

AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING THURSDAY, OCTOBER 21, 2021 - 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 on October 5, 2021 and Special Meeting on October 12, 2021

2) PUBLIC HEARING

a) CONDITIONAL USE PERMITS:

1. Request of Rosalinda Rossow, for a Conditional Use Permit, for one year, for a Vape Shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas, 4000 North 10th Street. **(CUP2021-0132)**
2. Request Veronica Garza, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care) at Lot 14, Mira-Bella Park II Subdivision, Hidalgo County, Texas; 7926 North 28th Lane. **(CUP2021-0133)**
3. Request of Gustavo Pineda, for a Conditional Use Permit, for one year, for a Vape Shop at Lot 1, Martinez Subdivision Unit 2, Hidalgo County, Texas, 1900 South 23rd Street. **(CUP2021-0134)**
4. Request of Gustavo Pineda, for a Conditional Use Permit, for one year, for a Vape Shop at Lot A, Walmart Subdivision, Hidalgo County, Texas, 2901 North 23rd Street. **(CUP2021-0135)**
5. Request of Juan C. Cancino, for a Conditional Use Permit, for one year, for a Bar at Lot 3, Lone Star National Bank Subdivision, Hidalgo County, Texas, 500 East Nolana Avenue. **(CUP2021-0138)**
6. Request of Arturo Ortega, for a Conditional Use Permit, for one year, for an Event Center at Lot 1, Nolana Heights Subdivision, Hidalgo County, Texas, 601 East Nolana Avenue. **(CUP2021-0143)**

7. Request of Lizeth Padilla on behalf of Devida Lash Academy, for a Conditional Use Permit for 3 years, for an Institutional Use (eyelash extension academy) at Lots 10 and 11, The District at McAllen Phase II Subdivision, Hidalgo County, Texas; 3400 North McColl Road, Suite A. **(CUP2021-0137)**
8. Request of Victor Sebastian Haddad for a Conditional Use Permit, for one year, for a Bar at Lot 3, North Park Village Phase 2 Subdivision, Hidalgo County, Texas, 1200 Wisconsin Road. **(CUP2021-0148)**
9. Request of Ricardo Vega, for a Conditional Use Permit, for one year, for a Picture Venue and Event Area at Lot 78, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas, 6712 North Bentsen Road. **(CUP2021-0129)**
10. Request of Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley for a Conditional Use Permit, for life of use, for an institutional use (respite center) at the Northwest 12.81 acres out of Lot 10, Section 7, excluding 2.63 acres, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1801 South 10th Street. **(CUP2021-0121)(TABLED SINCE 9/7/2021)WITHDRAWN**

b) REZONING:

1. Rezone from R-1 (single family) District to R-3A (multifamily apartments) District: 19.137 acres consisting of 2.476 acres out of Lot 7 E.M Card Survey No.1 Subdivision and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2400 Oxford Avenue. **(REZ2021-0051)(TABLED ON 9/21/2021 & REMAINED TABLED ON 10/5/2021)**
2. Rezoning from R-1 (single-family residential) District to R-3A (multifamily residential apartment) District: 7.28 acres out of Lot 2, Block 8, A.J. McColl Subdivision, Hidalgo County, Texas; 2200 South Jackson Road. **(REZ2021-0015)**
3. Rezoning from R-1 (single-family residential) District to C-3 (general business) District: 0.97 acres out of Lot 11, Section 12, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1009 Jay Avenue. **(REZ2021-0055)**
4. Rezoning from R-2 (duplex-fourplex residential) District to C-3 (general business) District: Lot 15, Block 3, West Addition to McAllen Subdivision, Hidalgo County, Texas; 2236 Fresno Avenue. **(REZ2021-0056)**
5. Rezoning from C3 (general business) District to R-3T (multifamily residential townhouse) District: 13.0 acres out of Lot 7, Section 13, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 8220 North 10th Street. **(REZ2021-0059)**
6. Rezoning from C3 (general business) District to R-3T (multifamily residential townhouse) District: 10.809 acres out of Lot 2, Block 8, Steele and Pershing Subdivision, Hidalgo County, Texas; 3901 North McColl Road. **(REZ2021-0057)**

3) SUBDIVISIONS:

- a) Nolana Estates Subdivision, 3901 North McColl Road, Fred Loya Insurance **(SUB2021-0112)(PRELIMINARY)M&H**

- b) Go Car Wash Subdivision, 2913 Nolana Avenue, Said A. Shuaib/Hasan H. Mohammed (SUB2021-0111)(PRELIMINARY)M&H**
- c) G.A. Beauty & Barber Plaza Subdivision, 4401 Buddy Owens Boulevard, Guadalupe C. Rayon, (SUB2021-0107)(PRELIMINARY)RDE**
- d) Versailles Estates Subdivision, 7018 Mile 6 Road, La Flor Del Valle Enterprises, LP. (SUB2021-0113)(PRELIMINARY)SAMES**
- e) Pueblo Allegre Subdivision, 719 North 23rd Street, Maribel Trevino(SUB2021-0116)(PRELIMINARY)SE**
- f) The Villas on Freddy Phase II, 1500 Freddy Gonzalez Road, Aaron Aguirre (SUB2020-0039)(REVISED PRELIMINARY)M&H**
- g) The Villas on Freddy Phase III Subdivision, 10320 North 13th Street, The Villas on Freddy (SUB2021-0115)(PRELIMINARY)M&H**

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Tuesday, October 5, 2021 at 3:34p.m. in the McAllen City Hall, 1300 Houston Avenue City Commission Chambers 3rd Floor.

Present:	Daniel Santos Michael Fallek Emilio Santos Jr. Michael Hovar Marco Suarez Gabriel Kamel	Chairperson Vice-Chairperson Member Member Member Member
Absent:	Jose Saldana	Member
Staff Present:	Evaristo Garcia Michelle Rivera Edgar Garcia Luis Mora Rodrigo Sanchez Omar Sotelo Jose Humberto De La Garza Hebert Camacho Mario Escamilla Porfirio Hernandez Jacob Salazar Carmen White	City Attorney Assistant City Manager Planning Director Planning Deputy Director Senior Planner Senior Planner Planner III Planner I Planner I Planning Technician II Planning Technician I Administrative Assistant

CALL TO ORDER- Chairman Daniel Santos

PLEDGE OF ALLEGIANCE

INVOCATION- Emilio Santos Jr.

1) MINUTES:

- a)** Minutes for Regular Meeting held on September 21, 2021

The minutes for the regular meeting held on September 21, 2021 were approved as submitted with the request of correcting a couple of misspelled words by Vice Chairman Michael Fallek. The change has been corrected. The motion to approve was made by Mr. Michael Fallek and seconding the motion was Mr. Gabriel Kamel which carried unanimously with 6 members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS

- 1) Request Maria E. Garcia, for a Conditional Use Permit, for one year, for a Home Occupation (Day Care Facility) at Lot 50, Bedford Park Estates Subdivision, Hidalgo County, Texas; 3929 Quail Avenue.
(CUP2021-0122)

Mr. Hebert Camacho stated that the property is located on the south side of Quail Avenue, 63.29 ft. east of North 40th Street, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land use is single family residential. A day care is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements. The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on April of 2020. The applicant did not apply on time to be consider as renewal, hence, this is being presented as a new application.

Currently there is a two story single-family residential home on the property. The applicant is proposing to continue to operate a day care facility from a 206 sq. ft. area on the first floor of the existing residence. The proposed hours of operation are from 7:30 AM to 5:30 PM Monday through Friday.

The Fire Department has conducted the inspection and found it to be in compliance. The Health Department has inspected and found the property to be in compliance. The proposed use shall meet all the minimum standards and applicable ordinances. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions on the permit. The occupation may not be operational until the issuance of the certificate. The business must comply with requirements set forth in Section 138-118(8) of the Zoning Ordinance and other specific requirements as follows:

1. Meet the requirements of the Department of Human Services;
2. Provide a fenced in area for outside play of children. A fenced area is provided on site;
3. Provide paved area adjacent to street for pickup and delivery of children. The existing driveway and garage accommodate the required two parking spaces needed for residential home and required space for the pick-up and drop off of the children;
4. Area used for the day care facility should be clearly secondary to the use of the structure;
5. Person who applies for permit must reside at location for which the permit is granted. The applicant lives in the residence;
6. There shall be no more than two (2) day care facilities within 600 ft. of each other as measured over the shortest distance of street right-of-way between the facilities. There is no other day care within 600 ft.;
7. No more than one day-care shall be located on a dead-end street or cul-de-sac; Quail Avenue is not a cul-de-sac street; no other daycare exists on this street;
8. Day care facilities shall not be located on a half street or a street that is accessed by a half street; Quail Avenue is not a half street or a street accessed by a half street;
9. Day care facilities that care for more than 12 children shall not be permitted in a residential zoning district. The applicant is proposing to care for up to 12 children;
10. No signs are permitted; No signs are proposed;

11. No more than one additional employee that does not reside on the premises is permitted. The applicant is proposing no additional employees; and
12. The property owner shall sign the application or the applicant shall provide a letter of authorization from the property owner.

Staff recommends approval of the request, for one year, subject to compliance with Section 138-118(8) of the Zoning Ordinance, Health, and Fire Department Requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

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

- 2) Request of Juan Hernandez, for a Conditional Use Permit, for one year, for an automotive service and repair, at Lots 1 & 2, Block 2, College Addition, Subdivision, Hidalgo County, Texas, 406 South 23rd Street.
(CUP2021-0123)

Mr. Hebert Camacho stated that the property is located on the southwest corner of S. 23rd Street and Dallas Avenue. The Lots have 100 ft. of frontage along S. 23rd Street with a depth of 140 ft. for a lot size of 14,000 square feet. The property is zone C-3 (general commercial) District. The adjacent zoning is R-2 (duplex- fourplex) District to the northwest, west, southwest, northeast and east and C-3 (general commercial) District to the north, northeast, east, southeast and south. Surrounding land uses are RGV bedliners, various car lots, Frontera Collision auto parts, valley plumbing and single-family residential houses. An automotive service and repair shop is allowed in the C-3 District with a Conditional Use Permit and in compliance with requirements.

The subject property has served as car lot throughout the years.

City Commission approved a conditional use permit for an Oil and Lube service station in 1987 (412 S. 23rd Street) with variances to lot size, distance requirement from residential areas and parking requirements.

The applicant is proposing to operate an auto sales and auto repair shop with a combined lot size of 14,000 sq. ft. The property currently has one warehouse, one office and a carport. The office consists of 648 sq. ft., and the workshop area (warehouse) is 1,290 sq. ft. Based on the floor area, 8 parking spaces are required, 4 parking spaces are provided, and must comply with city standards. The proposed days and hours of operations are Monday through Saturday from 8:00 AM to 6:30 PM.

The Fire Department has inspected the site and found it to be in compliance. The Planning Department has received a call in concerns about car painting. The business must meet the requirements set forth in Section 138-281 of the Zoning Ordinance and specific requirements as follows:

- 1) A minimum lot size of 10,000 sq. ft. is required. The subject property is approximately 14,000 sq. ft.

- 2) All service, repair, maintenance, painting and other work shall take place within an enclosed area. There are two existing warehouses at the rear of the property; no outside storage of vehicles is allowed
- 3) Outside storage of materials is prohibited.
- 4) The building where the work is to take place shall be at least 100 ft. from the nearest residence. The automotive service and repair establishment is approximately 20 ft. to the nearest residence.
- 5) A 6 ft. opaque fence buffered the proposed use from any residential use or residentially zoned area is required. There is a 6 ft. opaque cedar fence along the west property line and an alley.
- 6) New buildings and conversions of existing buildings shall meet current building and fire code requirements concerning separation of high hazard uses from other occupancy use classifications.

Staff recommends disapproval of the request based on noncompliance with requirement #4 (distance) of Section 138-281 (4) of the Zoning Ordinance and non-compliance with Off-street park Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none. As per Mr. Camacho, one civilian's only concern was the automotive body painting but no opposition was received.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none. As per Mr. Camacho, one civilian's only concern was the automotive body painting but no opposition was received.

After a short discussion, Mr. Gabriel Kamel moved to disapprove with favorable recommendation. Mr. Michael Hovar seconded the motion, which was approved with six members present and voting.

- 3) Request Folake Adelakun, for a Conditional Use Permit, for one year, for an Institutional Use (school) at the West 130 ft. of Lot 1, Monaco Plaza Subdivision, Hidalgo County, Texas; 600 North McColl Road, STE 612. **(CUP2021-0124)**

Mr. Hebert Camacho stated that the subject property is located on the northeast corner of North McColl Road and Fir Avenue. The property has 222.20 ft. of frontage along North McColl Road and a depth of 130 ft. for a lot size of 28,925 square feet. The property is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the east, north and west, C-2 (neighborhood commercial) District to the northwest, C-4 (commercial industrial) District to the east, R-3A (multifamily residential apartment) District to the southwest, and R-4 (mobile home) District to the south. Surrounding land uses include Monaco and Spring Glen commercial plazas, a Stripes, Oasis car wash, Las Palmas Apts. and Homestead Ranch Mobile home park. An institutional use is allowed in C-3 District with a conditional use permit and in compliance with requirements.

The applicant is proposing to open up a health school (Blessed Ventures Allied Health School) from an existing building with various suites; the health school will operate from Suite 612 with a 2,070 sq. ft. lease space. The proposed days and hours of operations are Monday through Friday

from 8:00 am to 5:00 pm. There will be 3 classrooms, 4 offices, 2 simulation/ demonstration rooms, a storage, 2 restrooms and open area. Based on 5 parking spaces per classroom and 1.5 parking spaces per admin office, 31 parking spaces are required, of which one parking spaces must be van accessible with an 8 ft. aisle.

The Fire Department has inspected the building and found it to be in compliance. 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; The property fronts North Ware road;
- 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; 31 parking spaces are required for the health school, 50 parking spaces are needed for the plaza to run simultaneously, approximately 103 parking spaces are on site. Should the number of offices and classrooms increase, then additional parking will be required.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance;
- 7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

Staff has not received any complaints to the Conditional Use Permit request

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

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

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

- 4) Request of Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley for a Conditional Use Permit, for life of use, for an institutional use (respite center) at the Northwest 12.81 acres out of Lot 10, Section 7, excluding 2.63 acres, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 1801 South 10th Street. **(CUP2021-0121)(TABLED ON 9/7/2021)**

Mr. Herbert Camacho requested the item to remain tabled. No action was taken.

- 5) Request of Oscar Corral on behalf of Machiavellian Properties, LLC for a Conditional Use Permit, for life of the use, for a parking facility for C-1 to C-3 uses at Lot 8, Block 7, Fairfield Place subdivision, Hidalgo County, Texas; 901 Kennedy Avenue. **(CUP2021-0128)**

Mr. Kaveh Forghanparast stated that the subject property was located on the south side of Kennedy Avenue, 300 ft. east of South 10th Street as per the subdivision plat. The tract had 50 ft. of frontage along Kennedy Avenue and a depth of 135 ft. for a lot size of 6,750 sq. ft.

The property was zoned R-1 (single-family residential) District. The adjacent zoning was R-1 District to the east and west, C-1 (office building) District to the south, and C-3 (general business) District to the north. Surrounding land uses include single-family residences, Complete Family Foot Care Clinic, Tiffany Plaza, Burger King, Pink & Blue Square Plaza, and vacant land. A parking facility for C-1 to C-3 used is allowed in an R-1 District with a Conditional Use Permit and in compliance with requirements. City Commission approved a Conditional Use Permit for a parking facility for non-residential use for the subject property for life of the use on January 25, 1993, for a different applicant for La Quinta Hotel located at 100 South 10th Street. The use of the parking lot had been abandoned.

The applicant was proposing to utilize the existing parking lot for the employees of a clinic known as Complete Family Foot Care Clinic located at 820 Lindberg Avenue. The applicant mentioned that they intended to purchase the subject property and provide access from the rear lot which they own as well. The submitted site plan depicted that 12 parking spaces will be provided. During the site visit, staff noticed that a shipping container is located on the subject property that has to be removed. The parking lot had to be striped and the landscape areas need to be cut and maintained.

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 parking facility must comply with landscaping, buffer, parking, and right of way requirements. It must also meet the requirements set forth in Section 138-118(6) of the Zoning Ordinance and specific requirements as follows:

- 1) The sides adjacent to residentially zoned property were to be screened by a six-foot opaque fence. A 6 ft. opaque fence existed on the east, west, and south side of the subject property;
- 2) The parking area shall be landscaped in compliance with the Landscape Ordinance. The required landscaping for this parking lot was 675 sq. ft. with trees required as follows: 4 – 2 1/2" caliper, or 2 – 4" caliper, 1 – 6" caliper. Each parking space must also be within 100 ft. of a

landscape area with a tree. A landscape strip area with a minimum width of ten feet shall be provided along and within the property lines contiguous to Kennedy Avenue, excluding driveway entrances and exits. Since the subject property had a lot depth of less than 200 feet, the landscaped strip might be reduced to a minimum width of five feet with a landscape hedge not exceeding three feet in height;

3) Residential areas shall be protected as far as possible against heavy traffic and against through traffic of all kinds, including traffic generated by commercial, industrial or other incompatible land uses.

4) Parking should not encroach into side yard setbacks when residential uses are adjacent. Due to lot width limitations, a 6.5 ft. landscape buffer was provided only on the east side yard setback;

5) The parking area shall be adjacent to the primary use. The parking area was adjacent to a lot to the south owned by the same owner which is adjacent to the primary use;

6) The parking area shall provide sufficient lighting to eliminate dark areas to provide maximum visibility from a public street in order to discourage vandalism and criminal activities. Lighting shall be shielded from residential areas;

7) No form of pollution shall emanate beyond the immediate property line of the permitted use;

8) The Planning and Zoning Commission might impose additional reasonable restrictions or conditions to carry out the spirit and intent of this section and to mitigate adverse effects of the proposed use. These requirements might include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

Staff recommended approval of the request, for life of the use, subject to compliance with requirements in Section 138-118(6) of the Zoning Ordinance, Engineering Department ROW requirements and Landscape requirements.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed conditional use permit, there were none.

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

b) REZONING:

- 1) Rezone from R-1 (single-family residential) District to C-3 (general business) District: 10 acres out of Lot 3, Section 233, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas; 2401 Russell Road. **(REZ2021-0049)(TABLED ON 9/21/21).**

Mr. Kaveh Forghanparast stated that the applicant had requested to withdraw. Item had been withdrawn without any other action taken.

2. Rezoning from R-1 (single-family residential) District to C-1 (office building) District: Lot 12, Block 4, Blocks 3 & 4 Highland Drive Addition, Hidalgo County, Texas; 1101 Harvey Drive. **(REZ2021-0053)**

Mr. Kaveh Forghanparast stated that the property was located on the south side of Harvey Drive, 284 ft. west of North 10th Street according to the plat. The tract had 80 ft. of frontage along Harvey Drive with a depth of 125 ft., for a lot size of 10,000 sq. ft.

The applicant was requesting to rezone the property to C-1 (office building) District for office use. A feasibility plan had not been submitted.

The adjacent zoning was R-1 (single-family residential) District in all directions.

The property was vacant. Surrounding land uses included single-family residences, The One Med Spa, and Family Dollar Store.

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

The development trend for this area along Harvey Drive is single-family residences.

The subject property was zoned R-1 (single-family residential) District during comprehensive zoning in 1979. There has been no other rezoning request for the subject property since then.

A rezoning request to C-1 (office building) District for the adjacent property to the east was disapproved by the City Commission on August 27, 2001. A rezoning request to C-1 (office building) District for the property to the north was disapproved by the City Commission on July 11, 2011.

The requested zoning did not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. It did not follow the development trend in this area along Harvey Drive.

Highland Drive Addition and Royal Palms addition are established single-family residential neighborhoods. If approved, the C-1 District request would allow commercial zoning to encroach into the established residential neighborhood.

If the request was approved, it might encourage other property owners to apply for a rezoning to C-1 District.

Harvey Drive was a residential collector with 60 ft. of right-of-way, according to Royal Palms Addition plat, and approximately 27 ft. of pavement providing 2 travel lanes; therefore, it is not suitable for commercial traffic. Office uses could intensify the traffic congestion on Harvey Drive during the peak periods since it is not constructed to commercial standards.

Staff had received a phone call and a letter in opposition to the rezoning request from an adjacent property owner. The opposition's concerns included the consequences of C-1 uses on privacy, traffic, safety, property value, and changing the neighborhood's residential character.

Staff recommended disapproval of the rezoning request to C-1 (office building) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. As per Mr. Forghanparast there was one letter of opposition. Mr. Robert Mcree (1107 Harvey Drive), Jeffrey Foley (1108 Harvey Drive), Jose Salinas (1020 Whitewing) stated their concerns to the board members regarding traffic, safety, and neighborhood's character.

The applicant was not present but sent Mr. Servando Cavazos as his representative. He stated that the type of business they were going to have was for a real estate office and not a business that would cause safety or traffic concern issues.

After a short discussion, Mr. Marco Suarez moved to disapprove and Mr. Michael Hovar seconded the motion, which was disapproved with six members present and voting.

3. Rezoning from A-O (agricultural and open space) District to R-1 (single-family residential) District: 6.21 acres out of Lot 38, La Lomita Irrigation & Construction Company's Subdivision, Hidalgo County, Texas; 8700 North 29th Street. **(REZ2021-0054)**

Mr. Kaveh Forghanparast stated that the property is located on the east side of North 29th Street, approximately 270 ft. south of Kilgore Avenue. It had 231 ft. of frontage along North 29th Street and 1,170 ft. of depth for a lot size of 6.21 acres.

The applicant was requesting to rezone the property to R-1 (single-family residential) District in order to construct single-family residences. A 28-lot subdivision under the name of Imperio Estates Subdivision for the subject property was scheduled to be heard in preliminary form by the Planning and Zoning Commission on October 5, 2021.

The adjacent zoning was A-O (agricultural and open space) District to the north, south, and east, and R-1 (single-family residential) District to the west.

There was a house on the subject property, which is part of the rezoning request, but it is not included in the proposed subdivision plat. Surrounding land uses include single-family residences, Blanca E. Sanchez Elementary School, and vacant land.

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

The development trend for this area along North 29th Street was single-family residential.

The tract was annexed into the city and initially zoned A-O (agricultural and open space) District on August 11, 2008. There had been no other rezoning request for the subject property since then.

The requested zoning conformed to the Auto Urban Single family land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also followed the rezoning and development trends to single-family residences in the area.

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

Staff had not received a phone call or email in opposition to the rezoning request.

Staff recommended approval of the rezoning request to R-1 (single-family residential) District.

Chairperson Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request. Ms. Clara Contreras (8800 North 29th Street) was concerned with flooding issues due to the reason that she grows hay in her property. After a short discussion, Mr. Gabriel Kamel moved to approve Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

- 4) Rezone from R-1 (single family) District to R-3A (multifamily apartments) District: 19.137 acres consisting of 2.476 acres out of Lot 7 E.M Card Survey No.1 Subdivision and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2400 Oxford Avenue. **(REZ2021-0051)(TABLED SINCE 9/21/2021)**

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

3) CONSENT:

- a) Los Vecinos Subdivision, 2801 South Bentsen Road, Tres Vecinos, LLC.**(SUB2021-0109)(FINAL)HA**

Mr. Beto De la Garza stated that S. Bentsen Rd. 20 ft. ded. for 40 ft. from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: Both sides. Must escrow monies if improvements are not built prior to recording. Neuhaus Drive - 20 ft. dedication for 60 ft. ROW, and must match existing to east. Paving: 40 ft. Curb & gutter: Both sides. Must escrow monies if improvements are not built prior to recording. Engineer submitted a variance letter on February 19, 2019, to not provide escrows for Neuhaus Dr. expansion and approved by City Commission with conditions. S. 41st Street - 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides. Align/match with existing street to the north. Other interior streets - 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides paving, curb & gutter. 800 ft. Block Length - As proposed block length is approximately 900 ft. without cross streets or stub out streets. Variance approved by P&Z Board for block exceeding 800 ft. length at the meeting held May 19, 2020 and CC on June 22, 2020. Front: 25 ft. or greater for easements. Rear: In accordance with the Zoning Ordinance, or greater for easements, except 25 ft. for double fronting lots as may be applicable. Interior Sides: In accordance with the Zoning Ordinance or greater for easements. Corner: 10 ft. or greater for easements. Garage: 18 ft. except where greater setback is required; greater setback applies. All setbacks are subject to increase for easements or approved site Plan. 4 ft. wide minimum sidewalk required on: S. Bentsen Road, Neuhaus Drive and both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and

industrial zones/uses and along S. Bentsen Road and Neuhaus Drive. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along S. Bentsen Road and Neuhaus Drive. Common Areas, any private streets, detention areas, etc, must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. If a public subdivision, section 110-72 applies. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Minimum lot width and lot area Compliance. Lots fronting public streets. Existing: R-1 Proposed: R-1. Land dedication in lieu of fee: The Parkland Dedication Advisory Board met on May 5, 2020 to review a variance for fees in lieu of land dedication and City Commission approved it. Park fees will apply at \$700 x 80 lots proposed = \$56,000 due prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. The Parkland Dedication Advisory Board met on May 5, 2020 to review a variance for fees in lieu of land dedication and City Commission approved it. Park fees will apply at \$700 x 80 lots proposed = \$56,000 due prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. The Parkland Dedication Advisory Board met on May 5, 2020 to review a variance for fees in lieu of land dedication and City Commission approved it. Park fees will apply at \$700 x 80 lots proposed = \$56,000 due prior to recording. Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip generation has been approved - no TIA required. Comments: Must comply with City's Access Management Policy. Drainage area needs to have lot # or common lot A,B, etc. Need note on plat regarding maintenance of common lots, detention areas, etc., prior to recording. HOA notes also required on plat, prior to recording. Subdivision disapproved in preliminary form at the meeting of November 19, 2019; due to missing ownership documentation. Lots decreased from 83 to 80 and South 41st Street no longer extends to Neuhaus Dr.

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

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

4) SUBDIVISIONS:

- a) Eagle's Nest Subdivision, 8401 North 2nd Street, Millennial Farms, LLC, **(SUB2021-0098)(PRELIMINARY)M&H**

Mr. Beto De La Garza stated that N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total ROW Paving: min. 65 ft. Curb & gutter: both sides. Revise street name as shown above. Revise plat to show required dedication for N. 2nd Street (Col. Rowe Blvd.). Remove shading pattern from existing ROW shown on plat under document number 1598590. Paving, curb & gutter Interior streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Revise plat to show interior streets' width. City of McAllen Thoroughfare Plan 800 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for easements, whichever is greater. Zoning Ordinance: Section 138-356. Rear: 10 ft., except 25 ft. for Lot 5. Revise plat as noted above. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements, whichever is greater. Revise plat as noted above. Zoning Ordinance:

Section 138-356. Side corner: 10 ft. or greater for easements whichever is greater. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where a greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of interior streets. Revise plat as noted above. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Frontera Road. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Variance letter required by Traffic Department for proposed access along N. 2nd Street due to spacing requirements not being met for 360 ft. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Zoning Ordinance: Section 138-356. Minimum lot width and lot area. Zoning Ordinance: 138-1. Existing: R-1 Proposed: R-1. Park Fee of \$700 per dwelling unit/lot = \$3,500 to be paid prior to recording for 5 proposed lots. Comments: Must comply with City's Access Management Policy. Revise existing ROW shown along N. 2nd Street (Col. Rowe Blvd), and label accordingly. Revise sidewalk requirement note. Clarify whether HCID #2 easement shown across Lots 2 & 3 will be abandoned? Remove shading pattern shown along N. 2nd Street. Show ROW width for interior streets. Provide ownership map to verify no landlocked parcels are created. Comments: Must comply with City's Access Management Policy. Revise existing ROW shown along N. 2nd Street (Col. Rowe Blvd), and label accordingly. Revise sidewalk requirement note. Clarify whether HCID #2 easement shown across Lots 2 & 3 will be abandoned? Remove shading pattern shown along N. 2nd Street. Show ROW width for interior streets. Provide ownership map to verify no landlocked parcels are created. Property referenced with doc# 2003562 appears to be landlocked and a turnaround may be needed along Lot 4. Lot 4 was once proposed to be a one lot subdivision under "Cesar & Ignacio Cepeda" (expired).

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

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

b) Bentsen View Subdivision, 4109 Highway 83, Adryca Properties
(SUB2021-0104)(PRELIMINARY)M2E

Ms. Beto De La Garza stated that U.S. Business Highway 83 (Loop 374): 50 ft. ROW required from centerline for 100 ft. total ROW Paving: by the state Curb & gutter: by the state. Show centerline and label existing ROW on both sides. Interior street(s): 60 ft. Paving: 40 ft. Curb & gutter: both sides. Revise plat and label interior ROW. City of McAllen Thoroughfare Plan. Paving, curb & gutter. 800 ft. Block Length. Revise layout to determine whether a variance request will be needed

i.e. will there be interior streets? Lot 2 has no frontage. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac. Proposed layout needs to be revised since Lot is currently landlocked. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Proposing 50 ft. or greater for easements or approved site plan. Revise as noted above. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater, for approved site plan or easement, whichever is greater. Zoning Ordinance: Sec.138-356. Interior Sides: In accordance with the zoning ordinance or greater for easements, or approved site plan. Revise plat as noted above Zoning Ordinance: Sec.138-356. Garage: Proposing 18 ft. except where greater setback is required, greater setback applies. Application indicates proposed use is commercial, pending clarification whether or not garages are proposed. Zoning Ordinance: Section 138-356

All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on U.S. Business Highway 83 and both sides of any interior streets. Revise Note #16 as noted above. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Revise Note #17 as noted above. Remove "Perimeter buffer must be built at time of subdivision improvements"... this is a requirement, not a plat note. Landscaping Ordinance: Sec.110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Subdivision Ordinance: Section 134-105. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Per Traffic Department, access spacing along U.S. Business Highway is 250 ft., variance letter request is needed prior to final approval. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Lot 2 is landlocked, please revise plat and show Lot 2 fronting into a street, or show any proposed interior streets as applicable prior to final approval. Minimum lot width and lot area Zoning Ordinance: 138-1. Existing: C-3 Proposed: C-3. * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. * Trip Generation needed per Traffic Department to determine if TIA is required, prior to final plat. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy Revise proposed layout since Lot 2 is landlocked Show centerline and existing ROW on both sides. Revise Note #16 since it references a different street name.

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

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

c) Sister's Subdivision, 12200 Mile 7 Road, Patty Cash & Sansire Silva**(SUB2021-0102)(PRELIMINARY)SE**

Mr. Beto De la Garza stated that SH 107 - Mile 7 North Road (FM 681): 75 ft. ROW from centerline for 150 ft. total ROW Paving: by the state Curb & gutter: by the state. Thoroughfare Plan, paving, Curb & gutter. 800 ft. Block Length. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Front: Proposing 75 ft. or in average with the average setbacks of existing structures, or easement, whichever is greater. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easement Zoning Ordinance: Sec.138-356. Interior sides: 6 ft. or greater for easements **Zoning Ordinance: Sec.138-356. Garage: 18 ft. except where greater setback is required, greater setback applies *Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required on SH 107 (Mile 7 North Road) 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: Sec.110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along City's Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Lots fronting public streets. Zoning Ordinance: Section 138-356. Minimum lot width and lot area. Zoning Ordinance: 138-1. Existing: ETJ Proposed: ETJ. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Subdivision is currently in the ETJ, if annexed prior to recording x 3 lots = \$2,100 will be due prior to recording. Must comply with City's Access Management Policy. Ownership map required to verify no landlocked parcels are created.

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

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

d) Imperio Estates Subdivision, 8700 North 29th Street, Hollywood Development & Construction,**(SUB2021-0103)(PRELIMINARY)RDE**

Mr. Beto De la Garza stated that N. 29th Street (Rooth Road): 50 ft. ROW required from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: both sides *Revise plat to show existing ROW and label any ROW being dedicated. Plat shows a ROW section being dedicated outside the proposed subdivision boundaries; revise accordingly and revise closing arrows currently shown. City of McAllen Thoroughfare Plan N. 27th Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Replace "Street B" shown on plat for N. 27th Street Label ROW width City of McAllen Thoroughfare Plan. Indian Hill Avenue: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides. Label street name accordingly. Show ROW width. Need to show adjacent centerline with existing centerline in Subdivision to the west, it cannot be less than 125 ft. City of McAllen thoroughfare

Plan, Paving, curb & gutter. 800 ft. Block Length Street appears to exceed 800 ft., submit a variance request prior to final approval, or revise plat. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac *Revise plat as needed, or provide variance letter request and application for review Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, great setback will apply. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. 29th Street (Rooth Road) and both sides of interior streets. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Revise Note #11; Oxford Road referenced. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revise Notes 15 & 16 since they reference a different subdivision.- "Oxford Homes" HOA bylaws need to be reviewed prior to recording. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Section 110-72 applies for public subdivisions. Lots fronting public streets "Common Lot A" does not meet frontage requirements of 25 ft.; revise plat accordingly prior to final approval to verify no sections are landlocked. Zoning Ordinance: Section 138-356. Minimum lot width and lot area. Zoning Ordinance: 138-1. Existing: A-O Proposed: R-1 Change of zone application will be reviewed by the P&Z Board on October 5, 2021; and City Commission on October 25, 2021. Rezoning Needed Before Final Approval. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording = \$19,600 due prior to recording for 28 proposed lots. Must comply with City's Access Management Policy Revise street names accordingly, and show ROW width for interior streets. Revise Notes #11, 15 & 16 and replace "Oxford Homes Subdivision" references accordingly. HOA's need to be reviewed prior to recording Common Lot A needs at least 25 ft. frontage along a public street, revise plat accordingly since Common Lot A is landlocked under the proposed layout. Change of zone from A-O to R-1 will be reviewed by the P&Z Board on October 5, 2021 and City Commission on October 25, 2021. Variance letter and application may be required since Street A appears to exceed cul de sac requirement.

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

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

- e) Falcon's Cove Subdivision, 2300 Freddy Gonzalez Drive, John R. Willis Management Partnership, LTD. **(SUB2021-0099)(PRELIMINARY)M&H**

Mr. Beto De la Garza stated that North 23rd Street: 20 ft. dedication for 60 ft. from centerline for 120 total ROW. Paving: By the state Curb & gutter: By the state. Please provide copy of document where 40 ft. existing ROW was dedicated prior to final. COM Thoroughfare Plan. Freddy Gonzalez Road: 30 ft. ROW dedication for 50 ft. from centerline for 100 ft. total ROW. Paving: 65 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Show ROW dedication ranges throughout the road prior to final to verify compliance with dedication requirements. Verify road alignment prior to final with staff. Show document number where existing ROW was dedicated prior to final. Please submit exhibit of future connection of Freddy Gonzalez Road with properties along North 29th Street prior to final. Subdivision Ordinance: Section 134-105. North 25th Street (1/4 Mile Collector): 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Plat layout does not show extension of North 25th Street. Plat must be revised prior to final to comply with requirements. Subdivision Ordinance: Section 134-105. Non-compliance. E/W Residential Collector along south boundary: 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. ROW and paving must be widened to comply with requirements prior to final. Street offset of less than 125 ft. with street between Lots 27 and 28. Plat layout to be revised to comply with requirements. Subdivision Ordinance: Section 134-105 Internal Streets: 50 ft. Paving: 32 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Include cul-de-sac radius prior to final to verify compliances with requirements. As per Fire Department, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around cul-de-sac. Street names will be assigned prior to final. Subdivision Ordinance: Section 134-105. 800 ft. Block Length requirements exceeded. Block for Lots 18-27, 30-51, 61-69, 80-89, and 90-99 appear to exceed the maximum length requirement of 800 ft. Please revise layout prior to final to comply with requirements everywhere applicable. Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac. As per Fire Department, 96 ft. of paving face-to-face required, and 10 ft. of ROW back of curb around cul-de-sac. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements except 45 ft. or greater for easements for Lots 131, 132, 142. Plat note must be revised as shown above. Lots 143 and 144 must be labeled as detention areas/common areas on plat prior to final. No structures are permitted on detention areas/lots. if this changes, more requirements will be triggered. Zoning Ordinance: Section 138-356. Rear: 10 ft. except 25 ft. for double fronting lots, or greater for easements. Plat note must be revised as shown above. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Plat note must be revised as shown above. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Plat note must be revised as shown above. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk required along North 23rd Street (FM 1926). 4 ft. wide minimum sidewalk required on Freddy Gonzalez, and both sides of all interior streets. Sidewalk requirements might increase prior to final subject to Engineering Department requirements. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses along North 23rd Street (FM 1926) and Freddy Gonzalez Road. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 23rd Street

(FM 1926) and Freddy Gonzalez Road. Common and/or Detention Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Lots 143 and 144 must be labeled as detention areas on plat prior to final to establish final requirements. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if 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. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Street layout is being reviewed by staff to verify compliance with maneuverability at street intersections. Lots layout might have to be revised prior to final to comply with requirements. Zoning Ordinance: 138-1. Lots fronting public streets. Lot 143 is currently landlocked since it only has frontage to HCID #1 ROW. Plat layout must be revised to comply with requirements prior to final. Zoning Ordinance: Section. 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Land dedication in lieu of fee. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Parkland Dedication Advisory Board review will be required prior to final to determine if land dedication or park fees will be required prior to recording. As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final. As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final. Comments: Must comply with City's Access Management Policy. Lots 143 and 144 must be labeled as detention/common areas on plat prior to final to establish final requirements. Street offset of less than 125 ft. with street between Lots 27 and 28. Plat layout to be revised to comply with requirements. Block for Lots 18-27, 30-51, 61-69, 80-89, and 90-99 appear to exceed the maximum length requirement of 800 ft. Please revise layout prior to final to comply with requirements everywhere applicable. Street layout is being reviewed by staff to verify compliance with maneuverability at street intersections. Lots layout, like Lot 125, 142, etc., might have to be revised prior to final to comply with requirements.

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

Being no discussion, Mr. Michael Fallek moved to approve with subject of conditions noted. Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

f) Sunset Valley Subdivision, 6000 North Bentsen Road, Garman Investments, LP(SUB2021-0105)(PRELIMINARY)M2E

Mr. Beto De la Garza stated that North Bentsen Road: 30 ft. dedication for 50 ft. from centerline for 100 ft. of total ROW. Paving: 65 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Show ROW on both sides of centerline to verify ROW dedication requirements prior to final. COM Thoroughfare Plan Hawk Avenue: 60 ft. ROW required. Paving: 40 ft. required Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Gate details must be submitted (if applicable) and approved by staff prior to final plat review. Gate details might increase ROW and paving requirements; minimum 20 ft. of paving width on each side of any proposed islands. Knuckles must have at least 96 ft. of paving face-to-face, and

10 ft. of ROW back of curb around cul-de-sac. Layout must be revised to comply with requirements prior to final. Street names will be finalized prior to final plat review. Subdivision Ordinance: Section 134-105. Heron Avenue: 60 ft. ROW. Paving: 40 ft. required Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. 40 ft. of paving width must be consistent throughout the whole street. Monies must be escrowed if improvements are not built prior to recording. Gate details must be submitted (if applicable) and approved by staff prior to final plat review. Gate details might increase ROW and paving requirements; minimum 20 ft. of paving width on each side of any proposed islands. Knuckles/Cul-de-sacs must have at least 96 ft. of paving face-to-face, and 10 ft. of ROW back of curb around cul-de-sac. Layout must be revised to comply with requirements prior to final. Street names will be finalized prior to final plat review. Subdivision Ordinance: Section 134-105. Other internal streets: 60 ft. ROW required. Paving: 40 ft. required Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Subdivision Ordinance: Section 134-105. Paving, curb & gutter Knuckles/Cul-de-sacs must have at least 96 ft. of paving face-to-face, and 10 ft. of ROW back of curb around cul-de-sac. Layout must be revised to comply with requirements prior to final. Cul-de-sac in front of Lots 14 and 15 must be widened to comply with minimum requirements prior to final plat review. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16ft. Alley/service drive easement required for commercial properties. Dumpster easements or other requirements might be requested by Public Works Department prior to final plat review to verify compliance with trash collection requirements. Subdivision Ordinance: Section 134-106. Front: 25 ft. (Proposed). Setbacks will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. Zoning Ordinance: Section 138-356. Rear: 15 ft. or greater for easements (proposed) Setbacks will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements (proposed). Setbacks will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Setbacks will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. Plat note will have to be added prior to final plat review. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Setbacks will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North Bentsen Road, and both sides of all internal streets. Requirements will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. Plat note will have to be revised prior to final plat review. 5 ft. sidewalk might be required by Engineering Department prior to final plat review. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bentsen Road. Requirements will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses and along north property line. Requirements will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Bentsen Road. Plat note might be required to be added prior depending on the outcome of PUD process. Site plan must be approved by the Planning and Zoning Commission and City Commission as part of the PUD process prior to final plat review. Detention/Common

Areas, any private streets/alleys, private drives, etc. must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA will be recorded simultaneously with plat. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area. Requirements will be established as part of the Planned Unit Development process and will be included in the plat prior to final plat review. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: R-1 Proposed: Multi-family Rezoning from R-1 (single-family residential) to R-3A (multi-family residential apartments) was withdrawn on May 12, 2021 after it being tabled at Planning and Zoning Board meeting of May 4, 2021. Opposition showed up mainly concerned with traffic increase and drainage issues. As per engineer, a Planned Unit Development application will be submitted prior to final plat review. PUD will have to be approved by P&Z and City Commission prior to final plat review. PUD's site plan will have to be recorded along subdivision plat. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Rezoning from R-1 (single-family residential) to R-3A (multi-family residential apartments) was withdrawn on May 12, 2021 after it being tabled at Planning and Zoning Board meeting of May 4, 2021. Opposition showed up mainly concerned with traffic increase and drainage issues. As per engineer, a Planned Unit Development application will be submitted prior to final plat review. PUD will have to be approved by P&Z and City Commission prior to final plat review. Approved PUD's site plan will have to be recorded along subdivision plat. Zoning Ordinance: Article V. Land dedication in lieu of fee. Parkland Dedication Advisory Board review is required prior to final plat review to determine if park fees or land dedication will be required. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Parkland Dedication Advisory Board review is required prior to final plat review to determine if park fees or land dedication will be required. Pending review by the Parkland Dedication Advisory Board and CC. to determine if park fees or land dedication will be required. As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final. Comments: Must comply with City's Access Management Policy. Rezoning from R-1 (single-family residential) to R-3A (multi-family residential apartments) was withdrawn on May 12, 2021 after it being tabled at Planning and Zoning Board meeting of May 4, 2021. Opposition showed up mainly concerned with traffic increase and drainage issues. As per engineer, a Planned Unit Development application will be submitted prior to final plat review. PUD will have to be approved by P&Z and City Commission prior to final plat review. Approved PUD's site plan will have to be recorded along subdivision plat. Street names will be established prior to final. Requirements such as setbacks, accesses, buffers, sidewalks, etc. will be established after PUD process is finalized prior to final plat review. Engineer to clarify if subdivision is proposed to be public or private prior to final. Gate details must be submitted and approved by staff prior to final.

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

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

g) **The Quarter II, 701 South 1st Street, Chazzland LLC.(SUB2021-0088)(REVISED PRELIMINARY)SEC**

Mr. Luis Mora stated that South First Street: 10 ft. dedication for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: Both sides Monies must be escrowed if improvements are not built prior to recording. Subdivision Ordinance: Section 134-105. East Houston Avenue: 25 ft. dedication for 50 ft. total ROW Paving: 32 ft. Curb & gutter: South Cynthia Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Monies must be escrowed if improvements are not built prior to recording. Lot 7 configuration (southeast corner) might have to be revised prior to final to improve traffic measurability. Cul-de-sac must be revised to have 96 ft. of paving diameter face-to-face as per Fire Department with 10 ft. of ROW back-of-curb. ROW will have to be widened to comply with requirements prior to final. Subdivision Ordinance: Section 134-105. South Peking Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides Monies must be escrowed if improvements are not built prior to recording. Cul-de-sac will have to be provided on the south end of Peking Street or loop street west to South 1st Street prior to final. Dead-end streets are not allowed. Engineer submitted a variance application on September 17, 2021 to not require the extension or provision of a cul-de-sac at the south end of South Peking Street. Subdivision Ordinance: Section 134-105. Paving, curb & gutter. 600 ft. Maximum Cul-de-Sac. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Interior Sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on South First Street, East Houston Avenue, South Cynthia Street, South Peking Street and both sides of all interior streets. Please revise plat note #9 as shown above prior to final. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial and industrial zones/uses and along South First Street., and south side of Lot 7 along East Houston Avenue. Please revise plat note #4 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. * No curb cut, access, or lot frontage permitted along South First Street. Add plat note as shown above prior to final. Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if 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. HOA document will be required to be recorded simultaneously with plat. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area. Zoning Ordinance: 138-1. Lots fronting public streets. Zoning Ordinance: Section. 138-356. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article. Rezoning Needed Before Final Approval Zoning Ordinance: Article V Land dedication in lieu of fee. NA Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Dept., \$8,400 required to be paid prior to recording. If number of proposed lots change, park fees will be adjusted accordingly. As per Traffic Department, Trip Generation waived for 12

single-family residences. No TIA required. Comments: Must comply with City's Access Management policy. Abandonment must be finalized prior to final plat review, and provide for a cul-de-sac at the south end of Peking Avenue or loop street west to South First Street. As per Fire Department, submit auto-turn calculations on right turn maneuverability out of the cul-de-sac. Mr. Luis Mora indicated that after further review, staff determined that the alley along the north boundary of the subdivision would not be required to be dedicated. The only variance that would be required to be acted on would be to dead-end South Peking Street. After review, staff would recommend disapproval of the requested variance. Public Works Department and Fire Department were opposing the request due to the fact that there would be no way for them to turn around.

Mr. Mora also mentioned that there had been an abandonment request for the existing N/S ROW that runs across the property that had been conditioned on providing a cul-de-sac/turnaround at the south end of South Peking Street so as not a dead-ended street. Mr. Spoor had mentioned to staff that the abandonment would be put on hold since the subdivision for the subject property would be submitted shortly, and any issues could be addressed during the subdivision process. The abandonment request has not been presented to any boards.

Staff recommends approval of the subdivision in revised preliminary form subject to conditions noted, drainage and utility approvals, and clarification on requested variance. Mr. Mora indicated that staffing, including the Fire Department and Public Works was recommending a cul-do-sac or a loop of the street to South 1st street so as not to create a dead-end street.

Michael Fallek asked if there were any properties that would be affected by not extending Peking Street. Mr. Mora indicated that there is one property on the East side and one on the West side of South Peking Street that have access that would be affected; also, there are undeveloped properties on the west side of Peking Street that could propose their access along South Peking Street.

Mr. Steve Spoor, P.E., mentioned that South Peking Street ROW was dedicated a long time ago and that this street would end on East Houston Avenue.

After a lengthy discussion, Mr. Marco Suarez moved to approve. Mr. Emilio Santos Jr. seconded the motion, which was approved with six present and voting.

- h) Campo De Suenos Phase III, 8300 North Ware Road, Riverside Development Services, LLC. **(SUB2021-0059)(FINAL)M&H**

Mr. Luis Mora stated that North Ware Road: 35 ft. dedication for 75 ft. from centerline for 150 ft. of ROW Paving: By the state Curb & gutter: By the state. Monies must be escrowed if improvements are not built prior to final. Duke Avenue (collector): 60 ft. Engineer is proposing 50 ft. Paving: 40 ft. Curb & gutter: Both sides must escrow monies if improvements are not constructed prior to recording. Street name might be revised prior to final. Engineer is proposing a 10 ft. Sidewalk and Utility Easements along the front of all lots (142-152) with frontage onto Duke Avenue (collector road) in leu of the required 60 ft. of ROW. Other interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides must escrow monies if improvements are not constructed prior to recording. 800 ft. Block Length. Engineer submitted a variance letter on December 3, 2020 to allow a block length of 960 ft. instead of the maximum allowed 800 ft. along the easternmost block of Phase 1 and 2. City Commission approved a variance to allow a block length greater than the maximum allowed 800 ft. at their February 22, 2021 meeting subject to adding a new common area access between

North 33rd Lane and the common area, and the engineer mentioned that he would comply with that request. Front: 20 feet or greater for easement Front: 25 feet for lots 83-86, 91-103 & 139-149 or greater for easement. Engineer submitted a variance letter on December 3, 2020 to allow a front setback of 20 ft. or greater for easements instead of the required 25 ft. or greater for easements. During the P&Z meeting of January 19, 2021 the engineer withdrew this request and stated that subdivision would comply with requirement. Setbacks must be shown on plat as established on PUD approved at City Commission meeting of September 13, 2021 prior to recording. Rear: 10 ft. or greater for easements except 25 ft. for double fronting lots. Engineer submitted a variance letter on December 3, 2020 to allow a rear setback of 10 ft. or greater for easements for double fronting lots instead of the required 25 ft. or greater for easements for Lots 56-70. Planning and Zoning Board approved a variance to allow a "10 ft. rear setback or greater for easements including double fronting easements" at their January 19, 2021 meeting. Setbacks as established on PUD approved at City Commission meeting of September 13, 2021. Interior sides: 6 ft. or greater for easements. Engineer submitted a variance letter on December 3, 2020 to allow a interior side setback of 5 ft. or greater for easements instead of the required 6 ft. or greater for easements. Planning and Zoning Board approved a variance to allow a 5 ft. interior side setback or greater for easements at their January 19, 2021 meeting. Setbacks as established on PUD approved at City Commission meeting of September 13, 2021. Corner: 10 ft. or greater for easements. Setbacks as established on PUD approved at City Commission meeting of September 13, 2021. Garage: 18 ft. except where greater setbacks is required, greater setback applies. Setbacks as established on PUD approved at City Commission meeting of September 13, 2021. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on both sides of all interior streets and 5 ft. wide minimum sidewalk required along North Ware Road as per Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Ware Road. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North Ware Road. Common Areas, any private streets, and detention areas must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for Public Subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Existing: ETJ Proposed: R-1. Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting. Rezoning Needed Before Final Approval. Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting. Minimum lot width and lot area. Not all lots meet the minimum frontage requirement of 50 ft. Lot dimensions and layouts as approved by PUD at City Commission meeting of September 13, 2021. Lots fronting public streets. Please verify that strip of land that used to belong to HCID No. 1 north of Lots 138-145 is placed within the subdivision boundaries of this plat to not create landlocked properties. As per Traffic Department, Trip Generation approved. TIA approved. As per Traffic Department, Trip Generation approved. TIA approved. Comments: Must comply with City's Access Management Policy. Clarify use of Lot 173. If Detention Area is proposed, please label accordingly prior to recording. Street names will have to be revised prior to final. Label common areas with a letter or lot number. Street names will finalized and assigned prior to recording. PUD approved at City Commission meeting of September 13, 2021. Site plan approved by CC will have to be recorded along with plat, and conditions will have to be met as approved by CC.

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

Being no discussion, Mr. Marco Suarez moved to approve with subject of conditions noted. Mr. Michael Hovar seconded the motion, which was approved with six members present and voting.

- i) Campo De Suenos PH. II Subdivision, 8300 North Ware Road, Riverside Development Services, LLC.(SUB2021-0058)(FINAL)M&H

Mr. Luis Mora stated that North 33rd Street: 30 ft. of dedication for 60 ft. of ROW Paving: 40 ft. Curb & gutter: Both sides. Please show ROW on both sides of centerline prior to recording. Must escrow monies if improvements are not constructed prior to recording. The engineer submitted a variance requesting to pave only 25 ft. instead of the required 40ft. Duke Avenue (E/W collector): 50 ft. ROW with 10 ft. Utility and Sidewalk easements along both sides of Duke Avenue Paving: 40 ft. Curb & gutter: Both sides must escrow monies if improvements are not constructed prior to recording. Street name must be revised to Emory Avenue prior to recording. North 33rd Lane: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides must escrow monies if improvements are not constructed prior to recording. Other interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides must escrow monies if improvements are not constructed prior to recording. 800 ft. Block Length. The combined length of the easternmost block of Phase 1 and Phase 2 is approximately 960 ft. Please revise plat to comply with requirements or request a variance prior to final. Engineer submitted a variance letter on December 3, 2020 to allow a block length of 960 ft. instead of the maximum allowed 800 ft. along the easternmost block of Phase 1 and 2. City Commission approved a variance to allow a block length greater than the maximum allowed 800 ft. at their February 22, 2021 meeting subject to adding a new common area access between North 33rd Lane and the common area, and the engineer mentioned that he would comply with that request. Front: 20 feet or greater for easement. Front: 25 feet for lots 83-86, 91-103 & 139-149 or greater for easement. Engineer submitted a variance letter on December 3, 2020 to allow a front setback of 20 ft. or greater for easements instead of the required 25 ft. or greater for easements. During the P&Z meeting of January 19, 2021 the engineer withdrew this request and stated that subdivision would comply with requirement. Setbacks must be shown on plat as established on PUD approved at City Commission meeting of September 13, 2021 prior to recording. Rear: 10 ft. or greater for easements except 25 ft. for double fronting lots. Engineer submitted a variance letter on December 3, 2020 to allow a rear setback of 10 ft. or greater for easements for double fronting lots instead of the required 25 ft. or greater for easements for Lots 56-70. Planning and Zoning Board approved a variance to allow a "10 ft. rear setback or greater for easements including double fronting easements" at their January 19, 2021 meeting. Setbacks as established on PUD approved at City Commission meeting of September 13, 2021. Interior sides: 6 ft. or greater for easements. Engineer submitted a variance letter on December 3, 2020 to allow a interior side setback of 5 ft. or greater for easements instead of the required 6 ft. or greater for easements. Planning and Zoning Board approved a variance to allow a 5 ft. interior side setback or greater for easements at their January 19, 2021 meeting. Setbacks as established on PUD approved at City Commission meeting of September 13, 2021. Corner: 10 ft. or greater for easements. Setbacks as established on PUD approved at City Commission meeting of September 13, 2021. Garage: 18 ft. except where greater setbacks is required, greater setback applies. Setbacks as established on PUD approved at City Commission meeting of September 13, 2021. All setbacks are subject to increase for easements or approved site plan. Setbacks as established on PUD approved at City Commission meeting of September 13, 2021. 4 ft. wide minimum sidewalk required on North 33rd Street and both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. 6

ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 33rd Street. Others as may be applicable prior to final. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 33rd Street. Common Areas, any private streets/drives, detention pond, must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if Public Subdivision. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Minimum lot width and lot area. Not all lots meet the minimum frontage requirement of 50 ft. Lot dimensions and layouts as approved by PUD at City Commission meeting of September 13, 2021. Lots fronting public streets. Existing: ETJ Proposed: R-1 Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting. Rezoning Needed Before Final Approval. Annexation and initial zoning approved by City Commission on their May 24, 2021 meeting. As per Traffic Department, Trip Generation approved. TIA approved. Comments: Must comply with City's Access Management Policy. Street names will finalized and assigned prior to recording. PUD approved at City Commission meeting of September 13, 2021. Site plan approved by CC will have to be recorded along with plat, and conditions will have to be met as approved by CC.

Staff recommends approval of the subdivision in final form subject to conditions noted, and approval of the requested variance.

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

j) Garcia's Estates Subdivision, 2901 Gumwood, Sonia Garcia/Erik J. Mora **(SUB2020-0048)(TABLED SINCE 6/3/2021)M&H**

Mr. Luis Mora requested the item be removed from being tabled. Mr. Michael Hovar moved to approve. Mr. Gabriel Kamel seconded the motion which was approved with six members present and voting.

Mr. Mora stated that N. 29th Street: 10 ft. ROW dedication required for 50 ft. from centerline required for 100 ft. total ROW Paving: min. 52 ft. Curb & gutter: Both sides variance letter submitted by engineer dedicating 5 ft. of additional ROW for N. 29th Street instead of the required 10 ft. Non-compliance Gumwood Avenue: 20 ft. dedication required for 40 ft. from centerline for a total of 80 ft. ROW Paving: min. 52 ft. Curb & gutter: Both sides *Variance letter received proposing 10 ft. of additional ROW instead of the required 20 ft. along Gumwood Avenue. 800 ft. Block Length. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties existing alley to the south currently not paved. Review Sec. 134-106 re: alleys fronting collector/arterial roads. Front: 45 ft. or greater for approved site plan or easements **Please revise plat note as shown above prior to final. Rear: 10 ft. or greater for approved site plan or easements. Sides: 6 ft. or greater for approved site plan or easements. Corner side: 25 ft. or greater for easements revise plat as noted above. Garage: 18 ft. except where greater setback is required, greater setback applies. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Gumwood Avenue and N. 29th Street. Perimeter sidewalks must

be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along engineer to show access locations due to Gumwood Avenue being a collector road requiring 200 ft. spacing between accesses. Common Areas, Private Streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Minimum lot width and lot area Compliance. Lots fronting public streets. Existing: R-1 Proposed: R-1 (Single Family Residences). Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Per parks Department \$700 x 3 lots = \$2,100. As per Traffic Department, Trip Generation waived for three single family residences. No TIA required. Must comply with City's Access Management Policy Clarify ROW dedication on Gumwood Avenue and N. 29th Street Subdivision was approved in preliminary form at the P&Z meeting of August 18, 2020. Plat needs to be revised to match variance letter request before it can be presented to P&Z Board. Provide an exhibit showing the ROW being dedicated, the existing ROW and where the missing ROW will be acquired from Review sec. 134-106 re: lots fronting collector/arterial roads

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

After a brief discussion, Mr. Michael Fallek moved to approve with subject of conditions noted. Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

7) DISCUSSION:

- a)** Consideration of an ordinance reducing the yard requirements for double-fronting lots.

Edgar Garcia stated the recommendation of consideration of the new ordinance of reducing the yard requirements of double fronting lots that were discussed at the Town Hall Meeting with developers be approved.

After a brief discussion, Mr. Michael Hovar moved to approve the recommendation with Mr. Marco Suarez seconded the motion, which was approved with six members present and voting.

8) INFORMATION:

- a)** City Commission Actions held on September 27, 2021: Information was given by Edgar Garcia, Planning Director.

Edgar Garcia, Planning Director, requested a special meeting to be held Tuesday, October 12, 2021 at 3:30pm, located at The McAllen Development Center. All board members were in agreeance.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Marco Suarez adjourned the meeting at 5:18p.m. and Mr. Emilio Santos Jr. seconded the motion, which carried unanimously with six members present and voting.

ATTEST: _____
Magda Ramirez, Administrative Assistant

Chairperson, Daniel Santos

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Special Meeting & Public Hearing on Tuesday, October 12, 2021 at 3:30p.m. in the McAllen Development Center, 311 North 15th Street, Planning Department Executive Conference Room.

Present:	Daniel Santos Michael Fallek Emilio Santos Jr. Michael Hovar	Chairperson Vice-Chairperson Member Member
Absent:	Jose Saldana Marco Suarez Gabriel Kamel	Member Member Member
Staff Present:	Austin Stevenson Edgar Garcia Luis Mora Jose Humberto De La Garza Magda Ramirez	Assitant City Attorney Planning Director Planning Deputy Director Planner III Administrative Assistant

CALL TO ORDER- Chairman Daniel Santos announced that the pledge of allegiance and invocation are not necessary for special meetings.

PLEDGE OF ALLEGIANCE
INVOCATION

1) SUBDIVISIONS:

- a) Arellano Subdivision, 6416 South 11th Street, Eva Yolanda Castillo(**SUB2021-0100**)(**PRELIMINARY**)SE

Mr. Beto De La Garza stated that South 11th Circle: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides monies must be escrowed if improvements are not built prior to recording. Revise all "South 11th Street (Camino Central)" to "South 11th Circle" prior to final. Include document number where ROW for South 11th Circle was dedicated prior to final and provide document copy. Subdivision Ordinance: Section 134-105. South 10th Street: 20.75 ft. of ROW dedication required for 75 ft. from centerline for 150 ft. total ROW. Paving: By the state Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to final. Show CL to determine final amount of ROW dedication required to comply with requirements prior to final. COM Thoroughfare Plan. Paving curb & gutter ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Lot 1: 25 ft. or greater for easements Lot 2: In accordance with Zoning Ordinance or greater for easements or approved site plan. Setbacks will be established once rezoning is finalized prior to final plat review. Zoning Ordinance: Section 138-356. Rear: Lot 1: 10 ft. or greater for easements. Lot 2. In accordance with the Zoning Ordinance or greater for easements or approved site plan. Setbacks will be established once rezoning is finalized prior to final plat review. Zoning Ordinance: Section 138-356. Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. Setbacks will be established once rezoning is finalized prior to final plat review. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements or approved site plan. Setbacks will be established once rezoning is finalized prior to final plat review. Plat note required prior to final. Zoning

Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Setbacks will be established once rezoning is finalized prior to final plat review.

Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site Plan. 4 ft. wide minimum sidewalk required on South 11th Street and 5 ft. sidewalk required on South 10th Street. Please revise plat note #4 prior to final as shown above. Sidewalk requirements subject to increase from 4 ft. to 5 ft. as per Engineering Department prior to final.

Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Comply with traffic departments requirements. Site plan must be approved by the Planning and Development Departments prior to building permit issuance for commercial lots. Requirement might apply for commercial properties prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if subdivision is proposed to be public. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: C-3 Proposed: C-3 and R-1. Rezoning for Lot 1 to be presented before the City Commission on September 27, 2021. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval Rezoning for Lot 1 to be presented before the City Commission on September 27, 2021. Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Traffic Department, TG waived for two single-family residences, no TIA required. Engineer to clarify use since Lot 2 might be proposed to be commercial, but application shows proposed use to be residential. Requirements might be triggered once proposed use is clarified. As per Traffic Department, TG waived for two single-family residences, no TIA required. Engineer to clarify use since Lot 2 might be proposed to be commercial, but application shows proposed use to be residential. Requirements might be triggered once proposed use is clarified.

Comments: Must comply with City's Access Management Policy. Proposed use for both lots to be clarified prior to final to establish requirements. Revise all "South 11th Street (Camino Central)" to "South 11th Circle" prior to final.

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

Being no discussion, Mr. Michael Fallek moved to approve subject to conditions noted. Mr. Emilio Santos seconded the motion, which was approved with four members present and voting.

**** Item b was skipped. Waiting on applicant to arrive. Read and voted on item c.**

b) Taylor Creek Villages Subdivision, 4016 North Taylor Road, Jimmy & Myrtle Ernstine Jones(SUB2021-0030)(REVISED PRELIMINARY)TE

Mr. Beto De La Garza stated that N. Taylor Road: 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides. Money must be escrowed if improvements are not built prior to recording. Subdivision Ordinance: Sec. 134-105. Interior streets: 50 ft. ROW. Paving: 32 ft. Curb & gutter: both sides. Label ROW for internal streets to verify compliance with requirements prior to final. Subdivision Ordinance: Sec.134-105. N. 48th Street: 30 ft. ROW dedication required for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides. Include street name prior to final. Subdivision Ordinance: Sec.134-105. 800 ft. Block Length: Engineer submitted an application on October 1, 2021 requesting a variance to the maximum block length allowed of 800 ft. Block for Lots 8-23 and 30-46 is approximately 1,095 ft. in length. Subdivision Ordinance: Sec.134-118. Front: 25 ft. or greater for easement or approved site plan. Revise plat as noted above Zoning Ordinance: Sec.138-356. Rear: 10 ft. or greater for easements or approved site plan zoning Ordinance: Sec.138-356. Sides: 6 ft. or greater for easements, or approved site plan. Zoning Ordinance: Sec.138-356. Side corner: 20 ft. or greater for easements or approved site plan. Clarify this prior to final. Zoning Ordinance: Sec.138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Sec.138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Taylor Road and both sides of interior streets. Please revise plat note as shown above prior to final. Subdivision Ordinance: Sec.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: Sec.110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Sec.110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Existing: A-O Proposed: R-1. Rezoning application submitted April 26 2021 reviewed by P&Z Board on June 3, 2021 and City Commission on June 28, 2021. Rezoning needed before Final Approval Minimum lot width and lot area zoning Ordinance: Sec. 138-356. Lots fronting public streets. Zoning Ordinance: Sec.138-1. Land dedication in lieu of fee. Pending review by the Park Land Dedication Board Park Fee of \$700 per dwelling unit/lot to be paid prior to recording x 75 single family lots are being proposed = \$52,500 due prior to recording. Subdivision is subject to Park Land Dedication Advisory Board since this subdivision is over one acre. Per Parks Department, land dedication for subdivision totals 3.0528 acres. Pending review by the Parkland Dedication Advisory Board and CC. As per Traffic Department, TG approved; no TIA required. Must comply with City's Access Management Policy Money must be escrowed if improvements are not built prior to recording

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

After a brief discussion, Mr. Michael Hovar. moved to approve with variance and Mr. Emilio Santos Jr. seconded the motion, which was approved with four members present and voting.

c) Vargas III Subdivision, 2725 South 29th Street, Juan Vargas,(SUB2021-0106)(PRELIMINARY)MAS

Mr. Beto De la Garza stated that South 29th Street: 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan Paving, curb & gutter. 600 ft. Maximum Cul-de-Sac: Staff is reviewing the need of a turnaround at the south end of South 29th street. Subdivision Ordinance: Section 134-105. Front: 45 ft. or greater for easements or inline with existing structures. Revise plat note #1 as shown above prior to final. Zoning Ordinance: Section 138-356. Rear: 10 ft. or greater for easements. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356 Interior sides: 6 ft. or greater for easements. Revise plat note as shown above prior to final. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on North 29th Street. 5 ft. wide sidewalk might be required by the Engineering Department prior to final. *Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Clarify if properties will be proposed to have access through alley along east boundary line prior to final. Common Areas, any private streets/drives, must be maintained by the lot owners and not the City of McAllen Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: 138-1. Existing: R-1 Proposed: R-1 Zoning Ordinance: Article V. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, \$1,400 are due prior to recording of the plat. As per Traffic Department, TG waived for two single family residences; no TIA required. **Public hearing for replat might be required prior to final plat review.

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

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

**** Returned to Item b. Applicant did not attend meeting.**

- 2)** City Commission Actions held on October 11, 2021: Information was given by Edgar Garcia, Planning Director.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Mr. Michael Hovar adjourned the meeting at 3.37p.m.and Mr. Emilio Santos Jr. seconded the motion, which carried unanimously with four members present and voting.

Chairperson, Daniel Santos

ATTEST: _____
Magda Ramirez, Administrative Assistant

Planning Department

Memo

TO: Planning and Zoning Commission

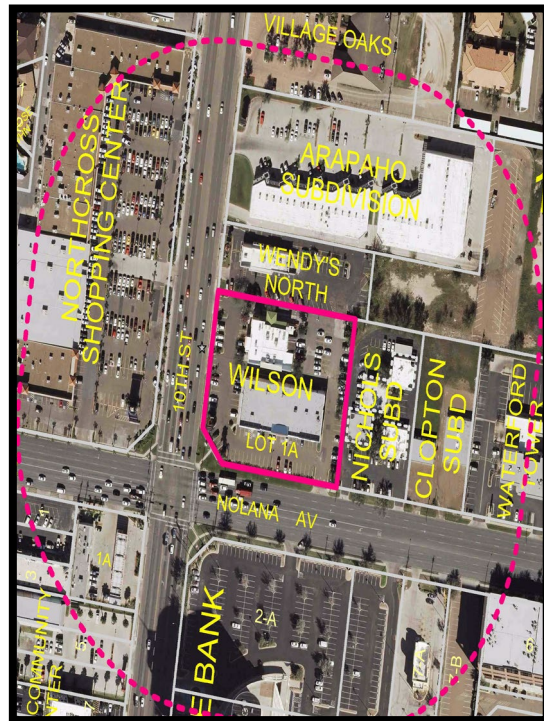
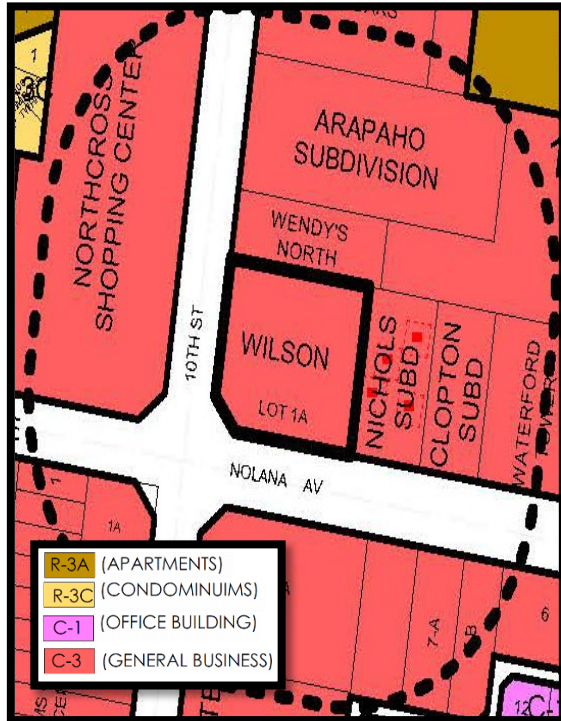
FROM: Planning Staff

DATE: October 13, 2021

SUBJECT: REQUEST OF ROSALINDA ROSSOW, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A VAPE SHOP AT LOT 1A, WILSON SUBDIVISION, HIDALGO COUNTY, TEXAS, 4000 NORTH 10TH STREET. (CUP2021-0132)

BRIEF DESCRIPTION:

The property is located on the northeast corner of the intersection of North 10th Street and Nolana Avenue. The subject property is zoned C-3 (general business) District. There is C-3 district zoning to the north, south, east, and west. A Vape shop 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 shop out of an approximate 1,350 sq. ft. lease space, which is part of a multi-tenant commercial building. The proposed days and hours of operation are Monday through Sunday from 11:00 a.m. to 11:00 p.m. The commercial plaza is a mixture of retail and vacant suites the proposed 1,350 sq. ft. Vape

shop requires 4 parking spaces, there are a total of 103 parking spaces provided as part of a common parking area.

The Fire Department has inspected the proposed location and the property is in compliance with applicable code requirements. The Planning Department has received no complaints regarding the proposed use as a Vape shop. 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:

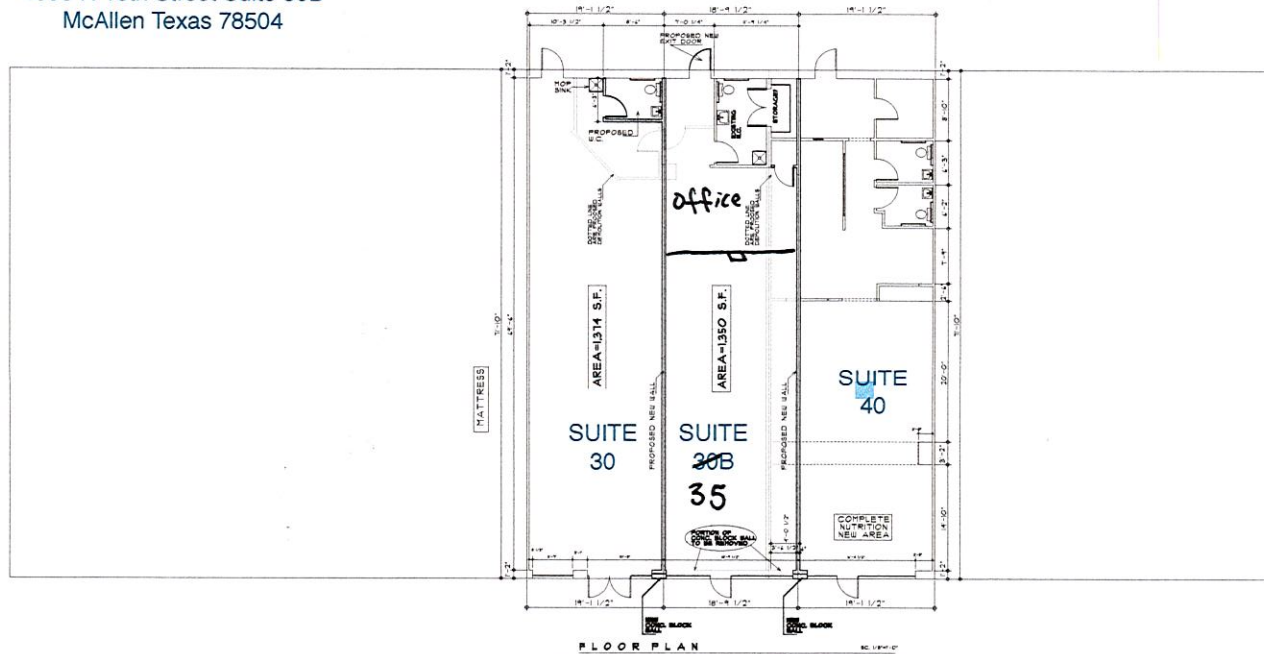
- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must 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, there are 101 total parking spaces provided on the submitted site plan;
- 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:

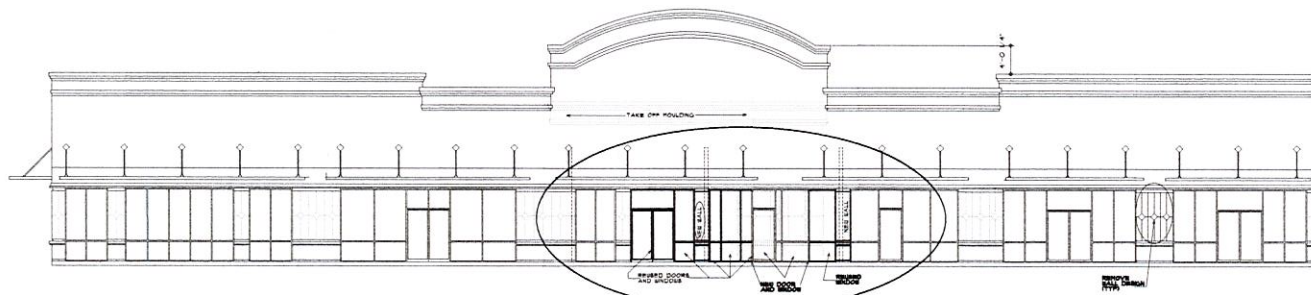
Staff recommends disapproval of the request based on non-compliance with requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.

Wilson Subdivision
Lot 1A

4000 N 10th Street Suite 30B
McAllen Texas 78504



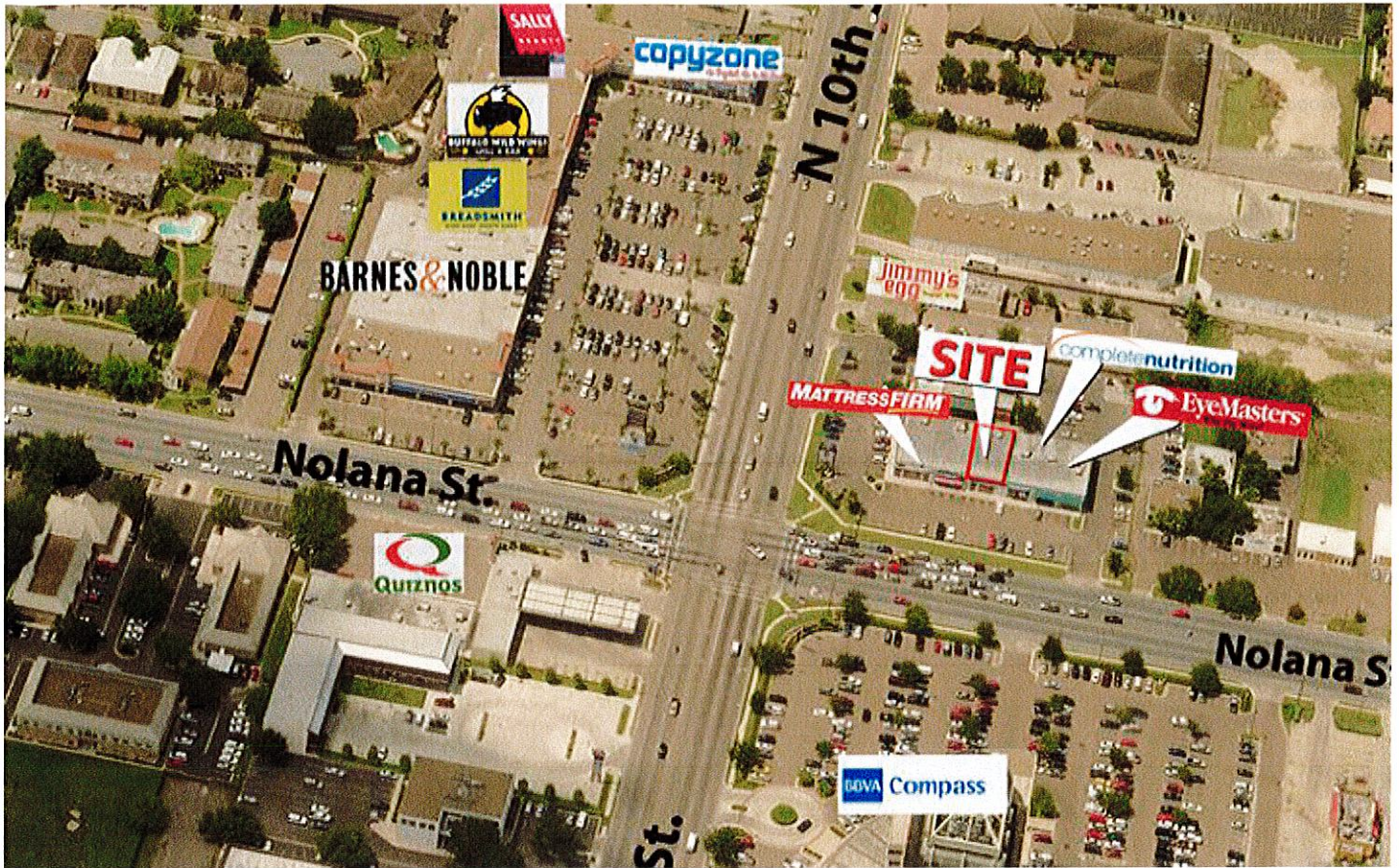
PROPOSED SUBDIVISION OF SPACES
SUN PLAZA- NOLANA & 10TH. ST
McALLEN, TX



SUN PLAZA
PROPOSED SOUTH ELEVATION
5/30/2017

No
Seating
for
customers

↑ North



← west

4000 N. 10th St, McAllen, TX 78504

↓ South

→ east

\$2.05/SF/YR

\$0.17/SF/MO

Sun Plaza

Retail | Single tenant | 1,350 sq. ft.



Adrian Arriaga
TX0450641

Listing Added: 09/05/2020

Listing Updated: 03/09/2021



ENTERED

SEP 09 2021

Initial: NA 9/9/21, 12:53 PM
Page 1 of 3

Building Photos (2 photos)



ENTERED

SEP 09 2021

Initial: DM

M

AT&T

SMOKING
VALLEY

discount
TITLE LOAN

Optometri

NOTICE
VAPE SHOP
FOR
THIS PROPERTY
CUP2021-0132



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



Memo

TO: Planning and Zoning Commission

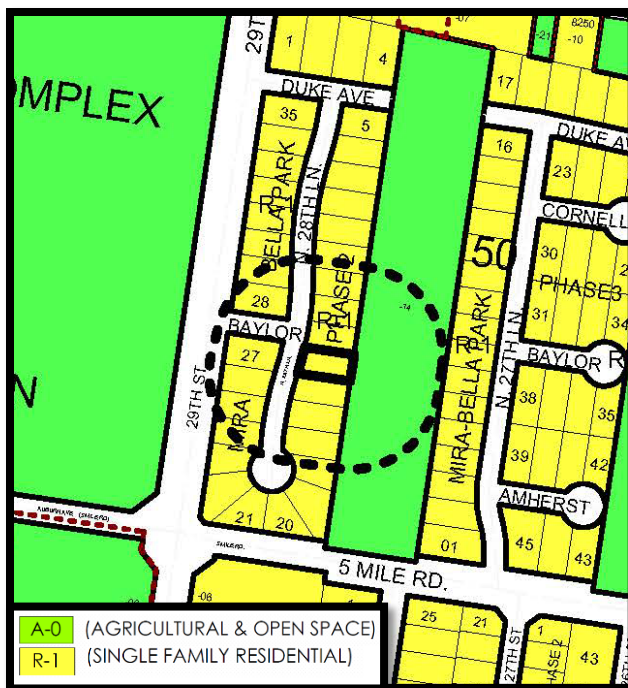
FROM: Planning Staff

DATE: October 14, 2021

SUBJECT: REQUEST VERONICA GARZA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A HOME OCCUPATION (DAY CARE) AT LOT 14, MIRA-BELLA PARK II SUBDIVISION, HIDALGO COUNTY, TEXAS; 7926 NORTH 28TH LANE. (CUP2021-0133)

BRIEF DESCRIPTION:

The property is located on the east side of North 28th Lane, 178 ft. east of North 29th Street, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions, and it is surrounded by single-family residences. A day care is allowed in an R-1 zone with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on May 5, 2009. The Conditional Use Permit expired on May 5, 2010 and was not renewed. The applicant applied once again in 2019 and was approved by Planning and Zoning, however, the permit was never issued as Health Department was pending. The same applicant is once again applying for a Conditional Use Permit.

SUMMARY/ANALYSIS:

Currently there is a single-family residential home on the property. The applicant is proposing to operate a day care facility from the existing residence. The proposed hours of operation are from 7:00 AM to 6:00 PM Monday through Friday.

The Fire Department has inspected the location, and found the place to be in compliance. The Health Department is pending inspection. The proposed use shall meet all the minimum standards and applicable ordinances. Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions on the permit. The occupation may not be operational until the issuance of the certificate. The business must comply with requirements set forth in Section 138-118(8) of the Zoning Ordinance and other specific requirements as follows:

1. Meet the requirements of the Department of Human Services;
2. Provide a fenced in area for outside play of children. A fenced area is provided on site;
3. Provide paved area adjacent to street for pickup and delivery of children. The existing driveway and garage accommodate the required two parking spaces needed for residential home and required space for the pick-up and drop off of the children;
4. Area used for the day care facility should be clearly secondary to the use of the structure;
5. Person who applies for permit must reside at location for which the permit is granted. The applicant lives in the residence;
6. There shall be no more than two (2) day care facilities within 600 ft. of each other as measured over the shortest distance of street right-of-way between the facilities. There is no other day care within 600 ft.;
7. No more than one day-care shall be located on a dead-end street or cul-de-sac; North 28th Lane is in a cul-de-sac street; no other daycare exists on this street;
8. Day care facilities shall not be located on a half street or a street that is accessed by a half street; North 28th Lane is not a half street or a street accessed by a half street;
9. Day care facilities that care for more than 12 children shall not be permitted in a residential zoning district. The applicant is proposing to care for up to 12 children;
10. No signs are permitted; No signs are proposed;
11. No more than one additional employee that does not reside on the premises is permitted. The applicant is proposing no additional employees; and
12. The property owner shall sign the application or the applicant shall provide a letter of authorization from the property owner.

RECOMMENDATION:

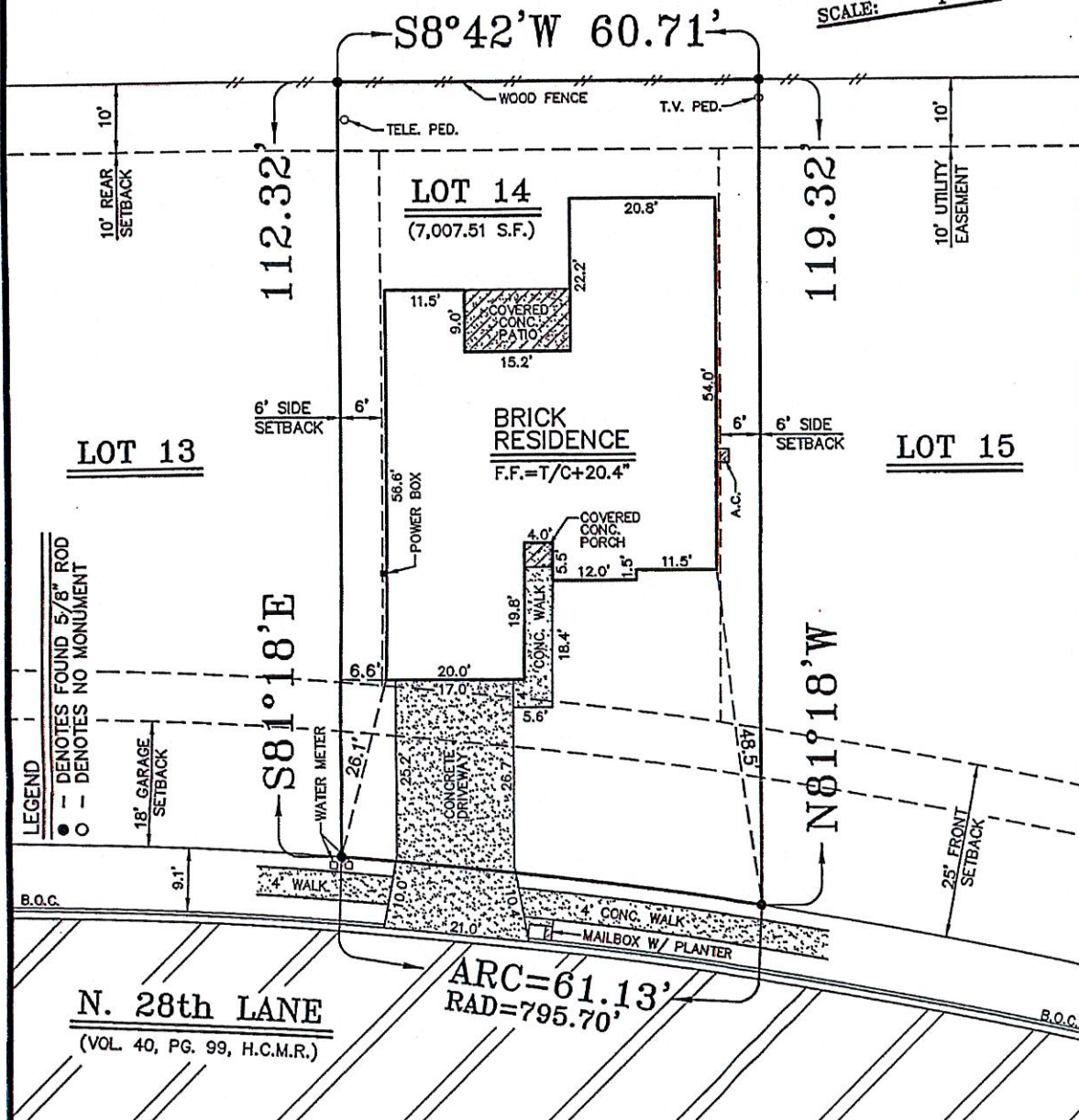
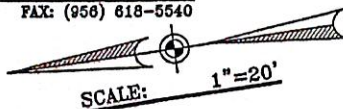
Staff recommends approval of the request, for one year, subject to compliance with Section 138-118(8) of the Zoning Ordinance, Health, and Fire Department Requirements.



ART SALINAS

ENGINEERING & SURVEYING

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



FLOOD CERTIFICATION: The property shown hereon lies in Zone "B". Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480334-0425-G dated 11-16-82.

PLAT NOTES:

- There are no discrepancies, conflict or shortages in area or boundary lines, any encroachments, or any overlapping of improvements except as shown or noted hereon.
- This survey plat is prepared in connection with Title Policy G.F. #725463 and is for the exclusive use of the client named hereon. This survey and/or copies may not be transferred to another party without the express written consent of the surveyor.
- 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.
- Easements for RIGHT OF WAY granted to MAGIC VALLEY ELECTRIC COOPERATIVE, INC., as set forth in instruments recorded in Volume 1802, Page 857, Deed Records, and in Volume 2445, Page 702, Official Records, Hidalgo County, Texas. (Blanket)
- Easement agreement between CENTRAL POWER & LIGHT COMPANY and SERGIO GONZALEZ AND RUBEN GUTIERREZ, dated March 27, 2002, recorded under Clerk's File No. 1117445, Official Records, Hidalgo County, Texas to furnish, maintain and operate underground electric cables and other facilities as may appear upon the map attached thereto. (Blanket)
- Easements, Rules, Regulations and Rights in favor of Hidalgo County Irrigation District No. 1. (Blanket)
- Bearing Basis: "MIRA-BELLA PARK II SUBDIVISION"

BORROWERS: VERONICA GARZA and husband, JOSE SOSA JR.

THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE STANDARD LAND SURVEY ON THE GROUND OF PROPERTY WHICH IS LOCATED AT 7926 N. 28th LANE in McALLEN, TEXAS, DESCRIBED AS FOLLOWS: LOT FOURTEEN (14), MIRA-BELLA PARK II SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGE 99, MAP RECORDS, HIDALGO COUNTY, TEXAS.

03-23536
Job No.

11-12-03
Date

© COPYRIGHT 2003 ART SALINAS ENGINEERING INC. THIS SURVEY IS IN MULTIPLE ORIGINALS FOR A SINGLE TRANSACTION BY THE NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

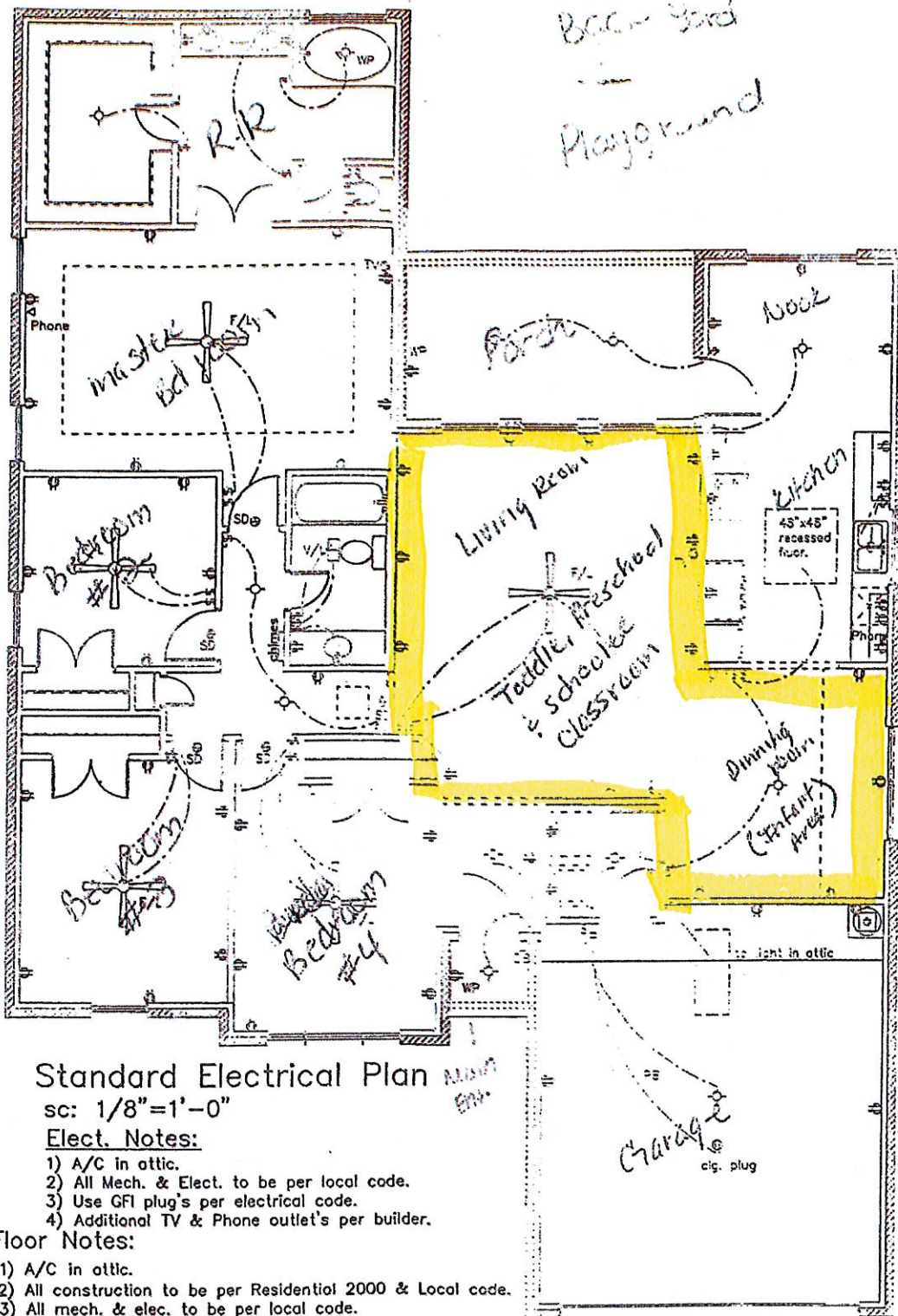
ENTERED

SEP 10 2021

Registered Professional Land Surveyor No. 4802

Initial:

NM



Standard Electrical Plan

sc: 1/8"=1'-0"

Elect. Notes:

- 1) A/C in attic.
- 2) All Mech. & Elect. to be per local code.
- 3) Use GFI plug's per electrical code.
- 4) Additional TV & Phone outlet's per builder.

Floor Notes:

- 1) A/C in attic.
- 2) All construction to be per Residential 2000 & Local code.
- 3) All mech. & elec. to be per local code.
- 4) Mech. contractor to locate R/A & T-stat.
- 5) All clg. ht's are 8'-0" ht. typ. unless otherwise noted or shown.
- 6) All bedroom window's to meet the Life Safety Code.
- 7) Bedroom window's 44" A.F.F. Max.

Areas: Sq. Ft.

Living-1,969
Porch-16
Patio-137
Garage-426

Grand total-2,548

Plan No. R-1850A GS
Valley Plans, Inc.

950 West Nolana suite A
Pharr, Texas 78577

956-783-3511 2/24/03

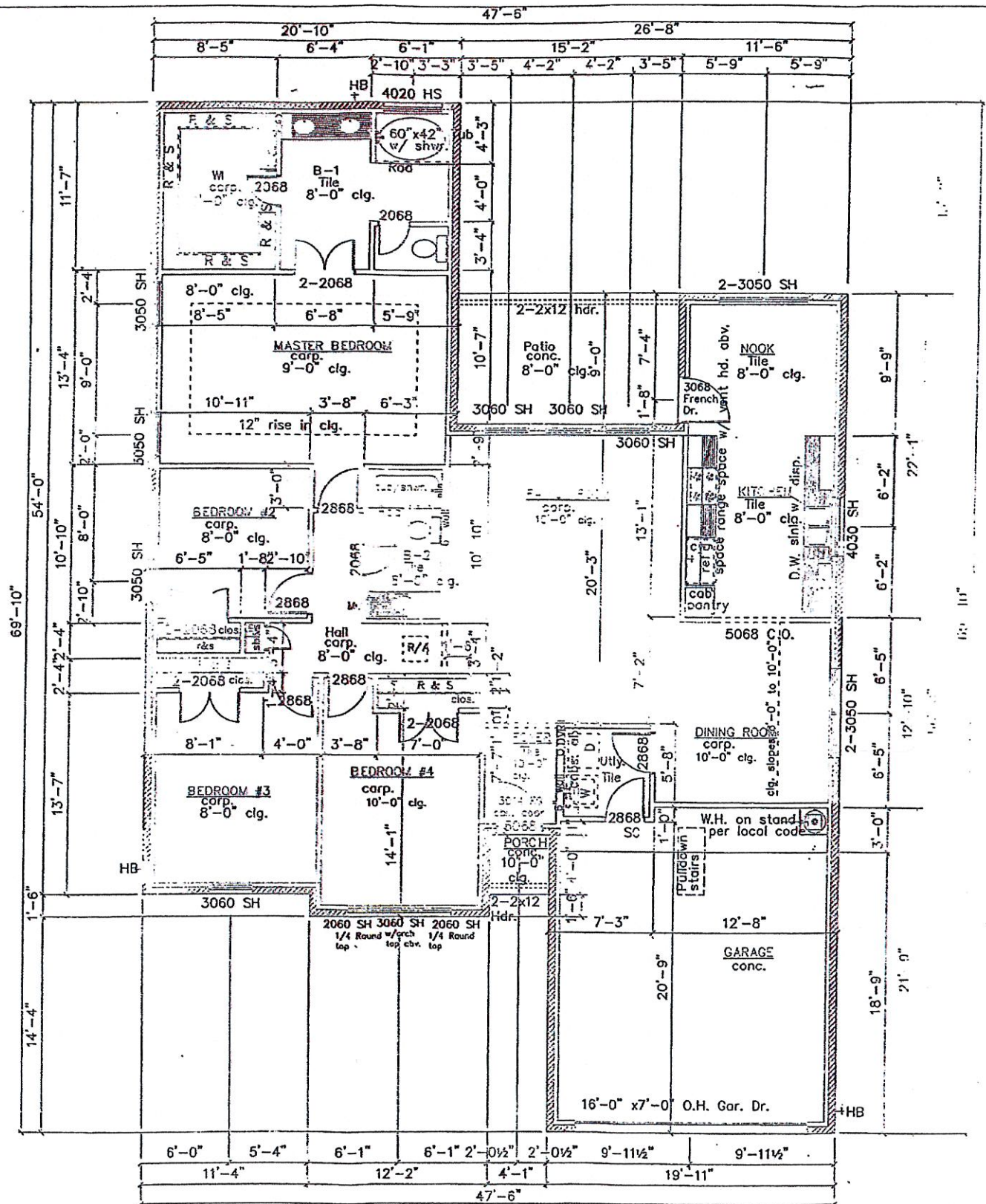
Everything will
remain the
same as of
9-10-21.

Bpr.

ENTERED

SEP 10 2021

Initial: DM



Ar.
Li.
Pc
Pc
Gc

Grc



My FRIENDS

NOTICE
DAY CARE
FOR
THIS PROPERTY
CUP2021-0133
CITY OF MCALLEN PLANNING DEPT.
956-881-1250
WWW.MCALLEN.NET

COWBOYS 7926

Planning Department

Memo

TO: Planning and Zoning Commission

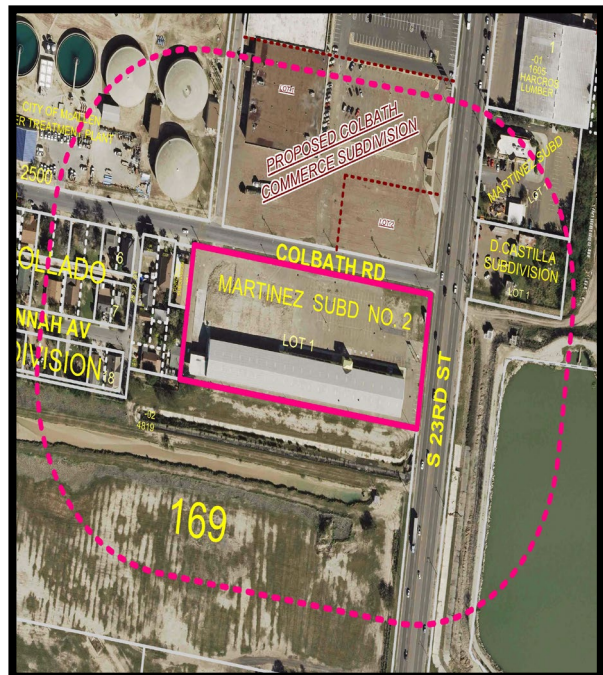
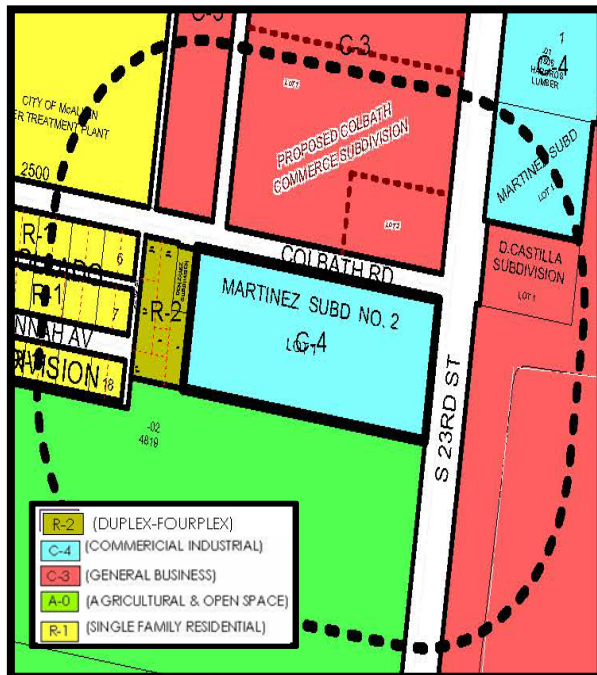
FROM: Planning Staff

DATE: October 13, 2021

SUBJECT: REQUEST OF GUSTAVO PINEDA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A VAPE SHOP AT LOT 1, MARTINEZ SUBDIVISION UNIT 2, HIDALGO COUNTY, TEXAS, 1900 SOUTH 23RD STREET. (CUP2021-0134)

BRIEF DESCRIPTION:

The property is located on the southwest corner of the intersection of South 23rd Street and Colbath Road. The subject property is zoned C-4 (commercial industrial) District. There is C-3 (general business) district zoning to the north and east, A-O (agriculture and open space) District to the south, and R-2 (duplex-fourplex) District to the west. A Vape shop is allowed in a C-4 District with a Conditional Use Permit and in compliance with requirements.



REQUEST/ANALYSIS:

The applicant is proposing to operate a retail vape shop out of an approximate 1950 sq. ft. lease space, which is part of a multi-tenant commercial building. The proposed days and hours of operation are 24 hours and 7 days a week. The commercial plaza is a mixture of

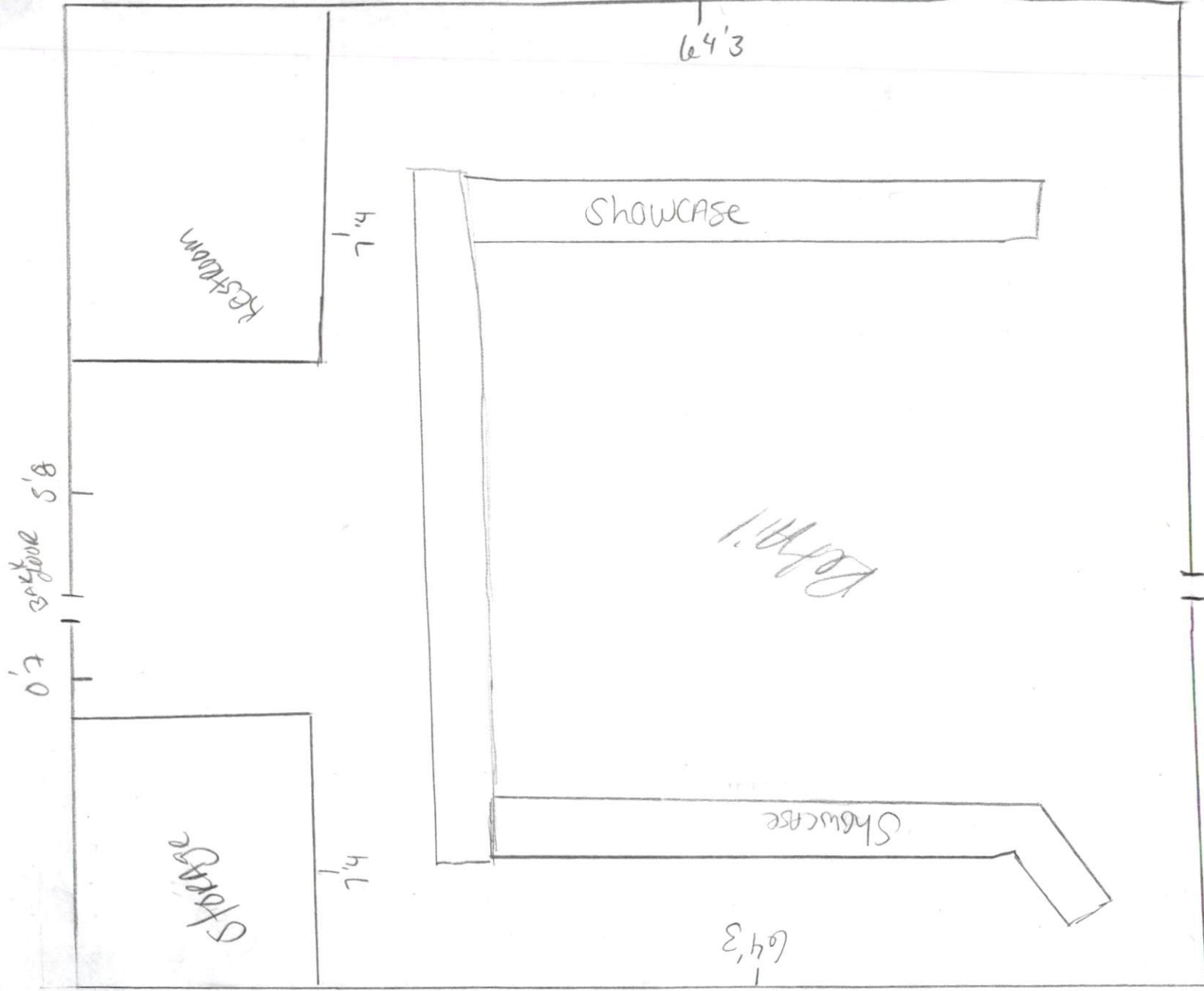
retail and vacant suites, the proposed 1,950 sq. ft. smoke shop requires 5, parking spaces, there are a total of 206 parking spaces provided as part of a common parking area.

The Fire Department has failed the inspection due to the establishment not having power and must comply with Code requirements prior to occupancy. The Planning Department has not received calls regarding the proposed use as a vape shop. 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;
- 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 South 23rd Street 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 1,950 sq. ft. smoke shop requires 5 parking spaces, there are 206 total parking spaces provided on the submitted site plan;
- 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 requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance and Fire Department requirements. If approved, the Conditional Use Permit must comply with conditions noted.



S 23rd / McAllen

061

1900 S 23rd street

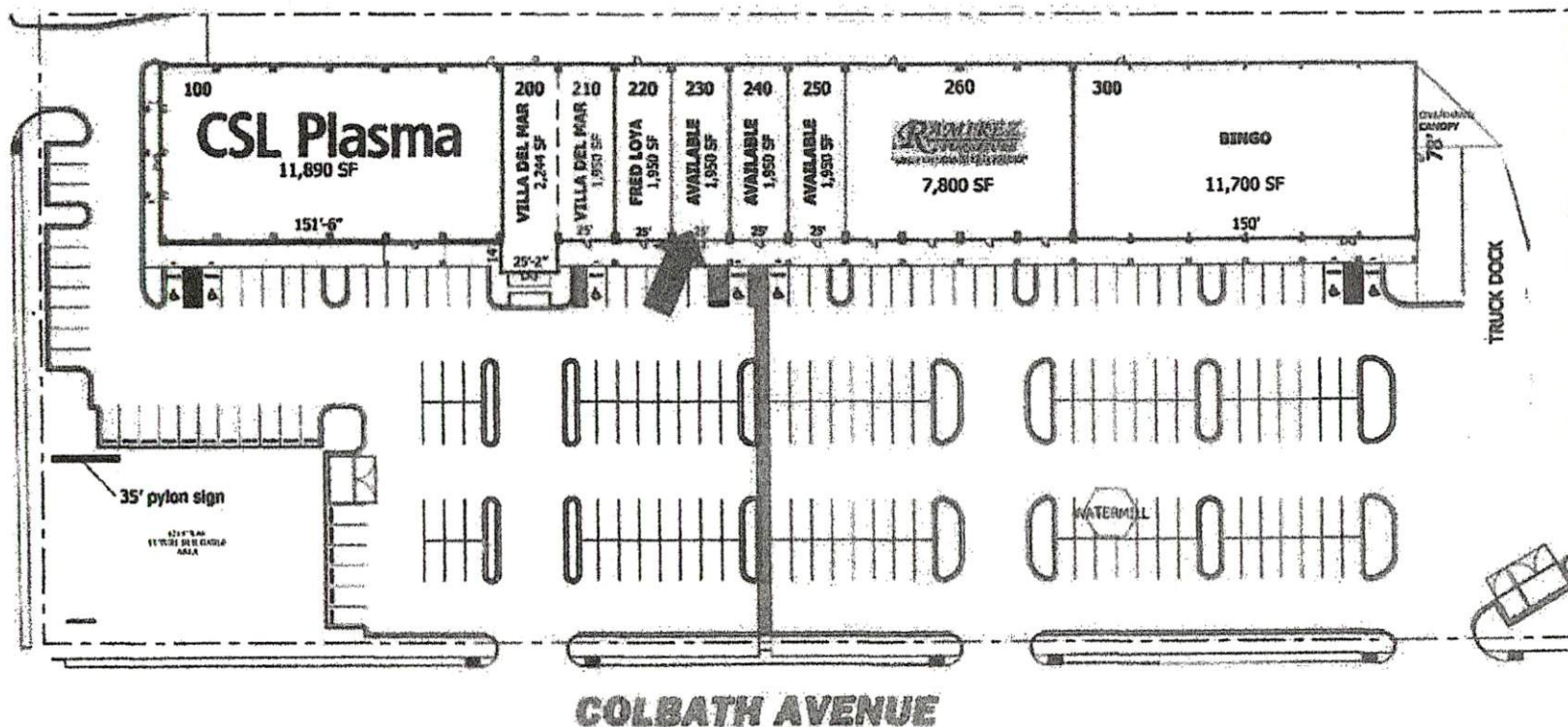
ENTERED

SEP 10 2021

Initial: NW

S. 23rd STREET

EXHIBIT "B"
PREMISES/SITE PLAN

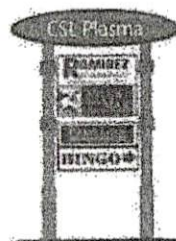


LEASE PLAN

1900 South 23rd Street, McAllen, TX 78503

Measurements are calculated by the following standard; Center of wall to center of wall on demising walls and exterior face to exterior face on front and rear walls as well as any wall not shared by an adjacent tenant. Measurements are approximated based on the information available at a given time and are subject to change. Tenant list as shown on this document is subject to change without notice and is not a representation of actual current tenants in the shopping center.

COLBATH AVENUE



35' pylon sign

TENANT DIRECTORY

Suite	Tenant
100	11,890 CSL Plasma
200	2,244 Villa del Mar
210	1,950 Villa del Mar
220	1,950 Fred Loya Insurance
230	1,950 AVAILABLE
240	1,950 AVAILABLE
250	1,950 AVAILABLE
260	7,800 Ramirez Furniture
300	11,700 Bingo
Total Area	43,384 SF

04.27.2021

CBG
Commercial Real Estate



Initial: WM

SEP 10 2021

ENTERED



**NOTICE
VAPE STORE
FOR
THIS PROPERTY
CUP2021-0134**

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

Planning Department

Memo

TO: Planning and Zoning Commission

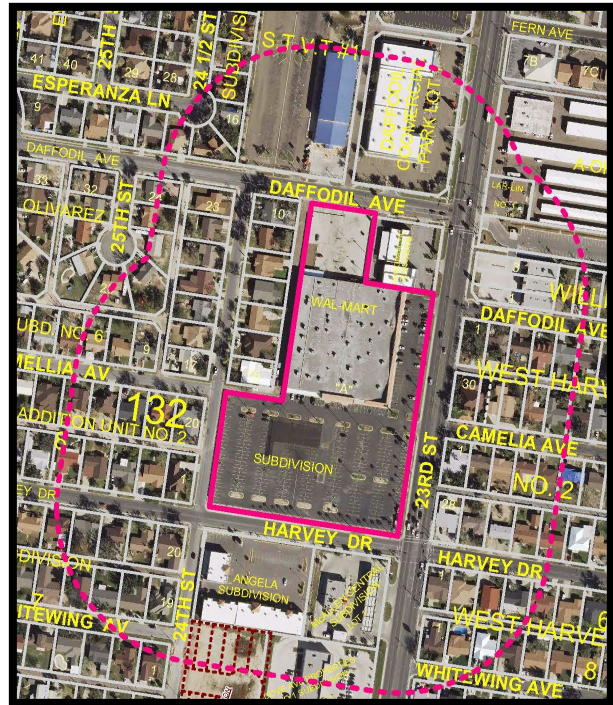
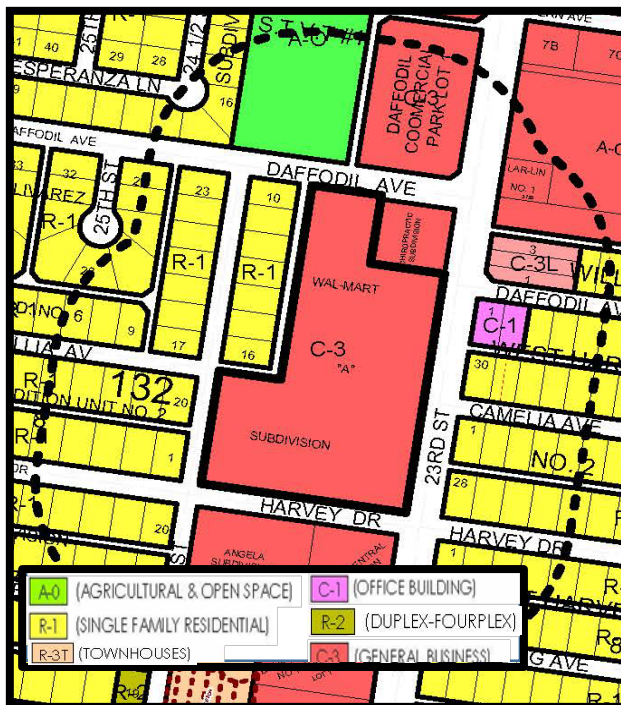
FROM: Planning Staff

DATE: October 13, 2021

SUBJECT: REQUEST OF GUSTAVO PINEDA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A VAPE SHOP AT LOT A, WALMART SUBDIVISION, HIDALGO COUNTY, TEXAS, 2901 NORTH 23RD STREET. (CUP2021-0135)

BRIEF DESCRIPTION:

The property is located on the northwest corner of the intersection of North 23rd Street and Harvey Drive. The subject property is zoned C-3 (general business) District. There is C-3 district zoning to the north and south, R-1 (single-family residential) District to the east and west, C-3L (light commercial) District to the east, C-1 (office building) District to the east, and A-O (agriculture and open space) District to the north. A Vape shop 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 shop out of an approximate 2496 sq. ft.

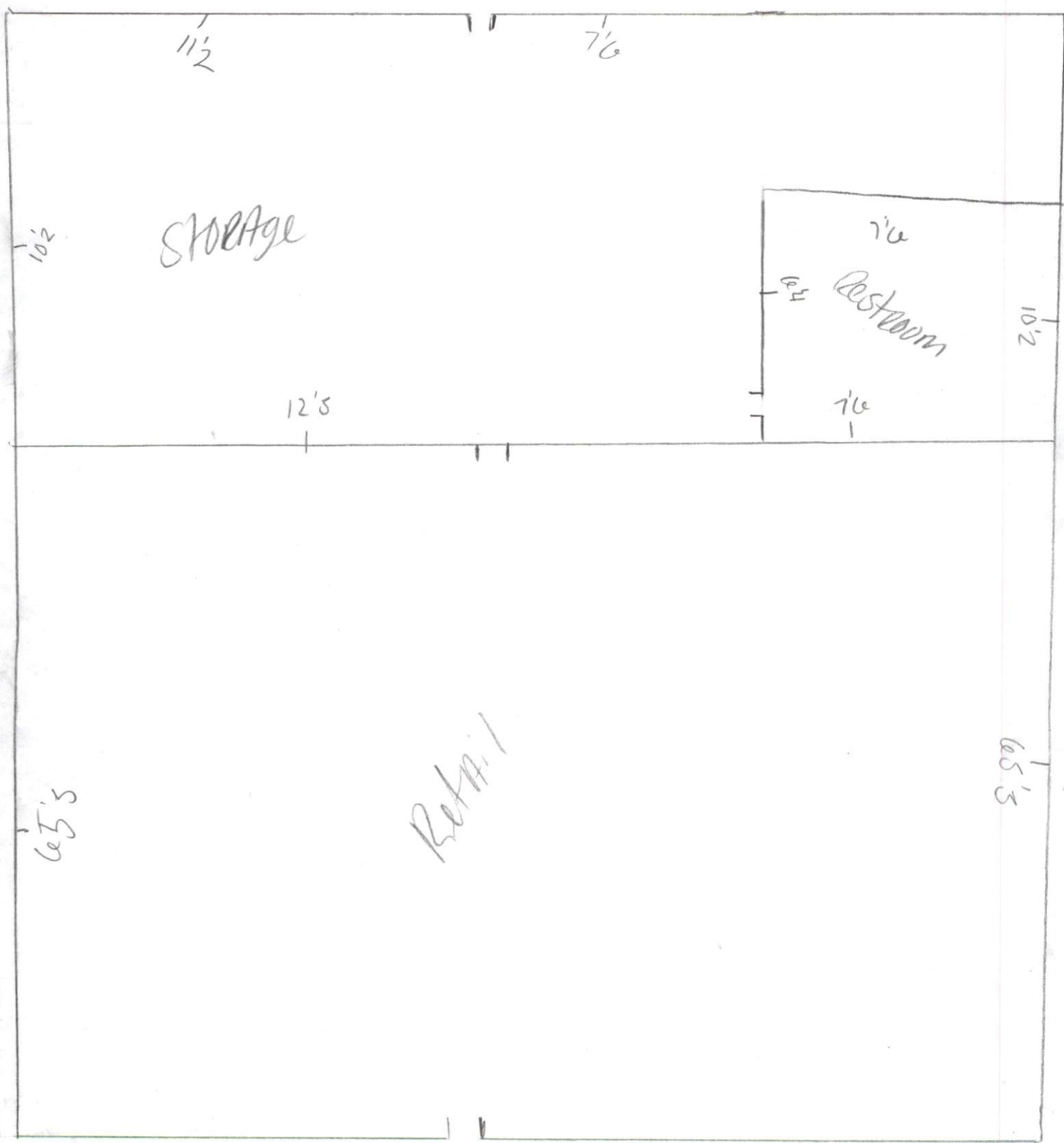
lease space, which is part of a multi-tenant commercial building. The proposed days and hours of operation are 24 hours 7 days a week. The commercial plaza is a mixture of retail and vacant suites. The proposed 2496 sq. ft. smoke shop requires 7 parking spaces, there are a total of 481 parking spaces provided as part of a common parking area.

The Fire Department has inspected the proposed location and the property is in compliance with applicable code requirements. The Planning Department has not received any calls regarding the proposed use as a Vape shop. 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;
- 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 23rd Street;
- 3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 2496 sq. ft. smoke shop requires 7 parking spaces, there are 481 total parking spaces provided on the submitted site plan;
- 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 requirement #1 (distance) of Section 138-118(a)(4) of the Zoning Ordinance. If approved, the Conditional Use Permit must comply with conditions noted.



~~1900~~

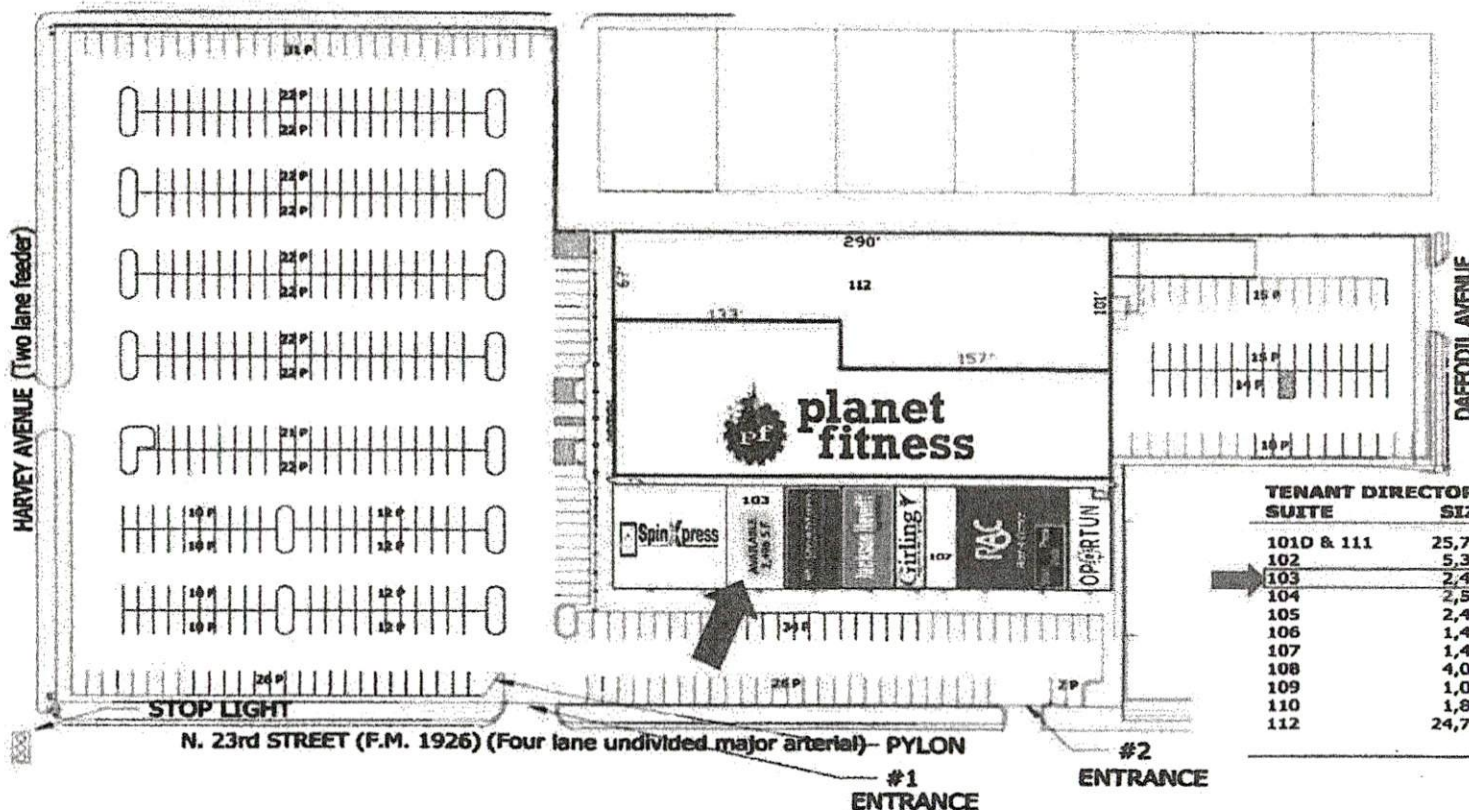
2901 N 23rd Street

ENTERED

SEP 10 2021

Initial: AR

EXHIBIT "B"
PREMISES/SITE PLAN



TENANT DIRECTORY		
SUITE	SIZE	TENANT
1010 & 111	25,761	Planet Fitness
102	5,304	SpinXpress
103	2,496	AVAILABLE
104	2,574	Springleaf Financial
105	2,418	Jackson Hewitt
106	1,404	Girling Health Care
107	1,404	Texas Insurance Brokers
108	4,070	Rent-A-Center
109	1,000	Smart Phone Medic
110	1,895	Oportun, Inc.
112	24,746	Black Turtle

LAS PALMAS SHOPPING CENTER - LEASE PLAN

2901 N. 23rd Street, McAllen, Texas 78501

Measurements are calculated by the following standard: Center of wall to center of wall on demising walls and exterior face to exterior face on front and rear walls as well as any wall not shared by an adjacent tenant. Measurements are approximated based on the information available at a given time and are subject to change.
Tenant lot as shown on this document is subject to change without notice and is not a representation of actual current tenants in the shopping center.

KEY PLAN

□ AVAILABLE/ VACANT

08.23.2021
CBG
Commercial Real Estate

ENTERED

SEP 10 2021

Initial: ak

SpinXpress LAUNDRY

FOR LEASE
(210) 424-8000
CBG
CBGCRE.COM

OneMain Financial

NOTICE
VAPE STORE
FOR
THIS PROPERTY
CUP2021-0135
CITY OF MCALLEN PLANNING DEPT.
388-881-1250
WWW.MCALLE.NET

Memo

TO: Planning and Zoning Commission

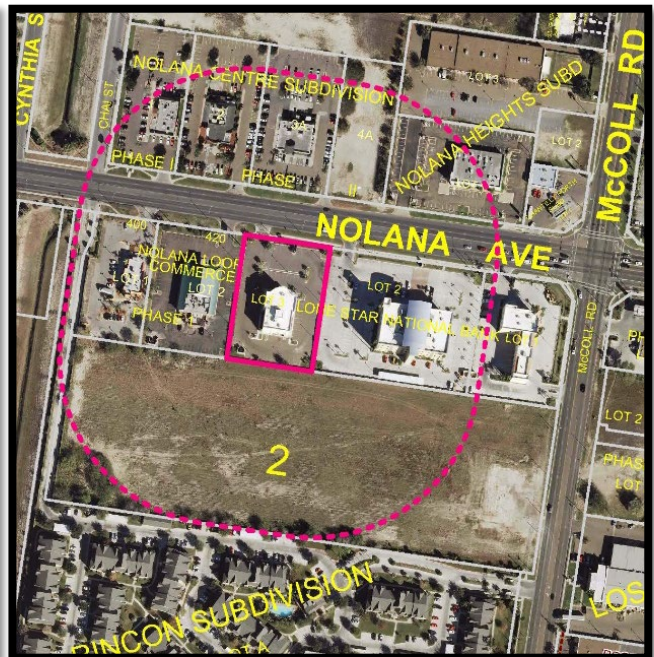
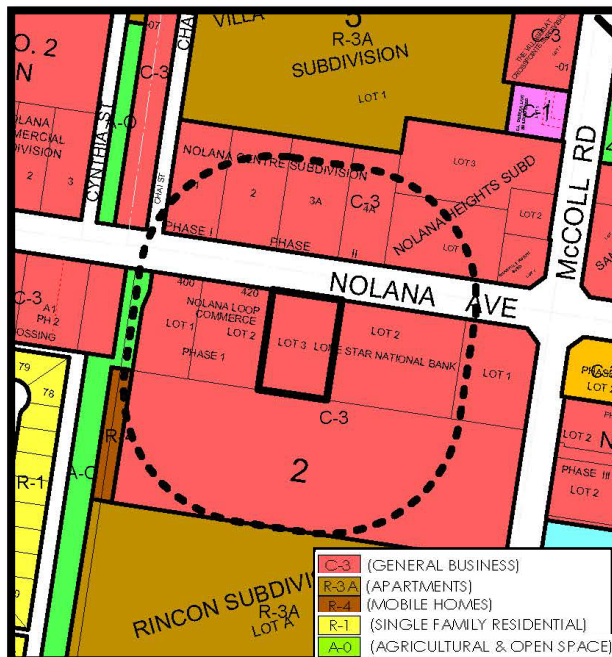
FROM: Planning Staff

DATE: October 14, 2021

SUBJECT: REQUEST OF JUAN C. CANCINO, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT 3, LONE STAR NATIONAL BANK SUBDIVISION, HIDALGO COUNTY, TEXAS, 500 EAST NOLANA AVENUE. (CUP2021-0138)

BRIEF DESCRIPTION:

The property is located on the south side of Nolana Avenue, approximately 635 ft. west of North McColl Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses include retail, offices, multi-family apartments and vacant land. A bar is allowed in a C-3 zone with a conditional use permit.



HISTORY:

The initial conditional use permit for a bar was approved by the City Commission on May 29, 2007 with a variance to the distance requirement. The permit was renewed annually by the same applicant until 2018. A new applicant applied the following year and the last permit was approved by City Commission on August 13, 2019. There is now a new applicant; therefore, the conditional use permit has to be presented before the Planning and Zoning Commission.

SUMMARY/ANALYSIS:

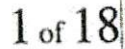
The applicant is proposing to operate a bar and grill, 5A Ronda Cantina, from the approximately 8,900 sq. ft. building. The hours of operation are from 11:00 A.M. to 2:00 A.M. daily.

The Fire Department has conducted an initial inspection, but a follow up inspection is still pending. The Health Department inspected the establishment, and location is in compliance. 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 above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residence and residentially zoned property;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment is located on a major arterial, East 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. Based on the square footage and use of the building, 89 parking spaces are required and 126 are provided. Parking lot has to be clear of potholes and well striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties. An 8 ft. wall is provided;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

RECOMMENDATION:

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





NOTICE
BAR
FOR
THIS PROPERTY
CUP2021-0138

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

Memo

TO: Planning and Zoning Commission

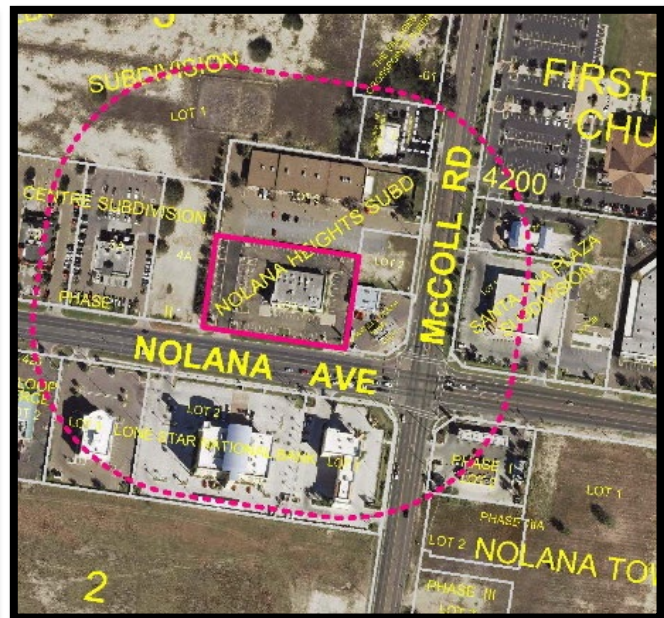
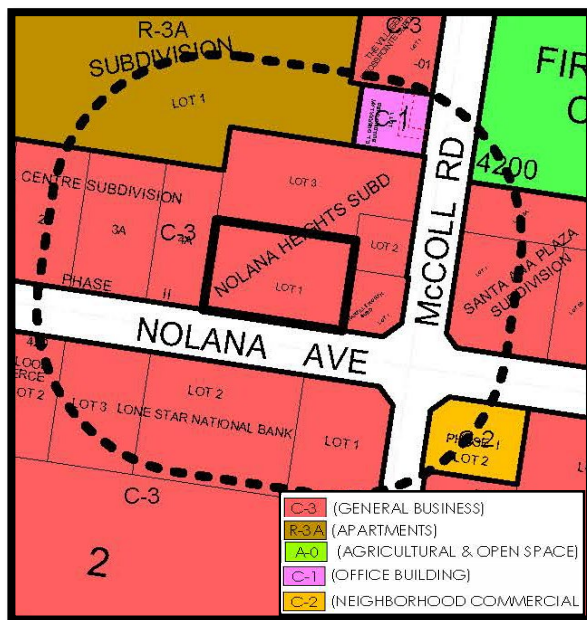
FROM: Planning Staff

DATE: October 14, 2021

SUBJECT: REQUEST OF ARTURO ORTEGA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR AN EVENT CENTER AT LOT 1, NOLANA HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, 601 EAST NOLANA AVENUE. (CUP2021-0143)

BRIEF DESCRIPTION:

The property is located on the north side of East Nolana Avenue, approximately 140 ft. west of North McColl Road and is zoned C-3 (general business) District. The adjacent zoning is C-3 District in all directions. Surrounding land uses includes commercial businesses, a church, offices, restaurants, apartments and vacant land. An event center is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



HISTORY:

The initial Conditional Use Permit for a bar was approved in April of 1999 and was renewed annually until 2005. The bar was closed and a new application was submitted and approved for a dancehall in May of 2008 and was been renewed annually until 2016. The last approval for a dancehall was on November 12, 2018 by City Commission with a variance to the distance requirement. There is now a new applicant; therefore, the conditional use permit has to be presented before the Planning and Zoning Commission.

SUMMARY/ANALYSIS:

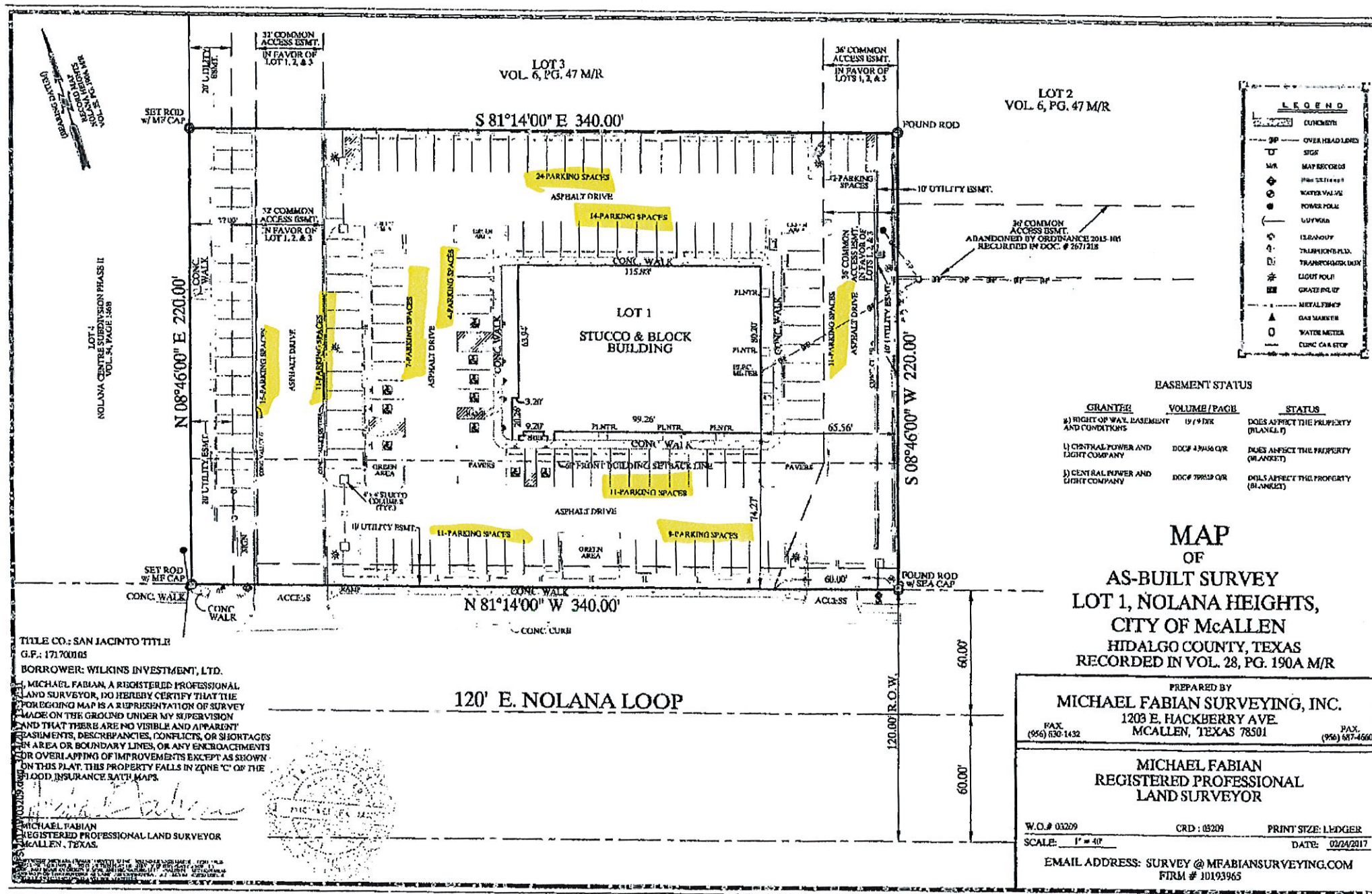
The new applicant is proposing to operate an event center from the existing building, approximately 9,325 sq. ft. The hours of operation are from 12:00 P.M. to 1:00 A.M. daily.

The Fire Department has inspected the establishment, and location is in compliance. The Health Department is pending inspection. 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 above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. from the nearest residentially zoned property and a church (First United Methodist);
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 East Nolana Avenue and North McColl Road and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the building, 94 parking spaces are required and 136 are provided on lot, which has common access easements to the north and west. Parking lot has to be clear of potholes and well striped.
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties.
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

RECOMMENDATION:

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





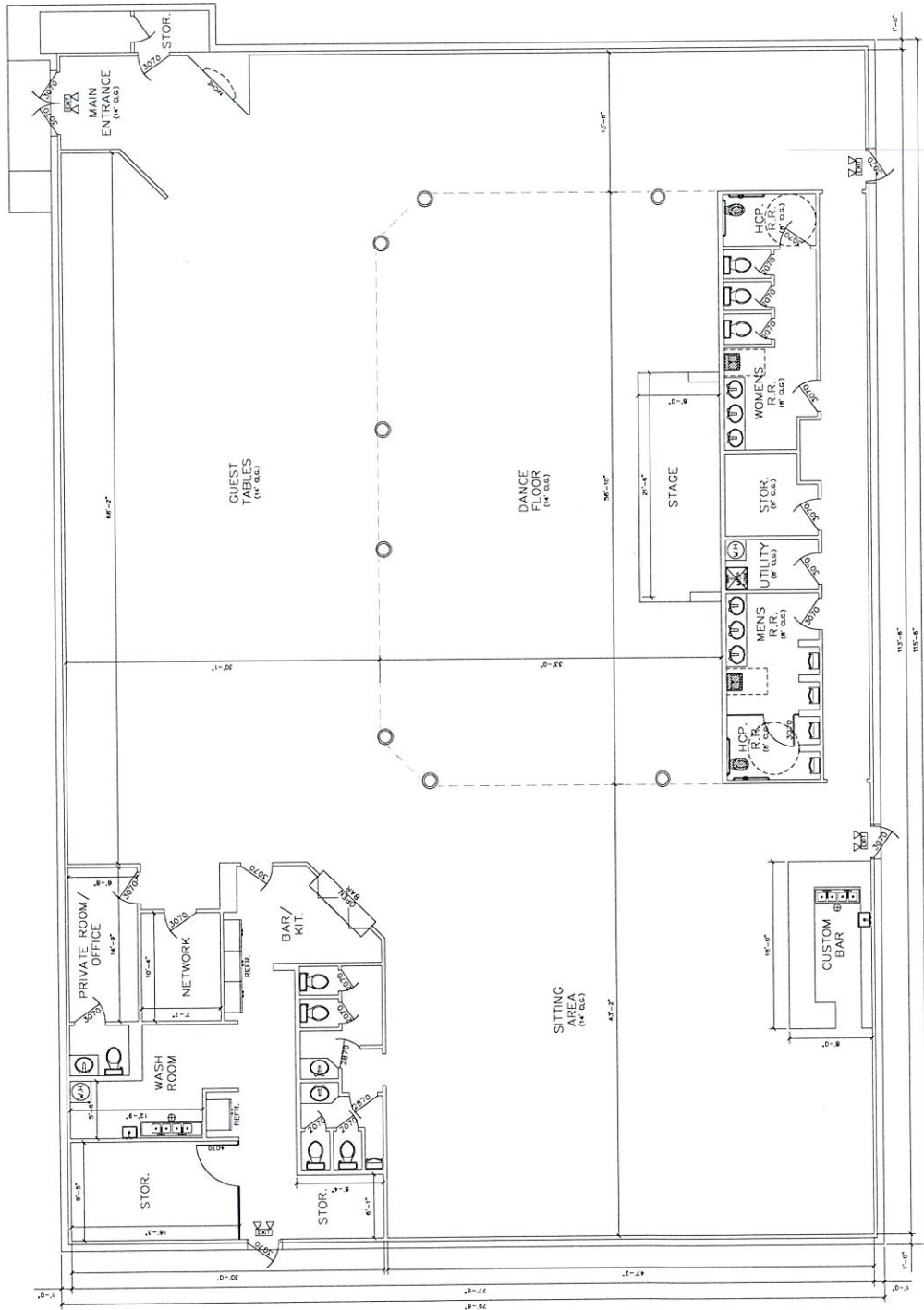
INNOVATIVE
DRAFTING &
DESIGN SERVICES
CONSULTING
ARCHITECT
CELL: 867-7757

EVENT CENTER
9,325 SQ. FT.
MISC. 0 SQ. FT.
PORCH 0 SQ. FT.
TOTAL AREA
9,325 SQ. FT.

THE GRAND EVENT CENTER 601 E. NOLANA MCALLEN, TX

PROJECT NO.	100000
DRAWN BY	JACQUE BARRETT
DATE	8/29/2017
REVISION	

SHEET NUMBER	1 OF 2
--------------	--------



1 EXISTING FLOOR PLAN
SCALE: 3/32"=1'-0"

THE
GRAND
BANQUET & CONFERENCE CENTER

60

NOTICE
EVENT CENTER
FOR
THIS PROPERTY
CUP2021-0143



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



Planning Department

Memo

TO: Planning and Zoning Commission

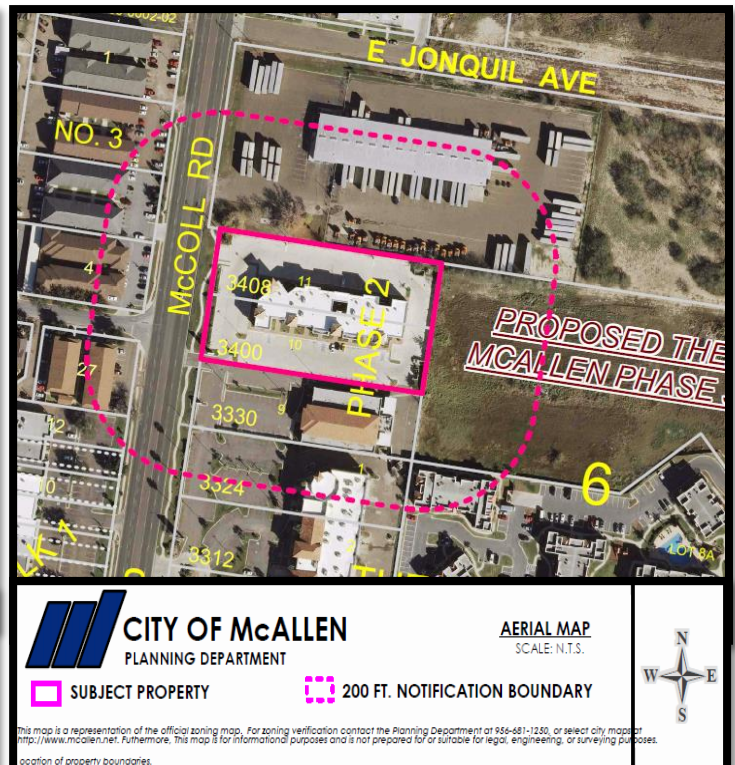
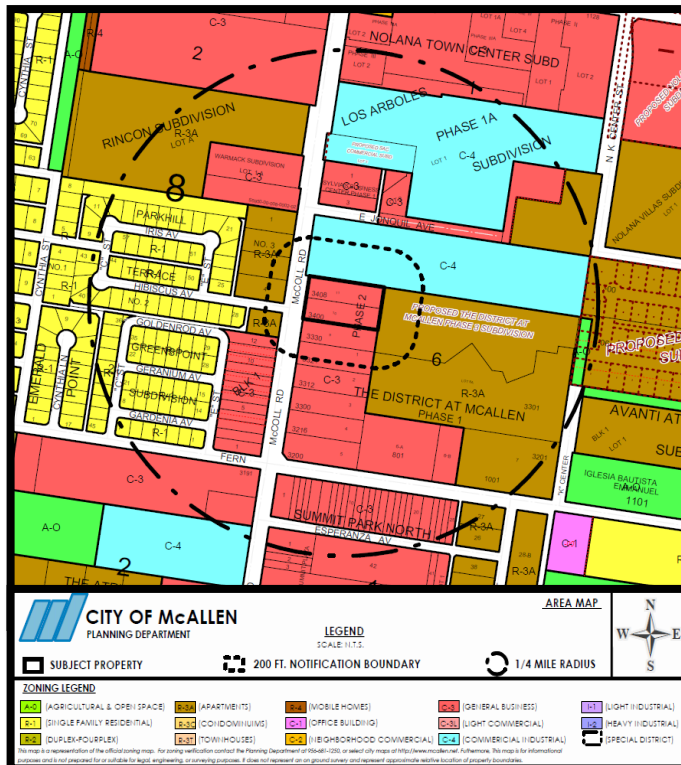
FROM: Planning Staff

DATE: October 13, 2021

SUBJECT: Request of Lizeth Padilla on behalf of Devida Lash Academy, for a Conditional Use Permit for 3 years, for an Institutional Use (eyelash extension academy) at Lots 10 and 11, The District at McAllen Phase II Subdivision, Hidalgo County, Texas; 3400 North McColl Road, Suite A. (CUP2021-0137)

BRIEF DESCRIPTION:

The subject property is located along the east side of McColl Road, south of East Jonquil Avenue. The subject property zoned C-3 (general business) District, and the adjacent zoning is I-2 (commercial-industrial) District to the north, R-3A (multifamily apartment) District to the east and west, and C-3 (general business) District to the south. The property is located within the District at McAllen Phase II Subdivision and is part of La Plaza Del Sol commercial plaza. Surrounding land uses include Aristeo Milano Beauty, Premier Endodontics, and D1 Texas Realty. An institutional use is permitted in a C-3 District with a conditional use permit and in compliance with requirements.



HISTORY:

The application for Devida Lash Academy for a conditional use permit request was submitted to the Planning Department on September 14, 2021.

REQUEST/ANALYSIS:

The 14,347 square feet building will consist of a clinic work area, theory classroom, drinking fountain facilities, and two restrooms as shown on the submitted floor plan. The applicant proposes to operate Devida Lash Academy, Monday through Saturday from 8:00 a.m. to 9:00 p.m. As per the zoning ordinance, Section 138-395 (4), the property requires 10 parking spaces.

The Fire Department has conducted the necessary inspection for this property and compliance is pending. 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.

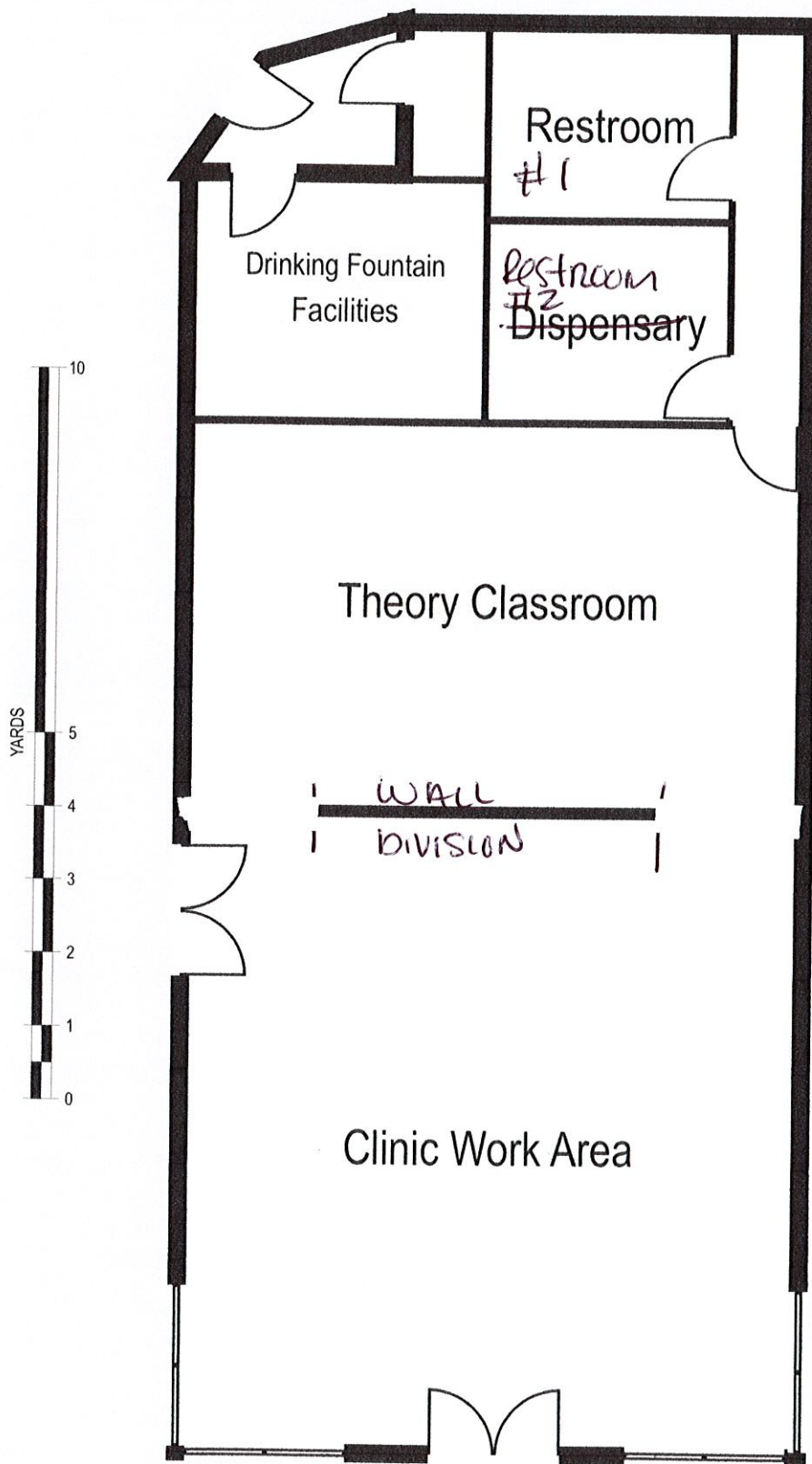
Staff has not received any calls with concerns or complaints of the request.

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 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 McColl Road.
- 2) 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 use of the building, 10 parking spaces are required. Currently there are 78 shared parking spaces.
- 3) 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.
- 4) 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;
- 5) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 6) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit request.



DEVIDA LASH ACADEMY

Internal - 1437ft²
 External - 1584ft²
 Overall - 8.74yd x 19.82yd



ENTERED

SEP 15 2021

Initial: AK

Planning Department

Memo

TO: Planning and Zoning Commission

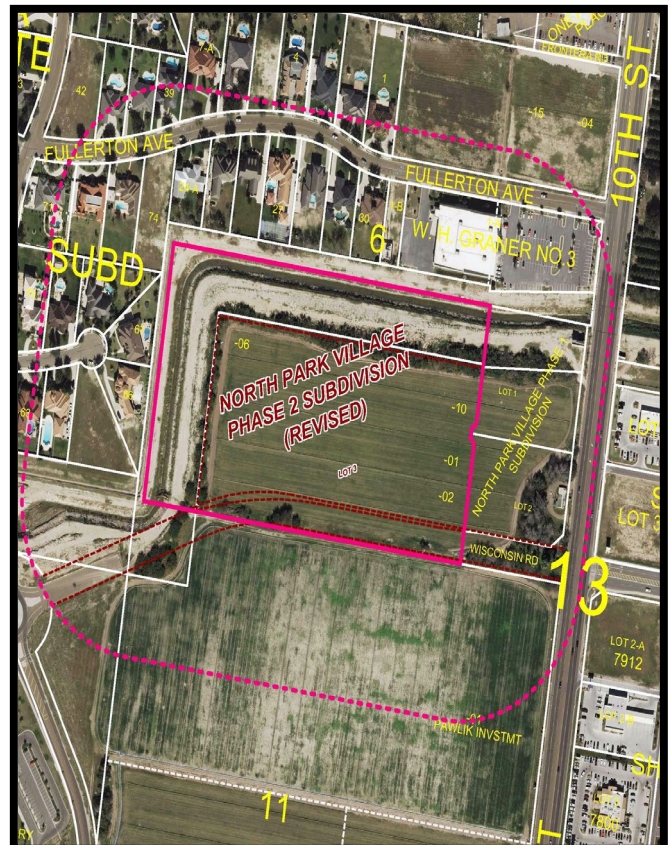
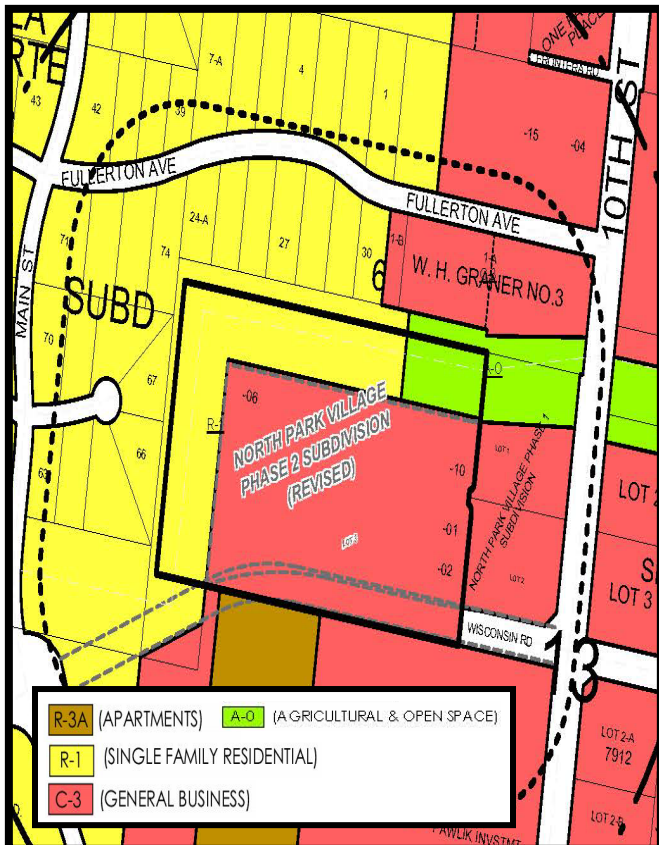
FROM: Planning Staff

DATE: October 13, 2021

SUBJECT: REQUEST OF VICTOR SEBASTIAN HADDAD FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A BAR AT LOT 3, NORTH PARK VILLAGE PHASE 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, 1200 WISCONSIN ROAD. (CUP2021-0148)

BRIEF DESCRIPTION:

The property is located at the east side of North 10th Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the west and south, R-3A (multifamily residential) District to the south, A-O (agriculture and open space) District to the North, and R-1 (single family residential) District to the west and north. Surrounding land uses include retail stores, offices, restaurants, Trenton Crossing III, single family residences, and vacant land. A bar and lounge is allowed in a C-3 zone with a Conditional Use Permit and in compliance with the requirements.



REQUEST/ANALYSIS:

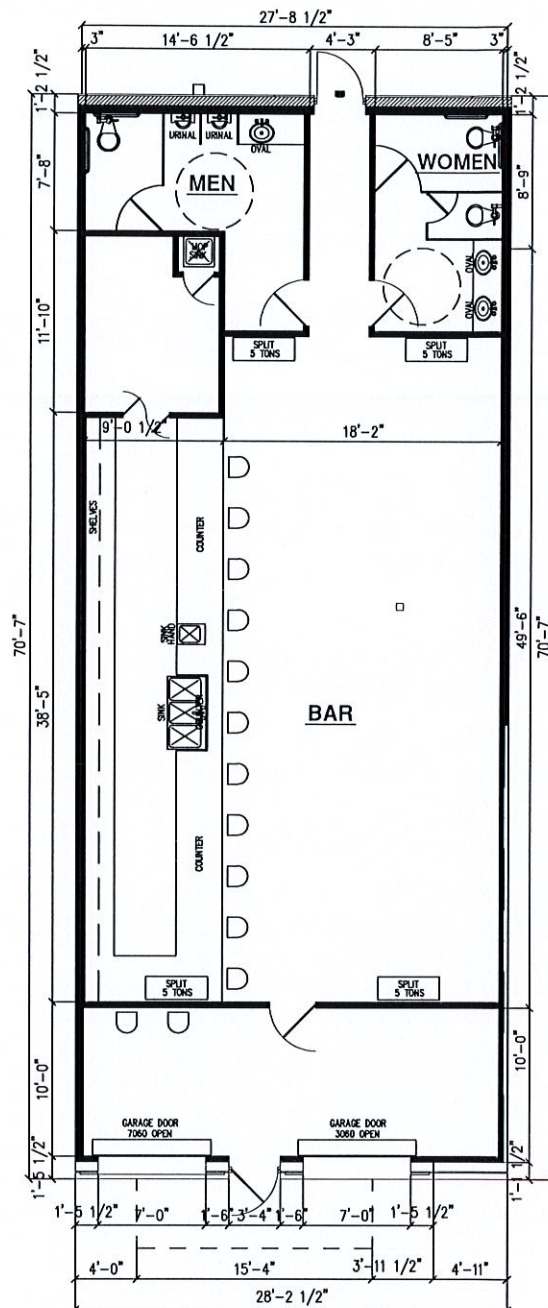
The applicant is proposing to operate the 1,950 sq. ft. building for a bar. The hours of operation will be Monday to Sunday, from 5:00 p.m. to 2:00 a.m..

The Fire Department has inspected the establishment and once construction is complete, it will need to comply with fire code requirements. Staff has not received any calls in opposition to the request. The establishment must comply with 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 a residential area;
- 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 establishment has access to North 10th Street;
- 3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Currently, there is a multi-tenant commercial plaza on the property. Based on the current uses, including the bar, 20 parking spaces are required; 566 spaces are provided on-site.
- 4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
- 5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street to discourage vandalism and criminal activities;
- 6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
- 7) The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance after taking into account the recommendations of the Fire Marshal, Building Official, and Planning Director. This number cannot exceed the number provided for in existing city ordinances.

RECOMMENDATION:

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



A R E A S		
B A R	1,956.00	SQ. FT.
T O T A L	1,956.00	SQ. FT.

SHEET NO.
1 - 1

FLOOR PLAN

SCALE: 1/8" = 1'-0"

DRAWN BY: O.C.

REVISED DATE:

CHECKED BY:

COMPUTER:

PROJECT NAME:

NEW BAR AND BREWERY

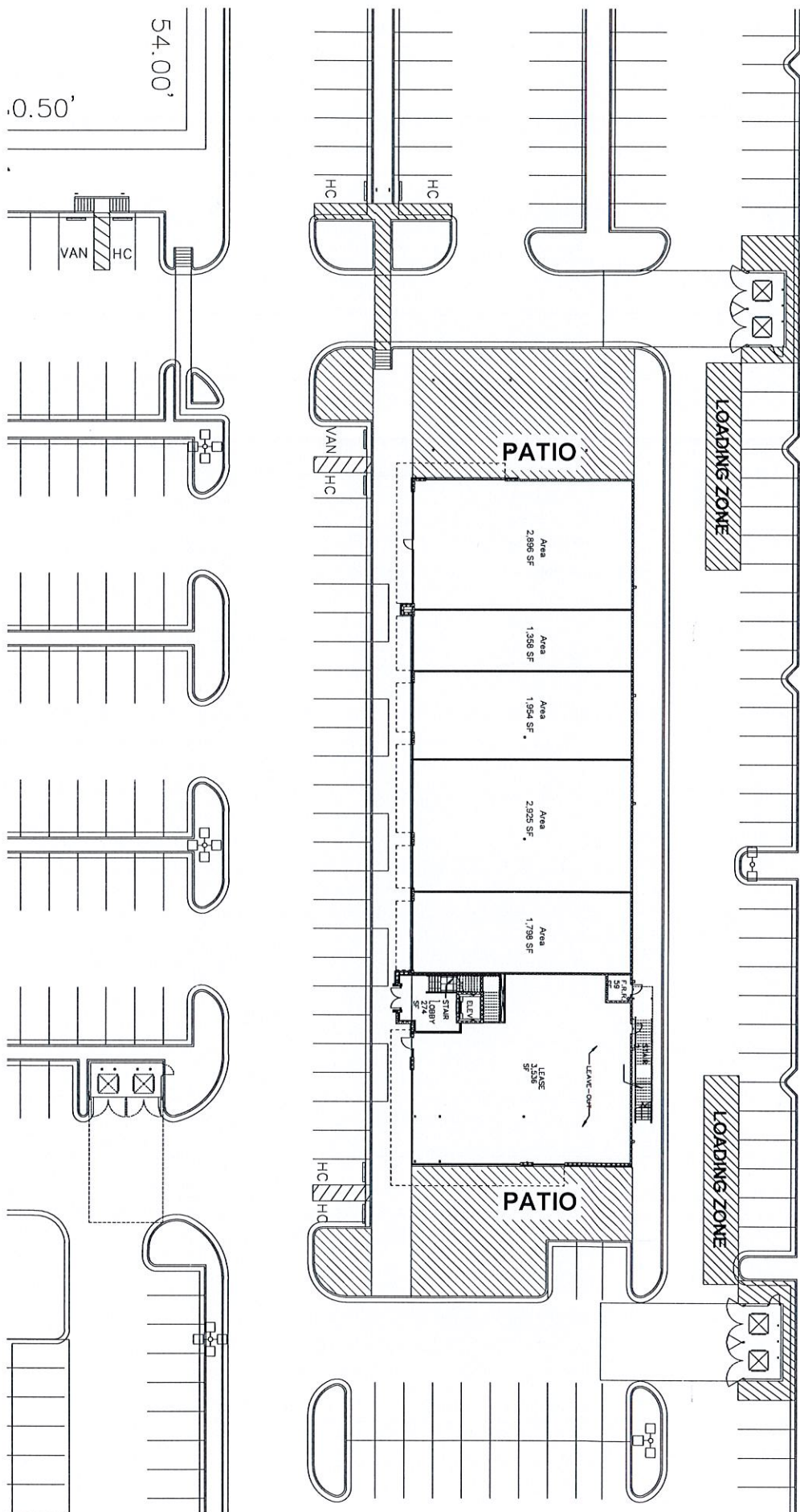
LEGAL DESCRIPTION:

CESAR H. SANCHEZ
DESIGN GROUP

City of McAllen,
Hidalgo County of Texas

phone (956) 225 65 82
architectsanchez@live.com

PROJECT NO.
99136





1200 D
BLDG 200

NOTICE
BAR
FOR
THIS PROPERTY
CUP2021-0148

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



Memo

TO: Planning and Zoning Commission

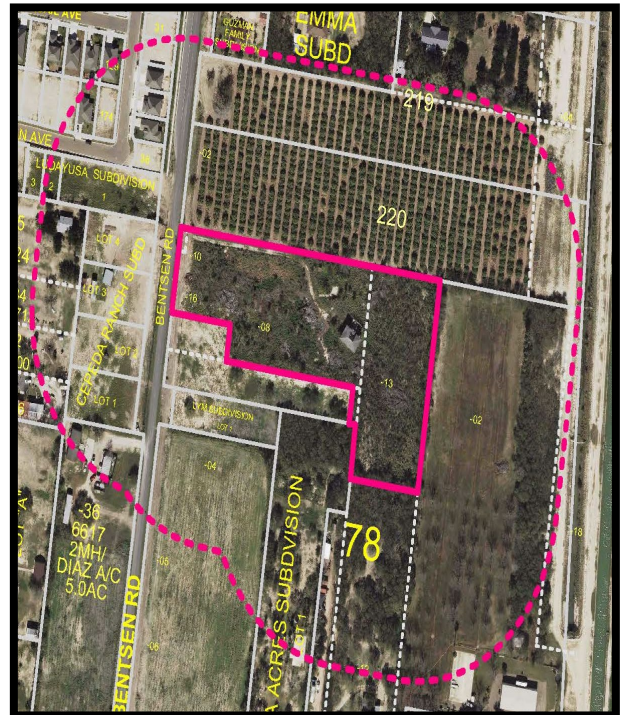
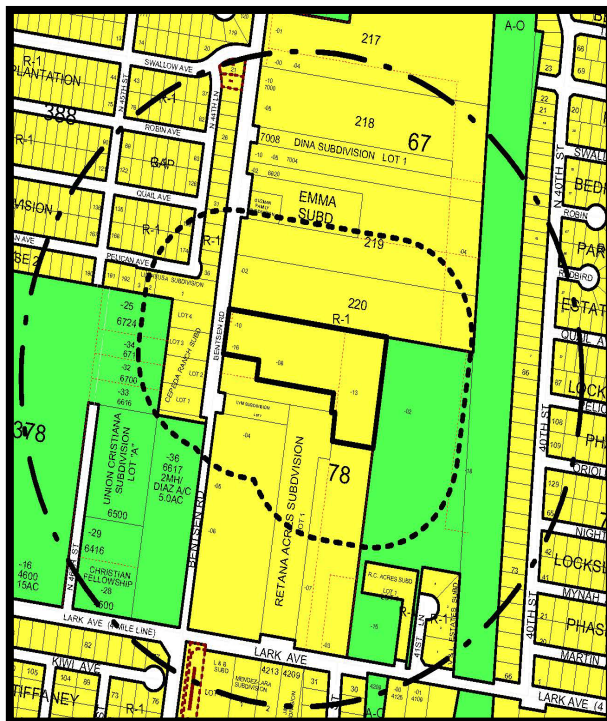
FROM: Planning Staff

DATE: October 15, 2021

SUBJECT: REQUEST OF RICARDO VEGA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PICTURE VENUE AND EVENT AREA AT LOT 78, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, 6712 NORTH BENTSEN ROAD. (CUP2021-0129)

BRIEF DESCRIPTION:

The property is located on the east side of North Bentsen Road and is zoned R-1 (general business) District. The adjacent zoning is R-1 (single family residential) District to north, west, and south, and A-O (agriculture and open space) District to the east. Surrounding land uses includes single-family residences, and vacant land. An event center is allowed in a C-3 zone with a Conditional Use Permit and in compliance with requirements.



SUMMARY/ANALYSIS:

The new applicant is proposing to operate an picture venue and event area from the

existing property, approximately 8 ½ acre property. 5 acres are proposed for the picture venue and event area and 3 ½ acres are proposed for the parking area. The hours of operation are from 9:00 A.M. to 8:00 P.M. daily.

The Fire Department has inspected the establishment, and location is approved to continue with the Conditional Use Permit application. The Health Department states that the establishment must obtain health permits for any food sales provide restrooms for public and trash receptacles. Planning Department staff has not received any calls in opposition to the 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 above mentioned businesses must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The establishment is within 400 ft. of a residential area;
2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The establishment has direct access to North Bentsen Road and does not generate traffic into residential areas;
3. The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking. Based on the square footage and use of the picture venue and event area, 2,178 parking spaces are required and 0 are provided on lot. A 3 ½ acre tract is proposed for the parking area. On-site parking will need to comply with city standards and be clear of potholes and well striped;
4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties;
5. The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;
6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and
7. The above-mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director.

RECOMMENDATION:

Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) of Section 138-118(4), with the permitted use on an R-1 (single family residential) District, and Section 138-400 (off-street parking standards) of the Zoning Ordinance.

Maddie's Pumpkin Patch

N



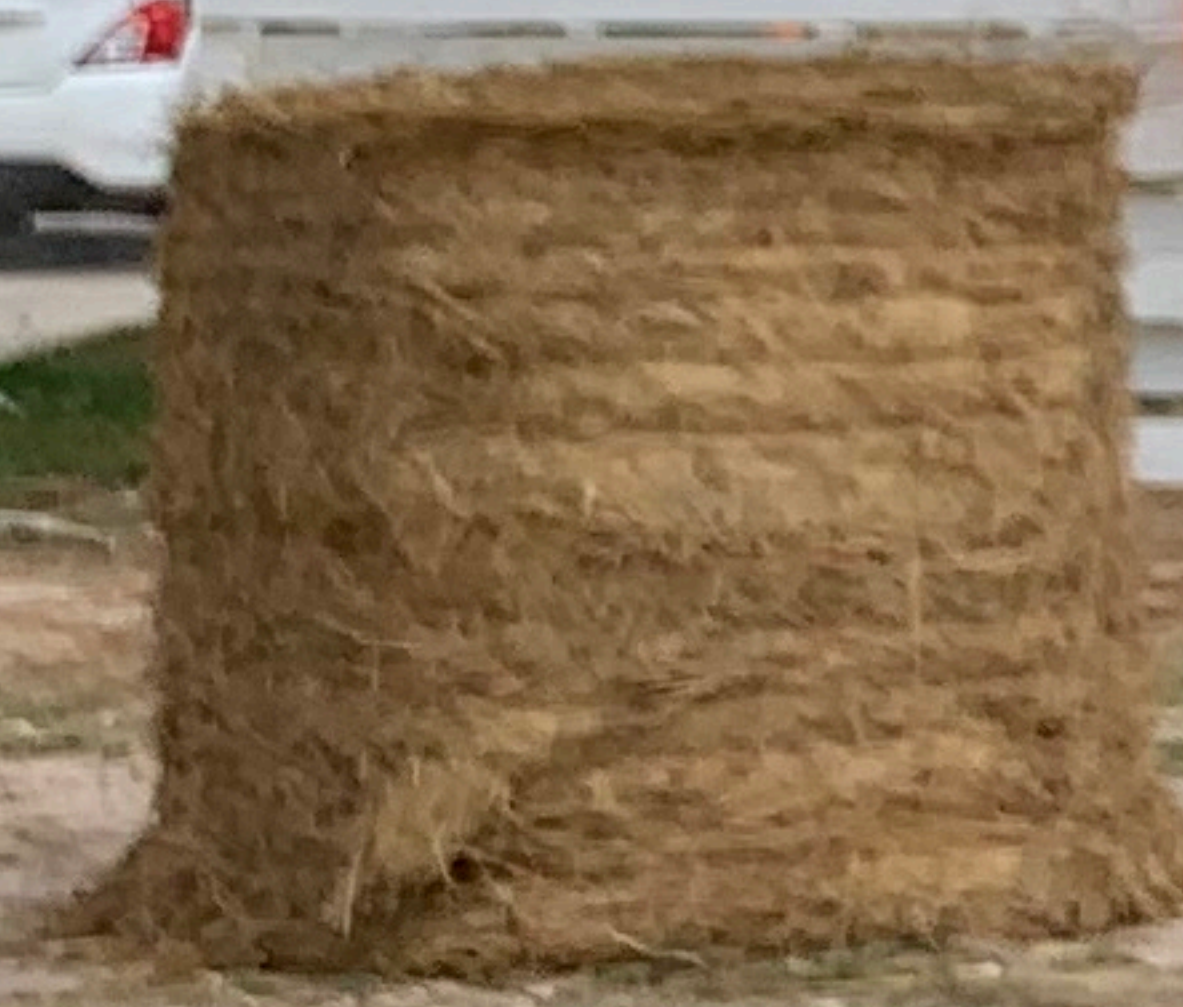
ENTERED

SEP 07 2021

Initial: NM



VEGA RANCH



NOTICE
EVENT CENTER
FOR
THIS PROPERTY
CUP2021-0129
CITY OF MCALLEN PLANNING DEPT.
956.851.1222
WWW.MCALLENNET.ORG

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

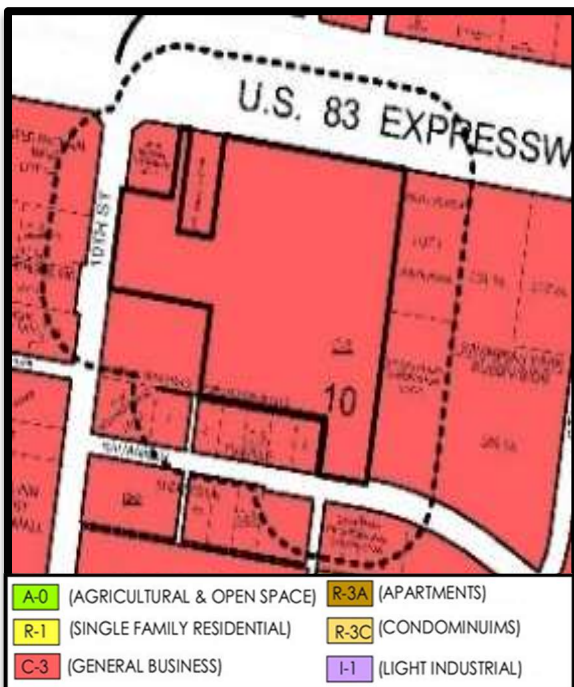
DATE: October 14, 2021

SUBJECT: REQUEST OF NORMA S. PIMENTEL ON BEHALF OF CATHOLIC CHARITIES OF THE RIO GRANDE VALLEY FOR A CONDITIONAL USE PERMIT, FOR LIFE OF USE, FOR AN INSTITUTIONAL USE (RESPITE CENTER) AT THE NORTHWEST 12.81 ACRES OUT OF LOT 10, SECTION 7, EXCLUDING 2.63 ACRES, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 1801 SOUTH 10TH STREET. (CUP2021-0121)

THIS ITEM WAS WITHDRAWN.

DESCRIPTION:

The property is located approximately 175 feet south of the intersection of South 10th Street and U.S Expressway 83, and is zoned C-3 (general business) District. The adjacent zoning is C-3 (general business) District on all directions. Surrounding land uses include Red Lobster, Plains Capital Bank, Old Navy, Vantage Bank, 76 Gas Station,



Studio 6 Motel and other commercial establishments. An institutional use is permitted in the C-3 District with a Conditional Use Permit and in compliance with requirements.

REQUEST/ANALYSIS:

The applicant, Norma S. Pimentel on behalf of Catholic Charities of the Rio Grande Valley, would like to use the existing one story, 128,029 sq. ft. building as a Humanitarian Respite Center. This was previously the site for K-Mart shopping center. Daily operations for the proposed respite center may be similar to those found at the respite center at 111 South 15th street. Daily operations for the respite center include but are not limited to, registration, family contact, providing of meals as a one-time event, helping with general wellness (hygiene), and overnight stays during the transition process. Should the conditional use permit be approved, building/remodeling permits would be required as applicable. The applicant is requesting the conditional use permit for life of use; therefore, the item must be presented before the Planning Zoning Commission and the City Commission.

Staff has received one letter in opposition to the conditional use permit request. The written concern was in regards to the effect of a respite center to surrounding commercial retail establishments. The letter stated they would not be opposed to an approval for a six-month duration as maximum.

Health and Fire Department inspections are pending. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The institutional use must 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. The property has direct access to South 10th Street and U.S Expressway 83.
- 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.
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences.
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities.
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.
- 6) The number of persons within the building shall be restricted to the capacity for the building set by the Fire Marshal and Building Official.

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 05, 2021:

At the Planning and Zoning Commission meeting of October 05, 2021, the Board voted at the request of city staff, to table the Conditional Use Permit request.

RECOMMENDATION:

The Conditional Use Permit request has been withdrawn.

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 15, 2021

SUBJECT: REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 19.137 ACRES CONSISTING OF 2.476 ACRES OUT OF LOT 7 E.M CARD SURVEY NO. 1 SUBDIVISION AND 16.661 ACRES OUT OF LOT 14, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS; 2400 OXFORD AVENUE. (REZ2021-0051)

LOCATION: The property is located on the northwest corner of North 23rd Street and Oxford Avenue, approximately 730 ft. north of Northgate Avenue. The irregularly shaped tracts have approximately 1,620 ft. of frontage along North 23rd Street.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to construct apartments. The proposed subdivision is under the name of Falcon's Cove; however, no subdivision application has been submitted.

ADJACENT ZONING: The adjacent zoning is A-O (agricultural and open space) District to the northeast and R-1 (single-family residential) District in all directions.



LAND USE: The subject property is currently vacant. Surrounding land uses include single-family residences, Northwest Police Center and vacant land.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for these properties as Auto Urban Single Family which is comparable to R-1 (single-family residential) District and City Parks which is comparable to A-O District.

DEVELOPMENT TRENDS: The development trend for this area is single-family residences, commercial use, and a solar energy facility to the west of the subject property that was approved in 2019.

HISTORY: The tract was outside city limits; in 2016, a 315.65-acre tract was annex to the City. Various initial zonings to R-1 District were approved in City Commissions meeting of December 12, 2016. There has been no other rezoning request for the subject property since then.

Various rezoning request North of Freddy Gonzalez Rd to commercial zoning (C-3 and C-3L) were approved between 2015 and 2016, commercial request south of the property have been disapproved and withdrawn.

An attempt to rezone a property at the intersection of N. 23rd Street and Freddy Gonzalez Rd (north of subject property) from C-3 District to R-3A District was disapproved in 2019; the request had more than 20% of opposition.

Four other rezoning request were approved for R-1 District between 2003 and 2006 and single-family residential subdivisions were built.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use and City parks designation and it does not follow the rezoning and development trend in the area.

North 23rd Street is designated as a principal arterial with 80ft -100 ft. of ROW (varies due to unsubdivided properties) with a curb-to-curb dimension of approximately 60 ft. with a travel lanes and one turning lane. Oxford Avenue is designated as a collector street with a curb-to-curb of approximately 30 ft. it's constructed as a rural road with two travel lanes.

The proposed development is 19.137 acres (833,607 square feet), based on the maximum density per gross acres in the R-3 multifamily residential district: 833-one bedroom units, 666-two bedroom units or 555- three bedroom units will be allowed.

Based on the number of units allowed per gross acre; a TIA report will be required. Must comply with Traffic access requirements.

A recorded subdivision plat and approved site plan is required prior to building permit issuance.

Staff has received a letter in opposition to this request; at the time of submission, the opposition percentage was at 6.7%. See attached opposition map.

PLANNING AND ZONING COMMISSION MEETING OF SEPTEMBER 21, 2021:

At the Planning and Zoning Commission meeting of September 21, 2021, the authorized agent decided to table the item.

PLANNING AND ZONING COMMISSION MEETING OF OCTOBER 5 21, 2021:

At the Planning and Zoning Commission meeting of September 5, 2021, the item remained tabled.

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



CITY OF McALLEN

PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

LEGEND

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

THOROUGHFARE PLAN

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

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

August 2, 2021

**METES AND BOUNDS DESCRIPTION
19.137 ACRES CONSISTING OF:
2.476 ACRES OUT OF LOT 7,
E.M. CARD SURVEY NO. 1
AND 16.661 ACRES OUT OF
LOT 14, SECTION 279,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

A tract of land containing 19.137 acres situated in the City of McAllen, Texas, consisting of: 2.476 acres out of Lots 7, E.M. Card Survey No. 1, according to the plat thereof recorded in Volume 8, Page 1, Hidalgo County Map Records, and 16.661 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey, according to the plat thereof recorded in Volume 24, Pages 168-171, Hidalgo County Deed Records, which said 19.137 acres are out of a certain tract conveyed to John R. Willis Management Partnership, LTD., by virtue of a Special Warranty Deed recorded under Document Number 693537, Hidalgo County Official Records, said 19.137 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 7;

THENCE, S 08° 50' 53" W along the West line of said Lot 7, a distance of 224.63 feet;

THENCE, S 81° 11' 07" E a distance of 651.29 feet to a No. 4 rebar found for the Southwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 07° 54' 54" E at a distance of 40.00 feet pass a No. 4 rebar set on the North right-of-way line of Oxford Road, continuing a total distance of 573.08 feet to a No. 4 rebar found for an outside corner of this tract;
2. THENCE, S 81° 53' 23" E a distance of 130.89 feet to a No. 4 rebar set for an inside corner of this tract;
3. THENCE, N 09° 24' 08" E a distance of 883.09 feet to a No. 4 rebar set for the Northwest corner of this tract;
4. THENCE, S 89° 34' 51" E at a distance of 514.54 pass a No. 4 rebar set on the West right-of-way line of N. 23rd Street (F.M. 1926), continuing a total distance of 548.05 feet to a Nail set for the Northeast corner of this tract;
5. THENCE, S 09° 25' 53" W a distance of 1,065.29 feet to a No. 4 rebar set for an outside corner of this tract;

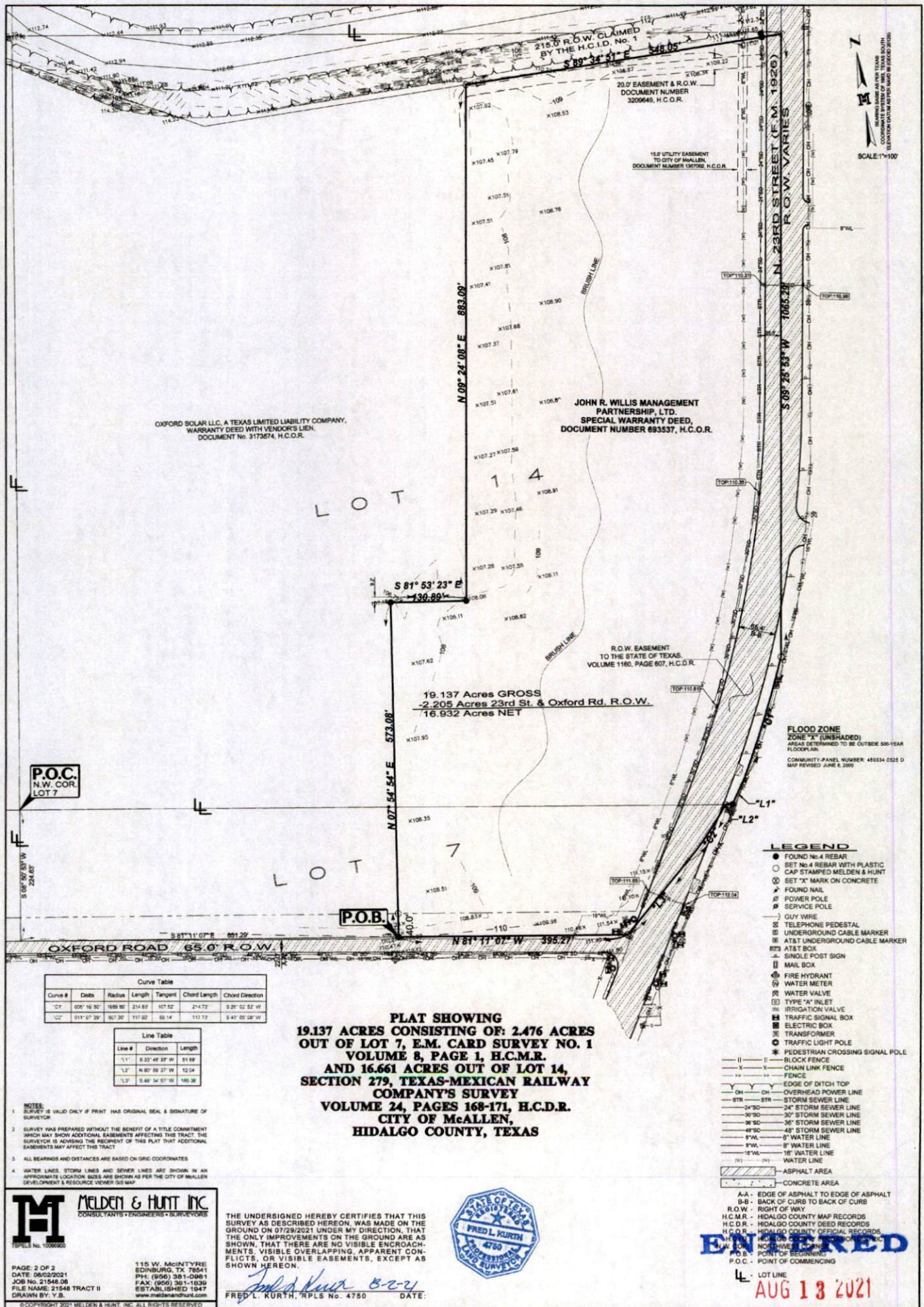
6. THENCE, in a Southwesterly direction along a curve to the left, with a central angle of $006^{\circ} 16' 50''$, a radius of 1959.86 feet, an arc length of 214.83 feet, a tangent of 107.52 feet, and a chord that bears $S 26^{\circ} 02' 52'' W$ a distance of 214.73 feet to a No. 4 rebar set for an angle point of this tract;
7. THENCE, $S 33^{\circ} 48' 35'' W$ a distance of 51.68 feet to a No. 4 rebar set for an outside corner of this tract;
8. THENCE, $N 80^{\circ} 59' 37'' W$ a distance of 12.04 feet to a No. 4 rebar set for an inside corner of this tract;
9. THENCE, in a Southwesterly direction along a curve to the left, with a central angle of $011^{\circ} 07' 29''$, a radius of 607.30 feet, an arc length of 117.92 feet, a tangent of 59.14 feet, and a chord that bears $S 43^{\circ} 05' 05'' W$ a distance of 117.73 feet to a Nail set for angle point of this tract;
10. THENCE, $S 48^{\circ} 34' 57'' W$ a distance of 160.38 feet to a Nail set for the Southeast corner of this tract;
11. THENCE, $N 81^{\circ} 11' 07'' W$ a distance of 395.27 feet the POINT OF BEGINNING and containing 19.137 acres, of which 2.205 acres lies within the right-of-way, leaving a net of 16.932 acres of land, more or less.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 07/29/2021 UNDER MY DIRECTION AND SUPERVISION.


FRED L. KURTH, R.P.L.S. #4750

8-2-21
DATE:





OWNER'S AUTHORIZATION FORM

I, **Stephanie McAllen Moore (President) of McAllen Management, LLC, General Partner of John R. Willis Management Partnership, Ltd.,** hereby authorize Mario A. Reyna, P.E. (Vice-President of Melden & Hunt, Inc.), to sign any and all paperwork pertaining to the engineering design, the request for change of zone, and any variance request regarding the proposed subdivision development described as follows:

- Tract I: Being a 51.808-acre tract of land out of Lots 11 and 12, Section 279- Texas-Mexican Railway Company's Survey, Volume 24, Pages 168-171, H.C.D.R. Hidalgo County, Texas; and
- Tract II: Being a 19.135-acre tract of land consisting of: 2.746 acres out of Lot 7, E.M. Card Survey No. 1, Volume 8, Page 1, H.C.D.R. Hidalgo County, Texas and 16.659 acres out of Lot 14, Section 279, Texas-Mexican Railway Company's Survey, Volume 24, Pages 168-171, H.C.D.R. Hidalgo County, Texas; and
- Tract III: Being a 4.393-acre tract of land consisting of: 2.439 acres out of Lot 5, E.M. Card Survey No. 1 H.C.D.R. Hidalgo County, Texas and 1.954 acres out of Lot 12, Section 279, Texas-Mexican Railway Company's Survey, Volume 24, Pages 168-171, H.C.D.R. Hidalgo County, Texas.

This authorization agreement shall terminate and no longer be valid on September 24, 2021.

Stephanie McAllen Moore

Stephanie McAllen Moore – President
McAllen Management, LLC, General Partner of
John R. Willis Management Partnership, Ltd.
P.O. Box 1139
Edinburg, TX 78540-1139

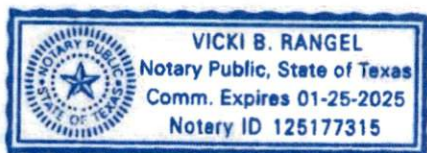
STATE OF TEXAS

§

COUNTY OF HIDALGO §

Before me, the undersigned authority, on this day personally appeared **Stephanie McAllen Moore. (President) of McAllen Management, LLC, General Partner of John R. Willis Management Partnership, Ltd.,** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 16TH day of June, 2021.



Vicki B. Rangel
Notary Public, State of Texas

ENTERED

AUG 13 2021

Initial: an



JAVIER VILLALOBOS, Mayor
JOAQUIN "J.J." ZAMORA, Mayor Pro Tem & Commissioner District 2
TONY AGUIRRE, JR., Commissioner District 1
J. OMAR QUINTANILLA, Commissioner District 3
TANIA RAMIREZ, Commissioner District 4
VICTOR "SEBY" HADDAD, Commissioner District 5
PEPE CABEZA DE VACA, Commissioner District 6

ROEL "ROY" RODRIGUEZ, P.E., City Manager

September 21st, 2021

2400 Oxford Ave.
Petition in Opposition for REZ2021-0051

200 Ft. Radius: 1,784,000 Sq. Ft.
Subject Property: 835,100 Sq. Ft.
Total Area of Opposition: 63,317 Sq. Ft.

200 Ft Radius	<u>Total Area of Opposition</u>	= 0.*** x 100 =	Percentage
- <u>Subject Property</u>	Total Adjust Area		of Opposition
Total Adjusted Area			

1,784,000 Sq.Ft.	<u>63,317 Sq.Ft.</u>	= 0.067 x 100 =	6.7% Opposition
- <u>835,100 Sq.Ft.</u>	948,900 Sq.Ft.		
948,900 Sq.Ft.			

Prepared By: Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

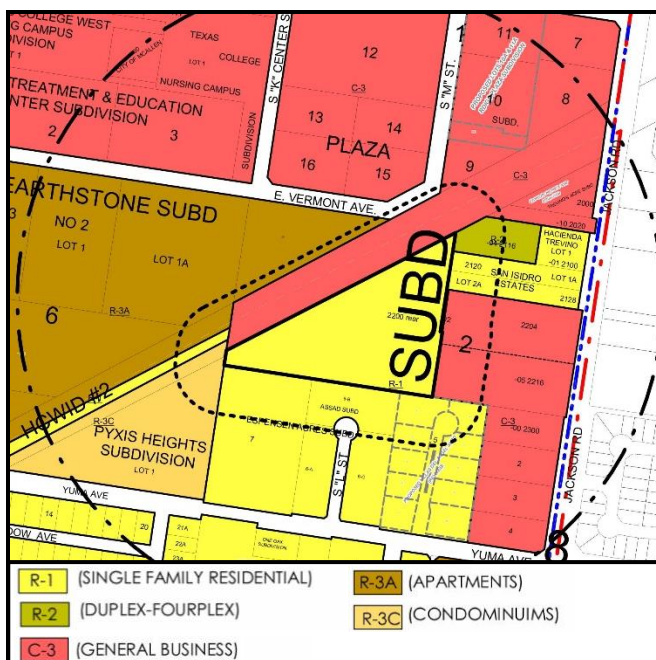
DATE: October 13, 2021

SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 7.28 ACRES OUT OF LOT 2, BLOCK 8, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS; 2200 SOUTH JACKSON ROAD. (REZ2021-0015)

LOCATION: The property is an interior tract located 546.01 ft. west of South Jackson Road, 567.40 ft. north of Yuma Avenue. The submitted survey depicts that another lot, labeled as Tract 1, which is not included in the rezoning request, will provide access to South Jackson Road for the subject property.

PROPOSAL: The applicant is requesting to rezone the property to R-3A (multifamily residential apartments) District in order to construct apartments. A feasibility plan submitted by the applicant is included in the packet.

ADJACENT ZONING: The adjacent zoning is R-1 (single-family residential) District to the east and south, R-2 (duplex-fourplex residential) District to the northeast, C-3 (general business) District to the north and east, and R-3C (multifamily residential condominium) District to the southwest.



LAND USE: The subject property is currently vacant. Surrounding land uses include single-family residences, apartments, condominiums, RV parks, commercial and medical plazas, and vacant land.

COMPREHENSIVE PLAN: Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Single Family and Urban Multifamily which are comparable to R-1 to R-3 Districts.

DEVELOPMENT TRENDS: The development trend for this area along South Jackson Road is residential and commercial.

HISTORY: The tract was zoned A-O (agricultural and open space) District during comprehensive zoning in 1979. The City Commission approved a rezoning request to R-1 (single-family residential) District on September 27, 2004. There has been no other rezoning request for the subject property since then.

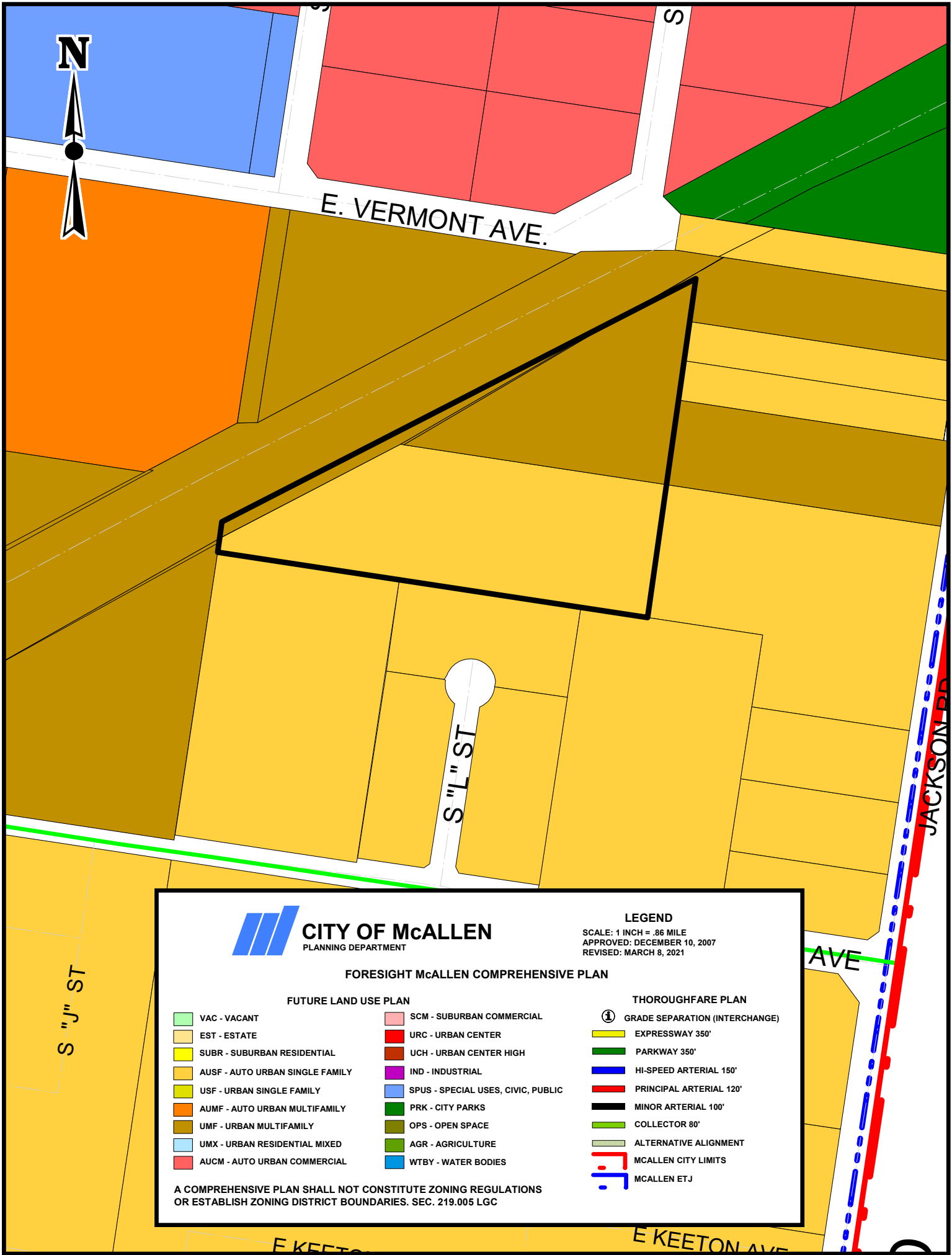
The City Commission approved a rezoning request to R-3A for the adjacent property to the southwest, located at 901 East Yuma Avenue, on November 9, 2015. A rezoning request to R-3C for the same property was approved on June 13, 2016.

ANALYSIS: The requested zoning conforms to the Urban Multifamily land use designation. It is also a lesser intense zone than the current C-3 (general business) District. The rezoning request provides opportunities for a variety of housing types throughout the city that responds to the residents' economic and social lifestyles.

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

Staff has not received a call or email in opposition to the rezoning request.

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



E. VERMONT AVE.

S 'L' ST

S 'J' ST

JACKSON BLVD

AVE



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: MARCH 8, 2021

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

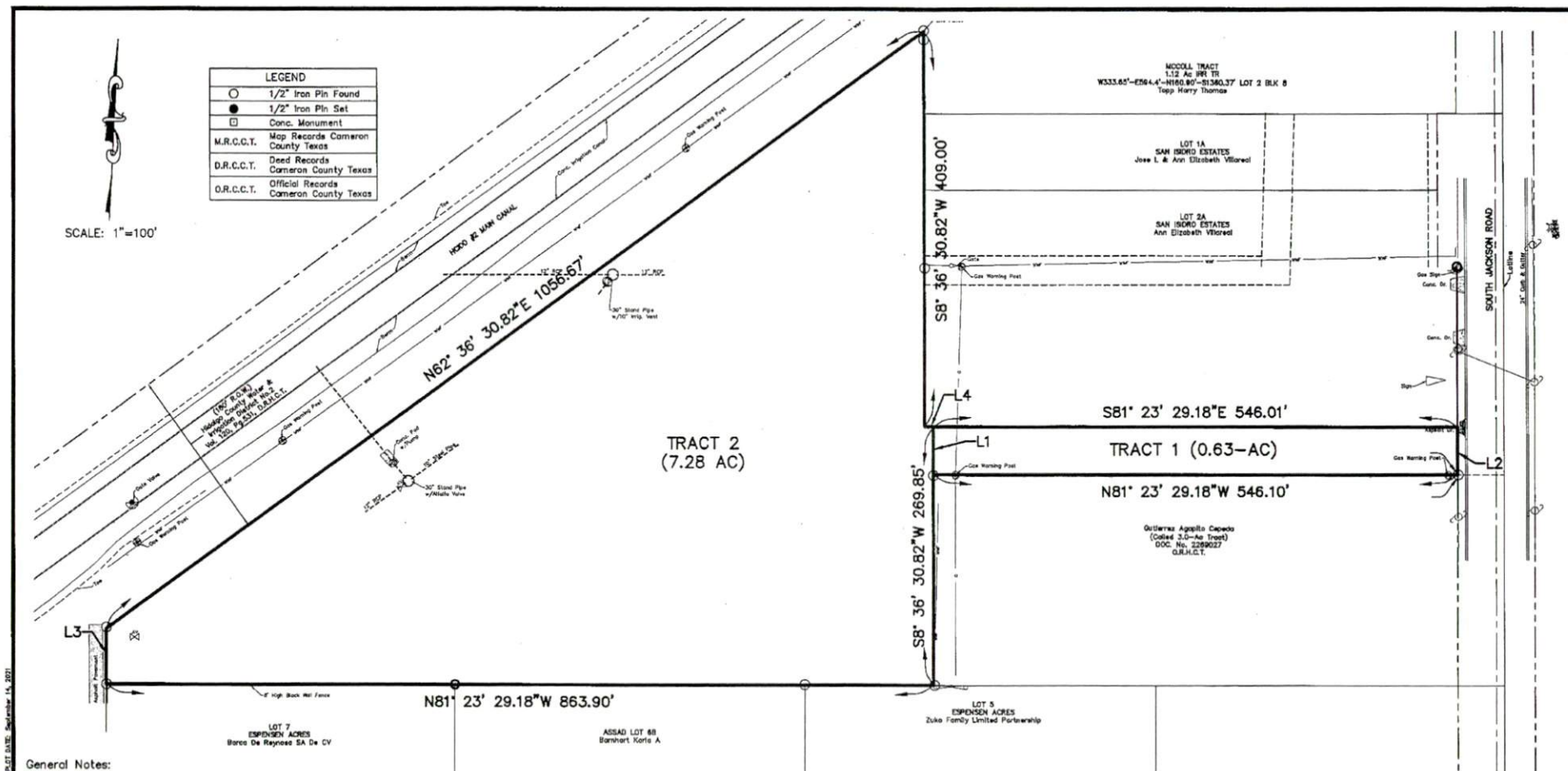
THOROUGHFARE PLAN

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

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

LEGEND	
○	1/2" Iron Pin Found
●	1/2" Iron Pin Set
□	Conc. Monument
M.R.C.C.T.	Map Records Cameron County Texas
D.R.C.C.T.	Deed Records Cameron County Texas
O.R.C.C.T.	Official Records Cameron County Texas

SCALE: 1"=100'



General Notes:

1. This survey was prepared from information contained in a Fidelity National Title Insurance Company, GF No. 2101024-MCCB with an effective date of February 12, 2021 and issued February 25, 2021.
2. Basis of Bearing and Distances is Grid North, Texas State Plane Coordinate System, South Zone (4205), NAD 83
3. There are no encroachments or protrusion or conflicts except as otherwise shown.
4. Flood Zone Designation: Property Lies Within Zones X and is designated an Area of Minimal Flooding, per FIRM No. 480343 0010 C, Effective Date of NOVEMBER 2, 1982.
5. Property has direct access to Jackson Road. (FM 2061)
6. Zoning is for general business use and single family residential.

Parcel Line Table		
Line #	Direction	Length
L3	N8° 36' 31"E	57.75
L4	S81° 23' 29"E	9.04
L1	N8° 36' 31"E	50.00
L2	S8° 30' 36"W	50.00

MAP SHOWING

0.63-ACRE TRACT OF LAND (TRACT 1)
 & 7.28 ACRE TRACT OF LAND (TRACT 2)
 BEING OUT 10.02 ACRE TRACT
 OUT OF LOT 2, BLOCK 8,
 A.J. MCCOLL SUBDIVISION, PORCION 58,
 AS RECORDED IN VOLUME 21, PAGE 598,
 DEED RECORDS OF HIDALGO COUNTY, TEXAS.

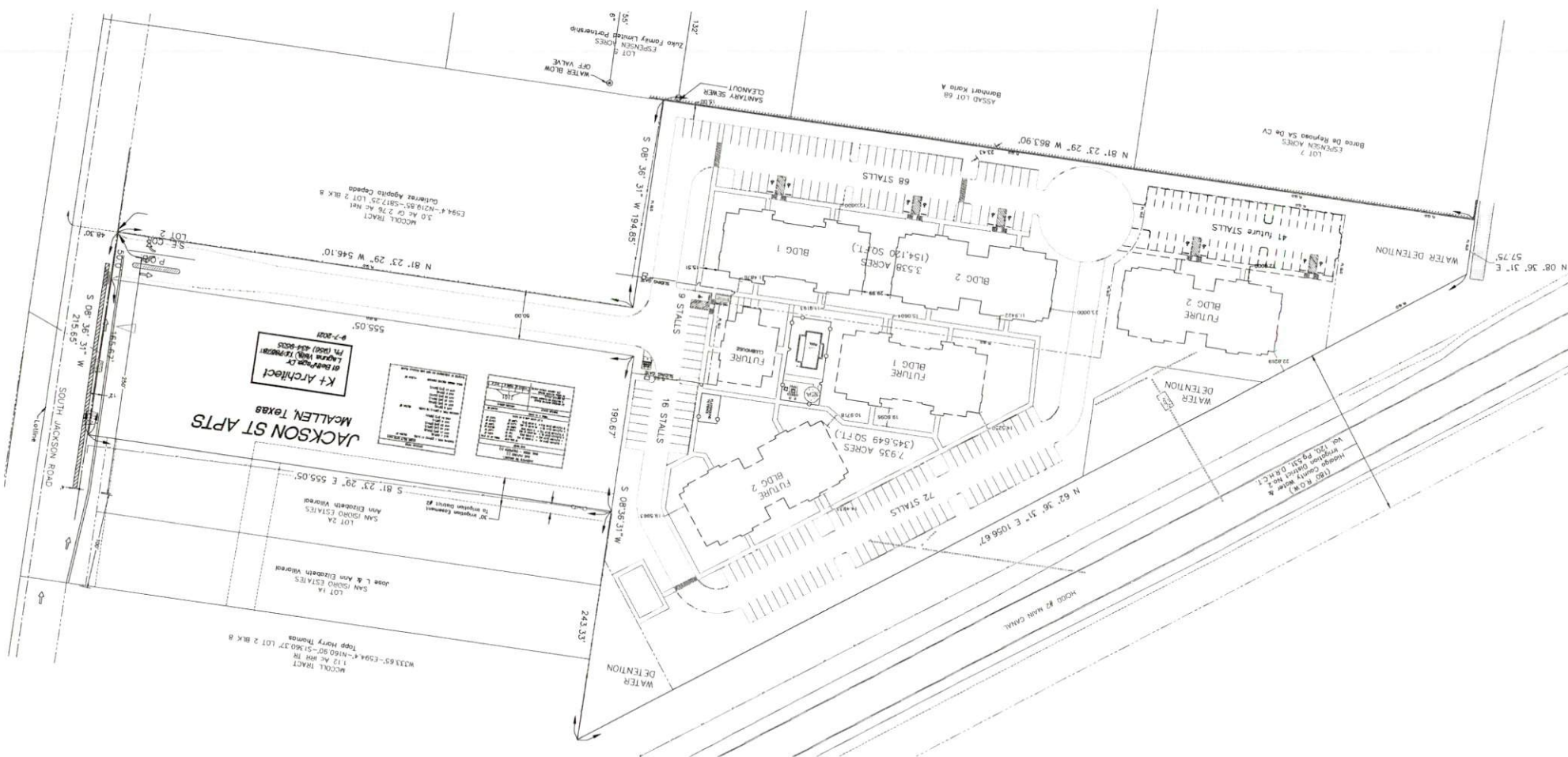
GM GUZMAN & MUÑOZ
 ENGINEERING AND SURVEYING, INC.

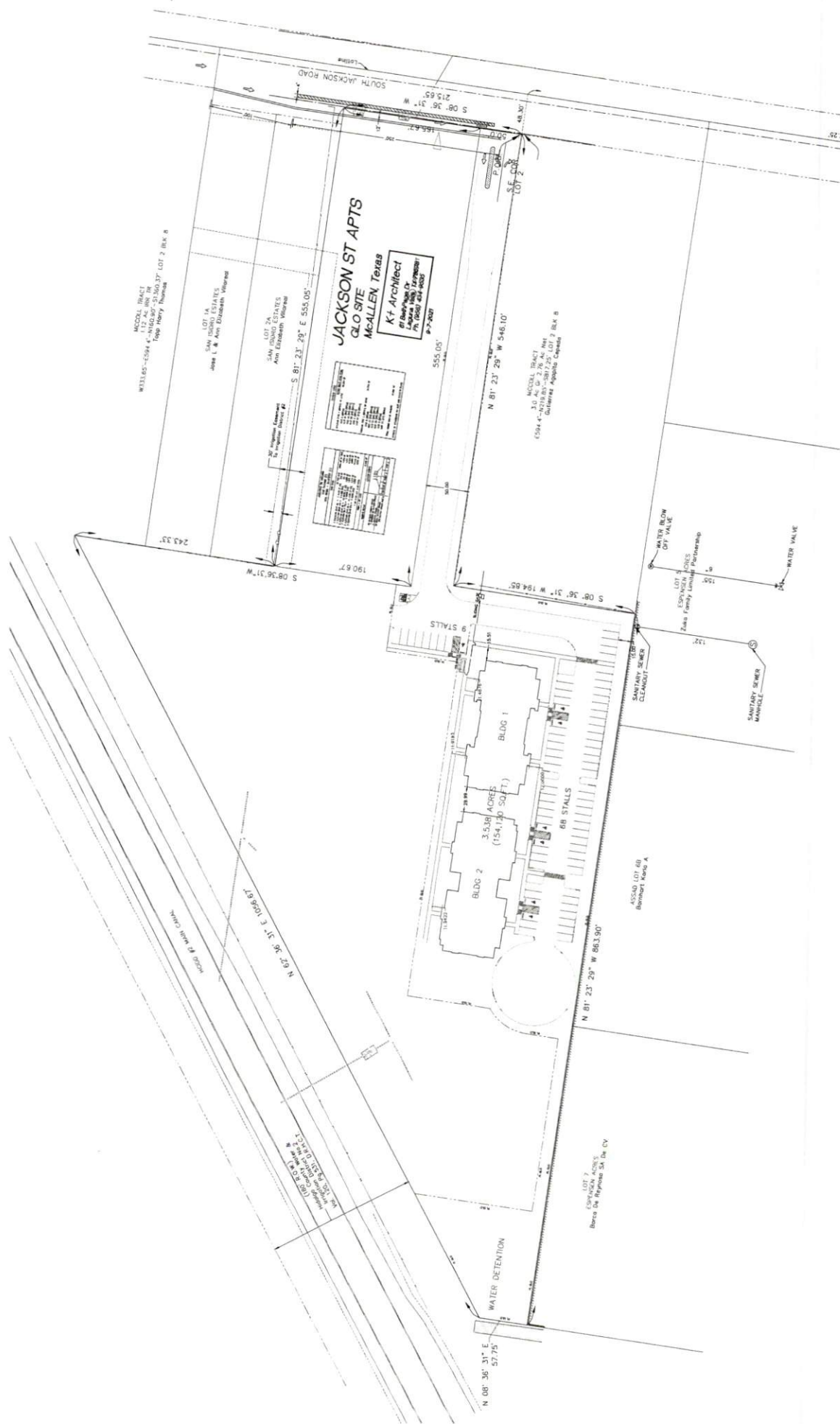
2020 E. Expressway 83
 Alameda, Texas 78109
 Texas Registered Engineering Firm F-8017
 TOLPS Firm Registered No. 10087700

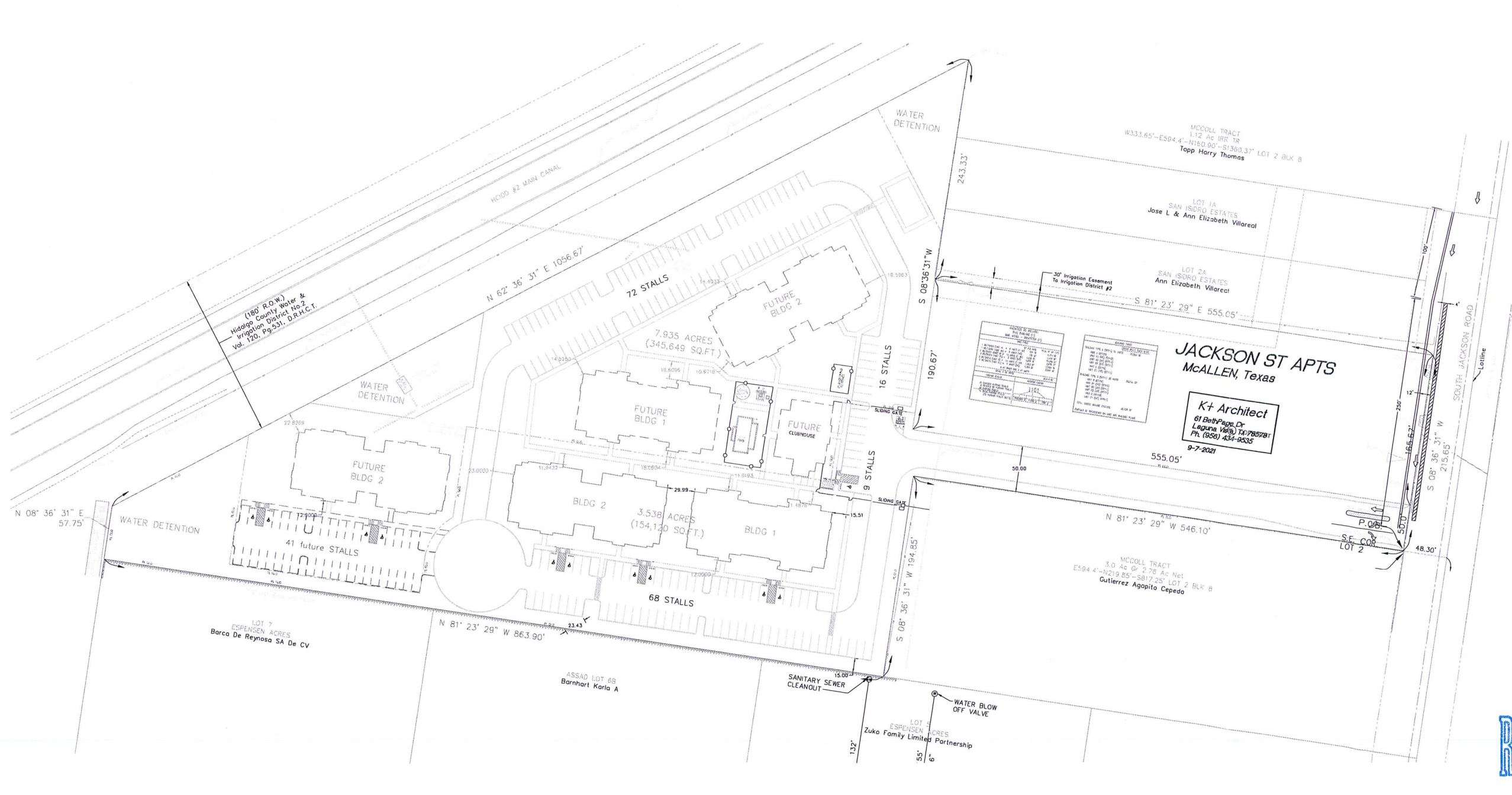
Phone: (956) 545-4637
 Fax: (956) 545-4636

JOB NO: P-930

RECEIVED
 SEP 15 2021
 BY: *[Signature]*









NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0015

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

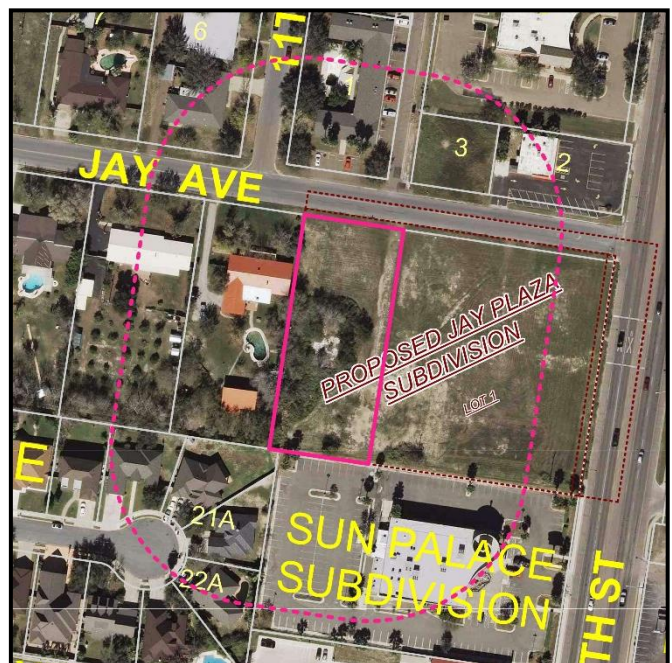
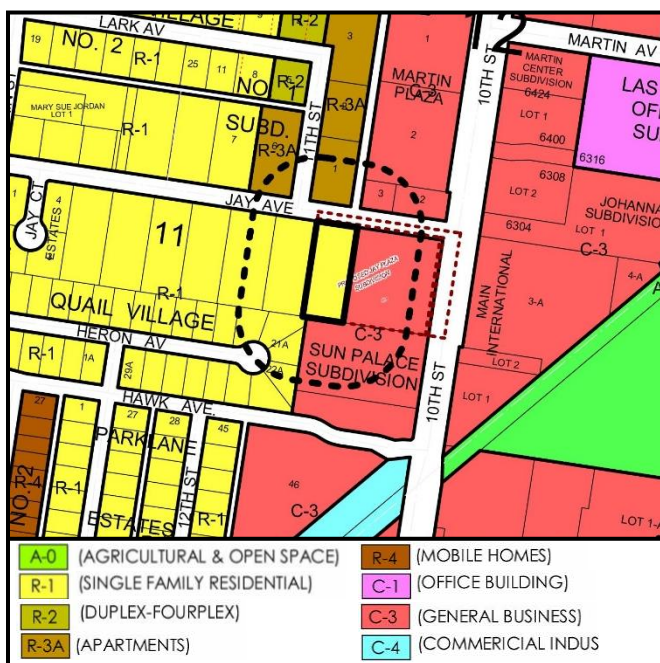
DATE: October 13, 2021

SUBJECT: REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: 0.97 ACRES OUT OF LOT 11, SECTION 12, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 1009 JAY AVENUE. (REZ2021-0055)

LOCATION: The property is located on the south side of Jay Avenue, 319.20 ft. west of North 10th Street. The tract has 128 ft. of frontage along Jay Avenue with a depth of 330 ft., for a lot size of 0.97 acres.

PROPOSAL: The applicant is requesting to rezone the property to C-3 (general business) District for commercial use. A submitted site plan depicts that it will be part of a larger commercial development at the southwest corner of North 10th Street and Jay Avenue, for which a subdivision plat has not been submitted.

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



LAND USE: The property is currently vacant. Surrounding land uses include single-family residences, Valencia Apartments, Breakaway Cycling Boutique, Valley Land Title Co, Tenth at Jay Street Shopping Plaza, Top 10 Plaza, Falcon International Bank, Affordable Attic Self Storage, and vacant land.

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

DEVELOPMENT TRENDS: The development trend for this area along Jay Avenue is residential and commercial.

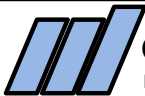
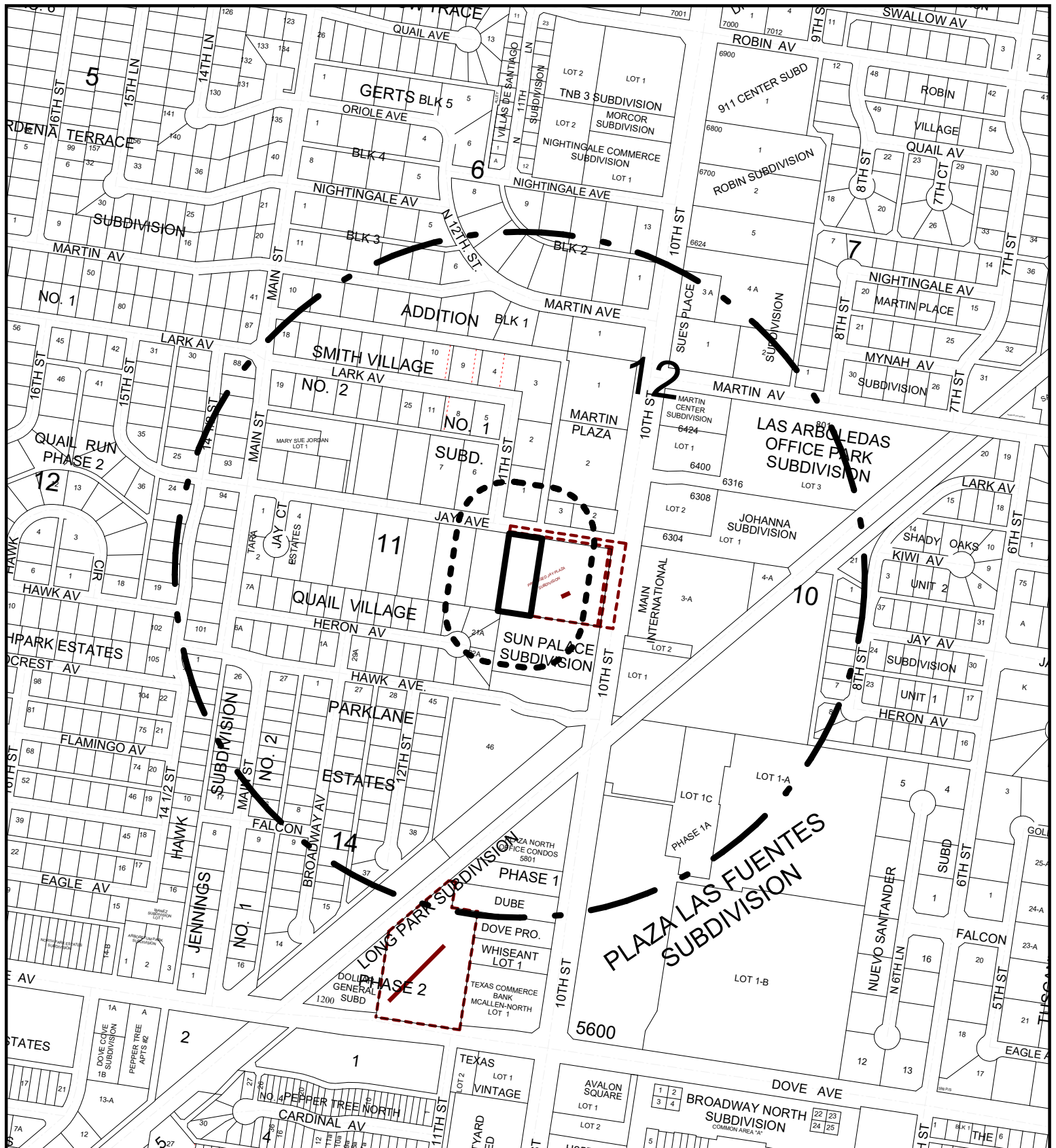
HISTORY: The subject property was zoned R-1 (single-family residential) District and the eastern portion of the larger tract was zoned C-3 (general business) District upon comprehensive zoning in 1979. Two rezoning requests to C-3 District for the subject property was withdrawn in 2009 and 2018. There has been no other rezoning request for the subject property since then.

ANALYSIS: The requested zoning does not conform to the Auto Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it is adjacent to properties zoned C-3 District to the east and south. The proposed zone will be part of a larger commercial development that fronts North 10th Street, according to the submitted site plan.

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

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: N.T.S.

 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**

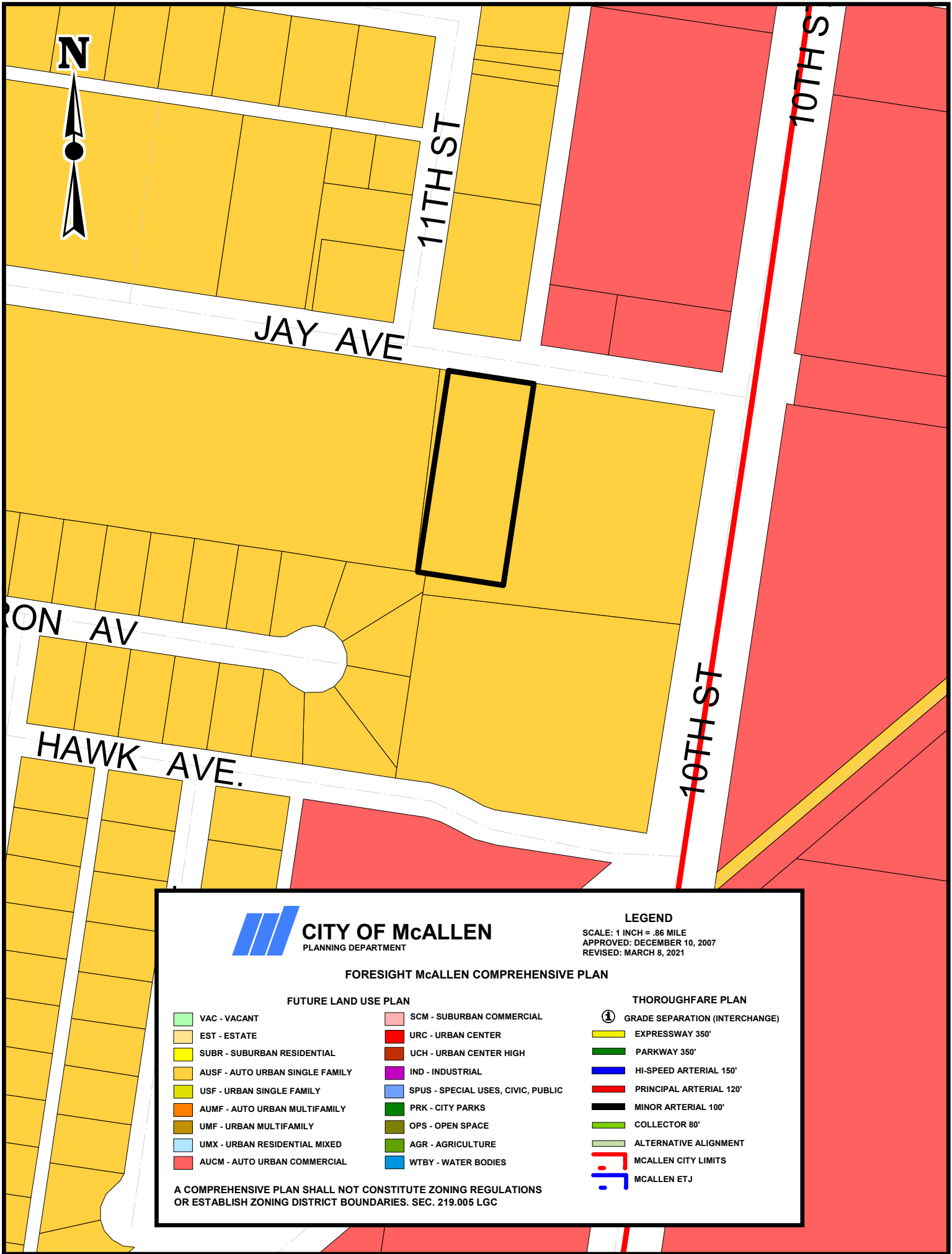
 **1/4 MILE RADIUS**



ZONING LEGEND

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

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



11TH ST

JAY AVE

10TH S

10TH ST

ON AV

HAWK AVE.



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: MARCH 8, 2021

FORESIGHT McALLEN COMPREHENSIVE PLAN

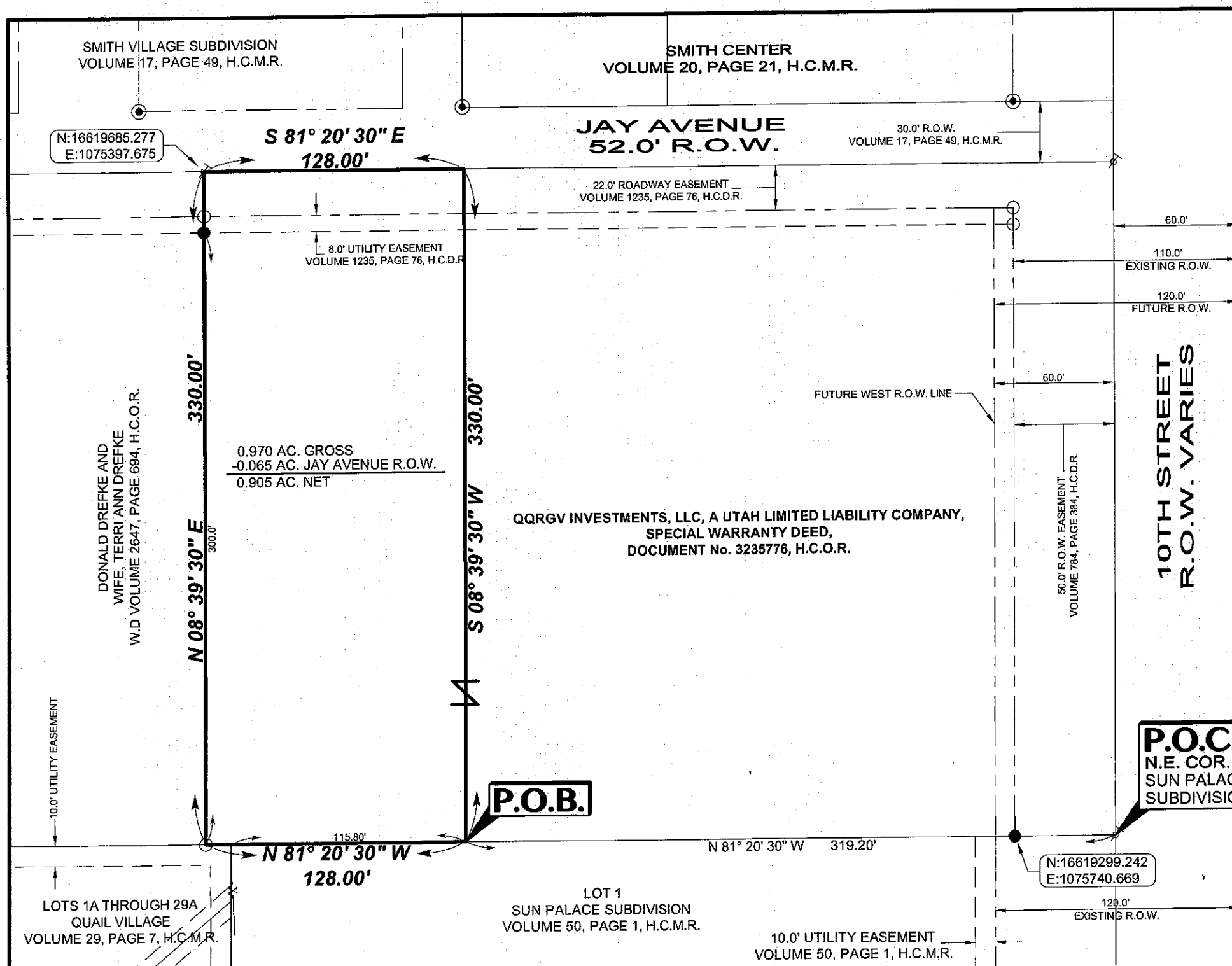
FUTURE LAND USE PLAN

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

THOROUGHFARE PLAN

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

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



- LEGEND**
- FOUND No.4 REBAR
 - FOUND PIPE
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊕ SET NAIL
 - X—X— CHAIN LINK FENCE
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - P.O.C. - POINT OF COMMENCING
 - P.O.B. - POINT OF BEGINNING
 - W.D. - WARRANTY DEED
 - AC. - OF ONE ACRE
 - Σ - SAME OWNER

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH
SCALE: 1"=60'

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 - 10TH STREET HAS AN EXISTING PRINCIPAL ARTERIAL OF 120.00 FEET AS PER THE 2015 THOROUGHFARE PLAN AMENDMENTS APPROVED BY TRANSPORTATION POLICY COMMITTEE FEBRUARY 18, 2016, APPROVED BY COUNTY COMMISSIONER'S COURT MARCH 22, 2016.
 - SURVEY WAS PREPARED WITH THE BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT GF No.102403
EFFECTIVE DATE: NOVEMBER 23, 2020
ISSUED: DECEMBER 3, 2020
- EASEMENTS LISTED IN SCHEDULE B:**
- RIGHT OF WAY EASEMENT GRANTED TO THE STATE OF TEXAS, BY IDA ELIZABETH LINN, DATED OCTOBER 29, 1953, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS IN VOLUME 784, PAGE 384, DEED RECORDS HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
 - EASEMENT FOR UTILITY PURPOSES AND EASEMENT ROADWAY GRANTED TO THE CITY OF McALLEN, BY MOFFATT CONSTRUCTION COMPANY, INC., BY INSTRUMENT DATED JUNE 20, 1969, RECORDED IN VOLUME 1235, PAGE 76, DEED RECORDS OF HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
 - ROAD RIGHT OF WAY ALONG THE NORTH SIDE OF SUBJECT PROPERTY AS EVIDENCE BY DEDICATED MAPS OF SMITH VILLAGE SUB, AND SMITH CENTER SUB, RECORDED IN VOLUME 17, PAGE 49 AND VOLUME 20, PAGE 21, BOTH IN MAP RECORDS OF HIDALGO COUNTY, TEXAS. PLOTTED AND SHOWN HEREON.
 - EASEMENTS AS SHOWN ON THE MAP RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS. NO EASEMENTS SHOWN ON RECORDED MAP.
 - EASEMENTS IN FAVOR OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 3.
 - EASEMENTS, OR CLAIMS OF EASEMENTS, WHICH ARE NOT RECORDED IN THE PUBLIC RECORD. SURVEYOR CANNOT VERIFY EASEMENT DOCUMENTS NOT RECORDED IN PUBLIC RECORDS.

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 09/21/2018 UNDER MY DIRECTION AND SUPERVISION.



**PLAT SHOWING
0.970 OF ONE ACRE OUT OF
LOT 11, SECTION 12,
HIDALGO CANAL Co.,
VOLUME Q, PAGE 177, H.C.D.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS**

FLOOD ZONE
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 0005 C
MAP REVISED: NOVEMBER 2, 1982

PAGE: 2 OF 2

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

ENTERED

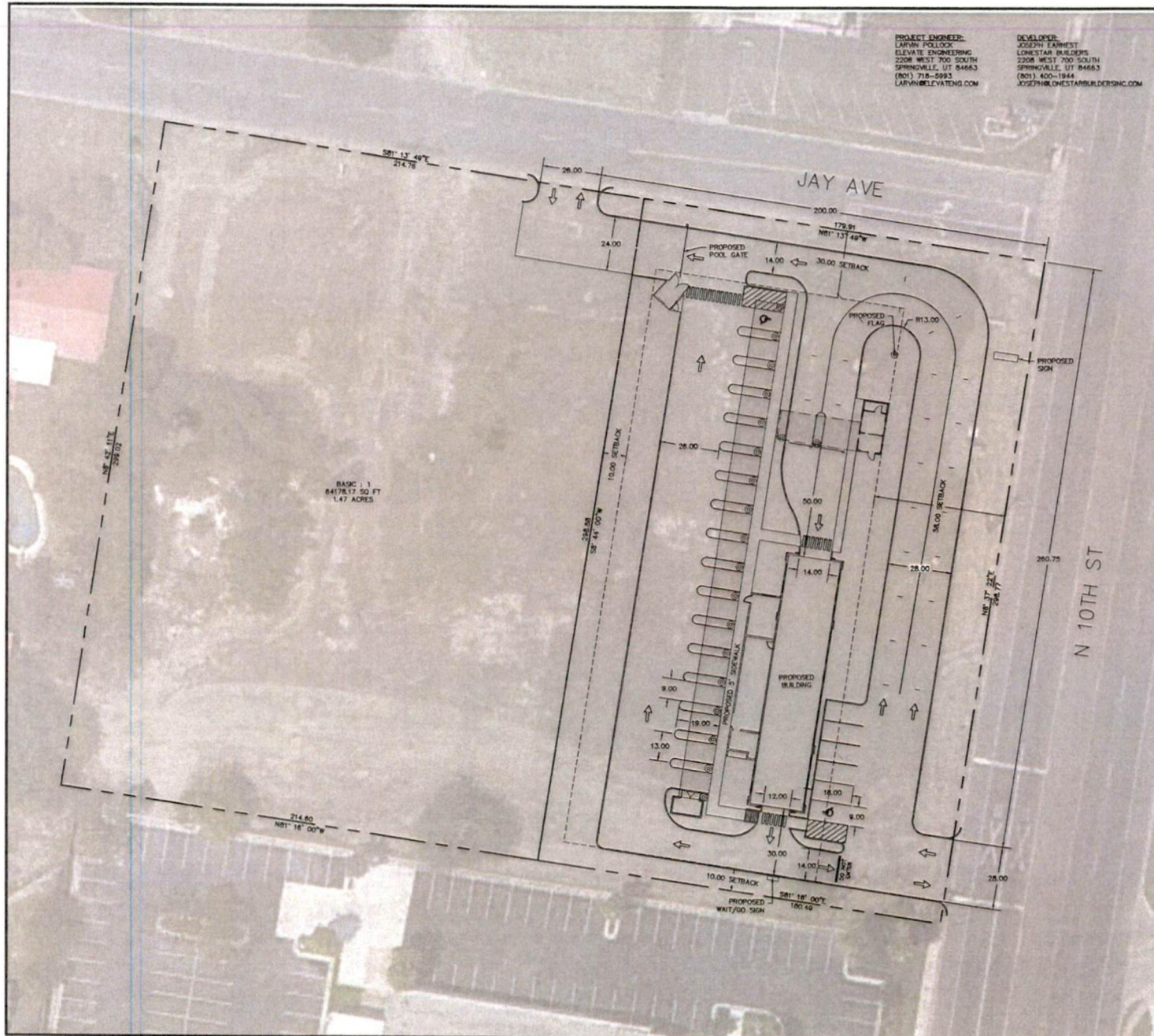
SEP 09 2021

BOOK: T-1087, PG. 2
DATE: 10/01/2018
JOB No. 21132
FILE NAME: 21132
REFERENCE JOB No. 18953.08
DRAWN BY: J.G./J.L.G./Y.B.

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

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FRED L. KURTH, RPLS No. 4750 DATE: 9-7-21



PROJECT ENGINEER:
LARRY POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARRY@ELEVATEENG.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- STRIPIING
- BUILDING SETBACK
- LANDSCAPE AREA
- CONCRETE AREA
- VACUUM CANOPY

SITE DATA

LOT AREA: 53,847 SF (1.24 ACRES)
BUILDING AREA: 3,791 SF 7.0%
PAVEMENT AREA: 10,000 SF 18.9%
LANDSCAPE AREA: 10,000 SF 18.9%

ZONING: C-3 (GENERAL BUSINESS)
PERMITTED USE:
PARCELS: 10-189795

BUILDING DATA

CONSTRUCTION TYPE: V-8
SPRINKLERS: NO
SETBACKS:
FRONT=58 FEET
REAR=5 FEET
SIDE=10 FEET

PARKING TABULATION

REQUIRED: CITY PLANNING DEPARTMENT CHAIRMAN TO DETERMINE PARKING REQUIREMENTS.

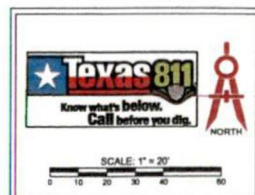
PROVIDED: 6 STALLS
1 ADA STALL

VACUUM STALLS: 18 STALLS
TUNNEL LENGTH: 114 FEET
STACKING: 28 STALLS

ENTERED

SEP 09 2021

Initial: *Cal*



QUICK QUACK 10TH AND JAY MC ALLEN
SITE PLAN
1009 JAY AVE, MC ALLEN, TX 75504



SHEET: C-1

DATE: Feb 10, 2021

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0055

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

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

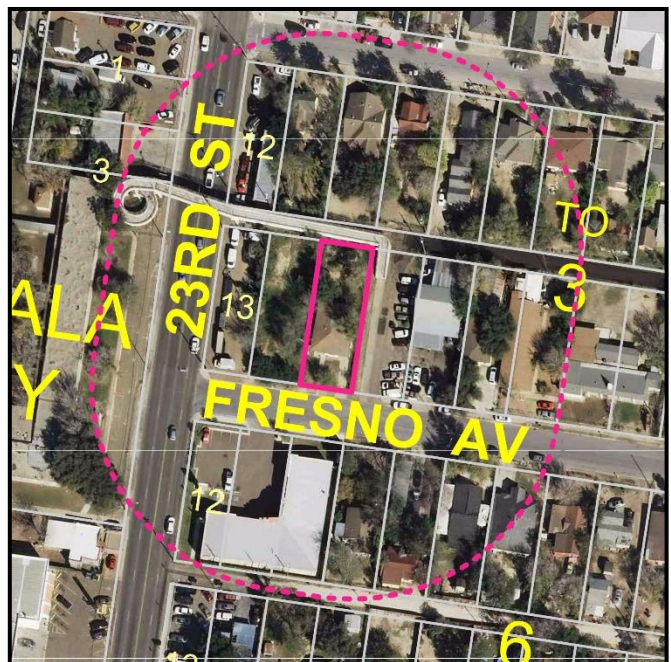
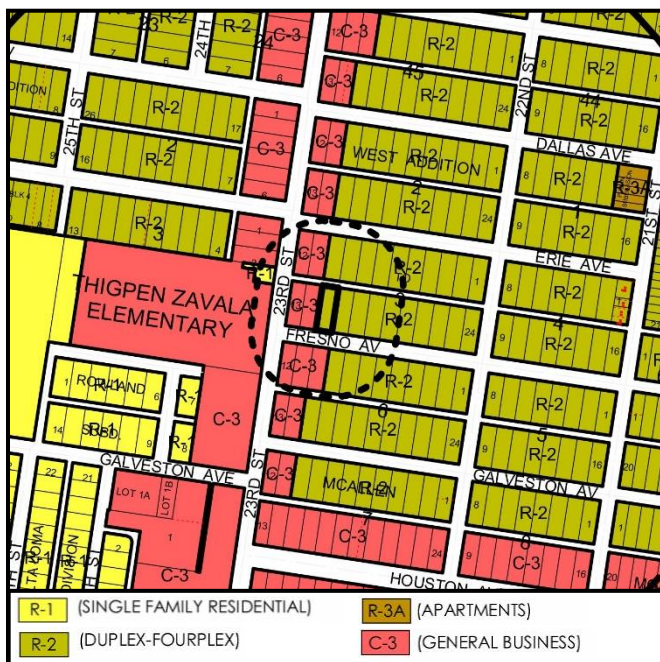
DATE: October 13, 2021

SUBJECT: REZONING FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL) DISTRICT TO C-3 (GENERAL BUSINESS) DISTRICT: LOT 15, BLOCK 3, WEST ADDITION TO MCALLEN SUBDIVISION, HIDALGO COUNTY, TEXAS; 2236 FRESNO AVENUE. (REZ2021-0056)

LOCATION: The property is located on the north side of Fresno Avenue, 95.65 ft. east of South 23rd Street. The tract has 50 ft. of frontage along Fresno Avenue with a depth of 150 ft. according to the subdivision plat, for a lot size of 7,500 sq. ft.

PROPOSAL: The applicant is requesting to rezone the property to C-3 (general business) District in order to build a parking lot for the commercial property to the south of the subject property, across from Fresno Avenue, known as Sol Plaza, at 601 South 23rd Street. A submitted site plan proposing 15 parking spaces for the subject property is included in the packet.

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



LAND USE: There is currently a house on the subject property proposed to be demolished. Surrounding land uses include Sol Plaza, Palacios auto service, Iglesia Bautista Monte Horeb church, car lots, single-family residences 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 (single-family residential) District.

DEVELOPMENT TRENDS: The development trend for this area along Fresno Avenue is residential and commercial.

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

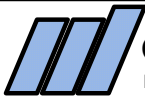
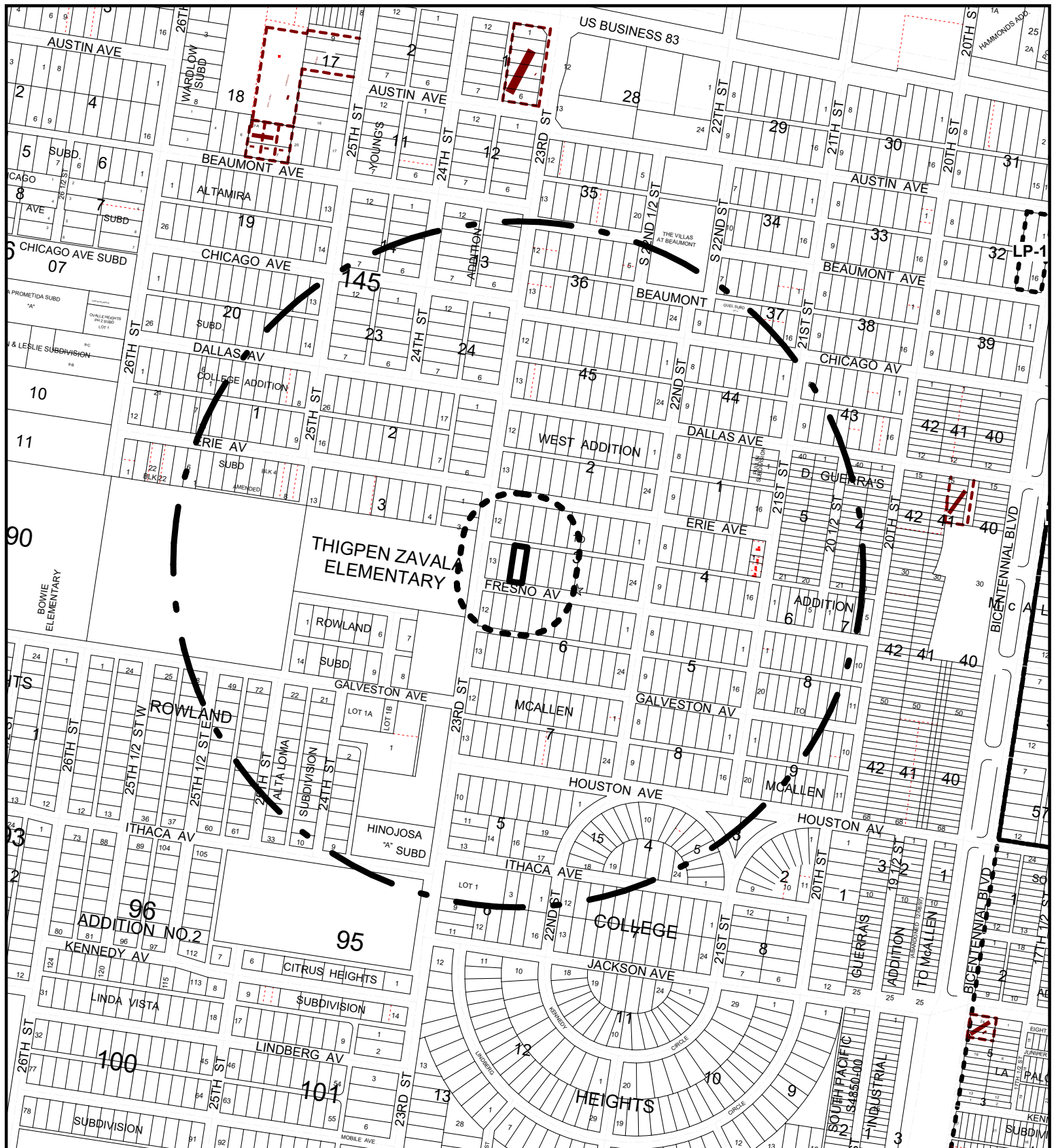
The City Commission approved a rezoning request to C-3 District for the property to the south of the subject property on April 24, 1995.

ANALYSIS: The requested zoning does not conform to the Urban Single Family land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it is adjacent to properties zoned C-3 District to the west and south.

If the rezoning is approved, a buffer shall be provided where a nonresidential use has a side or rear area property line in common with any residential use or zone.

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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

N



FRESNO AV

AVE



CITY OF McALLEN
PLANNING DEPARTMENT

FORESIGHT McALLEN COMPREHENSIVE PLAN

FUTURE LAND USE PLAN

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

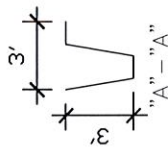
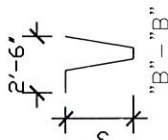
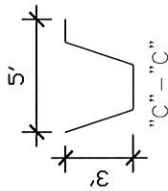
LEGEND

SCALE: 1 INCH = .86 MILE
APPROVED: DECEMBER 10, 2007
REVISED: MARCH 8, 2021

THOROUGHFARE PLAN

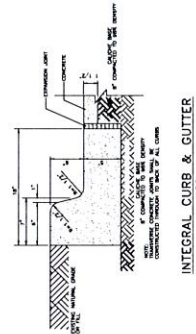
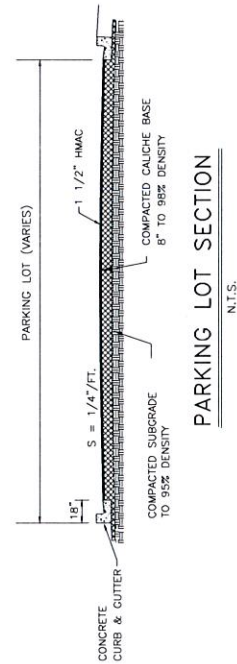
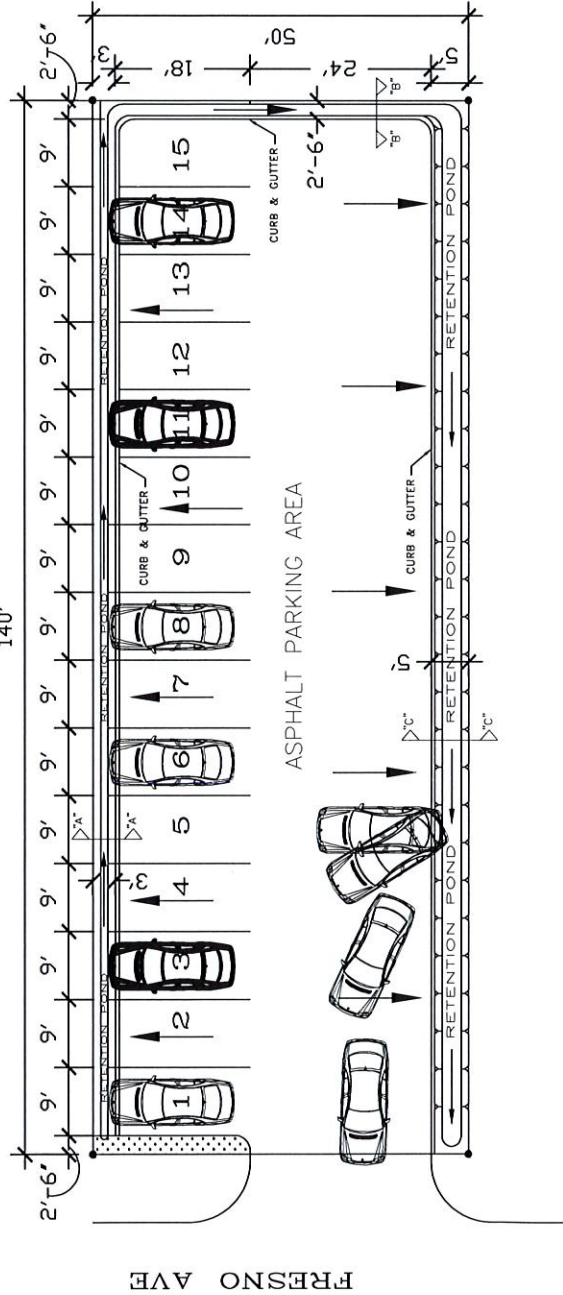
GRADE SEPARATION (INTERCHANGE)
EXPRESSWAY 350'
PARKWAY 350'
HI-SPEED ARTERIAL 150'
PRINCIPAL ARTERIAL 120'
MINOR ARTERIAL 100'
COLLECTOR 80'
ALTERNATIVE ALIGNMENT
McALLEN CITY LIMITS
McALLEN ETJ

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



NORTH

DRAINAGE CALCULATION

[illegible]

2236 FRESNO AVE
MCALLEN, TEXAS

$$\frac{1}{16} = 1' - 0''$$

INTERDISCIPLINARY Commercial & Residential Plans
As per city code
Consultant Design Group

Cell ph. 956-522-5847
email interdisciplinaryed@gmail.com

Luis Cameron

ENTERED

SEP 09 2021

Initial: PM

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0056

 CITY OF MCALLEN PLANNING DEPT.
356-6811/250
WWW.MCALLE.NET



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

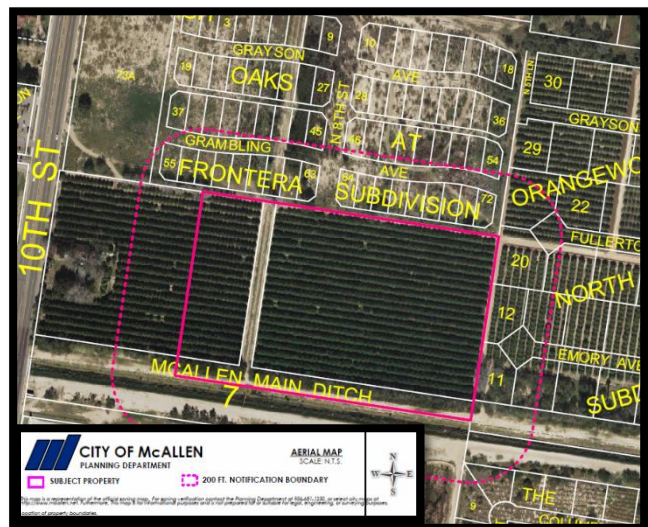
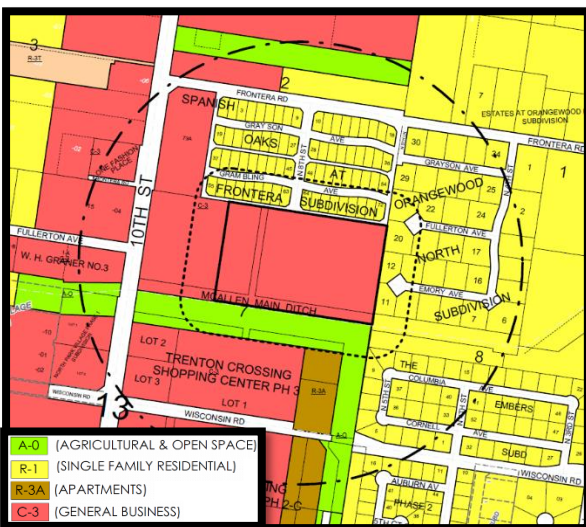
DATE: October 13, 2021

SUBJECT: REZONING FROM C3 (GENERAL BUSINESS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 13.0 ACRES OUT OF LOT 7, SECTION 13, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 8220 NORTH 10TH STREET. (REZ2021-0059)

LOCATION: The property is located on the east side of North 10th Street, south of Frontera Road. The tract is an interior tract and has 595.10 feet with a depth of 951.57, for a lot size of 13.00 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District in order to construct townhomes. A feasibility plan has not been submitted. The subject property must undergo the process to subdivide.

ADJACENT ZONING: The adjacent zoning is C-3 (general business) District to the west, A-O (agricultural-open space) District to the south, and R-1 (single-family residences) District to the north and east.



LAND USE: The subject property is currently used for agricultural purposes. Surrounding land uses include Best Buy, Wallbangers Burger Bar, and First Community Bank.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as suburban residential and auto urban single-family districts.

DEVELOPMENT TRENDS: The development trend for this area along North 10th Road is commercial and residential.

HISTORY: The property was initially zoned A-O (agricultural and open space) District upon annexation in 1989. Two rezoning requests to R-1 (single family residential) District on adjacent tracts were approved in 1998 and 1999 and single family residences were constructed. Six rezoning requests for C-3 (general business) District for tracts fronting along 10th Street to the east and south were approved between 1993 and 2009 and commercial businesses were constructed.

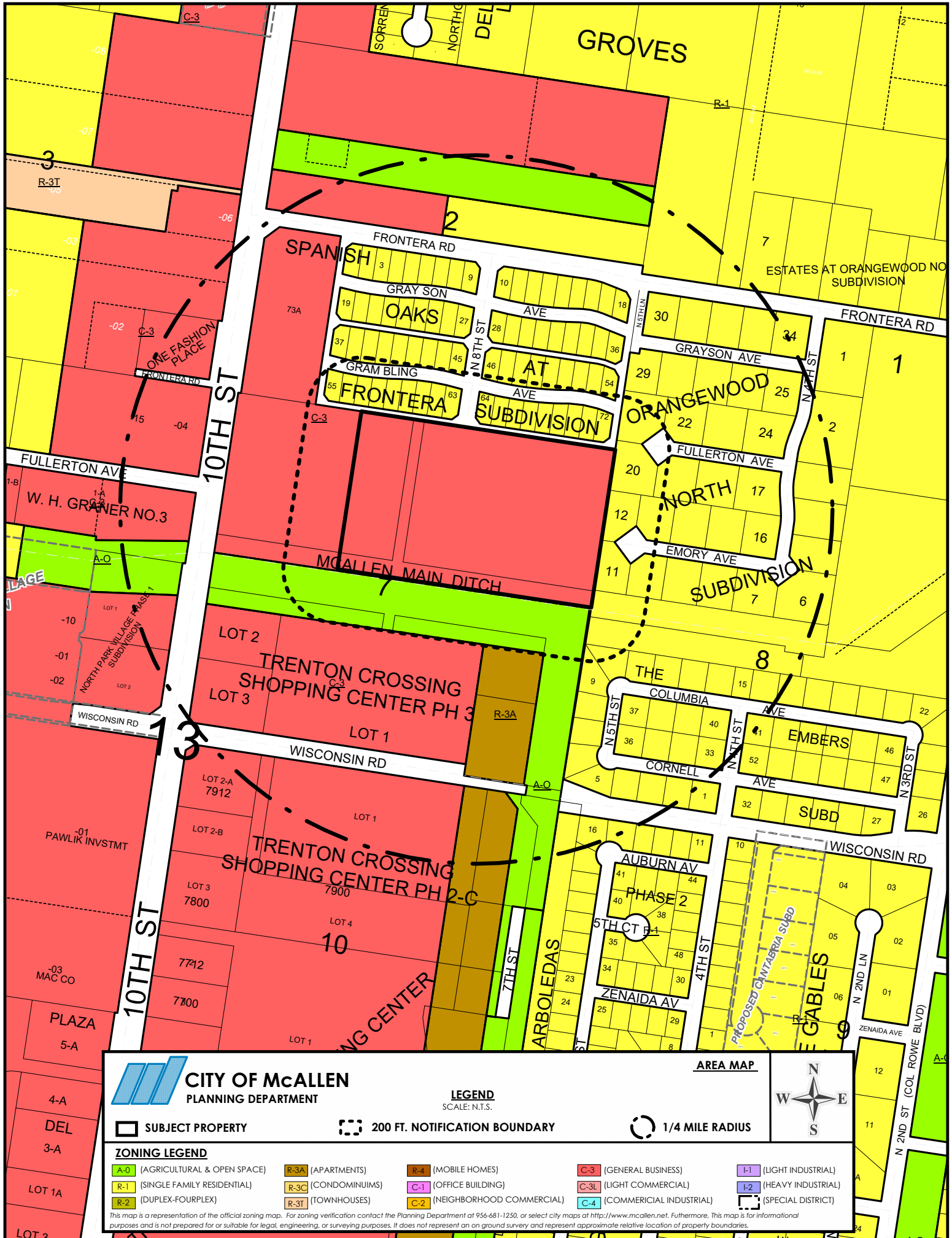
ANALYSIS: The requested zoning does conform to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It follows the residential rezoning trend for the area.

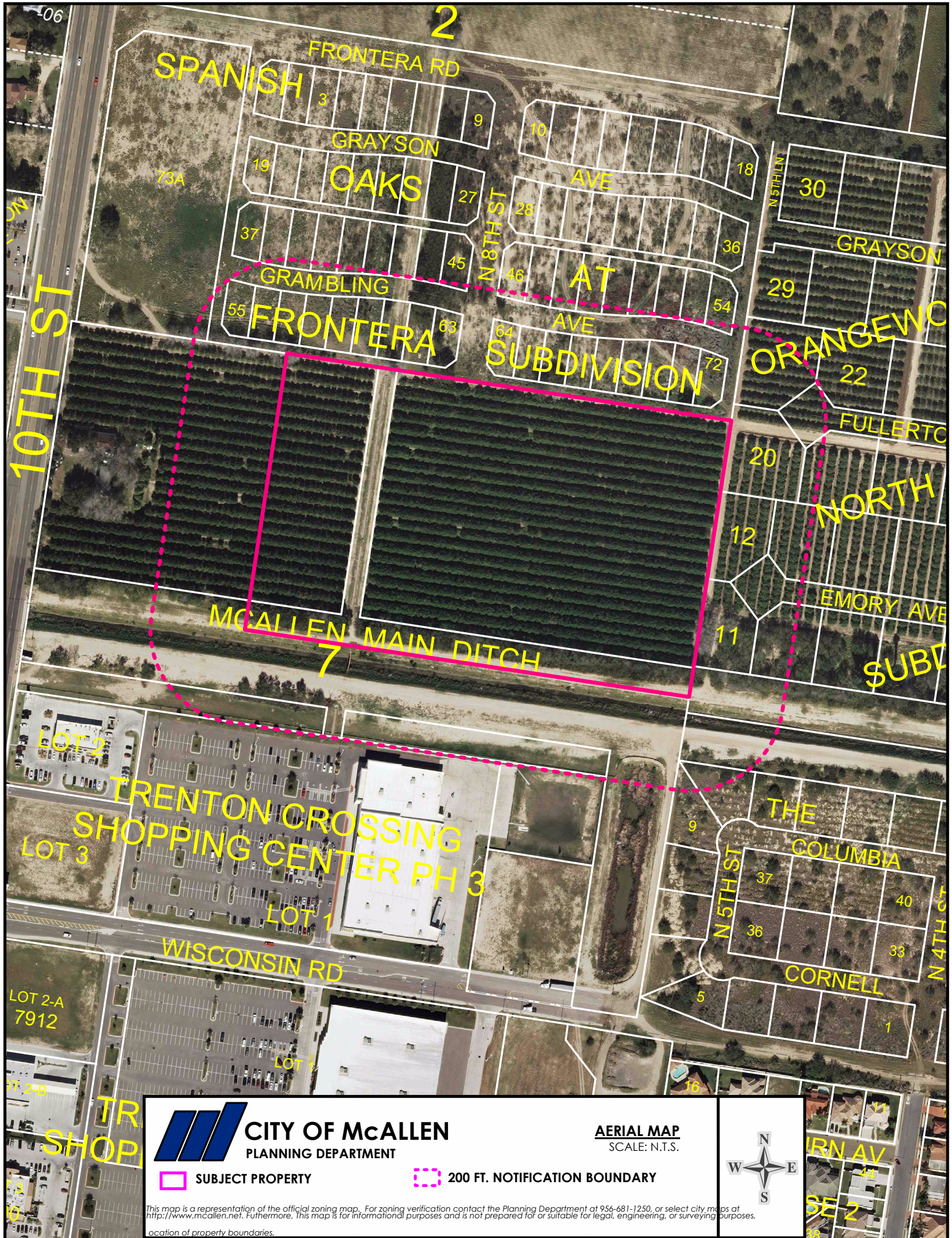
The 10th Street commercial corridor along the east side of 10th Street in McAllen ends at Hobbs Drive that is the city limit line for the City of Edinburg. 10th Street is designated as a principal arterial with 120 feet of right-of-way and is currently constructed with 4 travel lanes, and left turn lane and shoulders.

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

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

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





CITY OF McALLEN
PLANNING DEPARTMENT

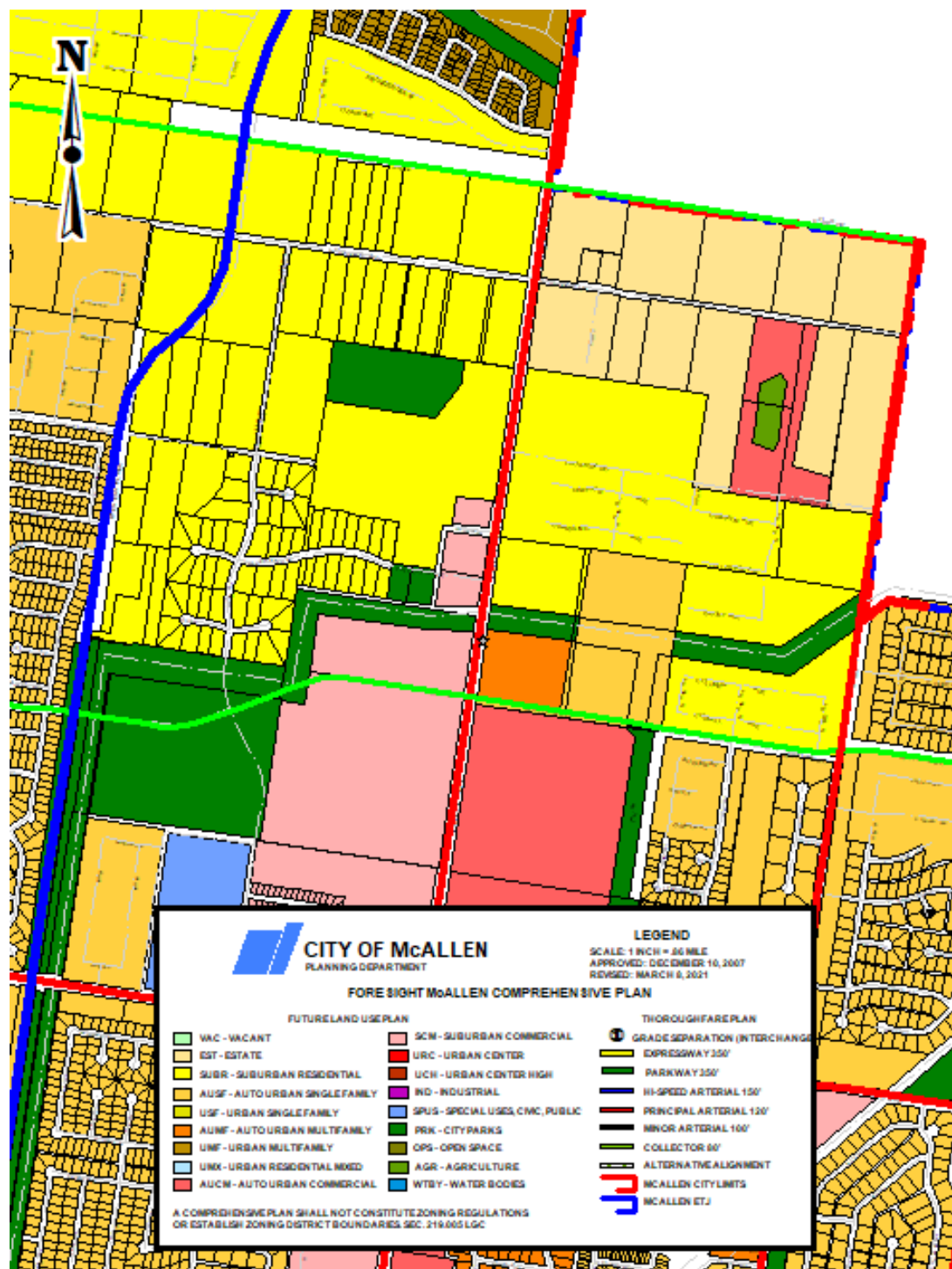
AERIAL MAP
SCALE: N.T.S.

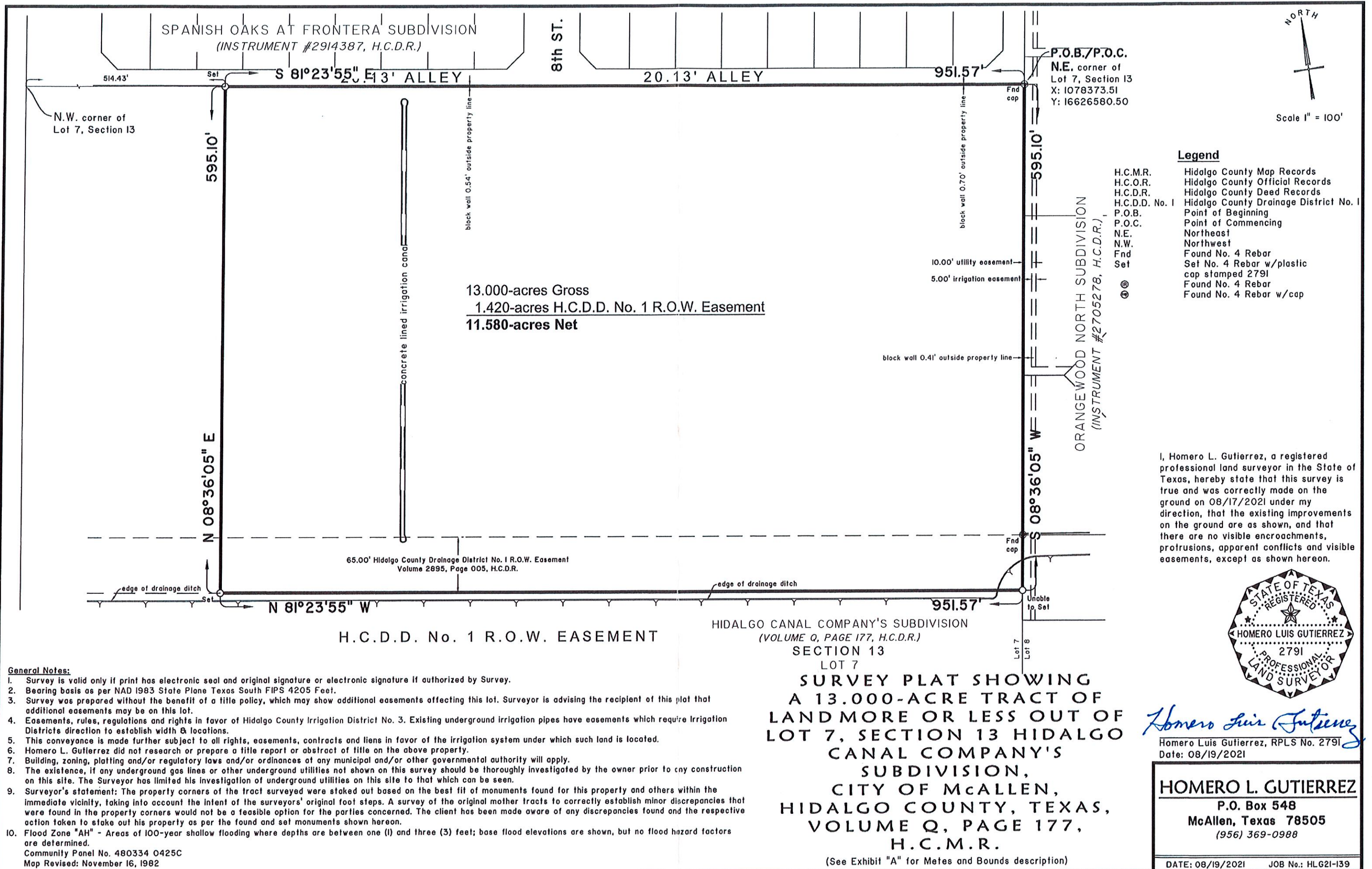
 **SUBJECT PROPERTY**

 **200 FT. NOTIFICATION BOUNDARY**



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**NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0059**

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



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

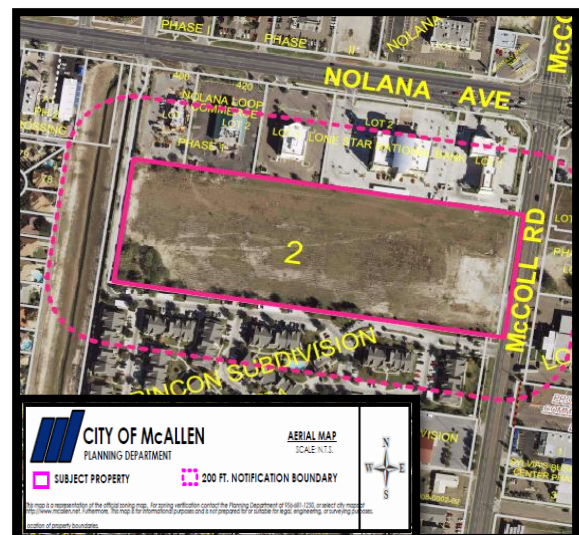
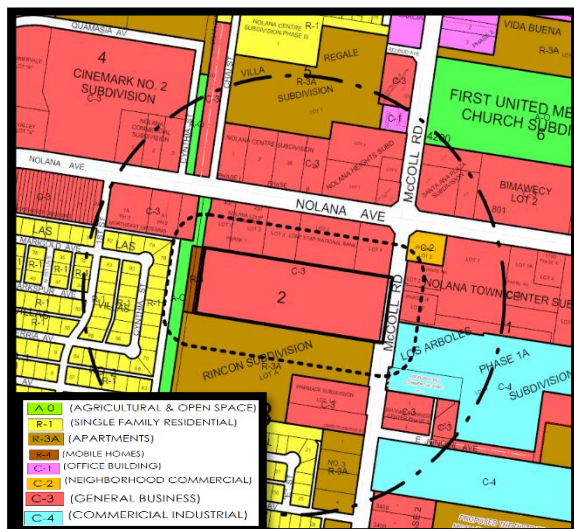
DATE: October 12, 2021

SUBJECT: REZONING FROM C3 (GENERAL BUSINESS) DISTRICT TO R-3T (MULTIFAMILY RESIDENTIAL TOWNHOUSE) DISTRICT: 10.809 ACRES OUT OF LOT 2, BLOCK 8, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS; 3901 NORTH MCCOLL ROAD. (REZ2021-0057)

LOCATION: The property is located on the west side of North McColl Road, south of Nolana Avenue. The tract has 396 feet of frontage along North McColl Road with a depth of 1,189, for a lot size of 10.809 acres.

PROPOSAL: The applicant is requesting to rezone the property to R-3T (multifamily residential townhouse) District in order to construct townhomes. A feasibility plan has not been submitted. A preliminary plat for the subject property under the name of Nolana Estates Subdivision was submitted on September 27, 2021 and is undergoing the review process.

ADJACENT ZONING: The adjacent zoning is C-3 (general business) District to the north, east, and northwest, C-2 (neighborhood commercial) District to the northeast, C-4 (commercial industrial) District to the east, R-3A District to the south, A-O (agricultural-open space) District to the northwest and west.



LAND USE: The subject property is currently vacant. Surrounding land uses include Lone Star National Bank, Starbucks, L&F Distributors Corporate Office, and El Rincon apartment complex.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use for this property as Auto Urban Commercial which is comparable to C-1 (office building) to C-3 (general business) Districts.

DEVELOPMENT TRENDS: The development trend for this area along North McColl Road is general business.

HISTORY: The property was zoned A-O (agricultural and open space) District during comprehensive zoning in May 1979. A rezoning request for the subject property to rezone from A-O (agricultural and open space) District to C-3 (general business) District, was approved in April 2001. The adjacent property to the south was rezoned R-3A (multifamily residential apartments) District in May 2000.

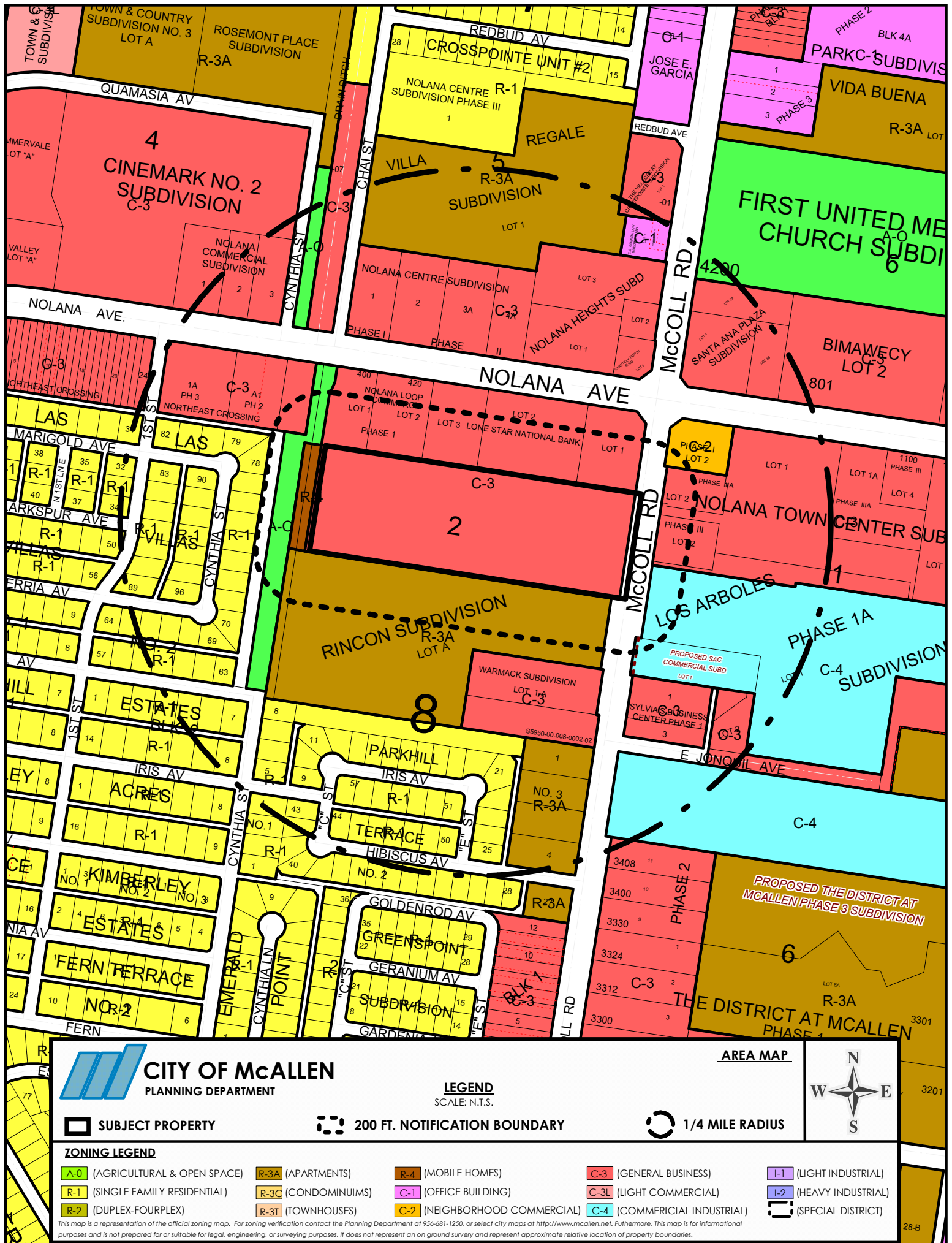
ANALYSIS: The requested zoning does not conform to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. However, it follows the multifamily rezoning trend for the area to the south along North McColl Road.

The proposed rezoning for the subject property allows for less density than the R-3A District and is more compatible with the adjacent R-1 District to the west.

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

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

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



CITY OF McALLEN

PLANNING DEPARTMENT

LEGEND

SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

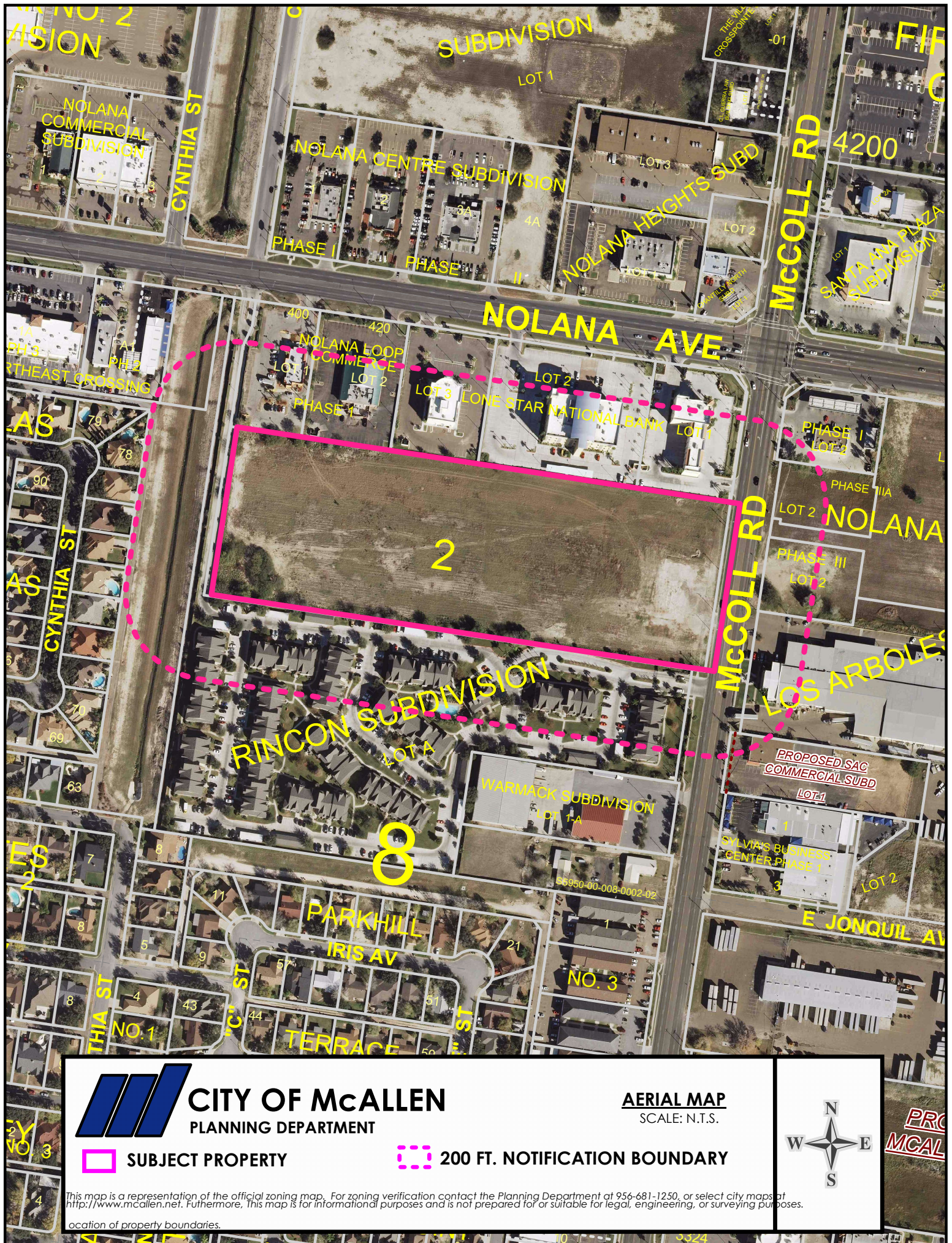
1/4 MILE RADIUS



ZONING LEGEND

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

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



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.



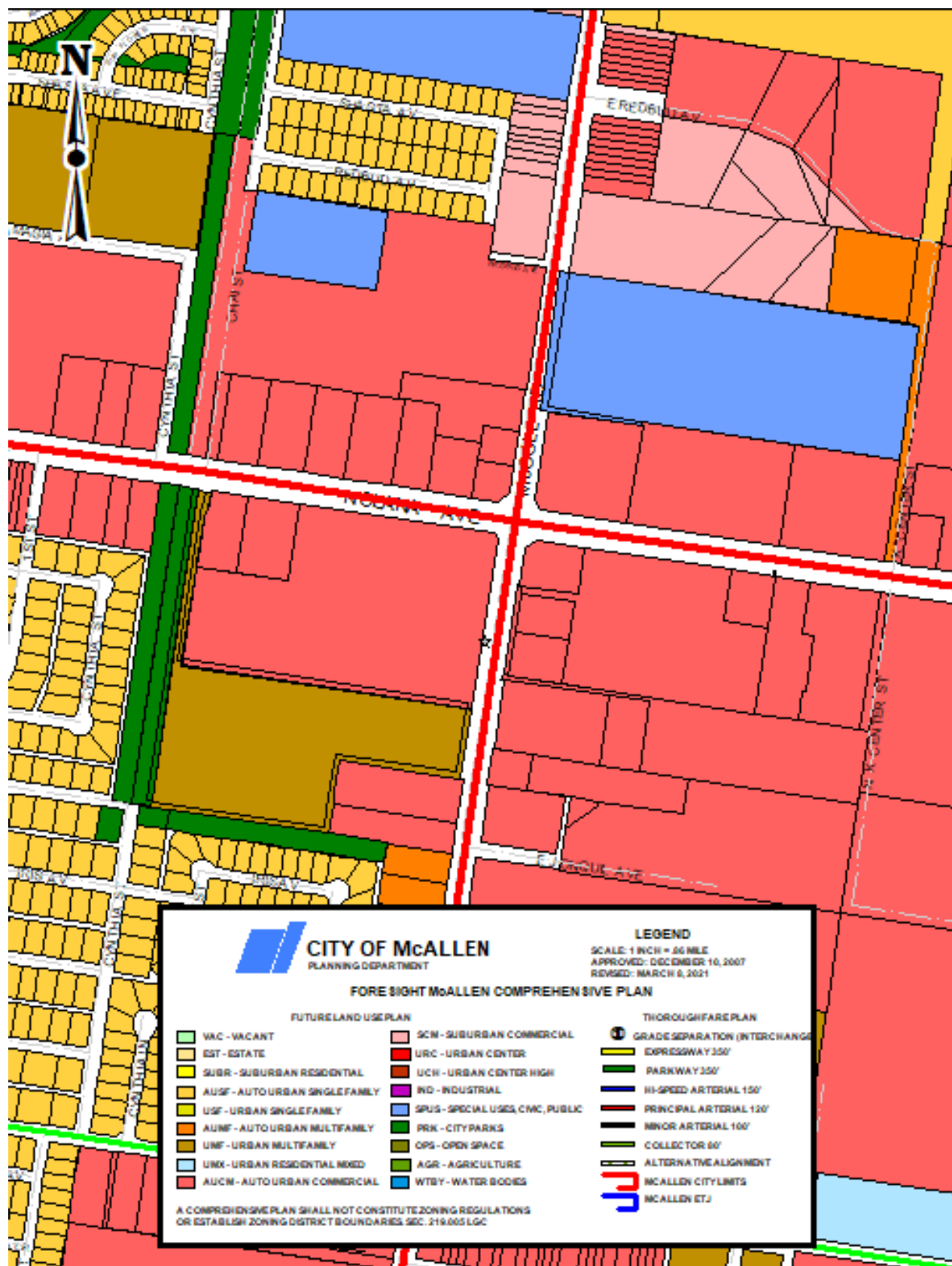
SUBJECT PROPERTY

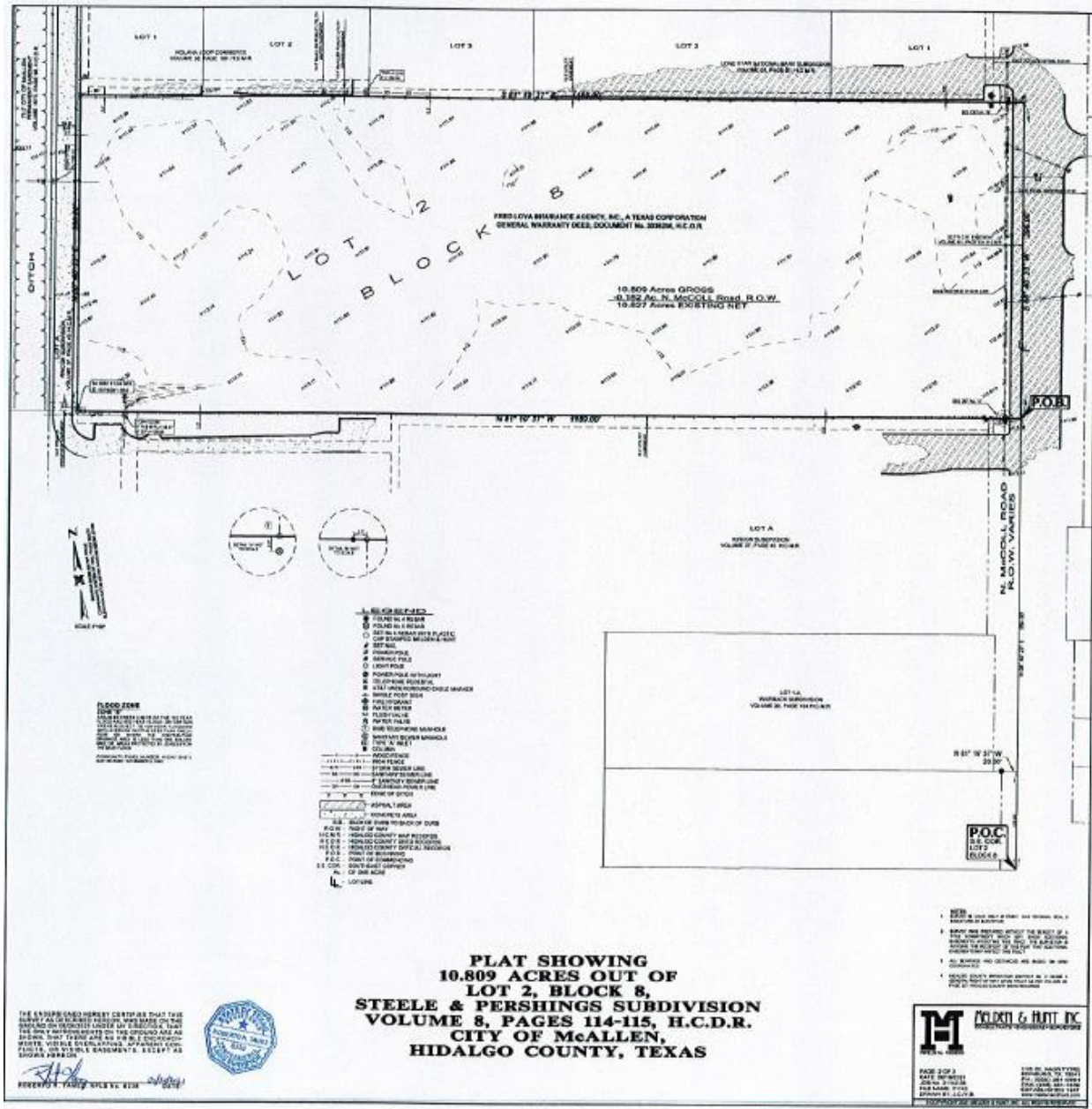


200 FT. NOTIFICATION BOUNDARY



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.





ENTERED

SEP 10 2021

Initial: ant

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2021-0057



Sub2021-0112

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>Nolana Estates</u>	
	Location <u>Westside of McColl Road - Approx 365' South of Nolana Ave.</u>	
	City Address or Block Number <u>3901 N. McColl Rd</u>	
	Number of Lots ¹⁰⁰ <u>2 out parcels</u> Gross Acres <u>10.809</u> Net Acres <u>10.809</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Existing Zoning <u>C3</u> Proposed Zoning <u>R3T</u> Rezoning Applied for <input type="checkbox"/> Yes <input type="checkbox"/> No Date <u>9/10/2021</u>	
	Existing Land Use <u>Vacant</u> Proposed Land Use <u>townhouse</u> Irrigation District # <u>2</u>	
	Replat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial <u>N/A</u> Residential <input checked="" type="checkbox"/>	
	Agricultural Exemption <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>690910</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>10.809 ac (H-) out of Lot 2, Block 8</u> <u>Steele & Pershing</u>		
Owner	Name <u>Fred Loya Insurance</u> Phone <u>90(956)648-8273</u>	
	Address <u>1999 Bryan St., Ste. 900</u> E-mail <u>90bfairlie@ebmerit.com</u>	
	City <u>Dallas</u> State <u>TX</u> Zip <u>75201-3140</u>	
Developer	Name <u>Fred Loya Insurance</u> Phone <u>90(956)648-8273</u>	
	Address <u>1999 Bryan St., Ste 900</u> E-mail <u>90bfairlie@ebmerit.com</u>	
	City <u>Dallas</u> State <u>Tx</u> Zip <u>75201-3140</u>	
	Contact Person <u>Brandon Fairlie</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre</u> E-mail <u>marrio@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u>	
	Contact Person _____	
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u>	
	Address <u>115 W. McIntyre</u> E-mail <u>marrio@meldenandhunt.com</u>	
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u>	

ENTERED

SEP 27 2021

Initial: AM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

☒ PLAT TO SHOW:

- ☒ Metes and bounds
- ☒ Lots numbered with dimensions and area of irregular lots noted Surrounding
platted lots and/or lot lines for 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 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

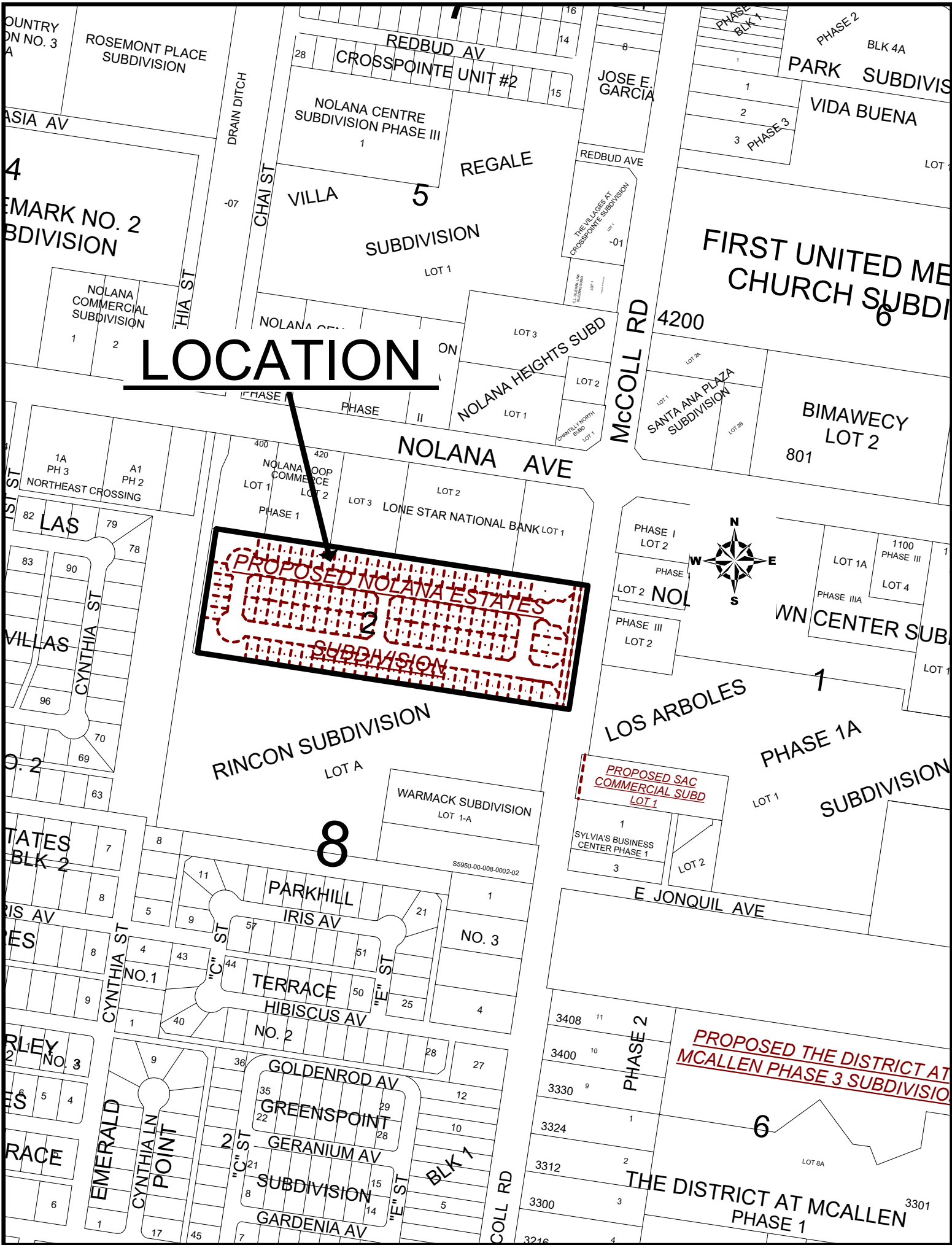
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 9/24/21

Print Name Marro A. Reyna

Owner ☐

Authorized Agent ☒



LOCATION

PROPOSED NOLANA ESTATES
SUBDIVISION

PROPOSED THE DISTRICT AT
MCALLEN PHASE 3 SUBDIVISION

PROPOSED SAC
COMMERCIAL SUBD
LOT 1

6

8

5

BLK 4A

PARK SUBDIVISION

VIDA BUENA

FIRST UNITED METHODIST
CHURCH SUBDIVISION

BIMAWECY
LOT 2

NOLANA AVE

RINCON SUBDIVISION

LOS ARBOLES

PHASE 1A

WARMACK SUBDIVISION
LOT 1-A

PARKHILL

IRIS AV

TERRACE

HIBISCUS AV

GOLDENROD AV

GREENSPRING

GERANIUM AV

SUBDIVISION

GARDENIA AV

PHASE 2

THE DISTRICT AT MCALLEN
PHASE 1

PHASE 1
BLK 1

PHASE 2

PHASE 3

JOSE E. GARCIA

REDBUD AVE

THE VILLAGES AT
CROSSPOINTE SUBDIVISION

LOT 1

LOT 1

LOT 3

LOT 2

LOT 1

CHWILEY NORTH
LOT 1

PHASE I
LOT 2

PHASE
LOT 2

PHASE III
LOT 2

LOT 1A

1100
PHASE III

LOT 4

PHASE IIIA

WN CENTER SUBDIVISION

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LOT 1

E JONQUIL AVE

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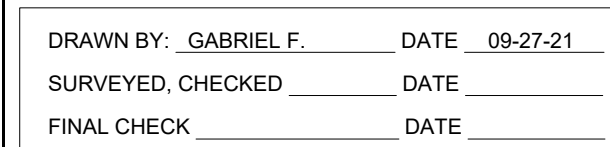
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
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NO. 250

ING A SUBDIVISION OF A 10.809 ACRES OF LAND SITUATED IN CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART PORTION OUT OF LOT 2, BLOCK 8, STEELE & PERSHING'S DIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 114-115, HIDALGO COUNTY DEED RECORDS.



● FOUND NO. 4 REBAR
 ■ FOUND CONCRETE MONUMENT
 ○ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 ✂ SET NAIL
 R.O.W. - RIGHT OF WAY
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 N.W. - NORTH CORNER
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING
 Ac. - OF ONE ACRE
 B-B - BACK TO BACK



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McIntYRE	227 N. F. M. 3167
EDINBURG, TX 78541	RIO GRANDE CITY, TX 78151
PH: (956) 381-0981	PH: (956) 487-8256
FAX: (956) 381-1839	FAX: (956) 488-8591
ESTABLISHED 1947	www.meldenandhunt.com

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

A PORTION OF LAND CONTAINING 10.809 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR TRACT OUT OF LOT 2, BLOCK 8, STEELE AND PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 144-115, HIDALGO COUNTY DEED RECORDS, SAID 10.809 ACRES WERE CONVEYED TO FRED LOYA INSURANCE AGENCY, INC., A TEXAS CORPORATION, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3036250, HIDALGO COUNTY OFFICIAL RECORDS, SAID 10.809 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 8 (FROM WHICH A NO. 4 REBAR FOUND BEARS N 08° 04' 23" E A DISTANCE OF 123.00 FEET, THEN S 81° 19' 37" W A DISTANCE OF 20.00 FEET);

THENCE, N 08° 40' 23" E ALONG THE EAST LINE OF SAID LOT 2, BLOCK 8 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. MCCOLL ROAD, A DISTANCE OF 564.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 19' 37" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET (FROM WHICH A NO. 5 REBAR FOUND BEARS S 08° 40' 23" W A DISTANCE OF 0.20 FEET) ON THE EXISTING WEST-RIGHT-OF-WAY LINE OF N. MCCOLL ROAD, CONTINUING A DISTANCE OF 1.1890 FEET TO A NO. 4 REBAR SET [NORTHING: 16611124.363, EASTING: 1079091.352] FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 40' 23" E A DISTANCE OF 366.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 19' 37" E AT A DISTANCE OF 1168.30 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1.1890 FEET FROM A NO. 4 REBAR SET ON THE EXISTING WEST-RIGHT-OF-WAY LINE OF N. MCCOLL ROAD, CONTINUING A TOTAL DISTANCE OF 1.1890 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 2, BLOCK 8, FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 40' 23" W ALONG THE EAST LINE OF SAID LOT 2, BLOCK 8 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. MCCOLL ROAD, A DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 180.9 ACRES, OF WHICH 182.0 OF ONE ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. MCCOLL ROAD, LEAVING AN EXISTING NET OF 10.627 ACRES OF UNIMPROVED LAND.

Line Table		
Line #	Direction	Length
L1	N 36° 19' 37" W	42.45
L2	N 81° 19' 37" W	9.70
L3	N 08° 40' 23" E	9.45
L4	S 53° 43' 22" W	4.45
L5	N 53° 40' 23" E	21.21
L6	N 36° 19' 37" W	42.45
L7	N 08° 40' 23" E	8.50
L8	N 08° 40' 23" E	13.00
L9	N 53° 43' 22" E	42.43
L10	S 36° 19' 37" E	21.21
L11	N 53° 43' 22" E	21.21
L12	S 36° 19' 37" E	21.21
L13	N 53° 40' 23" E	21.21
L14	S 36° 19' 37" E	21.21
L15	N 53° 40' 23" E	21.21
L16	S 36° 19' 37" E	21.21
L17	N 53° 40' 23" E	21.21
L18	S 36° 19' 37" E	21.21

STATE OF TEXAS
COUNTY OF _____

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NOLANA ESTATES SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE SURFACE USE OF THE STREETS, ALLEYS, COMMON AREAS, UTILITY EASEMENTS TO THE PUBLIC BY THIS PLAT THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF THE UTILITY COMPANIES UNDER FRANCHISE OF SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. R.O.W. DEDICATION FOR N MCCOLL ROAD BEING DEDICATED BY THIS PLAT.

ALFREDO J LOYA SR., CHAIRMAN
FRED LOYA INSURANCE AGENCY INC.
1800 N LEE TREVINO DR, STE. 201
EL PASO, TX 79936-4117 USA

DATE

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANDON FAIRLIE, 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:

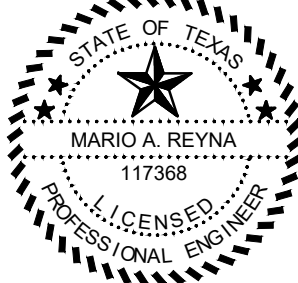
STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARCO A. REYNA, P.E. # 117368
DATE PREPARED: 03-26-2021
ENGINEERING JOB NO. 21038.00

DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF NOLANA ESTATES SUBDIVISION, WE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-18-2021 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 01-18-21
T- 1072, PAGE 43-47
SURVEY JOB No. 20761

DATE:

STATE OF TEXAS
REGISTERED

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

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

CHAIRMAN, PLANNING COMMISSION DATE

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON THE RIGHT OF WAY OR EASEMENTS OF IDALGO COUNTY IRRIGATION DISTRICT No. 2.

RESIDENT

ATTEST: _____
SECRETARY

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/12/2021

SUBDIVISION NAME: NOLANA ESTATES

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North McColl Road: Dedication required for 60 ft. from centerline for 120 ft. total ROW
 Paving: By the state Curb & gutter: By the state
 **Label centerline, total ROW and ROW on both sides of centerline to establish ROW dedication requirements prior to final.
 ***Remove pavement shown on plat prior to final.
 ****COM Thoroughfare Plan

Non-compliance

Internal Streets: 60 ft. ROW
 Paving: 40 ft. Curb & gutter: Both sides
 **Monies must be escrowed if improvements are not built prior to recording.
 ***Street names will be assigned prior to final.
 **** Provide gate details prior to final for staff to review. ROW might have to be increased at gate sections.
 *****Provide radius for knuckles prior to final.
 *****Subdivision Ordinance: Section 134-105

Non-compliance

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length:
 **Surrounding properties already developed, internal block length are complying.
 **Subdivision Ordinance: Section 134-118

Compliance

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

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.
 *Alley/service drive easement required for commercial properties
 **Public Works Department might require dumpster easements or alley to provide waste collection service prior to final.

TBD

SETBACKS

* Front: 10 ft. or greater for easements
 **Zoning Ordinance: Section 138-356
 * Rear: In accordance with Zoning Ordinance or greater for easements.
 **Revise plat note #3 as shown above prior to final..
 **Zoning Ordinance: Section 138-356
 * Interior Sides: : In accordance with Zoning Ordinance or greater for easements.
 **Revise plat note #3 prior to final as shown above.
 **Zoning Ordinance: Section 138-356
 * Corner: 10 ft. or greater for easements,
 **Zoning Ordinance: Section 138-356

Applied

Non-compliance

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"> * Garage: 18 ft. except where greater setback is required; greater setback applies. **revise plat note #3 as shown above prior to final. **Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN 	Non-compliance
	Applied
SIDEWALKS	
<ul style="list-style-type: none"> * 5 ft. wide minimum sidewalk required on North McColl Road and 4 ft. sidewalk required along both sides of all interior streets. **5 ft. sidewalk as per Engineering Department. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time. 	Non-compliance
	Applied
BUFFERS	
<ul style="list-style-type: none"> * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Plat note must be added prior to final plat review. **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. 	Non-compliance
	Applied
	Applied
NOTES	
<ul style="list-style-type: none"> * No curb cut, access, or lot frontage permitted along North McColl Road. **Must comply with City's Access Management Policy prior to final. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72 	TBD
	Applied
	NA
	Required
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Rezoning to R-3T must be finalized and approved prior to final plat review to verify compliance with lot widths requirement. **Zoning Ordinance: Section. 138-356 	Non-compliance

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

* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: R-3T **Rezoning will be presented before P&Z on October 21, 2021 and before CC on November 8, 2021 for consideration. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval **Rezoning will be presented before P&Z on October 21, 2021 and before CC on November 8, 2021 for consideration. ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. As per Parks Department, Park Land Advisory Board review is required prior to final.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Park Land Advisory Board review is required prior to final.	Non-compliance
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy. **Rezoning must be finalized prior to final plat review. ***Clarify if subdivision is proposed to be public or private prior to final to finalized requirements. ****Submit gate details for staff to review prior to final plat review. *****Please revise references of "Outparcel A" and "Outparcel B" to either Detention or Common Areas prior to final. Plat notes 11, 13, 14 must be revised accordingly.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

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



LOCATION



PROPOSED NOLANA ESTATES
SUBDIVISION

8

1

6

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>Go Car Wash Subdivision</u>	
	Location <u>North side of Nolana - 371 ft (1/4) West of N 29th St.</u>	
	City Address or Block Number <u>2913 NOLANA AVE</u>	
	Number of Lots <u>1</u>	Gross Acres <u>1.54</u> Net Acres <u>1.276</u> ETJ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Existing Zoning <u>C3</u>	Proposed Zoning <u>C3</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____
	Existing Land Use <u>Vacant</u>	Proposed Land Use <u>Car Wash</u> Irrigation District # <u>1</u>
	Replat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/>	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Rollback Tax Due _____
	Parcel # <u>210823</u> Tax Dept. Review _____	
	Water CCN <input type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC <input type="checkbox"/> Other _____	
Legal Description <u>1.514 acres out of Lot III, La Lomita Irrigation & Constr. Company</u>		
Owner	Name <u>Said A. Shuaib / Hasan H. Mohammed c/o (956) 381-0981</u>	Phone _____
	Address <u>32-11 71st Street</u>	E-mail <u>cmario@meldenandhunt.com</u>
	City <u>JACKSON HEIGHTS</u> State <u>NY</u> Zip <u>78505</u>	
Developer	Name <u>Via Real Estate, LLC</u>	Phone <u>(806) 368-7843</u>
	Address <u>13105 Diner Ave.</u>	E-mail <u>jt@7bdev.com</u>
	City <u>Lubbock</u> State <u>Tx</u> Zip <u>79424</u>	
	Contact Person <u>JT Shelton - jt@7bdev.com</u>	
Engineer	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 W. Mc Intyre St.</u>	E-mail <u>mario@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u>	
	Contact Person <u>Mario A. Reyna</u>	
Surveyor	Name <u>Melden & Hunt, Inc.</u>	Phone <u>(956) 381-0981</u>
	Address <u>115 W. Mc Intyre St.</u>	E-mail <u>fkurth@meldenandhunt.com</u>
	City <u>Edinburg</u> State <u>Tx</u> Zip <u>78541</u>	

ENTERED

SEP 27 2021

Initial: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

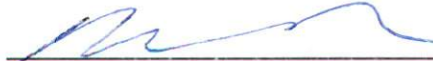
PLAT TO SHOW:

- ✓ — Metes and bounds
- ✓ — Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for 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 1/2" by 11" copies/legible copy of the plat, affected by changes.

Owners Signature

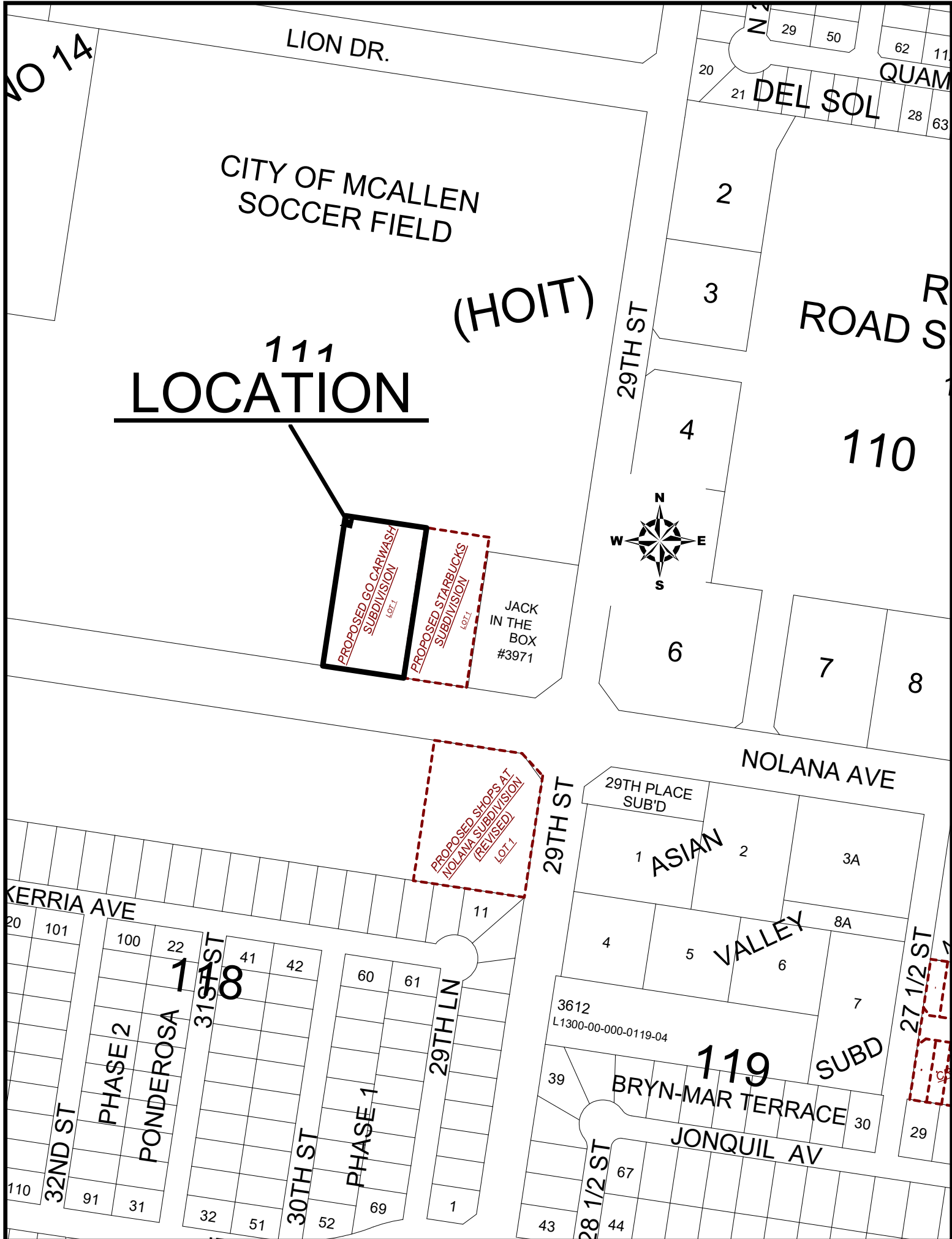
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 9-10-2021

Print Name Mario A. Reyna, P.E.

Owner ☐

Authorized Agent ☒





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/12/2021

SUBDIVISION NAME: GO CAR WASH SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Nolana Avenue: 60 ft. dedication from centerline for 120 ft. of total ROW

Paving: 65 ft. Curb & gutter: Both sides

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

***COM Thoroughfare Plan

Paving _____ Curb & gutter _____

* 800 ft. Block Length:

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac:

**A paved temporary turnaround will be required on the west end of both E/W Access Easements proposed.

**Subdivision Ordinance: Section 134-105

Applied

Applied

Applied

Applied

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Provide site plan indicating how "access easements" will connect to adjacent properties prior to final.

**A paved temporary turnaround will be required on the west end of both E/W Access Easements proposed.

Non-compliance

SETBACKS

* Front: Proposing 60 ft. or greater for easements, approved site plan, or in line with existing structures.

**Plat note #3 will have to be revised as shown above prior to final.

**Zoning Ordinance: Section 138-356

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

** 5 ft. setback required from any proposed service drives.

**Revise plat note #3 as shown above prior to final.

**Zoning Ordinance: Section 138-356

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

**Revise plat note #3 as shown above prior to final.

* Corner:

**Zoning Ordinance: Section 138-356

* Garage:

**Zoning Ordinance: Section 138-356

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

Non-compliance

Non-compliance

Non-compliance

NA

NA

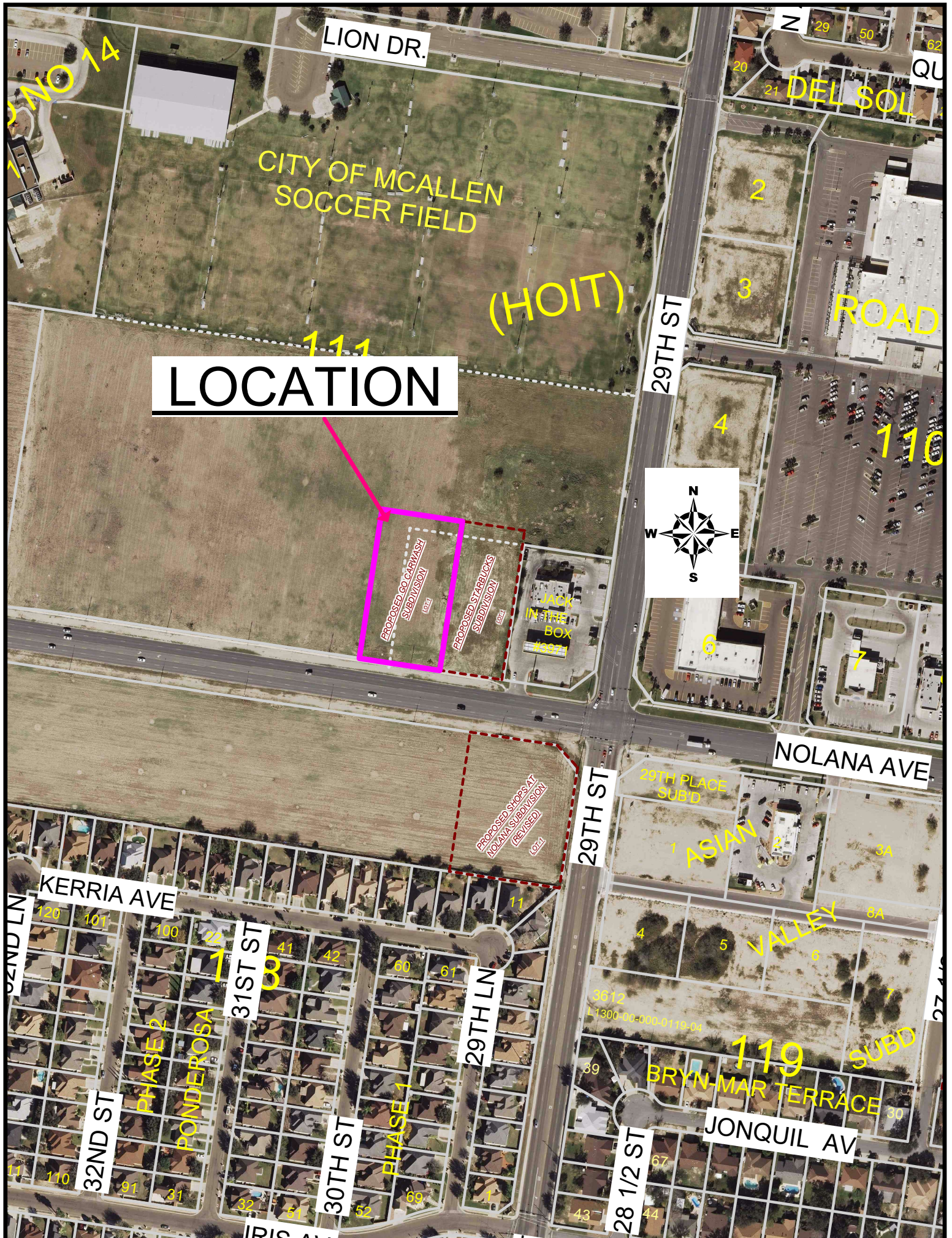
Applied

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

SIDEWALKS	
* 5 ft. wide minimum sidewalk required on Nolana Avenue. **5 ft. sidewalk requirements as per Engineering Department. ***Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Nolana Avenue. **Plat note must be added prior to final. ***Must comply with City's Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Remove plat note since requirements is not needed as a plat note.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, temporary turnarounds, must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
ZONING/CUP	
* Existing: C-3 Proposed: C-3 ***Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
LOT REQUIREMENTS	
* 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

* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
PARKS	
* Land dedication in lieu of fee. As per Parks Department, Parks requirements do not apply to commercial developments.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **A paved temporary turnaround will be required on the west end of both E/W Service Access Easements proposed. Service drives and temporary paved turnarounds will be private and maintained by property owners and not the City of McAllen; and they will be used to provide City services.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITIES AND DRAINAGE APPROVALS.	Applied



LION DR.

CITY OF MCALLEN
SOCCER FIELD

(HOIT)

LOCATION

29TH ST

DEL SOL

ROAD



NOLANA AVE

KERRIA AVE

29TH ST

29TH PLACE
SUB'D

ASIAN
VALLEY

BRYN-MAR TERRACE

JONQUIL AV

32ND ST

PHASE 2
PONDEROSA

31ST ST

30TH ST

29TH LN

28 1/2 ST

PHASE 1

SUB2021-0107



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>G. A. Beauty & Barron Plaza Subdivision</u> Location <u>SOUTHWEST CORNER OF THE INTERSECTION OF N. MILE 3 ROAD & N. BENTSEN ROAD</u> City Address or Block Number <u>4401 BUDDY OWENS BLVD</u> Number of lots <u>1</u> Gross acres <u>4.254</u> Net acres <u>3.558</u> Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>VACANT</u> Proposed Land Use <u>COMMERCIAL</u> Irrigation District # <u>UNITED</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due _____ Parcel No. _____ Tax Dept. Review _____ Legal Description <small>THE EAST 206 FEET OF THE NORTH 986.45 FEET OF LOT 328, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF MCALLEN IN WARRANTY DEED DATED SEPTEMBER 24, 2001, RECORDED ON SEPTEMBER 25, 2001, UNDER DOCUMENT NO. 1010486, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.</small>
Owner	Name <u>GUADALUPE CRECENCIA RAYON</u> Phone _____ Address <u>2320 N. 36TH STREET</u> City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78501</u> E-mail _____
Developer	Name <u>GUADALUPE CRECENCIA RAYON</u> Phone _____ Address <u>2320 N. 36TH STREET</u> City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78501</u> Contact Person <u>NAYELY ASCENCIO</u> E-mail _____
Engineer	Name <u>RIO DELTA ENGINEERING</u> Phone <u>956-380-5152</u> Address <u>921 S. 10TH AVENUE</u> City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u> Contact Person <u>IVAN GARCIA P.E., R.P.L.S.</u> E-mail <u>RIODELTA2004@YAHOO.COM</u>
Surveyor	Name <u>RIO DELTA ENGINEERING</u> Phone <u>956-380-5152</u> Address <u>921 S. 10TH AVENUE</u> City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78539</u>

ENTERED

SEP 27 2021

Initial: NM

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 9/24/21

Print Name Ivan Garcia P.E., R.P.L.S.

Owner ☐

Authorized Agent ☒

ENTERED

SEP 27 2021

Initial: IG

LOCATION

PROPOSED G.A. BEAUTY & BARRERA PLAZA
SUBDIVISION

245

**MCALLEN PUBLIC
SUBDIVISION**

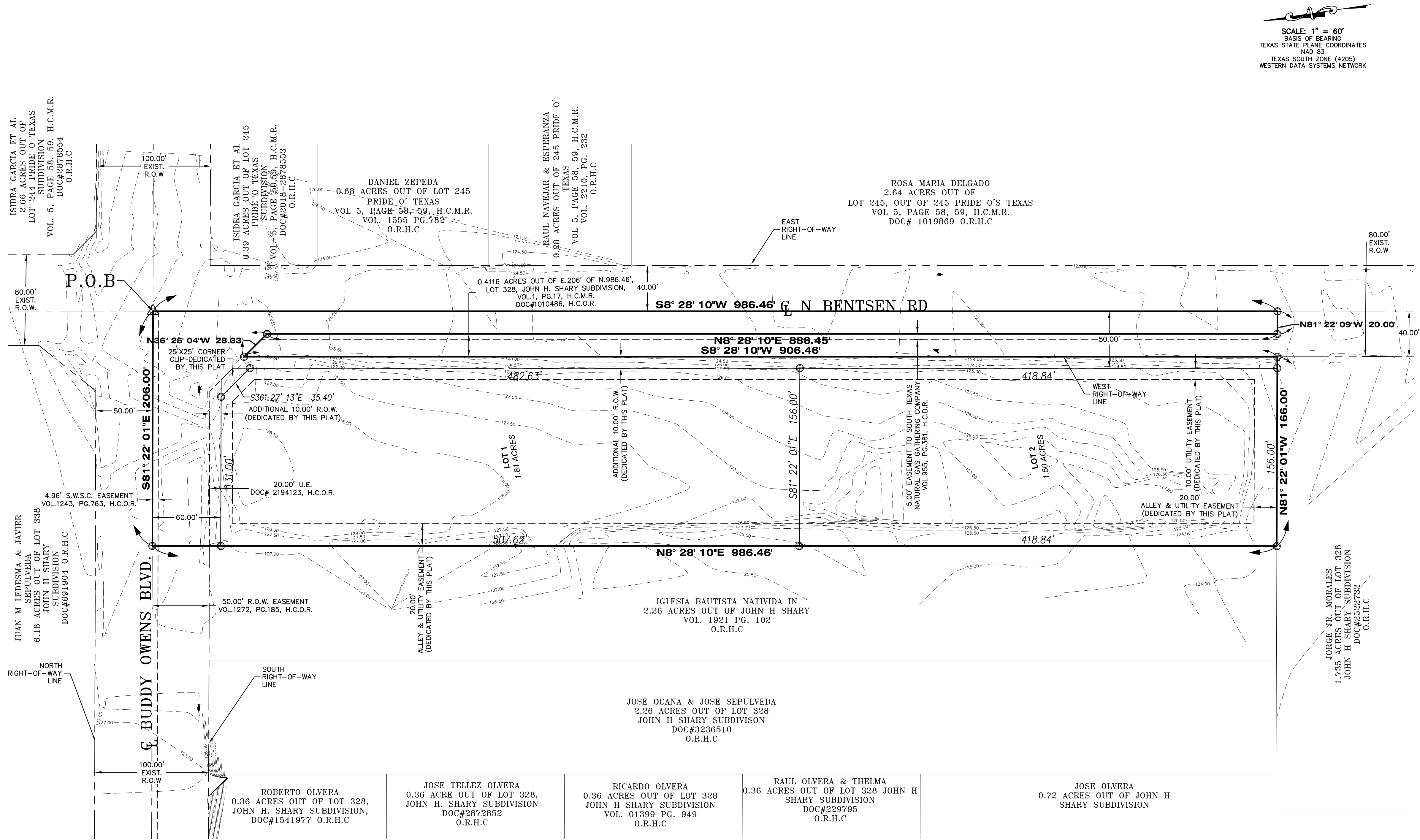
McALLEN

103



G.A. BEAUTY & BARBER PLAZA SUBDIVISION

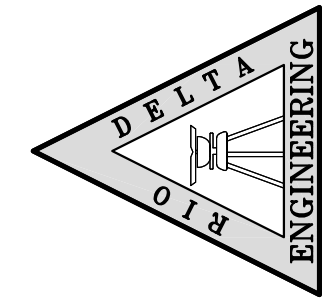
BEING A 4.254 ACRES OUT OF LOT 328 JOHN H. SHARY SUBDIVISION, VOLUME 1 , PAGE 17,H.C.M.R.
CITY OF MC ALLEN, HIDALGO COUNTY, TEXAS.



SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
SEPTEMBER 27, 2021
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

REDUCED PLAT SHEET
G.A. BEAUTY & BARBER PLAZA SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY

PROJECT :
ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
DANIEL RODRIGUEZ
SCALE:
1"=50'
DATE:
SEPTEMBER 24, 2021
PROJECT:
SUB 21 014
REVISIONS:
PAGE NO.
1-OF-1



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/12/2021

SUBDIVISION NAME: G.A BEAUTY & BARRER PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Buddy Owens Boulevard (FM 1924): 10 ft. dedication for 60 ft. from centerline for 120 ft. of total ROW

Paving: By the state Curb & gutter: By the state

**Provide copies of documents SWSC Easement (Vol. 1243, Pg. 763) and Document #2194123 located on Buddy Owens for staff to review prior to final.

***Include "(FM 1924)" on all references to Buddy Owens Boulevard.

****COM Thoroughfare Plan

Non-compliance

North Bentsen Road: 10 ft. dedication for 50 ft. from centerline for 100 ft. total ROW

Paving: 65 ft. Curb & gutter: Both sides

**Monies must be escrowed if improvements are not built prior to recording.

***Provide copy of the document #1010486 shown within North Bentsen Road.

****COM Thoroughfare Plan

Non-compliance

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length:

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.

*Alley/service drive easement required for commercial properties

**Alley location and extension will be reviewed prior to final plat with staff.

***Plat note #13 to be clarified prior to final since plat is showing alley along west and south property line.

****20 ft. by 20 ft. clip required at street/alley intersections.

*****Please clarify if alley will also be used as an easement. If this is the case, private service drive and utility easement might be required instead of alley.

Non-compliance

SETBACKS

* Front: Buddy Owens Boulevard (FM 1924): 60 ft. or greater for easements or approved site plan; or in line with existing structures.

North Bentsen Road: 50 ft. or greater for easements or approved site plan; or in line with existing structures.

**Plat note #2 must be revised as shown above.

****Zoning Ordinance: Section 138-356

Non-compliance

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

** 5 ft. setback from alley/service drive required.

***Zoning Ordinance: Section 138-356

Required

Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan.

***Zoning Ordinance: Section 138-356

Applied

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

* Corner: see above. *****Zoning Ordinance: Section 138-356 * Garage: *****Zoning Ordinance: Section 138-356 *ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	NA
	NA
	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Bentsen Road and 5 ft. sidewalk required along Buddy Owens Boulevard (FM 1924) **Plat note #8 to be revised prior to final as shown above. **Sidewalk requirements for North Bentsen Road might increase to 5 ft. prior to final subject to Engineering Department requirements. ***Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bentsen Road and Buddy Owens Boulevard (FM 1924) proposed. **Please clarify if this will be proposed. **Landscaping Ordinance: Section 110-46 * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Clarify plat note #10 prior to final. ***Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements.	TBD
	Non-compliance
	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Buddy Owens Boulevard (FM 1924) **Access Variance might be required prior to final plat. * Site plan must be approved by the Planning and Development Departments prior to building permit issuance. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, any private streets/drives, private alleys must be maintained by the lot owners and not the City of McAllen ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. ****Landscaping Ordinance: Section 110-72 *****Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	TBD
	Required
	Required
	Required
	NA
	NA

LOT REQUIREMENTS	
* Minimum lot width and lot area ***Zoning Ordinance: 138-1	Applied
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Applied
ZONING/CUP	
* Existing: C-3 Proposed: C-3 **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, requirements do not apply to commercial developments.	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 **Provide copies of documents SWSC Easement (Vol. 1243, Pg. 763) and Document #2194123 located on Buddy Owens for staff to review prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PLAT IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

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

LOCATION



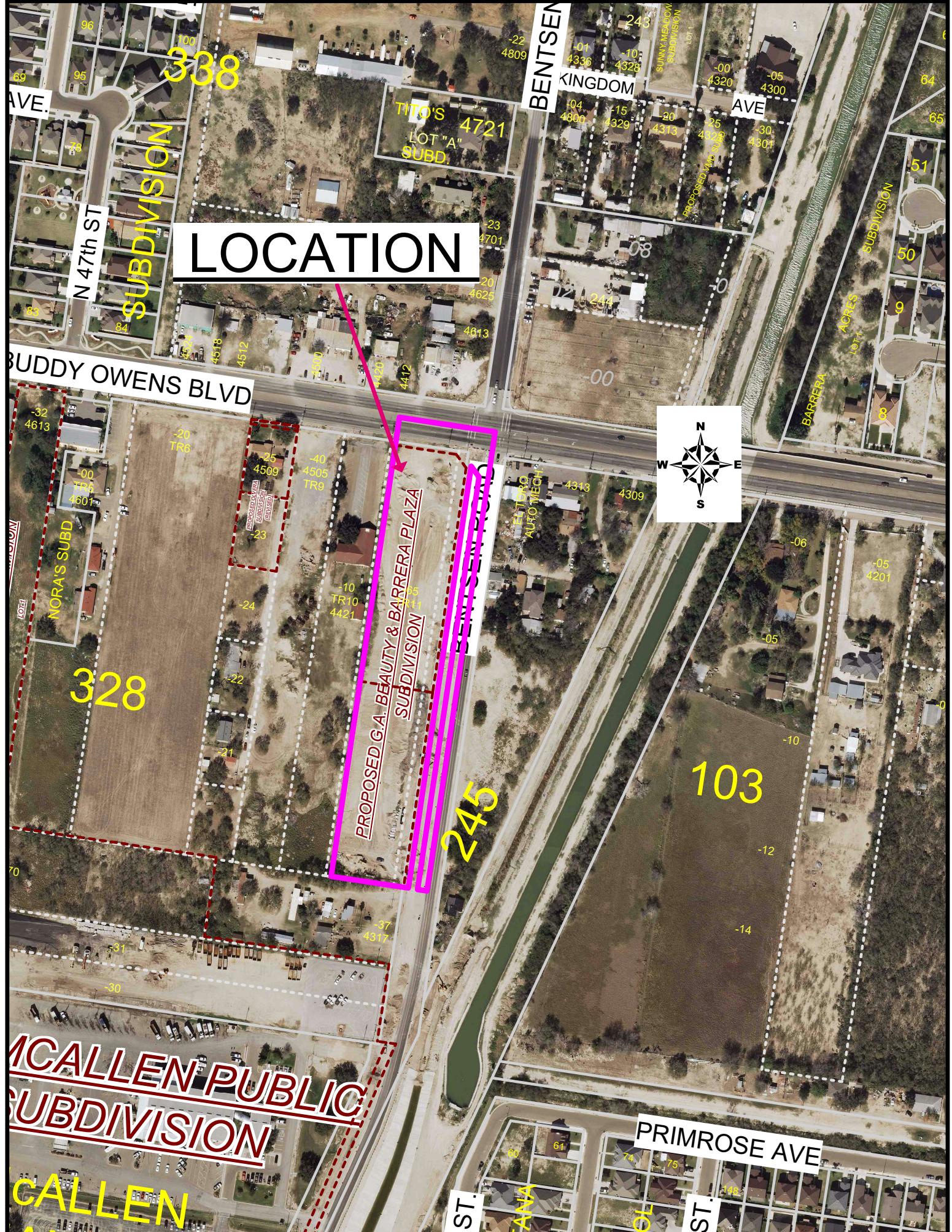
PROPOSED G.A. BEAUTY & BARRERA PLAZA
SUBDIVISION

245

103

328

338



MCALLEN PUBLIC
SUBDIVISION
CALLER

PRIMROSE AVE


ST.

ST.



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>VERSAILLES ESTATES SUBDIVISION</u> Location <u>820' WEST OF INTERSECTION MILE 6 & GLASSCOCK RD.</u> City Address or Block Number <u>7018 MILE 6 RD</u> Number of lots <u>38</u> Gross acres <u>7.24</u> Net acres <u>6.29</u> Existing Zoning _____ Proposed _____ Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use _____ Proposed Land Use <u>single family</u> Irrigation District # <u>16</u> Residential Replat Yes <input type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input checked="" 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 _____ Legal Description <u>J7.24 ACRE GROSS TRACT OF LAND OUT OF LOT 452 JOHN H SHARY SUBDIVISION</u>
Owner	Name <u>LA FLOR DEL VALLE ENTERPRISES, LP</u> <u>A TEXAS LIMITED PARTNERSHIP</u> Phone <u>956-404-4861</u> Address <u>202 - A MELBA CARTER</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> E-mail <u>Excellence Real Estate Advisors <excellence@bigrealty.com></u>
Developer	Name <u>LA FLOR DEL VALLE ENTERPRISES, LP</u> <u>A TEXAS LIMITED PARTNERSHIP</u> Phone <u>956-404-4861</u> Address <u>202 - A MELBA CARTER</u> City <u>MISSION</u> State <u>TX</u> Zip <u>78572</u> Contact Person <u>EDGAR DELGADILLO</u> E-mail <u>Excellence Real Estate Advisors <excellence@bigrealty.com></u>
Engineer	Name <u>SAMES, Inc. - Jessica M. Maldonado</u> Phone <u>956-702-8880</u> Address <u>200 S. 10th St. Suite 1500</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Jessica Maldonado or Alexandria Mendez</u> E-mail <u>jessica@samengineering-surveying.com ; alex@samengineering-surveying.com</u>
Surveyor	Name <u>SAMES, Inc. - Oscar Hernandez</u> Phone <u>956-702-8880</u> Address <u>200 S. 10th St. Suite 1500</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> <div style="text-align: right;"> ENTERED <u>SEP 30 2021</u> Initial: <u>MM</u>  </div>

ANNA LISA
ESCON
SUBD.

461

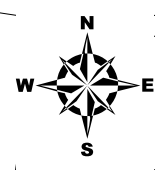
462

4

LOT 2

N 66TH LN

9901

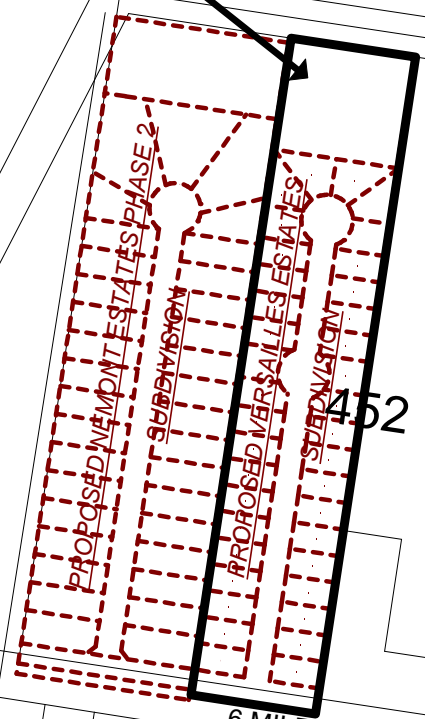


451

452

453

6 (9500)



6 MILE LINE



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/12/2021

SUBDIVISION NAME: VERSAILLES ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

Mile 6 Road: 30 ft. dedication required for 50 ft. from centerline for 100 ft. total ROW
Paving: 65 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not constructed prior to recording.
***Label ROW on both sides of centerline and total ROW after accounting for ROW dedication to verify ROW dedication requirements prior to final.
****COM Thoroughfare Plan

Applied

Internal Street (proposed Versailles Avenue): 50 ft.
Paving: 32 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording.
****Cul-de-sac length exceeds 600 ft. and plat will have to be revised to comply with requirements prior to final. If a cul-de-sac length variance is requested and approved, approval subject to widening the paving to 40 ft.
*****Internal street might have to be looped to the east and west to connect with North Glasscock Road and property to the west
*****Street name will be established prior to final plat.
****Subdivision Ordinance: Section 134-105

Non-compliance

E/W 1/4 Collector Road along North Property Line: 30-35 ft. dedication for 60-70 ft. total ROW
Paving: 40-44 ft. Curb & gutter: Both sides
**Monies must be escrowed if improvements are not built prior to recording.
***Plat layout must be revised to comply with ROW dedication requirements prior to final.
****Please show total dimensions for drain ditch along north property line.
****Please clarify if drain ditch is included within the subdivision boundaries since it appears to be a separate lot. If that is the case, lot is landlocked and subdivision layout must be modified prior to final to give frontage to this lot.
*****Please label gap between drain ditch and 50 ft. ROW to Magic Valley prior to final.
*****Property to the north of Lots 19 & 20 must be labeled prior to final.
****Subdivision Ordinance: Section 134-105

Non-compliance

Paving _____ Curb & gutter _____

NA

* 800 ft. Block Length:
**Proposed layout exceeds 800 ft. without stub out streets to east and west
**Subdivision Ordinance: Section 134-118

Non-compliance

* 600 ft. Maximum Cul-de-Sac.
**Cul-de-sac length exceeds 600 ft. (cul-de-sac on north end) and plat will have to be revised to comply with requirements prior to final. If a cul-de-sac length variance is requested and approved, approval subject to widening the paving to 40 ft.
***Clarify Cul-de-sac proposed in front of Lots 12 & 27 prior to final.
****Internal street might have to be looped to the east and west to connect with North Glasscock Road and property to the west
****Subdivision Ordinance: Section 134-105

Non-compliance

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

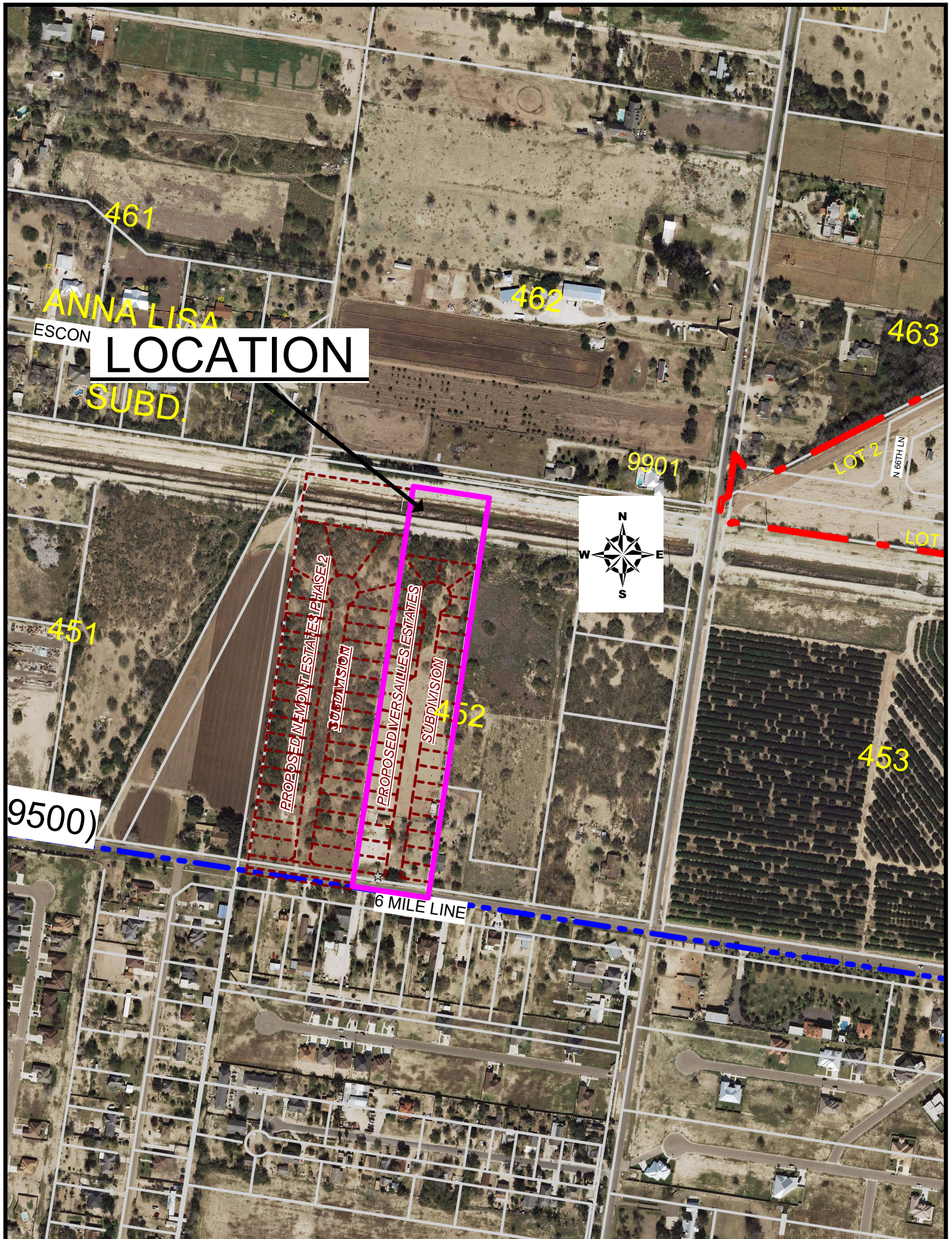
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements. **Revise plat note #2 as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements. **Revise plat note #2 as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Internal Sides: 6 ft. or greater for easements. **Revise plat note #2 as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements. **Add to plat note #2 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. **Add to plat note #2 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 on 6 Mile road and both sides of all internal streets. **5 ft. sidewalk requirement might be triggered by Engineering Department prior to final plat review. ***Plat note #15 must be revised prior to final as shown above. ****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along 6 Mile Road. **Plat note must be added prior to final as shown above. ***Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Plat note must be added prior to final as shown above. ***Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along 6 Mile Road. ** Plat note #19 might have to be revised prior to recording.	Applied
* Site plan must be approved by the Planning and Development Department prior to building permit issuance.	NA

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. * Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72 	NA
	Required
	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area. **Lots 1 & 38 do not comply with the minimum 54 ft. of width required for corner lots. Please revise lot layout prior to final to comply with requirements. *** Lots 18-21 do not comply with the minimum 50 ft. of frontage to a street. Please revise lot layout prior to final to comply with requirements. Verify that all lots comply with minimum front and area requirements prior to final. **Zoning Ordinance: Section. 138-356 * Lots fronting public streets. **Property north of Lots 19 & 20 appears to be landlocked. Please label all lots and revise lot layout to comply with requirements prior to final. **Zoning Ordinance: 138-1 	Non-compliance
	Non-compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: ETJ Proposed: Single-family **If annexation and initial zoning are requested, processes must be finalized prior to final plat review. ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval **If annexation and initial zoning are requested, processes must be finalized prior to final plat review. ***Zoning Ordinance: Article V 	Applied
	TBD
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. Park Department's requirements will apply only if property is annexed. * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. Park Department's requirements will apply only if property is annexed. * Pending review by the Parkland Dedication Advisory Board and CC. Park Department's requirements will apply only if property is annexed. 	TBD
	TBD
	TBD
TRAFFIC	
* As per Traffic Dept., TG waived for 38 single-family residences and no TIA required.	Compliance

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

* As per Traffic Dept., TG waived for 38 single-family residences and no TIA required.	NA
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy</p> <p>**Lots designated for detention must be labeled as detention/common areas with a lot # or letter on plat prior to final to establish final requirements.</p> <p>**If annexation and initial zoning are proposed, they must be finalized prior to final plat review.</p> <p>***Please clarify if drain ditch is included within the subdivision boundaries since it appears to be a separate lot. If that is the case, lot is landlocked and subdivision layout must be modified prior to final to give frontage to this lot.</p> <p>****Please clarify if plat is proposed to be public or private prior to final. If private subdivision is proposed, a 2nd Access will be required as per Subdivision Ordinance if 30 or more lots are proposed.</p> <p>*****Submit gate details for staff to review prior to final if applicable.</p> <p>*****Revise signature blocks to comply with McAllen's Subdivision Ordinance requirements.</p> <p>*****As per Fire Dept., 2nd Access will be required based on number of lots proposed.</p>	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied



461

ANNA LISA

ESCON

LOCATION

SUBD.

462

463

9901

LOT 2

N 60TH LN

LOT



451

452

453

9500)

6 MILE LINE

SUB2021-0116



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>PUEBLO ALLEGRE SUBD.</u> N. 23 RD Location <u>120' +/- N. OF GUMWOOD AVE. ALONG W. SIDE.</u> City Address or Block Number <u>719 N. 23RD ST.</u> Number of lots <u>2</u> Gross acres <u>0.85</u> Net acres <u>0.74</u> Existing Zoning <u>C-3</u> Proposed <u>C-3</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>DAY-CARE</u> Proposed Land Use <u>C-3</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>1500</u> ⁴ Parcel No. <u>722632</u> Tax Dept. Review _____ Legal Description <u>0.85 AC. 0/0 LOT 63, B1K. 2,</u> <u>C. E. HAMMOND SUBD., H-CT.</u>
Owner	Name <u>MARIBEL TRIVINO</u> Phone <u>414-1499</u> Address <u>719 N. 23RD ST.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>PUEBLOALLEGRE@SBCGLOBAL.NET</u>
Developer	Name <u>SNME</u> Phone _____ Address _____ City _____ State _____ Zip _____ Contact Person _____ E-mail _____
Engineer	Name <u>DAVID SALINAS</u> Phone <u>682-9081</u> Address <u>2221 DAFRODIL AVE.</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>DAVID</u> E-mail <u>dsalinas@salinasengineering.com</u>
Surveyor	Name <u>SNME AS BEVEL</u> Phone _____ Address _____ City _____ State _____ Zip _____

Boto 10/4/21



Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

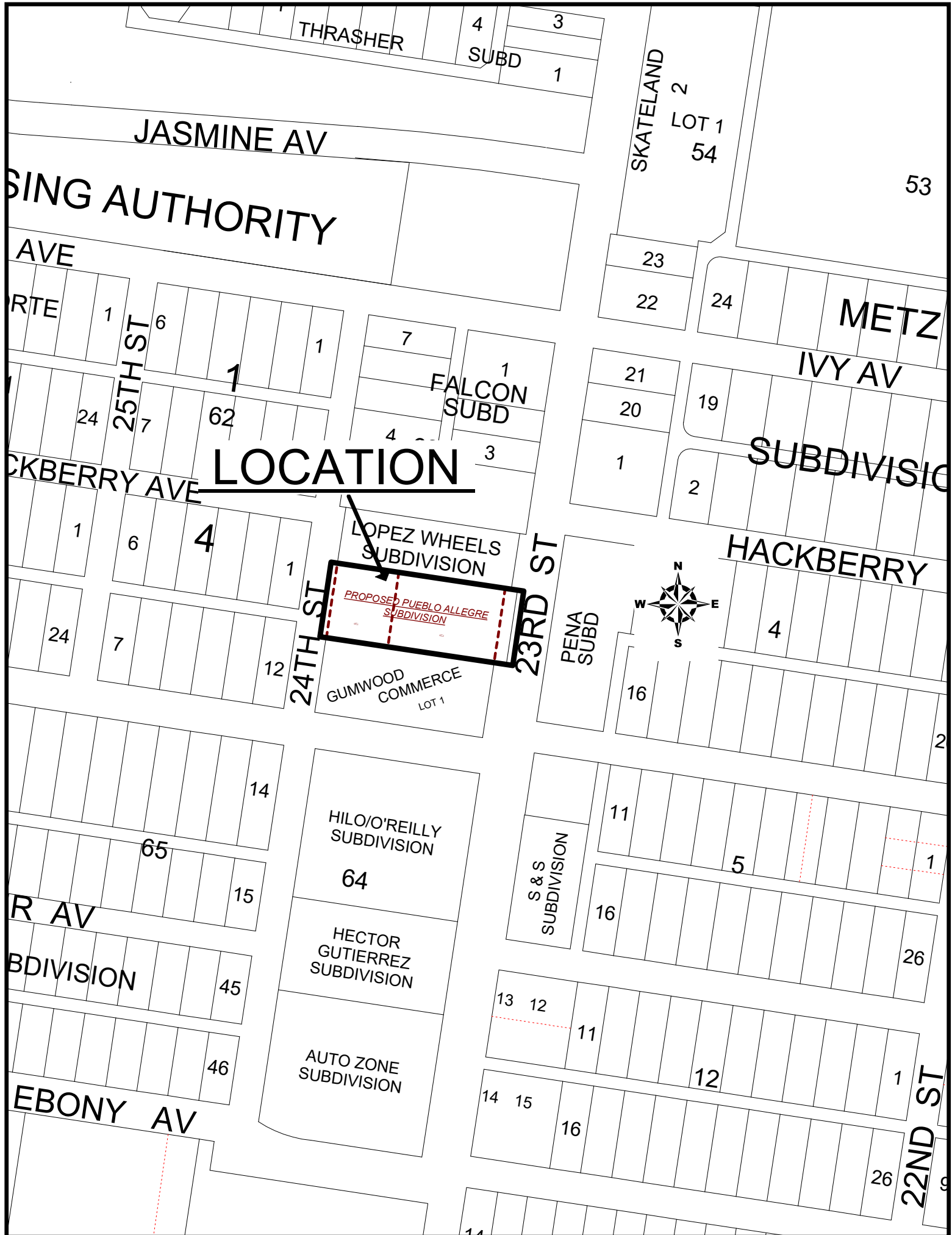
Signature *Maribel Trevino* Date 10/1/21

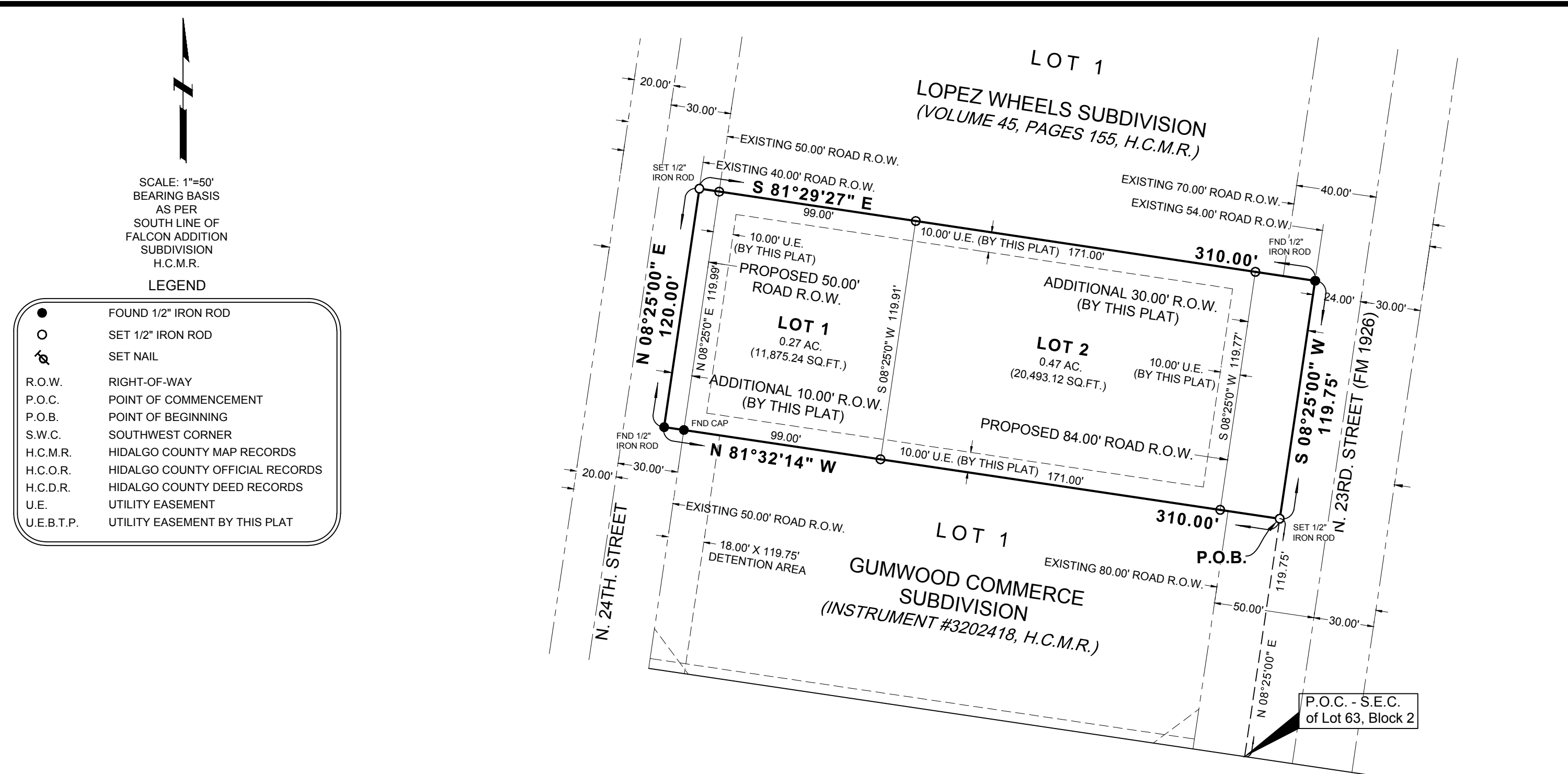
Print Name MARIBEL TRAVINO

Owner ☒

Authorized Agent ☐







GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES AS PER CITY OF McALLEN ORDINANCE.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: 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. (MEDIUM SHADING)
COMMUNITY PANEL NO. 480334 0500B
EFFECTIVE DATE: JANUARY 2, 1981
- MINIMUM BUILDING SETBACKS:
A. FRONT 0 50.00' OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING BUILDING, WHICHEVER IS GREATER.
B. REAR - 18.00' OR GREATER FOR EASEMENTS.
C. SIDE - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY UNDETERMINED ACRES AND A VOLUME OF APPROXIMATELY 0.16 AC.FT OR 7,142.35 SQ.FT. WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF McALLEN FOR THIS COMMERCIAL DEVELOPMENT.

HOW THIS SITE WILL PROVIDE DRAINAGE FOR DEVELOPMENT IMPROVEMENTS SHALL BE DETERMINED DURING SITE PLAN REVIEW. ANY SWALES CONSTRUCTION SHALL BE CONNECTED WITH A SMALL BLEEDER LINE FROM THIS SITE INTO THE DRAINAGE SYSTEM OF TXDOT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "SEA 5782".
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
- BENCHMARK NOTE: CITY OF McALLEN REFERENCE MONUMENT No 00 (3 INCH ALUMINUM DISK) ELEVATION: 000.00
NORTH:
EAST:
BENCH MARK IS LOCATED APPROXIMATELY 000 FEET WEST AND 000 FEET SOUTH FROM THE SOUTHEAST CORNER OF LOT
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- A 5 FT. ADA COMPLIANT SIDEWALK AND LANDINGS, IF APPLICABLE, WILL BE REQUIRED ALONG THE 23rd STREET AND 24th STREET, AT BUILDING PERMIT STAGE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- LANDSCAPING AS PER CITY OF McALLEN ORDINANCE.
- ALL CONSTRUCTION TO MEET CITY OF McALLEN REQUIREMENTS AND STANDARDS.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE SYSTEM (TPDES).
- OWNERS ARE TO MAINTAIN RIGHT-OF-WAY, DETENTION/RETENTION AREAS AND PERIMETER OF SUBDIVISION.
- A SITE GRADING PLAN MAY BE REQUIRED DURING THE BUILDING PERMIT STAGE.

PRINCIPAL CONTACTS					
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	MARIBEL TREVINO	20319 JADE PARK DR.	RICHMOND, TEXAS 77407	(956) 682-4081	(956) 682-4081
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-4081	(956) 682-4081
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-4081	(956) 682-4081

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PUEBLO ALEGRE SUBDIVISION TO THE CITY OF McALLEN, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY SAN DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

MARIBEL TREVINO
20319 JADE PARK DR.
RICHMOND, TEXAS 77407

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NAME, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 _____, 20____.

NOTARY PUBLIC
COUNTY OF HIDALGO, TEXAS

THE OWNER'S ACKNOWLEDGEMENT MAY BE OMITTED IF THERE IS ALSO FILED WITH THE PLAT A DEDICATION DEED ADOPTING SUCH PLAT AS A PART THEREOF, EXECUTED BY SUCH OWNER IN RECORDABLE FORM AND INCORPORATING THEREIN ALL OF THE PERTINENT PROVISIONS OF SUCH OWNER'S ACKNOWLEDGEMENT.

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT OF PUEBLO ALEGRE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 20____.

PLANNING AND ZONING COMMISSION CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I, WE, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS " PUEBLO ALEGRE" SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME (S) IS (ARE) SUBSCRIBED HERETO, DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, 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 THERE IN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY McALLEN, TEXAS.

MAYOR OF THE CITY OF McALLEN

DATE:

ATTEST:
CLERK, CITY OF McALLEN, TEXAS.

DATE:

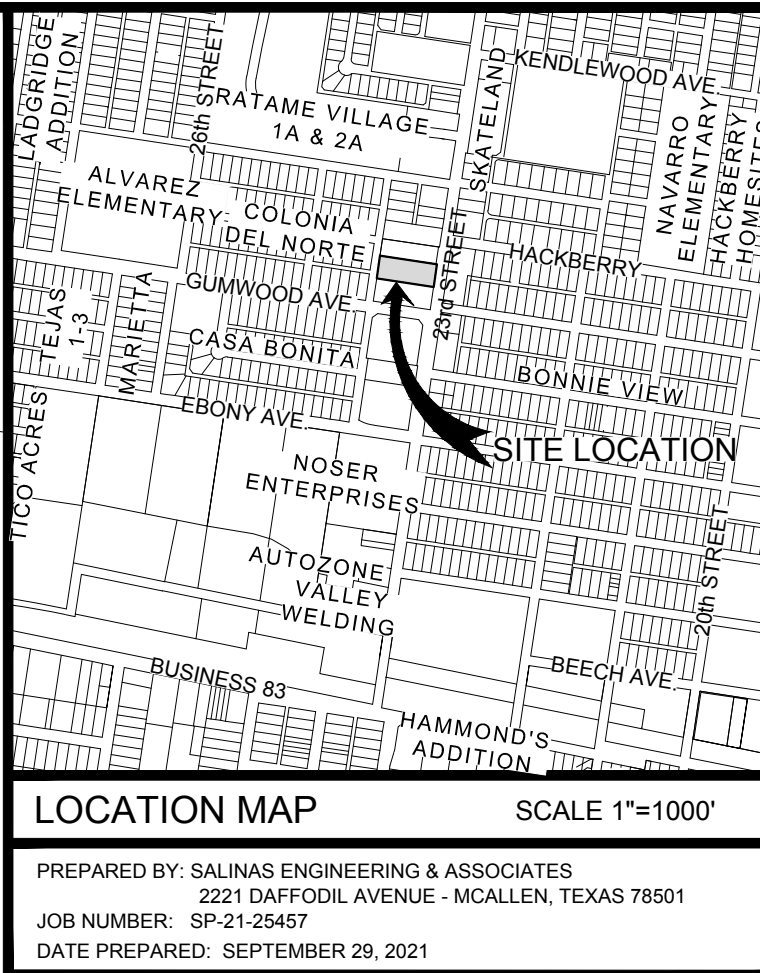
STATE OF TEXAS
COUNTY OF HIDALGO

RATHER THAN THE CERTIFICATE REQUIRED BY SUBSECTION (e)(7) OR (e)(8) OF THIS SECTION, A COMBINATION SURVEYOR'S AND ENGINEER'S CERTIFICATE TO BE PLACED ON THE SUBDIVISION PLAT AN TO BE WORDED AS FOLLOWS:

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND PUBLIC SURVEYING. 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 ANN THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF McALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

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

DAVID OMAR SALINAS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR #5782





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/13/2021

SUBDIVISION NAME: PUEBLO ALLEGRE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 23rd Street (FM 1926): 30 ft. dedication for 50 ft. from centerline for 100 ft. total ROW
Paving: By the state Curb & gutter: By the state

**Show centerline, ROW on both sides, and ROW from centerline to verify if any additional dedication will be required prior to final.

***Please clarify "54 ROW from centerline reference" prior to final.

****COM Thoroughfare Plan

North 24th Street: 10 ft. dedication for 30 ft. from centerline for 60 ft. total ROW

Paving: 40 ft. Curb & gutter: Both sides

**Monies must be escrowed if improvements are not built prior to recording.

***Label centerline to establish ROW dedication requirements prior to final.

***Subdivision Ordinance: Section 138-105

Paving _____ Curb & gutter _____

* 800 ft. Block Length.

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Subdivision Ordinance: Section 134-105

Non-compliance

Non-compliance

Applied

NA

NA

ALLEYS

ROW: 20 ft. Paving: 16 ft.

*Alley/service drive easement required for commercial properties

**Subdivision Ordinance: Section 134-106

Non-compliance

SETBACKS

* Front: North 23rd Street: 50 ft. or greater for easements, approved site plan, or in line with existing structures.

North 24th Street: 30 ft. or greater for easements, approved site plan, or in line with existing structures.

**Please revise plat note #3 as shown above prior to final.

**Zoning Ordinance: Section 138-356

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

**Please revise plat note #3 as shown above prior to final.

**Zoning Ordinance: Section 138-356

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

**Please revise plat note #3 as shown above prior to final.

**Zoning Ordinance: Section 138-356

* Corner:

**Zoning Ordinance: Section 138-356

* Garage:

**Zoning Ordinance: Section 138-356

Non-compliance

Non-compliance

Non-compliance

NA

NA

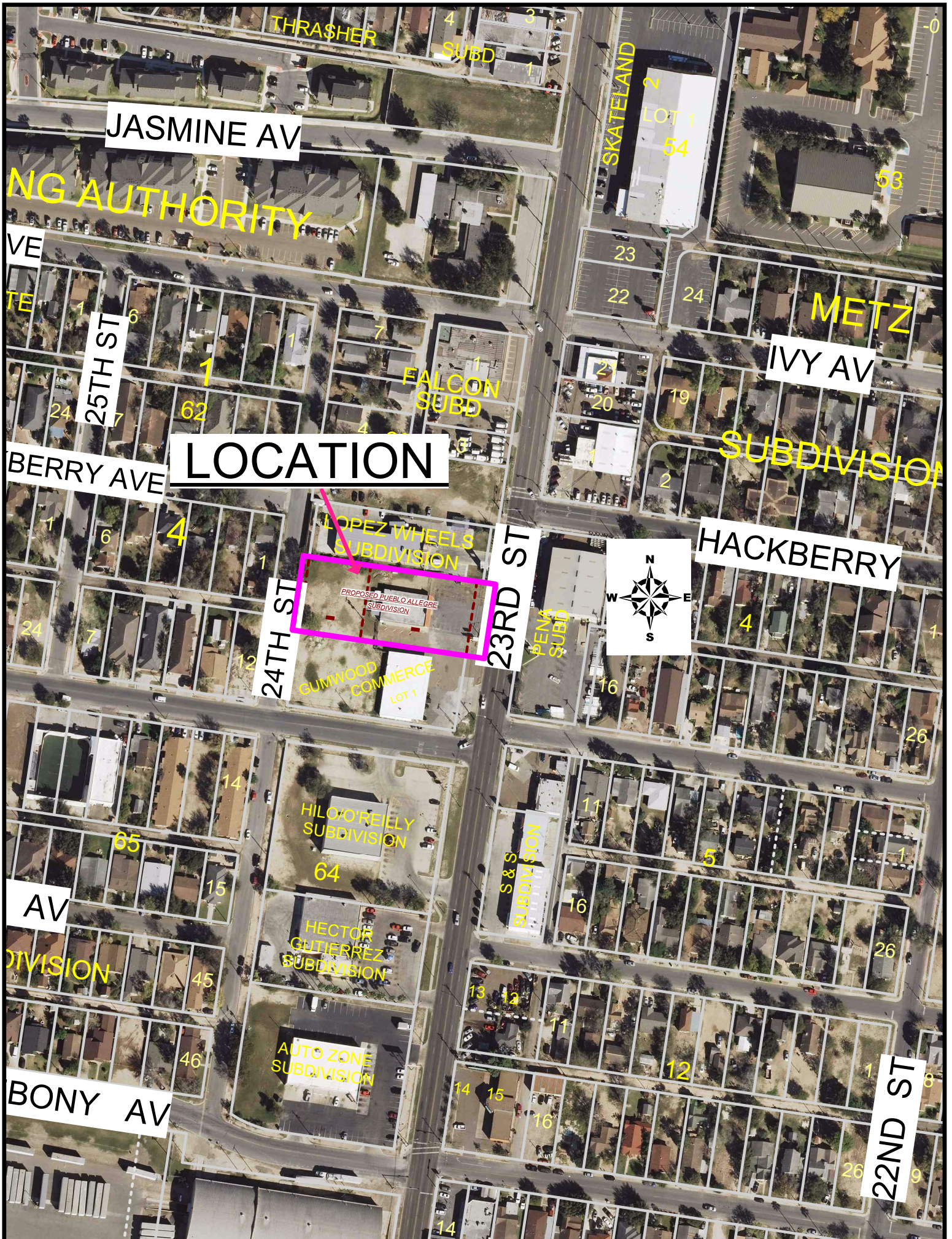
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 24th Street and 5 ft. sidewalk along North 23rd Street. **Please revise plat note as shown above prior to final. **5 ft. sidewalk requirement as per Engineering Department. ***Sidewalk requirement for North 24th Street subject to be increased to 5 ft. prior to final by Engineering Department. ****Subdivision Ordinance: Section 134-120 * Perimeter sidewalks must be built or money escrowed if not built at this time.	Non-compliance
	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 24th Street. **Please add plat note #4 as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Please add plat note #4 as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North 24th Street. **Please add plat note as shown above prior to final. **Must comply with City's Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA document will be required to be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	NA
LOT REQUIREMENTS	
* Minimum lot width and lot area. ***Zoning Ordinance: 138-1	Compliance

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

* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3 **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **If proposed use or zoning changes, rezoning must be finalized prior to final plat review. **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Department, requirements do not apply to commercial developments.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, requirements do not apply to commercial developments.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, requirements do not apply to commercial developments.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy **Plat notes #1 and #12 are not required. ***Clarify if existing building will remain or if it will be demolished prior to final. If existing building will remain, please provide site plan of existing building to adjust requirements accordingly. ****Please revise signature blocks to comply with City of McAllen Subdivision Ordinance requirements.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS.	Applied

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



THRASHER

SUBD

JASMINE AV

NG AUTHORITY

SKATLAND

LOT 1
54

METZ

IVY AV

SUBDIVISION

LOCATION

BERRY AVE

LOPEZ WHEELS
SUBDIVISION

PROPOSED PUEBLO ALLEGRE
SUBDIVISION

GUMWOOD
COMMERCE
LOT 1

HACKBERRY

HILO O'REILLY
SUBDIVISION

HECTOR
GUTIERREZ
SUBDIVISION

AUTO ZONE
SUBDIVISION

S & S
SUBDIVISION

AV

DIVISION

BONY AV

22ND ST

23RD ST

24TH ST

25TH ST

SCANNED

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

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

Project Description	<p>Subdivision Name <u>The Villas on Freddy Phase II</u> Location <u>NEC Freddy Gonzalez & Bicentennial</u> City Address or Block Number <u>to be determined</u> Number of lots <u>92 55</u> Gross acres <u>14.888 8.651</u> Net acres <u>14.680</u> Existing Zoning <u>R31</u> Proposed <u>R31</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>residential</u> Irrigation District # <u>1</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exempt Yes <input type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>8,160.31</u> Parcel No. <u>297558</u> Tax Dept. Review <u>8.651</u> Legal Description <u>Approx. 14.888 ac. 0/0 lot 5 section</u> <u>278, Texas Mexican RCS</u></p>
Owner	<p>Name <u>The Villas on Freddy, LLC</u> Phone <u>90(956) 381-0981</u> Address <u>200 S. 10th St., Ste. 1700</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>% fKurth@meldenandhunt.com</u></p>
Developer	<p>Name <u>The Villas on Freddy, LLC</u> Phone <u>90(956) 381-0981</u> Address <u>200 S. 10th St., Ste. 1700</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>% Fred L. Kurth, P.E.</u> E-mail <u>% fKurth@meldenandhunt.com</u></p>
Engineer	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. McIntyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>Fred L. Kurth, P.E.</u> E-mail <u>fKurth@meldenandhunt.com</u></p>
Surveyor	<p>Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. McIntyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u></p>

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature *Fred L. Kurth* Date 4-1-20

Print Name Fred L. Kurth, P.E.

Owner ☐

Authorized Agent ☒



Melden & Hunt, Inc.
Consultants • Engineers • Surveyors
ACCOUNTS PAYABLE

115 W. McIntyre RE
EDINBURG, TX 78541
OFF: (956) 381-0981
FAX: (956) 381-1839

VANTAGE BANK TEXAS
Rio Grande Valley
ABA R/T 11 527-2
956-664 01
88-1527/1149

033364

DATE

March 30, 2020

PAY

Three Hundred and 00/100 Dollars

AMOUNT

TO THE
ORDER
OF

City of McAllen
P. O. Box 220
McAllen, TX 78505

300.00

MELDEN & HUNT INC.

MP
AUTHORIZED SIGNATURE

⑈033364⑈ ⑆114915272⑆ 107852965⑈

MELDEN & HUNT INC.

115 W. McIntyre
EDINBURG, TX 78541

OFF: (956) 381-0981
FAX: (956) 381-1839

033364

Check Date: 3/30/2020

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
THE VILLAS ON FREDDY	3/27/2020	0035586	300.00			300.00
City of McAllen		TOTAL	300.00			300.00
Vantage Acct Payable #2965 4		MCALLEN CITY OF				

PRELIMINARY/FINAL REVIEW FEE (THE VILLAS ON FREDDY PH II)

LOT 1

N BICENTENNIAL BLVD

PROPOSED LINE WINSON FREDDY RHODE
CENTENNIAL BLVD
REVISED

1501

9

ARK AREA

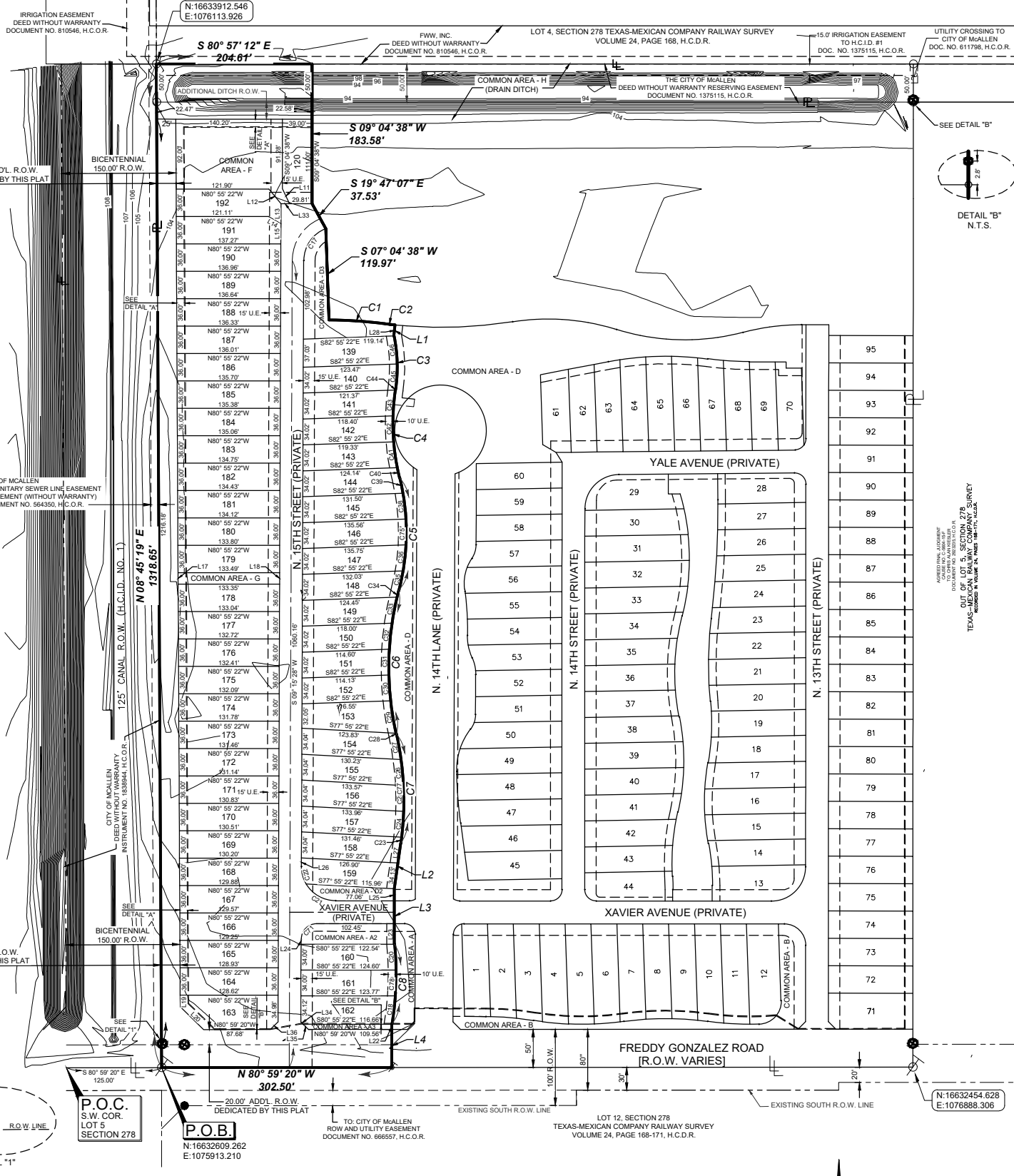
PALM ESTATES

LAS TORRES

FREDDY GONZALEZ RD

EBONY PLAZA
SUBDIVISION
LOT 1

THEATRE



SUBDIVISION MAP OF THE VILLAS ON FREDDY PHASE II

(PRIVATE SUBDIVISION)

BEING 8.651 ACRES OUT OF LOT 5, SECTION 278
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/13/2021

SUBDIVISION NAME: THE VILLAS ON FREDDY PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>Freddy Gonzalez Road - 20 ft. ROW dedication, for 50 ft. from center line for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. *Must escrow monies if improvements are not constructed prior to recording.</p>	Applied
<p>N. 17th Street (Private), Xavier Ave. (Private), Zurich Ave. (Private) and N. 13th St. (Private): 30 ft. ROW Paving 30 ft. Curb & gutter both sides *Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City Commission on May 13, 2019. **Fire Lanes and HOA enforcement of no parking on the streets per Fire Department requirements.</p>	Applied
<p>Bicentennial Boulevard - Proposed 25 ft. additional ROW for 150.50-150.87 ft. total ROW **Engineer to clarify if improvements have been built and ROW has been acquired or dedicated. Paving: By the state Curb & gutter: Both sides</p>	Applied
* 800 ft. Block Length	Compliance
**Variance request to the 800 ft. block length requirement approved by City Commission at the May 13, 2019 meeting.	
* 600 ft. Maximum Cul-de-Sac	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties</p>	NA
SETBACKS	
<p>* Front: LOTS 20 SHALL BE 23 FEET (FRONTING SOUTH) LOTS 139-162 SHALL BE 10 FEET (FRONTING EAST) LOTS 163-192 SHALL BE 23 FEET (FRONTING EAST) ***Engineer to clarify if previously approved setbacks will be applied or if new setbacks will be proposed prior to final. ****Zoning Ordinance: Section 138-356</p>	Non-compliance
<p>* Rear: LOT 120 SHALL BE 10 FEET (NORTH) LOTS 139-162 SHALL BE 23 FEET (GARAGE WEST) LOTS 163-192 SHALL BE 10 FEET (WEST) *Plat note #3 to be revised prior to final. ****Zoning Ordinance: Section 138-356</p>	Non-compliance

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

<p>* Interior sides: LOT 120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE LOTS 139-162 SHALL BE 7 FEET SOUTH SIDE AND 3 FEET NORTH SIDE LOTS 163-192 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE *Plat note #3 to be revised prior to final. **Engineer to clarify if setbacks will be modified prior to final plat. ****Zoning Ordinance: Section 138-356</p> <p>* Side Corner: 5 FEET, OR GREATER FOR EASEMENTS</p> <p>* Garage: 23 ft. except where greater setback is required, greater setbacks applies. **Garage setback proposed so vehicles don't overlap over the sidewalks ***Based on meetings engineer/developer and staff, garage setbacks provided to increase to assure vehicles don't overhang over the sidewalks, prior to recording. **** **Engineer to clarify if previously approved setbacks will be applied or if new setbacks will be proposed prior to final. *****Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Applied
	Non-compliance
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., Bicentennial Blvd. and both sides of all interior streets; however Engineer submitted a Walking Trails plan for the interior street which provides for sidewalks along the front of each unit. Sidewalks are located along some streets, while others are within common areas. **Variance request for sidewalk requirement approved by City Commission on May 13, 2019 as per Walking Trails Plan for the interior streets, etc.</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Required
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. and Bicentennial Blvd.</p> <p>* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.</p> <p>*Perimeter buffers must be built at time of Subdivision Improvements.</p>	Applied
	Applied
	Required
NOTES	
<p>* No curb cut, access, or lot frontage permitted along Freddy Gonzalez Rd. and/or Bicentennial Blvd.</p> <p>* Site plan must be approved by the Planning and other Development Department prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p> <p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen</p> <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.</p> <p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	Required
	NA
	NA
	Compliance
	Required
	Applied

LOT REQUIREMENTS	
* Minimum lot width and lot area - All lots must be minimum 20 ft. wide and corner lot must be minimum 24 ft. wide in R-3T district.	Compliance
* Lots fronting public streets	Compliance
ZONING/CUP	
* Existing : R3T Proposed: R3T	Applied
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee* Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Park Fee of \$700 to be paid prior to recording * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC. * Land dedication in lieu of fee **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019.	Complete
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. **Per Traffic Department Trip generation has been approved.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy ***Gate detail must be submitted and approved, prior to recording ***Previously approved, The Villas on Freddy II, is splitting into two new phases: The Villas on Freddy Phase II and Phase III. Must comply with overall Master Plan requirements. ***The Villas on Freddy Phase II was approved in Final form at the P&Z meeting of July 7, 2020 and a 6-month extension on September 21, 2021. ****Setbacks will have to be shown on plat note #3 as previously approved for TVOF II prior to final. If any changes are proposed, variance might be required.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONTISIONS NOTED.	Applied

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

LOCATION

4
TRIPLE "B" MOBILE PARK
SUBDIVISION

N BICENTENNIAL BLVD

VILLASION, FREDDY PHASE 2
(REVISED)



FREDDY GONZALEZ RD

FREDDY GONZALEZ RD

YALE AVE

10TH ST



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>THE VILLAS ON FREDDY PHASE III SUBDIVISION (PRIVATE)</u>	
	Location <u>N. SIDE OF FREDDY GONZALEZ BETWEEN N. BICENTENNIAL & N. 10TH ST. (S.H. 336)</u>	
	City Address or Block Number <u>NONE AT THIS TIME</u>	
	Number of Lots <u>41</u> Gross Acres <u>6.237</u> Net Acres <u>6.237</u> ETJ <input type="checkbox"/> Yes <input type="checkbox"/> No	
	Existing Zoning <u>R3T</u> Proposed Zoning <u>R3T</u> Rezoning Applied for <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____	
	Existing Land Use <u>VACANT</u> Proposed Land Use _____ Irrigation District # <u>HCID#1</u>	
	Replat <input type="checkbox"/> Yes <input type="checkbox"/> No Commercial _____ Residential <u>X</u>	
	Agricultural Exemption <input type="checkbox"/> Yes <input type="checkbox"/> No Estimated Rollback Tax Due _____	
	Parcel # <u>297558</u> Tax Dept. Review _____	
	Water CCN <input checked="" type="checkbox"/> MPU <input type="checkbox"/> Sharyland Water SC Other _____	
Legal Description <u>6.237 ACRES OUT OF LOT 5, SECTION 278, TEXAS MEXICAN R.C.S.</u>		
Owner	Name <u>THE VILLAS ON FREDDY, LLC</u> Phone <u>956-287-2800</u>	
	Address <u>200 S. 10TH ST., STE. 1700</u> E-mail <u>NICK@RHODESENTERPRISES.COM</u>	
	City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u>	
Developer	Name <u>THE VILLAS ON FREDDY, LLC</u> Phone <u>956-287-2800</u>	
	Address <u>200 S. 10TH ST., STE. 1700</u> E-mail <u>NICK@RHODESENTERPRISES.COM</u>	
	City <u>MCALLEN</u> State <u>TEXAS</u> Zip <u>78501</u>	
	Contact Person <u>NICK RHODES</u>	
Engineer	Name <u>MELDEN & HUNT, INC.</u> Phone <u>956-381-0981</u>	
	Address <u>115 W. MCTYRE ST.</u> E-mail <u>FKURTH@MELDENANDHUNT.COM</u>	
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78541</u>	
	Contact Person <u>FRED L. KURTH, P.E., F</u>	
Surveyor	Name <u>MELDEN & HUNT, INC.</u> Phone <u>956-381-0981</u>	
	Address <u>115 W. MCTYRE ST.</u> E-mail <u>FKURTH@MELDENANDHUNT.C</u>	
	City <u>EDINBURG</u> State <u>TEXAS</u> Zip <u>78541</u>	

ENTERED ENTER

OCT 04 2021

OCT 04 2021

Initial: DM

Initial: _____

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 10/24/21

Print Name Nick Rhodes

Owner ☒

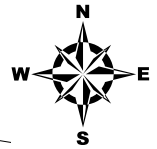
Authorized Agent ☐

4 TRIPLE "B" MOBILE PARK SUBDIVISION

LOT 1

LOCATION

TRIPLE "B" MOBILE PARK II



N BICENTENNIAL BLVD

~~PROPOSED THE VILLAS ON FREDDY PHASE 2
(REMOVED)~~

~~PROPOSED THE VILLAS ON FREDDY
PHASE 3
SUBDIVISION~~



5

PALM ESTATES

12TH ST

YALE AVE

LAS TORRES
SUB

FREDDY GONZALEZ RD

-00
1401

-08
1101

-07
1001

IRRIGATION EASEMENT
DEED WITHOUT WARRANTY
DOCUMENT NO. 810546, H.C.O.R.

N:16633880.373
E:1076315.992

P.O.B.

FWW, INC.
DEED WITHOUT WARRANTY
DOCUMENT NO. 810546, H.C.O.R.

LOT 4, SECTION 278 TEXAS-MEXICAN COMPANY RAILWAY SURVEY
S 80° 57' 12" E GE 168, H.C.D.R.

N:16633756.141
E:1077096.246

15.0' IRRIGATION EASEMENT
TO H.C.I.D. #1
DOC. NO. 1375115, H.C.O.R.

UTILITY CROSSING TO
CITY OF McALLEN
DOC. NO. 611798, H.C.O.R.

BICENTENNIAL
125.00' R.O.W.

N 09° 04' 38" E
183.58'
N 19° 47' 07" W
37.53'
N 07° 04' 38" E
119.97'

COMMON AREA - H
(DRAIN DITCH)
THE CITY OF McALLEN
DEED WITHOUT WARRANTY RESERVING EASEMENT
DOCUMENT NO. 1375115, H.C.O.R.

ADDITIONAL DITCH R.O.W.
N 80° 55' 22" W 790.08'

ZURICH AVENUE (PRIVATE)
N 80° 55' 22" W 570.16'

COMMON AREA - D
COMMON AREA - D4
COMMON AREA - D3
COMMON AREA - D2
COMMON AREA - D1
COMMON AREA - D0

THE VILLAS ON FREDDY PHASE I
INSTRUMENT NUMBER 3186472

YALE AVENUE (PRIVATE)

N 14TH STREET (PRIVATE)
N 13TH STREET (PRIVATE)
XAVIER AVENUE (PRIVATE)

FREDDY GONZALEZ ROAD
[R.O.W. VARIES]

COMMON AREA - B
COMMON AREA - A
COMMON AREA - C

EXISTING SOUTH R.O.W. LINE
100' R.O.W.
EXISTING SOUTH R.O.W. LINE

LOT 12, SECTION 278
TEXAS-MEXICAN COMPANY RAILWAY SURVEY
VOLUME 24, PAGE 168-171, H.C.D.R.

TO: CITY OF McALLEN
ROW AND UTILITY EASEMENT
DOCUMENT NO. 666557, H.C.O.R.

SEE DETAIL "B"
DETAIL "B"
N.T.S.

SEE DETAIL "A"
DETAIL "A"
N.T.S.

SEE DETAIL "1"
DETAIL "1"
N.T.S.

P.O.C.
S.W. COR.
LOT 5
SECTION 278

S 80° 59' 20" E
125.00'

N:16632454.628
E:1076888.306

TO: CITY OF McALLEN
ROW AND UTILITY EASEMENT
DOCUMENT NO. 666557, H.C.O.R.

LOT 5, SECTION 278
TEXAS-MEXICAN COMPANY RAILWAY SURVEY
VOLUME 24, PAGE 168-171, H.C.D.R.

SEE DETAIL "1"
DETAIL "1"
N.T.S.

SUBDIVISION MAP OF THE VILLAS ON FREDDY PHASE III

(PRIVATE SUBDIVISION)
BEING 6.237 ACRES OUT OF LOT 5, SECTION 278
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
RECORDED IN VOLUME 24, PAGES 168-171, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS





City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/12/2021

SUBDIVISION NAME: THE VILLAS ON FREDDY PHASE III SUBDIVISION (PRIVATE)

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS

North 13th Street (Private): 30 ft. ROW
 Paving: 30 ft. Curb & gutter: Both sides
 *Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City Commission on May 13, 2019.
 **Fire Lanes and HOA enforcement of no parking on the streets per Fire Department requirements.
 ****Subdivision Ordinance: Section 134-105

Applied

Zurich Avenue (Private): 30 ft.
 Paving: 30 ft. Curb & gutter: Both sides
 *Variance request for 30 ft. ROW width, and 30 ft. paving back to back approved by City Commission on May 13, 2019.
 **Fire Lanes and HOA enforcement of no parking on the streets per Fire Department requirements.
 ****Subdivision Ordinance: Section 134-105

Applied

Paving _____ Curb & gutter _____

Applied

* 800 ft. Block Length variance approved by City Commission on May 13, 2019 will be applied to this phase.

**Subdivision Ordinance: Section 134-118

* 600 ft. Maximum Cul-de-Sac.

**Temporary turnarounds might be required for any applicable streets.

***Subdivision Ordinance: Section 134-105

Compliance

Applied

ALLEYS

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

NA

SETBACKS

* Front:
 LOTS 96-100 SHALL BE 23 FEET (FRONTING WEST)
 LOTS 101-120 SHALL BE 23 FEET (FRONTING SOUTH)
 LOTS 121-138 SHALL BE 10 FEET (FRONTING SOUTH)
 **Lot 96 to be included prior to final.
 ***Engineer to clarify if previously approved setbacks will be applied or if new setbacks will be proposed 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

<p>* Rear: LOTS 96-100 SHALL BE 10 FEET (EAST) LOTS 101-120 SHALL BE 10 FEET (EAST) LOTS 121-138 SHALL BE 23 FEET (SOUTH) *Plat note #3 to be revised prior to final. **Lot 96 to be included prior to final. ****Zoning Ordinance: Section 138-356</p> <p>* Interior sides: LOTS 96-100 SHALL BE 3 FEET NORTH SIDE AND 7 FEET SOUTH SIDE LOTS 101-120 SHALL BE 3 FEET EAST SIDE AND 7 FEET WEST SIDE LOTS 121-138 SHALL BE 3 FEET WEST SIDE AND 7 FEET EAST SIDE *Plat note #3 to be revised prior to final. **Lot 96 to be included prior to final. ****Zoning Ordinance: Section 138-356</p> <p>* Corner: 5 ft. or greater for easements ****Zoning Ordinance: Section 138-356</p> <p>* Garage: 23 ft. except where greater setback is required, greater setbacks applies. **Garage setback proposed so vehicles don't overlap over the sidewalks ***Based on meetings engineer/developer and staff, garage setbacks provided to increase to assure vehicles don't overhang over the sidewalks, prior to recording. **** ***Engineer to clarify if previously approved setbacks will be applied or if new setbacks will be proposed prior to final. *****Zoning Ordinance: Section 138-356</p> <p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN</p>	Non-compliance
	Non-compliance
	Applied
	Non-compliance
	Applied
SIDEWALKS	
<p>* 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., Bicentennial Blvd **Interior sidewalks shall be installed at Building Permit stage as per Sidewalks and Trail Plan. **Variance request for sidewalk requirement approved by City Commission on May 13, 2019 as per Walking Trails Plan for the interior streets, etc *****Subdivision Ordinance: Section 134-120</p> <p>* Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	Applied
	Applied
BUFFERS	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along. **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
	Applied
NOTES	
<p>* No curb cut, access, or lot frontage permitted along.</p> <p>* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.</p> <p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</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>	NA
	NA
	NA
	Required

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 subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA Document will be required to be recorded along subdivision plat. 	Required
	Required
LOT REQUIREMENTS	
<ul style="list-style-type: none"> * Minimum lot width and lot area - All lots must be minimum 20 ft. wide and corner lot must be minimum 24 ft. wide in R-3T district ****Zoning Ordinance: Section. 138-356 * Lots fronting public streets. **Zoning Ordinance: 138-1 	Applied
	Compliance
ZONING/CUP	
<ul style="list-style-type: none"> * Existing: R-3T Proposed: R-3T ***Zoning Ordinance: Article V * Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V 	Compliance
	NA
PARKS	
<ul style="list-style-type: none"> * Land dedication in lieu of fee. **Park Land Dedication Advisory Board approved a variance for land dedication in lieu of fees at the meeting held on September 19, 2019. City Commission approved the variance to waive fees due to 3.9 acres of green space allocation at the meeting of October 28, 2019 * Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. * Pending review by the Parkland Dedication Advisory Board and CC. 	Completed
	NA
	NA
TRAFFIC	
<ul style="list-style-type: none"> * Trip Generation to determine if TIA is required, prior to final plat. **As per Traffic Department, TIA approved for masterplan honored. * Traffic Impact Analysis (TIA) required prior to final plat. **As per Traffic Department, TIA approved for masterplan honored. 	Compliance
	Completed
COMMENTS	
<p>Comments: Must comply with City's Access Management Policy.</p> <p>***Previously approved, The Villas on Freddy II, is splitting into two new phases: The Villas on Freddy Phase II and Phase III. Must comply with overall Master Plan requirements.</p> <p>***The Villas on Freddy Phase II was approved in Final form at the P&Z meeting of July 7, 2020 and a 6-month extension on September 21, 2021.</p> <p>****Setbacks will have to be shown on plat note #3 as previously approved for TVOF II prior to final. If any changes are proposed, variance might be required.</p>	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

4
TRIPLE "B" MOBILE PARK
SUBDIVISION

LOT 1

LOCATION

TRIPLE "B" MOBILE PARK II



PROPOSED THE VILLAS ON FREDDY
PHASE 3
SUBDIVISION

N BICENTENNIAL BLVD

PROPOSED THE VILLAS ON FREDDY PHASE 2
(REVISED)



PALM ESTATES

12TH ST

YALE AVE

LAS TORRES
SUB

FREDDY GONZALEZ RD







PLANNING DEPARTMENT

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



2021 CALENDAR

Meetings:

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

HPC - Historic Preservation Council

Deadlines:

D- Zoning/CUP Application N - Public Notification

* Holiday - Office is closed

JANUARY 2021

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

FEBRUARY 2021

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

MARCH 2021

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

APRIL 2021

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

MAY 2021

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





JUNE 2021

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

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

2021 CALENDAR

Meetings:





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

Deadlines:





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

* **Holiday** - Office is closed





JULY 2021

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




AUGUST 2021

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





SEPTEMBER 2021

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



OCTOBER 2021

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

NOVEMBER 2021

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

DECEMBER 2021

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

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










































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



















PLANNING DEPARTMENT




























2020 Calendar

SUBDIVISION AND UTILITY REVIEW CALENDAR

SUBDIVISION/UTILITY MEETING	CITY MEETING	DEADLINE AT 5:00P.M.
 Subdivision Review Meeting - 8:30 a.m. Review with staff, developers and engineers	 City Commission  Planning and Zoning  Public Utility Board	 Changes to subdivision/site plans Required to be placed on following review meeting  Deadline for New Plats New Plats with all supporting information and fees
 Project Review - 1:15 p.m. Review of plats, utilities and drainage and site plans		

JULY 2021							AUGUST 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3	1	2	3	4	5	6	7
													
					D-8/3								
4	5	6	7	8	9	10	8	9	10	11	12	13	14
	HOLIDAY												
11	12	13	14	15	16	17	15	16	17	18	19	20	21
													
					D-8/17								
18	19	20	21	22	23	24	22	23	24	25	26	27	28
													
25	26	27	28	29	30	31	29	30	31				
													

SEPTEMBER 2021							OCTOBER 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4						1	2
													
													
5	6	7	8	9	10	11	3	4	5	6	7	8	9
	HOLIDAY				D-10/5							D-11/2	
12	13	14	15	16	17	18	10	11	12	13	14	15	16
													
19	20	21	22	23	24	25	17	18	19	20	21	22	23
													
					D-10/19							D-11/16	
26	27	28	29	30			24	25	26	27	28	29	30
							31						

NOVEMBER 2021							DECEMBER 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6				1	2	3	4
													
					D-12/7								
7	8	9	10	11	12	13	5	6	7	8	9	10	11
												D-1/4	
14	15	16	17	18	19	20	12	13	14	15	16	17	18
													
					D-12/21								
21	22	23	24	25	26	27	19	20	21	22	23	24	25
												HOLIDAY	
28	29	30					26	27	28	29	30	31	
													
											D-1/18		

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.

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS

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

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION WORKSHOPS

Pepe Cabeza de Vaca																							
Daniel Santos																							
Mike Hovar																							
Rogelio Cervantes																							
Gabriel Kamel																							
Michael Fallek																							
Jose B. Saldana																							

Marco Suarez