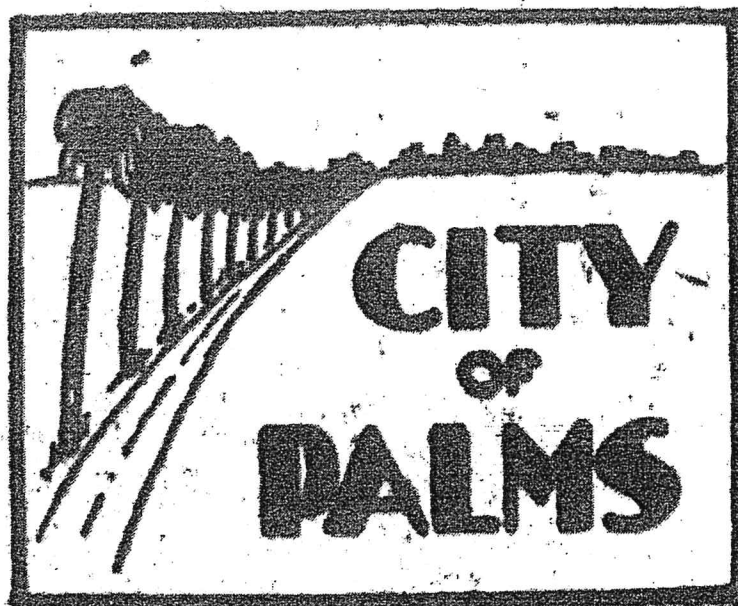
The author, Rev. Frank Hamner and the Rev. A. W. Edwards shown before A.M.E. Church, McAllen



Ground-breaking for Kelsey Memorial Church at Corpus Christi, Rev. B. V. Dickinson



Kelsey Memorial Methodist Church, Corpus Christi



One of McAllen's most distinguished citizens, Miss Anna Marietta Kelsey, is scheduled to be honored this year with an unusual award.

It will be a medal, struck by the Methodist church, to honor her for her contributions to the cause of Mexican Methodist churches. One of her largest church projects will be formally dedicated July 1 at Corpus Christi with the completion of the Kelsey Memorial Methodist Church building, whose cost in excess of \$75,000 was made available by Miss Kelsey's philanthropies.

Miss Kelsey told interviewers on a recent Corpus Christi visit that she was building the church as a memorial to her foster parents, the late Mr. and Mrs. John Peter Kelsey. She and her parents at one time lived at Camargo, across the Rio Grande from Rio Grande City, and it is there that Miss Kelsey also has made available a modern parsonage for the pastor of the Mexican Methodist Church.

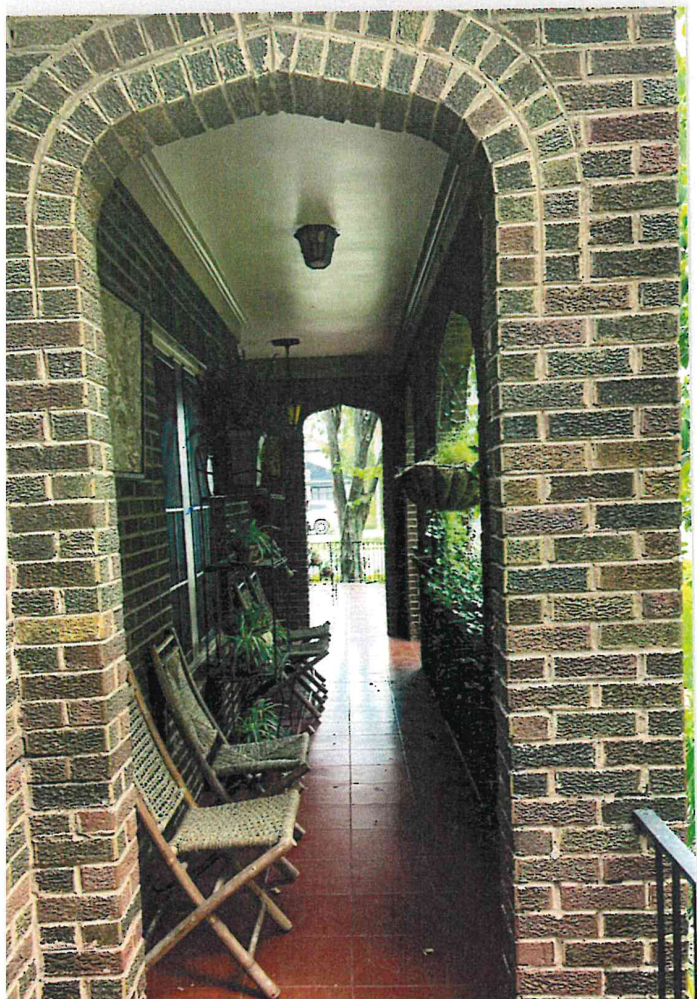
Miss Kelsey is known throughout South Texas for her philanthropic contributions. She has had a major part in seeing many worthy buildings built and funds raised in McAllen and the Valley.

And now that the Corpus Christi project is about to be finished, she has been invited to attend the diamond jubilee of Methodism in August. There she will receive the medal from Mexican Methodist officials for her work in supporting the church in that country.

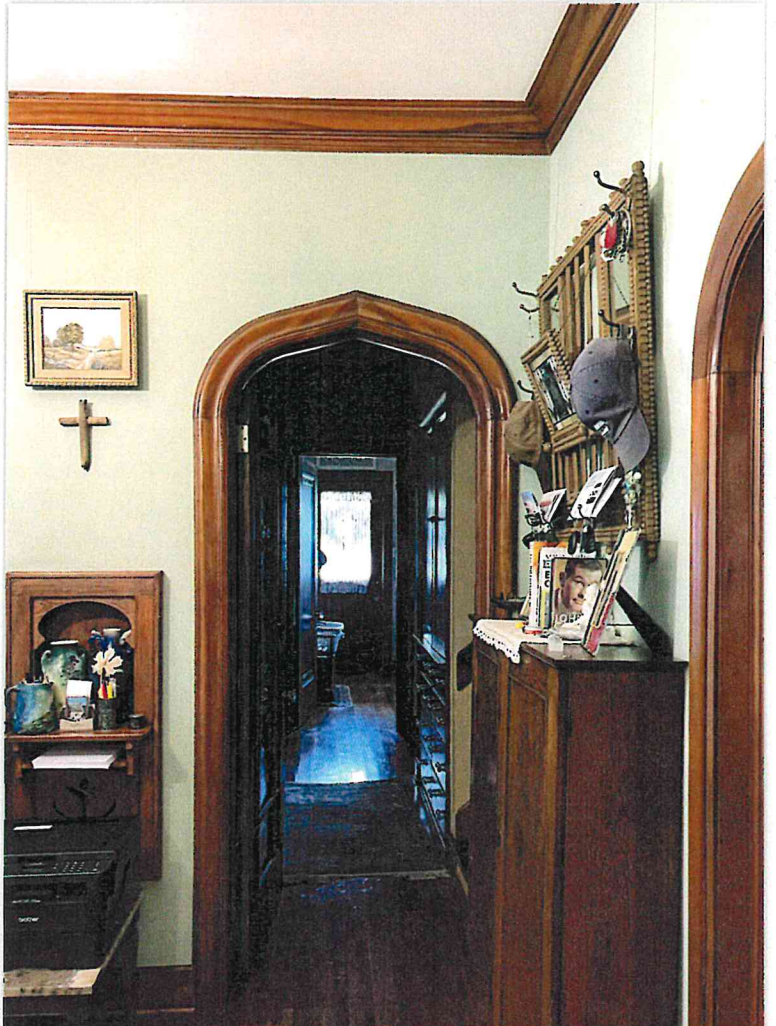


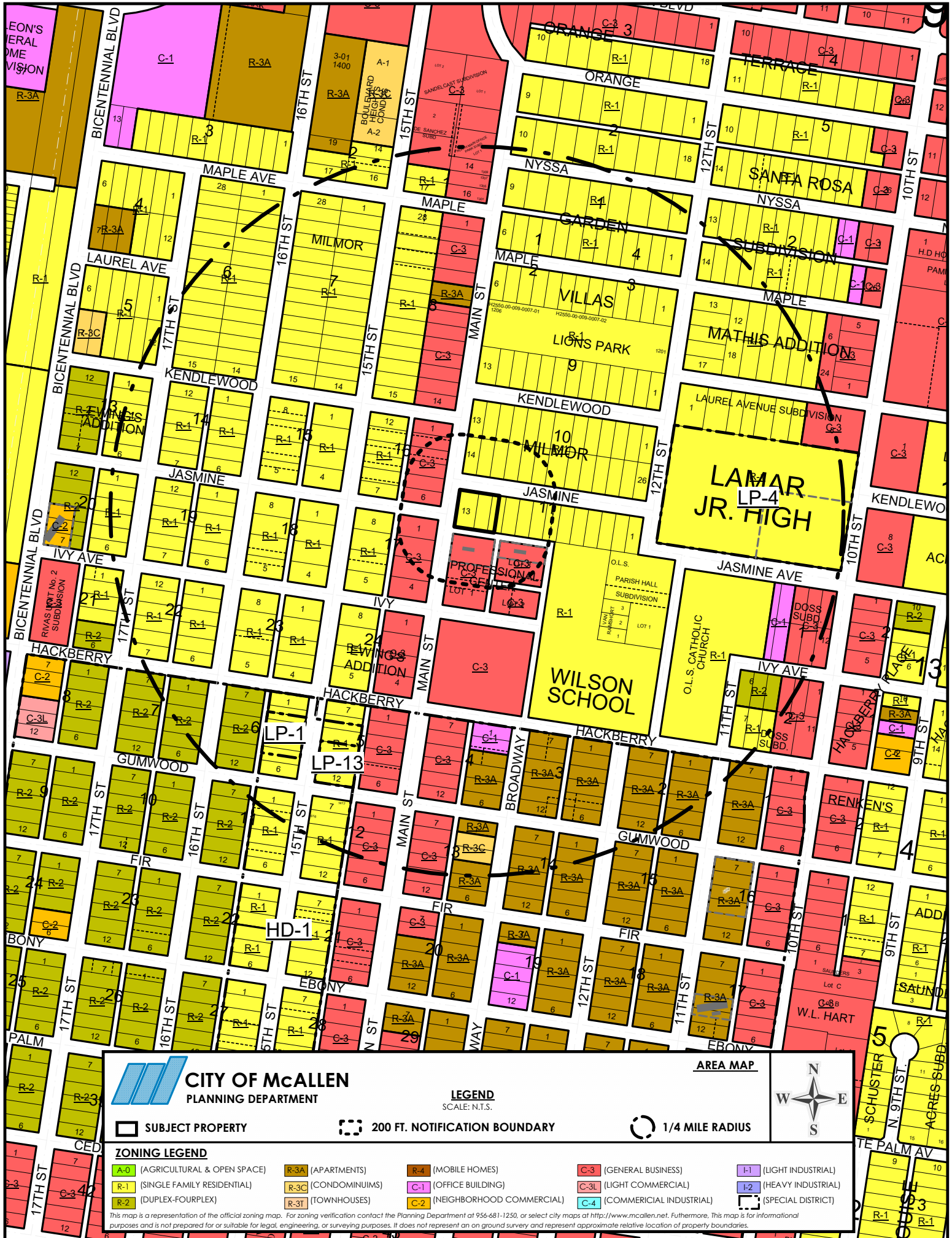














MCALLEN
LANDMARK
FOR
THIS PROPERTY
HIS2022-0001



ORDINANCE NO. 2022- _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCALLEN AT CHAPTER 138 (“ZONING”), ARTICLE IV (“CONDITIONAL USE PERMITS”) TO ESTABLISH AND REGULATE CONDITIONAL USE PERMITS FOR BRING YOUR OWN BEVERAGE (“BYOB”) ESTABLISHMENTS; PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY, AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City of McAllen is a home rule municipality possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code and its Charter;

WHEREAS, Section 54.004 of the Texas Local Government Code provides that a home rule municipality may adopt and enforce ordinances to protect health, life, and property and to preserve the good government, order, and security of the municipality and its inhabitants;

WHEREAS, the manufacture, sale, distribution, transportation, and possession of alcoholic beverages, and the permitting and licensing associated with these activities are regulated by the provisions of the Texas Alcoholic Beverage Code;

WHEREAS, the Texas Alcoholic Beverage Code grants specific powers and enforcement authority to the Texas Alcoholic Beverage Commission (“TABC”);

WHEREAS, the Texas Alcoholic Beverage Code does not reference BYOB establishments, and therefore such establishments are not required to be permitted or licenses by TABC;

WHEREAS, the City Commission desires to enact an ordinance which establishes a

permitting process for establishments that allow BYOB for alcoholic beverages; and

WHEREAS, the City Commission finds that it is necessary and proper for the good government, health and safety of the City to establish a permitting process for BYOB establishments;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MCALLEN, TEXAS, THAT:

SECTION I: The Code of Ordinances, City of McAllen, Chapter 138 (“Zoning”), Article I (“In General”), Section 138-1 (“Definitions”) is hereby amended to add the following definitions:

Alcoholic Beverage has the meaning assigned by the Texas Alcoholic Beverage Code.

BYOB Permit means a permit issued pursuant to this chapter to operate a BYOB establishment.

BYOB Establishment is an establishment that allows patrons to bring alcoholic beverages onto the premises for possession and consumption, excluding a residence, an establishment operated by a governmental entity, a private club permitted pursuant to Chapter 32 of the Texas Alcoholic Beverage Code, or a fraternal organization or veteran’s organization as defined by the Texas Alcoholic Beverage Code.

Premises means the grounds and all buildings, vehicles, and appurtenances pertaining to the grounds, including any adjacent premises if they are directly or indirectly in control of the same person.

SECTION II: The Code of Ordinances, City of McAllen, Chapter 138 (“Zoning”), Article IV (“Conditional Use Permits”), Section 138-118 (“Requirements of Conditional Use”)

is hereby amended to include the following:

Sec. 138-118. Requirements of conditional use.

(a) The requirements to be met for each conditional use shall be as follows:

....

(13) *Bring Your Own Beverage (BYOB) Establishments.* The applicable requirements for BYOB establishments include but are not limited to:

a. An applicant for a BYOB permit, or the applicant's designated agent, must reside within the State of Texas and within 100 miles of the territorial limits of the City of McAllen. The applicant or designated agent must provide their address and sign the application.

b. An applicant for a BYOB permit must not have a conviction for a felony.

c. Each individual who has an ownership interest in, or who will manage or otherwise exercise control over the proposed BYOB establishment must provide their full legal name, address, date of birth, and authorize the City to conduct a criminal background check.

d. For an applicant that is a legal entity and not an individual, the application must include:

(i) documentation from the Texas Secretary of State that demonstrates the entity is authorized to conduct business in Texas;

(ii) designation of an individual permit holder that resides in the State of Texas and within 100 miles of the territorial limits of the City of McAllen, and the address of the residence of such individual;

(iii) a designated agent, who is a citizen of this state, to represent the entity in matters before the City and its advisory boards and to be responsible for the proper conduct of any activity at the proposed BYOB establishment.

e. If the applicant does not own the property upon which the proposed BYOB establishment is located, a notarized letter of consent from the owner must be submitted with the application.

f. BYOB establishments must comply with all ordinances of the City of McAllen and all laws of the State of Texas.

g. BYOB establishments may not exceed three (3) calls for emergency services within any ninety-day (90) period that first responders indicate involve weapons, violent crime, calls categorized as a major disturbance, deadly conduct, a felony offense, or human trafficking related offenses.

h. BYOB establishments shall post the BYOB permit in a prominent public location at the BYOB establishment.

i. A BYOB permit holder shall ensure that the permit holder or designated agent is continuously on the BYOB establishment's premises during the hours of operation.

j. BYOB establishments shall close between 2:00 a.m. and 10 a.m. each day and shall not permit a person to consume an alcoholic beverage on the premises between 2:15 a.m. and 10 a.m. each day.

k. BYOB establishments may not allow a member of the public to remain on its premises, including a parking area, between 2:30 a.m. and 10:00 a.m. each day.

l. BYOB establishments must designate the portions of the premises on which the consumption of alcoholic beverages is permitted and said designated area must exclude parking areas. BYOB establishments shall place signs at every exit from the designated area advising patrons that consumption of alcoholic beverages is not permitted beyond the exit. BYOB establishments shall post signs in each parking area located on the same

property at the BYOB establishment stating that the outdoor consumption of an alcoholic beverage on the premises, outside of the designated area, is prohibited.

SECTION II: The City Secretary of the City of McAllen is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in McAllen, Hidalgo County, Texas in accordance with the Code of Ordinances of the City of McAllen, Section 2-56. Publication of ordinances.

SECTION III: The City Secretary of the City of McAllen is hereby authorized and directed to cause the language in Chapter 138, Article IV of the McAllen Code of Ordinances, as amended by Section I, hereinabove, to be published in the appropriate location in the said Code of Ordinances.

SECTION IV: This Ordinance shall be and remain in full force and effect from and after its passage by the Board of Commissioners, and execution by the Mayor.

SECTION V: If any part or parts of this Ordinance are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

CONSIDERED, PASSED and APPROVED this ____ day of _____, 2022, at a regular meeting of the Board of Commissioners of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this ____ day _____, 2022.

CITY OF McALLEN

By: _____
Javier Villalobos, Mayor

Attest:

Perla Lara, TRMC, City Secretary

Approved as to form:

Isaac J. Tawil, City Attorney

Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A
DATE: October 14, 2022
SUBJECT: Ordinance Providing for the Amendment of the Zoning Ordinance to Regulate BYOB Establishments

BACKGROUND: McAllen's Code of Ordinance currently treats event centers like bars, nightclubs, dancehalls, and taverns among other night time entertainment venues. As such, all event centers require a Conditional Use Permit to operate.

Recently, there has been an increased interest in after-hours Bring Your Own Beverage (BYOB) establishments. These establishments usually propose opening at 2:00 AM and not closing until 5:00AM or later. These late hours encourage continuous drinking and increase the possibility of accidents after these venues finally close.

PROPOSED ORDINANCE: The proposed ordinance creates a CUP category specifically for BYOB establishments and places conditions on these permits including closing between the hours of 2:00AM and 10:00AM. And not having more than three calls for emergency services within 90 days. The intent of this ordinance is to protect the safety of McAllen residents.

RECOMMENDATION: Staff recommends approval of the ordinance.

Memo

TO: Planning and Zoning Commission

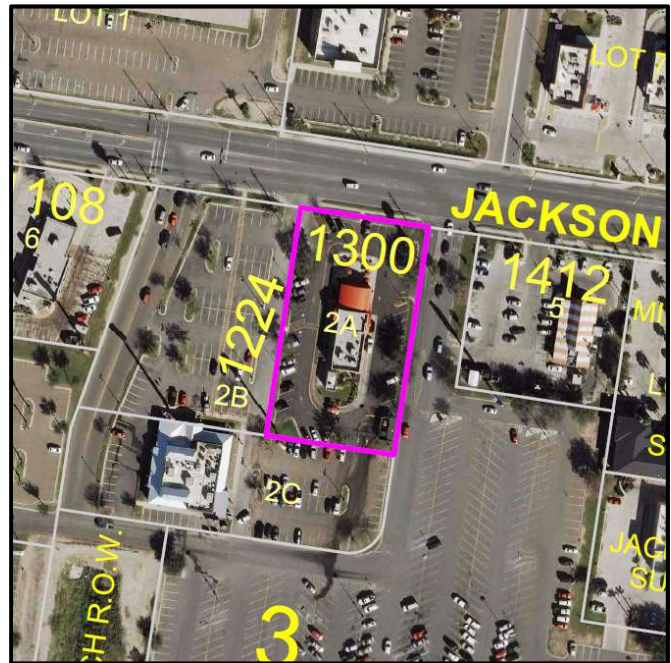
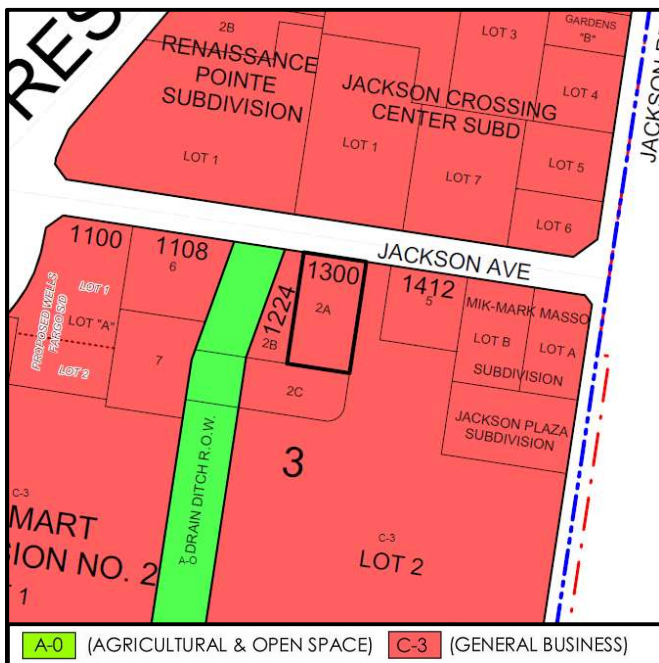
FROM: Planning Staff

DATE: October 13, 2022

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

LOCATION: 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.

PROPOSAL: 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.



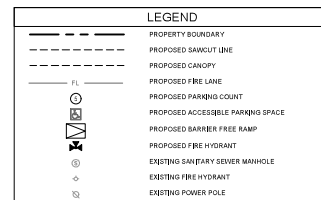
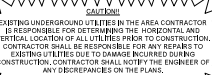
ANALYSIS: Based on 4,188 sq. ft. of commercial use, 14 parking spaces are required (the office space square footage is not determined yet); 25 parking spaces are provided. One of the proposed parking spaces must be accessible, which must also be van accessible with an 8 ft. wide aisle. Access to the 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 follows: 14 – 2 ½" caliper trees, or 7 – 4" caliper trees, or 4 – 6" caliper trees,

or 4 palm trees and 12 – 2 ½" 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.

RECOMMENDATION:

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



- | NOTES | |
|-------|--|
| 1. | ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. |
| 2. | REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND DETAIL OF HARDSCAPE. |
| 3. | ALL CURB RADI ARE 3 OR 10 FEET UNLESS DIMENSIONED OTHERWISE. |
| 4. | BUILDING, MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DIMENSIONS. |
| 5. | ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND EASEMENTS SHALL COMPLY WITH CITY OF RALEIGH STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED. |

SITE DATA TABLE	
GENERAL SITE DATA	
LEGAL DESCRIPTION	TRACT 1, LOT 2A, WALAMART SUBDIVISION NO. 2, VOL. 30, PG. 47B F.A.H.C.7
ZONING	C-3 (GENERAL BUSINESS)
SITE ACREAGE	0.618 AC. (26,871 SQ.FT.)
ADDRESS	1100 E. JACKSON AVENUE
BUILDING DATA	
BUILDING SQUARE FOOTAGE	4,200
BUILDING HEIGHT	-
PARKING DATA	
REQUIRED PARKING SPACES	
STANDARD SPACES PROVIDED	35
ACCESSIBLE SPACES PROVIDED	1
TOTAL SPACES PROVIDED	36

BENCHMARK LIST	
TBM#1	ELEVATION = 114.32 MAG NAIL WITH METAL WASHER STAMPED "JPH BENCHMARK" SET IN A CONCRETE CURB IN PARKING AREA NEAR THE WEST LINE OF THE SUBJECT PROPERTY, APPROXIMATELY 132 FEET SOUTHERLY FROM THE SOUTH RIGHT-OF-WAY LINE OF E. JACKSON AVENUE.
TBM#2	ELEVATION = 113.32 MAG NAIL WITH METAL WASHER STAMPED "JPH BENCHMARK" SET IN A CONCRETE CURB IN PARKING AREA NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, APPROXIMATELY 267 FEET SOUTHERLY FROM THE SOUTH RIGHT-OF-WAY LINE OF E. JACKSON AVENUE.

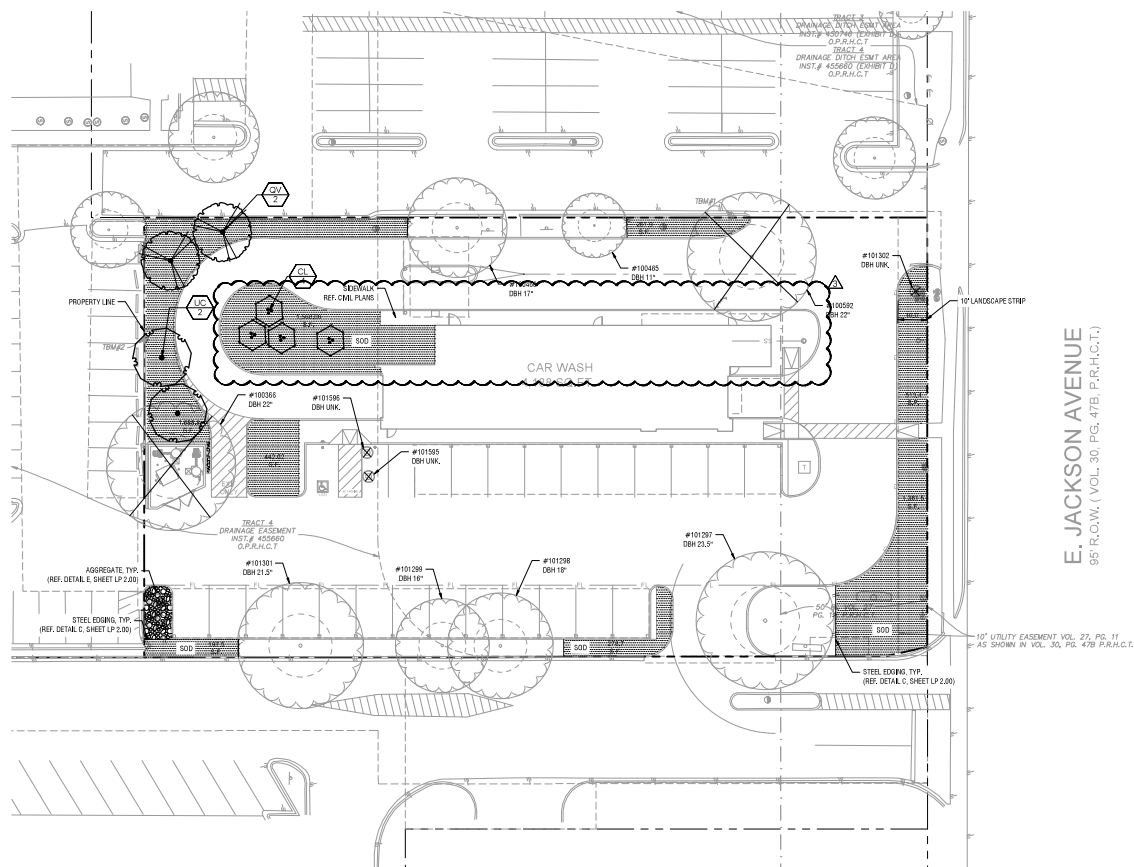












GROOVE CARWASH - MCALLEN
1300 E JACKSON AVE
MCALLEN, TEXAS 78503

Revisions:	
City Comments	04/15/2022
City Comments	05/13/2022
City Comments	09/16/2022

File Name:
Project No: 068716418
Date: 10/12/2022
Drawn By: BE
Checked By: RUJ

SHEET
C4.0
DIMENSION
CONTROL PLAN

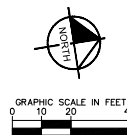


PLANT SCHEDULE							
SYMBOL	QTY	DESCRIPTION	UNIT	QTY	DATE	REVISION	
	01	1/2" DIA. HOLE	EA	01	10-12-18	1	
	02	1/4" DIA. HOLE	EA	02	10-12-18	1	
	03	3/8" DIA. HOLE	EA	03	10-12-18	1	
	04	1/2" DIA. HOLE	EA	04	10-12-18	1	
	05	3/4" DIA. HOLE	EA	05	10-12-18	1	
	06	1" DIA. HOLE	EA	06	10-12-18	1	
	07	1 1/2" DIA. HOLE	EA	07	10-12-18	1	
	08	2" DIA. HOLE	EA	08	10-12-18	1	
	09	2 1/2" DIA. HOLE	EA	09	10-12-18	1	
	10	3" DIA. HOLE	EA	10	10-12-18	1	
	11	3 1/2" DIA. HOLE	EA	11	10-12-18	1	
	12	4" DIA. HOLE	EA	12	10-12-18	1	
	13	4 1/2" DIA. HOLE	EA	13	10-12-18	1	
	14	5" DIA. HOLE	EA	14	10-12-18	1	
	15	5 1/2" DIA. HOLE	EA	15	10-12-18	1	
	16	6" DIA. HOLE	EA	16	10-12-18	1	
	17	6 1/2" DIA. HOLE	EA	17	10-12-18	1	
	18	7" DIA. HOLE	EA	18	10-12-18	1	

Point Number	DRI	COMMON NAME	ACTION
100366	1.9	ASH	REMAIN
100366	22	LIVE OAK	REMOVE
100412	15.5	ASH	REMAIN
100465	11	LIVE OAK	REMAIN
100466	17	LIVE OAK	REMAIN
100592	22	LIVE OAK	REMOVE
101025	14	ASH	REMAIN
101297	23.5	LIVE OAK	REMAIN
101298	1.8	LIVE OAK	REMAIN
101299	16	LIVE OAK	REMAIN
101301	21.5	LIVE OAK	REMAIN
101302		TOM CREPE MYRTLE	REMOVE
101595		TOM CREPE MYRTLE	REMOVE
101596		TOM CREPE MYRTLE	REMAIN

811. Know what's below. Call before you dig.

CAUTION:
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 110, SUITE 350, SAN ANTONIO, TX 78216
PHONE: 210-244-4166 FAX: 210-244-8899
WWW.KIMLEY-HORN.COM TBPB FIRM NO. 928

GROOVE CARWASH - MCALLEN
1300 E JACKSON AVE
MCALLEN, TEXAS 78503

Revisions:

File Name:
Project No: 068716418
Date: 09/16/2022
Drawn By: LC
Checked By: BDM

SHEET
LP 1.00
PLANTING
PLAN



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

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

Project Description	<p>Subdivision Name <u>MAE Subdivision</u></p> <p>Location <u>Northwest corner of La Vista Ave & N. 23rd Street</u></p> <p>City Address or Block Number <u>2301 LA VISTA AVE</u></p> <p>Number of lots <u>1</u> Gross acres <u>1.34</u> Net acres <u>1.34</u></p> <p>Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____</p> <p>Existing Land Use <u>Vacant</u> Proposed Land Use <u>Comercial</u> Irrigation District # <u>1</u></p> <p>Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>N/A</u></p> <p>Parcel No. <u>328783</u> Tax Dept. Review _____</p> <p>Legal Description <u>A 1.34 acre tract of land being a portion of Block 1, Whitewing Addition Subdivision, Unit 1,</u></p>
Owner	<p>Name <u>Aguilar & Aguilar Rentals, LLC</u> Phone <u>(956) 821-5696</u></p> <p>Address <u>2321 E. Sprague St.</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78542</u></p> <p>E-mail <u>eaguilar2519@gmail.com,</u></p>
Developer	<p>Name <u>Irineo Aguilar, Jr.</u> Phone <u>(956) 821-5696</u></p> <p>Address <u>2321 E. Sprague St.</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78542</u></p> <p>Contact Person <u>Irineo Aguilar, Jr.</u></p> <p>E-mail <u>eaguilar2519@gmail.com,</u></p>
Engineer	<p>Name <u>R. E. Garcia & Associates</u> Phone <u>(956) 381-1061</u></p> <p>Address <u>116 N. 12th</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p> <p>Contact Person <u>Raul E. Garcia, PE, RPLS, CFM</u></p> <p>E-mail <u>regaassoc@aol.com</u></p>
Surveyor	<p>Name <u>R. E. Garcia & Associates</u> Phone <u>(956) 381-1061</u></p> <p>Address <u>116 N. 12th</u></p> <p>City <u>Edinburg</u> State <u>Texas</u> Zip <u>78541</u></p>

ENTERED

AUG 24 2021

Initial: SMH

R. E. Garcia



Associates

October 5, 2022

Edgar Garcia, Planning Director
City of McAllen Planning Department
311 N. 15th Street
McAllen, Texas 78505

RE: MAE Subdivision,
Approval Extension Request

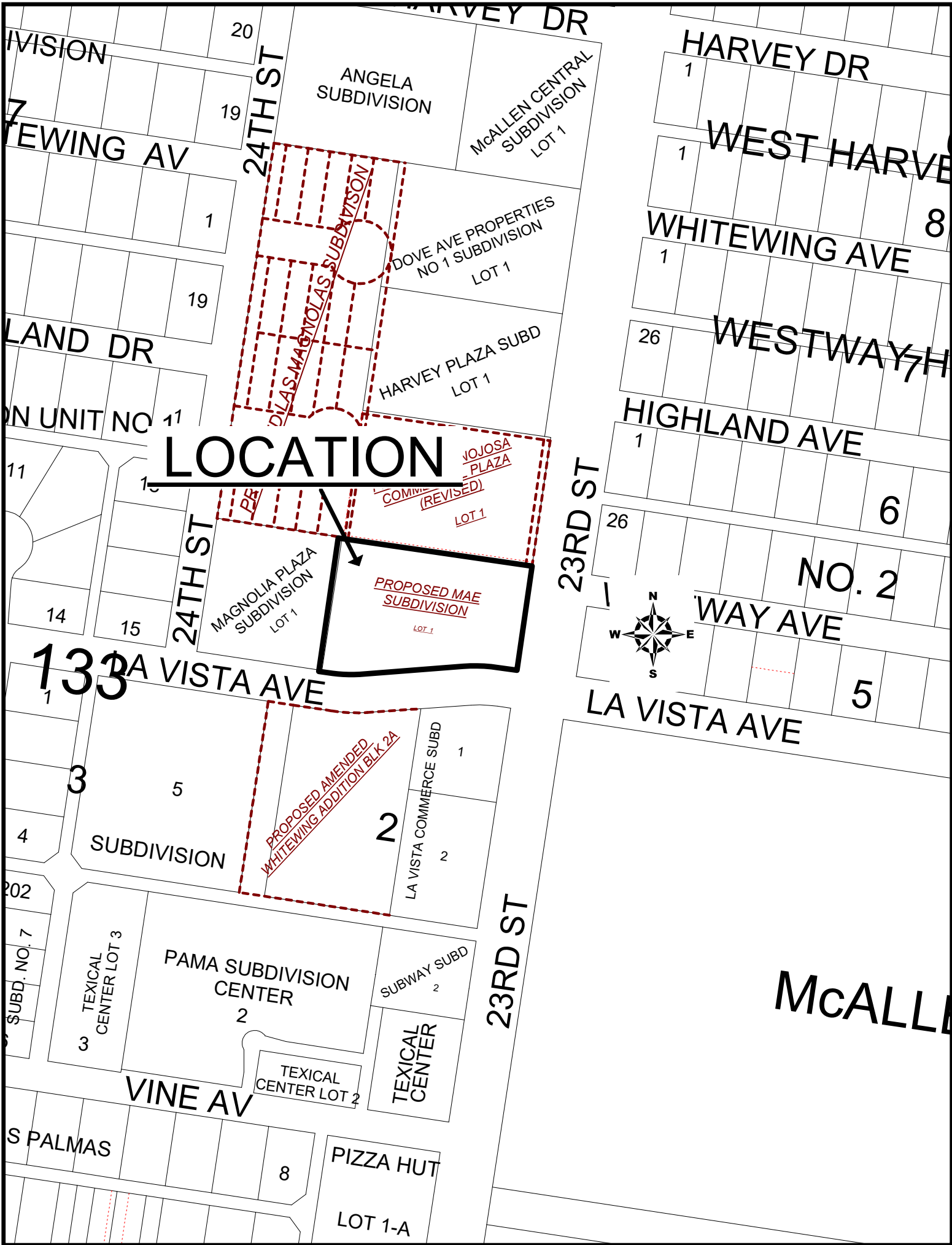
Dear Mr. Garcia:

On behalf of the owners of MAE Subdivision, Aguilar & Aguilar Rentals, LLC., R. E. Garcia & Associates does hereby request a six month extension of the preliminary plat approval by the Planning and Zoning Commission obtained on September 21, 2021. The development process for MAE Subdivision will continue and be completed within the requested time extension

Should you have any questions or requests, please do not hesitate to contact me.

Respectfully,

Raul E. Garcia, P.E., R.P.L.S., C.F.M.
Proprietor



LOCATION

PROPOSED MAE
SUBDIVISION
LOT 1

PROPOSED AMENDED
WHITEWING ADDITION BLK 2A

LA VISTA COMMERCE SUBD
1
2

VOJOSA
PLAZA
COMM (REVISED)
LOT 1

MAGNOLIA PLAZA
SUBDIVISION
LOT 1

SUBDIVISION

PAMA SUBDIVISION
CENTER
2

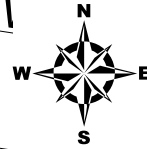
SUBWAY SUBD
2

TEXICAL
CENTER LOT 2

TEXICAL
CENTER

PIZZA HUT

LOT 1-A





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/14/2022

SUBDIVISION NAME: MAE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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.

Paving _____ Curb & gutter _____

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

Applied

Applied

Applied

NA

NA

ALLEYS

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

Non-compliance

SETBACKS

* 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

Non-compliance

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

<ul style="list-style-type: none"> * Rear: In accordance with 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: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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 * Garage *Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
	Non-compliance
	Non-compliance
	NA
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 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: <ul style="list-style-type: none"> - 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. 	Non-compliance
	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses *Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. Revisions needed: <ul style="list-style-type: none"> **Required but not needed as a plat note, please remove note from plat prior to final. 	Applied
	Applied
	Non-compliance
NOTES	
<ul style="list-style-type: none"> * 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: <ul style="list-style-type: none"> - 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: <ul style="list-style-type: none"> - 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. 	TBD
	Non-compliance
	Non-compliance

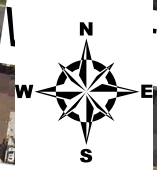
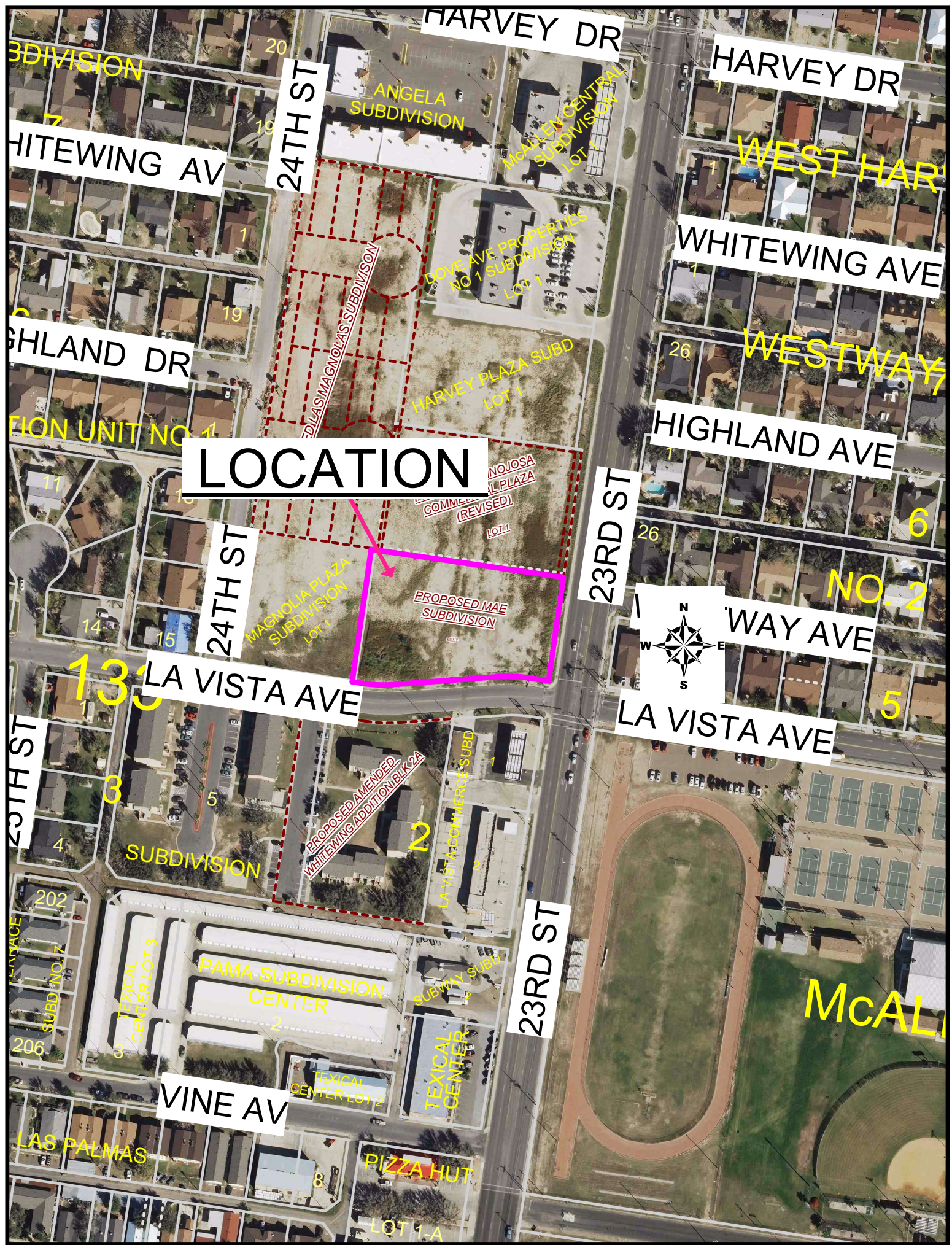
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies if private subdivision is proposed * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	Applied
	NA
	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Zoning Ordinance: Section 138-356 * Minimum lot width and lot area **Zoning Ordinance: 138-1 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * 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 	Applied
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. * Traffic Impact Analysis (TIA) required prior to final plat. 	Non-compliance
	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *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. 	Applied

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE 6 MONTH EXTENSION SUBJECT TO CONDITIONS NOTED.	Applied

LOCATION





City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>KAMARY SUBDIVISION</u>	
	Location <u>NWC WARR RD & SH. 107</u>	
	City Address or Block Number <u>4000 SH 107</u>	
	Number of Lots <u>1</u>	Gross Acres <u>1.90</u> Net Acres <u>1.43</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>C-3L</u> Proposed Zoning <u>C-3L</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>OPEN</u> Proposed Land Use <u>COMM. STORE.</u> Irrigation District # <u>UNITED</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>1500⁰⁰</u>	
	Parcel # <u>1015049</u> Tax Dept. Review <u>1015049</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>1.90 A/C o/o LOT 108, PRIDE O TEXAS SUBD. H.C.T</u>		
Owner	Name <u>ADOLFO GUTIERREZ</u> Phone <u>956-791-2265</u>	
	Address <u>811 E. CALTON RD.</u> E-mail <u>ADOLFO@FALCONBANK.COM</u>	
	City <u>LAREDO</u> State <u>TX</u> Zip <u>78041</u>	
Developer	Name <u>SAME AS OWNER</u> Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	
	Contact Person _____	
Engineer	Name <u>DAVID O. SALINAS</u> Phone <u>956-682-9081</u>	
	Address <u>2221 DAFFODIL AVE</u> E-mail <u>D.SALINAS@SALINASENGINEERING.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
	Contact Person _____	
Surveyor	Name _____ Phone _____	
	Address _____ E-mail _____	
	City _____ State _____ Zip _____	

ENTERED

OCT 12 2022

Initial: DM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

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

Signature  Date 10-11-22

Print Name DAVID O. SALINAS

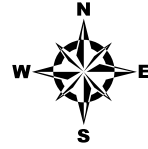
Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application

LOCATION

PROPOSED
KAMARY
SUBDIVISION
LOT 1

WARE RD



ESCABA, I
VACANT 109-00
3900

S.H. 107

SUBDIVISION

10

-10
3921

-00
3901

-00
3817

-10
3805

-20
11600

-22
11500

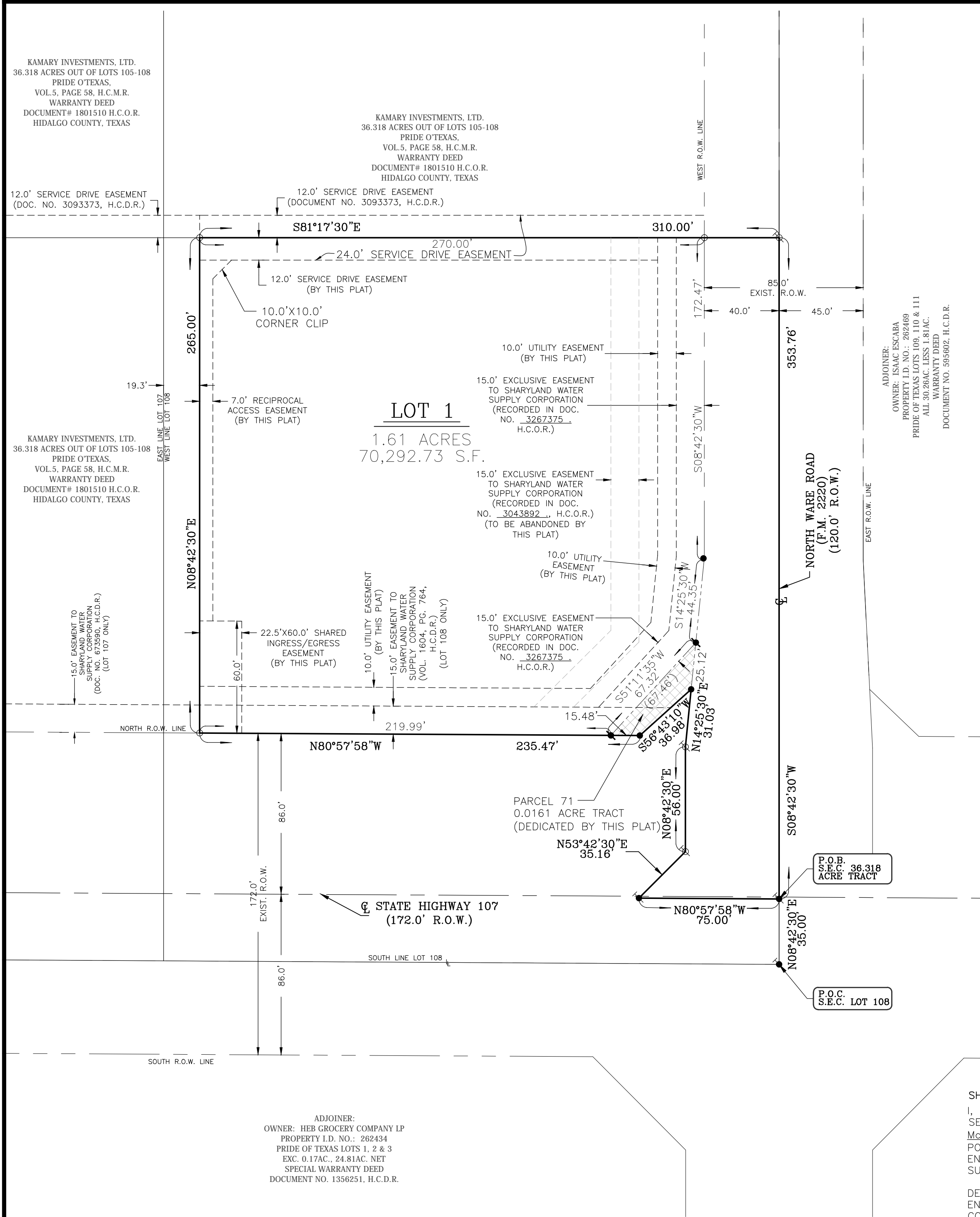
-00
-05
11421

-10
11408

130

ERICA SUBDIVISION
LOT 1

JA



LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- FOUND 5/8" IRON ROD WITH 3 1/4" ALUMINUM DISK
- FOUND NAIL
- SET NAIL
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

- GENERAL PLAT NOTES:**
- MINIMUM SETBACK LINE ON STATE HIGHWAY 107= 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. MINIMUM SETBACK LINE ON WARE ROAD (E.M. 2220) = 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS. OTHER SETBACK IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "X" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 06/06/2000, COMMUNITY PANEL NO. 480334 0235 0
 - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE 20.0 INCHES ABOVE THE TOP OF THE CENTER OF THE WEST BOUND LANE OF S.H. 107.
 - A 5.0' WIDE MINIMUM SIDEWALK IS REQUIRED ON N. WARE ROAD AND STATE HIGHWAY 107.
 - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 12,484.15 CUBIC- FEET, OR, 0.29 ACRE- FEET OF DRAINAGE RUNOFF VOLUME.
 - THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
 - NO POTABLE DRINKING WATER WELL IS LOCATED WITHIN 150.0 FEET FROM THIS SUBDIVISION.
 - 6' BUFFER IS REQUIRED ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/ USES. AN 8' MASONRY BUFFER IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
 - SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - MCALLEN SURVEY CONTROL POINT NO. 33, LOCATED ON THE EAST BOUND LANE OF WARE ROAD 54 FT EAST OF THE EDGE OF PAVEMENT OF WARE ROAD AND 196 FT NORTH FROM THE CENTER LINE OF THE WATER TREATMENT PLANT DRIVEWAY MC 33 ELEVATION 118.60 FT.
 - ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
 - SHARED ACCESS IS BEING PROVIDED AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN BETWEEN LOT 1 AND THE ADJOINING PROPERTY TO THE WEST. ALL ACCESS EASEMENT(S) SHALL BE MAINTAINED BY PROPERTY OWNERS.

SHARYLAND CONDITIONAL APPROVAL:

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE KAMARY SUBDIVISION LOCATED AT MCALLEN, IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS DAY OF A.D. 2022. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICTS EXPENSE.

SECRETARY PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **KAMARY 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, WATER- COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER: KAMARY INVESTMENTS, LTD.
ADOLFO GUTIERREZ, PRESIDENT
7718 McPHERSON RD. BLDG. F
LAREDO, TEXAS 78045

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 2022.

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

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR DATE

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRPERSON
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



LOCATION MAP SCALE : 1" = 2000'

METES AND BOUNDS DESCRIPTION

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

COMMENCING AT A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID LOT 108 LOCATED WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY (S.H.) 107; THENCE, AS FOLLOWS:

NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF 35.0 FEET TO A NAIL FOUND FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 80 DEGREES 57 MINUTES 58 SECONDS WEST, COINCIDENT WITH A SOUTHERN LINE OF SAID 36.318 ACRE TRACT AND BEING ALONG A LINE PARALLEL TO THE NORTH RIGHT-OF-WAY OF SAID S.H. 107, A DISTANCE OF 75.0 FEET TO A NAIL FOUND WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107 FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 53 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 35.16 FEET TO A NAIL SET FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF 56.0 FEET TO A NAIL SET FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 14 DEGREES 25 MINUTES 30 SECONDS EAST, A DISTANCE OF 31.03 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF A 25.0 FOOT BY 25.0 FOOT CORNER CLIP LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD FOR AN INSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, SOUTH 56 DEGREES 43 MINUTES 10 SECONDS WEST, COINCIDENT WITH SAID CORNER CLIP BEING WITH THE SOUTH RIGHT-OF-WAY OF SAID S.H. 107, A DISTANCE OF 36.98 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND AT THE END OF SAID CORNER CLIP FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 80 DEGREES 57 MINUTES 58 SECONDS WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF 235.47 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(7) THENCE, NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF 265.0 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST, ALONG A LINE LOCATED AT A RIGHT ANGLE TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF 235.0 FEET PASS THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD, AT A DISTANCE OF 310.0 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE EAST LINE OF SAID LOT 108 LOCATED WITHIN THE RIGHT-OF-WAY OF SAID WARE ROAD FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 108, A DISTANCE OF 353.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1.99 GROSS ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS.

KAMARY SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: JANUARY 17, 2022
JOB NUMBER: SP-12-22591
OWNER: KAMARY INVESTMENTS, LTD.
7718 McPHERSON RD. BLDG. F
LAREDO, TEXAS 78045

SEA
SALINAS ENGINEERING & ASSOCIATES
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

PRINCIPAL CONTACTS				
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: KAMARY INVESTMENTS, LTD.	7718 McPHERSON RD. BLDG. F	LAREDO, TEXAS 78045	(956) 723-2265	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/14/2022

SUBDIVISION NAME: KAMARY SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S.H. 107: 86 ft. from centerline for 172 ft. ROW existing

Paving: by the state Curb & gutter: by the state

**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 clarify 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 & gutter _____

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are required prior to recording

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Applied

Non-compliance

Applied

NA

NA

NA

ALLEYS

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

Non-compliance

SETBACKS	
<ul style="list-style-type: none"> * 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 	Applied
<ul style="list-style-type: none"> * Rear: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Sides: In accordance with the Zoning Ordinance, or greater for approved site plan or easements. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Corner **See Front setback above. **Zoning Ordinance: Section 138-356 	Applied
<ul style="list-style-type: none"> * Garage **Zoning Ordinance: Section 138-356 	NA
<ul style="list-style-type: none"> *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 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 	Applied
<ul style="list-style-type: none"> * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Required
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 	Applied
<ul style="list-style-type: none"> *Perimeter buffers must be built at time of Subdivision Improvements. 	Required
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy 	TBD
<ul style="list-style-type: none"> * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions needed: <ul style="list-style-type: none"> - Remove plat note #9 as it is not needed, site plan will be reviewed by the Planning and Development Departments. 	Non-compliance
<ul style="list-style-type: none"> * Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. 	Applied
<ul style="list-style-type: none"> * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. 	Applied

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

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V 	Compliance
<ul style="list-style-type: none"> * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Compliance
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording 	NA
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. 	Non-compliance
<ul style="list-style-type: none"> * Traffic Impact Analysis (TIA) required prior to final plat. 	TBD
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *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. 	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.</p>	Applied

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

LOCATION

WARE RD



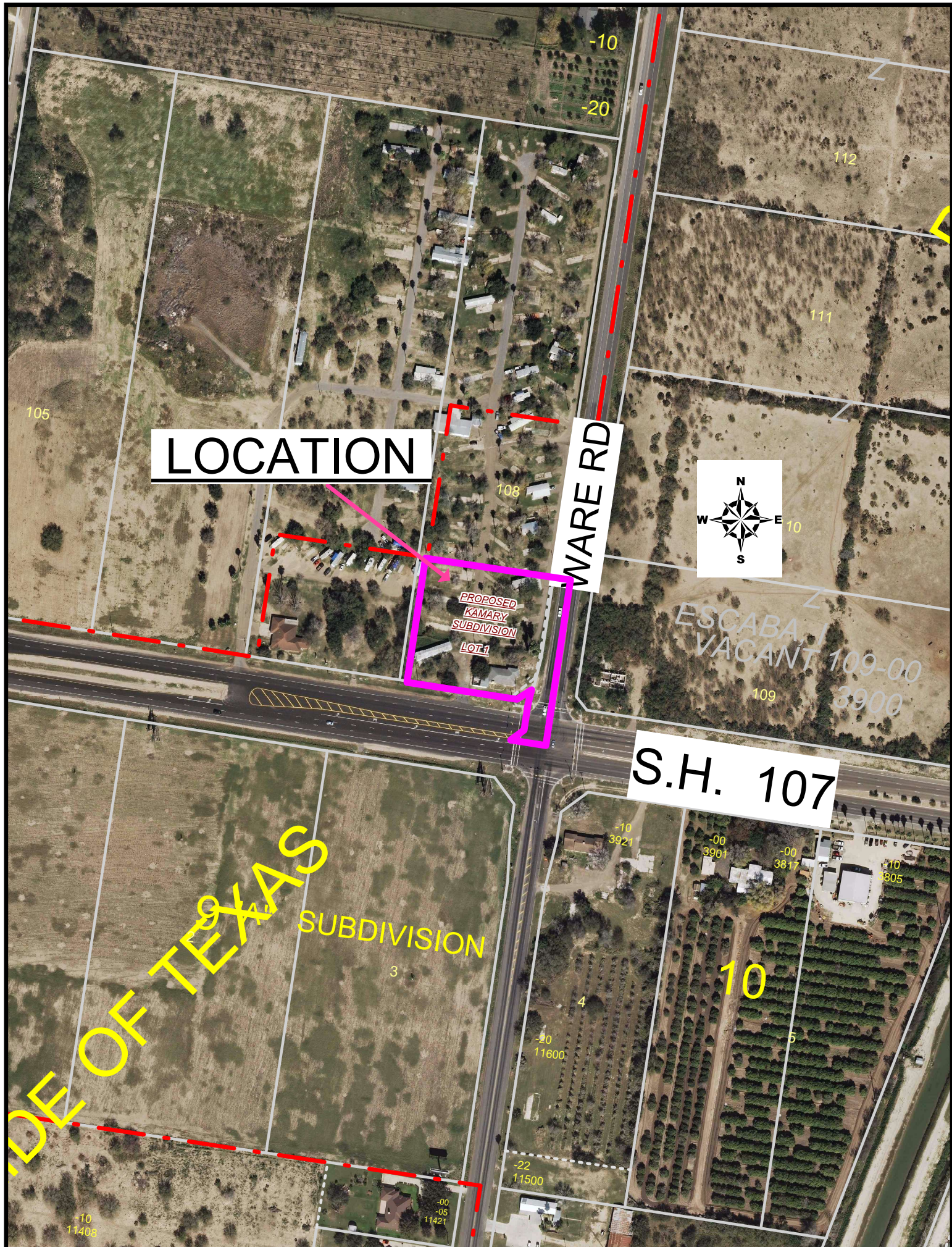
PROPOSED
KAMARY
SUBDIVISION
LOT 1

S.H. 107

ESCABA
VACANT 109-00
3900

SUBDIVISION

IDE OF TEXAS



Sub2022-0119



City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>KAMARU II SUBDIVISION</u>	
	Location <u>NWC WARE RD. & SH 107</u>	
	City Address or Block Number <u>4200 SH 107</u>	
	Number of Lots <u>1</u> Gross Acres <u>1.06</u> Net Acres <u>1.06</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C-3L</u> Proposed Zoning <u>C-3L</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____	
	Existing Land Use <u>OPEN</u> Proposed Land Use <u>COMM</u> Irrigation District # <u>UNITED</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due <u>1500</u> ^e	
	Parcel # <u>1237266</u> Tax Dept. Review <u>1237266</u>	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>1.06 AC O/O PARTS OF LOTS 107 & 108, PRIDE O' TEXAS</u>		
Owner	Name <u>ADOLFO GUTIERREZ</u>	Phone <u>956-763-1825</u>
	Address <u>811 E CALTON RD</u>	E-mail <u>ADOLFO@FALCONBANK.COM</u>
	City <u>LAREDO</u>	State <u>TX</u> Zip <u>78041</u>
Developer	Name <u>SAME AS OWNER</u>	Phone _____
	Address _____	E-mail _____
	City _____	State _____ Zip _____
	Contact Person _____	
Engineer	Name <u>DAVID O. SALINAS</u>	Phone <u>956-682-9081</u>
	Address <u>2221 DAFFODIL AVE</u>	E-mail <u>DSALINAS@SALINASENGINEERING.COM</u>
	City <u>MCALLEN</u>	State <u>TX</u> Zip <u>78501</u>
	Contact Person <u>DAVID SALINAS</u>	
Surveyor	Name _____	Phone _____
	Address _____	E-mail _____
	City _____	State _____ Zip _____

ENTERED

OCT 12 2022

Initial: DM

L.G.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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

Email Submittal Requirements

- \$225 Preliminary Review Fee and \$75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

PLAT TO SHOW:

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

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

Owners Signature

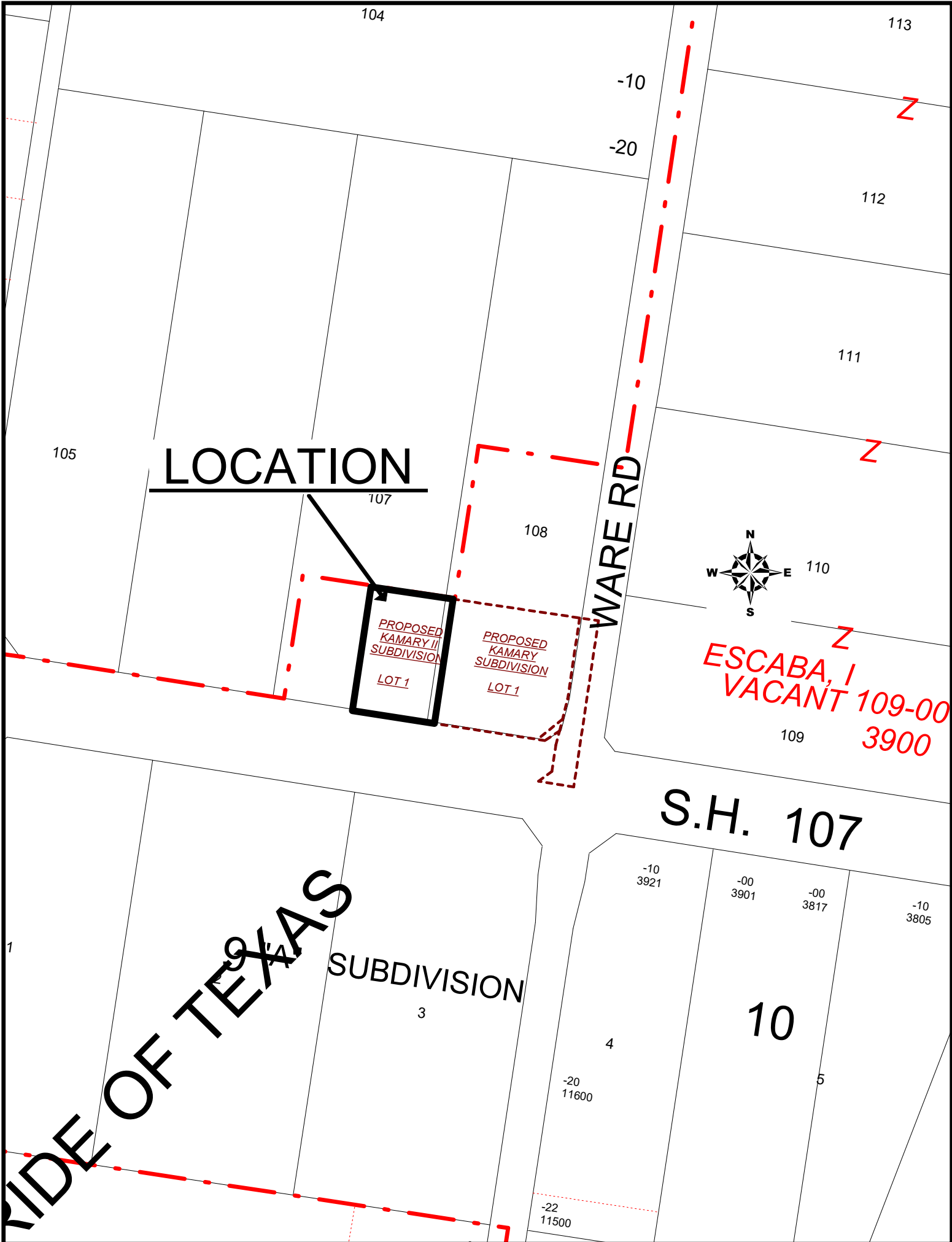
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 10-11-22

Print Name DAVID A SKINAS

Owner ☐ Authorized Agent ☒

The Planning Department is now accepting DocuSign signatures on application



104

113

-10

-20

112

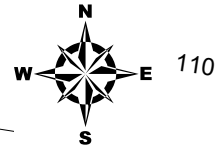
111

105

LOCATION

107

108



110

ESCABA, I
VACANT 109-00
3900

109

S.H. 107

-10
3921

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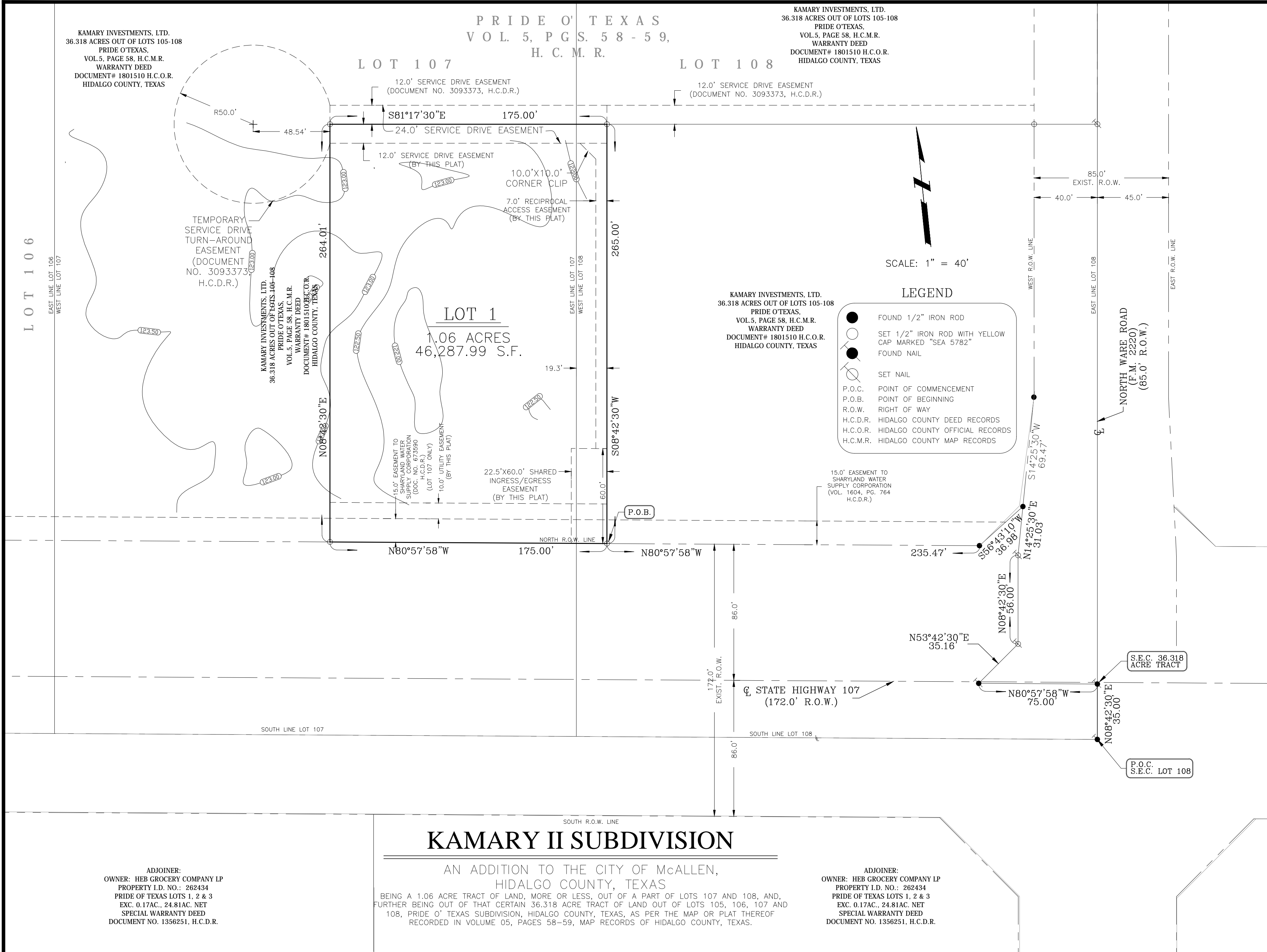
4

-20
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5

-22
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SIDE OF TEXAS
SUBDIVISION
3



STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **KAMARY II 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, WATER-COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER: KAMARY INVESTMENTS, LTD.
ADOLFO GUTIERREZ, PRESIDENT
7718 McPHERSON RD. BLDG. F
LAREDO, TEXAS 78045

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2022.

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

STATE OF TEXAS
CITY OF MCALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRPERSON
PLANNING AND ZONING COMMISSION

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____



METES AND BOUNDS DESCRIPTION

BEING A 1.06 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A PART OF LOTS 107 AND 108, AND, FURTHER BEING OUT OF THAT CERTAIN 36.318 ACRE TRACT OF LAND OUT OF LOTS 105, 106, 107 AND 108, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGES 58-59, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 1.06 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID LOT 108, THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, A DISTANCE OF **35.00 FEET** TO THE SOUTHEAST CORNER OF SAID 36.318 ACRE TRACT LOCATED IN THE CENTER OF WARE ROAD AND S.H. 107;

THENCE, **NORTH 80 DEGREES 57 MINUTES 58 SECONDS WEST**, COINCIDENT WITH A SOUTHERN LINE OF SAID 36.318 ACRE TRACT AND BEING ALONG A LINE PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF **75.0 FEET** TO A NAIL FOUND WITHIN THE RIGHT-OF-WAY OF SAID S.H. 107; THENCE,

NORTH 53 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF **35.16 FEET** TO A NAIL SET; THENCE,

NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF **56.0 FEET** TO A NAIL SET; THENCE,

NORTH 14 DEGREES 25 MINUTES 30 SECONDS EAST, A DISTANCE OF **31.03 FEET** TO A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF A 25.0 FOOT BY 25.0 FOOT CORNER CLIP LOCATED ON THE WEST RIGHT-OF-WAY LINE OF SAID WARE ROAD; THENCE,

SOUTH 56 DEGREES 43 MINUTES 10 SECONDS WEST, COINCIDENT WITH SAID CORNER CLIP BEING WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF **36.98 FEET** TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF SAID CORNER CLIP; THENCE,

NORTH 80 DEGREES 57 MINUTES 58 SECONDS WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF **235.47 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

- 1) THENCE, **NORTH 80 DEGREES 57 MINUTES 58 SECONDS WEST**, CONTINUING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID S.H. 107, A DISTANCE OF **175.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- 2) THENCE, **NORTH 08 DEGREES 42 MINUTES 30 SECONDS EAST**, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF **264.01 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- 3) THENCE, **SOUTH 81 DEGREES 17 MINUTES 30 SECONDS EAST**, ALONG A LINE LOCATED AT A RIGHT ANGLE TO THE EAST LINE OF SAID LOT 108, A DISTANCE OF **175.0 FEET** TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- 4) THENCE, **SOUTH 08 DEGREES 42 MINUTES 30 SECONDS WEST**, A DISTANCE OF **265.0 FEET** TO THE **POINT OF BEGINNING**, CONTAINING 1.06 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS
N:\SUBDIVISION\PLATS\KAMARY.ILSUB\1.06\072319

KAMARY II SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: JANUARY 17, 2022
JOB NUMBER: SP-18-24012
OWNER: KAMARY INVESTMENTS, LTD.
7718 McPHERSON RD. BLDG. F
LAREDO, TEXAS 78045

SEA
SALINAS ENGINEERING & ASSOC.
(P-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL, MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78073 (512) 239-5263

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINE ON STATE HIGHWAY 107= 75.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
OTHER SETBACK IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "X" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 06/06/2000, COMMUNITY PANEL NO. 480334 0295 D
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE 20.0 INCHES ABOVE THE TOP OF THE CENTER OF THE WEST BOUND LANE OF S.H. 107.
4. A 5.0' WIDE MINIMUM SIDEWALK IS REQUIRED ON STATE HIGHWAY 107.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 8,468.0 CUBIC-FEET, OR, 0.19 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
7. NO POTABLE DRINKING WATER WELL IS LOCATED WITHIN 150.0 FEET FROM THIS SUBDIVISION.
8. 6' BUFFER IS REQUIRED ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/ USES. AN 8' MASONRY BUFFER IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
9. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
10. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
11. MCALLEN SURVEY CONTROL POINT NO. 33, LOCATED ON THE EAST BOUND LANE OF WARE ROAD 54 FT EAST OF THE EDGE OF PAVEMENT OF WARE ROAD AND 196 FT NORTH FROM THE CENTER LINE OF THE WATER TREATMENT PLANT DRIVEWAY. MC 33, ELEVATION 118.60 FT.
12. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
13. SHARED ACCESS IS BEING PROVIDED AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN BETWEEN LOT 1 AND THE ADJOINING PROPERTY TO THE WEST. ALL ACCESS EASEMENT(S) SHALL BE MAINTAINED BY PROPERTY OWNERS.

PRINCIPAL CONTACTS				
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: KAMARY INVESTMENTS, LTD.	7718 McPHERSON RD. BLDG. F	LAREDO, TEXAS 78045	(956) 723-2265	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

SHARYLAND CONDITIONAL APPROVAL:
I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE KAMARY II SUBDIVISION LOCATED AT MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____ A.D. 2021. HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT DISTRICT'S EXPENSE.

SECRETARY _____

PRESIDENT _____



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/14/2022

SUBDIVISION NAME: KAMARY II SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

S.H. 107: 86 ft. from centerline for 172 ft. ROW existing
Paving: by the state Curb & gutter: by the state
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are required prior to recording.

Applied

Paving _____ Curb & gutter _____
**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan
**Monies must be escrowed if improvements are required prior to recording.

Applied

* 1,200 ft. Block Length

NA

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts

NA

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

NA

**Subdivision Ordinance: Section 134-105

ALLEYS

ROW: 20 ft. Paving: 16 ft.
* 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.

Non-compliance

* Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

SETBACKS

* Front: S. H. 107: Proposing: 75 ft. or greater for easements or site plan.

**Zoning Ordinance: Section 138-356

Applied

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

**Zoning Ordinance: Section 138-356

Applied

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

**Zoning Ordinance: Section 138-356

Applied

* Corner

**Zoning Ordinance: Section 138-356

NA

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

* Garage **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	NA
	Applied
SIDEWALKS	
* 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.	Applied
	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	Applied
	Applied
	Required
NOTES	
* 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. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
	Non-compliance
	Applied
	Applied
	NA
	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
	Compliance

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

ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Compliance
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *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 northeast corner shown plat prior to final. Corner clips subject to increase to 20 ft. by 20 ft.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVAL.	Applied

LOCATION

WARE RD

S.H. 107



PROPOSED
KAMARY III
SUBDIVISION
LOT 1

PROPOSED
KAMARY
SUBDIVISION
LOT 1

ESCABA /
VACANT 109-00
3900

IDE OF TEXAS
SUBDIVISION
3

10

SUB2022-0116



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

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

Project Description	Subdivision Name <u>SMT McAllen II Land LLC</u> Location <u>0 N 23rd St - corner of Wisteria Ave and Depot Rd</u> City Address or Block Number <u>4801 N. 23rd ST.</u> Number of lots <u>2</u> Gross acres <u>4.939</u> Net acres <u>4.767</u> Existing Zoning <u>I-1</u> Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>Raw Land</u> Proposed Land Use <u>Battery energy storage facility</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Parcel No. <u>210758</u> Tax Dept. Review <u>[Signature]</u> Legal Description <u>See attached Schedule A</u>
Owner	Name <u>Antigua Investments LLC</u> Phone <u>412.855.4376</u> Address <u>501 N Bridge Street, 248</u> City <u>Hidalgo</u> State <u>TX</u> Zip <u>78557</u> E-mail _____
Developer	Name <u>SMT McAllen II LLC</u> Phone <u>480.252.5496</u> Address <u>3437 Iris Ct, Boulder, CO</u> City _____ State _____ Zip _____ Contact Person <u>David Spotts</u> E-mail <u>david@smtenergy.com</u>
Engineer	Name <u>Melden & Hunt</u> Phone <u>956.330.9454</u> Address <u>115 W. McIntyre, Edinburg, TX 78541</u> City _____ State _____ Zip _____ Contact Person <u>Robert Tamez</u> E-mail <u>Robert@meldenandhunt.com</u>
Surveyor	Name <u>Melden & Hunt</u> Phone <u>956.330.9454</u> Address <u>115 W. McIntyre, Edinburg, TX 78541</u> City <u>Robert@meldenandhunt.com</u> State _____ Zip _____ <div style="text-align: right;"> ENTERED SEP 30 2022 Initial: <u>AK</u> </div>

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

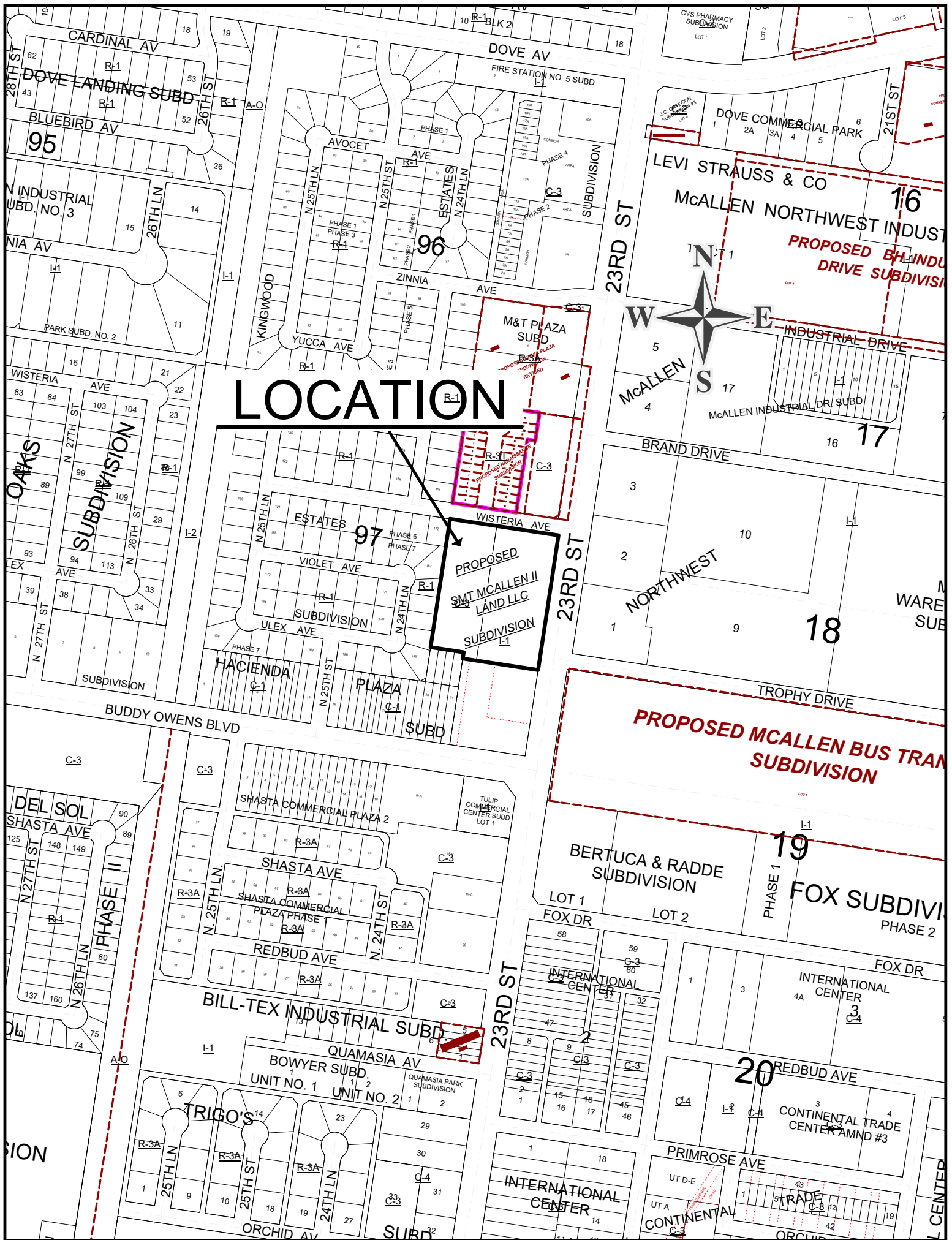
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature David Spotts Date 9/29/22

Print Name David J. Spotts

Owner ☐

Authorized Agent ☒



FINAL PLAT OF
SMT MCALLEN II LAND LLC
BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 4.939 ACRES
SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING
A PART OR PORTION OUT OF LOT 97, LA LOMITA IRRIGATION AND
CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 24, PAGE 68, H.C.D.R.
CITY OF MCALLEN, HIDALGO COUNTY, TEXAS

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480343 005 C MAP REVISED: NOVEMBER 02, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT: 15 FEET OR GREATER FOR EASEMENT
REAR: 5 FEET OR GREATER FOR EASEMENT
SIDES: 6 FEET OR GREATER FOR EASEMENTS.
CORNER: 10 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED.
- CITY OF MCALLEN BENCHMARK: NUMBER MC 59, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF 23RD ST AND BUDDY OWENS BLVD, LOCATED ALONG THE NORTH SIDE OF BUDDY OWENS BLVD, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16615383.725, E=1069959.13629, ELEV.=118.71
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 9,690 C.F.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISIONS IMPROVEMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- COMMON AREAS, PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 4.939 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 97, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, HIDALGO COUNTY DEED RECORDS, SAID 4.939 ACRES OUT OF A CERTAIN TRACT CONVEYED TO ANTIGUA INVESTMENTS, L.L.C. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2655384, HIDALGO COUNTY OFFICIAL RECORDS, SAID 4.939 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF LOT 112, KINGWOOD ESTATES SUBDIVISION PHASE VI, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 101, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81° 24' 28" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF WISTERIA AVENUE, AT A DISTANCE OF 418.10 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF 23RD STREET, CONTINUING A TOTAL DISTANCE OF 443.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 32" W WITHIN THE EXISTING RIGHT-OF-WAY OF 23RD STREET, A DISTANCE OF 502.65 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 28" W AT A DISTANCE OF 14.90 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF 23RD STREET, CONTINUING A TOTAL DISTANCE OF 308.71 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 35' 32" E A DISTANCE OF 19.98 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 28" W ALONG THE NORTH LINE OF HACIENDA PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 46, PAGE 152, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 124.29 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 35' 32" E ALONG THE EAST LINE OF KINGWOOD ESTATES SUBDIVISION PHASE VII, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44, PAGE 58, HIDALGO COUNTY MAP RECORDS, AND THE EAST LINE OF SAID KINGWOOD ESTATES SUBDIVISION PHASE VI, A DISTANCE OF 482.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.939 ACRES OF WHICH 0.172 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF 23RD STREET, LEAVING A NET OF 4.767 ACRES OF LAND, MORE OR LESS.

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

CHAIRMAN, PLANNING COMMISSION

DATE

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

MAYOR, CITY OF MCALLEN

DATE

CITY SECRETARY

DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS

THE _____ DAY OF _____ 20 ____.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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

PRESIDENT

SECRETARY

STATE OF TEXAS §
COUNTY OF HIDALGO §

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SMT MCALLEN II LAND LLC AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MISSION, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MISSION.

JORGE CANTU, MEMBER
ANTIGUA INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY,
501 N. BRIDGE ST., APT. 248, HIDALGO,
HIDALGO COUNTY, TEXAS 78557

DATE:

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JORGE CANTU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

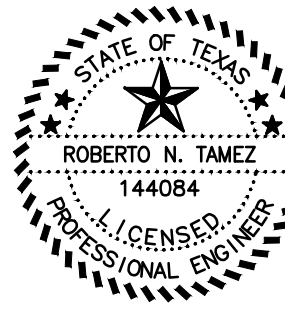
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20 ____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

ROBERTO N. TAMEZ, PROFESSIONAL ENGINEER No. 144084
STATE OF TEXAS

DATE PREPARED: 09/22/2022
ENGINEERING JOB # 22075.00



STATE OF TEXAS
COUNTY OF HIDALGO

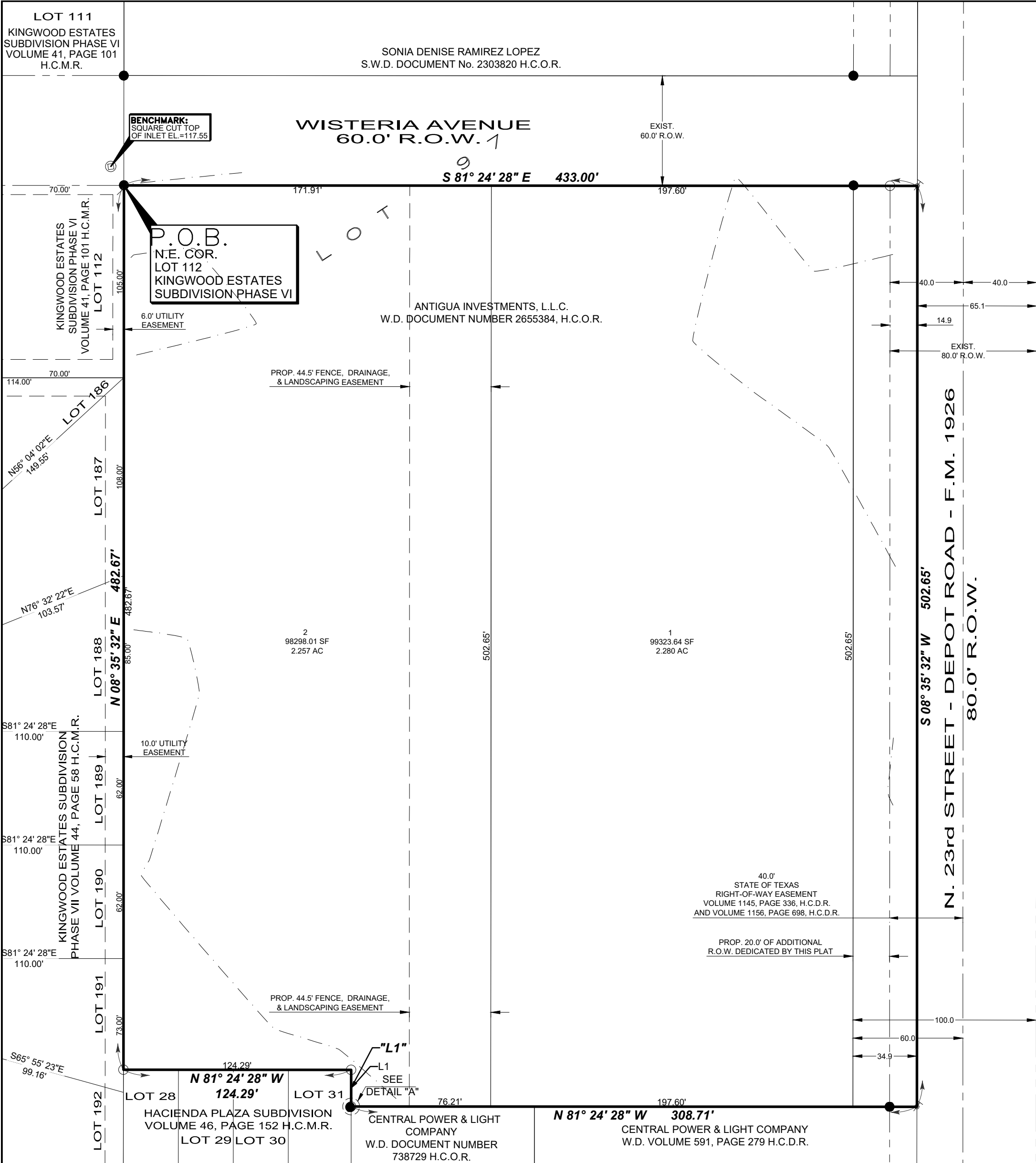
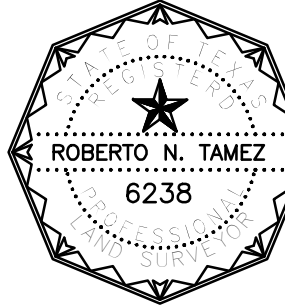
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED THIS THE _____ DAY OF _____, 20 ____.

ROBERTO N. TAMEZ, R.P.L.S. No. 6238
STATE OF TEXAS

DATE

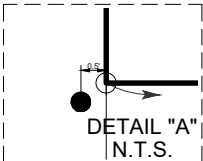
DATE PREPARED: 09/22/2022
SURVEY JOB # 22075.02



LEGEND

- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊗ SET "X" MARK ON CONCRETE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY

Lot Line Table		
Line #	Length	Direction
"L1"	19.98'	N08° 35' 32"E
L1	19.98'	N08° 35' 32"E



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
JORGE CANTU	501 N. BRIDGE ST., APT. 248	HIDALGO, TX 78557	C/O (956) 381-0981	C/O (956) 381-1839	
ENGINEER:	KELLEY A. HELLER-VELA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: G.F.	DATE 09/29/22
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/14/2022

SUBDIVISION NAME: SMT MCALLEN II LAND LLC

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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 Thoroughfare Plan

**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 & gutter _____

**Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan

**Monies must be escrowed if improvements are required prior to recording.

* 1,200 ft. Block Length

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

Applied

NA

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

Revisions required:

- Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* 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

Non-compliance

Non-compliance

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

<p>* 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</p> <p>* 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</p> <p>* Garage **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	NA
	Applied
SIDEWALKS	
<p>* 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</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Non-compliance
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*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.</p>	Applied
	Applied
	Non-compliance
NOTES	
<p>* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* 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.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	TBD
	Applied
	Non-compliance
	Applied

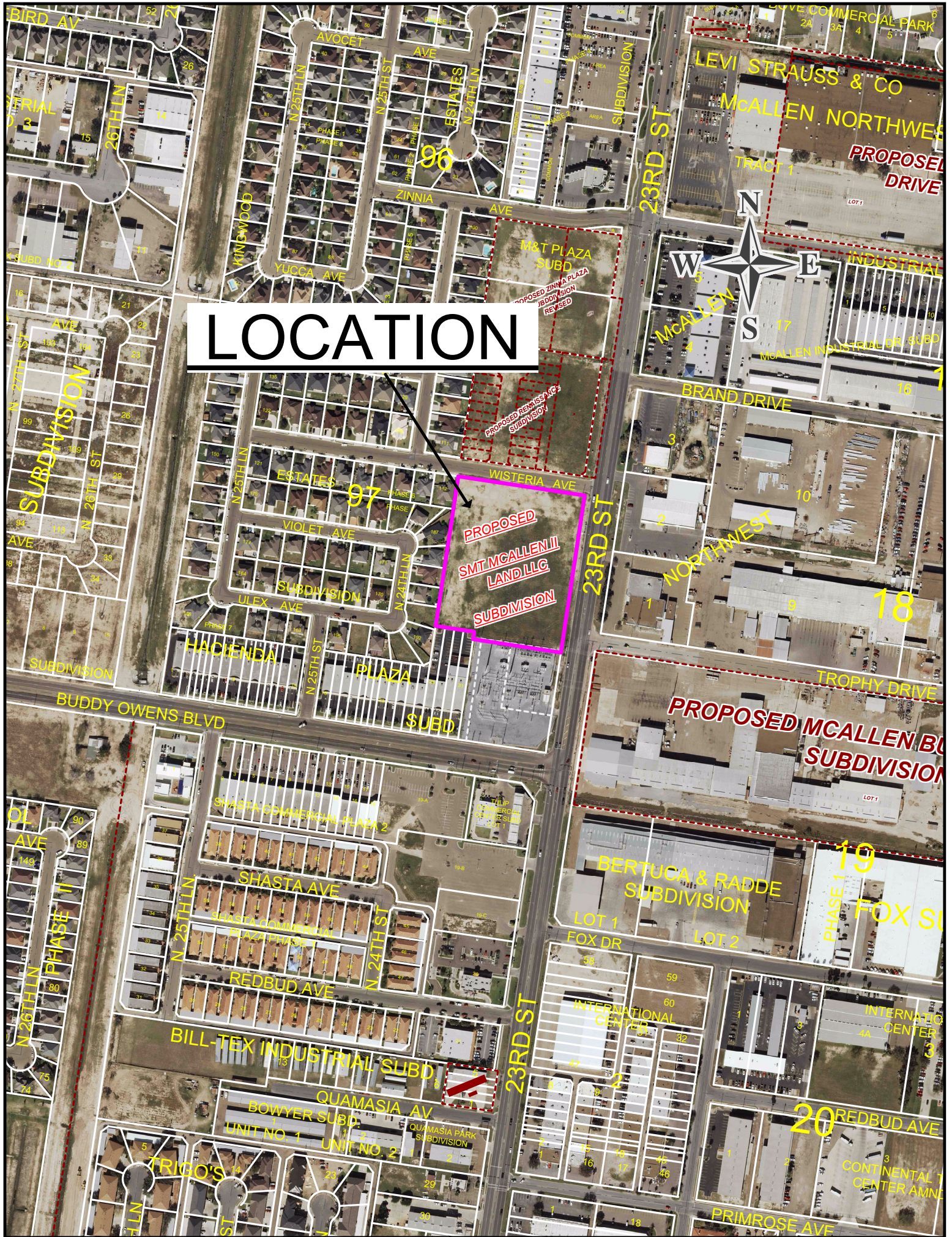
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

<ul style="list-style-type: none"> * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
<ul style="list-style-type: none"> * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 	NA
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets **Subdivision Ordinance: Section 134-1 	Compliance
<ul style="list-style-type: none"> * Minimum lot width and lot area **Zoning Ordinance: Section 138-356 	Compliance
ZONING/CUP	
<p>Lot 1:</p> <ul style="list-style-type: none"> * 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. <p>Lot 2:</p> <ul style="list-style-type: none"> * Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Compliance
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. 	NA
<ul style="list-style-type: none"> * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording 	NA
<ul style="list-style-type: none"> * Pending review by the Parkland Dedication Advisory Board and CC. 	NA
TRAFFIC	
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation for Battery Storage will be waived. 	Compliance
<ul style="list-style-type: none"> * As per Traffic Department, Trip Generation for Battery Storage will be waived, Traffic Impact Analysis (TIA) not required. 	NA
COMMENTS	
<p>Comments:</p> <ul style="list-style-type: none"> *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 	Applied

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT OT CONDITIONS NOTED, DRAINAGE, AND UITLITY APPROVALS.	Applied

LOCATION



Sub2022-0115



City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Fire Station Number 8</u>	
	Location <u>North west corner of Estancia Subdivision</u>	
	City Address or Block Number <u>14300 W. SHARY RD</u>	
	Number of Lots <u>1</u> Gross Acres <u>2.290</u> Net Acres <u>2.290</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>R-1</u> Proposed Zoning _____ Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use _____ Proposed Land Use <u>Fire Station</u> Irrigation District # <u>United Irr</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>1380458</u> Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input checked="" type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>2.290 Acres out of Sections 227 and 232 Texas-Mexican Railway Company's Survey Volume 4, Pages 142-143 H.C.D.R City of McAllen</u>		
Owner	Name <u>City of McAllen</u> Phone <u>956-681-1250</u>	
	Address <u>311 N. 15th St. McAllen</u> E-mail _____	
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>	
Developer	Name <u>City of McAllen</u> Phone <u>956-681-1250</u>	
	Address <u>311 N. 15th St. McAllen</u> E-mail _____	
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>	
	Contact Person _____	
Engineer	Name <u>MELDEN & HUNT, INC.</u> Phone <u>956.381.0981</u>	
	Address <u>115 W. MCTYRE ST. - EDINBURG, TX 78541</u> E-mail <u>MARIO@MELDENANDHUNT.COM</u>	
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78541</u>	
	Contact Person <u>Kelley Heller-Vela/ Mario A. Reyna</u>	
Surveyor	Name <u>MELDEN & HUNT, INC.</u> Phone <u>956.381.0981</u>	
	Address <u>115 W. MCTYRE ST. - EDINBURG, TX 78541</u> E-mail <u>Robert@meldenandhunt.com</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u>	



36.

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

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

Signature Kelley A. Heller-Vela Date 9/22/22

Print Name Kelley Heller-Vela/ Mario A. Reyna

Owner ☐

Authorized Agent ☒

A&M TRES LAGOS SUBDIVISION

LOT 1

C-4

R-3T

R-3A

R-1

IDEA TRES LAGO
SUBDIVISION

LOT 1

C-4

LAGOS

BLVD

R-3A

C-4

PROPOSED

PROPOSED FAMILY
CHURCH AT TRES LAGOS
SUBDIVISION

C-4

PHASE 2

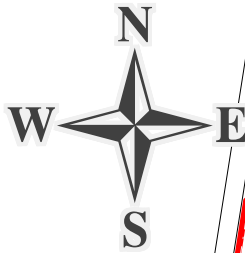
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CASCADA

GOS

ION

ION



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TEX-MEX

SHARY RD

RUSSEL ROAD

PROPOSED
FIRE STATION #8
SUBDIVISION

ESCONDIDO

AT

TRES

SUBD

LAGOS

LOST CREEK LN

CA 9

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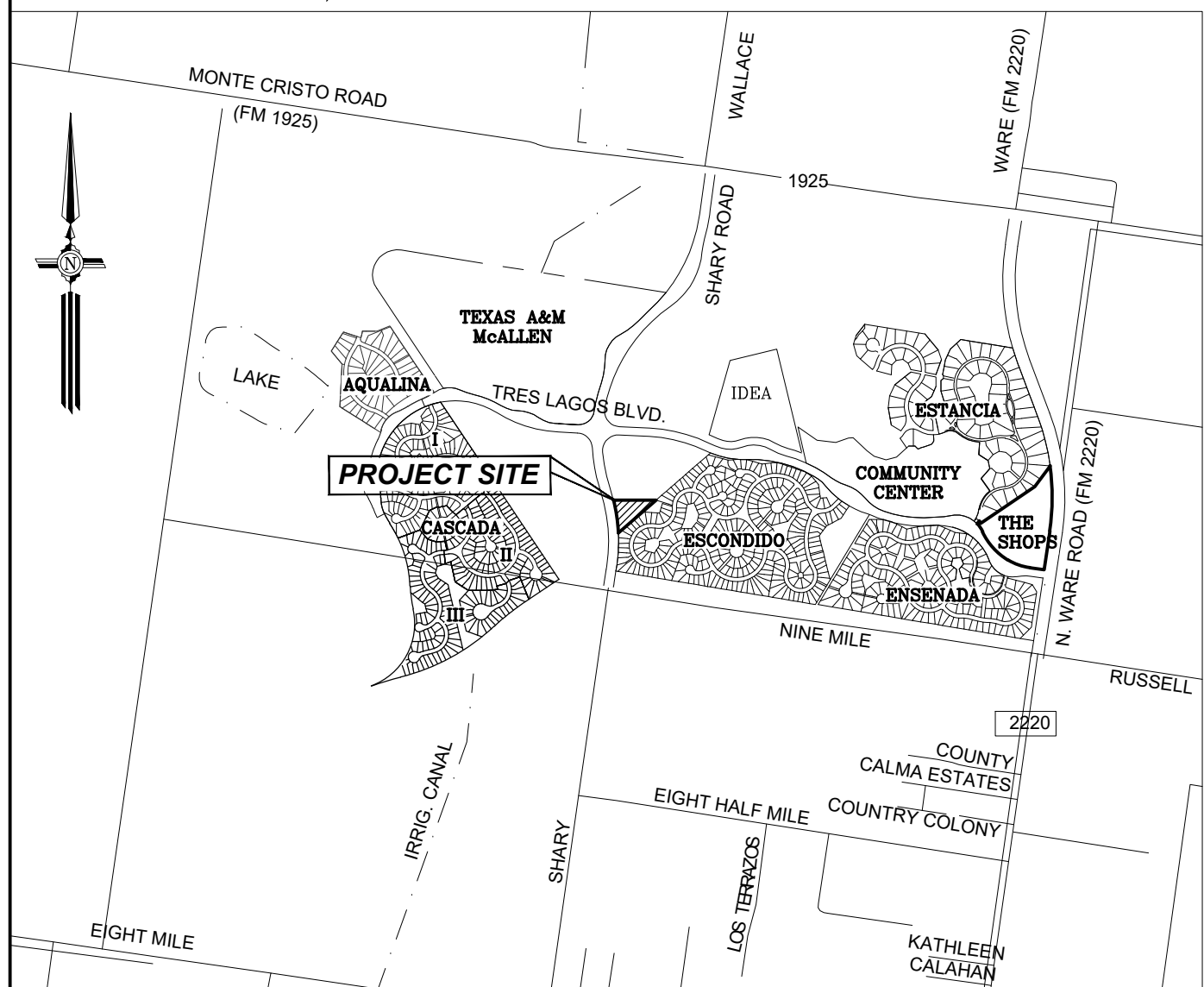
1607

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1622

1627



BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/14/2022

SUBDIVISION NAME: FIRE STATION NUMBER 8

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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.

Applied

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

Compliance

NA

NA

ALLEYS

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

Applied

SETBACKS

* 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

Non-compliance

Non-compliance

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

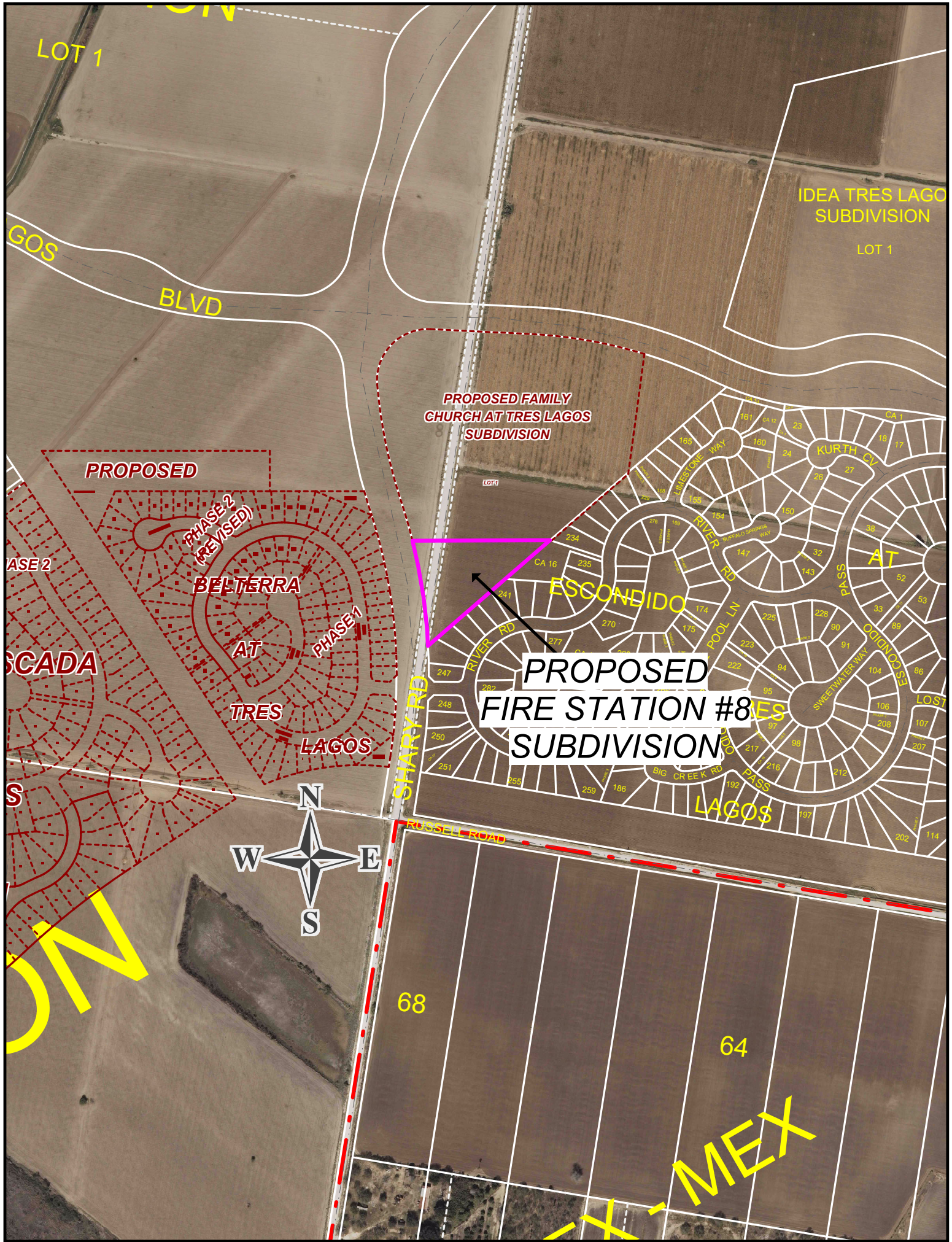
<p>* Sides: In accordance with the Zoning Ordinance, or approved site plan, or greater for easements, whichever is greater applies. Revisions needed: -Revise note as shown above prior to final. **Proposing Sides: In accordance with zoning ordinance or greater for easements. ***Zoning Ordinance: Section 138-356</p> <p>* Corner: Interior Lot **Zoning Ordinance: Section 138-356</p> <p>Garage: 18 ft., except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	NA
	NA
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required along N. Shary Road. Revisions Needed: -Finalize sidewalk note requirements prior to final</p> <p>*Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Required
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
NOTES	
<p>*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.</p> <p>* 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.</p> <p>* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	Applied
	Applied
	NA
	NA

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

<ul style="list-style-type: none"> * Public Improvement District (PID) or Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 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 (PID) or Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. 	Applied
	Applied
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Lots fronting public streets. **Subdivision Ordinance: Section 134-1 * Minimum lot width and lot area. **Zoning Ordinance: Section 138-356 	Compliance
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * 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 	Non-compliance
	Applied
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording * Pending review by the City Manager's Office. 	NA
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * 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. 	Non-compliance
	TBD
COMMENTS	
<ul style="list-style-type: none"> Comments: *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. 	Applied

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

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



LOT 1

IDEA TRES LAGO
SUBDIVISION

LOT 1

PROPOSED FAMILY
CHURCH AT TRES LAGOS
SUBDIVISION

PROPOSED

PHASE 2
(REVISED)

BELTERRA

AT

TRES

LAGOS

ESCONDIDO

PROPOSED
FIRE STATION #8
SUBDIVISION

LAGOS

68

64

MEX

Sub 2022-0114

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information	Subdivision Name <u>Fire Fighter Training Facility</u>	
	Location _____	
	City Address or Block Number <u>10700 N LA LOMITA RD</u>	
	Number of Lots <u>1</u> Gross Acres <u>15.00</u> Net Acres <u>15.00</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>A-0</u> Proposed Zoning _____ Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use _____ Proposed Land Use <u>Training Facility</u> Irrigation District # <u>1</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential _____	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>193782</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>15.000 +/- Acres out of Lot 19 , La Lomita Irrigation & Construction Company</u> Subdivision, Volume 24 , Pages 67-68 H.C.D.R City of McAllen ,Hidalgo County Texas		
Owner	Name <u>City of McAllen</u> Phone <u>956-681-1250</u>	
	Address <u>311 N. 15th St. McAllen</u> E-mail _____	
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>	
Developer	Name <u>City of McAllen</u> Phone <u>956-681-1250</u>	
	Address <u>311 N. 15th St. McAllen</u> E-mail _____	
	City <u>McAllen</u> State <u>Tx</u> Zip <u>78504</u>	
	Contact Person _____	
Engineer	Name <u>MELDEN & HUNT, INC.</u> Phone <u>956.381.0981</u>	
	Address <u>115 W. MCTYRE ST. - EDINBURG, TX 78541</u> E-mail <u>MARIO@MELDENANDHUNT.COM</u>	
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78541</u>	
	Contact Person <u>Kelley Heller-Vela/ Mario A. Reyna</u>	
Surveyor	Name <u>MELDEN & HUNT, INC.</u> Phone <u>956.381.0981</u>	
	Address <u>115 W. MCTYRE ST. - EDINBURG, TX 78541</u> E-mail <u>Robert@meldenandhunt.com</u>	
	City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u>	



G.

Proposed Plat Submittal

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

PLAT TO SHOW:

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

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

Minimum Developer's Requirements Submitted with Application

Owners Signature

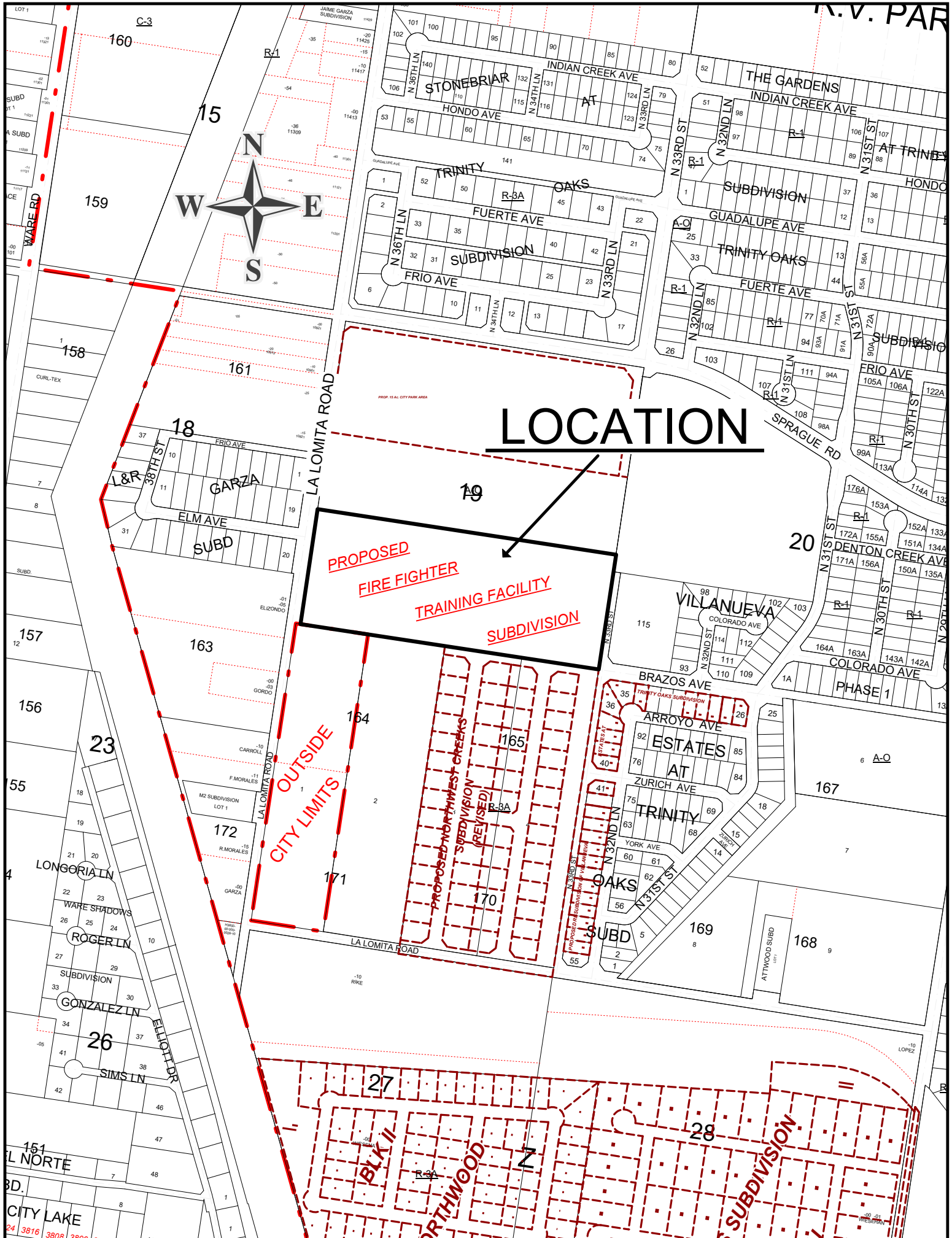
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Kelley Heller-Vela Date 9/22/22

Print Name Kelley Heller-Vela/ Mario A. Reyna

Owner ☐

Authorized Agent ☒



LOCATION

PROPOSED
FIRE FIGHTER
TRAINING FACILITY
SUBDIVISION

CITY LIMITS

PROPOSED NORTHWEST CREEKS
SUBDIVISION
(REVISED)

BLK II
ORTHWOOD
SUBDIVISION





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/14/2022

SUBDIVISION NAME: FIRE FIGHTER TRAINING FACILITY

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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.

Paving _____ Curb & gutter _____

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

Paving _____ Curb & gutter _____

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

* 1,200 ft. Block Length.

**Subdivision Ordinance: Section 134-118

* 900 ft. Block Length for R-3 Zone Districts.

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac

**Subdivision Ordinance: Section 134-105

Non-compliance

Applied

Non-compliance

NA

NA

Compliance

NA

NA

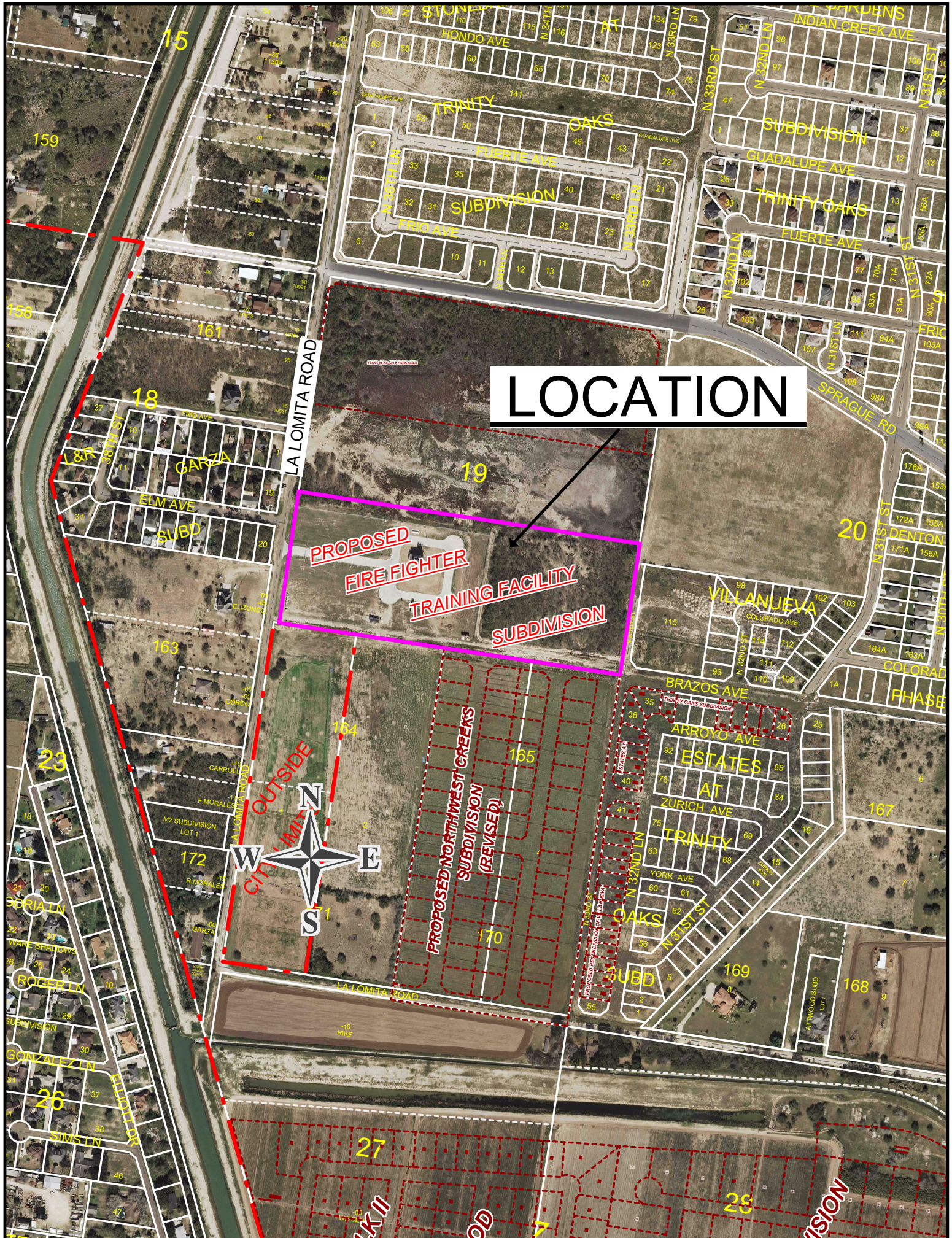
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ALLEYS	
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	Applied
SETBACKS	
* 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	Non-compliance
* 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	Non-compliance
* 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	Non-compliance
* 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	Non-compliance
* 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	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 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	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built prior to recording.	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 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	Applied
* 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.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* 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

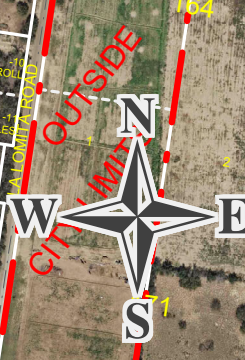
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
<p>* 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</p> <p>* 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</p>	Non-compliance
	Applied
PARKS	
<p>* Land dedication in lieu of fee.</p> <p>* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording</p> <p>* Pending review by the City Manager's Office.</p>	NA
	NA
	NA
TRAFFIC	
<p>* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.</p> <p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	Non-compliance
	TBD
COMMENTS	
<p>Comments: *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.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.</p>	Applied



LOCATION

PROPOSED
FIRE FIGHTER
TRAINING FACILITY
SUBDIVISION



PROPOSED NORTHWEST CREEKS
SUBDIVISION
(REVISED)

PROPOSED FIRE FIGHTER TRAINING FACILITY SUBDIVISION

S2950-00-000-0445-00

SUB2021-0066



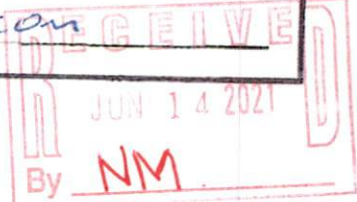
City of McAllen
Planning Department
APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name <u>Pioneer Estates Subdivision</u> Location <u>South east corner of N. Shary Rd and 6 Mile Line</u> City Address or Block Number <u>9400 N. SHARY RD</u> Number of lots <u>30</u> Gross acres <u>18.298</u> Net acres <u>17.408</u> Existing Zoning <u>R-1</u> Proposed <u>R-3A</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date <u>6/9/22</u> Existing Land Use <u>Vacant</u> Proposed Land Use <u>Multi-Family</u> Irrigation District # <u>Unit 1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>unknown</u> Legal Description <u>Being 10.201 Acres out of lot 4-5 of John H. Shary Subdivision</u>
Owner	Name <u>JoAnn Schoenring Leibowitz</u> Phone <u>281-721-2350</u> (956) 802-4785 Address <u>P.O. Box 156</u> City <u>Temple McAllen</u> State <u>TX</u> Zip <u>76803</u> E-mail <u>phil@acresconstruction.com</u>
Developer	Name <u>Aldape Development, LLC</u> Phone <u>(956) 802-4785</u> Address <u>4508 Tyler Ave</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78503</u> Contact Person <u>Javier Aldape / Gerardo Higuera</u> E-mail <u>acresconstruction@outlook.com</u> / <u>gerardo.acresconstruction@gmail.com</u>
Engineer	Name <u>Alas Engineering, LLC</u> Phone <u>(409) 537-1311</u> Address <u>3911 N 10th Street Suite H</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u> Contact Person <u>Marib A. Salinas</u> E-mail <u>msalinas@salinasengineering.com</u>
Surveyor	Name <u>Salinas Engineering & Assoc</u> Phone <u></u> Address <u>2221 Daffodil Ave.</u> City <u>McAllen</u> State <u>Texas</u> Zip <u>78501</u> E-mail <u>dsalinas@salinasengineering.com</u>

ENTERED

APR 01 2022

Initial: MS

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owners Signature

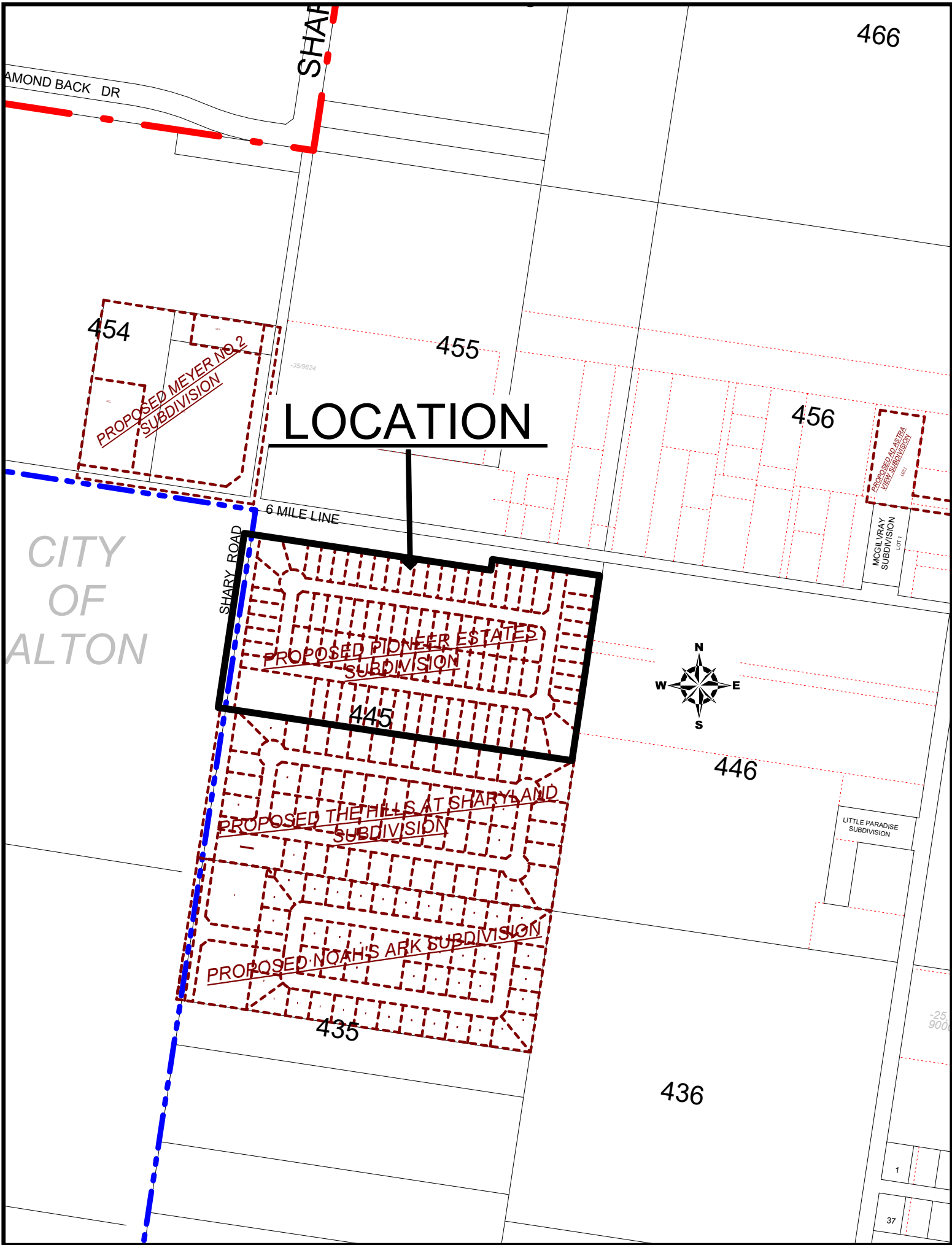
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 4/1/2022

Print Name Javier Aldape

Owner ☐

Authorized Agent ☐



466

AMOND BACK DR

SHARY

454
PROPOSED MEYER NO. 2
SUBDIVISION

455

LOCATION

456

PROPOSED NO. 45724
VIEW SUBDIVISION

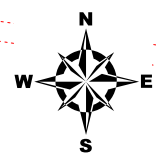
MCGILVRAY
SUBDIVISION
LOT 1

6 MILE LINE

CITY
OF
ALTON

SHARY ROAD

PROPOSED PIONEER ESTATES
SUBDIVISION
445



446

PROPOSED THE HILLS AT SHARYLAND
SUBDIVISION

LITTLE PARADISE
SUBDIVISION

PROPOSED NOAH'S ARK SUBDIVISION

435

436

-25
900

1

37



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/14/2022

SUBDIVISION NAME: PIONEER ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

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.

Paving _____ Curb & gutter _____

* 900 ft. Block Length for R-3 Zone Districts.

**Subdivision Ordinance: Section 134-118

Non-compliance

Non-compliance

Applied

Non-compliance

NA

Compliance

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

* 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 **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	Applied
SETBACKS	
* 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	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 Rear:10 feet or greater for easements. ****Zoning Ordinance: Section 138-356	Non-compliance
* 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	Non-compliance
* 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	Non-compliance
* 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	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 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	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built prior to recording.	Required

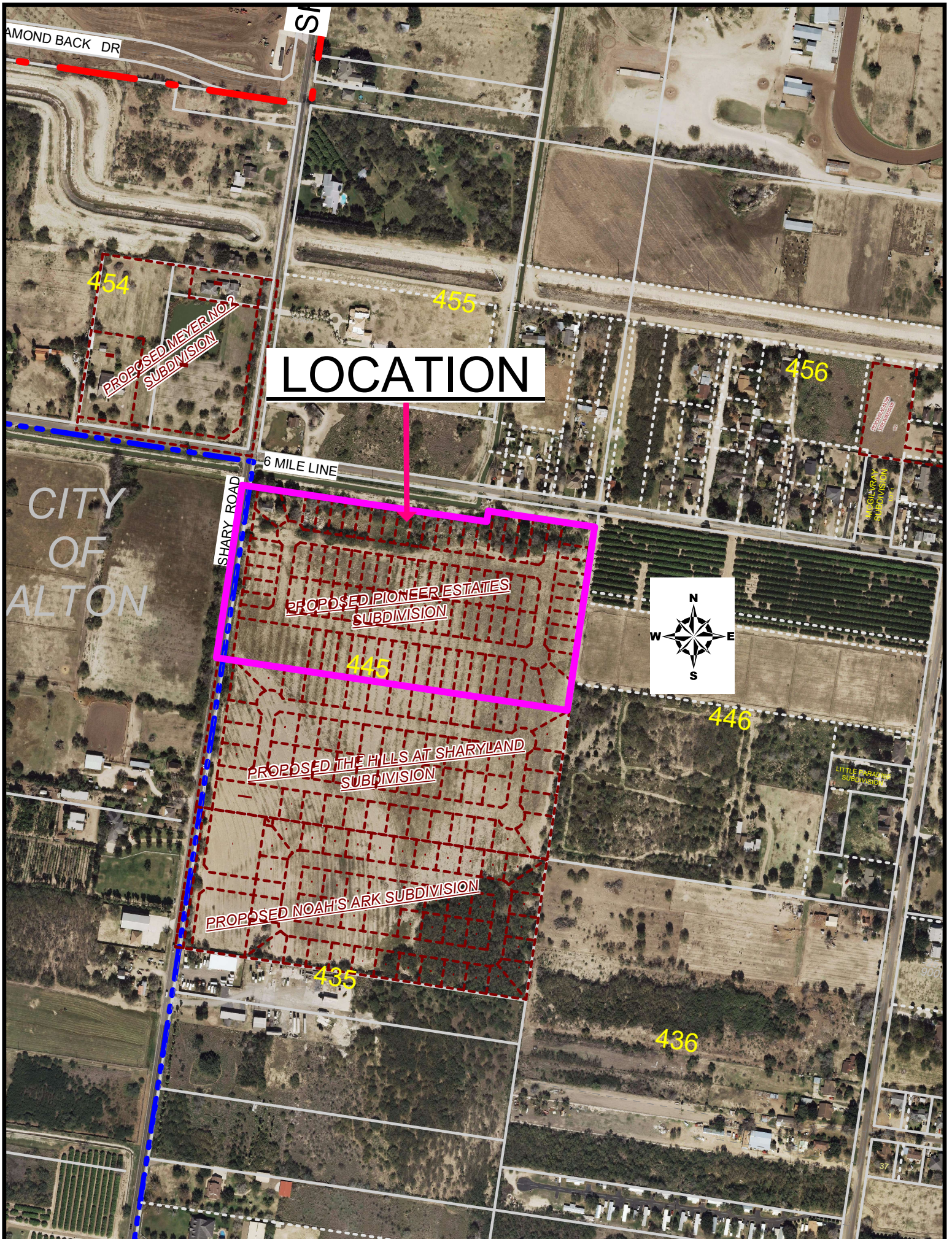
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
<p>* 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</p>	Non-compliance
<p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46</p>	Applied
<p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Required
NOTES	
<p>* 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</p>	Applied
<p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p>	Applied
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	NA
<p>* 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.</p>	Non-compliance
<p>* 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</p>	Non-compliance
<p>* 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</p>	Applied
ZONING/CUP	
<p>* 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</p>	Non-compliance

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

* 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	TBD
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
PARKS	
* 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.	Applied
* 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.	Applied
* 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.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required for updated land use 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 -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.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL IN REVISED PRELIMINARY FORM SUBJECT TO CONDIITONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied

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



AMOND BACK DR

S

454

PROPOSED MEYER NO. 2
SUBDIVISION

455

LOCATION

456

6 MILE LINE

SHARY ROAD

CITY
OF
ALTON

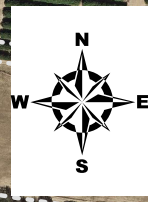
PROPOSED PIONEER ESTATES
SUBDIVISION

445

PROPOSED THE HILLS AT SHARYLAND
SUBDIVISION

PROPOSED NOAH'S ARK SUBDIVISION

435



446

LITTLE ENRAIDEN
SUBDIVISION

436

SUB2021-0004



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

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

Project Description	Subdivision Name <u>North Park on 107</u> Location <u>107 St approx 0.18 miles of 23 Rd.</u> City Address or Block Number <u>2501 SW 107</u> Number of lots <u>1</u> Gross acres <u>19.67</u> Net acres <u>19.67</u> Existing Zoning <u>R3A</u> Proposed <u>R3A</u> Rezoning Applied For <input type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Agriculture</u> Proposed Land Use <u>Residential</u> Irrigation District # _____ Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Parcel No. _____ Tax Dept. Review <u>Yvonne</u> Legal Description <u>19.67 Acres out of Lot II, Section 280 Texas - Mexican railway company survey subdivision Hidalgo County Texas</u>
Owner	Name <u>Robert H. Begian & Michele C. Begian</u> Phone _____ Address <u>2501 W. State Highway 107</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> E-mail _____
Developer	Name <u>Urban City Developers, LLC</u> Phone <u>(210) 540-4792</u> Address <u>4501 Expressway 83, Ste 10</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Marco Lopez</u> E-mail <u>mlopez@urbancitytx.com</u>
Engineer	Name <u>Trevino Engineering</u> Phone <u>(956) 283-8847</u> Address <u>200 S. 10th St. Ste 1303</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Iden Trevino / Karime Farachala</u> E-mail <u>ident@trevinoengineering.com, karime@trevinoengineering.com</u>
Surveyor	Name <u>Homero Gutierrez</u> Phone <u>(956) 369-0988</u> Address <u>PO BOX 548</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u>

JAN 26 2021

By CM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

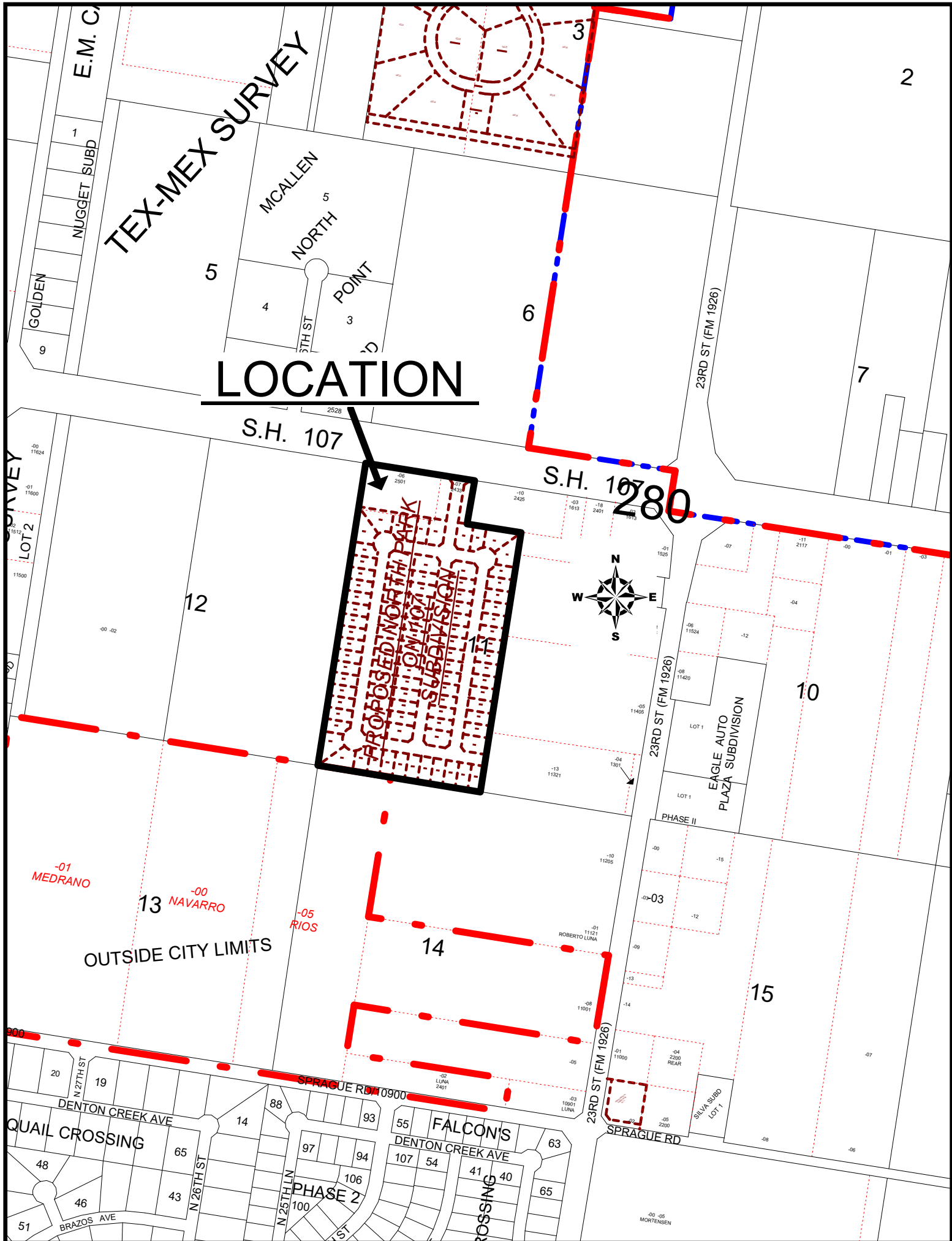
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

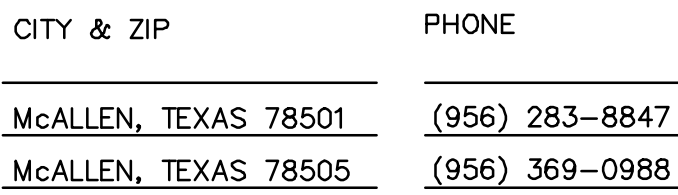
Signature _____ Date 1-26-21

Print Name ROXANA LOPEZ

Owner ☐

Authorized Agent ☐







City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/14/2022

SUBDIVISION NAME: NORTH PARK ON 107 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

State Highway 107: 150 ft. ROW
Paving: By the state Curb & gutter: By the state
Revisions needed:
-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.
-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 & gutter: 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 Thoroughfare Plan
**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 Thoroughfare Plan
**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 Thoroughfare Plan
**Monies must be escrowed if improvements are not constructed prior to recording.

Paving _____ Curb & gutter _____

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

* 900 ft. Block Length for R-3 Zone Districts.
**Subdivision Ordinance: Section 134-118

Non-compliance

Applied

Applied

Applied

NA

Applied

Applied

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

ALLEYS	
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 multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* 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	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 Rear:10 feet or greater for easements. ****Zoning Ordinance: Section 138-356	Non-compliance
* 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	Non-compliance
* 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	Non-compliance
* 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	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 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	Applied
* Perimeter sidewalks must be built or money escrowed if not built prior to recording.	Required

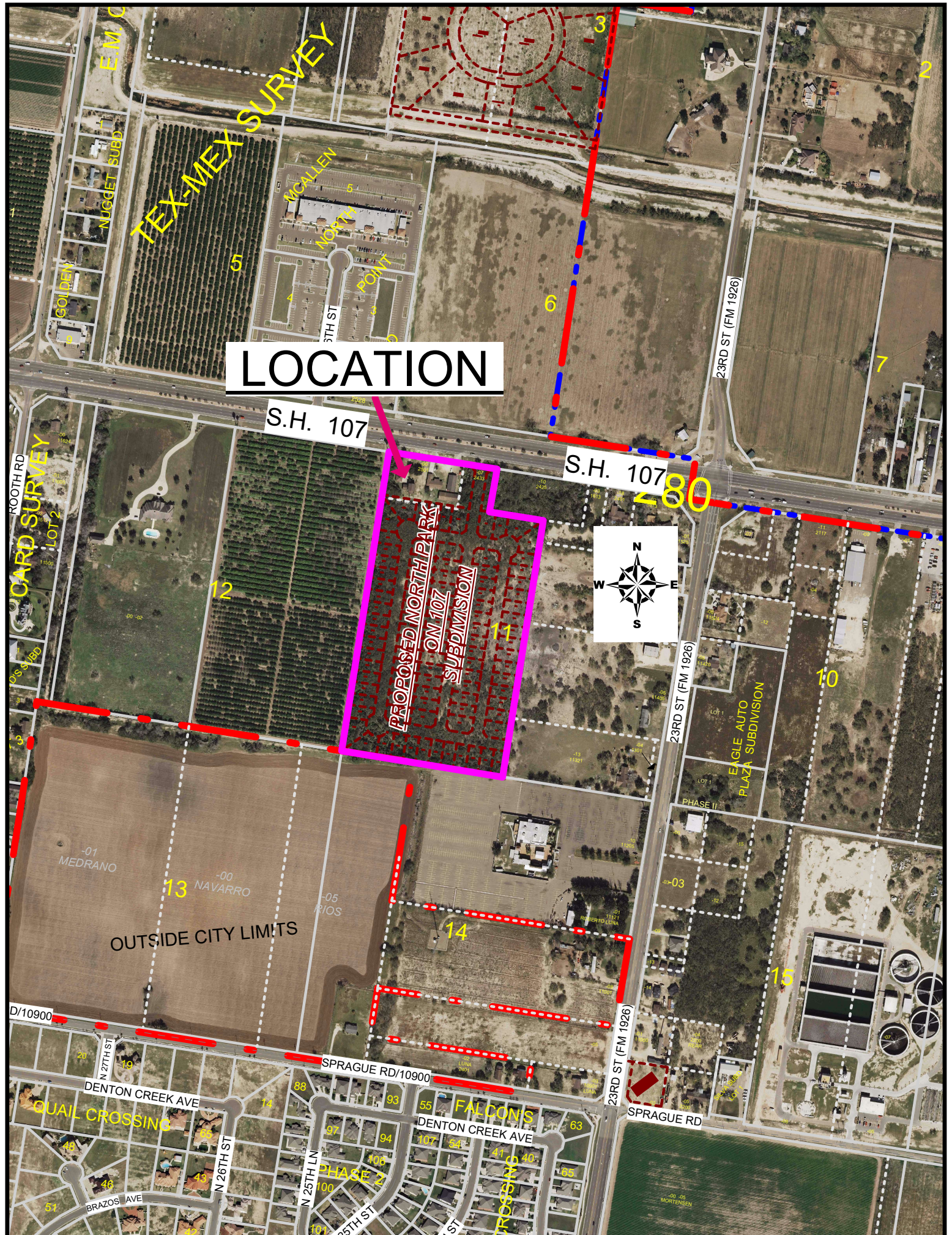
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

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's Access Management Policy	Applied
* Site plan must be approved by the Planning and development Departments prior to building permit issuance.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* 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 **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Non-compliance
* 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	Non-compliance
* 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	Applied
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance

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

ZONING/CUP	
* 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 * Rezoning Needed Before Final Approval. **Rezoning approved at P&Z meeting of August 16, 2022 and at City Commission on September 12, 2022. ***Zoning Ordinance: Section 138-176	Compliance
	NA
PARKS	
* 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.	TBD
	Non-compliance
	TBD
TRAFFIC	
* 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.	Non-compliance
	TBD
COMMENTS	
Comments: 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 be 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	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied

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



Memo

TO: Planning & Zoning Commission
FROM: Edgar I. Garcia, AICP, CNU-A, CPM
DATE: October 14, 2022
SUBJECT: City Commission Actions on October 10, 2022

CONDITIONAL USE PERMITS

1. Request of Antonio Baldemar Alvarez, for life of the use, for a single family dwelling on a commercial zone at Lot 13, Block 30, Hammond's Addition; 2014 Austin Ave
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
2. Request of Sara C. Lopez, for one year, for a food truck park at Lot 1, Lopez-Torres Subdivision; 4300 S Ware Rd
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
3. Request of Julian R. Aguilar, for one year, for a bar and vape shop at Lot A-1, Nolana Tower Subdivision; 400 Nolana Ave, Suite D
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended

REZONINGS

4. Initial zoning to R-1 at 9.394 acres out of Lot 396, John H. Shary Subdivision; 7201 N Taylor Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

2022 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS																								
	01/04/22	01/18/22	02/01/22	02/16/22	03/02/22	03/22/22	04/05/22	04/19/22	05/03/22	05/17/22	06/07/22	06/21/22	07/06/22	07/19/22	08/02/22	08/16/22	09/07/22	09/20/22	10/04/22	10/18/22	11/01/22	11/16/22	12/06/22	12/20/22
Daniel Santos	A																							
Michael Fallek	P	P	P	A	P	P	P	P	A	P	P	P	P	LQ	P	P	P	A	P					
Gabriel Kamel	P	A	P	P	P	P	P	P	P	P	P	P	P	LQ	P	P	P	P	A					
Michael Hovar	P	P	P																					
Jose B. Saldana	A	A	P	P	A	A	P	A	A	P	A	P	P	LQ	P	P	A	P	P					
Marco Suarez	P	P	A	P	A	P	P	P	P	A	P	P	A	LQ	P	P	A	P	A					
Emilio Santos Jr.	P	P	P	A	P	P	P	P	P	A	A	P	P	LQ	P	A	P	P	P					
Rudy Elizondo				P	P	P	A	P	P	P	P	A	P	LQ	A	A	A	A	A					
Erica de la Garza-Lopez				P	A	P	P	P	A	P	P	P	P	LQ	A	P	P	P	P					

[illegible]







PLANNING DEPARTMENT

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



2022 CALENDAR

Meetings:

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

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* Holiday - Office is closed

JANUARY 2022

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

FEBRUARY 2022

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

MARCH 2022

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

APRIL 2022

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

MAY 2022

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

JUNE 2022

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

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

2022 CALENDAR

Meetings:

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





HPC - Historic Pres Council

Deadlines:






D- Zoning/CUP Application N - Public Notification

* **Holiday** - Office is closed





JULY 2022

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






AUGUST 2022

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





SEPTEMBER 2022

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




OCTOBER 2022

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

NOVEMBER 2022

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

DECEMBER 2022

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