AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 19, 2016 - 3:30 PM
MCALLEN MUNICIPAL BUILDING, 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 City 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 - Pepe Cabeza de Vaca

PLEDGE OF ALLEGIANCE

INVOCATION

1) MINUTES:

a) Minutes for Regular Meeting held on June 21, 2016

b) Minutes for Regular Meeting held on July 5, 2016.

2) SUBDIVISIONS:

a) Loma Prieta Subdivision; 3420 North Mile 6 1/2 Road - Andres L. Kalifa, Sr. & Andres L. Kalifa, Jr. **(Preliminary)(SUB2016-0044)** PE

b) Kerria Square Subdivision; 3700 North 23rd Street - James M. Moffit, Trustee **(Final)(SUB2016-0046)** SEC

c) Catalon Subdivision; 2724 North McColl Road - Terry Michael, and Harold Stout **(Preliminary) (SUB2016-0043)** SEC

d) Ad Astra View Subdivision; 9601 N. Taylor Road - Alfonso Puente Rodriguez - **(Revised Prelim 06/07/2016) (REMAINED TABLED: 06/21/2016)** SEC

3) PUBLIC HEARING (to be conducted at 4:00 p.m.)

a) REZONING:

1. Rezone from C-3L (light commercial) District to R-3A (multifamily residential apartment) District: 4.30 acres out of Lot 367, John H. Shary Subdivision, Hidalgo County, Texas; 6320 North Taylor Road. **(REZ2016-0029)**

b) CONDITIONAL USE PERMITS:

1. Request of Jaime H. Dominguez for a Conditional Use Permit, for life of the use, for a Planned Unit Development, at the 9.70 acres coming out of Lot 1, Block 1, Golden Grapefruit Gardens Subdivision, Hidalgo County, Texas; 8100 North 23rd Street. **(CUP2016-0071) (TABLED:06/07/2016) (REMAINED TABLED: 6/21/2016) (REMAINED TABLED: 07/05/2016)**

2. Request of Leonela Chavez, for a Conditional Use Permit, for one year, for a portable food concession stand at Lot 7, Block 4, Orange Terrace No. 3 Subdivision, Hidalgo County, Texas; 1109 Pecan Boulevard. **(CUP2016-0089)**

3. Request of Steve Ahlenius, for a Conditional Use Permit, for life of the use, for an institutional use at Lots 11 and 12, Block 4, North McAllen Subdivision, Hidalgo County, Texas; 700 North Main Street. **(CUP2016-0086)**

4. Request of Juha T. Tulla, for a Conditional Use Permit, for life of the use, for a guest house at Lot 6, Block 11, Primrose Terrace Unit No. 6 Subdivision, Hidalgo County, Texas; 1713 Tulip Avenue. **(CUP2016-0092)**

5. Request of JACR, LLC dba Gamehaus Gastropub, for a Conditional Use Permit, for five years, for a bar, at Lots 13 and 14, Nolana Terrace Subdivision, Hidalgo County, Texas; 2109 Nolana Avenue. **(CUP2016-0042)**

4) DISCUSSION:

5) INFORMATION ONLY:

a) City Commission Actions: July 11, 2016.

6) EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY)

ADJOURNMENT:

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

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, June 21, 2016, at 3:35 p.m. in the Municipal Building City Commission Room at City Hall, 1300 Houston Avenue, McAllen, Texas.

Present:	**Pepe Cabeza de Vaca**	**Chairperson**
	John Millin	**Vice-Chairperson**
	Mark Wright	**Member**
	Daniel Santos	**Member**
	Robert Luciano	**Member**
	Brenton M. Baldree	**Member**
Absent:	**Michael D. Hovar**	**Member**
Staff Present:	**Julianne Rankin**	**Director of Planning**
	Victor Flores	**Assistant City Attorney**
	Ed Taylor	**Senior Planner**
	Luis Mora	**Senior Planner**
	Miguel Martinez	**Planner II**
	Rodrigo Sanchez	**Planner II**
	Cristina Garcia	**Planner I**
	Marlen Gonzalez	**Engineering Department**
	Susana De La Cerda	**Secretary**
	Nikki Cavazos	**Secretary**

PLEDGE OF ALLEGIANCE

CALL TO ORDER - Chairperson - Mr. Pepe Cabeza de Vaca

INVOCATION Member - Mr. Daniel Santos

1. MINUTES:

a) Minutes for Regular Meeting held on June 7, 2016.

The minutes for the regular meeting held on June 7, 2016 were approved as submitted. The Mr. Millin made motion to approve with amending him not being present on the meeting of June 7th Mr. Roberto Luciano seconded the motion, which carried unanimously with six members present and voting.

2. ABANDONMENT:

a) Request to abandon 0.07 acre being road Right of Way out of Lot 15, Section 279 Texas Railway Company, Hidalgo County, Texas; 11402 North 23rd Street

Mr. Mora stated this was a request of the property owner, Dr. Ruben Pachero, to abandon the above-referenced road Right-of-Way (ROW). The 0.07acre tract was dedicated as part of the Texas-Mexican Railway Company Survey Subdivision; however, it had not been improved. The vacant tract was located on the east side of North 23rd Street, approximately 1,050 ft. north of Northgate Avenue. Surrounding land uses include single family residences and vacant land.

The basis of the request was the fact that the 0.07acre tract was not improved and was not needed for the proposed development plans of the property. A subdivision plat submitted by the name of La Floresta Subdivision Phase 2 received final approval by the Planning and Zoning Commission at their meeting of February 3, 2015; however, it had not been recorded.

The Right-of-Way Department had notified the appropriate city departments and utility companies regarding the request. There were no objections noted; therefore, the Right-Of-Way Department was recommending approval of the abandonment as requested.

Staff recommended approval of abandoning the 0.07acre tract of land road right-of-way as requested.

Being no discussion of the item, Mr. Millin **moved** to approve the abandonment request to abandon the 0.07acre tract of land road right-of-way as requested. Mr. Brent Baldree seconded the motion which was approved unanimously with six members present and voting.

3. SITE PLANS:

a) Lot 13, Citrus Grove Plaza Lots 13 & 19 Subdivision; 4315 Expressway 83 - Solloa & Associates, LLC. **(SPR2016-0010)** MASE

Mr. Martinez stated the vacant property was located on the south side of Expressway 83 approximately 120 ft. east of S. Bentsen Rd., and was zoned C-3 (general business) District. The adjacent zoning was C-3 to the north, east, and south, and C-4 (commercial industrial) District & R-1(single-family residential) District to the west.

The property was part of Lots 13 & 19, Citrus Groves Subdivision, which was recorded April 24, 2015. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.

The applicant was proposing to construct a 4,465 sq. ft. building for retail/restaurant use on the property. Based on 1,135 sq. ft. for retail (5 parking spaces required), and 3,330 sq. ft. for restaurant (44 parking spaces required) 49 parking spaces were required; 49 parking spaces were provided. The applicant had indicated a future possible restaurant/ice cream parlor in the space allocated for retail. If that was the case, the applicant would need to apply for a variance. Three accessible parking spaces were required, one of which must be van accessible with an 8 ft. wide aisle. Access to the site was proposed to be from access easements along the frontage road and S. Bentsen Rd. The access easement would be shared with the adjacent lots and must also be built and paved prior to occupancy. Required landscaping for the lot was 2,818 sq. ft. with trees required as follows: 12 – 2 ½” caliper trees, or 6 – 4” caliper trees, or 3 – 6” caliper trees, or 24 palm trees. A minimum 10 ft. wide landscaped strip was required inside the property line along Expressway 83. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 50 ft. of a landscaped area with a tree, as required by ordinance. A 4 ft. sidewalk was required on Expressway 83, as well as an 8 ft. masonry buffer between single-family residential and commercial, industrial or multi-family residential zones/uses. A 6 ft. opaque buffer

was required around the dumpster if visible from the street. No structures were permitted over easements. All setbacks would be in compliance with the plat note requirements and the zoning ordinance.

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

Being no discussion of the item, Mr. John Millin **moved** to approve the site plan subject to the conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances. Mr. Daniel Santos seconded the motion which was approved unanimously with six members present and voting.

b) Lot 2, VMAT Subdivision; 3800 Howard Drive - Ornelas Builders **(SPR2016-0014)**

Mr. Martinez stated the property was located on the north side of Howard Drive, approximately 480 ft. west of S. Ware Rd., and was zoned R-3A (multifamily residential apartments) District. The adjacent zoning was R-1 (single family residential) District to the west, R-3A to the North, and R-3C (condominiums) District to the east and south.

The property was part of VMAT Subdivision, which was recorded on November 28, 2005. A site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit when five or more apartment units were proposed on the property.

The applicant was proposing to build two four - plexes for a total of eight - 2 bedroom apartment units. Based on eight units at 2-bedrooms each, 16 parking spaces were required; 16 parking spaces were provided. Access to the site was proposed to be from one 24 ft. wide private drive that connects to Howard Drive and Yuma Avenue. Required landscaping for the lot was1,881 sq. ft. with trees required as follows: 10 – 2 ½" caliper trees, or 5 – 4" caliper trees, or 3 – 6" caliper trees, or 20 palm trees. A minimum 5 ft. wide landscape strip was required inside the property line along Howard Drive. A minimum of fifty percent of the area within the required front yard of any residential parcel shall be devoted to landscape material. A 4 ft. wide sidewalk was required along Howard Drive, as well as 6 ft. buffer around dumpsters if visible from the street. An 8 ft. high masonry buffer was required between the property to the west. No structures were permitted over easements. All building setbacks and separations were in compliance with the plat note requirements and zoning ordinance.

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

Being discussion of the item, Mr. Brent Baldree **moved** to approve the site plan subject to the conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances. Mr. John Millin seconded the motion which was approved unanimously with six members present and voting.

c) Lot 1, South Texas College West Nursing Campus Subdivision; 1901 S. McColl Road – R. Gutierrez Engineering **(SPR2016-0005) (TABLED:06/07/2016)**

Mr. John Millin **moved** to have item removed from the table and Mr. Mark Wright seconded the motion with six members present and voting.

Mr. Martinez stated the property was located on the east side of S. McColl Rd., approximately 320 ft. north of Vermont Avenue and was zoned C-3 (general commercial) District. The adjacent zoning was C-3 in all directions.

The property was part of South Texas College West Nursing Campus Subdivision which was recorded on March 17, 2016. A note on the plat states that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant was proposing to construct a four story academic building for institutional use. The building would have 11 classrooms and 39 offices. Five parking spaces are required per classroom and 1.5 parking spaces for each administrative office. Based on classrooms and offices, 114 spaces are required; 310 spaces would be provided. Access would be from a 25 ft. alley that belongs to the neighboring property to the south, for which a shared access agreement had been provided to the city, and a 26 ft. wide curb cut along S. McColl Rd. A fully executed and recorded document must be provided to the city prior to issuance of a building permit. Required landscaping for the area of development was 29,508 sq. ft. with trees required as follows: 51 – 2 ½" caliper trees, or 26 – 4" caliper trees, or 13– 6" caliper trees, or 102 palm trees. A minimum 10 ft. wide landscaped strip was required inside the property line along S. McColl Rd. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 50 ft. of a landscaped area with a tree. A minimum 4 ft. wide sidewalk was required along S. McColl Rd. A 6 ft. opaque buffer was required from adjacent/between multi-family, residential, commercial, or industrial zones/uses and around dumpsters if visible from the street. An 8 ft. masonry wall was required between single-family residential, multi-family residential, commercial, and industrial zones/uses. No structures were permitted over easements. All building setbacks would be in compliance with the zoning ordinance and subdivision requirements.

When the balance of the property to the north develops as part of the future phase(s), site plan approval would be required at that time and must comply with city requirements.

Staff recommended approval of the site plan subject to submitting a fully executed and recorded access easement, the conditions noted, the Subdivision and Zoning Ordinances, and paving and building permit requirements.

The Board inquired reason for the item being tabled at the previous meeting. Mr. Martinez stated an agreement had to be in place for access through the south side which A & M owns, A & M wanted to make sure there was not a high density traffic by students. STC and A & M came to an agreement by placing plastic boulders should the Fire Department needed access they can be removed for entrance.

After a brief discussion of the item, Mr. Daniel Santos **moved** to approve the site plan subject to submitting a fully executed and recorded access easement, the conditions noted, the Subdivision and Zoning Ordinances, and paving and building permit requirements. Mr. Roberto Luciano seconded the motion which was approved unanimously with six members present and voting.

4. SUBDIVISIONS:

a) La Herencia Subdivision; 9412 SH 107 – Vela Development, LLC (Lorenzo & Rosalinda Vela), Ramona Vela and Maria Marcelina Vela & Eliza Vela and Sylvia Vela **(Preliminary) (SUB2016-0036)** M & H

Mr. Mora stated the property was a 10 lot subdivision located on the north side of 107. S. H. 107 which has 172 ft. of ROW existing. The project engineer was to show centerline to determine any additional ROW as needed. The north/south interior Street was proposed to have 50 ft. ROW with 32 ft. of paving with curb & gutter on both sides. The interior cul-de-sac street shown was approximately 775 ft. in length; which exceeds the maximum 600 ft. allowed by ordinance. If a cul-de-sac length variance was requested by the project engineer and was approved, it would be subject to 40 ft. of paving. Alley/service drive easement required for commercial properties. Initial plat submittal shows Lot 10 proposed for commercial use, which would require an alley. Front setbacks along S. H. 107 were 75 ft. or greater for approved site plan. N/S Interior Street were 25 ft. front for Lots 3 thru 9. Rear setback were 15 ft. or greater for approved site plan or easements. Sides setbacks were proposed to be were 6 ft. or greater for easements. Corner setback were to be determined, but not less than10 ft. or greater for easements. Lots 2 & 10 - 25 ft. if use was commercial. Garage setbacks were 18 ft. except where greater setback is required, the greater setback applied. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on S. H. 107 and both sides of the N/S interior street. A 5 ft. wide sidewalk on S. H. 107; was to be verified with the Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Site plan may be required to be approved by the Planning and Zoning Commission prior to building permit issuance if the user were commercial. As proposed, not all lots have the minimum 100 ft. frontage and 1 acre size for septic tank lots. Public Utility will address this requirement as a variance. The property was in the ETJ. If the property was annexed, initial zoning of the property would be needed prior to final consideration. If the property was annexed, park fee would be required prior to recording. A Trip generation was to be submitted for staff review. Project engineer had indicated that this would be a public subdivision. Street name to comply with city requirements. Public Utility to address lot size and width for use of septic tank - prior to final plat consideration. Annexation/Initial zoning request needed prior to final plat consideration. Must escrow monies for improvements if not constructed prior to plat recording.

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

The board inquired if it would be private. Mr. Mora stated it would be a public subdivision.

Being no discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to drainage approval. Mr. Brent Baldree seconded the motion which carried unanimously six members present and voting.

b) Villas De Santiago Subdivision; 1112 Nightingale Avenue – Carmen Adame **(Preliminary)(SUB2016-0031)** MASE

Mr. Mora stated the 24 lot subdivision proposed for residential use were located west of N.10th street between of Nightingale Avenue and Robin Avenue, and on the south side Nightingale Avenue. For Nightingale Avenue, project engineer was to label existing ROW to determine required dedication for 30 ft. from centerline; 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Monies must be escrowed if improvements not constructed prior to plat recording. For Robin Avenue, the project engineer was to label existing ROW to determine dedication required for 30 ft. from centerline; 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Monies must be escrowed if improvements not constructed prior to plat recording. N 11th Lane (N/S interior street) had 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Project engineer had submitted a letter proposing 50 ft. ROW with a 5 ft. Utility & Sidewalk Easement on both sides. Staff was reviewing a 10 ft. alley ROW dedication on the west side for approximately the south 323 ft. to complete a 20 ft. alley ROW. Front setbacks along N. 11th Lane were 10 ft. to 15 ft., which would be determined based on request to reduce ROW from 60 ft. to 50 ft. Rear and sides setbacks were in accordance with the Zoning Ordinance or greater for easements. Corner setbacks were 10 ft. except where greater setback required, greater setback applied. Garage setback were 18 ft. except where greater setback or easement required, the greater setback applied. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on Nightingale Avenue, Robin Avenue, and on both sides of N. 11th Lane. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Nightingale Avenue and Robin Avenue. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Nightingale Avenue and Robin Avenue. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance would be determined prior to final. A Park Fee of $16,800 was to be paid prior to recording. (Based on 24 lots at $700 per lot). Project engineer was to submit Trip Generation for review/determination of the need for a TIA. Need to address Engineering Department concerns with the subdivision having direct connection with Nightingale Avenue, and the need to provide proper curve alignment of the street prior to final approval. Must escrow monies for improvements if not constructed prior to plat recording, including along Robin Ave. and Nightingale Ave. Provide site plan for Public Works review to establish dumpster locations, enclosures and possible service drive or alley to provide trash services. Project engineer was to clarify if this was a private or public subdivision.

Staff recommended approval of the subdivision in preliminary form subject to conditions noted, utility and drainage approvals, and clarification/recommendation on the requested 50 ft. row.

The board inquired about the subdivision being private or public and the reason for the 50 ft. request. Mr. Mora stated they were wanting to increase the buildable area in the lot and the staff had asked engineer to clarify if this was a private subdivision. Mr. Cabeza de Vaca inquired if there were other subdivisions with the same. Mr. Mora stated most of the area around were single family houses. The roads are typically 50 ft. ROW with 32 ft. of pavement in single family development, and 60 ft. ROW with 40 ft. of pavement in multifamily

development.

Following discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to conditions noted, utility and drainage approvals, and the 50 ft. ROW with 5 ft. of utility and sidewalk easement as requested. Mr. Roberto Luciano seconded the motion which carried unanimously with six members present and voting.

c) Quinta Real Subdivision; 1820 North Taylor Road – Quintanillas Construction **(Preliminary) (SUB2016-0029)** MASE

Mr. Mora stated the 34 lot subdivision currently zoned R-1 single family residential was located between N. Taylor Road and N. 48th Street on the east boundary. N. Taylor Road had 10 ft. dedication for 40 from centerline for 80 ft. ROW; Project engineer was to revise plat to show the total ROW for N. Taylor Road which would have 52 ft. to 65 ft. of pavement and curb & gutter on both sides. N. 48th Street had 10 ft. dedication for 30 ft. centerline for 60 ft. ROW; Project engineer was to revise the plat showing total ROW with 40 ft. of paving and curb & gutter on both sides. N. 50th Street had 50 ft. ROW; Project engineer was to clarify extension/turnaround of N. 50th Street within this subdivision. There was 32 ft. of paving existing and to the north; paving within this development was to be determined. E/W interior street had 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Engineer had submitted a letter proposing a 50 ft. ROW with a 5 ft. Utility & Sidewalk Easement on the south side of the street. The engineer would also need to clarify the entrances to the proposed subdivision from N. Taylor Road, N. 48th Street and N. 50th Street. Front setbacks along N. Taylor Road were 45 ft. or in line with the average setbacks of existing structures, whichever was greater. E/W Interior street were 25 ft. Rear and sides setbacks were in accordance with the Zoning Ordinance or greater for easements. Corner setbacks were 10 ft. or greater for easements along N. 48th Street. Garage setbacks were 18 ft. except where greater setback required, greater setback applied. All setbacks are subject to increase for easements, approved site plan, or Conditional Use Permit for the Planned Unit Development. A 4 ft. wide minimum sidewalk was required on N. Taylor Road, N. 48th Street and both sides of the E/W interior street. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Additional buffers as required as part of the CUP for the Planned Unit Development, and along N. 48th Street, N. Taylor Road if the lot fronts the interior street, and others as required before final plat. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses, and as required as part of the Conditional Use Permit for the Planned Unit Development. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Taylor Road and N. 48th Street. The need for a site plan approval by the Planning and Zoning Commission prior to building permit issuance was to be determined before final. Common Areas/ and private streets must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots as proposed do not meet R-1 requirements regarding the width and minimum square ft. Conditional Use Permit for a Planned Unit Development had not yet been submitted for review, which may address the lot size. A Park Fee of $23,800

was to be paid prior to recording. (Based on 34 units at $700 per unit). Trip Generation to determine if TIA is required, prior to final plat. A Conditional Use Permit for a Planned Unit Development needed prior to final plat consideration. Must comply with requirements of the Planned Unit Development. A Site plan needed for Public Works review with gate details and access to the development proposed. Monies must be escrowed for improvements not constructed prior to plat recording. Need gate details and access streets proposed for the development. Engineer was to submit plans for the E/W interior intersecting with Taylor Road for review prior to final plat.

Staff recommended approval of the subdivision plat in preliminary subject to conditions noted, utility and drainage approvals, compliance with the conditional use permit conditions for the planned unit development, and clarification/recommendation on the requested 50 ft. row.

The board inquired if this was a public or private subdivision. Mr. Mora stated it would be a private subdivision.

After a brief discussion of the item, Mr. Mark Wright **moved** to approve the subdivision in preliminary form subject to conditions noted, utility and drainage approvals, compliance with the conditional use permit conditions for the planned unit development, and clarification/recommendation on the requested 50 ft. row. Mr. John Millin seconded the motion which was approved unanimously with six members present and voting.

d) M Center Subdivision; 101 East Expressway 83 – M Center, LLC. **(Preliminary)(SUB2016-0032)** MASE

Mr. Mora stated the property was a one lot subdivision it was located on north side of east Expressway 83 East of S. 2nd Street. The property was zoned C-3 (general business). East Expressway 83 had 160 ft. from centerline; 320 ft. ROW existing with paving and curb & gutter done by the state. Alley/service drive easement was required for commercial properties, and should be separate from the residential alley. Front setbacks along East Expressway 83 were 75 ft. or greater for approved site plan or easements. Rear and sides setbacks in accordance with the Zoning Ordinance or greater for approved site plan or easements. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on East Expressway 83. The project engineer needed to verify the 5 ft. sidewalk on East Expressway requirement with the Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. A 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. A note on the plat stated a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. The subdivision plat shows a 30 ft. Access Easement along the front of the property extending east and west. The project engineer was to provide copy of the recorded document for staff review. Trip generation worksheet must be submitted to determine need for a Traffic Impact Analysis (TIA) prior to final plat. Must comply with Access Management Policy. A Site Plan was needed for Public Works review of dumpster locations, enclosures and access. Must escrow monies for improvements not constructed prior to plat recording. Service drive/alley should be

separate from the residential alley to the north.

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

Being no discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to conditions noted and utility and drainage approvals. Mr. Brent Baldree seconded the motion which was approved unanimously with six members present and voting.

e) Montemayor Apartments Subdivision; 1007 South Bicentennial Boulevard - Normalinda Montemayor **(Revised Preliminary) (SUB2016-0017)** MASE

Mr. Mora stated the property was a replat from 3 lots into one lot and was located at the southeast corner of Jackson Avenue and Bicentennial Boulevard. The property was zoned R-2 (duplex- fourplex residential). For S. Bicentennial Boulevard, Project engineer to show centerline and label existing ROW on both sides to determine dedication requirements for 75 ft. from centerline for 150 ft. ROW with min. 65 ft. of paving and curb & gutter on both sides. Jackson Avenue, Project engineer to label existing ROW on both sides of the centerline to determine dedication requirements for 40 ft. from centerline for an 80 ft. ROW with 52 ft. - 65 ft. of paving and curb & gutter on both sides. Project engineer was also to clarify lot dimensions and dashed line along east boundary; whether it was an easement or ROW. Project engineer was to clarify apparent 10 ft. alley as shown on the survey. Front setback along S. Bicentennial Boulevard with 40 ft. or in line with existing structures, whichever was greater. Project engineer had submitted a Variance Letter requesting a 20 ft. setback along S. Bicentennial Boulevard. Rear: was to be determined based on clarification of apparent 10 ft. alley. Interior side setback were in accordance with the Zoning Ordinance, or greater for easements. Corner setbacks Jackson Avenue had 10 ft. or greater for easements. Garage setback were 18 ft. except where greater setback was required; greater setback applied. All setbacks are subject to increase for easements. A 4 ft. wide minimum sidewalk was required on S. Bicentennial Boulevard and Jackson Avenue. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. A Park Fee of $700 per dwelling unit was required to be paid prior to recording. Trip Generation worksheet was needed to determine if TIA was required, prior to final plat. Existing plat notes remain the same for the resubdivision. Public Hearing without legal notices was required prior to final for the resubdivision. Project engineer was to clarify lot dimensions and dashed line along the east boundary; whether it was an easement or ROW? Must comply with the City's Access Management Policy.
Staff recommended approval of the resubdivision in preliminary form subject to the conditions noted, utility & drainage approvals, and clarification on the requested 20 ft. setback on Bicentennial Boulevard.

Mario Salinas, project engineer approached the podium and presented a site plan to the board. Mr. Mora advised the board the site plan being handed to them had not been reviewed by the staff.

Mr. Salinas stated the reason for the 20 ft. setback was they did not want to have any access through Bicentennial Boulevard and they believed it was safer through Jackson Avenue to do this. The building would need to be moved forward toward Bicentennial Boulevard so they could accommodate the square footage needed. He stated he spoke to the Traffic Department and they agreed with the Jackson Avenue access for safety reasons.

After a brief discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to the conditions noted, utility & drainage approvals, and the 20 ft. setback on Bicentennial Boulevard as requested. Mr. Brent Baldree seconded the motion w which was approved unanimously with six members present and voting.

f) Carlina Subdivision; 200 Northgate Lane – Carlina Family L.P. **(Preliminary)(SUB2016-0028)** BIG

Mr. Mora stated this was a one lot subdivision located on the north side of Northgate Lane. The property was zoned R-1 (single family residential) For Northgate Lane, Project engineer was to clarify the existing ROW to determine dedication for 35 ft. from centerline; 70 ft. ROW with 44 ft. of paving curb & gutter on both sides. Must escrow monies for improvements if not constructed prior to plat recording. Front setbacks were 45 ft. or in line with average setbacks of existing structures, whichever was greater. Rear and sides setbacks were in accordance with the Zoning Ordinance, or greater for easements. Garage setbacks were 18 ft. except where greater setback was required, greater setback applied. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on Northgate Lane. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. A Park Fee of $700 to be paid prior to recording which was based on one dwelling unit proposed. Trip Generation to determine if TIA is required, prior to final plat. Must escrow monies for infrastructure improvements if not constructed prior to plat recording. The engineer to provided site plan for Public Works review of trash services.

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

Being no discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to conditions noted, and utility and drainage approval. Mr. Brent Baldree seconded the motion which was approved unanimously with six members present and voting.

g) El Pacifico Phase III Subdivision; 3500 El Pacifico Avenue – Kenneth Johnson **(Preliminary)(SUB2016-0037)** IE

Mr. Mora stated this was the 3rd phase of El Pacifico Subdivision and was located about a quarter mile east of N. Ware Road its located on the north side of El Pacifio Avenue. The Property was zoned R-1 (single family residential). El Pacifico Avenue had 10 ft. dedication for 35 ft. from centerline with 70 ft. ROW, Project engineer was to show existing ROW on the plat to finalize required dedication before final plat with 44 ft. of paving and curb & gutter on

both sides was to be determined. N. 38th Street required dedication as needed for 35 ft. from centerline for 70 ft. ROW; project engineer was to show existing ROW on the plat to finalize required dedication before final plat with 44 ft. of paving and curb & gutter on both sides was to be determined. N. 35th Street (entry street) had 80 ft. ROW (private) with approximately 54 ft. of paving with curb & gutter on both sides. Must submit gate details for review prior to final plat. Interior Streets had 50 ft. ROW (private) with 32 ft. of paving and curb & gutter on both sides. Front setbacks were 25 ft. Rear setback were 10 ft. except 25 ft. for double fronting lots (Lots 1 thru 18), or greater for easements. Sides setbacks were 6 ft. or greater for easements. Corner setbacks were 10 ft. or greater for easements. Garage setbacks 18 ft. except where greater setback was required, the greater setback applied. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on El Pacifico Avenue., N. 38th Street, and both sides of all interior streets. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along El Pacifico Avenue and N. 38th Street. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. A note on the plat stated no curb cut, access, or lot frontage permitted along El Pacifico Avenue and N. 38th Street. Common areas and private streets must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Homeowner's Association Covenants must be submitted for review. It would be recorded simultaneously with the plat. Land dedication in lieu of fee – was to be determined based on Master Plan. A Park Fee of $41,300 to be paid prior to recording. (Based on 59 dwelling units/lots at $700 per unit). However, based on the Master Plan, land dedication may be required in lieu of the fee. This would be determined prior to finals and was pending review by the Parkland Dedication Advisory Board and City Commission. Engineer was to submit A Trip Generation worksheet for review prior to final plat to determine if TIA is required, prior to final plat. Gate details must be submitted for review prior to final plat, including details for the secondary access point. Monies must be escrowed for improvements not constructed prior to plat recording. Street lighting plan must be submitted for Traffic Department review. Homeowner's Association notes on the plat and documentation must be submitted for review/approval prior to plat recording.

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

The board inquired regarding the entrance access. Mr. Mora stated the main entrance would be from El Pacifico Avenue and the secondary would be at the northwest corner of the subdivision from N. 38th Street. As a private subdivision, staff would require gate details for the secondary access.

After a brief discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to conditions noted and utility and drainage approvals. Mr. Daniel Santos seconded the motion which was approved with five members voting yay and one abstention. Mr. Brent Baldree abstained.

h) M & A Paints Subdivision; 4506 South 23rd Street – Alberta Adames **(Preliminary)(SUB2016-0035)** TE

Mr. Mora stated it was resubdivison of 3 lots located on the west side of S. 23rd Street and was a subdivision within Balboa Acres. Staff was requesting the name be changed to Balboa Acres, Lot 2, Block 33A it is on the west side of 23rd Street. The property was zoned C-3 (general business) District. S. 23rd Street had 170 ft. ROW existing with paving and curb & gutter done by the state. S. 24th Street had 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Front setbacks were to be determined and were still being reviewed by staff. Rear setbacks on S. 24th Street was 25 ft., or greater for approved site plan if applicable. Side setbacks were in accordance with the Zoning Ordinance or greater for approved site plan as may be applicable. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on S. 23rd Street and S. 24th Street. The engineer was to verify 5 ft. sidewalk requirement with Engineering Department on S. 23rd Street. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along S. 24th Street. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. A note on the plat stating no curb cut, access, or lot frontage permitted along S. 24th Street was to be determined prior to final plat. Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Trip Generation worksheet must be submitted to determine if a TIA (Traffic Impact Analysis) was required, prior to final plat. Existing plat notes remain the same. Public Hearing required at time of final plat consideration. A Site plan was needed for Public Works review of dumpster locations, enclosures, and access. Monies must be escrowed if improvements are not constructed prior to plat recording. Must comply with Access Management Policy. Vacating Plat as needed if restrictions on existing plat are changed, or proposed to be removed.

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

Being no discussion of the item, Mr. Roberto Luciano **moved** to approve the subdivision in preliminary form subject to conditions noted, and utility and drainage approvals. Mr. Brent Baldree seconded the motion which was approved unanimously with six members present and voting.

i) The Centre Subdivision; 500 North Cynthia Street - Aaron Garza and James Anthony Reyna **(Revised Preliminary) (SUB2016-0021)** AGES

Mr. Mora stated the property was a 4 lot subdivision for residential use located south of Hackberry Avenue and west of McColl Road at the northeast corner of N. Cynthia Street and E. Ebony. N. Cynthia Street had 5 ft. ROW dedication required for 30 ft. from centerline for 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides. Owner must escrow monies for improvements if not built prior to plat recording. Project engineer had submitted a Variance Letter to not dedicate or widened N. Cynthia Street. Currently 50 ft. ROW exists with approximately 35 ft. of paving existing. E. Ebony Avenue had 5 ft. ROW dedication required for 30 ft. from centerline for 60 ft. ROW with 40 ft. of paving and curb & gutter on both sides.

Owner must escrow monies for improvements if not built prior to plat recording. Project engineer had submitted a Variance Letter not to dedicate or widened E. Ebony Avenue. Currently, there was 50 ft. ROW and approximately 28 ft. of paving existing. Front setback along N. Cynthia Street was 20 ft. or greater for easements for Lots 1 & 2. Front setbacks were E. Ebony Avenue was 20 ft. or greater for easements for Lots 3 & 4. Rear and interior sides were in accordance with the Zoning Ordinance, or greater for easements. Corner setbacks were 10 ft. or greater for easements on the west of Lot 3 along N. Cynthia Street. Garage setbacks were 18 ft. except where greater setback is required; greater setback applied. All setbacks are subject to increase for easements. A 4 ft. wide minimum sidewalk was required on N. Cynthia Street and E. Ebony Avenue. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. Park Fee of $700 per dwelling unit was required; to be paid prior to recording. Trip Generation worksheet must be submitted to determine if a TIA (Traffic Impact Analysis) was required, prior to final plat. Existing plat notes remain the same for that portion of the resubdivision. Public Hearing was required at time of final for the resubdivision. Need to show existing easements and comply with setbacks per the recorded plat.

Staff recommended approval of the resubdivision in revised preliminary form subject to the conditions noted, utility & drainage approvals, and a clarification/recommendation on the variance request to not dedicate additional row or widened the existing pavement on N. Cynthia Street and E. Ebony Avenue.

The board inquired what was being proposed. Mr. Mora stated the property was zoned for apartments and they were a fourplex on each lot. The board also inquired about the variance requested. Mr. Mora explained the engineer had indicated the existing improvements appeared adequately and served the area.

Following discussion of the item, Mr. Roberto Luciano **moved** to approve the subdivision in revised preliminary form subject to the conditions noted, utility & drainage approvals with a recommendation to the city commission to not require additional ROW dedication or would widened the existing pave out on N. Cynthia Street or E. Ebony Avenue as requested. Mr. John Millin seconded the motion which was approved unanimously with six members present and voting.

j) The Warehouse Kingdom, Lot 1A Subdivision; 6401 South 23rd Street – Megawaze Corporation **(Preliminary)(SUB2016-0038)** JHE

Mr. Mora stated the property was a one lot subdivision located at the southeast corner of S. 23rd and F.M. 1016. It was a resubdivision of 2 lots in the corner and property was zoned I-1. S. 23rd Street had 494 ft. - 510 ft. ROW existing with paving and curb & gutter by the state. F.M. 1016 had existing 75 ft. from centerline and135 ft. ROW existing Future 150 ft. ROW would be provided with the balance dedicated when property to north develops. Existing interior drives for the overall development remain. Front setback for S. 23rd and F.M. 1016 were 75 ft. or greater for easements. Rear and sides setbacks were as per Zoning Ordinance or greater for approved site plan or easements. Corner setbacks along S. 23rd Street had 75

ft. or greater for easements. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on S. 23rd Street and F.M. 1016. The engineer would need to verify 5 ft. sidewalk requirement with Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Trip Generation worksheet must be submitted to determine if a TIA (Traffic Impact Analysis) was required, prior to final plat. Existing plat notes remain the same. Public Hearing needed at time of final plat review. Site plan was needed for Public Works review of the trash services and dumpster enclosures. Must comply with Access Management requirements. Project engineer needed to submit existing or proposed lighting plan.

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

Being no discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to the conditions noted, utility & drainage approvals. Mr. Brent Baldree seconded the motion which was approved unanimously with six members present and voting.

k) Westchester Plaza Shopping Center, Lots 6D & 6E Subdivision; 2212 Fern Avenue – Albert Suarez **(Preliminary)(SUB2016-0030)** NAIN

Mr. Mora stated it was a 2 lot subdivision located on the north side of Fern Avenue and east of N. 23rd Street. The property was zoned C-3 (general business). Fern Avenue had a 50 ft. ROW existing. The project engineer was to show existing ROW from centerline to determine any dedication requirements. This currently existing 37 ft. of paving existing with curb & gutter. Staff was reviewing pavement width requirements of 40 ft. in commercial areas. Escrow monies as needed for improvements not built prior to plat recording were to be determined. There was a 40 ft. alley ROW with 29.6 ft. existing of pavement along the east boundary of the property. Alley/service drive easement required for commercial properties. Front setbacks along Fern Avenue had 25 ft. or greater for approved site plan or easements. Rear and side setbacks were as per Zoning Ordinance or greater for approved site plan or easements. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk required on Fern Avenue. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along the 40 ft. Service Alley. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Project Engineer had submitted a variance to allow Lot 6-D (Lot 1 now shown) to not front a street. A Trip Generation worksheet must be submitted to determine if a TIA (Traffic Impact Analysis) was required, prior to final plat. Existing plat notes remain. Must escrow monies for improvements not constructed prior to plat recording. Site plan needed for Public Works to review dumpster locations, enclosures and access. Public Hearing required for the resubdivision at time of final plat.

Staff recommended approval of the resubdivision plat in preliminary form subject to conditions noted, utility and drainage approvals, and a recommendation on the requested variance of a not fronting a street.

Mr. Mora explained several resubdivisions of the original Westchester had occurred over a period of time. What was now the 40 ft. alley ROW being originally was a public street. He stated this was now an alley, the engineer had submitted the variance request to allow the lot to front an alley instead of a street. The board asked what was to the north of the was property and the conditions of the alley. Mr. Mora explained there was cell tower and a loading area to the north, and the alley was paved, but a portion of the curb and gutter was missing on the west side of the alley. It was also mentioned some of the residences on the east side of had access to the alley.

The project engineer, Mr. Guillermo Arratia stated the alley currently had a street sign with N. 22 ½ Street on it. Mr. Arratia also mentioned the paving was approximately 30 ft. which was more the paving width of an alley which was 16 ft. He also mentioned they were proposing to install a gutter on the west side of the alley where no curb cut exists. Mr. Mora explained though there was a street sign, the current subdivision plat showed it to be an alley and not a street.

After a lengthy discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject conditions noted, and utility & drainage approvals and with a recommendation for approval to the city commission to allow a lot to develop without fronting a street and providing curb and gutter on the west side for the length of the property. Mr. Roberto Luciano seconded the motion which was approved unanimously with six members present and voting.

l) BRI Subdivision; 2220 Sprague Road - Manuel De Jesus Barba **(Revised Preliminary)(SUB2016-0022)** SEA

Mr. Mora stated the property was a one lot subdivision located at the northeast corner of N. 23rd Street and Sprague Road. The property was zoned C-4. N. 23rd Street had 20 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW with paving and curb & gutter to be done by the state. Sprague Road had 20 ft. ROW dedication required for 40 ft. from centerline for an 80 ft. ROW with 52 ft. - 65 ft. of paving and curb & gutter on both sides. Owner must escrow monies for improvements if not built prior to plat recording. A 20 ft. ROW with 16 ft. of pavement for an alley/service drive easement required for commercial properties. Monies must be escrowed if not built prior to plat recording. Project engineer had submitted a variance request not to require an alley ROW dedication or pavement. Front setback along Sprague Road were 40 ft. or greater for approved site plan or easements. Rear and interior side setback were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. Corner setbacks along N. 23rd Street were 60 ft. or greater for approved site plan or easements. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on Sprague Road. A 5 ft. wide sidewalk on N. 23rd Street was to be verified with the Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-

family residential zones/uses. A note on the plat stated a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. A Trip Generation worksheet must be submitted to determine if a TIA (Traffic Impact Analysis) was required, prior to final plat. Plat must comply with the City's Access Management Policy for driveway spacing. ROW clip was required at the street intersection.

Staff recommended approval of the subdivision in revised preliminary form subject to the conditions noted, utility & drainage approvals, and row dedication and pavement for a commercial alley.

The board inquired what they were proposing. Mr. Salinas stated it would be an 8000 square foot building. He stated there was residential to the east and to the north.

Mr. David Salinas, project engineer stated due to size of the property street ROW dedication on N. 23rd Street and Sprague Road, the requirement of the alley ROW dedication limited the use of the property. Mr. Salinas mentioned a septic tank was proposed where the alley would be located if required. The board discussed of dedicating 10 ft. of ROW for the alley with the escrow of their share of the alley costs. This would leave room for the septic tank. The balance of the alley ROW and costs would be provided were the properties to the east developed.

Following discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to conditions noted, utility & drainage approvals and the requirement to dedicate 10 ft. or alley ROW and escrowing their share of the alley paving along the east side of the property. Mr. Roberto Luciano seconded the motion which was approved unanimously with six members present and voting.

m) Ad Astra View Subdivision; 9601 N. Taylor Road - Alfonso Puente Rodriguez - **(Revised Preliminary) (SUB2016-0004) (TABLED:5/17/2016)** SEC

Item remained tabled

Mr. Mora stated the property was a one lot subdivision plat was located N. Taylor Road & future Rice Avenue (north boundary). The property was in the ETJ and proposed for residential use. N. Taylor Road had 10 ft. ROW dedication required for 40 ft. from centerline for an 80 ft. ROW with 52 ft. - 65 ft. of paving and curb & gutter on both sides. Rice Avenue (north boundary) had 50 ft. ROW dedication with 32 ft. of paving and curb & gutter on both sides. Project engineer, on behalf of the developer was requesting that no ROW for Rice Avenue be required along the north side based on an existing access easement by document #340274 that allows access to several tracts of land from Mile 6 Road. The request also includes a variance to the subdivision ordinance to not require the paving of future Rice Avenue. Front Setbacks along N. Taylor Road were 45 ft. or greater for easements. Rear and sides setbacks were in accordance with the Zoning Ordinance, or greater for easements. Corner setback along Rice Avenue to be determined based on variance request. Garage setbacks were 18 ft. except where greater setback was required. All setbacks were subject to increase for easements. A 4 ft. wide minimum sidewalk required on N. Taylor Road and Rice Avenue as may be required. Perimeter sidewalks must be built or money escrowed if not

built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Per Traffic, the trip generation was waived based on single family residential use. Ownership map of surrounding area had been received and showed the property adjacent to the west had access through the 20 ft. permanent easement for public roadway along the north side. However, the adjacent property was vacant and the 20 ft. easement for public roadway was not paved.

Staff recommended approval of the subdivision in revised preliminary form with the 50 ft. row dedication and street improvements for future rice avenue along the north boundary.

Mr. Spoor, the project engineer stated slits in the area were by metes and bounds done many years ago. He explained a private 20 ft. access easement on the north serves this property the two acres to the west.

He indicated that his client should not have to dedicate the ROW and escrow monies for a street that would not be constructed at this time. Mr. Mora explained that the item was previously tabled to allow staff the opportunity to review the access easement document submitted by the engineering. Staff and the Legal Department determined that the easement had not been dedicated to the public but rather was between property owners for the purpose of accessing their properties since they had been split by metes and bounds.

The board inquired how the first responders would access the tract to the west. Mr. Mora stated the access would be from the unpaved private access easement that runs west from N. Taylor Road. There was also a private easement in the area that runs north from Mile 6 Road.

There was discussion regarding the access easements.

There was discussion with the future development or redevelopment of the area and that road ROW's and improvements would be required at the time each developed at this time this plat would need to be dedicated 50 ft. ROW and escrow monies for the street improvements.

Staff recommended approval of the subdivision in revised preliminary form with the 50 ft. row dedication and street improvements for future rice avenue along the north boundary.

4) PUBLIC HEARING (to be conducted at 4:00)

a) CONDITIONAL USE PERMITS:

1. Request of Jaime H. Dominguez for a Conditional Use Permit, for life of the use, for a planned unit development, at the 9.70 acres coming out of Lot 1, Block 1, Golden Grapefruit Gardens Subdivision, Hidalgo County, Texas; 8100 North 23rd Street. **(CUP2016-0071) (TABLED:06/07/2016)**

The property was located on the east side of North 23rd Street, approximately 220 ft. north of Auburn Avenue and was zoned C-3L (light commercial) District and R-1 (single family residential) District. The adjacent zoning wasC-3 District to the south, and R-1 District to the west, north, and east. Surrounding land uses include commercial businesses, single family residences, and vacant land. A Planned Unit Development was permitted in a C-3L District and an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.

Currently, the property had several structures, farm equipment and vegetation in the property. The applicant was proposing to develop a Planned Unit Development, which would include buildings for Assisting Living and commercial/Medical uses. Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval were specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan.

2. PERMITTED USES: Permitted uses were uses permitted in the C-3L District for buildings designated as commercial and assistant living facility for buildings designated as residential. Show land use mix for office, restaurant, and other commercial.

3. OFF-STREET PARKING AND LOADING: Parking ratio 1 parking space to 222 square feet inadequate for office or restaurant; show land use mix for parking requirements. 48,000 sq. ft., 216 parking spaces, 12 ADA spaces. Assistant living – 100 parking spaces required, 74 parking spaces provided.

4. LANDSCAPING: 10% landscape, 0.955 acres; 65 – 2 1/2 trees or equivalent. Masonry wall: 8 ft. in height adjacent to single family residential or R-1 District. 50% of 60 ft. front yard landscape. Dumpsters screened. Landscape areas with trees within 50 ft. of parking spaces.

5. STREETS AND SETBACKS: Show drives 24 ft. to residential units. Show 60 ft. street right of way from center line of North 23rd Street and 60 ft. front yard setback. Sidewalk along North 23rd Street and connecting to sidewalks within the development and to building entrance and exists.

6. DRAINAGE: Final drainage detention and design and drainage plan must be in accordance with City of McAllen Standard Design Guide.

7. ADDITIONAL PROVISIONS: CUP site plan controls if there wasconflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination.

8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan.

9. A recorded subdivision plat and Planned Unit Development site plan wasrequired prior to issuance of building permits.

Staff recommended to table to allow staff to meet with the applicant to go discuss the requirements for the project.

Item remained tabled.

b) REZONING:

1. Rezone from R-1 (single family residential) District to C-3 (general business) District: .857 acres out of Lot 105, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4400 North Ware Road. **(REZ2016-0027)**

Mr. Sanchez stated the property was located along the east side of North Ware Road approximately 460 feet south of Buddy Owens Boulevard. The tract had150 feet of frontage along North Ware Road and a depth of 249 feet for a tract size of .85 acres. The applicant was requesting C-3 (general business) District in order to establish commercial use. A feasibility plan had not been submitted to the Planning Department. Adjacent zoning was C-3L (light commercial) District to the north and east and C-3 (general business) district to the south and west. The tract contains a single family residence that was to be converted for commercial use. Surrounding land uses were Emmanuel Clinic, Games Dental, Boy's and Girl's Club, Covenant Christian Academy, orchards, and vacant land.

The Foresight McAllen Comprehensive Plan designates the future land use as Auto Urban Commercial.

The development trend for this area along North Ware Road and Buddy Owens Boulevard was commercial uses. This tract was rezoned R-1 (single family residential) District in 1996. There have been no other rezoning requests for the subject property since that time. A rezoning request at the southeast corner of Buddy Owens Boulevard and North Ware Road for C-2 (neighborhood commercial) District was approved in 2000 and remains vacant property. A property to the north along the south side of Buddy Owens Boulevard was rezoned to C-1 (office building) District in 2005 and was developed for offices. The property adjacent to the south was rezoned C-3 District as part of a city initiated rezoning project in 2015.

The requested zoning conforms to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan. The development trend along Ware Road was general business.

Ware Road was designated as a high speed arterial with 150 feet of right-of-way, but was currently 110 feet of right-of-way with 102 feet of pavement providing 6 travel lanes, a median, bicycle lanes, no sidewalks along this location, and a posted speed limit of 50 miles per hour.

Trees with a caliper of 20 inches were protected and require a permit prior to removal.

Compliance with off-street parking, landscaping, and various building and fire codes were

required as part of the building permit process for commercial development.

Staff recommended approval of the rezoning request.

Chairperson, Pepe Cabeza de Vaca, asked if there was anyone present in opposition of the rezoning being requested and there was no one present to speak in opposition.

Being no discussion of the item, Mr. Roberto Luciano **moved** to approve the rezoning request. Mr. Brent Baldree seconded the motion to approve the rezoning request with six members present and voting.

2. Rezone from C-1 (office building) District to C-2 (neighborhood commercial) District: 1.60 acres out of Lot 2, Southeast ¼, Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard. **(REZ2016-0026) (TABLED:06/07/2016)**

Mr. John Millin **moved** to have item removed from the table and Mr. Brent Baldree seconded the motion with six members present and voting.

Mr. Sanchez stated the property was located at the southwest corner of North 4th Street and Pecan Boulevard. The tract had 264 feet of frontage along Pecan Boulevard and a depth of 234 feet for a tract size of 1.60 acres. The applicant was requesting C-2 (neighborhood commercial) District in order to lease spaces for neighborhood retail and services. A feasibility plan had not been submitted to the Planning Department. Adjacent zoning was R-1 (single family residential) District to the north, east and south, and C-1 (office building) District to the north and west. The tract was currently vacant land. Surrounding land uses were single family residences, St. Marks Methodist Church, Macias and Alvarado Law Firms, Digital Photo and Video, Donald Drefke CPA, Unterbrink Family Dentistry and MG III Futures LLC.

The Foresight McAllen Comprehensive Plan designates the future land use as Special Use.

The development trend for this area along Pecan Boulevard between 2nd Street and 6th Street was office building uses. This tract was zoned R-1 (single family residential) District upon comprehensive zoning in 1979. A rezoning request for C-3 (general business) was disapproved and alternatively approved for C-1 (office building) District in 2014. There have been no rezoning requests on the property since that time. A subdivision plat with Pecan Plaza Subdivision with 1 commercial lot and 10 single family residential lots was granted preliminary approval by the Planning and Zoning Commission on January 21, 2014 by a previous owner.

The requested zoning does not conform to the Special Use land use designation as indicated on the Foresight McAllen Comprehensive Plan and was not consistent with the adjacent office building uses along this section of Pecan Boulevard.

Neighborhood Commercial allows some office uses such as general medical offices, loan companies, insurance and real estate offices and personal services. Other uses allowed in Neighborhood Commercial were convenience stores, meat and produce markets, pharmacies, bakeries, Laundromats and laundry dry cleaning businesses. Gasoline sales were allowed in the C-2 District with a conditional use permit. These other Neighborhood Commercial uses would generate more turning movements entering and exiting neighborhood commercial businesses.

The pavement profile of this section of Pecan Boulevard had a dip along the curb section that requires a slow turning movement. Pecan Boulevard does not have a left turn lane and additional turning movements entering and exiting neighborhood commercial businesses would cause further traffic congestion on Pecan Boulevard. Pecan Boulevard was designated as a principal arterial with 120 feet of right-of-way, but was currently 60 feet of right-of-way with 52 feet of pavement providing 4 travel lanes, no left turn lane, no shoulders and inconsistent sidewalks along Pecan Boulevard. North 4th Street had 40 feet of right-of-way with a pavement width of 29.5 feet that provides 2 travel lanes and a parking lane that was adequate for single family residential.

The parking lot for St. Marks Methodist Church encroaches into the right-of-way that reduces the visibility along the street and restricts traffic flow along the roadway. There were no sidewalks along this section of North 4th Street. A masonry screen with a height of 8 feet was required where a commercial use had a side or rear property line in common with a single family use or zone. A recorded subdivision plat and an approved site plan were required prior to issuance of any building permits.

At the Planning and Zoning Commission meeting of June 7, 2016 several residents appeared in opposition of the rezoning request. Mark Freeland, 502 Nyssa Avenue, stated there was already traffic congestion in the mornings at 6th Street and Nyssa Avenue. Mr. Freeland commented that uses in the area were office oriented. Regarding the tract being proposed for R-3T (multifamily residential townhouse) District, he stated that pavement width on Nyssa Avenue was17 feet wide and that increased density would create traffic problems. He stated that brush and garbage container placement narrows Nyssa Avenue even more. He said a brick wall was constructed in the north side of Nyssa Avenue that restricts traffic flow. He further commented that this area was single family residential and not designed for higher density. Ms. Virginia Ortiz, 1316 North 5th Street, stated she had lived there for 39 years and once tried to obtain a permit for a beauty salon at Nyssa and 5th Street but the street was too narrow. She stated she had experienced vandalism of her car in the past. She stated she was opposed to the rezoning. Dalia Garcia, 1317 North 4th Street, stated that her garage was directly in front of the subject property and that the street was too narrow to handle a high volume of traffic. Melissa Mendez, 500 Nyssa Avenue, stated that the street was very narrow and does not support high traffic.

Staff recommended disapproval of the rezoning request.

Chairperson, Pepe Cabeza de Vaca, asked if there was anyone present in opposition of the rezoning being requested.

Mark Freeland stated that traffic was already high and a C-2 District approval would increase the situation. Mario Salinas, representing the applicant, stated the developer wants to not limit to office use and presented a feasibility plan to the Board. A petition was submitted in opposition of the rezoning request by Melissa Mendez.

Mr. Mark Wright **moved** to disapprove the rezoning request to C-3 (general business). Mr. Roberto Luciano seconded the motion. The Board unanimously voted to disapprove the rezoning request with six members present and voting.

3. Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouse) District: 2.40 acres out of Lot 2, Southeast ¼, Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard (rear). **(REZ2016-0025) (TABLED:06/07/2016)**

Mr. John Millin **moved** to have item removed from the table and Mr. Brent Baldree seconded the motion with six members present and voting.

Mr. Sanchez stated the property was located at the northwest corner of North 4th Street and Nyssa Avenue. The tract had 264 feet of frontage along Nyssa Avenue and a depth of 366 feet for a tract size of 2.40 acres. The applicant was requesting R-3T (multifamily residential townhouse) District in order to construct a townhouse development. A feasibility plan had not been submitted to the Planning Department. Adjacent zoning was R-1 (single family residential) District to the east, south and west, and C-1 (office building) District to the north. The tract was currently vacant land. Surrounding land uses were single family residences, St. Marks Methodist Church and Macias and Alvarado Law Firms.

The Foresight McAllen Comprehensive Plan designates the future land use as Special Use.

The development trend for this area along Nyssa Avenue and 4th Street was stable single family residential. This tract was zoned R-1 (single family residential) District upon comprehensive zoning in 1979. There have been no rezoning requests on the property since that time. A single family residential subdivision plat with 10 lots by the name of Pecan Plaza Subdivision was granted preliminary approval by the Planning and Zoning Commission on January 21, 2014 by a previous owner. He requested zoning does not conform to the Special Use land use designation as indicated on the Foresight McAllen Comprehensive Plan and was not consistent with the adjacent single family residential. The proposed development plan of 20 townhouses was not compatible with the residential density of the surrounding single family residential development. Nyssa Avenue was currently a half street of 20 feet of right-of-way and 17 feet of pavement that does not adequately provide 2 travel lanes of 10 feet. There were no sidewalks along this section of Nyssa Avenue. North 4th Street had 40 feet of right-of-way with a pavement width of 29.5 feet that provides 2 travel lanes and a parking lane that was adequate for single family residential. The parking lot for St. Marks Methodist Church encroaches into the right-of-way that reduces the visibility along the street and restricts traffic flow along the roadway. There were no sidewalks along this section of North 4th Street. A masonry screen with a height of 8 feet was required where a multifamily use had a side property line in common with a single family use or zone. A recorded subdivision plat and an approved site plan were required prior to issuance of any building permits.

At the Planning and Zoning Commission meeting of June 7, 2016 several residents appeared in opposition of the rezoning request. Mark Freeland, 502 Nyssa Avenue, stated there was already traffic congestion in the mornings at 6th Street and Nyssa Avenue. Mr. Freeland commented that uses in the area were office oriented. Regarding the tract being proposed for R-3T (multifamily residential townhouse) District, he stated that pavement width on Nyssa Avenue was17 feet wide and that increased density would create traffic problems. He stated that brush and garbage container placement narrows Nyssa Avenue even more. He said a brick wall was constructed in the north side of Nyssa Avenue that restricts traffic flow. He further commented that this area was single family residential and not designed for higher density. Ms. Virginia Ortiz, 1316 North 5th Street, stated she had lived there for 39 years and once tried to obtain a permit for a beauty

salon at Nyssa and 5th Street but the street was too narrow. She stated she had experienced vandalism of her car in the past. She stated she was opposed to the rezoning. Dalia Garcia, 1317 North 4th Street, stated that her garage was directly in front of the subject property and that the street was too narrow to handle a high volume of traffic. Melissa Mendez, 500 Nyssa Avenue, stated that the street was very narrow and does not support high traffic.

Staff recommended disapproval of the rezoning request.

Chairperson, Pepe Cabeza de Vaca, asked if there was anyone present in opposition of the rezoning being requested.

Mark Freeland stated that the concern was increased traffic. Mario Salinas, representative for the applicant stated that the rezoning to R-3T District would make the proposed project feasible. He presented a feasibility plan to the Board with approximately 25 lots

Mr. Daniel Santos **moved** to disapprove the rezoning request. Mr. Mark Wright seconded the motion. The Board unanimously voted to disapprove the rezoning request with six members present and voting.

6) DISCUSSION: **NONE**

a) City Commission Actions: June 13, 2016

7) INFORMATION ONLY:

8) EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071(CONSULTATION WITH ATTORNEY)

ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, Mr. Roberto Luciano adjourned the meeting at 5:40 p.m., Mr. Mark Wright seconded the motion which carried unanimously with six members present and voting.

_____
Chairperson, Pepe Cabeza de Vaca

ATTEST: _____
Susana De La Cerda, Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting on Tuesday, July 05, 2016, at 3:42 p.m. in the Municipal Building City Commission Room at City Hall, 1300 Houston Avenue, McAllen, Texas.

Present:	**Pepe Cabeza de Vaca**	**Chairperson**
	John Millin	**Vice-Chairperson**
	Mark Wright	**Member**
	Daniel Santos	**Member**
	Robert Luciano	**Member**
	Michael D. Hovar	**Member**
Absent:	**Brenton M. Baldree**	**Member**
Staff Present:	**Julianne Rankin**	**Director of Planning**
	Michelle Leftwich	**Assistant City Manager**
	Victor Flores	**Assistant City Attorney**
	Luis Mora	**Senior Planner**
	Cristina Garcia	**Planner I**
	Marlen Gonzalez	**Engineering Department**
	Gardenia Perez	**Administrative Supervisor**
	Susana De La Cerda	**Secretary**

PLEDGE OF ALLEGIANCE

CALL TO ORDER - Chairperson - Mr. Pepe Cabeza de Vaca

INVOCATION Member - Mr. Daniel Santos

1. MINUTES:

a) Minutes for Regular Meeting held on June 21, 2016.

The Minutes still needed further review. It was to be presented to the Board on the following board meeting.

2. SITE PLANS:

a) Lot 24, Clock Tower Village Subdivision; 2412 North "J" Street - G C Garcia Construction**(SPR2016-0017)**

Mr. Mora stated the property was located on the east side of North “J” Street approximately 160 ft. north of E. La Vista Ave and was zoned R-3A (multifamily residential apartment) District. The adjacent zoning was R-3A District to the north, A-O (agricultural – open space) District to the east, R-2 (duplex-fourplex) District to the south, and R-3T (townhouse residential) District to the west. The property was part of Clocktower Village Subdivision which was recorded on August 22, 1996. A site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit due to the number of apartment units proposed on the plan. The applicant was

proposing to construct an 8,792 sq. ft. building on the property for apartment use. Based on 7 – 2 bedroom units, 14 parking spaces were required; 14 parking spaces were provided. Access to the site was proposed to be from a 20 ft. access drive in the rear of the lot. Required landscaping for the lot was 2,277 sq. ft. with trees required as follows: 11 – 2 ½" caliper trees, 6 – 4" caliper trees, or 3 – 6" caliper trees, or 22 palm trees. A minimum 5 ft. wide landscape strip with a 3 ft. hedge, was required inside the property line along North "J" Street. A minimum of 50 of the area within the required front yard of any residential parcel shall be devoted to landscape material. A 4 ft. wide sidewalk was required along North "J" Street as well as a 6 ft. buffer around dumpsters, and from adjacent residential and commercial zones/uses. No structures were permitted over easements. All building setbacks were in compliance with the plat note requirements and zoning ordinance.

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

The board inquired how many apartments were proposed. Mr. Mora stated 7 – (2) bedroom units which were compatible with the existing apartments in the area.

Following discussion of the item, Mr. John Millin **moved** to approve the site plan subject to the conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances. Mr. Mark Wright seconded the motion which was approved unanimously with six members present and voting.

b) Lot 1, Primo Subdivision; 3001 North Ware Road - BJJ Family Ltd. Partnership **(SPR2015-0048)** BIG

Mr. Mora stated the property was located on the northwest corner of N. Ware Rd and Daffodil Ave, and was zoned C-3 (general commercial) District. The adjacent zoning was C-3 District to the north and west, C-3 & C-1(office building) District to the east, and R-1(single-family residential) District & C-2 (duplex-fourplex) District to the south.

The property was part of Lot 1 Primo Subdivision, which was recorded December 1992. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant was proposing to construct three buildings, one of which consists of 1,350 sq. ft. for coffee shop and the other two were 7,200 sq. ft. and 14,400 sq. ft. for office/retail use. Based on the square footage and use of the buildings, 75 parking spaces were required; 169 parking spaces were provided. Six of the proposed parking spaces must be accessible, one of which must be van accessible with an 8 ft. wide aisle. Access to the site was proposed to be from one 25 ft. wide curb cut along N. Ware Rd. which was approved by the City Engineer due to an existing median that requires a right in-right out only, and a 25 ft. curb cut along Daffodil Ave. Required landscaping for the lot was11,635 sq. ft. with trees required as follows: 28 – 2 ½" caliper trees, or 14 – 4" caliper trees, or 7 – 6" caliper trees, or 56 palm trees. A minimum 10 ft. wide landscaped strip was required inside the property line along N. Ware Rd and Daffodil Ave. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 50 ft. of a landscaped area with a tree. A 4 ft. wide sidewalk was required along N. Ware Rd and Daffodil Ave., as well as a 6 ft. buffer from adjacent residential zones/uses and around dumpsters, if visible from the street. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. No structures were permitted over easements. All building setbacks

were in compliance with the plat note requirements and zoning ordinance.

Staff recommended approval of the site plan subject to the conditions noted, paving and building permit requirements, and the Subdivision and Zoning ordinances.

The board inquired about the proposed uses. Mr. Mora stated one building would be a coffee shop, and the other two buildings would be used for retail use and office uses.

Following discussion of the item, Mr. John Millin moved to approve the site plan subject to the conditions noted, paving and building permit requirements, and the subdivision and zoning ordinances. Mr. Roberto Luciano seconded the motion which was approved unanimously with six members present and voting.

3. SUBDIVISIONS:

a) Community Center at Tres Lagos; 5100 Tres Lagos Boulevard - Rhodes Enterprises, Inc. **(Preliminary)(SUB2016-0040)** M & H

Mr. Mora stated the property was a four lot subdivision proposed for a community center facility including park areas, tennis courts community buildings and other similar improvements as part of the Tres Lagos Development. Each development was on its own lot. Tres Lagos Boulevard had 100 ft. - 210 ft. ROW proposed. Project engineer was to label ROW on the plat prior to final. The ROW was to be dedicated by separate instrument with 65 ft. of paving and curb & gutter on both sides. A 100 ft. Creek, Utility & Access Easement were proposed. A Service drive was to be reviewed as part of the site plan. Front setbacks along Tres Lagos Boulevard were 50 ft. or greater for easements or site plan. Rear and side setbacks were in accordance with the Zoning Ordinance or greater for easements or approved site plan. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on Tres Lagos Boulevard. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Others as needed before final. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Notes on the plat were to be determined regarding the maintenance of the common area with a Homeowners Association document was needed. A Conditional Use Permit was required for the Associated Recreation in residential zones prior to final. The area zoned C-4 needed to be rezoned to R-1 prior to final. The TIA (Traffic Impact Analysis) had been approved by the Traffic Operation Department. Owner must escrow monies for improvements not constructed prior to plat recording. Must comply with City's Access Management Police. Existing agreements needed for Parks Department review regarding maintenance of parks, trails, recreational areas, and maintenance of green areas in general. On Lot 4, the west property line location must be clarified before final as it relates with the proposed Escondido @ Tres Lagos Subdivision boundaries to assure no overlap exists.

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

The board inquired regarding the overlap. Mr. Mora stated staff had laid out the two plats and noticed there was a possible overlap of boundary lines and staff asked the project engineer to correct any overlap.

The board inquired who would be responsible for maintaining the maintenance of the park. Mr. Mora stated the maintenance would be the HOA's responsibility and not the city.

Ms. Michelle Leftwich, Assistant City Manager further clarified there was also a public improvement district with improvement maintenance fees to be paid by the residents living in the subdivision.

After a brief discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to conditions noted, and utility & drainage approvals. Mr. Roberto Luciano seconded the motion which was approved unanimously with six members present and voting.

b) Tamez Multifamily Subdivision; 901 East Yuma Avenue - Oscar A. Tamez Guerra **(Preliminary) (SUB2016-0039)** PC

Mr. Mora stated the property was a one lot subdivision located north side of East Yuma Avenue. Mr. Mora stated the property was previously proposed to be Orange Heights Subdivision which was done several years ago; however, it was never recorded. He stated there were interior paved roads and a cul-de-sac street that had been proposed as part of Orange Heights. He stated there was now a new owner and proposing a one lot subdivision. The existing drives may stay and become internal driveways; however, this was to be determined. E. Yuma Avenue required a 20 ft. ROW dedication for 40 ft. from centerline with 80 ft. ROW of 52 ft. of paving and curb & gutter on both sides. The need for an Alley/service drive was being reviewed before final plat. Front setbacks along E. Yuma Avenue were 40 ft. or greater for easements. Rear and side setbacks were in accordance with the Zoning Ordinance or greater for easements. Garage setback were 18 ft. except where greater setback was required, greater setback applied. All setbacks are subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on E. Yuma Avenue. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along E. Yuma Avenue which was to be determined. An 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. Land dedication in lieu of fee was to be determined prior to final based on number of units proposed. Park Fee of $700 per unit to be paid prior to recording if no land dedication was required. Pending review by the Parkland Dedication Advisory Board and City Commission. Trip Generation worksheet was needed to determine if TIA was required, prior to final plat. Site Plan was needed for Public Works to review dumpster locations and enclosures prior to final. Site Plan with the number of units needed for Parks Department review and determination if Park Land Dedication or Fee applied prior to final. Must comply with Access Management Requirements. Monies must be escrowed for improvements if not constructed prior to plat recording.

Staff recommended approval of the plat in preliminary form subject to conditions noted, and

utility & drainage approvals.

The board asked how many units were being proposed, if they would be one or two stories; and if the subdivision would be public or private.

Mr. Oscar Castillo, the project engineer, stated they were proposing 100 condominium units. They would be two stories and 20 percent would be one bedroom, 20 percent three bedroom and 60 percent would be two bedrooms. He stated they were finalizing the site plan were also trying to keep as much of the existing improvements as possible, and it would be a private subdivision.

Mr. Wright inquired if traffic would be going east on E. Yuma Avenue to get in and out of the project and if there was any plans of extending E. Yuma Avenue over the water district to connect with S. McColl Road. Mr. Castillo stated at this moment the access would be going east on E. Yuma Avenue. He stated there was a plan for the extension to the west sometime in the future, but he was not aware of when it would be happening.

Mr. Luciano inquired if they planned to keep the existing road way that were currently in the property. Mr. Castillo stated they were trying to keep as much as possible. Mr. Pepe Cabeza de Vaca inquired who owned the private road. Mr. Mora stated it was within the boundaries of The Heights at McColl Subdivision. He stated improvements for The Heights at McColl were in construction now and once the project was completed the access would not be available for traffic access.

After discussion of the item, Mr. Mark Wright **moved** to approve the subdivision in preliminary form subject to conditions noted, and utility & drainage approvals. Mr. Daniel Santos seconded the motion which was approved unanimously with six members present and voting.

c) Sky Plaza McAllen Subdivision; 3420 Ash Avenue - Jose Pedraza **(Preliminary)(SUB2016-0042)** J & R

Mr. Mora stated the property was a one lot subdivision located on the northeast corner of N. Ware and Ash Avenue. N. Ware Road had 60 ft. from centerline for 120 ft. ROW with paving and curb & gutter done by state. Ash Avenue had 70 ft. ROW existing with 44 ft. of paving and curb & gutter on both sides. Staff was reviewing the ROW to determine if additional dedication was required and if additional paving was needed prior to final. Plat shows a street ROW to be abandoned by this plat. Project engineer must submit a copy of the document for review; any abandonment would need to be done by separate instrument prior to final plat. An alley/service drive easement was required for commercial properties. Front setback along N. Ware Road were 60 ft. or greater for approved site plan or easements. Rear and sides setbacks were in accordance with the Zoning Ordinance or greater for approved site plan or easements. Corner setbacks along Ash Avenue were 35 ft. or greater for approved site plan or easements were to be determined prior to final based on any additional ROW dedication required on Ash Ave. All setbacks were subject to increase for easements or approved site plan. A 4 ft. wide minimum sidewalk was required on N. Ware Road and Ash Avenue. The project engineer must verify a 5 ft. sidewalk requirement on N. Ware Road with Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Perimeter buffers must be built at time of Subdivision

Improvements. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. A site plan must be approved by the Planning and Zoning Commission prior to building permit issuance. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. A Trip Generation worksheet was needed to determine if TIA was required, prior to final plat. Must escrow monies for improvements not constructed prior to plat recording. Must comply with Access Management requirements. A Site Plan was needed for Fire Department review and Public Works to review dumpster locations and enclosures. An abandonment of street ROW would need be done by separate instrument prior to final.

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

The board inquired what was located on the property and the neighboring properties. Mr. Mora stated it was previously the Spence Concrete location and the neighboring properties were a mixture of commercial industrial recycling business residential developments, and was a commercial plaza with 3 or 4 suites to the northwest of this property.
After a brief discussion of the item, Mr. John Millin **moved** to approve the subdivision in preliminary form subject to conditions noted, and utility & drainage approvals. Mr. Mark Wright seconded the motion which was approved unanimously with six members present and voting.

d) Spanish Oaks at Frontera Subdivision; 8400 N. 10th Street - Niko Iluminacion de Mexico **(Revised Preliminary) (SUB2016-0026)** M & H

Mr. Mora stated this subdivision plat consisted of 18.8 gross acres with 72 lots proposed for residential development and the 73rd lot (Lot 73) was proposed for commercial use and faces towards 10th Street. The property was zoned and proposed C-3 & R-1. If the development was private, a secondary access was required if subdivision was proposed to be gated with 30 or more dwelling units. Streets names to comply with city assigned street names. Gate details were needed for review and must comply with City requirements. Also, need to indicate the distance between the improvements for Frontera Road and where the alley intersects with N. 8th Street. Separation may need to be increased to 25 ft. for site visibility, and clarify if they will be within the gates if the subdivision was private. Fence easement was needed between the alley and the Frontera Road ROW. The location of Frontera Road connection to N. 10th Street was under staff review. Need for other streets was under review by staff. N. 10th Street had 10 ft. ROW dedication was required for 60 ft. from centerline for 120 ft. ROW with paving and curb & gutter done by the state. Frontera Road setbacks dedication was 60 ft. of ROW with 40ft. paving and curb & gutter on both sides. N. 8th Street had 7 ft. of ROW developed with approximately 48 ft. of paving and curb & gutter on both sides. Project engineer was to clarify if residential streets were proposed as private. If so, streets must comply with and be built according to city standards. A 20 ft. alley ROW with 16 ft. of paving. Alley was required in the commercial lot. ROW of 26 ft. and a paving 24 ft. proposed in the residential area. An alley/service drive easement required for commercial properties; should be separate from the residential area. Corner clips was required at the alley intersections (20 ft. x 20 ft. being reviewed by staff). Front setbacks were 25 ft. or greater for easements for Lots 1-72. N. 10th Street had 60 ft. or greater for approved site plan or easements for Lot 73. Project engineer had submitted a Variance Letter asking for 20 ft. front setback for Lots 1-72. Rear setbacks were in accordance with the Zoning Ordinance, or greater for easements (Lots 1-72) For Lot 73 rear setbacks were in accordance with the

Zoning Ordinance, or greater for approved site plan or easements. If residential lots are double fronting, rear setback would increase to 25 ft. Project engineer was proposing an 18 ft. rear and garage setback for Lots 1-72. Interior Sides setbacks were in accordance with the Zoning Ordinance, or greater for easements (Lots 1-72). For the side setbacks Lot 73 were in accordance with the Zoning Ordinance, or greater for approved site plan or easements. Project engineer had submitted a Variance Letter asking for alternating 7 ft. and 1 ft. side setbacks for Lots 1-72 such that minimum setback between buildings was 8 ft. and that a 6 ft. minimum exists between rooflines. If approved, then staff recommended that no overhang be allowed on the 1 ft. side over the lot line, and the project engineer needed to clarify on what side the setbacks apply. Corner setbacks were 10 ft. or greater for easements for the residential lots. For Lot 73, the setbacks would be 30 ft. or greater for approved site plan or easements along Frontera Road. Garage setback were 18 ft. except where greater setback was required; greater setback applied for Lots 1-72. All setbacks were subject to increase for easements for lots 1-72. All setbacks were subject to increase for easements or approved site plan for Lot 73. A 4 ft. wide minimum sidewalk was required on Frontera Road, and on both sides of all interior streets. A 5 ft. wide sidewalk was required on N. 10th Street and must be verified with Engineering Department. Perimeter sidewalks must be built or money escrowed if not built at this time. A 6 ft. opaque buffer was required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along Frontera Road. An 8 ft. masonry wall was required between single family residential and commercial, industrial, or multi-family residential zones/uses. Perimeter buffers must be built at time of Subdivision Improvements. A note on the plat stated a site plan must be approved by the Planning and Zoning Commission prior to building permit issuance for Lot 73. Other notes on the plat were to be determined. Project engineer was to clarify if residential streets are proposed as private. Rezoning from C-3 to R-1 for the residential portion of the subdivision needed prior to final. Land dedication in lieu of fee: With the increase in number of dwelling units, review by the Park Land Dedication Advisory Board and City Commission was required and was to be determined. Project engineer had submitted a variance request to pay park fees in lieu of land dedication. The Park Land Dedication Advisory Board and City Commission would review request of fees or land and were to be determined.

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

The board wanted clarification of the 20 ft. setbacks in the front instead of 25 ft. and on the side setbacks. Mr. Mora stated that residential zones required a 6 ft. side setback for a 12 ft. separation between buildings. They were requesting alternating 7 ft. and 1 ft. side setbacks instead of the 6 ft. with 8 ft. between buildings and 6 ft. minimum between the rooflines. Mr. Millin inquired regarding the rear and the garage setbacks. The 18 ft. by ordinance applied for would be only for the garage door only. The request included both the rear setbacks and the garage depth be at 18 ft. If the garage would be in the front the setbacks would be 20 ft. for 25 ft. depending what the board would approve. Mr. Mora indicated all would be from the alleys at the rear was for only the residential Lots 1-72. Mr. Wright asked if all the residential would have a rear entry to the property. Mr. Mora stated yes it would be through the rear unless there was a restriction from the city or a deed restriction. The board inquired regarding the 7 ft. and 1 ft. Mr. Mora stated if the setbacks were approved as requested the engineer would need to indicate on which side the 7 ft. and 1 ft. would apply.

Mr. Luciano inquired how they would handle water runoff. Mr. Mora indicated the engineer needed to clarify if there was over hangs proposed on the 1 ft. side setback area and how the water runoff would be handled. Mr. Mora stated staff would request clarification from the engineer. The board inquired if the property would be public or private. Mr. Mora stated it would to be private, but this would be clarified prior to final.

Following discussion of the item, Mr. John Millin **moved** to approve the subdivision in revised preliminary form subject to the conditions noted, the setbacks as requested clarifying the side setbacks pattern and utility & drainage approvals. Mr. Roberto Luciano seconded the motion which was approved unanimously with six members present and voting.

4) PUBLIC HEARING (to be conducted at 4:00 p.m.)

a) CONDITIONAL USE PERMITS:

1. Request of Erika Miranda for a Conditional Use Permit, for one year, for a portable food concession stand at the 9.64 acres out of Lot 10, Section 280, Texas - Mexican Railway Company's Survey Subdivision, Hidalgo County, Texas; 2113 State Highway 107. **(CUP2016-0085)**

Ms. Garcia stated the property was located on the south side of State Highway 107, approximately 580 ft. east of North 23rd Street. A portion of the property was zoned I-1 (light industrial) District, C-3 (general business) District, and A-O (agricultural & open space) District. The adjacent zoning was C-3 District to the east and west, A-O (agricultural & open space) District to the southeast, a small portion on the southwest, and south, as well as C-4 (commercial industrial) District to the southwest. The area to the north was outside city limits. Surrounding land uses include the single family residences, commercial and industrial businesses, and vacant land. A portable food concession stand was permitted in a C-3 zone with a conditional use permit.

Currently there was a warehouse/office building, a metal storage building, and an open storage area on the property. The initial conditional use permit was approved for one year by the Planning and Zoning Commission on June 17, 2014. The permit was renewed annually, with the last permit being approved on August 18, 2015. There was now a new applicant; therefore, it had to come before the Planning and Zoning Commission for consideration and approval.

The new applicant was proposing to continue to operate a 14 ft. by 29 ft. portable food concession stand on the property. The hours of operation were from 10:00 a.m. to 10:00 p.m. Monday – Sunday, and no seating area was being proposed. Should the conditional use permit be approved, the applicant must obtain a building permit to place a portable building on site and must comply with parking, landscaping, building separation, setbacks, and compliance with subdivision ordinances requirements may be needed. There were two existing curb cuts on the property along State Highway 107, access would be from the easterly existing curb cut.

The Fire and Health Departments have conducted their inspection. The establishment must also comply with requirements set forth in Section 138-118(9) of the Zoning Ordinance and other specific requirements as follows:

1) The proposed use shall not be located in a residentially zoned area. The property was zoned C-3 District;

2) The proposed use shall be inspected by the Building Inspector and comply with applicable building codes;

3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Four parking spaces were required and 10 spaces were provided on site. The portable food concession stand's parking would not interfere with the existing business that was currently at this location;

4) A portable building or trailer for the proposed use shall be properly anchored to the ground;

5) The proposed use shall comply with the zoning district setback requirements; and

6) Water and sewage disposal facilities must be available and may be required to the proposed use. Bathroom facilities would be provided from the portable food concession stand.

Staff recommended approval of the request, for one year, subject to compliance with Section 138-118(9) of the Zoning and Subdivision Ordinance, Health and Fire Department requirements.

Chairperson, Pepe Cabeza de Vaca, asked if there was anyone present in opposition of the Conditional Use Permit being requested and there was no one present to speak in opposition of the request. The applicant was not present.

Being no discussion of the item, Mr. John Millin **moved** to approve the request of the conditional use permit, for one year, subject to compliance with Section 138-118(9) of the Zoning and Subdivision Ordinance, Health and Fire Department requirements. Mr. Roberto Luciano seconded the motion with five members present and voting.

2. Request of Jaime H. Dominguez for a Conditional Use Permit, for life of the use, for a planned unit development, at the 9.70 acres coming out of Lot 1, Block 1, Golden Grapefruit Gardens Subdivision, Hidalgo County, Texas; 8100 North 23rd Street. **(CUP2016-0071)(TABLED:06/07/2016) (REMAINED TABLED 06/21/2016)**

Item was to remain tabled.

5) DISCUSSION: **NONE**

6) INFORMATION ONLY:

a) City Commission Actions: June 27, 2016

b) Advisory Board Appreciation Luncheon & Program on Thursday, July 14, 2016 @ 11:30 a.m. at the McAllen Convention Center Ballroom (RSVP with the City Secretary's Department (956) 681-1020 by July 11, 2016)

7) EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071(CONSULTATION WITH ATTORNEY)

ADJOURNMENT

There being no further business to come before the Planning & Zoning Commission, Mr. John Millin adjourned the meeting at 4:27 p.m., Mr. Daniel Santos seconded the motion which carried unanimously with six members present and voting.

_____
Chairperson, Pepe Cabeza de Vaca

ATTEST: _____
Susana De La Cerda, Secretary

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Loma Prieta Subdivision

Location 660 Feet East of La Lomita Road on North side of Mile 6 1/2 North Road

City Address or Block Number 3420 North Mile 6 1/2 Road

Number of lots Two (2) Gross acres 10.0 Net acres 9.85

Existing Zoning ETJ Proposed R-1 Rezoning Applied For ☐Yes ☒No Date ____

Existing Land Use Ag Vacant Proposed Land Use Residential Irrigation District # 1

Residential Replat Yes ☐ No ☒ **Commercial** Replat Yes ☐ No ☒ **ETJ** Yes ☒ No ☐

Agricultural Tax Exemption Yes ☒ No ☐ Estimated Rollback tax due 0

Legal Description All of Lot 3, Resubdivision of Lots 164-171, Inclusive of Pride O' Texas Subd.

Owner

Name Andres L. Kalifa, Sr. & Andres L. Kalifa, Jr. Phone ____

Address 2720 Grambling Avenue

City McAllen State Texas Zip 78504

E-mail ____

Developer

Name Same Phone ____

Address ____

City ____ State ____ Zip ____

Contact Person ____

E-mail ____

Engineer

Name Pena Engineering, LLC Phone 956-682-8812

Address 1001 Whitewing

City McAllen State Texas Zip 78501

Contact Person Pablo Pena, III, RPLS Arturo Garcia, Jr., P.E.

E-mail PAUL@PENAENG.COM

Surveyor

Name Pena Engineering, LLC Phone 956-682-8812

Address 1001 Whitewing

City McAllen State Texas Zip 78502

E-mail PAUL@PENAENG.COM

SUB2016-0044

RECEIVED
JUN 24 2016
BY: RC 10:37am
RCL: 384551
Pd $300

Minimum Developer's Requirements Submitted with Application

Proposed Plat Submittal

$300 ✓ $225 Preliminary Review Fee and $75 Final Approval Fee
(2) Title Report
____ 8 ½" by 11" Sealed Survey showing existing structures/easements or 3 blueline copies
✓ 2 Location Maps
✓ 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
✓ 6 Folded blueline prints of the proposed plat
✓ 2 Warranty Deeds (Identifiying owner on application)
✓ Autocad DWG file of plat +PDFS
N/A Letter of Authorization from the owner, if applicable
N/A Proof of authority of person signing application on behalf of partnership/corporation, if applicable

PLAT TO SHOW:

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

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

Owner's Signature

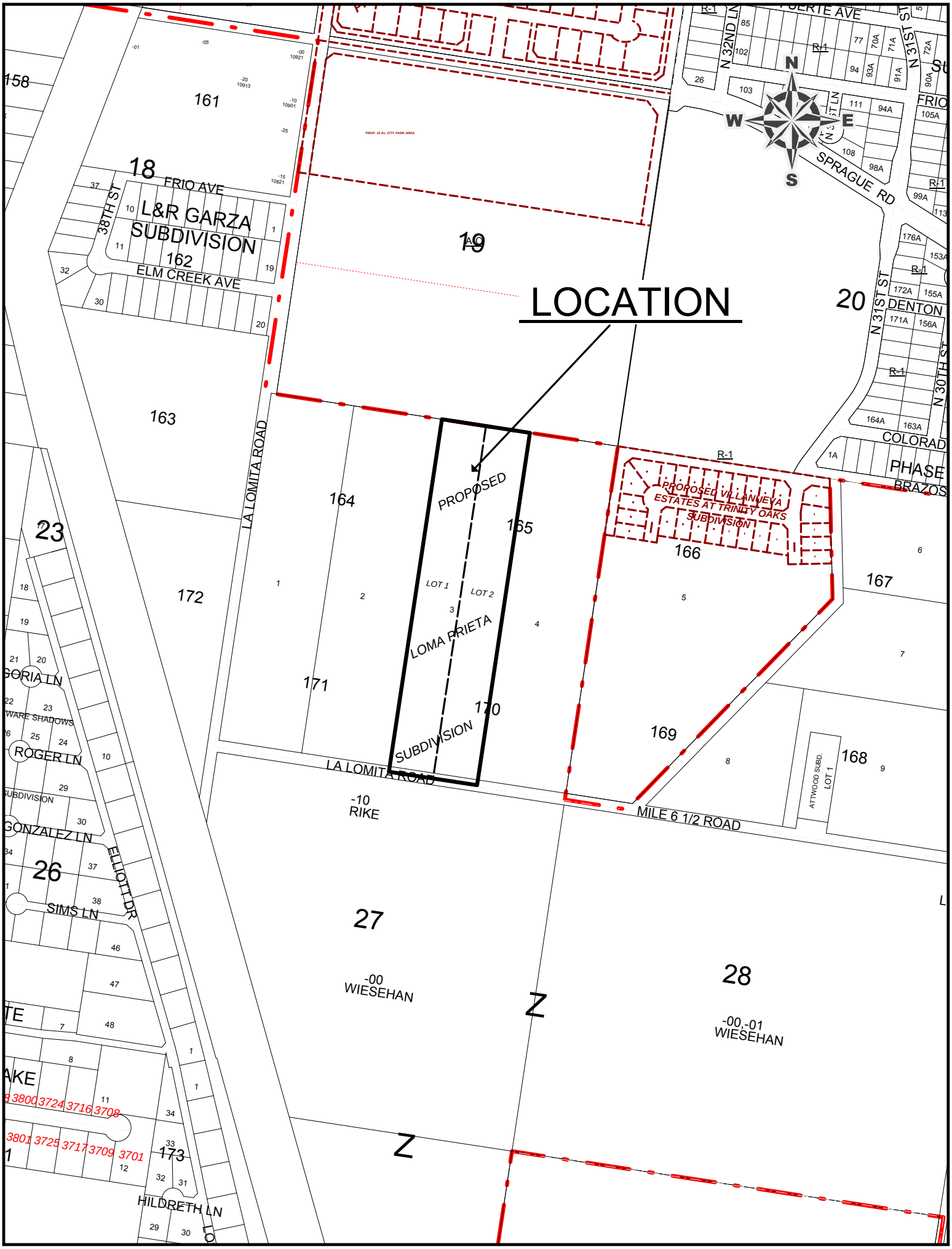
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Andres L. Kalifa Date 5/27/16

Print Name Andres L. Kalifa Jr. Andres L. Kalifa

Owner □ Authorized Agent □

Rev 03/11


LOCATION
PROPOSED
LOMA PRIETA
SUBDIVISION
LOT 1
LOT 2
PROPOSED VILLANUEVA
ESTATES AT TRINITY OAKS
SUBDIVISION
L&R GARZA
SUBDIVISION
FRIO AVE
ELM CREEK AVE
38TH ST
LA LOMITA ROAD
MILE 6 1/2 ROAD
SPRAGUE RD
N 31ST ST
N 32ND LN
N 30TH ST
DENTON
COLORADO
PHASE
BRAZOS
ATTWOOD SUBD.
LOT 1
-10
RIKE
-00
WIESEHAN
-00,-01
WIESEHAN
ROGER LN
GONZALEZ LN
SIMS LN
ELLIOTT DR
HILDRETH LN
3800 3724 3716 3708
3801 3725 3717 3709 3701
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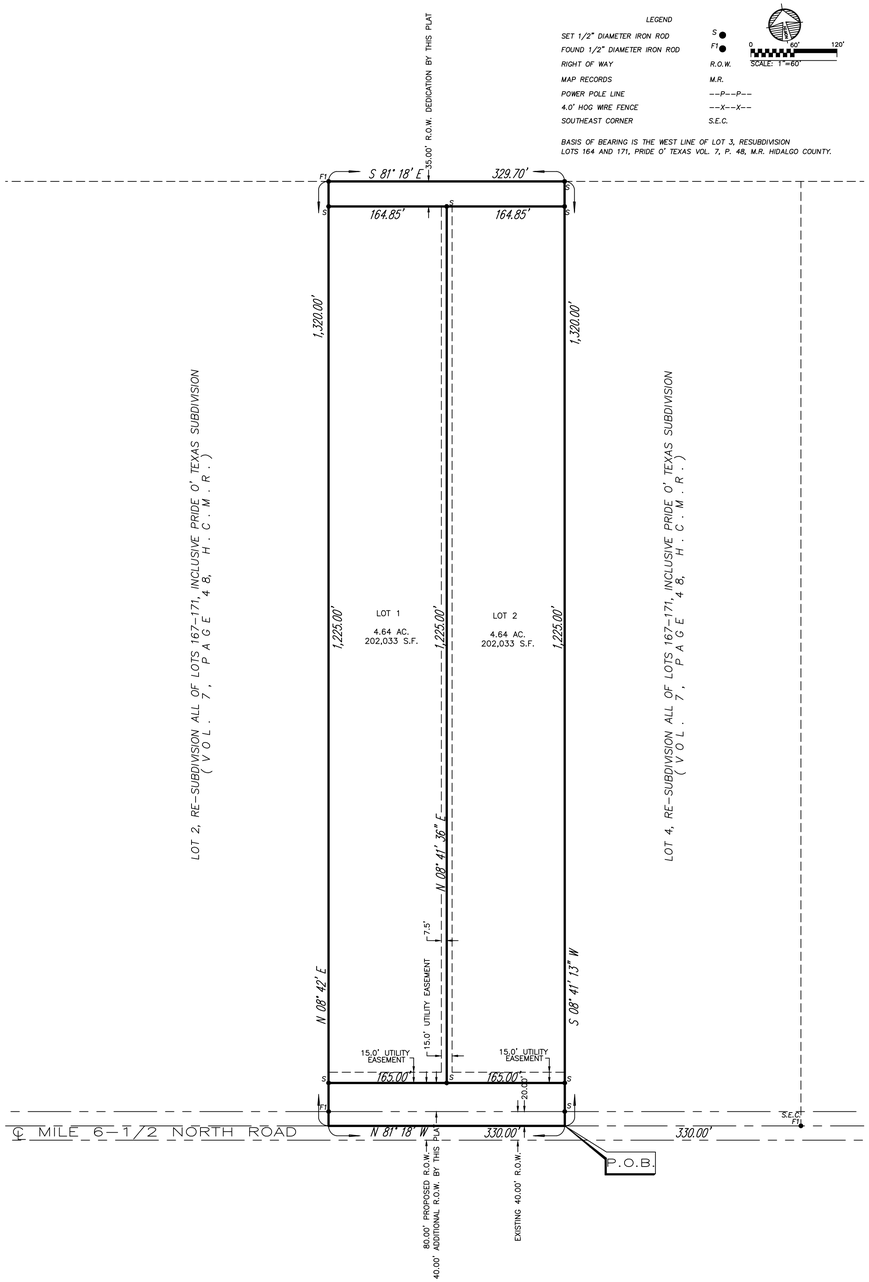


LEGAL DESCRIPTION

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 3 RESUBDIVISION OF LOTS 164-171 INCLUSIVE OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP THEREOF RECORDED IN VOLUME 7, PAGE 48 OF THE MAP RECORDS OF SAID COUNTY; SAID 10.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF SAID LOT, NORTH 08° 42' EAST, AT 20.00 FEET FOUND A ONE-HALF (½) INCH DIAMETER IRON ROD AT THE NORTH RIGHT OF WAY OF MILE 6-½ NORTH ROAD, AT 60.00 FEET SET A ONE-HALF (½) INCH DIAMETER IRON ROD, AT 1285.00 FEET SET A ONE-HALF (½) INCH DIAMETER IRON ROD, AT 1320.00 FEET IN ALL TO A ONE-HALF (½) INCH DIAMETER IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 3, FOR THE NORTHWEST CORNER HEREOF;

THENCE WITH THE NORTH LINE OF SAID LOT, SOUTH 81° 18' EAST, 329.70 FEET (MAP: 330.00 FEET) TO A ONE-HALF (½) INCH DIAMETER IRON ROD SET AT THE NORTHEAST CORNER OF SAID LOT 3, FOR THE NORTHEAST CORNER HEREOF;

THENCE WITH THE EAST LINE OF SAID LOT, SOUTH 08° 41' 13" WEST (MAP: SOUTH 08 ° 42' WEST), AT 35.00 FEET SET A ONE-HALF (½) INCH DIAMETER IRON ROD, AT 1260.00 FEET SET AONE-HALF (½) INCH DIAMETER IRON ROD AT THE PROPOSED NORTH RIGHT OF WAY OF MILE 6-½ NORTH ROAD, AT 1300.00 FEET SET A ONE-HALF (½) INCH DIAMETER IRON ROD AT THE EXISTING NORTH RIGHT OF WAY OF SAID ROAD, AT 1320.00 FEET IN ALL TO THE SOUTHEAST CORNER OF SAID LOT 3, FOR THE SOUTHEAST CORNER HEREOF;

THENCE WITH THE SOUTH LINE OF SAID LOT, THE CENTERLINE OF MILE 6-½ NORTH ROAD, NORTH 81° 18' WEST 330.00 FEET TO THE PLACE OF BEGINNING, CONTAINING TEN (10.00) ACRES, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE DESIGNATION: ZONE "X" – AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE, AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480338 0015 E MAP REVISED: LOMR MAY 14, 2001.

2. MINIMUM FINISH FLOOR ELEVATION: 18-INCHES ABOVE THE TOP OF CURB AT CENTER OF LOT.

3. LEGEND – DENOTES 1/2-INCH IRON ROD FOUND, UNLESS NOTED OTHERWISE.

4. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT- 25.0 FEET OR GREATER FOR EASEMENTS
   SIDES – 6.0 FEET OR GREATER FOR EASEMENTS
   SIDES ABUTTING STREET – 10.0 FEET OR GREATER FOR EASEMENTS
   REAR – 20% OF LOT DEPTH NOT TO EXCEED 40.0 FEET OR GREATER FOR EASEMENTS

5. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.

6. DRAINAGE DETENTION PER LOT IS 1,136.57 CUBIC FEET.

7. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS OR IRRIGATION DISTRICT EASEMENTS.

8. BENCH MARK – 99.14 FEET, SQUARE CUT ON SOUTHWEST CONCRETE SLAB 192.0 FEET SOUTH FROM SOUTHEAST CORNER OF THIS SUBDIVISION ON TOP OF DITCH. NAVD 88 DATUM.

9. A 5.0-FOOT SIDEWALK WILL BE CONSTRUCTED ALONG MILE 6 ½ NORTH ROAD DURING BUILDING PERMIT ISSUANCE.

STATE OF TEXAS
COUNTY OF HIDALGO

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1)
ON THIS _____ DAY OF _____ , 2016.

HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THE SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND / OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1) RIGHTS-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY IRRIGATION DISTRICT NUMBER ONE (1).

_____ PRESIDENT

_____ SECRETARY

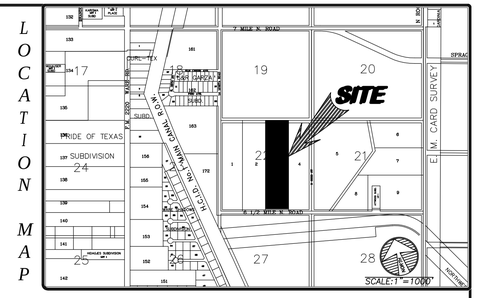
HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE

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

ON:_____ AT _____ AM / PM

DOCUMENT NUMBER:_____OF DEED RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



STATE OF TEXAS
COUNTY OF HIDALGO

I / WE, THE UNDERSIGNED, OWNER(S), OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **LOMA PRIETA SUBDIVISION**, TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME(S) IS (ARE) HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN DESCRIBED.

_____ DATE
ANDRES LEONEL KALIFA, JR.
2720 GRAMBLING AVENUE
McALLEN, TEXAS 78504

_____ DATE
ANDRES LEONEL KALIFA, SR.
2720 GRAMBLING AVENUE
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY, PERSONALLY APPEARED ANDRES LEONEL KALIFA, SR. AND ANDRES LEONEL KALIFA, JR. KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS THE _____ DAY OF _____ , 2016 A.D.

_____ NOTARY PUBLIC FOR THE STATE OF TEXAS

_____ MY COMMISSION EXPIRES ON:

STATE OF TEXAS
COUNTY OF HIDALGO

I, **ARTURO GARCIA, JR.**, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____
ARTURO GARCIA, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 69356
TEXAS BOARD OF PROFESSIONAL ENGINEERING FIRM F-4950
DATE:
PENA ENGINEERING, LLC
1001 W. WHITEWING AVENUE
McALLEN, TEXAS 78501
PHONE (956)682-8812

STATE OF TEXAS
ARTURO GARCIA JR.
69356
REGISTERED PROFESSIONAL ENGINEER

FOR REVIEW ONLY
MAY 26, 2016

STATE OF TEXAS
COUNTY OF HIDALGO

I, PABLO PENA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
PABLO PENA, III, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5242
DATE:
PENA ENGINEERING, LLC
1001 W. WHITEWING AVENUE
McALLEN, TEXAS 78501
PHONE (956) 682-8812

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS LOMA PRIETA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 2016 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____
ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

PLAT
OF

LOMA PRIETA SUBDIVISION

McALLEN, TEXAS

ALL OF LOT 3, RESUBDIVISION OF LOTS 164-171 INCLUSIVE OF PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP RECORDED IN VOLUME 7, PAGE 48, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.

PENA ENGINEERING
1001 W. WHITEWING P.O. BOX 4320
McALLEN, TEXAS 78501
TEL: 956-682-8812 TBPE: F-4950
FAX: 956-631-7362 TBPS: F-10087200

RECEIVED VIA AUTOCAD 06/24/2016
RECEIVED
By Nikki Marie Cavazos at 9:23 am, Jul 05, 2016

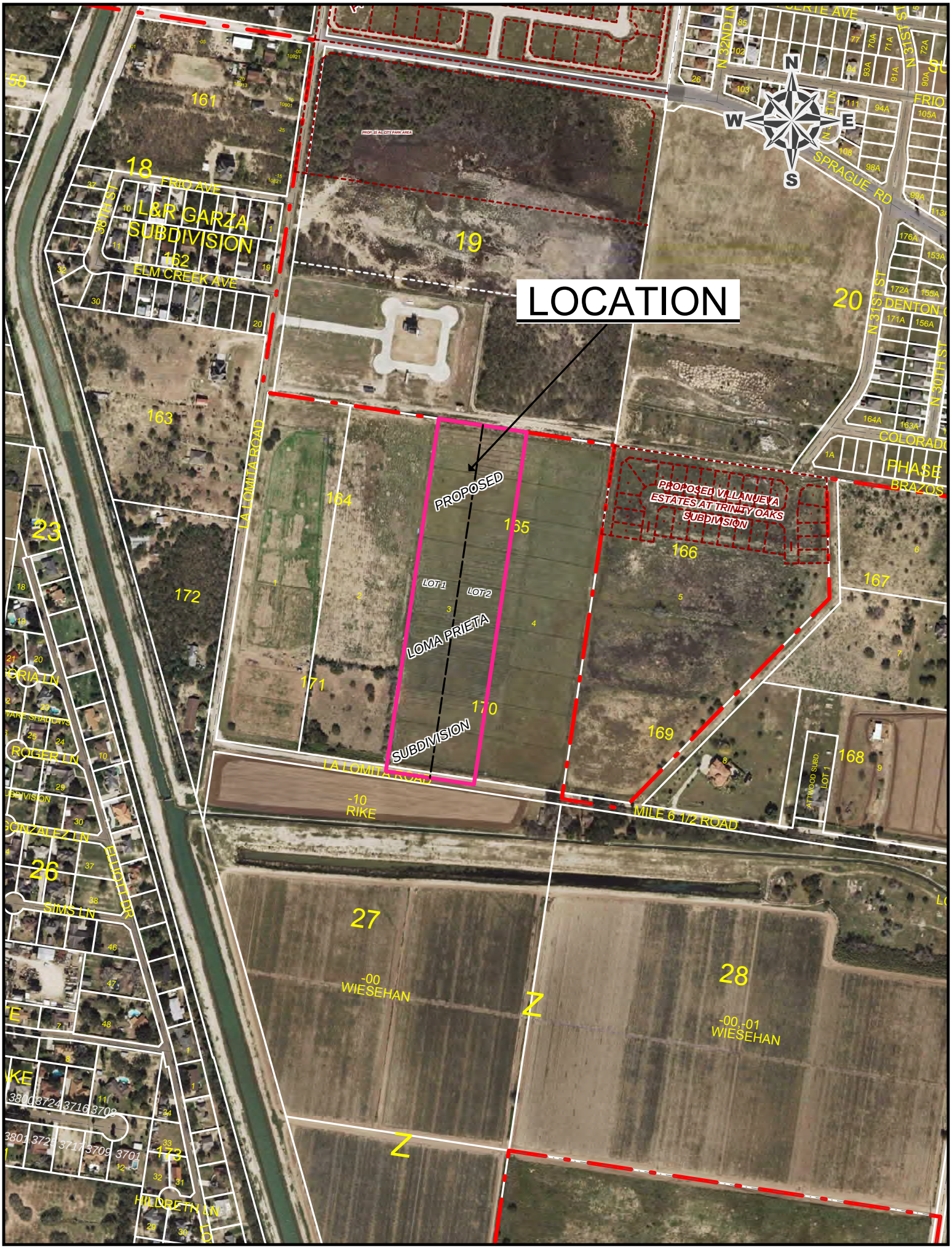
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/14/2016

SUBDIVISION NAME: LOMA PRIETA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
La Lomita Road (Mile 6 1/2 North Road) 20 ft. dedication for 40 ft. from centerline; 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides	Applied
Brazos Ave. (E/W 1/4 Mile street on the north boundary) 35 ft. ROW dedication for future 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides	Applied
* 800 ft. Block Length _____	NA
* 600 ft. Maximum Cul-de-Sac _____	NA
ALLEYS	
ROW _____ Paving _____ *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: 45 ft. or in line with the average setbacks of existing structures; whichever is greater.	Non-compliance
* Rear: 45 ft. on Brazos Ave. or in line with average setback of existing structures; whichever is greater - (double fronting lot)	Non-compliance
* Sides: 6 ft. on the west side of Lot 1 and east side of Lot 2 or greater for easements. 7.5 ft. on east side of Lot 1 and west side of Lot 2 for easements.	Non-compliance
* Corner _____	NA
* Garage: 18 ft., except where greater setback is required, greater setback applies.	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Mile 6 1/2 North Road and Brazos Ave.	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, and along Brazos Ave.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along Brazos Ave.	TBD
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA

* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____	Compliance
* Minimum lot width and lot area _____	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: If the property is annexed, initial zoning for R-1 is required.	Applied
* Rezoning Needed Before Final Approval	TBD
PARKS	
* Land dedication in lieu of fee _____	NA
* Park Fee of $700 per dwelling unit to be paid prior to recording if the property is annexed.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: Must escrow monies for improvements not constructed prior to plat recording. **Driveway design needed for Traffic Department review prior to final. ***Public Works has requested a site plan to review trash services. ****Submittal of an Annexation and Initial Zoning request being reviewed prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION PLAT IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVAL.	Applied


LOCATION
PROPOSED
LOMA PRIETA
SUBDIVISION
LOT 1
LOT 2
PROPOSED VILLANUEVA
ESTATES AT TRINITY OAKS
SUBDIVISION
L&R GARZA
SUBDIVISION
FRIO AVE
ELM CREEK AVE
38TH ST
LA LOMITA ROAD
MILE 6 1/2 ROAD
SPRAGUE RD
N 31ST ST
N 30TH ST
COLORADO
PHASE
BRAZOS
-10
RIKE
-00
WIESEHAN
-00,-01
WIESEHAN
SIMS LN
ROGER LN
HILDRETH LN
N
S
E
W

SUB2015-0029

City of McAllen
Planning Department
APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Kerria Center Subdivision

Location Northeast corner of 23rd St. and Kerria Avenue

City Address or Block Number 3700 N. 23rd Street

Number of lots 1 Gross acres 2.10 Net acres 1.77

Existing Zoning C3 Proposed C3 Rezoning Applied For ☐Yes ☒No Date ____

Existing Land Use Vacant Proposed Land Use Commercial Irrigation District # 1

Residential Replat Yes ☐ No ☒ **Commercial** Replat Yes ☐ No ☒ **ETJ** Yes ☐ No ☒

Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due N/A

Legal Description A 2.10 acre tract of land out of Lot 22, Block 1, C.E. Hammonds Subd. of Porciones 61, 62, 63, and 64, Hidalgo County, Texas

Owner

Name James M. Moffitt, Trustee Phone 956-686-8374

Address 1128 Pecan Blvd.

City McAllen State Texas Zip 78501

E-mail moffittrealestate@yahoo.com

Developer

Name Same as Owner Phone ____

Address ____

City ____ State ____ Zip ____

Contact Person ____

E-mail ____

Engineer

Name Spoor Engineering Consultants, INC Phone 956-683-1000

Address 202 S. 4th St.

City McAllen State TX Zip 78501

Contact Person Steve Spoor

E-mail spooreng@sbcglobal.net

Surveyor

Name Carlos Vasquez Phone ____

Address 517 Beaumont St.

City McAllen State Tx Zip 78501

E-mail cvq@cvqls.com

RECEIVED
APR 28 2015
BY: DC 4:25pm

RCT#285770 pd $225

Minimum Developer's Requirements Submitted with Application

Proposed Plat Submittal

✓ $225 Preliminary Review Fee and $75 Final Approval Fee
____ Title Report
✓ 8 ½" by 11" Sealed Survey showing existing structures/easements or 3 blueline copies
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2 diff ✓ 2 Warranty Deeds (Identifiying owner on application)
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✓ Letter of Authorization from the owner, if applicable
____ Proof of authority of person signing application on behalf of partnership/corporation, if applicable

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✓ Name & dimension of adjoining street ROWs (total width & width from centerline)

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Owner's Signature

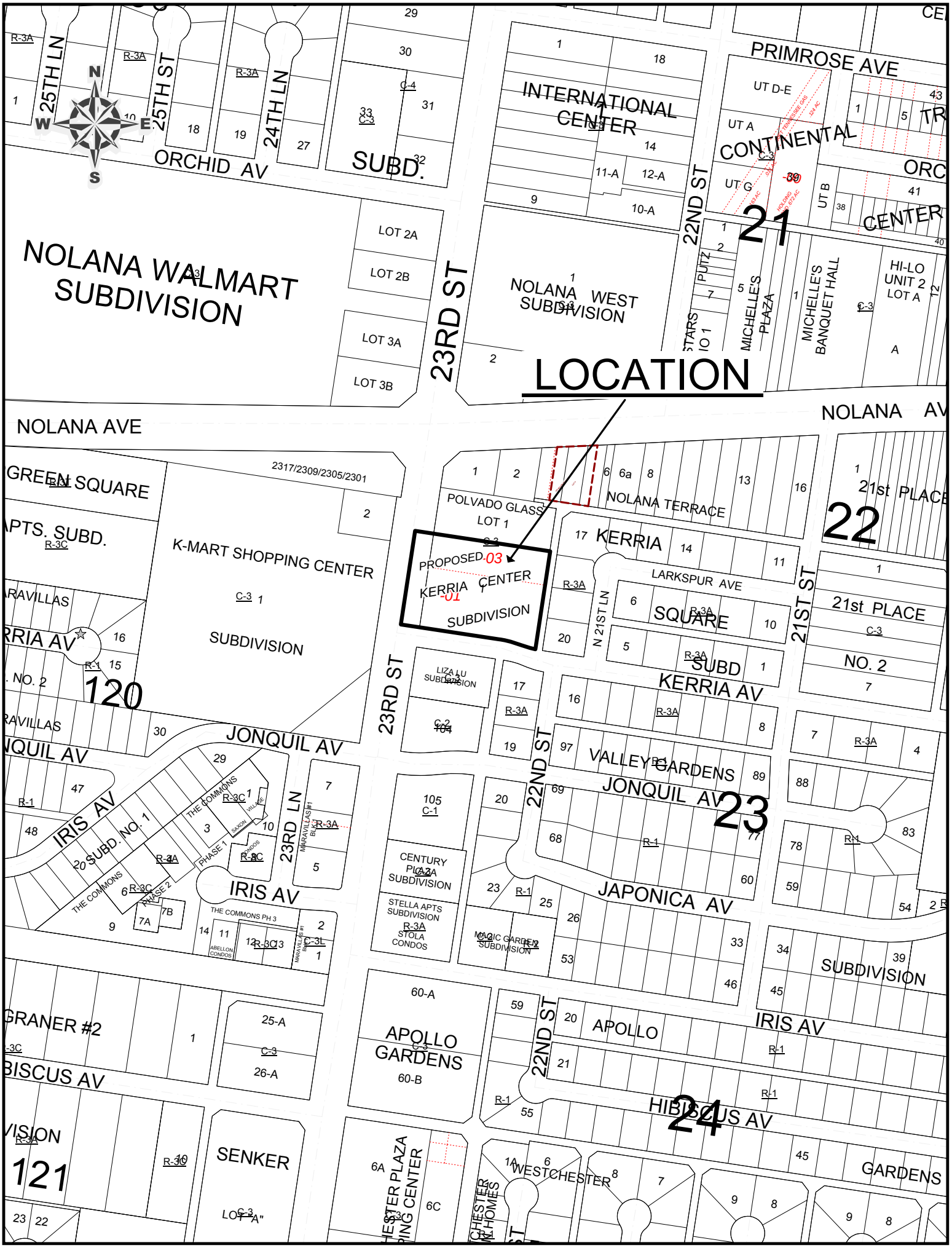
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [signature] Date 04-28-15

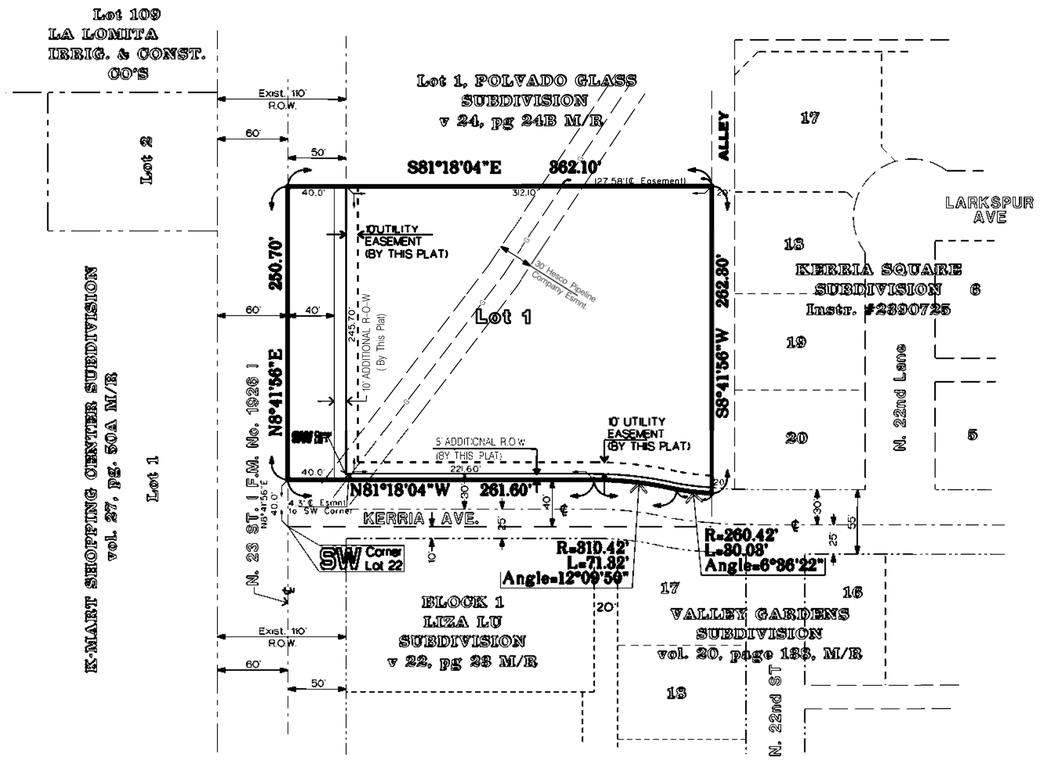
Print Name Steve Spoor

Owner ☐ Authorized Agent ☒

Rev 03/11



LOCATION
NOLANA WALMART SUBDIVISION
NOLANA WEST SUBDIVISION
INTERNATIONAL CENTER
CONTINENTAL CENTER
PRIMROSE AVE
ORCHID AV
NOLANA AVE
NOLANA AV
23RD ST
22ND ST
21ST ST
21st PLACE
KERRIA AV
JONQUIL AV
IRIS AV
JAPONICA AV
HIBISCUS AV
GARDENS
SUBDIVISION
25TH LN
25TH ST
24TH LN
LOT 2A
LOT 2B
LOT 3A
LOT 3B
MICHELLE'S PLAZA
MICHELLE'S BANQUET HALL
HI-LO UNIT 2 LOT A
POLVADO GLASS LOT 1
NOLANA TERRACE
LARKSPUR AVE
N 21ST LN
K-MART SHOPPING CENTER SUBDIVISION
PROPOSED KERRIA CENTER SUBDIVISION
VALLEY GARDENS
CENTURY PLAZA SUBDIVISION
STELLA APTS SUBDIVISION
STOLA CONDOS
MAGIC GARDEN SUBDIVISION
APOLLO GARDENS
APOLLO
SENKER
WESTCHESTER
GRANER #2
THE COMMONS
SUBD. NO. 1
THE COMMONS PH 3
ABELLON CONDOS
21
22
23
24
120
121



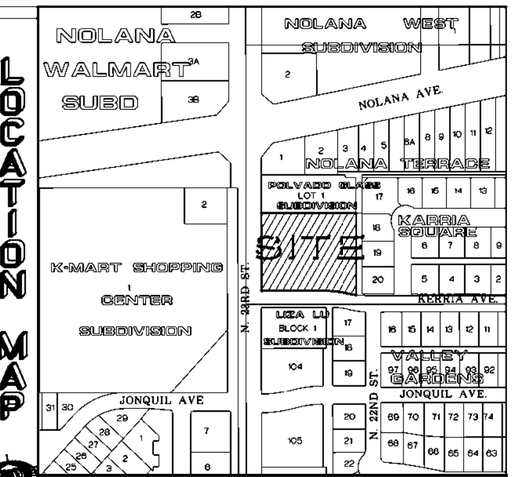
July-17-2016
1"=100'

MAP
OF
KERRIA CENTER

McAllen, Texas

BEING A SUBDIVISION OF
A 2.10 ACRE TRACT OF LAND
OUT OF LOT 22, BLOCK 1,
C. E. HAMMONDS SUBDIVISION
of Porciones 61, 62, 63 and 64,
Hidalgo County, Texas
according to plat recorded in
vol. 21, page 599, Deed Records
Hidalgo County,Texas.

LOCATION MAP



Prepared by:
Spoor Engineering Consultants, Inc.
FIRM # F-6003
Consulting Engineers - Civil Land Planning
202 South 4th. Street
McALLEN, TEXAS 78501
TEL. (956) 683-1000 FAX (956) 683-1002
spooreng@sbcglobal.net

METES & BOUNDS

A 2.10 ACRE TRACT OF LAND OUT OF LOT 22, BLOCK 1, C.E. HAMMONDS SUBDIVISION, OF PORCIONES 61, 62, 63, AND 64, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 21, PAGE 599, DEED RECORDS, HIDALGO COUNTY, TEXAS. SAID 2.10 ACRE TRACT BEING A PART OF A CERTAIN 7.98 ACRE TRACT DESCRIBED AS TRACT FIVE IN WARRANTY DEED RECORDED IN VOLUME 2852, PAGE 901, DEED RECORDS, AND A PART OF A 1.0 ACRE TRACT DESCRIBED AS TRACT XVII IN "CORRECTION" WARRANTY DEED, RECORDED IN DOCUMENT NO. 2452939, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the West line of Lot 22, North 08 Deg. 41 Min. 56 Sec. East, 40.0 feet from the Southwest corner of Lot 22, for the Southwest corner of the following described tract of land; said point located in North 23rd Street (FM# 1926);

THENCE, with the West line of Lot 22, in North 23rd Street, North 08 Deg. 41 Min. 56 Sec. East, at 136.70 feet pass the common west corner between said 7.98 acre tract and said 1.0 acre tract, and at 250.7 feet the Northwest corner of said 1.0 acre tract for the Northwest corner hereof; said point being on the projection of the South line of Lot 1, Polvado Glass Subdivision, City of McAllen, recorded in Volume 24, Page 24B, Map Records;

THENCE, with the North line of said 1.0 acre tract, and the South line of said Lot 1, and its projection, South 81 Deg. 18 Min. 04 Sec. East, at 40.0 feet pass the East line of North 23rd Street, at 50.0 feet pass the Southwest corner of said Lot 1, and at 362.1 feet the Southeast corner of Lot 1, for the Northeast corner hereof; said point being on the West line of 20 foot alley;

THENCE, with the West line of 20.0 foot alley, South 08 Deg. 41 Min. 56 Sec. West, 262.30 feet to a point on the North line of Kerria Avenue, for the Southeast corner hereof; said Kerria Avenue as shown on the plat of Valley Gardens Subdivision, City of McAllen, recorded in Volume 20, Page 138, Map Records; said point being on a curve to the right;

THENCE, with the North line of Kerria Avenue, with said curve to the right, in a westerly direction, on a radius of 260.42 feet, through an arc of 06 Deg. 36 Min. 22 Sec. and a distance of 30.03 feet to the point of beginning of a curve to the left for a point on the South line hereof;

THENCE, continue with the North line of Kerria Avenue, with said curve to the left, in a westerly direction, on a radius of 810.42 feet, through an arc of 12 Deg. 09 Min. 50 Sec. and a distance of 71.32 feet to end of curve for a point on the South line hereof;

THENCE, continue with the North line of Kerria Avenue, North 81 Deg. 18 Min. 04 Sec. West, at 221.60 feet pass the East line of North 23rd Street, and at 261.60 feet the POINT OF BEGINNING, Containing 2.10 acres of land, more or less, of which the WEST 40.0 feet, comprising 0.23 acres, lies in North 23rd Street.

NOTES:

1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A. FRONT - 50 FEET OR GREATER FOR APPROVED SITE PLAN
B. SIDE - 20 FEET - KERRIA AVE.
C. OHTERS - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENT.

2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.

3.) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982.

4.) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

5.) 4' SIDEWALK REQUIRED ALONG N. 23RD ST. AND KERRIA AVE.

6.) BENCHMARK.- STATION NAME: MC# 59 SET BY ARANDA & ASSOC. LOCATED AT THE NORTHWEST CORNER OF N. 23rd ST. AND MILE 3 RD. ELEV.- 118.71 FT (NAVD88)

7.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.

8.) STORM WATER DETENTION OF 0.31 AC-FT IS REQUIRED FOR THIS SUBDIVISION.

9. SITE PLAN APPROVAL IS REQUIRED FROM PLANNING & ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

Jim & Mary Kay Moffitt Family, Ltd
a Texas Limited Partnership

JAMES M. MOFFITT, Trustee
1128 Pecan Blvd
McAllen, Texas, 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES M. MOFFITT, 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 PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4608 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, RPLS # 4608 DATE
CVQ LAND SURVEYORS
517 BEAUMONT ST.
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RECEIVED
By Nikki Marie Cavazos at 11:26 am, Jul 15, 2016

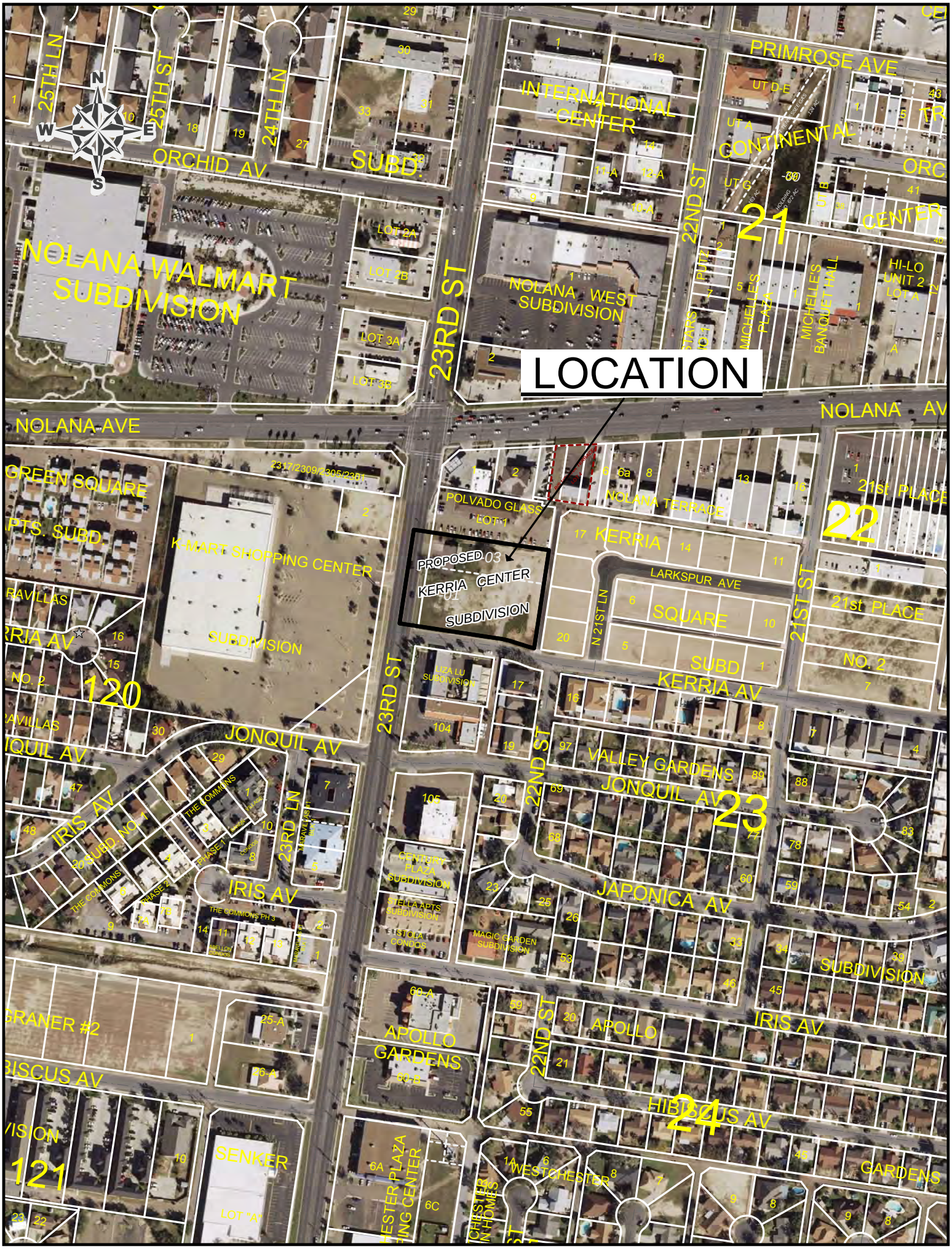
City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/15/2016

SUBDIVISION NAME: KERRIA CENTER SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. 23rd Street: 10 ft. ROW dedication for 50 ft. from centerline for 110 ft. total ROW Paving: by the state Curb & gutter: by the state	Compliance
Kerria Ave.: 5 ft. ROW dedication for 30 ft. from centerline for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to recording.	Compliance
* 800 ft. Block Length _____	NA
* 600 ft. Maximum Cul-de-Sac _____	NA
ALLEYS	
ROW : 20 ft. existing Paving: 16 ft. *Alley/service drive easement required for commercial properties; existing alley to the east.	Compliance
SETBACKS	
* Front: N. 23rd Street - 50 ft. or greater for approved site plan or easements.	Applied
* Rear: In accordance with the Zoning Ordinance , or greater for approved site plan or easements.	Compliance
*Interior Side: In accordance with the Zoning Ordinance, or greater for approved site plan or easements.	Compliance
* Corner: Kerria Ave. - 30 ft. or greater for approved site plan or easements. **Planning and Zoning Commission approved the plat in preliminary form on May 11, 2015 with the 30 ft. setback as noted. ***Project engineer is requesting a 20 ft. setback or greater for approved site plan or easements along Kerria Ave.	TBD
* Garage _____	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 23rd Street and kerria Ave. **Project engineer to verify 5 ft. sidewalk requirement along N. 23rd Street with the Engineering Department.	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.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied

NOTES	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of $700 to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat.	Complete
COMMENTS	
Comments: Must comply with City's Access Management Policy. **Must escrow monies for improvements not constructed prior to recording. ***Agreement from respective Gas Company needed for any improvements over easement.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION PLAT IN FINAL FORM SUBJECT TO CONDITIONS NOTED AND CLARIFICATION ON THE SETBACK ALONG KERRIA AVE.	Applied


LOCATION
PROPOSED KERRIA CENTER SUBDIVISION
NOLANA WALMART SUBDIVISION
NOLANA WEST SUBDIVISION
INTERNATIONAL CENTER
CONTINENTAL
PRIMROSE AVE
ORCHID AV
NOLANA AVE
NOLANA AV
KERRIA AV
JONQUIL AV
IRIS AV
JAPONICA AV
HIBISCUS AV
APOLLO GARDENS
APOLLO
SUBDIVISION
GARDENS
WESTCHESTER
SENKER
LOT 3A
LOT 3B
LOT 2A
LOT 2B
LOT 1
LOT A
LOT 'A'
POLVADO GLASS
NOLANA TERRACE
KERRIA
SQUARE
SUBD
LARKSPUR AVE
N 21ST LN
21ST ST
21st PLACE
NO. 2
22ND ST
23RD ST
24TH LN
25TH ST
25TH LN
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Sub 2016-0043

City of McAllen
Planning Department
APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Catalon Subdivision

Location N. McColl Road, between La Vista Avenue, and Fern Avenue

City Address or Block Number 2724 N. McColl Road, McAllen, Texas 78501

Number of Lots 2 Gross acres 6.91 Net acres 6.71

Existing Zoning C3 & R3A Proposed R3A Rezoning Applied For Yes ☐ No ☐ Date

Existing Land Use Vacant Proposed Land Use Institutional Irrigation District # 2

Residential Replat Yes ☐ No ☒ **Commercial** Replat Yes ☐ No ☒ **ETJ** Yes ☐ No ☒

Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due

Legal Description 6.91 acres out of the North ½ of Lot 6, Block 9, Steele & Pershing Subdivision

Owner

Name Terry, Michael, and Harold Stout Telephone (956) 683-1000

Address 202 So. 4th Street

City McAllen State Texas Zip 78501

E-mail

Developer

Name The Door Christian Church of McAllen Telephone (956) 655-8985

Address 900 E. Business 83

City McAllen State Texas Zip 78501

E-mail

Engineer

Name Spoor Engineering Consultants, Inc. Telephone (956) 683-1000

Address 202 South 4th Street

City McAllen State Texas Zip 78501

Contact Person Steve Spoor

E-mail SEC@SpoorEng.com

Surveyor

Name Pena Engineering – Paul Pena Telephone (956)682-8812

Address 1001 Whitewing Avenue

City McAllen State Texas Zip 78501

E-mail paul@penaeng.com

RECEIVED
JUN 2 2 2016
BY: GC@10:44 am

Minimum Developer's Requirements Submitted with Application

Proposed Plat Submittal

_____ $225 Preliminary Review Fee and $75 Final Approval Fee
_____ Title Report
_____ 8½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies
_____ 2 Location Maps
_____ 2 8½" 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 & dimensions 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 8½" by 11" copies/legible copy of the plat, affected by the changes.

Owner's Signature

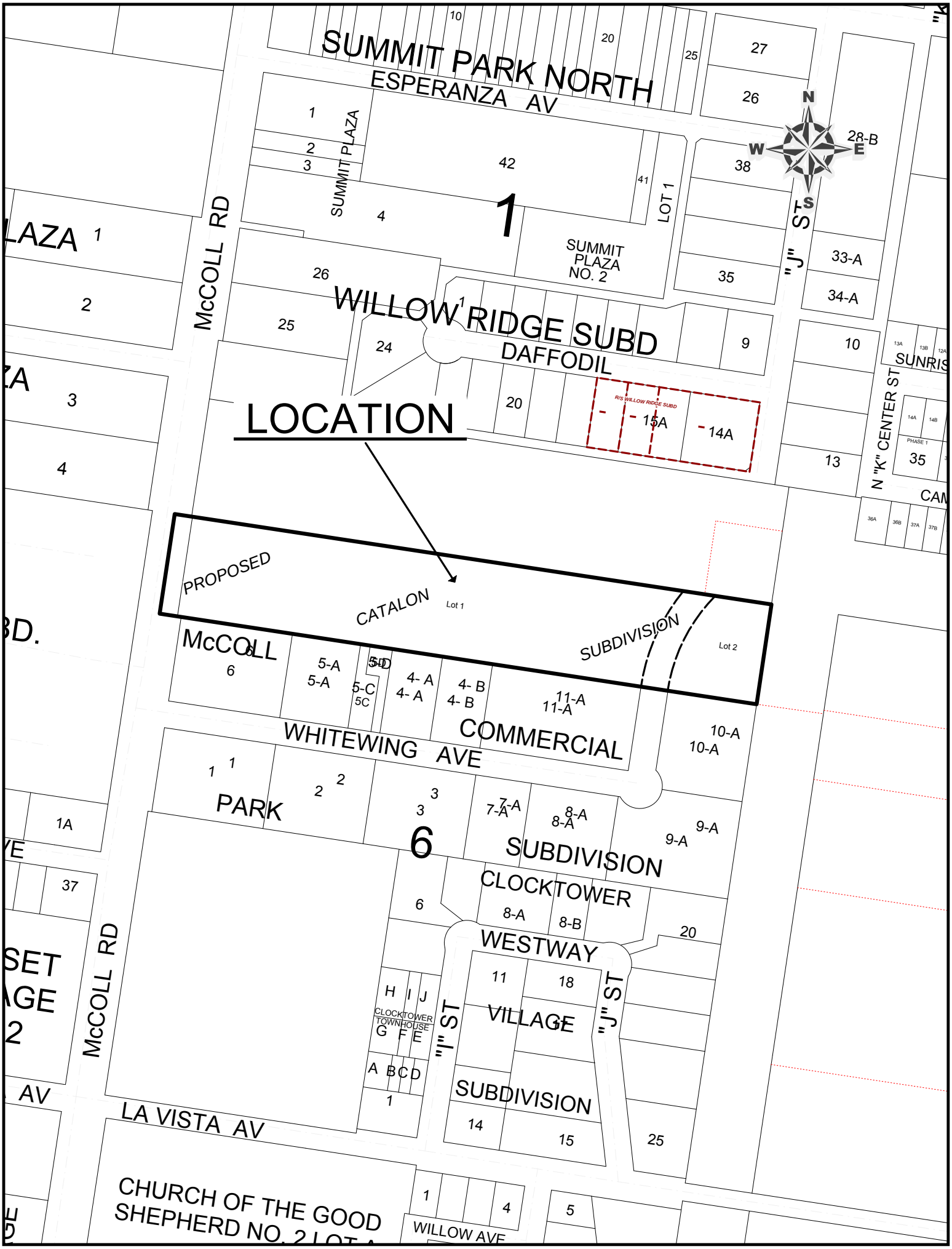
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 06-22-16

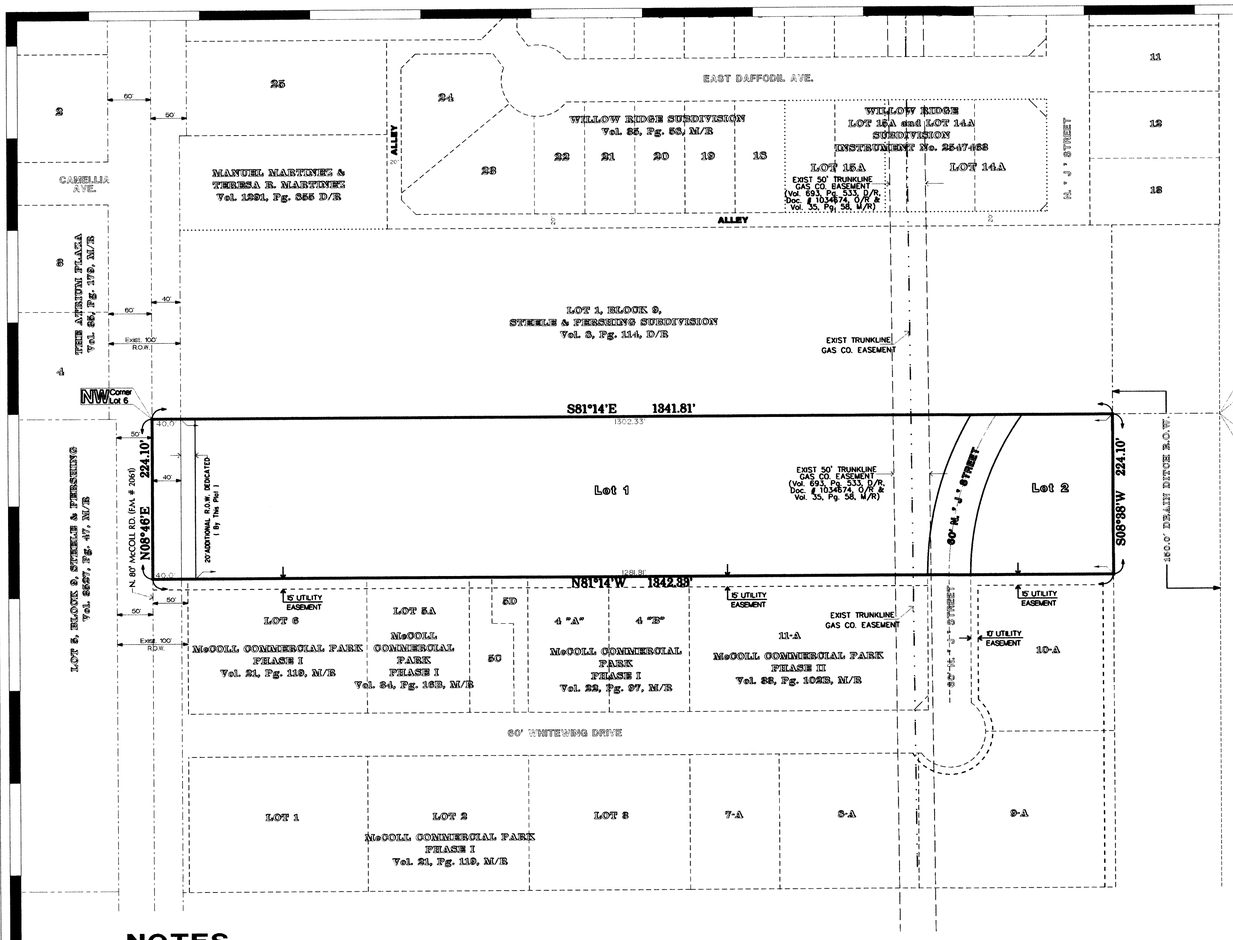
Print Name Steve Spoor, P.E.

Owner ☐ Authorized Agent ☒

09/15



SUMMIT PARK NORTH
ESPERANZA AV
SUMMIT PLAZA
SUMMIT PLAZA NO. 2
LOT 1
McCOLL RD
"J" ST
WILLOW RIDGE SUBD
DAFFODIL
R/S WILLOW RIDGE SUBD
15A
14A
LOCATION
PROPOSED
CATALON
Lot 1
SUBDIVISION
Lot 2
McCOLL
COMMERCIAL
WHITEWING AVE
PARK
SUBDIVISION
CLOCKTOWER
WESTWAY
VILLAGE
SUBDIVISION
CLOCKTOWER TOWNHOUSE
"I" ST
"J" ST
LA VISTA AV
CHURCH OF THE GOOD SHEPHERD NO. 2 LOT A
WILLOW AVE
N "K" CENTER ST
SUNRIS
PHASE 1
N
S
E
W

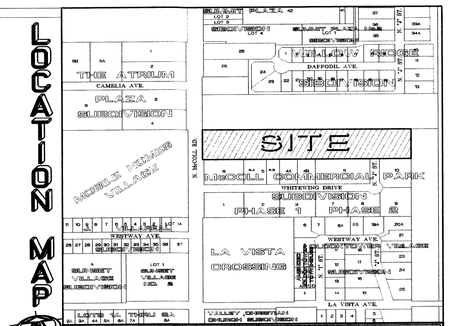


MAP OF CATALON SUBDIVISION

McAllen, Texas

D1c-02-2015
1"=100'

BEING A SUBDIVISION OF A 6.91 ACRE TRACT OF LAND
OUT OF THE NORTH 1/2, OF LOT 6, BLOCK 9,
STEELE & PERSHING SUBDIVISION, OF PORCIONES 66 & 67,
HIDALGO COUNTY, TEXAS;
according to plat recorded in
vol. 8, page 115, Deed Records
Hidalgo County,Texas
Containing 6.91 Acres of Land, more or less



Prepared by:
Spoor Engineering Consultants, Inc.
FIRM # F-6003
Consulting Engineers - Civil Land Planning
202 South 4th. Street
McALLEN, TEXAS 78501
TEL. (956) 683-1000 FAX (956) 683-1002
spooreng@sbcglobal.net

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

MGroup Holdings, Inc.

By: Harold Stout

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HAROLD STOUT, 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 PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____ DAY OF_____, 2015.

NOTARY PUBLIC DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 5242 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATE

PABLO (PAUL) PENA III
REGISTERED PROFESSIONAL LAND SURVEYOR
1001 WHITEWING AVE.
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS_____DAY OF_____, A.D. 205_____

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. #2 RIGHTS-OF-WAY OR EASEMENTS WITH-OUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. # 2.

SECRETARY PRESIDENT

NOTES:

1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A.- LOT 1: (a) FRONT (N. McCOLL ROAD) - 20.0 FT OR GREATER FOR APPROVED SITE PLAN;
(b) OTHERS - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
B.- LOT 2: (a) FRONT - 20.0 FT OR GREATER FOR APPROVED SITE PLAN;
(b) OTHERS - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.

2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.

3.) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0010 C. REVISED NOVEMBER 2, 1982.

4.) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT / BETWEEN MULTI-FAMILIY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.

5.) 4' SIDEWLAK REQUIRED ALONG N. McCOLL ROAD AND ALONG BOTH SIDES OF N. "J" STREET.

6.) BENCHMARK.- STATION NAME: MC• 59 SET BY ARANDA & ASSOC. LOCATED AT THE SOUTHEAST CORNER OF EXPRESSWAY 83 AND WARE RD. ELEV.- 106.50 FT (NAVD88)

7.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT. MASTER DRAINAGE AND DETENTION IS ON FILE AT CITY ENGINEERING DEPT.

8.) STORM WATER DETENTION OF 1.01 AC-FT IS REQUIRED FOR THIS SUBDIVISION.

9. SITE PLAN APPROVAL FROM PLANNING & ZONING COMMISSION IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

METES & BOUNDS

A 6.91 ACRE TRACT OF LAND OUT OF THE NORTH 1/2 OF LOT 6, BLOCK 9, STEELE & PERSHING SUBDIVISION, OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Northwest corner of Lot 6, for the Northwest corner of the following described tract of land, said point being in North McColl Road (F.M. #2061);
THENCE, with the North line of Lot 6, South 81 Deg. 14 Min. East, at 40.0 feet pass the East line of North McColl Road, and at 1341.81 feet, the West line of City of McAllen drain ditch R.O.W., for the Northeast corner hereof;
THENCE, with the West line of said drain ditch R.O.W., South 08 Deg. 38 Min. West, 224.1 feet to a point for the Southeast corner hereof;
THENCE, parallel to the North line of Lot 6, North 81 Deg. 14 Min. West, at 1302.33 feet pass the East line of North McColl Road, and at 1342.33 feet a point on the West line of Lot 6, for the Southwest corner hereof;
THENCE, with the West line of Lot 6, in North McColl Road, North 08 Deg. 46 Min. East, 224.1 feet the POINT OF BEGINNING. Containing 6.91 acres of land, more or less, of which the West 40.0 feet, comprising 0.21 acres, lies in North McColl Road.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY:_____

RECEIVED VIA EMAIL 06/24/2016 AT 11:11 AM
RECEIVED
By Nikki Marie Cavazos at 2:32 pm, Jun 24, 2016

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/14/2016

SUBDIVISION NAME: CATALON SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. McColl Road - 20 ft. ROW dedication for 60 ft. from centerline - 120 ft. ROW Paving: by the state Curb & gutter: by the state	Applied
N. "J" Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Temporary paved turnaround needed on the north end of N. "J" Street	Non-compliance
E. Harvey Ave.: 30 ft. ROW dedication for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Project engineer has submitted a variance request to not require ROW dedication for E. Harvey Ave.; an E/W 1/4 Mile Street.	Non-compliance
* 800 ft. Block Length _____	Applied
* 600 ft. Maximum Cul-de-Sac _____	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties; front portion of the property is zoned C-3 (general business) District. **Staff is also reviewing dedication to complete ROW/Easement for an alley along the south side of the property.	Non-compliance
SETBACKS	
* Front: N. McColl Road - 60 ft. or greater for approved site plan or easements. N. "J" Street - 20 ft. - 30 ft. or greater for easements	TBD
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements.	Applied
* Sides: As per the Zoning Ordinance or greater for approved site plan or easements.	Applied
* Corner setback along E. Harvey Ave., will be established if the street is required prior to final plat.	TBD
* Garage: 18 ft. except where greater setback is required, greater setback applies.	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. McColl Road, both sides of N. "J" Street, and E. Harvey Ave. as required. **The project engineer to verify 5 ft. sidewalk requirement along N. McColl Road with Engineering Department.	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.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along: Will be determined once the status of E. Harvey Ave. has been resolved.	TBD
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Applied
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	TBD
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	TBD
LOT REQUIREMENTS	
* Lots fronting public streets _____	Compliance
* Minimum lot width and lot area _____	Compliance
ZONING/CUP	
* Existing: C-3 & R-3A Proposed: R-3A	Applied
* Rezoning Needed Before Final Approval **Conditional Use Permit required for Institutional Use prior to final plat.	Applied
PARKS	
* Land dedication in lieu of fee: To be determined based on the use of the lots before final.	TBD
* Park Fee of $700 per dwelling unit applies unless a land dedication is required based on the number of units proposed; must be resolved prior to to final plat	TBD
* Pending review by the Parkland Dedication Advisory Board and City Commission.	TBD
TRAFFIC	
* Trip Generation Worksheet must be submitted 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 escrow monies for improvements not constructed prior to recording. **Conditional Use Permit for Institutional Use required prior to final. ***Temporary turnaround required at the north end of N. "J" Street. ****Site plan needed for Public Works review of dumpster locations, enclosures and access, and for Fire Department review of access to the site.'	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, UTILITY & DRAIANGE APPROVALS, AND CLARIFICATION/RECOMMENDATION ON THE VARIANCE REQUEST NOT TO REQUIRE E. HARVEY AVE.	Applied

July 1, 2016

Julianne R. Rankin, AICP
Administrator of Urban Development
City of McAllen Planning Dept.
1300 Houston Avenue
McAllen, Texas 78501

Re: Proposed Catalon Subdivision

Dear Mrs. Rankin:

As agent for the Owner of the above referenced proposed site, I hereby request a variance to the Subdivision Ordinance to allow the development of this property without dedication or construction of the one quarter mile collector, being E. Harvey Drive.

The north line of Catalon Subdivision is midway between E. La Vista Avenue and E. Fern Avenue, being the one quarter mile line. E. Harvey Drive does not exist and was not required by the City on the west side of North McColl Road. Because of the existing drain ditch along the east side of this site, it is unlikely that E. Harvey Drive would be extended across this ditch.

Please advise if other information is required.

Sincerely,

Steve Spoor, P.E.

Spoor Engineering Consultants, Inc.
Consulting Engineers – Civil Land Planning

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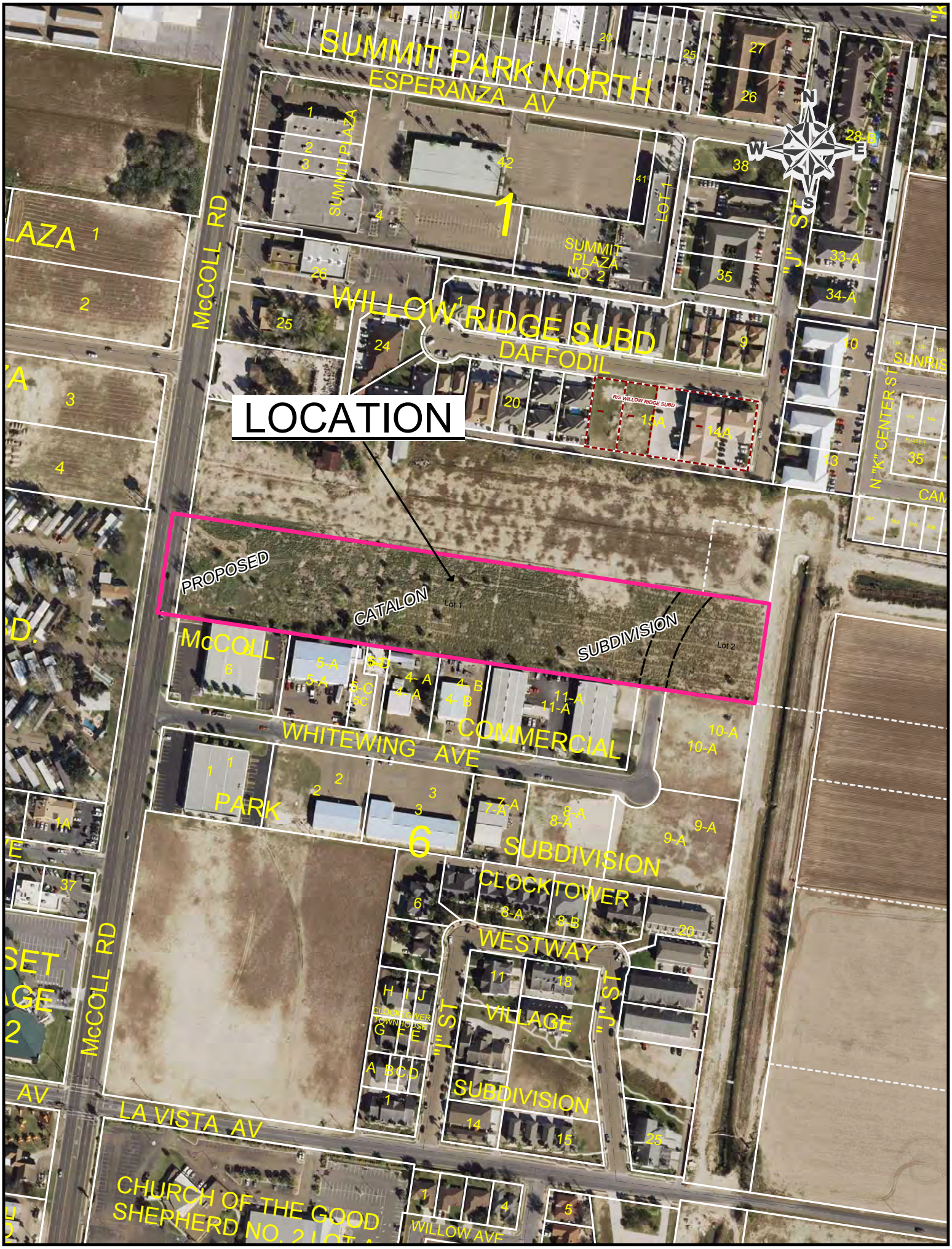

LOCATION
PROPOSED
CATALON
SUBDIVISION
Lot 1
Lot 2
SUMMIT PARK NORTH
ESPERANZA AV
SUMMIT PLAZA
SUMMIT PLAZA NO. 2
LOT 1
WILLOW RIDGE SUBD
DAFFODIL
R/S WILLOW RIDGE SUBD
McCOLL RD
McCOLL
WHITEWING AVE
COMMERCIAL
PARK
SUBDIVISION
CLOCKTOWER
WESTWAY
VILLAGE
SUBDIVISION
CLOCKTOWER TOWNHOUSE
LA VISTA AV
CHURCH OF THE GOOD SHEPHERD NO. 2
WILLOW AVE
N "K" CENTER ST
SUNRIS
N
S
E
W

City of McAllen
Planning Department
APPLICATION FOR
SUBDIVISION PLAT REVIEW

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

Project Description

Subdivision Name Ad Astra View

Location 6 1/8 North Taylor Road

City Address or Block Number 9601 N. Taylor Road

Number of Lots 1 Gross acres 1.56 Net acres 1.51

Existing Zoning n/a Proposed R-1 Rezoning Applied For Yes ☐ No ☐ Date

Existing Land Use vacant Proposed Land Use Residential Irrigation District # United

Residential Replat Yes ☐ No ☒ **Commercial** Replat Yes ☐ No ☒ **ETJ** Yes ☒ No ☐

Agricultural Tax Exemption Yes ☐ No ☒ Estimated Rollback tax due n/a

Legal Description 1.56 acres out of Lot 456, John H. Shary Subdivision

Owner

Name Alfonso Puente Rodriguez Telephone (956)451-6777

Address 2305 So. 26th Street

City McAllen State Texas Zip 78503

E-mail rodriguezdan99@yahoo.com

Developer

Name Alfonso Puente Rodriguez Telephone (956)451-6777

Address 2305 So. 26th Street

City McAllen State Texas Zip 78503

E-mail rodriguezdan99@yahoo.com

Engineer

Name Spoor Engineering Consultants, Inc. Telephone (956)683-1000

Address 202 South 4th Street

City McAllen State Texas Zip 78501

Contact Person Steve Spoor

E-mail Spooreng@sbcglobal.net

Surveyor

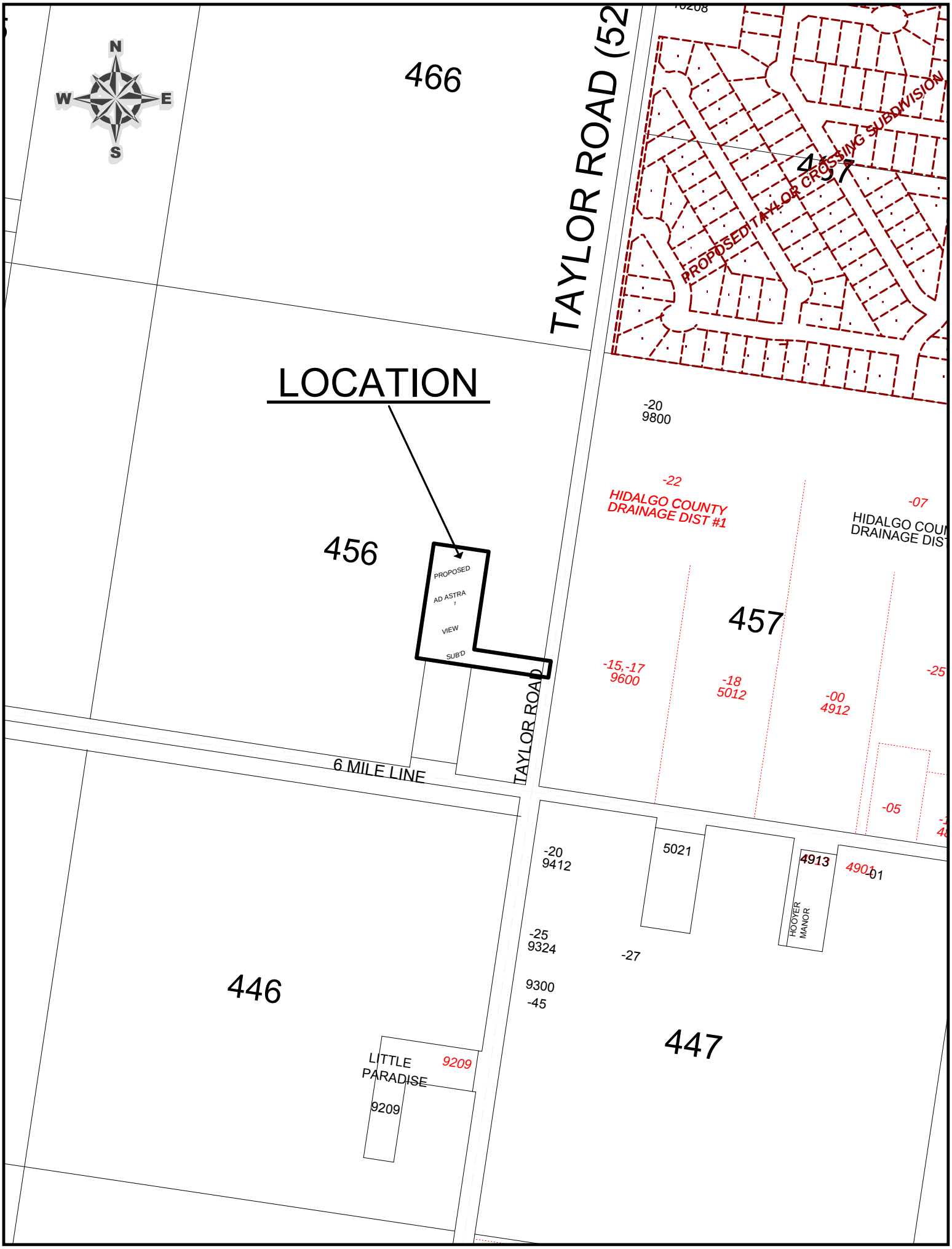
Name Carlos Vasquez – CVQ Land Surveyors Telephone (956)6181551

Address 517 Beaumont Avenue

City McAllen State Texas Zip 78501

E-mail cvq@cvqls.com

RECEIVED
JAN 2 1 2016
BY: DC 10:38am
RCT# 34813
Sub2016-0004 pd 225


N
W
E
S
466
TAYLOR ROAD (52
PROPOSED TAYLOR CROSSING SUBDIVISION
457
LOCATION
-20
9800
-22
HIDALGO COUNTY
DRAINAGE DIST #1
-07
HIDALGO COU
DRAINAGE DIST
456
PROPOSED
AD ASTRA
VIEW
SUB'D
457
-15,-17
9600
-18
5012
-00
4912
-25
-05
6 MILE LINE
TAYLOR ROAD
-20
9412
5021
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MANOR
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LITTLE
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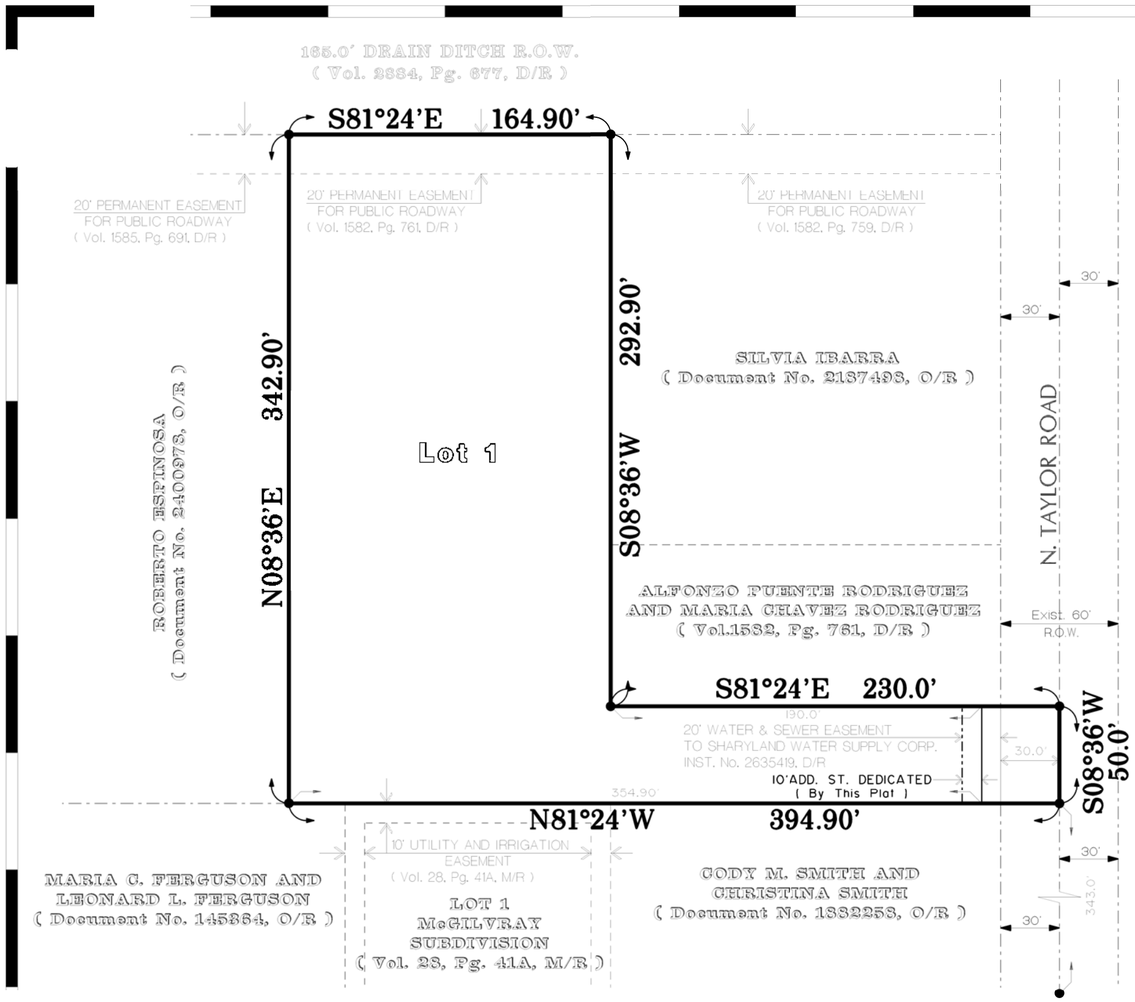
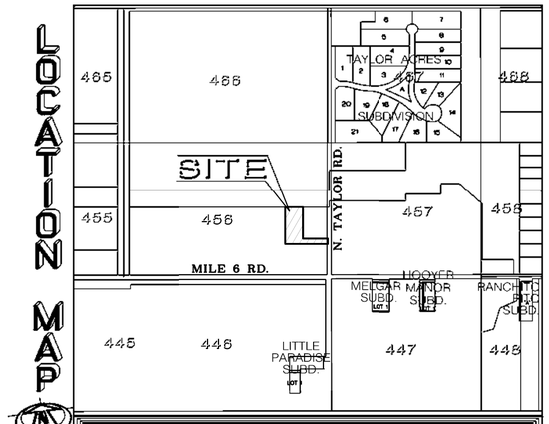


Jan-13-2016
1"=60'

MAP OF AD ASTRA VIEW

McAllen, Texas

BEING A SUBDIVISION OF A 1.56 ACRE
TRACT OF LAND OUT OF THE
LOT 456, J. H. SHARY SUBDIVISION,
HIDALGO COUNTY, TEXAS;
recorded in
vol. 1, page 17, Map Records
Hidalgo County,Texas.



Prepared by:
Spoor Engineering Consultants, Inc.
FIRM - F-6003
Consulting Engineers - Civil Land Planning
202 South 4th Street
McALLEN, TEXAS 78501
TEL. (956) 683-1000 FAX (956) 683-1002
spooreng@sbcglobal.net

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

By: Alfonzo Puente Rodriguez
9601 N. Taylor Rd
Mission, Tx 78574

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alfonzo Puente Rodriguez , 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 PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE DAY OF , 2016.

NOTARY PUBLIC DATE

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

CHAIRMAN, PLANNING COMMISSION DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 4608 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, RPLS # 4608 DATE
CVO LAND SURVEYORS
517 BEAUMONT ST.
McALLEN, TEXAS 78501

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: RAUL E. SESIA DATE
GENERAL MANAGER

RECEIVED
By Nikki Marie Cavazos at 9:39 am, May 11, 2016

NOTES:

1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A.- LOT 1 : FRONT - 25 FT.
B. OTHERS- IN ACCORDANCE WITH ZONING ORDINANCE OR TO EASEMENT LINE WHICHEVER IS GREATER.

2.) MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CENTER LINE OF PAVEMENT.

3.) THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0010 C, REVISED NOVEMBER 2, 1982.

4.) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT / BETWEEN MULTI-FAMILIY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES / USES. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES / USES.

5.) 4' SIDEWLAK REQUIRED ALONG N. TAYLOR ROAD.

6.) BENCHMARK.- STATION NAME: MC• 59 SET BY ARANDA & ASSOC. LOCATED AT THE SOUTHEAST CORNER OF EXPRESSWAY 83 AND WARE RD. ELEV.- 106.50 FT (NAVD88)

7.) OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT. MASTER DRAINAGE AND DETENTION IS ON FILE AT CITY ENGINEERING DEPT.

8.) STORM WATER DETENTION OF 0.25 AC-FT IS REQUIRED FOR THIS SUBDIVISION.

METES & BOUNDS

A tract of land containing 1.56 acres of land, situated in Hidalgo County, Texas, being a part or portion of LOT 456, JOHN H. SHARY SUBDIVISION, recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas, also being a part or portion of a tract of land conveyed to Alfonzo Puente Rodriguez and Maria Chavez Rodriguez, recorded in Volume 1582, Page 761, Deed Records, Hidalgo County, Texas, and said 1.56 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a nail found within the right-of-way of N. Taylor Road for the Southeast corner of said Lot 456, THENCE North 08?36'00" East, within the right-of-way of said N. Taylor and along the East line of said Lot 456, a distance of 343.00 feet to a nail set for the Southeast corner of said Rodriguez tract and the Northeast corner of a tract of land conveyed to Cody M. Smith and Christina Smith, recorded in Document No. 1882258, Official Records, Hidalgo County, Texas, for the Southeast corner of this tract and the POINT OF BEGINNING;

THENCE North 81?24'00" West, with the common line of said Rodriguez tract and said Smith tract, at 30.00 feet pass an iron pipe found on the West right-of-way line of said N. Taylor Road, at 230.66 feet pass an iron pipe found for the Northwest corner of said Smith tract and the Northeast corner of McGilvray Subdivision, recorded in Volume 28, Page 41A, Map Records, Hidalgo County, Texas, at 367.00 feet pass a 5/8" iron rod found for the Northwest corner of said McGilvray Subdivision and the Northeast corner of a tract of land conveyed to Maria C. Ferguson and Leonard L. Ferguson, recorded in Document No. 1454364, Official Records, Hidalgo County, Texas, and continuing a total distance of 394.90 feet to an iron pipe found for the Southeast corner of a tract of land conveyed to Roberto Espinoza, recorded in Document No. 2400978, Official Records, Hidalgo County, Texas, and the Southwest corner of said Rodriguez tract for the Southwest corner of this tract of land;

THENCE North 08?36'00" East, with the common line of said Rodriguez tract and said Espinoza tract, at 322.90 feet pass an iron pipe found on the South right-of-way line of an ingress and egress easement described in Volume 1582, Page 761, Deed Records, Hidalgo County, Texas, and continuing a total distance of 342.90 feet to a 1/2" iron rod with a plastic cap stamped "CVO LS" set on the South line of a 165.00 foot Hidalgo County Drainage District No. 1 easement, recorded in Volume 2884, Page 677, Deed Records, Hidalgo County, Texas, the Northeast corner of said Espinoza tract and the Northwest corner of said Rodriguez tract for the Northwest corner of this tract;

THENCE South 81?24'00" East, with the common line of said drainage easement and said Rodriguez tract, a distance of 164.90 feet to a 1/2" iron rod with a plastic cap stamped "CVO LS" set on the Northernmost Northeast corner of said Rodriguez tract for the Northernmost Northeast corner of this tract;

THENCE South 08?36'00" West, with the East line of said Rodriguez tract, at 210.00 feet pass an iron pipe found for an inside corner of said Rodriguez tract, and continuing a total distance 292.90 feet to a 1/2" iron rod with a plastic cap stamped "CVO LS" set for an inside corner of this tract;

THENCE South 81?24'00" East, at 200.00 feet pass a 1/2" iron rod with a plastic cap stamped "CVO LS" set on the West right-of-way line of said N. Taylor Road, and continuing a total distance of 230.00 feet to a nail set for the Southernmost Northeast corner of this tract;

THENCE South 08?36'00" West, within the right-of-way of said N. Taylor and along the East line of said Lot 456 a distance of 50.00 feet to the POINT OF BEGINNING, containing 0.790 acres of land, more or less.

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 6/3/2016

SUBDIVISION NAME: AD ASTRA VIEW	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Taylor Road: 10 ft. ROW dedication required for 40 ft. from centerline for an 80 ft. ROW Paving: 52 ft. - 65 ft. Curb & gutter: both sides	Compliance
Rice Avenue (north boundary): 50 ft. ROW dedication required Paving: 32 ft. Curb & gutter: both sides *Project engineer, on behalf of the developer is requesting that no ROW be required along the north side based on an existing access easement by document #340274 that allows access to several tracts of land from Mile 6 Road. **The request also includes a variance to the subdivision ordinance to not require the paving of future Rice Avenue.	Non-compliance
* 800 ft. Block Length:	Compliance
* 600 ft. Maximum Cul-de-Sac:	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	NA
SETBACKS	
* Front: N. Taylor Road - 45 ft. or greater for easements	Non-compliance
* Rear: in accordance with the Zoning Ordinance, or greater for easements	Compliance
* Sides: in accordance wit the Zoning Ordinance, or greater for easements	Compliance
* Corner: Setback along Rice Avenue to be determined based on variance request	TBD
* Garage: 18 ft. except where greater setback is required	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Taylor Road and Rice Avenue as may be required.	TBD
* 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, or industrial zones/uses.	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	NA

NOTES	
* No curb cut, access, or lot frontage permitted along:	NA
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets:	Compliance
* Minimum lot width and lot area:	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: residential	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee:	NA
* Park Fee of $700 per dwelling unit is required to be paid prior to recording.	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. *Per Traffic, the trip generation was waived based on single family residential use.	NA
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Ownership map of surrounding area has been received and shows property adjacent to the west has access through the 20 ft. permanent easement for public roadway along the north side. However, the adjacent property is vacant and it has been determined that the 20 ft. easement for public roadway is not a dedicated ROW with no improvements. ***The project engineer is requesting that no ROW and paving improvements be required along the north side based on an existing access easement by document #340274 that was granted allowing access to several tracts from Mile 6 Road.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM WITH THE 50 FT. ROW DEDICATION AND STREET IMPROVEMENTS FOR FUTURE RICE AVENUE ALONG THE NORTH BOUNDARY.	Applied

Var2016-0008

Spoor Engineering Consultants, Inc.

Consulting Engineers – Civil Land Planning

May 31, 2016

Julianne R. Rankin, FAICP
Director of Planning
City of McAllen
1300 Houston Avenue
McAllen, Texas 78501

Re: Proposed Ad Astra View,
1.56 acres out of J.H. Shary Subd.
Lot 456

Dear Mrs. Rankin:

As agent for the Owner of the above referenced project, I hereby request a variance to the Subdivision Ordinance to not require the 50 feet of right of way on the north side of the proposed Ad Astra View for future Rice Avenue. There is an existing 20 ft. Permanent Easement for Public Roadway to allow access to the property on the West (Owned by Roberto Espinoza). In addition, a Deed of Right of Way (Document #340274) was granted to allow access to several tracts within J.H. Shary Lot 456 from Mile 6 Road. Because of this access point from Mile 6 Road, we feel that Rice Avenue on the north side of the lot should not require the 50 feet of right of way. I further request a variance to the Subdivision Ordinance to not require the paving of the said future Rice Avenue.

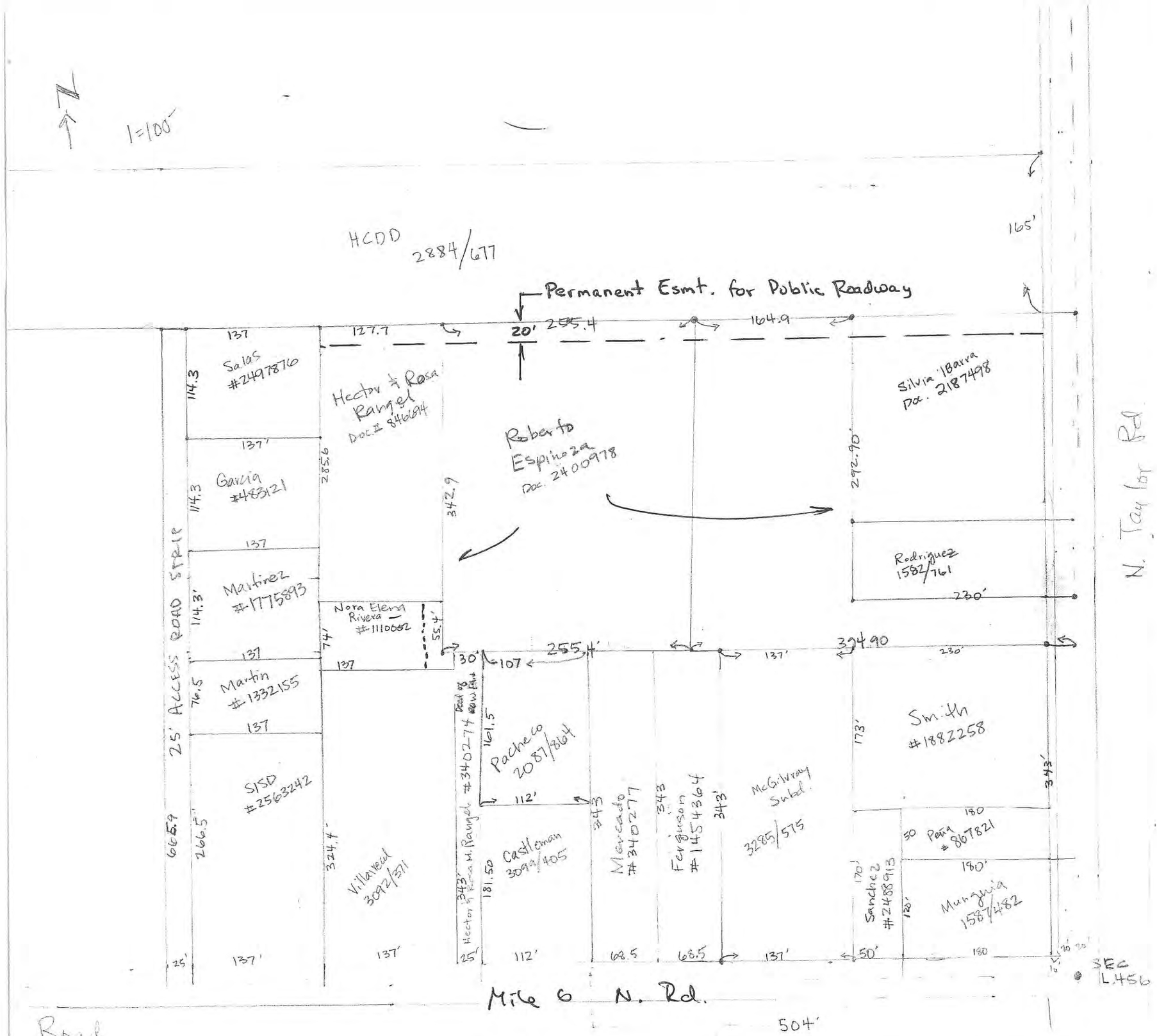
Please advise if other information is required.

Sincerely,

Steve Spoor, P.E.

RECEIVED
MAY 31 2016
BY: GCA 4:49 PM

202 So. 4th Street, McAllen, Texas 78501 * (956)683-1000 * SEC@SpoorEng.com



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1=100'
HCDD 2884/677
165'
Permanent Esmt. for Public Roadway
20'
255.4
164.9
127.7
137
Salas #2497876
114.3
Hector & Rosa Rangel Doc.# 846694
Roberto Espinoza Doc. 2400978
Silvia Ibarra Doc. 2187498
292.90'
137'
Garcia #483121
114.3
285.6
342.9
Martinez #1775893
114.3'
Rodriguez 1582/761
230'
Nora Elena Rivera #1110062
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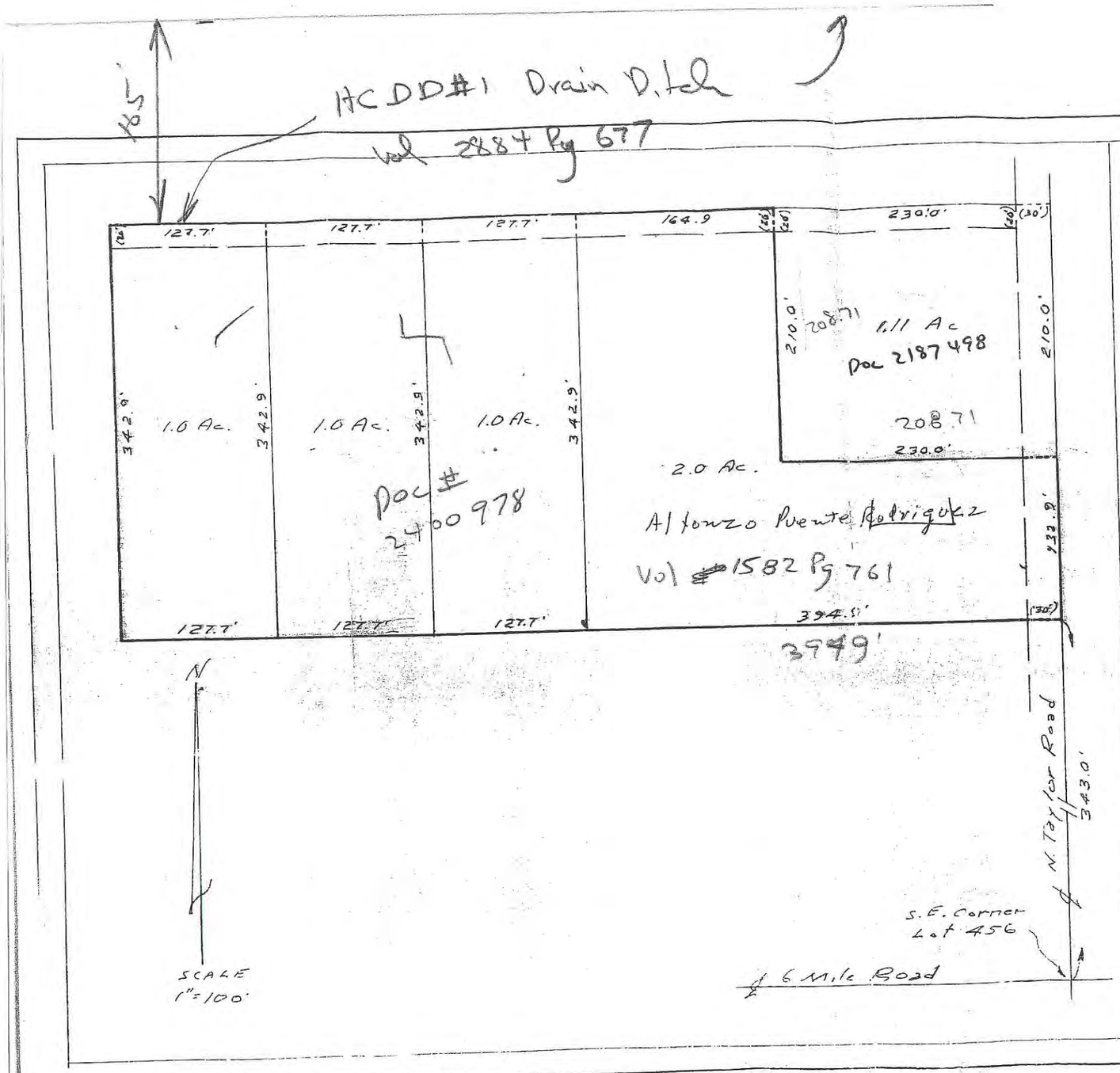
137
Smith #1882258
173'
343'
Pacheco 2087/864
161.5
112'
SISD #2563242
266.5'
665.9
324.4'
Villareal 3092/371
Hector & Rosa M. Rangel #340274
343'
181.50
Castleman 3099/405
343
Mercado #340277
343
Ferguson #1454364
343'
McGilvray Subd. 3285/575
180
50
Peña #867821
180'
Sanchez #2488913
170'
120'
Munguia 1587/482
25'
137'
137'
25'
112'
68.5
68.5
137'
50'
180
SEC L456
25' ACCESS ROAD STRIP
N. Taylor Rd
Mile 6 N. Rd.
504'
Road



PLAT OF

OF 4 PARCELS OF LAND OUT OF A 5.02 ACRE TRACT OF LAND OUT OF THE SOUTH 27.08 ACRES OF LOT 456, JOHN H. SHARY SUBDIVISION OF PORCIONES 58, 59 & 60, HIDALGO COUNTY, TEXAS.

I, JOHN V. MIKELS, REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY THEREON DESCRIBED AS PREPARED BY ME FROM SURVEYS MADE BY ME ON THE GROUND OF THE SOUTH 27.08 ACRES OF LOT 456, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS.

John V. Mikels

MAY 18, 1978
MISSION, TEXAS

STATE OF TEXAS
JOHN V. MIKELS
1400
REGISTERED PUBLIC SURVEYOR

3

N
W
E
S
466
TAYLOR ROAD (52
PROPOSED TAYLOR CROSSING SUBDIVISION
LOCATION
-20
9800
-22
HIDALGO COUNTY
DRAINAGE DIST #1
-07
456
PROPOSED
AD ASTRA
VIEW
SUB'D
457
-15, -17
9600
-18
5012
-00
4912
-25
TAYLOR ROAD
6 MILE LINE
-05
-20
9412
5021
4913
4901
-01
HOOTER
MANOR
-25
9324
-27
9300
-45
446
447
LITTLE
PARADISE
9209
9209

Planning Department

Memo

TO: Planning & Zoning Commission

FROM: Planning Staff

DATE: July 12, 2016

SUBJECT: REZONE FROM C-3L (LIGHT COMMERCIAL) DISTRICT TO R-3A (MULTIFAMILY RESIDENTIAL APARTMENT) DISTRICT: 4.30 ACRES OUT OF LOT 367, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS; 6320 NORTH TAYLOR ROAD. (REZ2016-0029)

GOAL: Zoning regulations must be adopted in accordance with *Foresight McAllen* and designed to 1) lessen congestion, 2) secure safety from fire and other dangers, 3) promote health and general welfare, 4) provide adequate light and air, 5) prevent overcrowding of land 6) avoid undue concentration of population, 7) facilitate the adequate provision of transportation, water, sewers, school, parks, and other public requirements and 8) protect and preserve places and areas of historical, cultural or architectural importance or significance. L.G.C. Section 211.004.

LOCATION: The property is located at the southeast corner of Lark Avenue (4 Mile Line) and North Taylor Road. The tract has 229 feet of frontage along North Taylor Road and a depth of 816.80 feet at its deepest point for a tract size of 4.30 acres.

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

ADJACENT ZONING: Adjacent zoning is R-1 (single family residential) District to the east and south, A-O (agricultural-open space) District to the north across Lark Avenue and outside the city to the west.

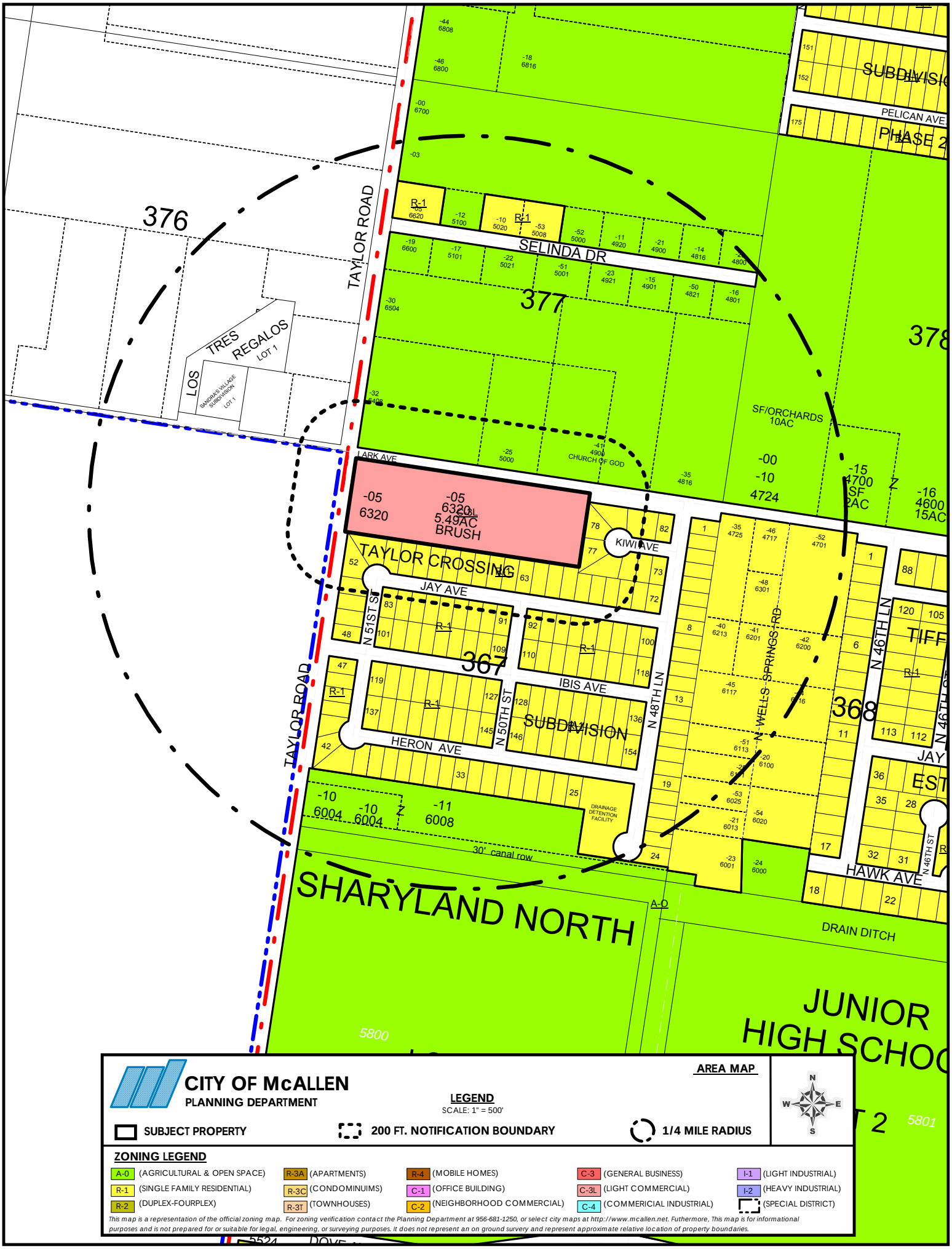
LAND USE: The tract comprises one lot that is vacant. Surrounding land uses are single family residential, apartments, Iglesia Union Cristiana, McAllen Iglesia Del Nazareno, and Chamsarang Korean Presbyterian Church of McAllen.

COMPREHENSIVE PLAN: The Foresight McAllen Comprehensive Plan designates the future land use as Suburban Commercial and Suburban Residential.

DEVELOPMENT TRENDS: The development trend in the area is single family on rural tracts, single family residential subdivision, and institutional uses. The property was rezoned C-3L (light commercial) District as part of the city initiated A-O District rezoning project in September 2015. The property to the south was rezoned for R-1 (single family residential) District in 2008 for Taylor Crossing Subdivision.

ANALYSIS: The requested zoning does not conform to the Suburban Commercial and Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. The maximum number of units permitted on the subject property based upon the tract size ranges from 187 1-bedroom units to 149 2-bedroom units, and 124 3-bedroom units. The number of vehicle trips generated by low-rise apartments is 6.59 vehicle trips per day or a total of 1,232 to 817 per day depending on the units. The number of apartment units likely to be constructed would be limited based upon parking and landscaping requirements. Taylor Road is designated as a major collector with 80 feet of right-of-way and currently has currently 50 feet of right-of-way and is constructed as a rural collector with two travel lanes and no shoulders. Lark Avenue is designated as a minor arterial with 100 feet of right-of-way and is currently 40 feet of right-of-way with two travel lanes and no shoulders. There is a pattern of commercial use along Taylor Road at arterial intersections. Commercial uses are more suitable at arterial intersections due to large traffic volume and high visibility.

RECOMMENDATION: Staff recommends disapproval of the rezoning request.



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: 1" = 500'

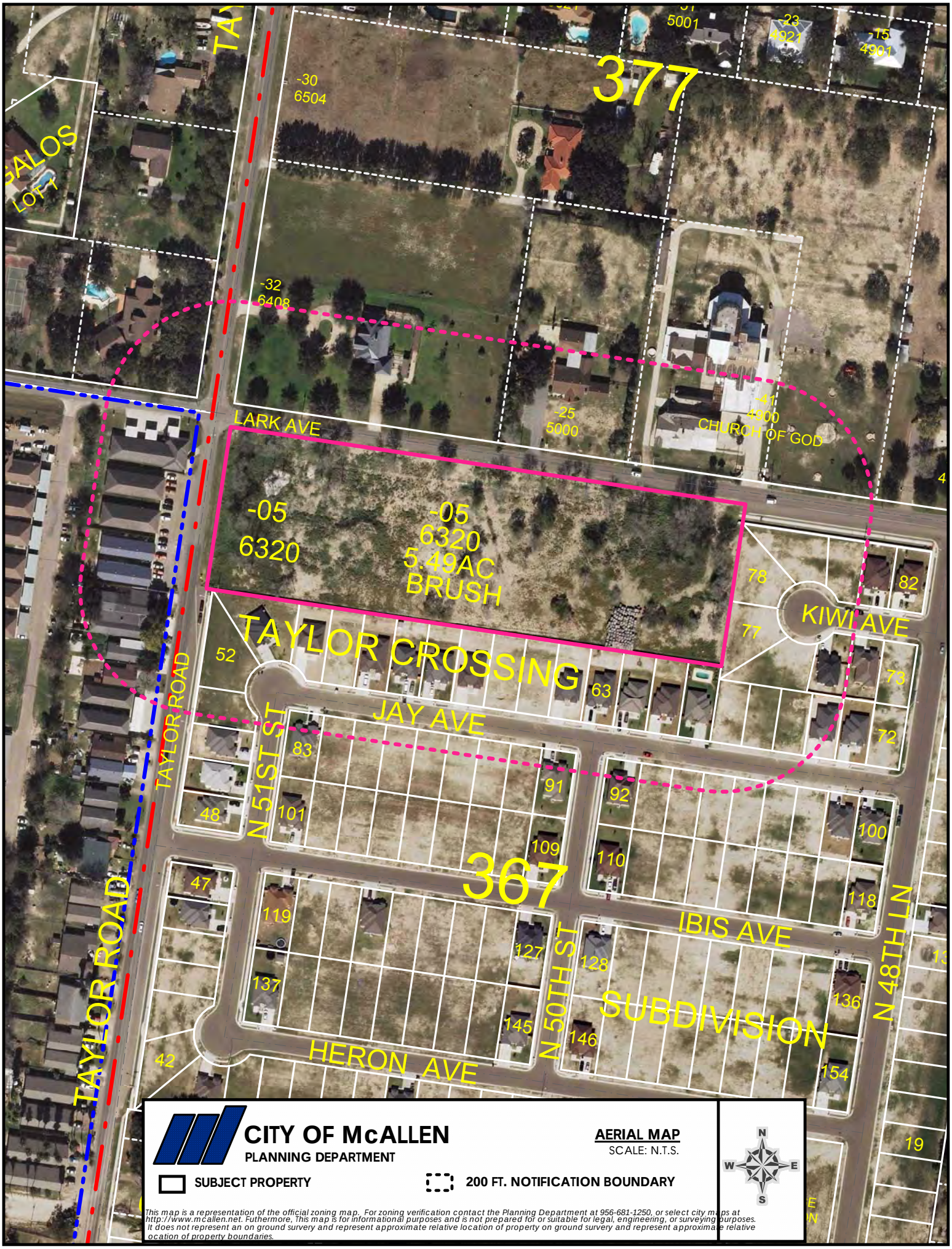
SUBJECT PROPERTY | 200 FT. NOTIFICATION BOUNDARY | 1/4 MILE RADIUS

N W E S

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 (CONDOMINUIMS)	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 (COMMERICIAL 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. Futhermore, 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 survery and represent approximate relative location of property boundaries.



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Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 15, 2016

SUBJECT: REQUEST OF JAIME H. DOMINGUEZ FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A PLANNED UNIT DEVELOPMENT AT THE 9.70 ACRES COMING OUT OF LOT 1, BLOCK 1, GOLDEN GRAPEFRUIT SUBDIVISION; 8100 NORTH 23RD STREET.

GOAL:
A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way or, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

BRIEF DESCRIPTION:
The property is located on the east side of North 23rd Street, approximately 220 ft. north of Auburn Avenue and is zoned C-3L (light commercial) District and R-1 (single family residential) District. The adjacent zoning is C-3 District to the south, and R-1 District to the west, north, and east. Surrounding land uses include commercial businesses, single family residences, and vacant land. A Planned Unit Development is permitted in a C-3L District and an R-1 District with a conditional use permit and in compliance with Article IV Planned Developments of the Subdivision Ordinance.

REQUEST/ANALYSIS:
Currently, the property has several structures, farm equipment and vegetation in the property. The applicant is proposing to develop a Planned Unit Development, which will include buildings for Assisting Living and commercial/Medical uses. Planned unit developments allow a variety of land uses that complement each other within the development and with existing land uses in the vicinity. Specific requirements for approval are specified in the Ordinance creating a Planned Unit Development for the subject property and summarized as the following:

1. CONCEPTUAL SITE PLAN: Development and use of the property must comply with the conditional use permit conceptual site plan per city standards.

2. PERMITTED USES: Permitted uses are uses permitted in the C-3L District for buildings designated as commercial and assisted living facility for buildings designated as residential. Must show land use mix for office, restaurant, and other commercial land area and floor area.

3. OFF-STREET PARKING AND LOADING: Parking ratio 1 parking space to 222 square feet is inadequate for office or restaurant; must show land use mix for parking requirements. 48,000 sq. ft., 216 parking spaces, 12 ADA spaces. Assisted living – 100

parking spaces required, 74 parking spaces provided.

4. LANDSCAPING: 10% landscaped area, 0.955 acres; 65 – 2 ½" trees or equivalent. Masonry wall: 8 ft. in height adjacent to single family residential or R-1 District. 50% of 60 ft. front yard landscape. Dumpsters screened. Landscape areas with trees within 50 ft. of parking spaces not shown.

5. STREETS AND SETBACKS: Must show drives 24 ft. wide to residential units. Show 60 ft. street right of way from center line of North 23rd Street and 60 ft. front yard setback. Sidewalk along North 23rd Street and connecting to sidewalks within the development and to building entrance and exits not shown.

6. DRAINAGE: Final drainage detention and design and drainage plan must be in accordance with City of McAllen Standard Design Guide.

7. ADDITIONAL PROVISIONS: CUP site plan controls if there is conflict with other City ordinances. A decision by the Planning Director may be reviewed by Planning and Zoning Commission for recommendation to Board of Commissioners for final determination.

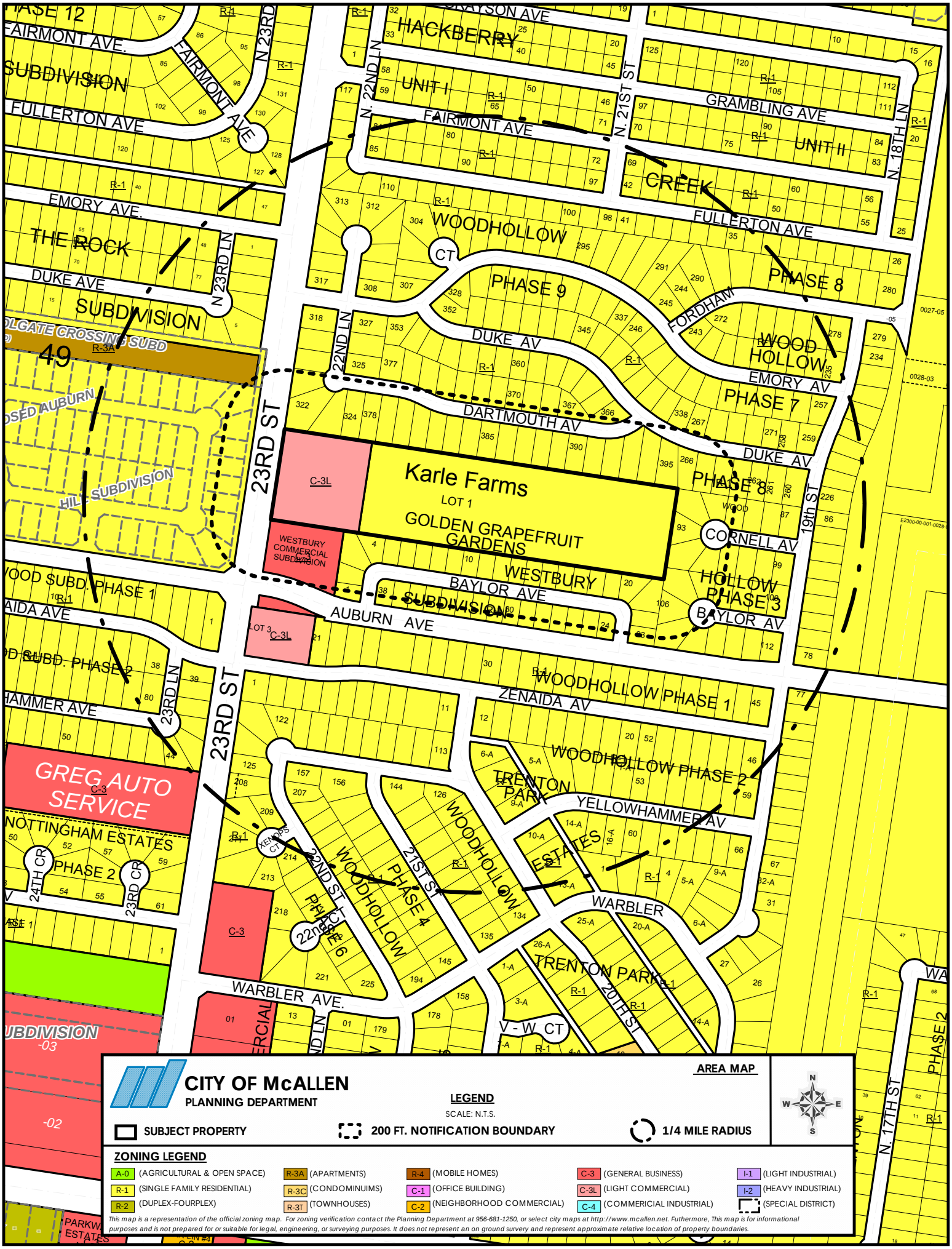
8. Owner, Engineer and Surveyor certification and signature block needs to be shown on the PUD site plan.

9. A recorded subdivision plat and Planned Unit Development site plan is required prior to issuance of building permits. Site plan will be recorded with the plat. No subdivision plat has been submitted.

RECOMMENDATION:
This item was tabled at the Planning and Zoning Commission meeting on June 7, 2016 to allow the applicant time to submit information in order to determine compliance. The item remained tabled at the Planning and Zoning Commission meeting on June 21, 2016 and July 5, 2016 Planning and Zoning Commission meeting.

A preliminary site plan was submitted on June 29, 2016 for staff review. Staff from the Fire Department, Public Works, Engineering Department, Traffic Department, Utilities Department, and Planning Department have comments and requirements that the site plan must meet. The applicant has stated that if the PUD receives approval, he will submit and comply with all departments requirements.

Staff recommends disapproval of the PUD based on the information submitted was incomplete for staff to determine compliance of the Zoning Ordinance and Subdivision Ordinance.


CITY OF McALLEN
PLANNING DEPARTMENT
AREA MAP
LEGEND
SCALE: N.T.S.
SUBJECT PROPERTY
200 FT. NOTIFICATION BOUNDARY
1/4 MILE RADIUS
N
S
E
W
ZONING LEGEND
A-0 (AGRICULTURAL & OPEN SPACE)
R-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)
R-3A (APARTMENTS)
R-3C (CONDOMINUIMS)
R-3T (TOWNHOUSES)
R-4 (MOBILE HOMES)
C-1 (OFFICE BUILDING)
C-2 (NEIGHBORHOOD COMMERCIAL)
C-3 (GENERAL BUSINESS)
C-3L (LIGHT COMMERCIAL)
C-4 (COMMERICIAL INDUSTRIAL)
I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
(SPECIAL DISTRICT)
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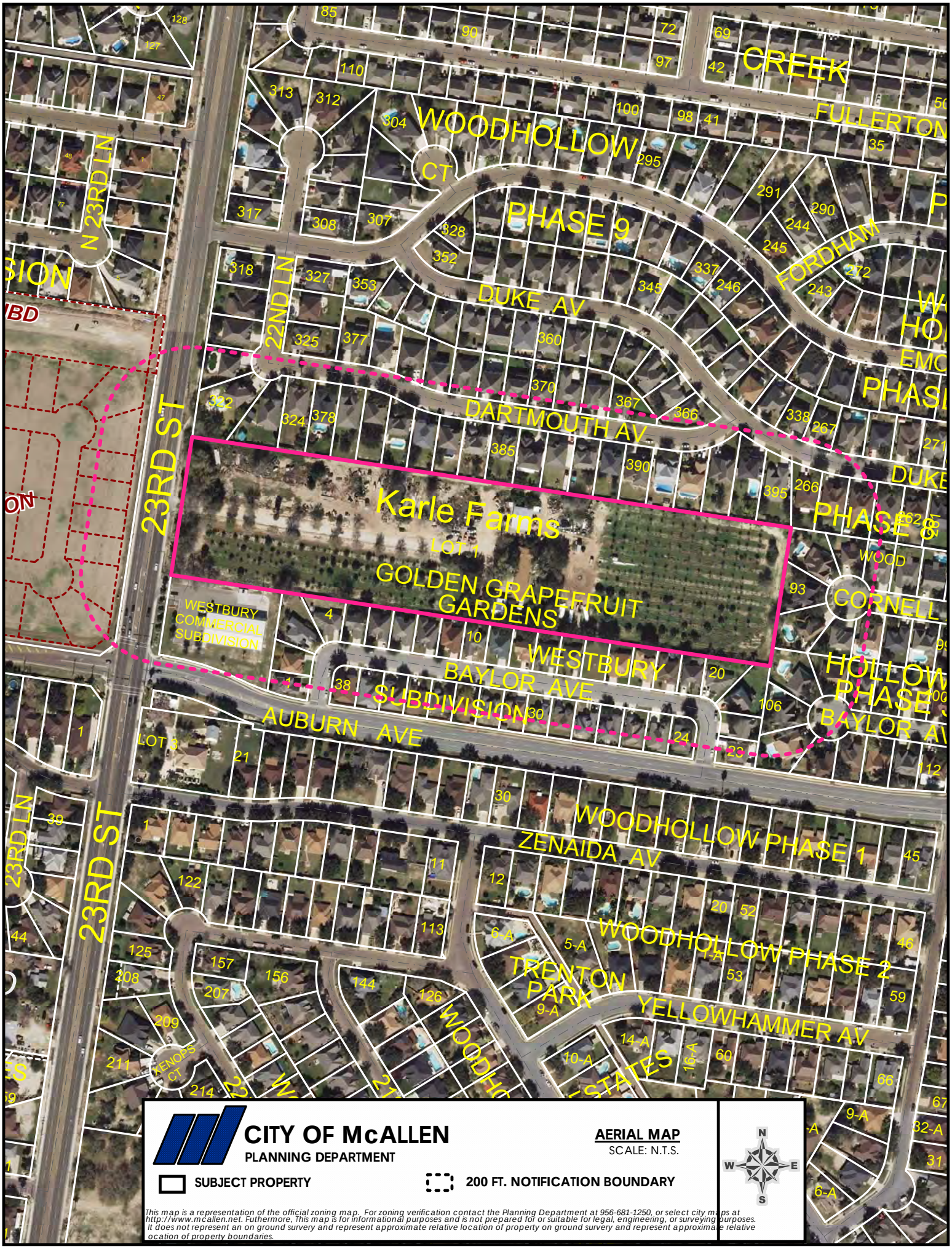
Karle Farms
LOT 1
GOLDEN GRAPEFRUIT GARDENS
WESTBURY COMMERCIAL SUBDIVISION
WESTBURY SUBDIVISION
23RD ST
23RD LN
N 23RD LN
N. 22ND LN
N. 21ST ST
N. 18TH LN
N. 17TH ST
19th ST
21ST ST
20TH ST
22ND ST
GRAYSON AVE
HACKBERRY
UNIT I
FAIRMONT AVE
GRAMBLING AVE
UNIT II
CREEK
FULLERTON AVE
WOODHOLLOW
PHASE 9
PHASE 8
FORDHAM
WOOD HOLLOW
EMORY AV
PHASE 7
DUKE AV
DARTMOUTH AV
CORNELL AV
HOLLOW PHASE 3
BAYLOR AV
BAYLOR AVE
AUBURN AVE
ZENAIDA AV
WOODHOLLOW PHASE 1
WOODHOLLOW PHASE 2
TRENTON PARK
YELLOWHAMMER AV
ESTATES
WARBLER
TRENTON PARK
WARBLER AVE.
V - W CT
PHASE 4
PHASE 6
THE ROCK
SUBDIVISION
FULLERTON AVE
FAIRMONT AVE
EMORY AVE.
DUKE AVE
GREG AUTO SERVICE
NOTTINGHAM ESTATES
PHASE 2
24TH CR
23RD CR
HAMMER AVE
ZENAIDA AVE
WOOD SUBD. PHASE 1
D SUBD. PHASE 2
HILL SUBDIVISION
OLGATE CROSSING SUBD
49
R-1
R-3A
C-3L
C-3
LOT 3
CT
XENOBIA CT
22nd CT
PARKW ESTATES



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

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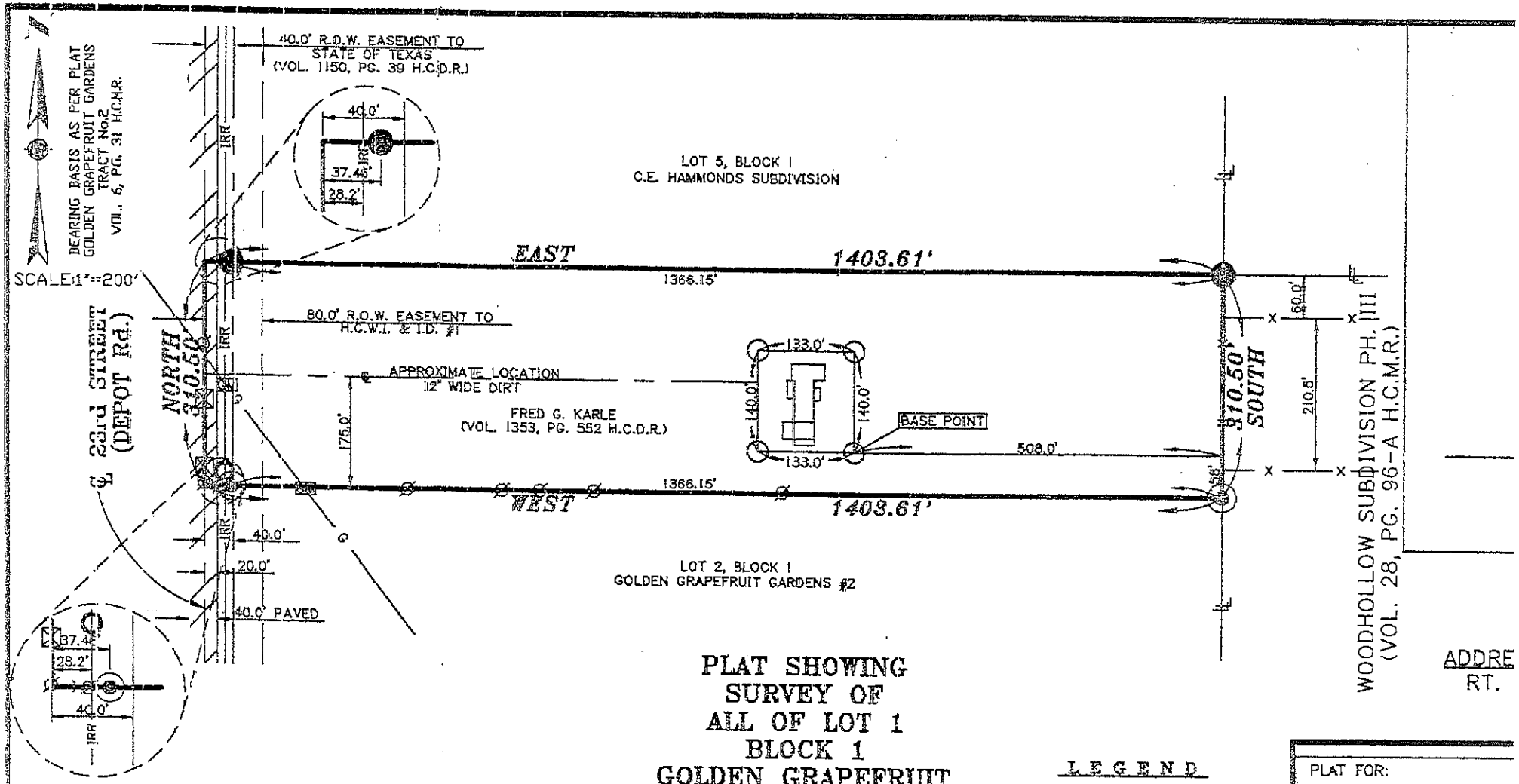


PLAT SHOWING SURVEY OF ALL OF LOT 1 BLOCK 1 GOLDEN GRAPEFRUIT GARDENS TRACT No.2 HIDALGO COUNTY, TEXAS

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON 12/21/94 UNDER MY DIRECTION, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN. THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

FRED L. KURTH, RPLS No. 4750 DATE 1/17/95

LEGEND

- FND. PIPE
- FND. No.4 REBAR
- SET No.4 REBAR
- CEDAR FENCE
- GAS LINE
- GAS MARKER
- POWER POLE
- GUY WIRE
- 18" STAND PIPE
- TELEPHONE PEDESTAL

PLAT FOR:

MELI

CC

BOOK T-DL1 PG. 32-3
DATE: 12/30/94
JOB No. 94012.03
FILE NAME: 9401203
DRAWN BY: J.C.

ADDRE
RT.

C1, C2, C3, C4

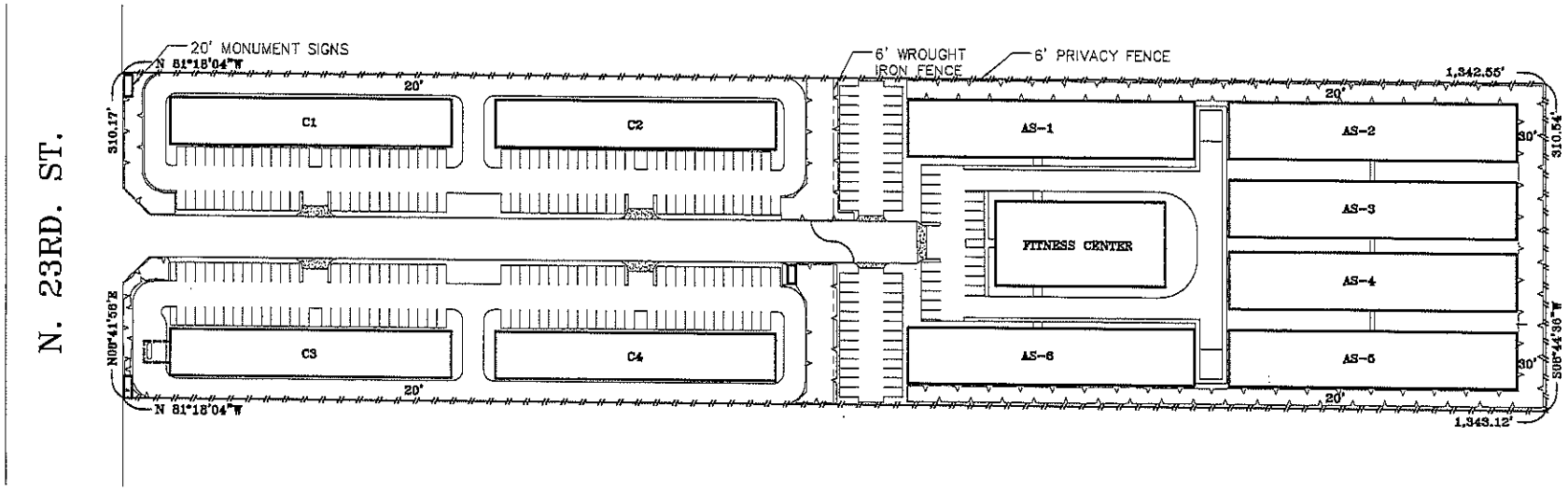
BUILDING AREA: 12,000 SQ. FT
BUILDING HEIGHT: 27'-0"
MINIMUM PARKING SPACES REQUIRED: 42
LEASE SPACES : 3

AS1, AS2, AS3, AS4, AS5, AS6

BUILDING AREA: 14,580 SQ. FT
BUILDING HEIGHT: 27'-0"
MINIMUM PARKING SPACES REQUIRED: 12
SUITES : 12

FITNESS CENTER

BUILDING AREA: 12,800 SQ. FT
BUILDING HEIGHT: 27'-0"
MINIMUM PARKING SPACES REQUIRED: 12
SUITES : 12



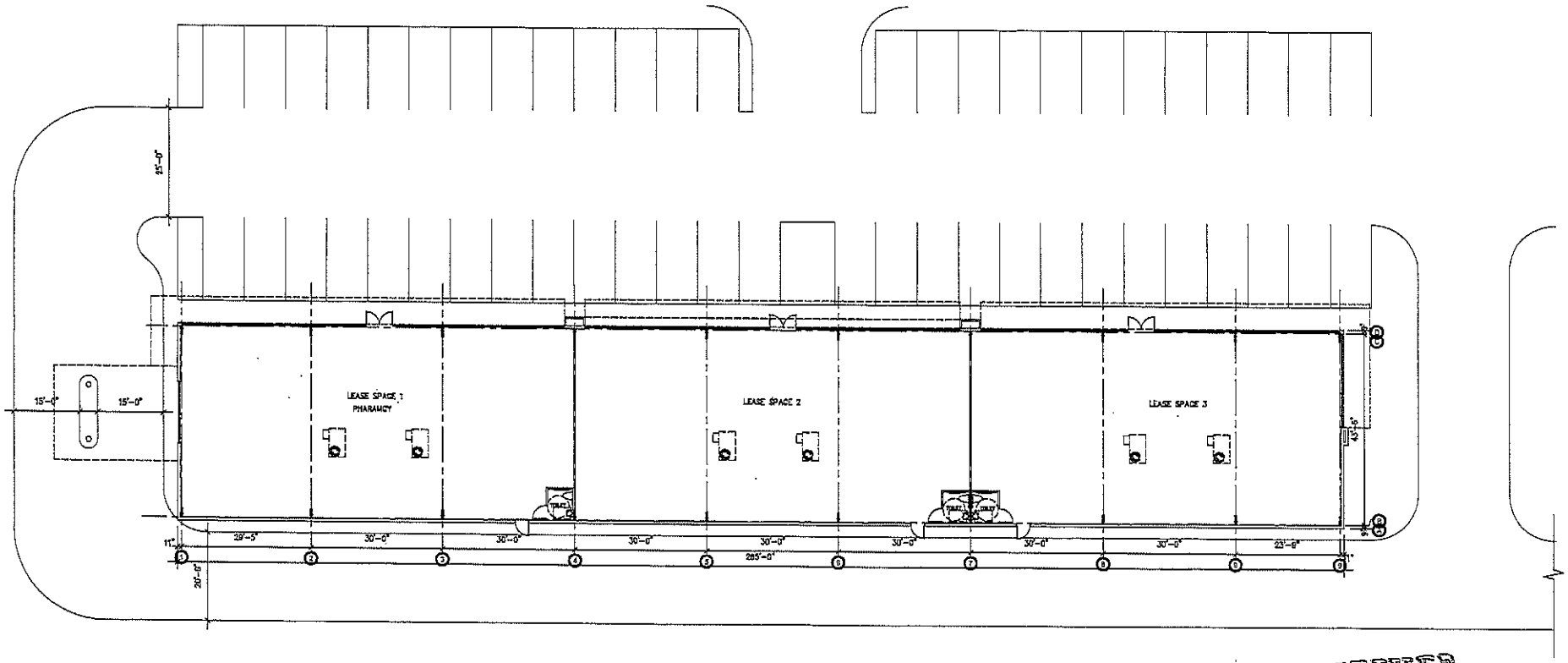
LEGAL DESCRIPTION

BEING THE EAST 9.567 ACRES (416,755.56 SQ.FT.) OF LOT 1, BLOCK 1, GOLDEN GRAPEFRUIT GARDENS TRACT No.2, A RE-SUBDIVISION OF LOTS 6, 7, AND 8, BLOCK 1, HAMMOND'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN VOLUME 06, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

RECEIVED
MAY 06 2016
BY: 4:50 PM

JAMES DEVELOPMENT GROUP
JIM DOMINGUEZ TEL: (956) 575-0566

SAMES
SAM Engineering & Surveying,
200 S. 10th, Street, Ste. 1607 TEL: (956) 702-8800
McAllen, TEXAS 78501 FAX: (956) 702-8803
SURVEY FIRM REG. No. 101416-00

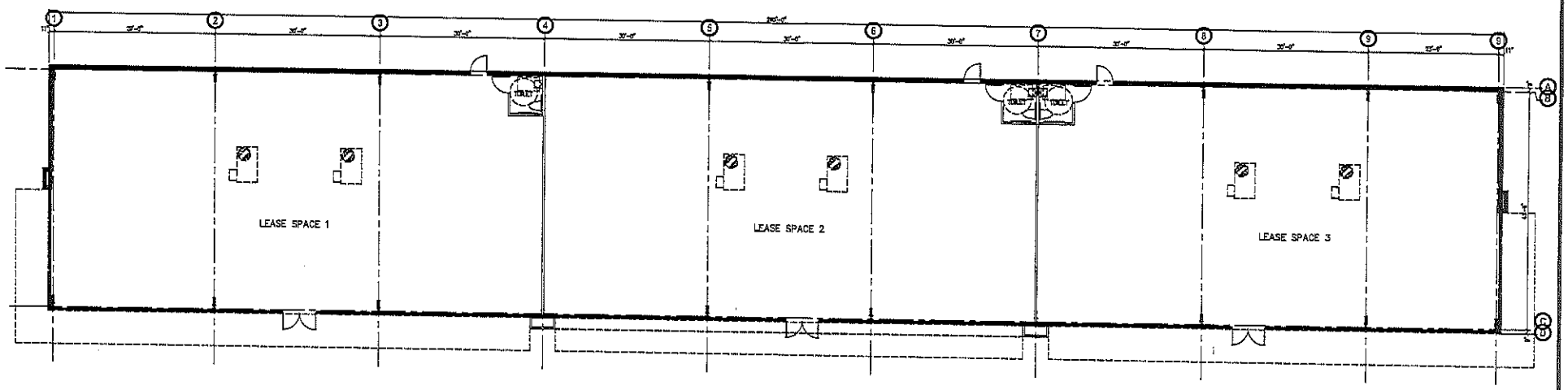


RECEIVED
MAY 06 2016
BY: [illegible] 4:50 pm

JAMES DEVELOPMENT GROUP
JIM DOMINGUEZ TEL: (956) 579-6502

SAMES

SAM Engineering & Surveying, Inc.
206 S. 10th, Street, Ste. 1007 TEL: (956) 708-0000
McAllen, TEXAS 78501 FAX: (956) 708-0003
SURVEY FIRM REG. No. 101416-00



MAY 06 2016
BY: 4:50pm

JAMES DEVELOPMENT GROUP
JIM DOMINGUEZ TEL: (956) 670-[illegible]

SAMES

SAM Engineering & Surveying, Inc.
[illegible] E. 10th. Street, Ste. 1607 TEL: (956) 702-[illegible]
Mcallen, TEXAS 78501 FAX: (956) 702-[illegible]
SURVEY FIRM ENG. No. 101416-[illegible]

SAM Engineering and Surveying

SAMES
SAM ENGINEERING & SURVEYING INC

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1607, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883

April 22, 2016

Fred Karle & Jim Dominguez
8100 N. 23rd Street
McAllen, Texas 78504

Re: Feasibility Study _ Proposed Use and Capacity Design for PUD Assisted Living Community
Lot 1 Block 1, Golden Grapefruit Gardens, Tract 2
City of McAllen, Hidalgo County, Texas

Messrs. Karle & Dominguez

We are pleased to submit this Proposal for the preparation of a Feasibility Study to determine the adequacy of the proposed property in allowing for the size and type of development desired. The proposed development shall be for a Planned Unit Development consisting of Assisted Living & Commercial/Medical use.

As per our discussion the proposed Feasibility Study will consist of the following:

1. Signed & Sealed Boundary Survey
2. Preliminary Site Layout
3. Preliminary Floor Layout
4. Research of Minimum Building Requirements
5. Research of possible impediments to construction, functionality, overall success of the proposed project.

SAMES, Inc. proposes to provide the services noted above for a lump sum price of $3,100.00. We are ready to begin work on your project at a moment's notice without delay based on current workload. Your signature below will be sufficient for acceptance of this agreement and will thus act as a notice to proceed.

Respectfully,

Saul D. Maldonado, P.E., SIT
Principal

Fred G. Karle

By: Fred Karle & Jim Dominguez Date: 7-22-16

RECEIVED
APR 25 2016
BY: 600 3105

NOTICE
PUD
For
This Property
CUP2016-0071
8100

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 13, 2016

SUBJECT: REQUEST OF LEONELA CHAVEZ, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND AT LOT 7, BLOCK 4, ORANGE TERRACE #3 SUBDIVISION; 1109 PECAN BOULEVARD.

GOAL:
A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way or, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

BRIEF DESCRIPTION:
The property is located on the south side of Pecan Boulevard, approximately 200 ft. east of N. 12th Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 to the north, east and west and R-1 (single family residential) District to the south. Surrounding land uses include commercial and single family residences. A portable food concession stand is permitted in a C-3 zone with a Conditional Use Permit and in compliance with requirements.

HISTORY:
The initial conditional use permit for a portable food concession stand at this location was approved by the Planning and Zoning Commission on March 16, 1999 and was renewed annually by different tenants. The last permit was approved for one year on October 20, 2015.

REQUEST/ANALYSIS:
There is a new applicant proposing to operate a business from the existing 454 sq. ft. portable food concession stand, which is currently vacant. The applicant is proposing to operate between the hours of 1:00 p.m. to 9:00 p.m. Monday –Sunday. Three tables are proposed within 174 sq. ft. of outdoor area. Nine parking spaces are required based on a total area of 628 sq. ft., including the outdoor seating. The applicant is proposing to utilize the existing parking lot.

The Health and Fire Departments have inspected the establishment, which meets all the minimum safety codes and regulations. The proposed portable food concession stand must also comply with requirements set forth in Section 138-118(9) of the Zoning Ordinance and other specific requirements as follows:

1) The proposed use shall not be located in a residentially zoned area. The property is zoned C-3 District;

2) The proposed use shall be inspected by the Building Inspector and comply with applicable building codes;

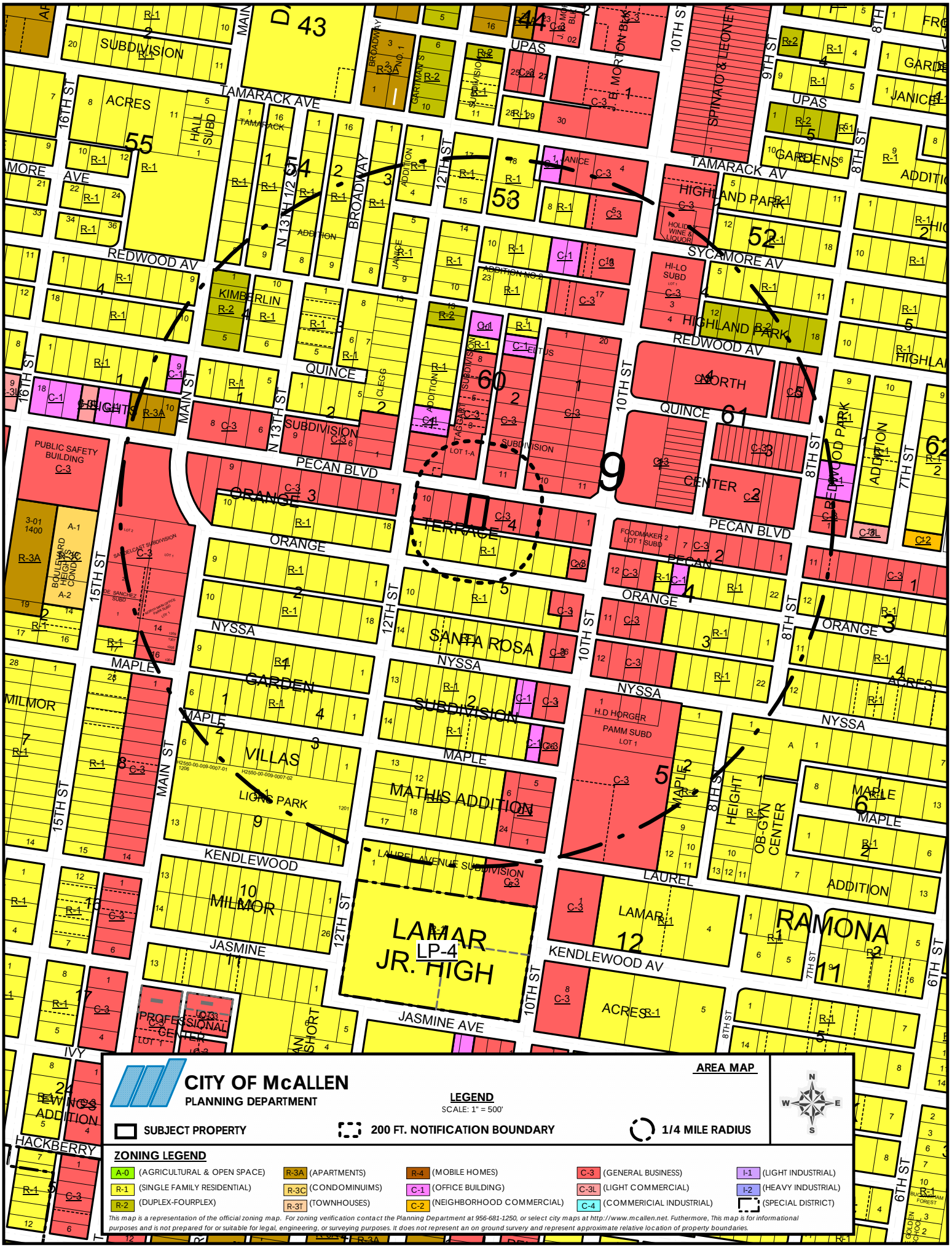
3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Nine parking spaces are required based on a total area of 628 sq. ft.; 11 parking spaces are provided on site;

4) A portable building or trailer for the proposed use shall be properly anchored to the ground;

5) The proposed use shall comply with the zoning district setback requirements; and

6) Water and sewage disposal facilities must be available and may be required to the proposed use.

RECOMMENDATION:
Staff recommends approval of the request, for one year, subject to compliance with Section 138-118(9) of the Zoning Ordinance, Health and Fire Department requirements.


CITY OF McALLEN
PLANNING DEPARTMENT
AREA MAP
LEGEND
SCALE: 1" = 500'
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200 FT. NOTIFICATION BOUNDARY
1/4 MILE RADIUS
N
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ZONING LEGEND
A-0 (AGRICULTURAL & OPEN SPACE)
R-1 (SINGLE FAMILY RESIDENTIAL)
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R-3C (CONDOMINUIMS)
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C-3 (GENERAL BUSINESS)
C-3L (LIGHT COMMERCIAL)
C-4 (COMMERICIAL INDUSTRIAL)
I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
(SPECIAL DISTRICT)
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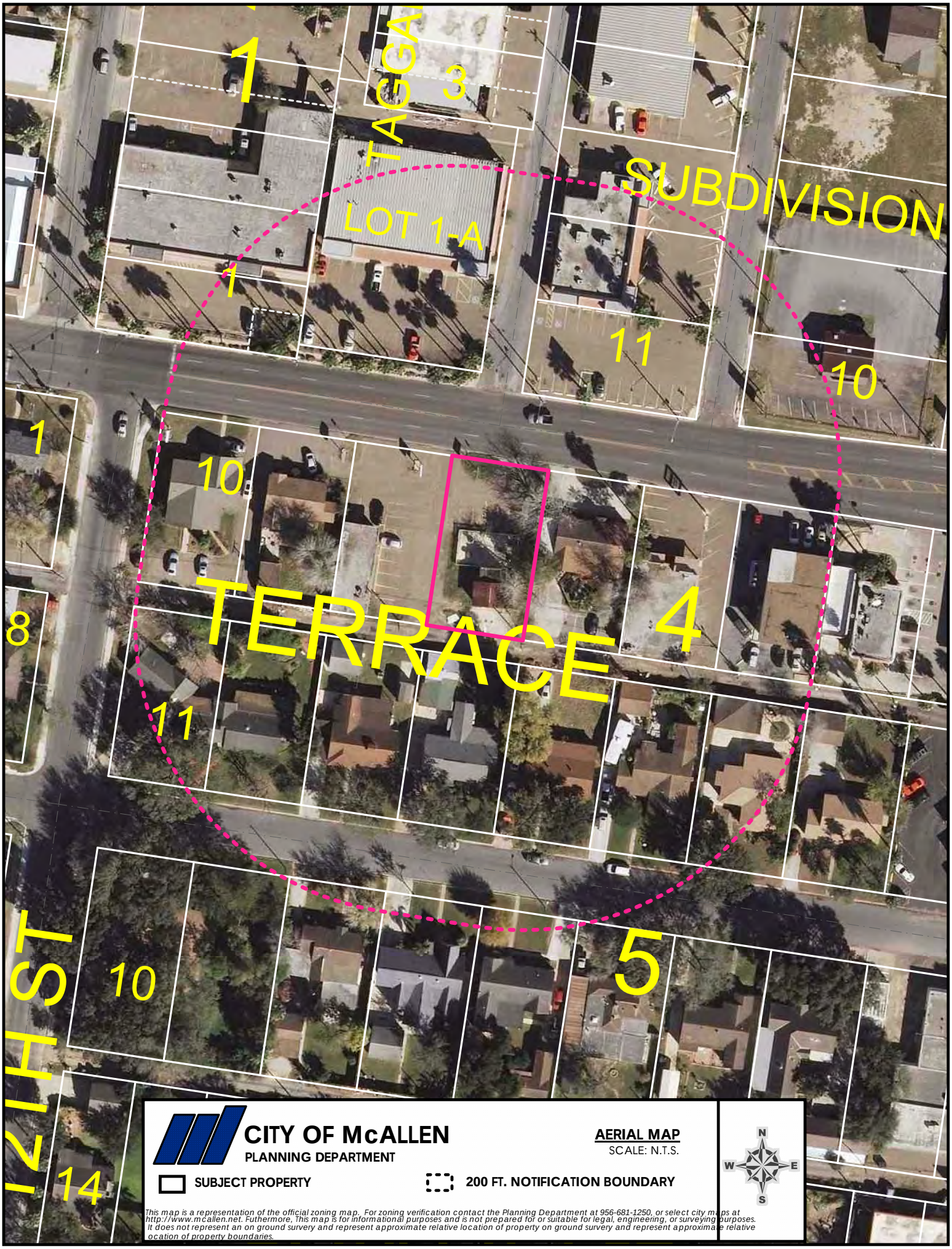
LP-4
LAMAR JR. HIGH
TAMARACK AVE
UPAS
REDWOOD AV
SYCAMORE AV
QUINCE
PECAN BLVD
ORANGE
NYSSA
MAPLE
KENDLEWOOD
LAUREL
JASMINE
JASMINE AVE
KENDLEWOOD AV
IVY
HACKBERRY
MAIN ST
10TH ST
12TH ST
15TH ST
16TH ST
N 13TH ST
N 13 1/2 ST
8TH ST
9TH ST
7TH ST
6TH ST
BROADWAY
HIGHLAND PARK
SANTA ROSA
MATHIS ADDITION
LIONS PARK
VILLAS
MILMOR
RAMONA
LAMAR
ACRES
PUBLIC SAFETY BUILDING
SPINA JO & LEONEN
HOLIDAY WINE & LIQUOR
HI-LO SUBD
NORTH CENTER
FOODMAKER 2 LOT 1 SUBD
H.D HORGER
PAMM SUBD
OB-GYN CENTER
HEIGHT ADDITION
PROFESSIONAL CENTER
LAUREL AVENUE SUBDIVISION
SANCHEZ SUBD
NORTH LAMAR OFFICE PARK SUBD
BOULEVARD HEIGHTS CONDO
LEWIS ADDITION
SHORT
BUCKINGHAM FOREST
GOLDEN SCHOOL



CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

N W E S

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

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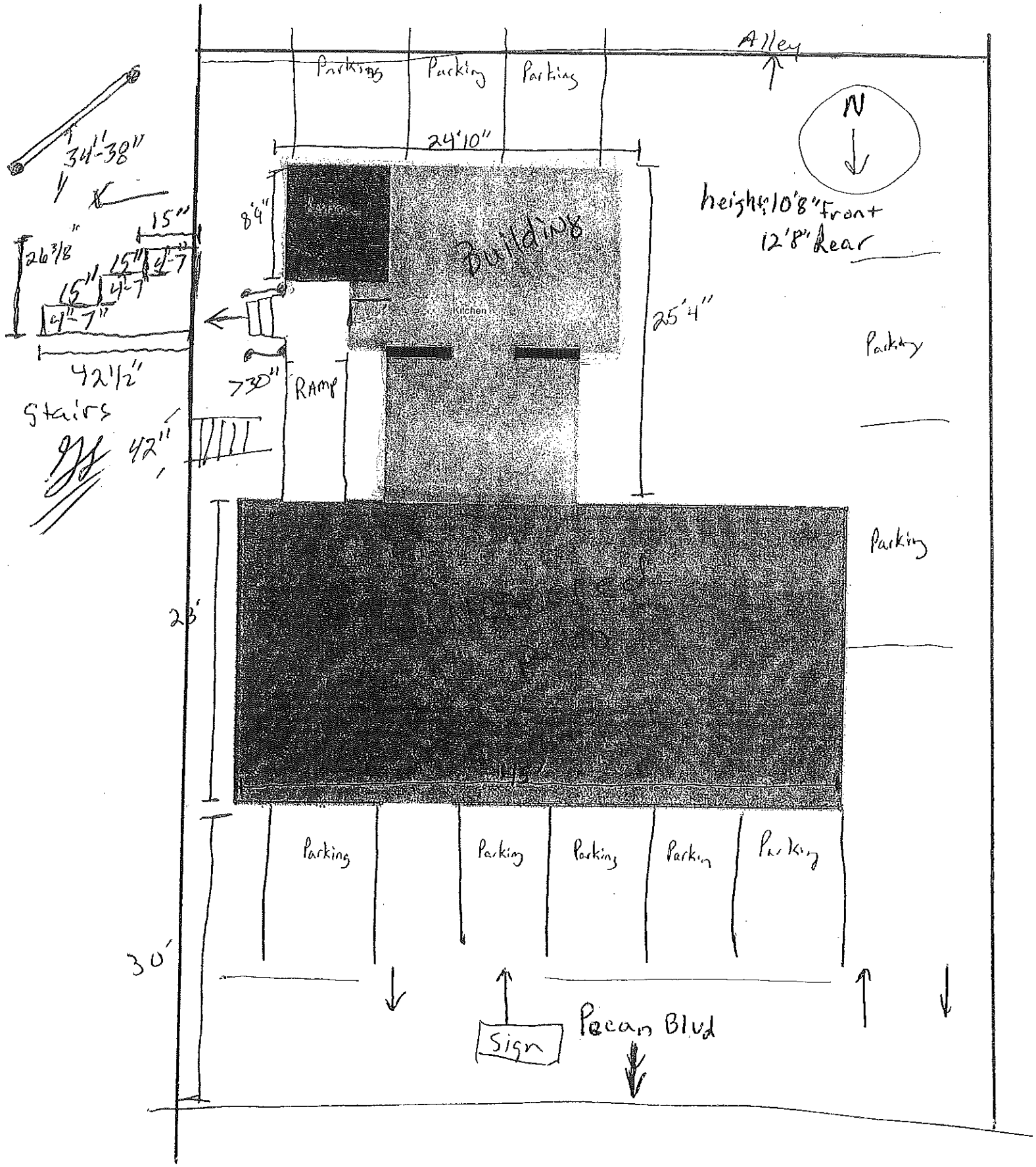
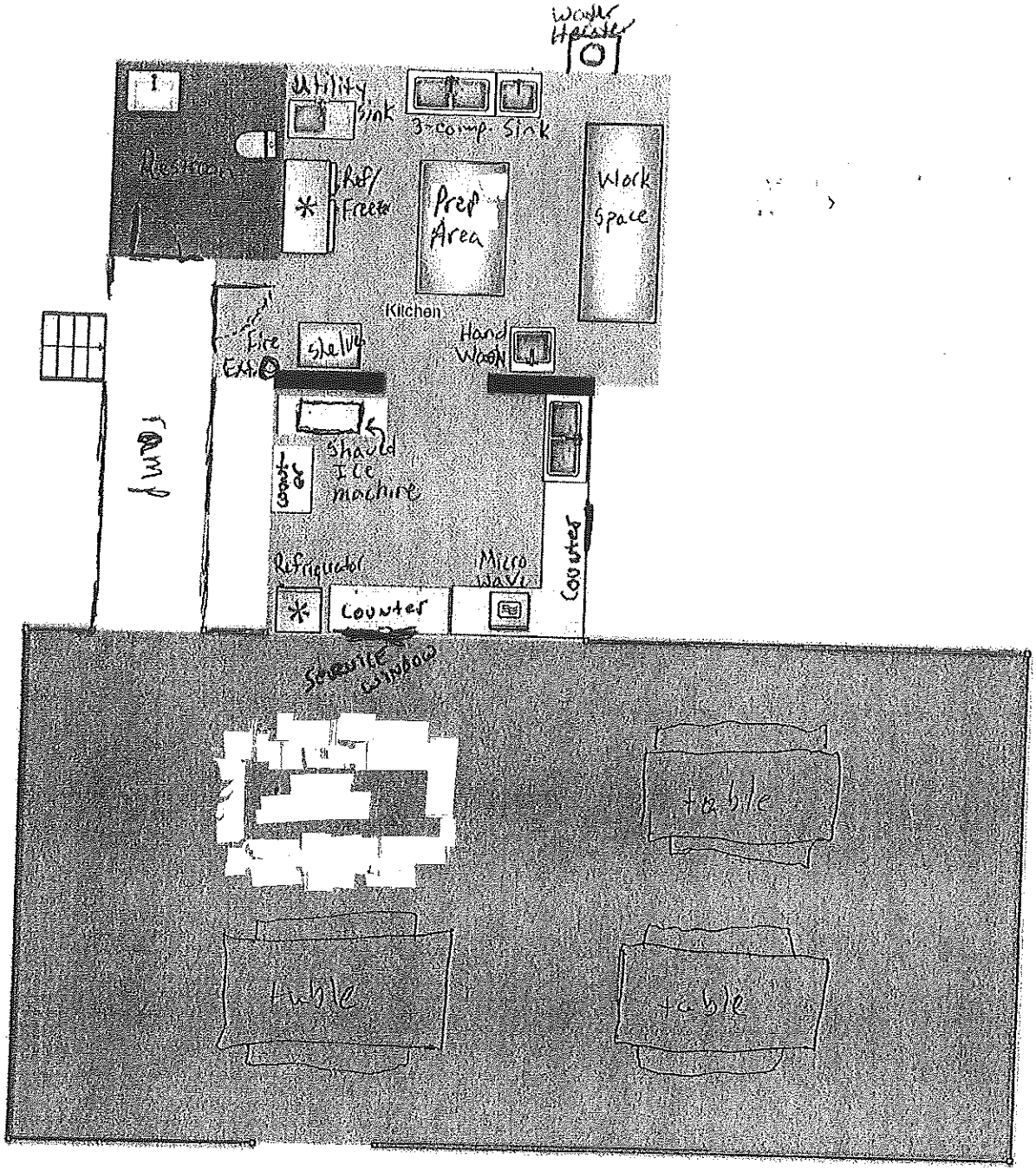
Site Plan


Alley
Parking
Parking
Parking
N
24'10"
34'-38"
15"
26 3/8"
15"
4'-7"
15"
4'-7"
4'-7"
42 1/2"
stairs
8'4"
Building
Kitchen
height: 10'8" front
12'8" Rear
25'4"
Parking
>30"
RAMP
42"
Parking
28'
Parking
Parking
Parking
Parking
Parking
30'
Sign
Pecan Blvd

Floor plan


Work Heater
Utility Sink
3-comp. Sink
Restroom
Ref/ Freezer
Prep Area
Work Space
Kitchen
Fire Ext.
shelve
Hand Wash
Ramp
Toaster
Shaved Ice machine
Refrigerator
Micro wave
Counter
Counter
Serving window
table
table
table

1109
NOTICE
PORTABLE FOOD
For
This Property
CUP2016-0089
PLAN, CONSIGNMENTS & GIFTS

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 15, 2016

SUBJECT: **REQUEST OF STEVE AHLENIUS FOR A CONDITIONAL USE PERMIT, FOR THE LIFE OF THE USE, FOR AN INSTITUTIONAL USE AT LOTS 11 AND 12, BLOCK 4, NORTH MCALLEN SUBDIVISION; 700 NORTH MAIN STREET.**

GOAL:
A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way or, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

BRIEF DESCRIPTION:
The property is located on the northeast corner of North Main Street and Gumwood Avenue, and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north, west, and south and R-3A (apartments) District to the east. An institutional use is permitted in C-3 zone with a conditional use permit and in compliance with requirements.

REQUEST/ANALYSIS:
Currently the property has a commercial building. The city acquired this property in 1999. A demolition permit was issued on May 25, 2016 for interior remodeling of the existing building. The applicant, on behalf of the McAlllen Chamber of Commerce, is proposing to use the building for an event center. Based on the information submitted the building is approximately 8,036 sq. ft., 81 parking spaces are required, 76 parking spaces are provided on site.

Should the conditional use permit be approved, the applicant would be required to sign the application acknowledging and agreeing to the conditions of the permit. The proposed use must also comply with the zoning ordinance and specific requirements as follows:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The

property has direct access to North Main Street and does not generate traffic into residential areas;

2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas. Based on 8,036 sq. ft., 81 parking spaces are required, 76 spaces are provided on site;

3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;

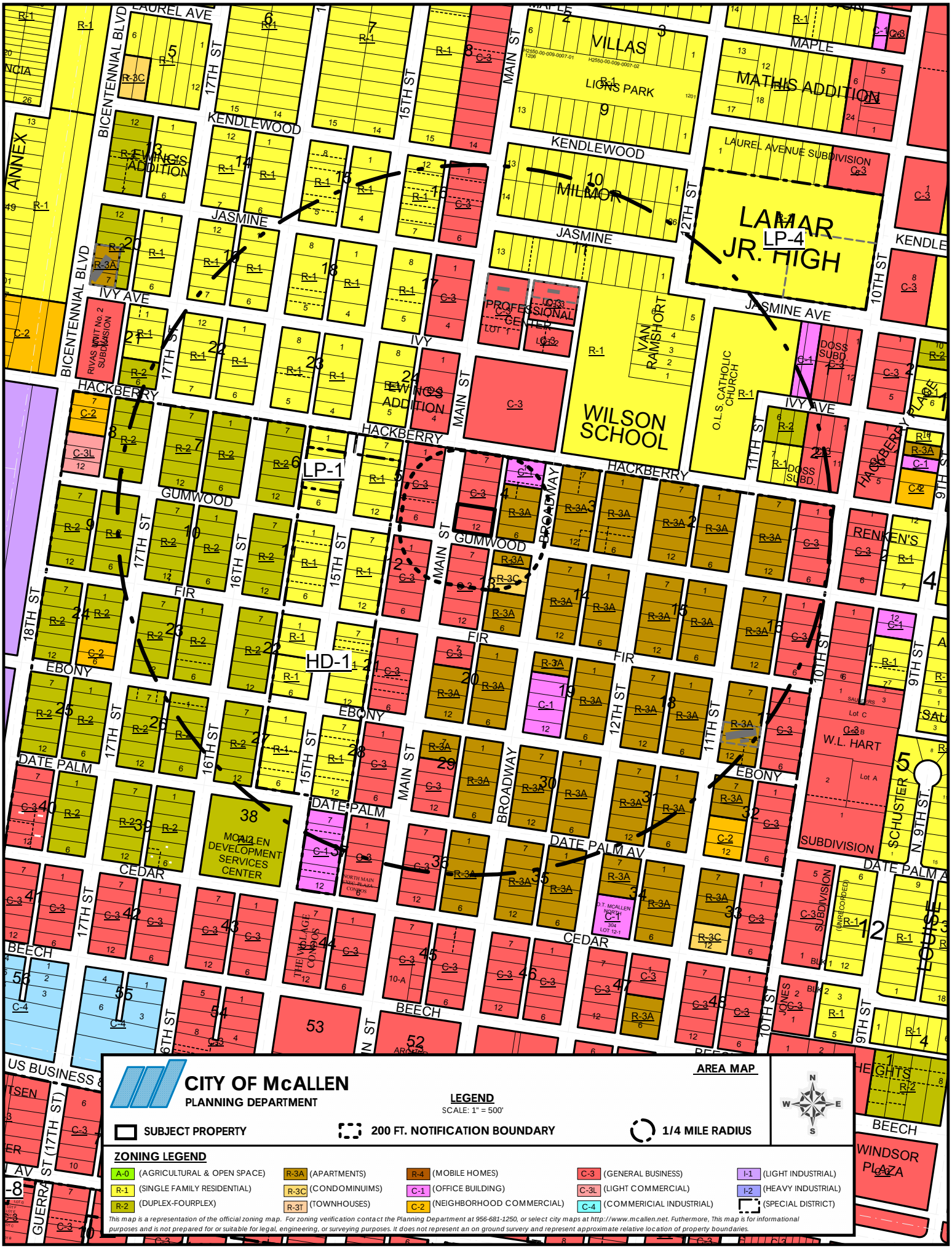
4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;

5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;

6) The number of persons within the building shall be restricted to the existing seating capacity for the building; and

7) Sides adjacent to commercially and residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

RECOMMENDATION:
Staff recommends approval of the request subject to compliance with provisions of required parking of Section 138-118 of the Zoning Ordinance.



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: 1" = 500'

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 (CONDOMINUIMS)	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 (COMMERICIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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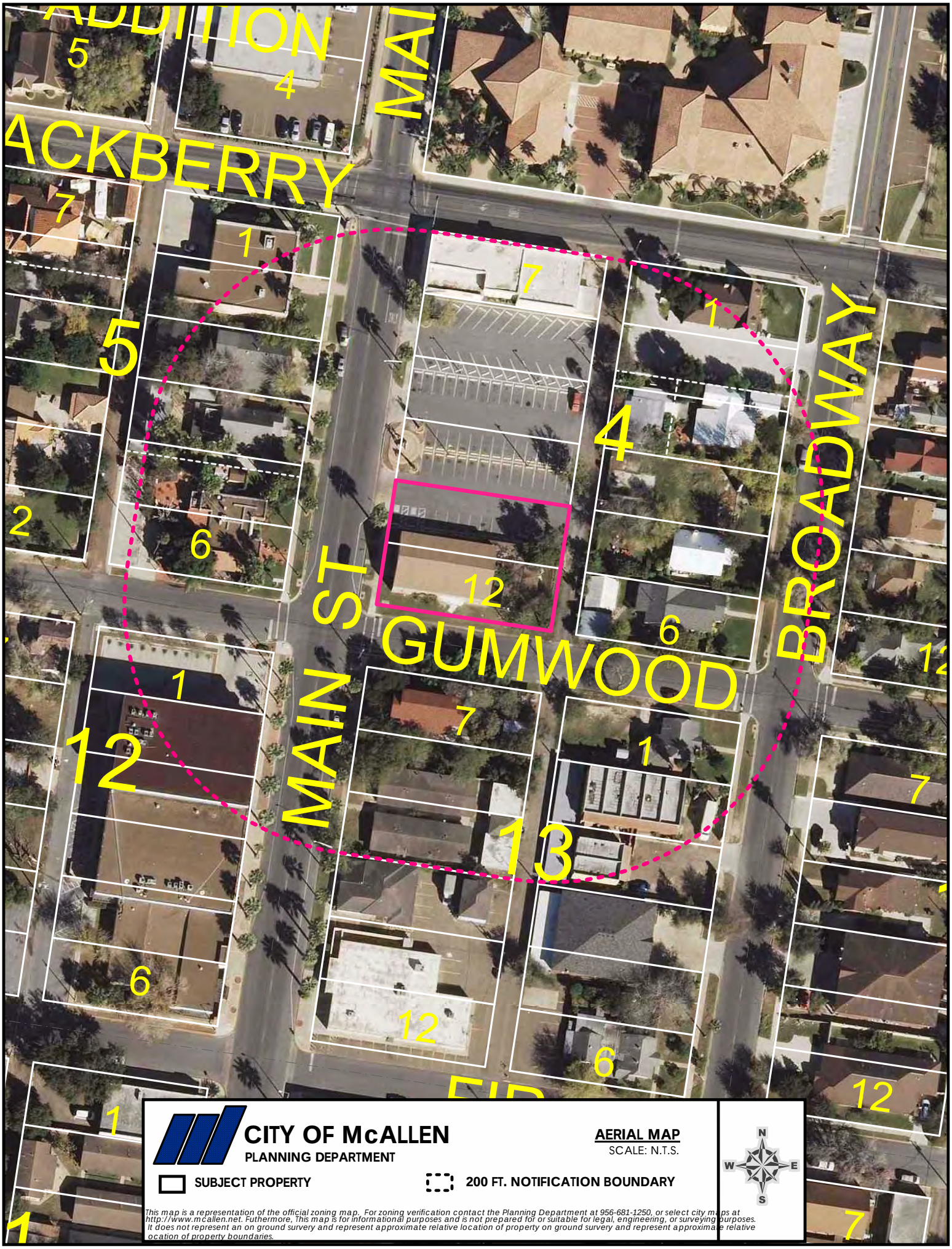

CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

N W E S

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

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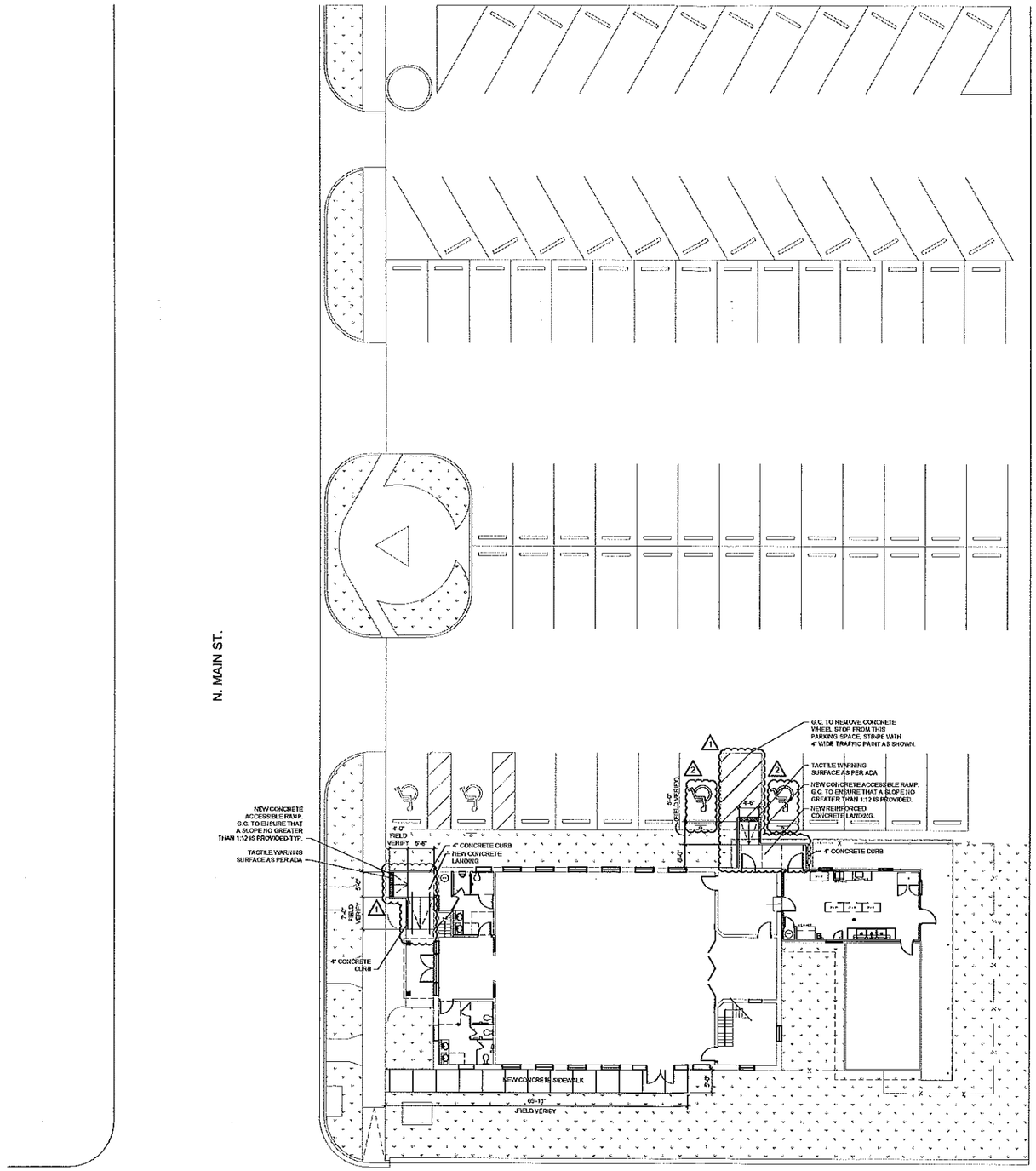
SHEET NOTES

1. REFER TO CIVIL DRAWINGS FOR PAVING AND DEMOLITION SCOPE.



PLAN TRUE NORTH NORTH

1 SITE PLAN
SCALE: 1"=10'-0"

THE WARREN GROUP ARCHITECTS, INC.

1801 SOUTH SECOND ST. SUITE 330
McALLEN, TX 78503
956.994.1900
twgarch.com

THESE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE PROPERTY AND THE SOLE PROPERTY OF THE WARREN GROUP ARCHITECTS, INC. THEY MAY NOT BE REUSED, REPRODUCED OR ALTERED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM AND APPROPRIATE COMPENSATION TO THE WARREN GROUP ARCHITECTS INC.

REVISION	DATE	APPROVED BY	DESCRIPTION
1 ASI 1	05/09/2016	TWG	ARCHITECTURAL ACCESSIBILITY CONSULTANTS PLAN REVIEW COMMENTS.
2 ASI 2	05/23/2016	TWG	A1.01 ADD ACCESSIBLE PARKING SYMBOL. A1.11 REMOVE FLOOR DRAIN FROM WINE ROOM 105, ADD MOP SINK AND FLOOR DRAIN TO KITCHEN 109

SEAL

REGISTERED ARCHITECT
STATE OF TEXAS
EXP 10-31-16

PROPOSED

McALLEN CHAMBER OF COMMERCE

700 N. MAIN ST.
McALLEN, TEXAS
78501

PROJECT	1381601
DATE	03/23/2016
REVISED	05/23/2016

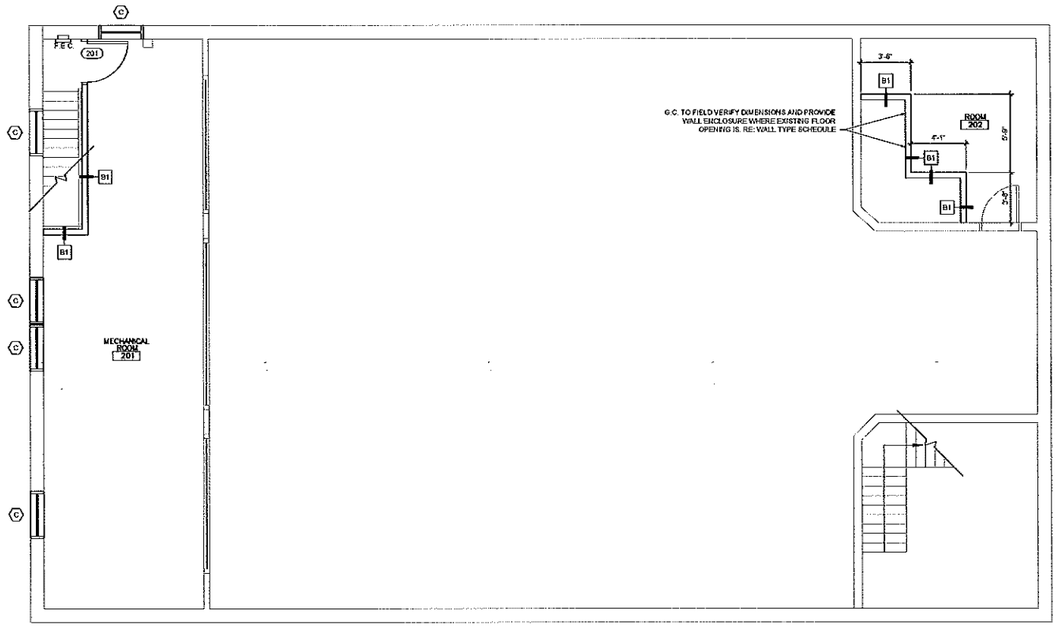
A1.01
SITE PLAN

SHEET NOTES

1. REFER TO SHEET A6.11 FOR ALL ROOM FINISHES.
2. REFER TO SHEET A5.11 FOR WALL ASSEMBLIES

SHEET LEGEND

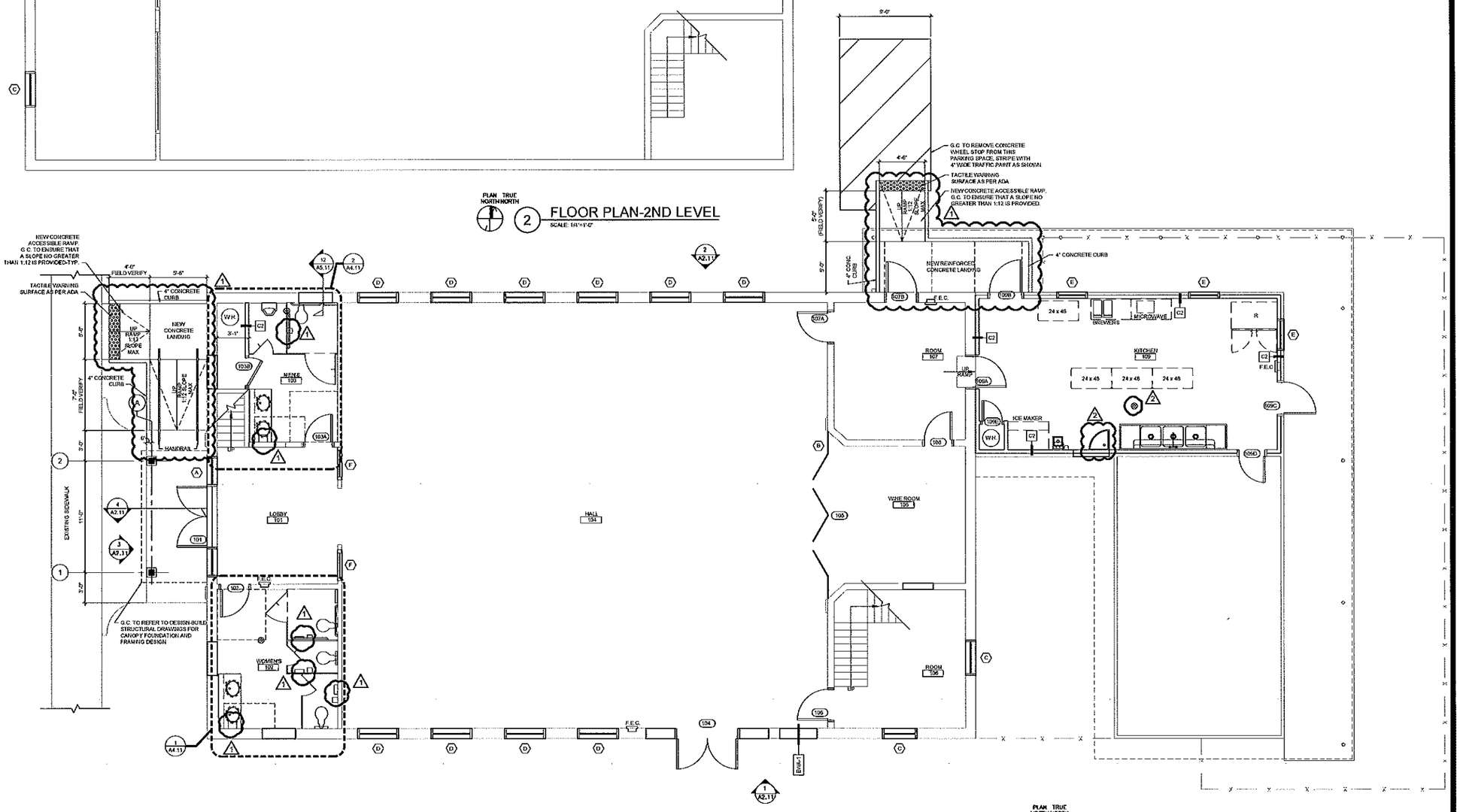
F.E.C. FIRE EXTINGUISHER IN RECESSED CABINET



PLAN TRUE NORTH NORTH

2 FLOOR PLAN-2ND LEVEL

SCALE: 1/4"=1'-0"



PLAN TRUE NORTH NORTH

1 FLOOR PLAN-1ST LEVEL

SCALE: 1/4"=1'-0"

THE WARREN GROUP ARCHITECTS, INC.

1801 SOUTH SECOND ST. SUITE 330
McALLEN, TX 78503
956.994.1900
twgarch.com

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REVISION	DATE	APPROVED BY	DESCRIPTION
1 ASI 1	05/09/2016	TWG	ARCHITECTURAL ACCESSIBILITY CONSULTANTS PLAN REVIEW COMMENTS
2 ASI 2	05/23/2016	TWG	A1.01 ADD ACCESSIBLE PARKING SYMBOL, A1.11 REMOVE FLOOR DRAIN FROM WINE ROOM 105, ADD MOP SINK AND FLOOR DRAIN TO KITCHEN 109

SEAL

REGISTERED ARCHITECT STATE OF TEXAS

EXP 10-31-16

PROPOSED

McALLEN CHAMBER OF COMMERCE

700 N. MAIN ST.
McALLEN, TEXAS
78501

PROJECT	1381601
DATE	03/23/2016
REVISED	05/23/2016

A1.11

FLOOR PLANS

700
NOTICE
INSTITUTIONAL
For
This Property
CUP2016-0086

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 13, 2016

SUBJECT: REQUEST OF JUHA T. TULLA FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, FOR A GUEST HOUSE AT LOT 6, BLOCK 11, PRIMROSE TERRACE UNIT #6 SUBDIVISION; 1713 TULIP AVENUE.

GOAL:
A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way or, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

DESCRIPTION:
The property is located on the southwest side of the cul-de-sac of Tulip Avenue, approximately 430 ft. west of North 16th Street, and is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions. Surrounding land uses include single family residences and Hidalgo County Water District Canal.

REQUEST/ANALYSIS:
Currently, there is an existing residence, a frame building (600 sq. ft.), and a block/brick building (338 sq. ft.) on the property. The applicant is proposing to utilize the 600 sq. ft. frame building for a guest house. The guest house will serve as an accessory use to the existing main house, and will share the existing driveway and utilities with the main residence. The required setbacks are 10 ft. rear, 7 ft. on the east side, 5 ft. on the northwest side, and 25 ft. on the front.

A guest house is permitted in an R-1 zone with a conditional use permit. A guest house is an accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration. Required setbacks must be met. The guest house must meet the requirements set forth in Section 138-118(5) of the Zoning Ordinance and specific requirements as follows:

1) Only one guest house shall be permitted on the property;

2) The proposed use shall comply with setback requirements. Required setbacks are being met;

3) The proposed use shall be connected to the same utilities as the primary residence. The guest house will share the utilities with the primary residence;

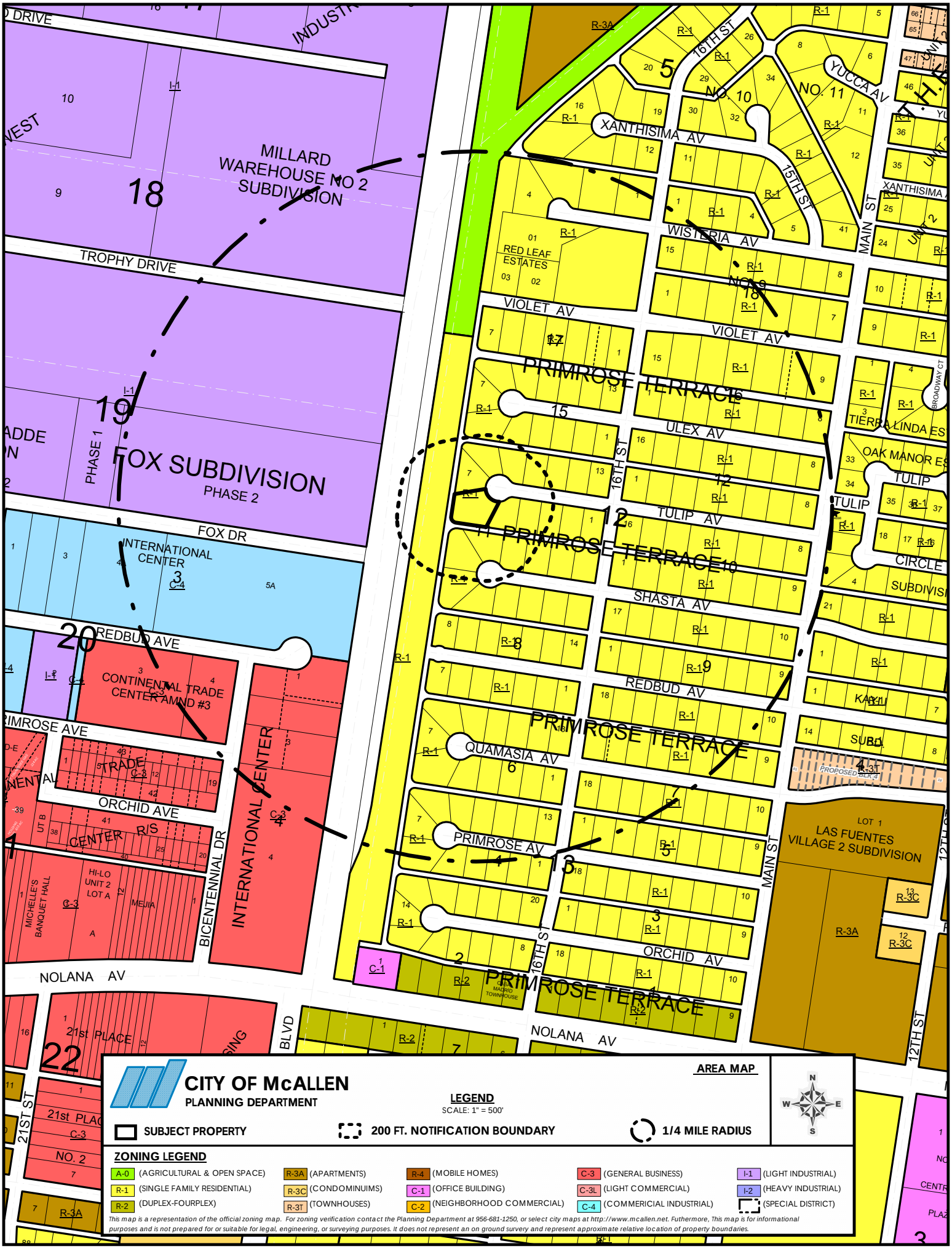
4) Lot size must be a minimum 8,000 sq. ft. The subject property consist of 15,979 sq. ft.;

5) Separate driveways or garages for the proposed use shall not be permitted. The guest house will be utilizing the existing driveway;

6) The proposed use shall not be rented; and

7) The permit shall be revoked if rent is paid or utility expenses are shared with the proposed use.

RECOMMENDATION:
Staff recommends approval of the request, for life of the use, subject to Section 138-118(5) of the Zoning Ordinance, building permit and Fire Department requirements.



CITY OF McALLEN
PLANNING DEPARTMENT

AREA MAP

LEGEND
SCALE: 1" = 500'

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 (CONDOMINUIMS)	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 (COMMERICIAL INDUSTRIAL)	(SPECIAL DISTRICT)

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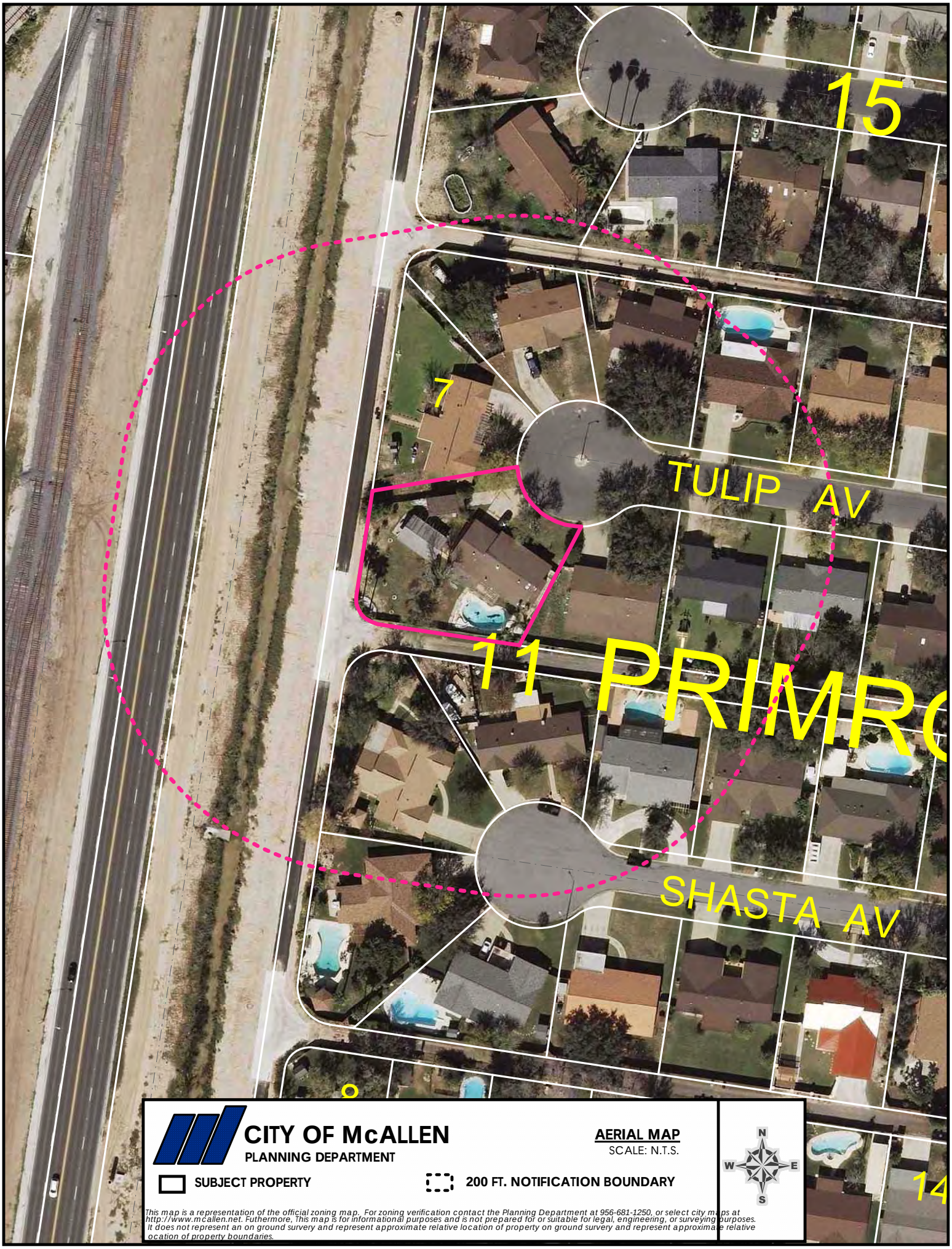

CITY OF McALLEN
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

N
W E
S

SUBJECT PROPERTY

200 FT. NOTIFICATION BOUNDARY

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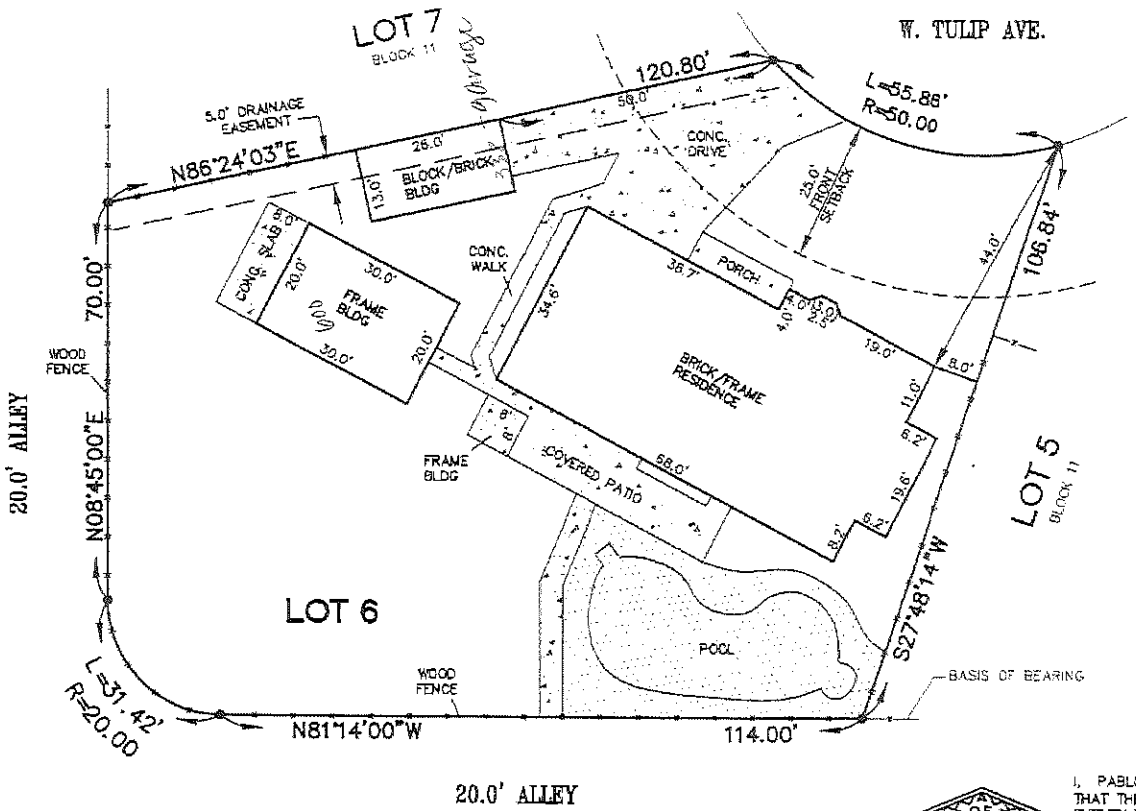
RECEIVED
SEP 15 2009
BY: CAGIDO

SCALE: 1" = 20



PLAT SHOWING

LOT SIX (6), BLOCK ELEVEN (11), AMENDED MAP OF PRIMROSE TERRACE UNIT NO. 6, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 16, PAGE 40, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

COMMITMENT#: 09-0018400

SURVEYED: SEPTEMBER 19, 2009

ADDRESS: 1713 W. TULIP AVE.
MCALLEN, TEXAS 78504

FLOOD ZONE DESIGNATION: ZONE "B"
COMMUNITY-PANEL NUMBER: 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

JOB NUMBER
SUR 09 105

LEGEND
● – FD. 5/8 INCH IRON ROD

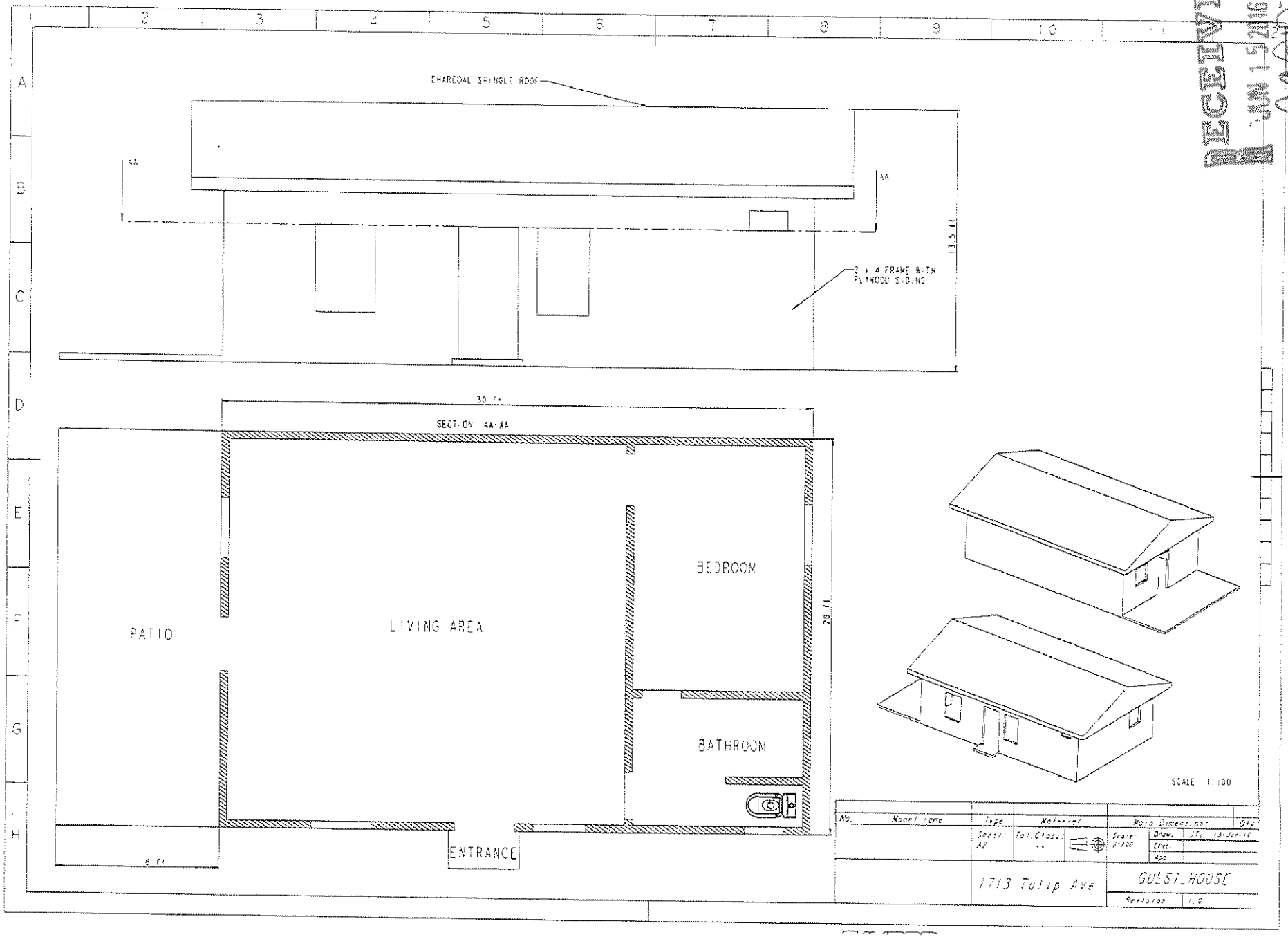
STATE OF TEXAS REGISTERED PABLO SOTO JR. 4541 PROFESSIONAL LAND SURVEYOR

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

9/22/09

PABLO SOTO JR. — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

PABLO SOTO, JR. P.E.
1208 S. IRONWOOD
PHARR, TEXAS 78577
TEL. (956) 460-1605



RECEIVED
JUN 15 2016
BY:

NOTICE
GUESTHOUSE
For
This Property
CUP2016-0092
1713

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: July 18, 2016

SUBJECT: **REQUEST OF JACR, LLC DBA GAMEHAUS GASTROPUB, FOR A CONDITIONAL USE PERMIT, FOR FIVE YEARS, FOR A BAR AT LOTS 13 AND 14, NOLANA TERRACE SUBDIVISION; 2109 NOLANA AVENUE.**

GOAL:
A Conditional Use Permit is to allow the compatible and orderly development, within the city, of uses which may be suitable only in certain locations in a zoning district if developed in a 1) specific way or, 2) only for a limited period of time, 3) is required for all conditional uses as set forth in the conditional use paragraph of each district, and 4) at no time may a structure or property be adapted to a conditional use without first obtaining a conditional use permit.

BRIEF DESCRIPTION:
The property is located on the south side of Nolana Avenue, approximately 122 ft. west of North 21st Street and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the west, north and east and R-3A (apartments) District to the south. Surrounding land uses include commercial businesses and single and multi-family residential. A bar is allowed in a C-3 zone with a conditional use permit and in compliance with requirements.

Currently, there is a 9,860 sq. ft. commercial building on the property that is being utilized as a restaurant and assembly/game area. The applicant is proposing to utilize the building for a bar. The proposed hours of operation are from 4:00 p.m. to 2:00 a.m. Monday through Friday and 11:00 a.m. to 2:00 a.m. Saturday and Sunday. Based on the square footage, 116 parking spaces are required, 27 parking spaces are on site. The site plan submitted shows 33 parking spaces; however, 6 parking spaces are unimproved.

Parking agreements were submitted. During inspection, staff inspected the parking lot areas for the agreements and 18 spaces shown are eligible for use but need to be improved and/or be constructed and 9 spaces don't comply (see below for break down).

The Fire and Health Departments have inspected the establishment, which meets the minimum safety codes and regulations. Attached is a police activity report with calls from April 2015 through March 2016. Staff has received letters and emails from surrounding neighbors in opposition of the request with concerns trash, noise, and parking. A signed petition has been submitted with opposition to the request with a 26.3 percent opposition. Videos of night activity were submitted as part of the opposition and by the applicant.

The establishment must also comply with 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 600 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 600 ft. of residentially zoned properties to the south;

2. The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access to Nolana Avenue and may 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, 116 parking spaces are required, 27 parking spaces are on site. The site plan submitted shows 33 parking spaces; however, 6 parking spaces are unimproved. Parking agreements were submitted. During inspection, staff inspected the parking lot areas for the agreements and 18 spaces shown are eligible for use but need improved and/or be constructed and 9 spaces don't comply (see below for break down).

4. The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties. The applicant ash submitted parking agreements for some 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. The applicant submitted a security measures report describing security company activities and personnel as well as outdoor lighting;

6. The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties. The applicant submitted a litter and trash pickup plan; and

7. The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The maximum capacity for this establishment is 389 persons.

	Gamehaus 2109 Nolana Ave.	Bicycle World 2025 Nolana Ave.	Vacant 2201 Nolana Ave.	CPA 2217 Nolana Ave.	National Lube 2217 Nolana Ave.	Vocational school 3900 N. 23rd St.	Total
# of spaces Submitted	33 spaces	24 spaces	11 spaces	15 spaces	21 spaces	12 spaces	116
# of spaces comply	33 spaces	24 spaces	11 spaces	15 spaces	12 spaces	12 spaces	107
# of spaces don't comply					9 spaces		**<9>**

PARKING AGREEMENTS BREAK DOWN:

Parking agreement at 2025 Nolana Avenue – Bicycle World:
Provides 24 parking spaces; however, there is a 2.5 hour overlap, which is allowed based on written consent. Also, the location was approved as a master plan and provides common parking area for the businesses. The businesses at this location have expressed concerns that there is not sufficient parking for their businesses.

Parking agreement at 2201 Nolana Avenue - vacant:
Provides 11 parking spaces that comply.

Parking agreement at 2117 Nolana Avenue - CPA:
Provides 15 parking spaces that comply.

Parking agreement at 2217 Nolana Avenue – National Lube:
Shows 21 parking spaces. Only 12 parking spaces comply. **The applicant stated that they cannot stripe the 9 spaces in front of the garage doors and the rear of the lube business.**

Parking agreement at 3900 North 23rd Street - vocational school:
Shows 12 parking spaces within the allowable distance, access shows to be from the existing paved alley. The spaces are not striped and has over grown grass in the paved area.

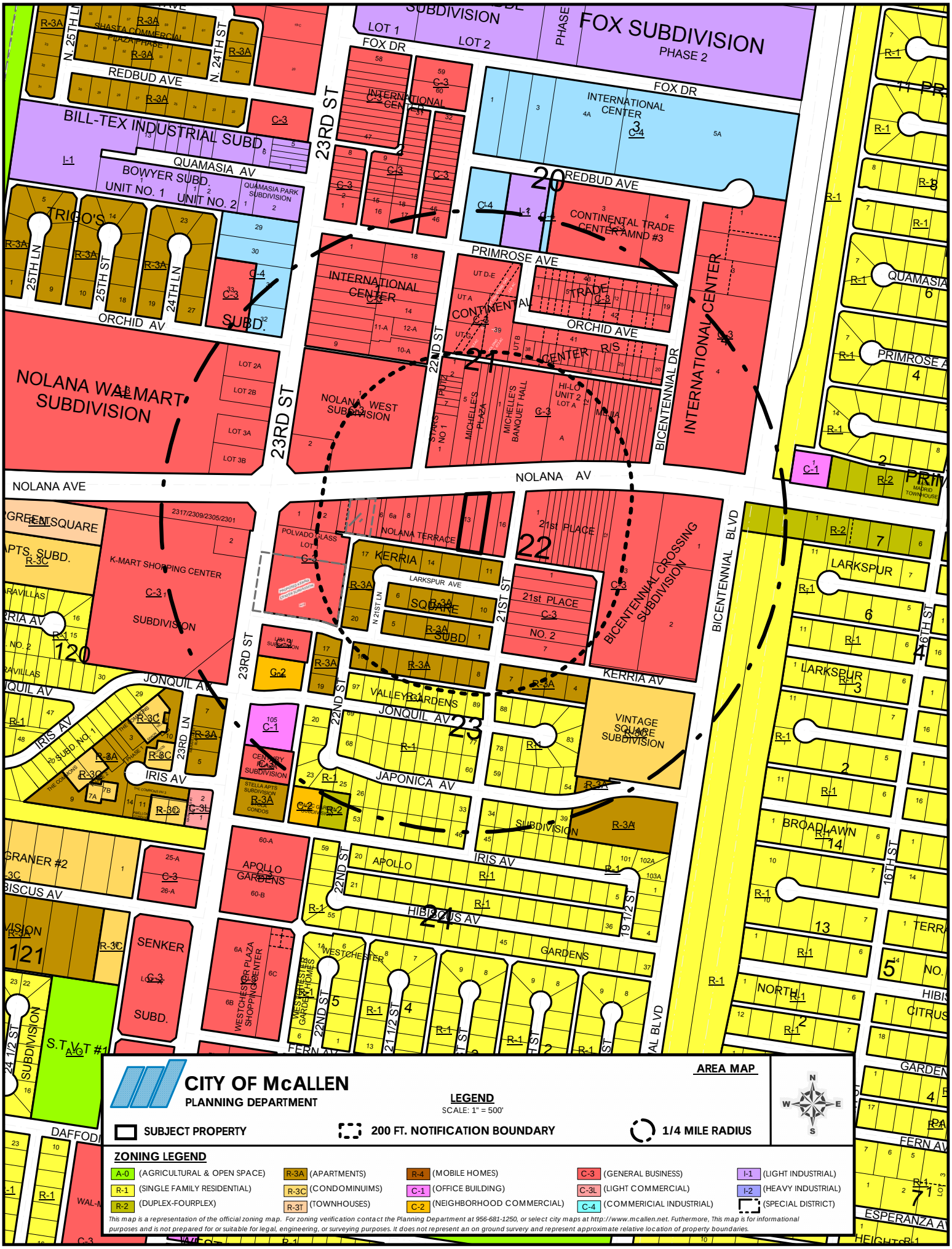
The number of parking spaces required by Ordinance for the proposed use is 116 spaces. Twenty-seven (27) are located in site. Parking spaces provided through agreements total 89. Of those 18 spaces need improvement and/or be constructed and 9 spaces do not comply, totaling 107 spaces provided.

UPDATE

This item has come before the Planning and Zoning Commission on April 39, 2016. There were surrounding neighbors in opposition of the request and the applicant was present. After discussion, the item was tabled to allow the applicant time to meet with staff in regard to the parking agreements. This item was again heard at the May 17, 2016 Planning and Zoning Commission meeting. Adjacent neighbors were present to speak in opposition and the applicant was present. After discussion of the item, the board voted to disapprove the request based on non-compliance with requirement #1 (distance) and # 3 (parking) of Section 138-118 (4) of the Zoning Ordinance.

This item was then heard at the June 13, 2016 City Commission meeting. During that time new information was submitted to the City Commission, who voted to refer the item back to the Planning and Zoning Commission for review and re-consideration.

RECOMMENDATION:
Staff recommends disapproval of the request based on non-compliance with requirements #1 (distance) and #3 (parking) of Section 138-118(4) of the Zoning Ordinance.


FOX SUBDIVISION
PHASE 2
FOX DR
LOT 1
LOT 2
INTERNATIONAL CENTER
REDBUD AVE
BILL-TEX INDUSTRIAL SUBD.
QUAMASIA AV
BOWYER SUBD.
UNIT NO. 1
UNIT NO. 2
QUAMASIA PARK SUBDIVISION
TRIGO'S
25TH LN
25TH ST
24TH LN
ORCHID AV
23RD ST
22ND ST
PRIMROSE AVE
CONTINENTAL TRADE CENTER AMND #3
INTERNATIONAL CENTER
CONTINENTAL TRADE CENTER R/S
NOLANA WALMART SUBDIVISION
NOLANA WEST SUBDIVISION
MICHELLE'S PLAZA
MICHELLE'S BANQUET HALL
HI-LO UNIT 2
BICENTENNIAL DR
NOLANA AVE
NOLANA AV
K-MART SHOPPING CENTER SUBDIVISION
POLVADO GLASS
NOLANA TERRACE
KERRIA
LARKSPUR AVE
21st PLACE
21st PLACE NO. 2
BICENTENNIAL CROSSING SUBDIVISION
BICENTENNIAL BLVD
LARKSPUR
JONQUIL AV
IRIS AV
VALLEY GARDENS
JAPONICA AV
VINTAGE SQUARE SUBDIVISION
CENTURY PLAZA SUBDIVISION
STELLA APTS SUBDIVISION
APOLLO GARDENS
APOLLO
HIBISCUS AV
GARDENS
WESTCHESTER
SENKER SUBD.
WESTCHESTER PLAZA SHOPPING CENTER
WESTCHESTER GARDEN HOMES
BROADLAWN
NORTH
FERN AV
ESPERANZA AV
DAFFODI
S.T.V.T #1
GRANER #2
BISCUS AV
16TH ST
19 1/2 ST
21 1/2 ST
24 1/2 ST
20
21
22
23
24
120
121
CITY OF McALLEN
PLANNING DEPARTMENT
AREA MAP
LEGEND
SCALE: 1" = 500'
SUBJECT PROPERTY
200 FT. NOTIFICATION BOUNDARY
1/4 MILE RADIUS
N
S
E
W
ZONING LEGEND
A-0 (AGRICULTURAL & OPEN SPACE)
R-1 (SINGLE FAMILY RESIDENTIAL)
R-2 (DUPLEX-FOURPLEX)
R-3A (APARTMENTS)
R-3C (CONDOMINUIMS)
R-3T (TOWNHOUSES)
R-4 (MOBILE HOMES)
C-1 (OFFICE BUILDING)
C-2 (NEIGHBORHOOD COMMERCIAL)
C-3 (GENERAL BUSINESS)
C-3L (LIGHT COMMERCIAL)
C-4 (COMMERICIAL INDUSTRIAL)
I-1 (LIGHT INDUSTRIAL)
I-2 (HEAVY INDUSTRIAL)
(SPECIAL DISTRICT)
This map is a representation of the official zoning map. For zoning verification contact the Planning Department at 956-681-1250, or select city maps at http://www.mcallen.net. Futhermore, 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

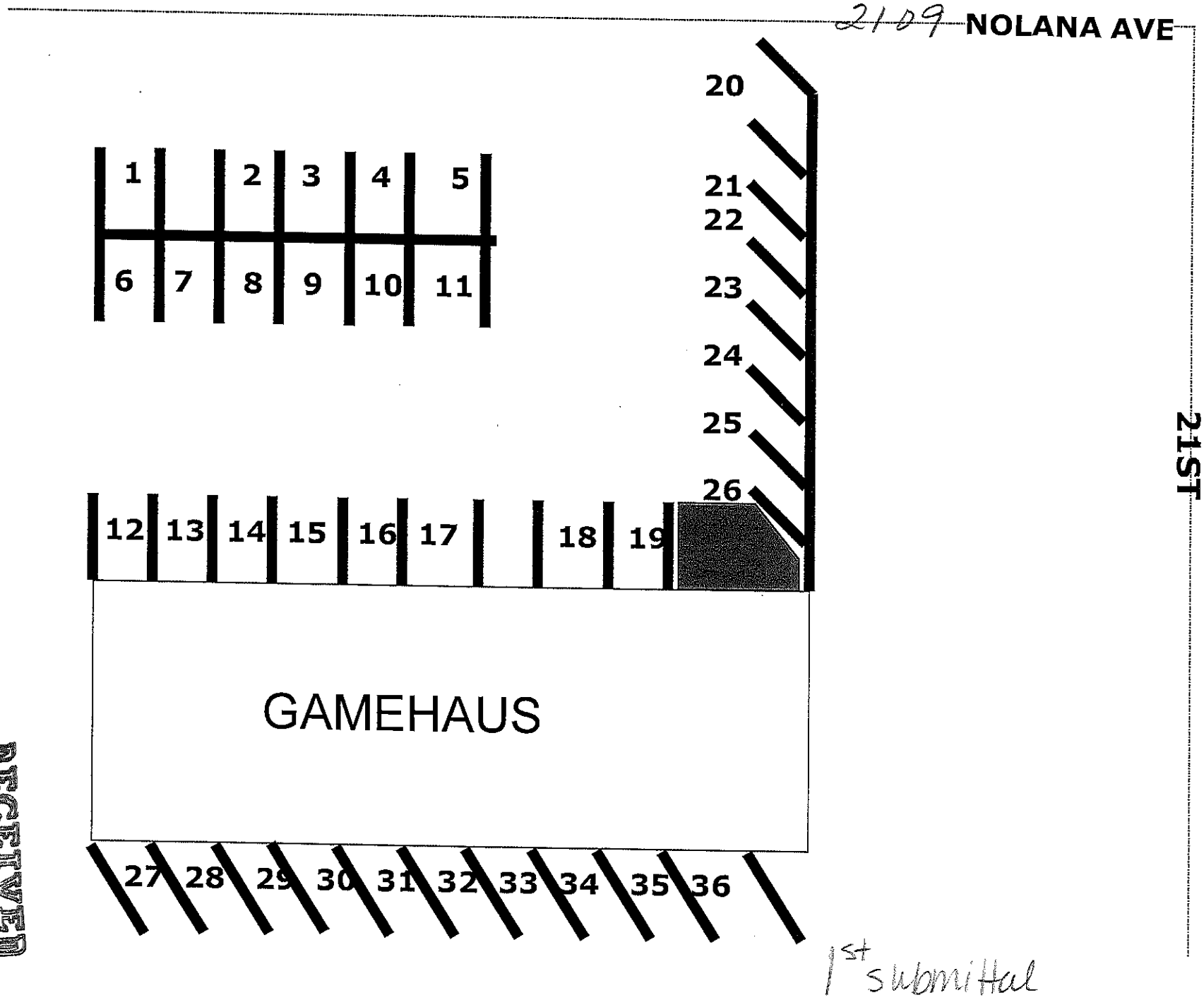
AERIAL MAP
SCALE: N.T.S.

SUBJECT PROPERTY

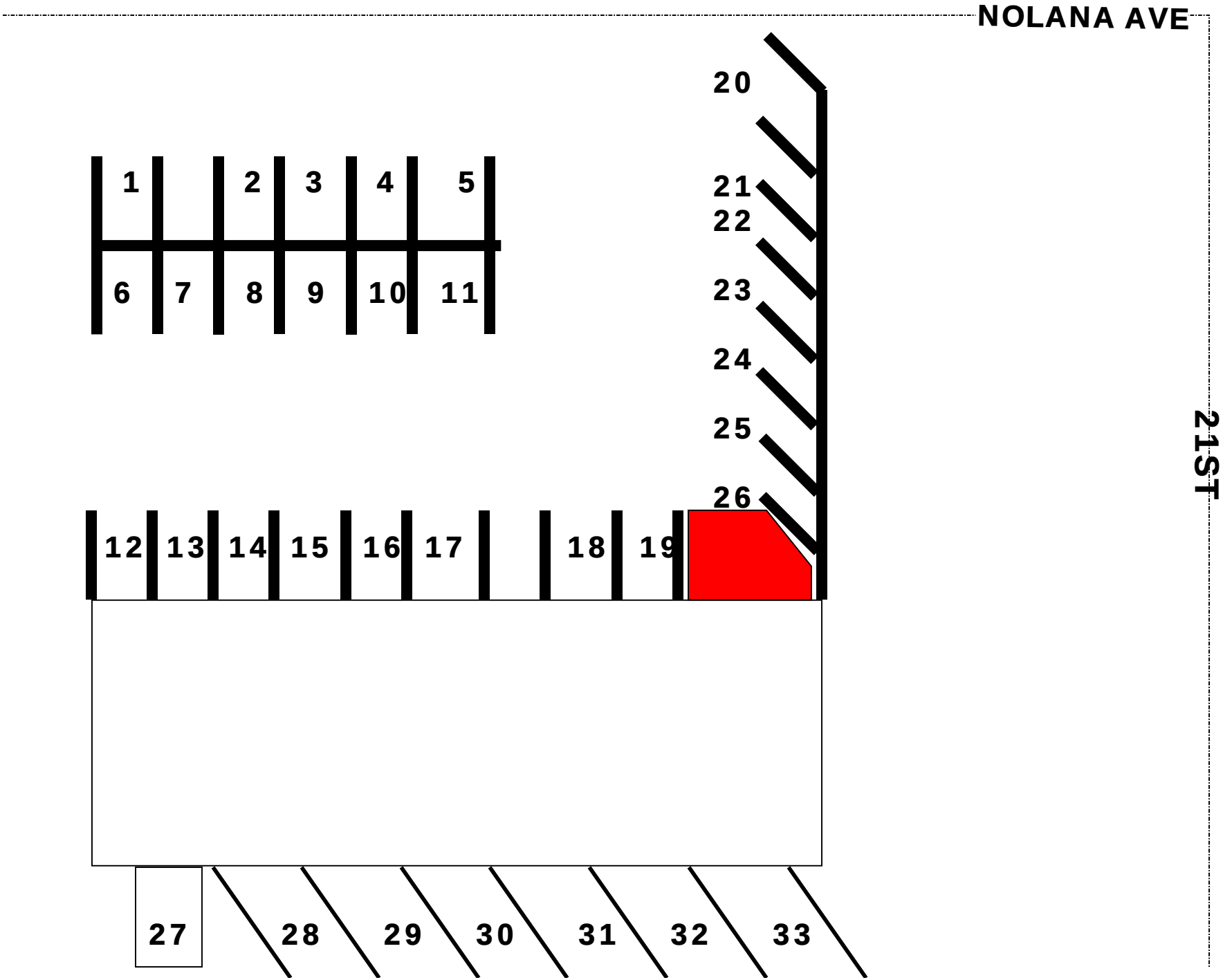
200 FT. NOTIFICATION BOUNDARY

N W E S

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. Futhermore, 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 survery and represent approximate relative location of property on ground survery and represent approximate relative ocation of property boundaries.



RECEIVED
MAR 15 2016
BY


NOLANA AVE
21ST
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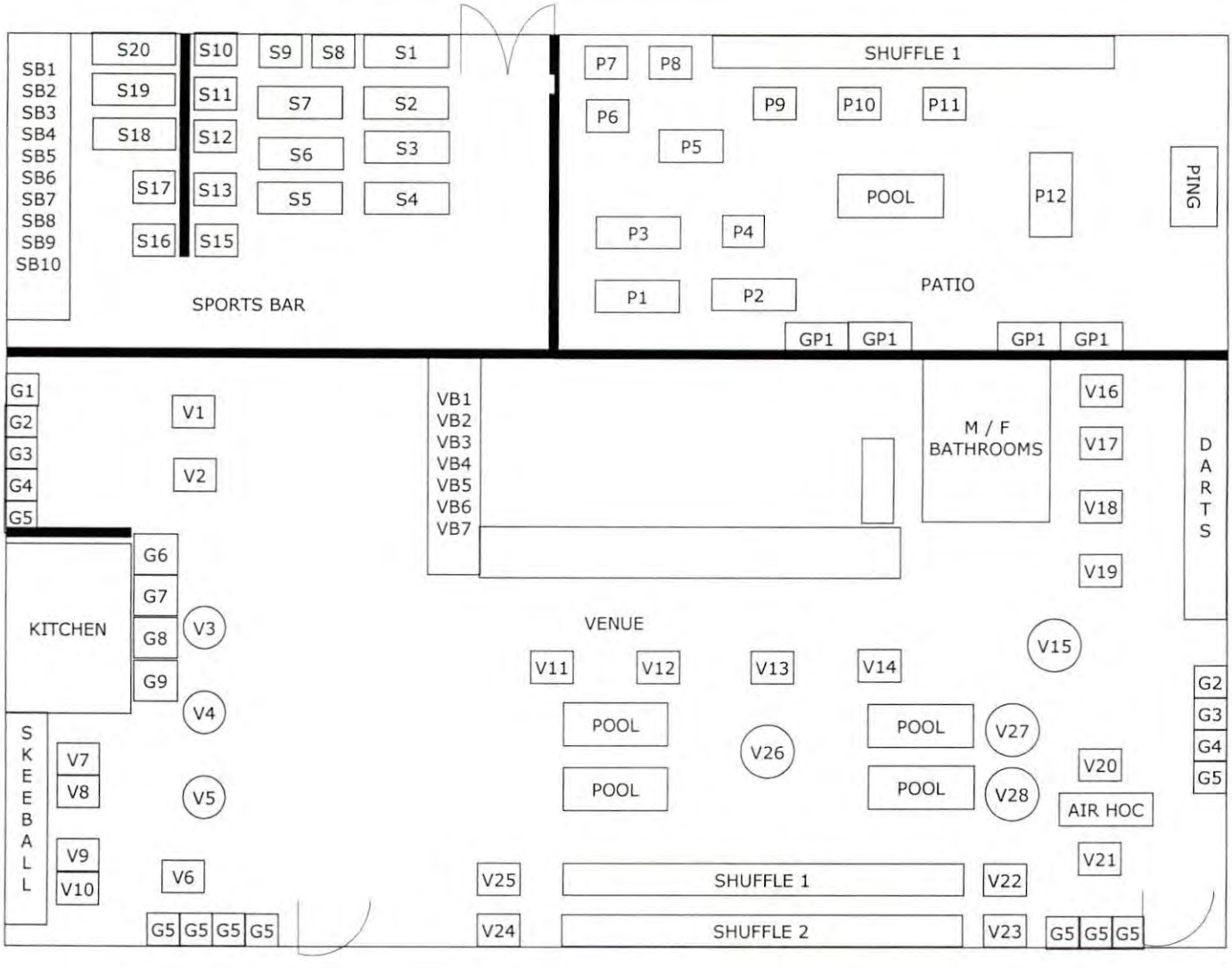

RECEIVED
MAR 15 2015
BY: 9:41am

JACR, LLC dba Gamehaus Gastropub
Conditional Use Permit Application
2109 W. Nolana Ave, McAllen, TX 78504

Security Measures:
Gamehaus employs a security company which handles various aspects of security for the venue and surrounding area. The security company provides fully uniformed personnel for all requested days and hours.

- The security company monitors and handles all activity at main entryway during later hours of operations. This includes checking for proper identification and monitoring venue's age limit policy, maintaining order and providing customer service, and also checking for any drugs or weapons prior to entry.

- The security company has established posts on adjacent parking lots, being the CPA firm's office, EZPawn, National Lube, the karate center, and Bicycle World.

- The security company also maintains an established post on 21st street between the residential streets. They monitor traffic, maintain order and politely let patrons know what lots are available for parking. Their task is to maintain the peace and tranquility of the neighborhood and satisfaction of surrounding residents while monitoring any commercial traffic.

- Gamehaus provides a multi-unit walkie-talkie system with earbuds that allows Gamehaus management and the security company to maintain communication throughout operating hours.

- Gamehaus provides a gas powered, rough terrain golf cart that allows the security company to patrol the entire nearby area, being from Bicycle World to the National Lube from East-West and Bicentennial to Kerria from North-South in a timely manner. The security company uses this vehicle to efficiently patrol the residential streets and shared alley while also monitoring the various adjacent lots.

- Gamehaus contracts off-duty peace officers to monitor the interior of the venue during late night operating hours. These peace officers are uniformed and provide peace of mind to our patrons while also monitoring for any illicit or disruptive behavior by any individual.

- Gamehaus utilizes a system called "Veriscan" during later operating hours for all forms of identification. This system provides the proper age to the security officer, informs of any counterfeit IDs, and provides a system to track incoming patrons. Should a specific client be disruptive or considered a person of bad character through their actions, the system allows us to "BAN" them. Upon a future scan, the person will not be given re-entry.

RECEIVED
MAR 15 2019
BY 1:41 am

- Gamehaus follows and implements any and all TABC or municipal code requirements for security measures, including proper TABC or Food Handler certification for all employees who serve clients. Some parts of the TABC training deal with security measures.

- Management utilizes smart phone apps to log and record sound decibel readings during late hours on busy nights near the residential areas to ensure residents are not being disturbed or venue is violating any noise ordinance.

- Management maintains a nightly log during busier nights to record, through pictures, the traffic activity on the residential street in order to ensure minimal to no disturbance.

- Gamehaus has a 36 HD camera system, with approximately 4 outside (front and back) and 32 cameras throughout the interior client space, storage, kitchen, office and bar areas.

Lighting Measures:
Gamehaus provides adequate and sufficient lighting on its premise for security and traffic purposes.

- The building is well lit from the front with under-mounted fluorescent bulbs on the canopy on both the east and west front-side portions of the building.

- There are floodlights on the far northeast and northwest corners of the building that provide lighting into the parking lot of the venue and on the corners of the building.

- There are floodlights on the rear of the building on both the east and west sides that illuminate the rear parking, alley and surrounding area.

Trash & Cleaning Measures:

- Gamehaus employs a sufficient number of barbacks, kitchen and waitstaff whose daily duties include the maintenance and cleanliness of the venue during operating hours along with responsibility of appropriately taking out the trash.

- A cleaning group enters the venue every single morning to do a full venue clean and they also patrol the exterior of the building, parking lot and adjacent properties for any trash.

- One of the duties of the security company is to pick up any and all trash on adjacent or shared lots, surrounding public streets or the alley way. Upon the last customers leaving the area, the security group splits off and does a review of the area.

- Closing manager does a final check for any trash outside the venue along with some of the shared lots and reports back to owners through pictures at the end of each night.

J.A. SANCHEZ, P.C.

Certified Public Accountant

4008 N. 22nd Street • McAllen, Texas 78504
Tel: (956) 618-1040 • Fax: (956) 618-1041

3-24-16

City of McAllen
c/o Ms. Cristina Garcia
Via Fax # 681-1010

Re: CUP @ 2109 Nolana

Dear Ms. Garcia,

Please note that I am against the granting of a CUP @ 2109 Nolana. We are constantly having to pick up beer & liquor bottles both in the parking lot & behind my office @ 4008 N. 22TH Street. On occasion cars have been left, parked in my parking lot overnight.

I urge the City to deny this CUP.

Thanks,

CITY OF
McALLEN

JAMES E. DARLING, Mayor
HILDA SALINAS, Mayor Pro-Tem and Commissioner District 3
AIDA RAMIREZ, Mayor Pro-Tem and Commissioner District 4
RICHARD F. CORTEZ, Commissioner District 1
TREY PEBLEY, Commissioner District 2
JOHN J. INGRAM, Commissioner District 5
VERONICA VELA WHITACRE, Commissioner District 6

ROEL RODRIGUEZ, P.E., City Manager

CUP2016-0042
2109 Nolana Ave
Nolana Terrace Lot 13 & 14

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200 Ft. Radius: 290,189 Sq. Ft.
Subject Property: 24,823 Sq. Ft.
Total Area of Opposition: 69,817 Sq. Ft.

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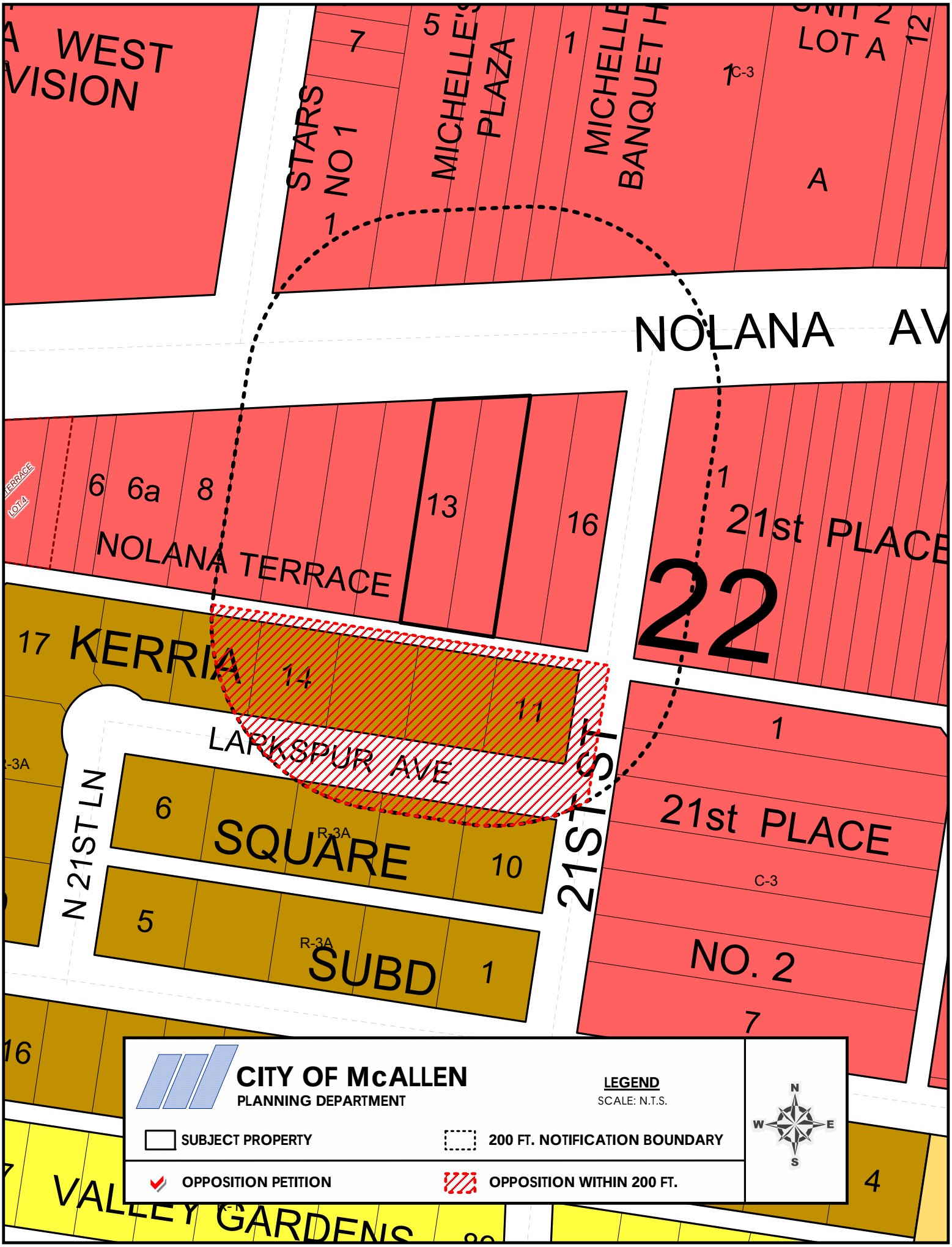
200 Ft Radius - Subject Property Total Adjusted Area	Total Area of Opposition / Total Adjusted Area = 0.*** x 100 =	Percentage for Opposition
290,189 Sq.Ft. - 24,823 Sq.Ft. 265,366 Sq.Ft.	69,817 Sq.Ft. / 265,366 Sq.Ft. = 0.263 x 100 =	**26.3% Opposition**

Prepared By: Jose F. Ortega
Planning Technician III/GIS

Rev. 02/17/2015


WEST
VISION
STARS
NO 1
MICHELLE'S
PLAZA
MICHELLE
BANQUET H
UNIT 2
LOT A
C-3
NOLANA AV
NOLANA TERRACE
LOT 4
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21st PLACE
22
17
KERRIA
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LARKSPUR AVE
21ST ST
N 21ST LN
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SQUARE
R-3A
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SUBD
1
21st PLACE
C-3
NO. 2
7
16
VALLEY GARDENS
4
CITY OF McALLEN
PLANNING DEPARTMENT
LEGEND
SCALE: N.T.S.
SUBJECT PROPERTY
200 FT. NOTIFICATION BOUNDARY
OPPOSITION PETITION
OPPOSITION WITHIN 200 FT.
N
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Incident Analysis Report

Summary

Crime Records Office COPY

Print Date/Time: 04/15/2016 10:03
Login ID: mcpd12721
Incident Type: All
Call Source: All

From Date: 04/01/2015 01:00
To Date: 04/15/2016 10:00

McAllen Police Department
ORI Number: TX1080800
Officer ID: All
Location: 2109 NOLANA AVE, MCALLEN

Incident Date/Time	Incident Number	Incident Type	Location	Caller	Source
04/03/2015 11:01	2015-00024241	Criminal Investigation	2109 NOLANA AVE	VIVIANNA SAENZ	Phone
04/12/2015 02:16	2015-00026759	Domestic Disturbance	2109 NOLANA AVE	JUAN VARGAS	911
04/26/2015 02:26	2015-00030579	MINOR ACC	2109 NOLANA AVE	CALLER MALE	Phone
04/26/2015 20:59	2015-00030752	Assault	2109 NOLANA AVE	GUADALUPE	Phone
05/08/2015 02:13	2015-00033822	Domestic Disturbance	2109 NOLANA AVE	GUADALUPE	Phone
05/27/2015 00:27	2015-00039068	Hit and Run	2109 NOLANA AVE	JUAN	Phone
05/28/2015 12:58	2015-00039410	Theft	2109 NOLANA AVE	C/ALISA	Phone
06/26/2015 00:59	2015-00046964	MINOR ACC	2109 NOLANA AVE	sec/roberto villarreal	Phone
06/29/2015 01:12	2015-00047791	MINOR ACC	2109 NOLANA AVE	guadalupe montes	Phone
07/04/2015 02:11	2015-00049059	Traffic Complaint/	2109 NOLANA AVE	CARMEN GARZA	Phone
07/11/2015 22:16	2015-00051222	Domestic Disturbance	2109 NOLANA AVE	FEM CALLER	Phone
08/04/2015 23:57	2015-00057504	MINOR ACC	2109 NOLANA AVE	OFCR MUNOZ	Phone
08/07/2015 01:08	2015-00058032	MINOR ACC	2109 NOLANA AVE	camarillo	Phone
08/23/2015 17:27	2015-00062770	Police Services	2109 NOLANA AVE	sgt trevino	Phone
08/31/2015 01:18	2015-00064838	Domestic Disturbance	2109 NOLANA AVE	C/ROBERTO	Phone
09/04/2015 00:27	2015-00065854	REPO	2109 NOLANA AVE		Phone
09/04/2015 01:08	2015-00065859	Domestic Disturbance	2109 NOLANA AVE	ROBERTO	Phone
09/11/2015 02:03	2015-00067624	Domestic Disturbance	2109 NOLANA AVE	VICTOR GARZA	Phone
09/12/2015 05:25	2015-00067955	Assist Other Agency	2109 NOLANA AVE	richard garza	Phone
09/13/2015 07:28	2015-00068268	Alarm Burglary	2109 NOLANA AVE		Phone
09/22/2015 21:14	2015-00070790	Theft	2109 NOLANA AVE	726	Phone
09/26/2015 00:50	2015-00071661	Domestic Disturbance	2109 NOLANA AVE		911
09/27/2015 01:06	2015-00071938	Traffic Complaint/	2109 NOLANA AVE	C/ART JASSO	Phone
09/27/2015 01:26	2015-00071945	Police Services	2109 NOLANA AVE	ART	Phone
10/03/2015 01:58	2015-00073478	Disturbance - Non	2109 NOLANA AVE	LISA	Phone
10/03/2015 02:28	2015-00073487	Domestic Disturbance	2109 NOLANA AVE	FEM/NC	911
10/18/2015 01:50	2015-00077488	Domestic Disturbance	2109 NOLANA AVE	GONZALEZ	Phone
10/18/2015 02:24	2015-00077506	Police Services	2109 NOLANA AVE	ROBERTO	Phone
10/24/2015 00:29	2015-00078989	Domestic Disturbance	2109 NOLANA AVE		Phone
10/26/2015 02:28	2015-00079594	Hit and Run	2109 NOLANA AVE	BOONE RAINS	Phone
10/31/2015 01:54	2015-00080977	CRIMINAL MISCHIEF	2109 NOLANA AVE	MIGUEL	911
11/01/2015 01:03	2015-00081329	Disturbance - Non	2109 NOLANA AVE	SARAH	911
11/06/2015 21:47	2015-00082850	MINOR ACC	2109 NOLANA AVE	JUAN/SEC	Phone
11/06/2015 22:46	2015-00082863	Assist Other Agency	2109 NOLANA AVE	JUSTIN GARZA	911
11/10/2015 20:03	2015-00083829	Traffic Complaint/	2109 NOLANA AVE	male caller	Phone
11/12/2015 00:47	2015-00084144	Domestic Disturbance	2109 NOLANA AVE	OFCR GEORGE	Phone
11/17/2015 14:45	2015-00085608	CREDIT CARD ABUSE	2109 NOLANA AVE	ENRIQUE	Phone
11/21/2015 05:50	2015-00086575	Alarm Burglary	2109 NOLANA AVE	ANICIA	Phone
11/29/2015 01:38	2015-00088623	Domestic Disturbance	2109 NOLANA AVE	ANTHONY	Phone
12/05/2015 19:53	2015-00090360	Domestic Disturbance	2109 NOLANA AVE		Phone
12/10/2015 05:59	2015-00091421	Alarm Burglary	2109 NOLANA AVE	MONOTRONICS	Phone
12/17/2015 21:55	2015-00093590	Domestic Disturbance	2109 NOLANA AVE	SEC	Phone
12/22/2015 23:03	2015-00094996	Noise Complaint	2109 NOLANA AVE	FAMALE/NC	Phone

12/23/2015 01:02	2015-00095017	Domestic Disturbance	2109 NOLANA AVE	SEC NOE CRUZ	911
12/23/2015 14:44	2015-00095160	Theft	2109 NOLANA AVE	BRANDI AYALA	Phone
12/24/2015 01:09	2015-00095332	Domestic Disturbance	2109 NOLANA AVE	OFCR IBARRA	Phone
12/24/2015 02:33	2015-00095350	Domestic Disturbance	2109 NOLANA AVE	SECURITY	Phone
12/27/2015 20:00	2015-00096423	Assault	2109 NOLANA AVE	NINA GARZA	Phone
12/31/2015 20:40	2015-00097462	Domestic Disturbance	2109 NOLANA AVE	JOE SEC	911
01/03/2016 02:18	2016-00000563	DWI	2109 NOLANA AVE	DANIELA BARAJAS	Phone
01/06/2016 13:04	2016-00001337	Theft	2109 NOLANA AVE	SALVADOR	Phone
01/23/2016 23:30	2016-00005848	Hit and Run	2109 NOLANA AVE	SECURITY	Phone
01/31/2016 02:03	2016-00007721	Traffic Complaint/	2109 NOLANA AVE		Phone
02/19/2016 23:52	2016-00012909	Hit and Run	2109 NOLANA AVE	JUAN RIOS	Phone
02/21/2016 02:33	2016-00013238	Domestic Disturbance	2109 NOLANA AVE	SEC GONZALEZ	Phone
02/27/2016 02:00	2016-00014791	911 Investigation	2109 NOLANA AVE	SAUL OCHOA	Phone
03/05/2016 02:07	2016-00016645	Disorderly Conduct	2109 NOLANA AVE	JUSTA CONT	Phone
03/05/2016 02:10	2016-00016646	Suspicious Person/Vehicle	2109 NOLANA AVE	MAEL/NC	Phone
03/07/2016 13:43	2016-00017268	Assault	2109 NOLANA AVE	LUPE	Phone
03/09/2016 16:33	2016-00017845	Assault	2109 NOLANA AVE	MS CUELLAR	Phone
03/11/2016 02:11	2016-00018193	Theft	2109 NOLANA AVE	OLIVIA	Phone
03/18/2016 00:43	2016-00020073	Ambulance Only	2109 NOLANA AVE	MALE	Phone
03/20/2016 01:35	2016-00020678	DWI	2109 NOLANA AVE	SEC GARZA	Phone
03/21/2016 16:11	2016-00021045	Domestic Disturbance	2109 NOLANA AVE	RAFAEL	Phone
03/26/2016 01:34	2016-00022239	Theft	2109 NOLANA AVE	noe cruz	Phone
03/26/2016 15:35	2016-00022383	Assault	2109 NOLANA AVE	DANIEL LEE	Phone
03/26/2016 22:58	2016-00022491	MINOR ACC	2109 NOLANA AVE	roland	Phone
03/29/2016 16:32	2016-00023169	Assault	2109 NOLANA AVE	DANIEL RAMIREZ	Phone

Total Matches: **68**

600'
PUBLIC NOTICE
500'
PARKING AGREEMENT
PRIMROSE AVE
CONTINENTAL TRADE CENTER AMND #3
INTERNATIONAL CENTER
CONTINENTAL TRADE
ORCHID AVE
NOLANA WEST SUBDIVISION
NOLANA AV
23RD ST
22ND ST
21ST ST
21st PLACE
KERRIA
LARKSPUR AVE
SQUARE
SUBD
N 21ST LN
POLVADO GLASS
PROPOSED KERRIA CENTER SUBDIVISION
LIZA LU SUBDIVISION
KERRIA AV
JONQUIL AV
JAPONICA AV
VALLEY GARDENS
VINTAGE SQUARE SUBDIVISION
CENTURY PLAZA SUBDIVISION
STELLA APTS SUBDIVISION
STOLA CONDOS
MAGIC GARDEN SUBDIVISION
SUBDIVISION
IRIS AV
BICENTENNIAL CROSSING SUBDIVISION
INTERNATIONAL CENTER
BICENTENNIAL
HI-LO UNIT 2
MICHELLE'S PLAZA
MICHELLE'S BANQUET HALL
STARS PUTT
QUAMASIA PARK SUBDIVISION
NO. 2
LOT 2A
LOT 2B
LOT 3A
LOT 3B
UT D-E
UT A
UT G
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22
23

Maria Garcia

From:	John Millin <john@millinmillin.com>
Sent:	Wednesday, May 04, 2016 11:06 AM
To:	Maria Garcia
Cc:	pepevaca@gmail.com; Brent M Baldree; dsantos@danielsantoslaw.com
Subject:	FW: Gamehaus
Attachments:	noise complaint 1.pdf; 1_30am2.JPG

Dear Christina,

As you can see, several members of the Planning and Zoning Commission have received the email below. I assume that Mr. Holand has presented the attached evidence to City Staff as well, but I am forwarding the email with attachments for your file out of an abundance of caution. I will inform him that this has been done and that he should direct his communications regarding this matter to City Staff. Thank you for your attention to this matter.

Sincerely,

John Millin

From: Joseph Holand <jwholand@verturointerests.com>
Date: Wednesday, May 4, 2016 at 8:14 AM
To: "pepevaca@gmail.com" <pepevaca@gmail.com>, Brent Baldree <bbaldree@texasregionalbank.com>, "John A. Millin" <john@millinmillin.com>, "dsantos@danielsantoslaw.com" <dsantos@danielsantoslaw.com>
Subject: Gamehaus

Gentlemen,

Please see attached. My tenants and I am tired of having to waste time filing complaints, going in front of commission, complaining and absolutely nothing happening. This lady happens to be a DOJ attorney. I can't imagine she is making this stuff up.

I guess it is going to take my tenants asking for time off in two weeks to waste more of their time.

Y'all should go out there and see for yourself what it's like Friday or Saturday at 2am. Then ask yourself if you would make your children deal with it...

What it looks like on a busy night.....

Have a good week!

Joey Holand
President / Broker
Verturo Interests, LLC
956-212-9081 - Cell
956-213-8244 - Office

Maria Garcia

From: Eduardo Villagordoa <evillagordoa@yahoo.com>
Sent: Monday, May 02, 2016 2:27 PM
To: Maria Garcia
Subject: SALUDOS

SRITA. CRISTINA GARCIA; EN DIAS PASADOS TUVE LA OPORTUNIDAD DE HABLAR CON USTED Y EL SR. JUAN MARTINEZ EN RELACION A LA POSIBILIDAD DE PODER DIVIDIR UNO DE MIS LOCALES COMERCIALES YA QUE EN ESTOS TIEMPOS ES MUCHO MAS COMPLICADO EL PODER RENTAR UN LUGAR GRANDE Y PENSANDO EN APOYARNOS TANTO LOS RENTEROS COMO NOSOTROS SE ME PRESENTO LA IDEA DE PODER DIVIDIR UNA DE LAS TRES PARTES EN LAS QUE ESTA OPERANDO ACTUALMENTE EL ESTABLECIMIENTO Y DE ESA MANERA PODER REDUCIR LA CARGA MENSUAL DE LA RENTA A ESE ESTABLECIMIENTO TENIENDO YO LA POSIBILIDAD DE RENTAR EL LOCAL VACIO A OTRO COMERCIANTE; POR TAL RAZON ME PERMITI IR A LA CIUDAD Y PREGUNTAR EN CASO DE QUE QUE ASI SE DIERAN LAS CIRCUNSTANCIAS, SABER CUALES SERIAN LAS REGLAS IMPUESTAS POR LA CIUDAD Y EVITAR CUALQUIER CONTRATIEMPO A LOS NUEVOS RENTEROS PARA PODER OPERAR EL NUEVO ESTABLECIMIENTO; DESGRACIADAMENTE ME ENTERO QUE DESPUES DE QUE ME HIZO EL ENORME FAVOR DE CHECAR CUANTOS CAJONES DE ESTACIONAMIENTO SE REQUIEREN PARA PODER ABRIR, ENTRE OTRAS COSAS RESULTA QUE REQUIERO DE 2 O 3 CAJONES MAS; CON TODO RESPETO SABEMOS LA PROBLEMATICA EN LA QUE SE ENCUENTRA LA PLAZA COMERCIAL ACTUALMENTE, COMO BIEN SABEN ESA PLAZA CUENTA CON UN ESTACIONAMIENTO UNICA Y ESCLUSIVAMENTE PARA LOS NEGOCIOS QUE ESTAN DENTRO DE LA PLAZA COMERCIAL; COMO DUENO DE LOCALES Y COMO COMERCIANTE ME DA MUCHO GUSTO QUE TODOS LOS NEGOCIOS TUVIERAN EXITO PERO CUANDO EL EXITO DE OTRO NEGOCIO EN PRIMER LUGAR NO SE ENCUENTRA DENTRO DE LA PLAZA COMERCIAL Y SEGUNDO GRACIAS A ESE NEGOCIO ME AFECTA DIRECTAMENTE A MI AL NO PODER PENSAR COMO UNA OPCION EL DIVIDIR MI LOCAL COMERCIAL YA QUE INDEBIDAMENTE BICYCLE WORD ESTA RENTANDO O PRESTANDO UN ESPACIO DE ESTACIONAMIENTO QUE LE CORRESPONDE UNICAMENTE Y EXCLUSIVAMENTE SU USO A LOS LOCALES COMERCIALES DE LA PLAZA; EN ESTE CASO MUY PARTICULAR CREO YO QUE NO SE VALE EL EXITO DE UN NEGOCIO QUE NO CORRESPONDE A LA PLAZA COMERCIAL AL FRACASO DE OTROS NEGOCIOS QUE NO DEBERIAMOS PASAR POR ESTE PROBLEMA; LE SUPLICO DE LA MANERA MAS RESPETUOSA A USTED Y A LAS PERSONAS ENCARGADAS SOBRE ESTE ASUNTO PUEDAN RESOLVERME ESTE PROBLEMA QUE YO, NI LOS QUE ESTAN DENTRO DE LA PLAZA COMERCIAL ORIGINAMOS; LE AGRADEZCO DE ANTEMANO SU TIEMPO Y ATENCION A ESTE MAIL; ESPERO SE PUEDA RESOLVER DE LA MEJOR FORMA POSIBLE Y A SU VEZ NO SEA MOTIVO DE LIMITARME POR ALGO COMPLETAMENTE AJENO A LA PLAZA; QUE TENGA UN BUEN PRINCIPIO DE SEMANA

Seven Cities Foundation
205 West Houston Avenue
McAllen, Texas 78501

(956) 688-5757 Fax: (956) 971-0396

June 28, 2016

Ms.Cristina Garcia, Planner 1
Planning Department
Ms. Perla Lara, TRMC/CMC, CPM
City Secretary
City of McAllen
Post Office Box 220
McAllen, Texas 78505-0220

Dear Ms. Garcia and Ms. Lara:

This refers to notice which you have provided by mail (received June 24, ~~1916~~ 2016) concerning a request by JACR, LLC, dba Gamehaus Gastropub, for a 5-year conditional use permit for a bar, at Lots 13 and 14, Nolana Terrace Subdivision, Hidalgo County, Texas; 2109 Nolana Avenue (CUP2016-0042),

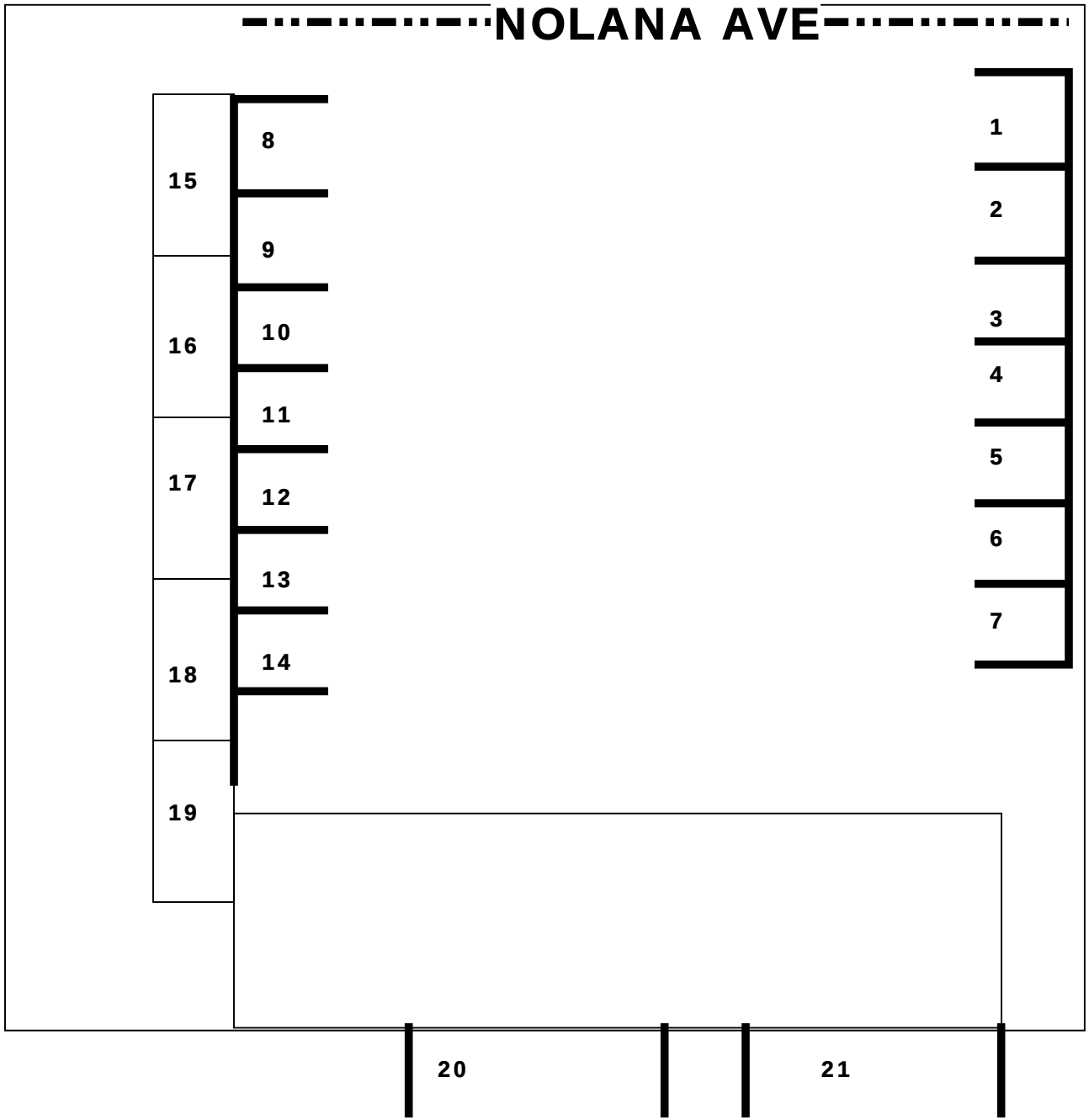
The history of this bar has been objectionable and detrimental to the nearby residential neighborhood where our lots (Lots 5, 6, and 7, 21st Place, Unit No. 2, City of McAllen, Hidalgo County, Texas) are located. Please regard this letter as our protest, and our recommendation *against* extending JACR's conditional use permit.

Yours very truly,
SEVEN CITIES FOUNDATION

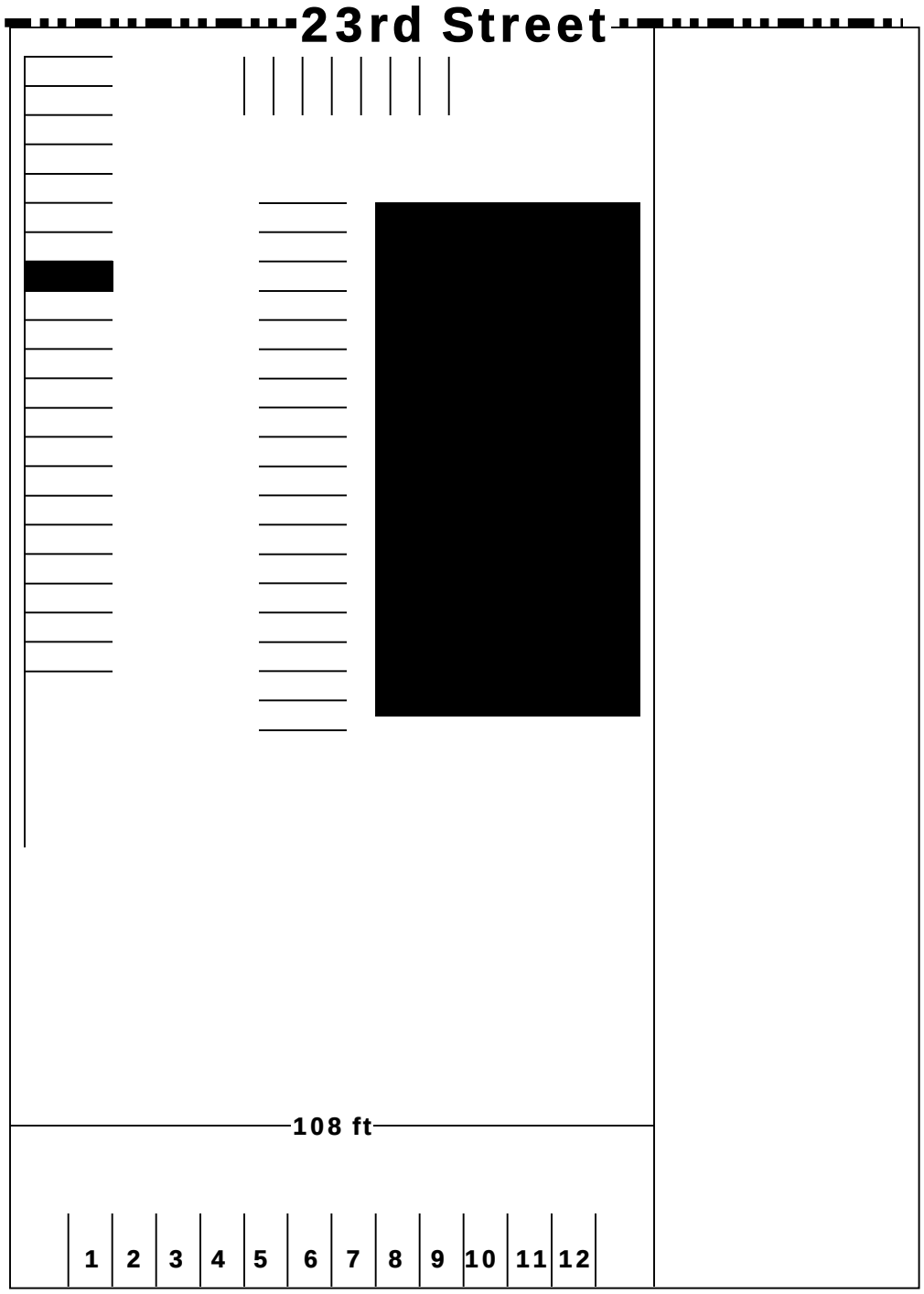
Charles E. Thompson, Jr.

Charles E. Thompson, Jr.
President

CETjr:ml

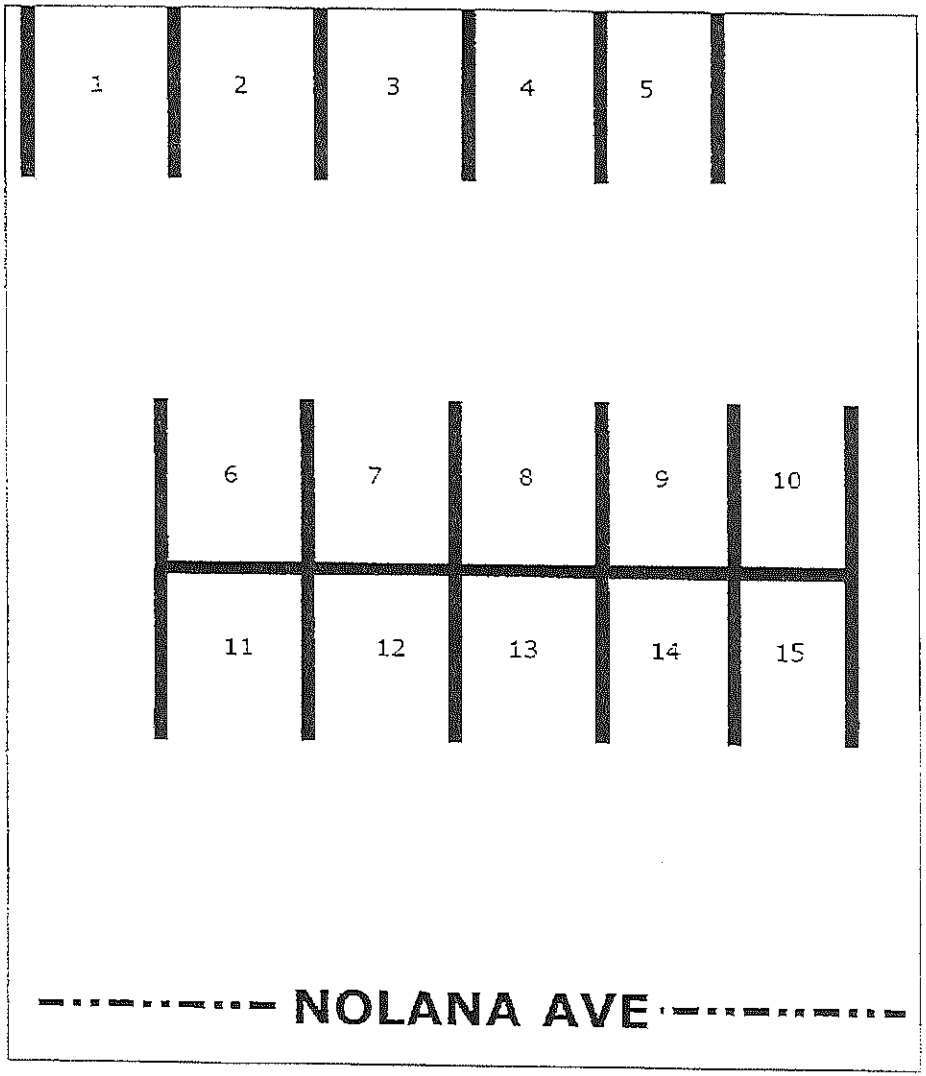


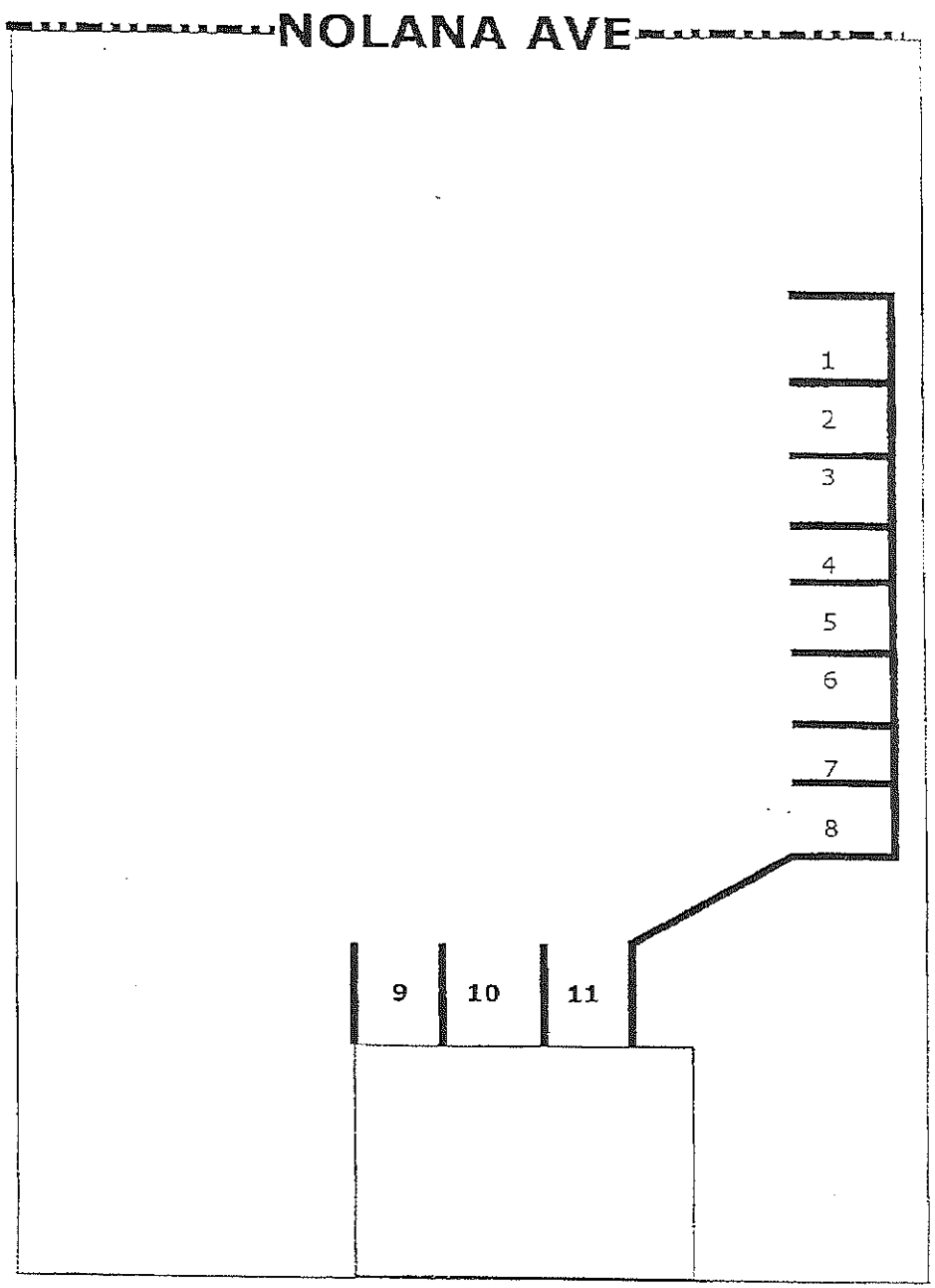
2017 West Nolana AVE



3900 N 23RD ST
MCALLEN TEXAS 78501

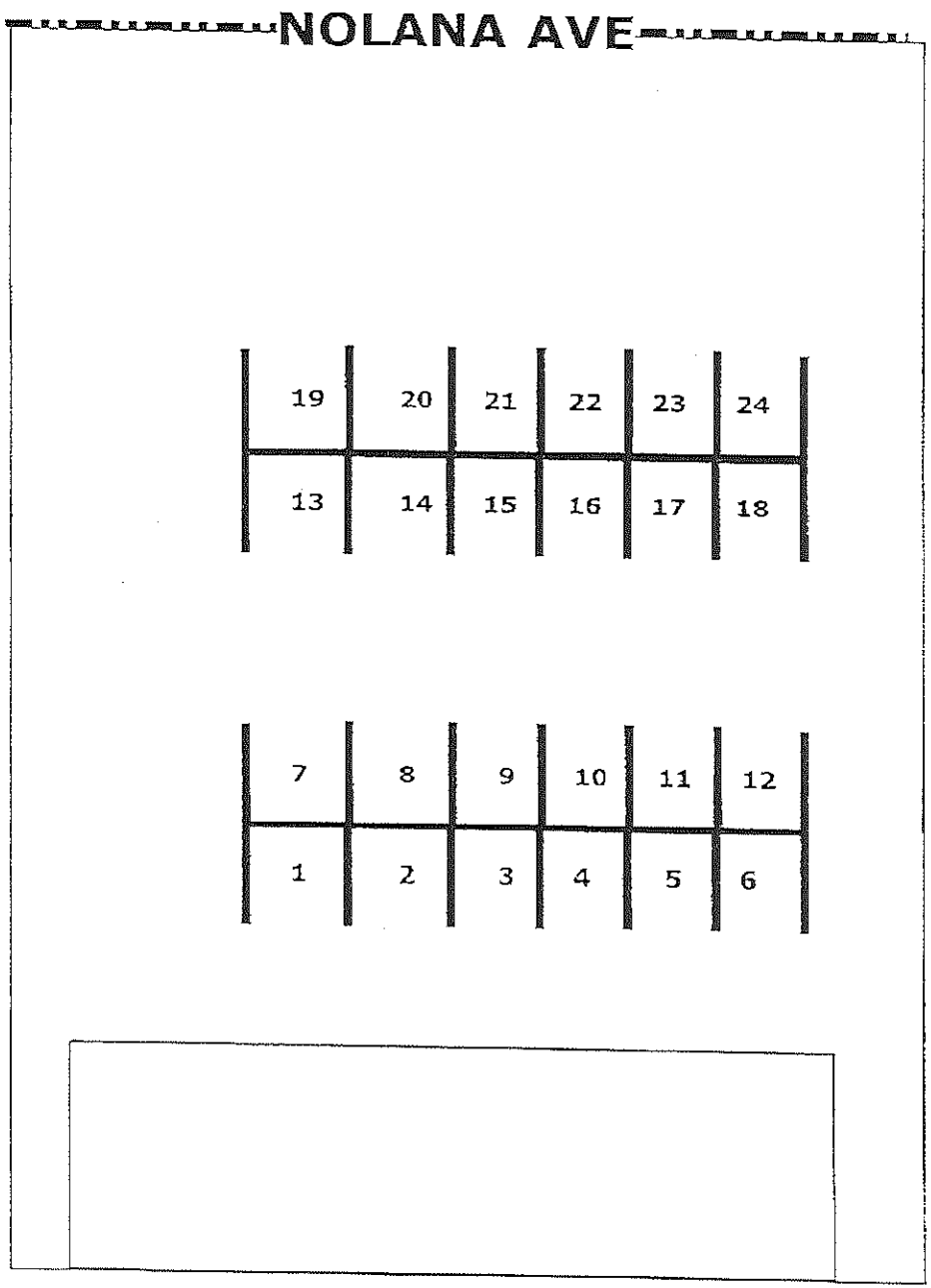
2117 West Nolana - CPA





2201 West Nolana AVE

Masso



2025 West Nolana AVE

Bicycle World

GAMEHAUS
2109
2117
NOTICE
BAR
For
This Property
CUP2016-0042

Planning Department

Memo

TO: Planning & Zoning Commission

FROM Julianne Rankin, Director of Planning

DATE: July 13, 2016

SUBJECT: **City Commission Actions of July 11, 2016**

REZONINGS:

1. Rezone from R-1 (single-family residential) District to C-3 (general business) District: .857 acres out of Lot 105, La Lomita Irrigation and Construction Company Subdivision, Hidalgo County, Texas; 4400 North Ware Road.
- Planning & Zoning Commission recommended approval
- City Commission approved

2. Rezone from R-1 (single family residential) District to C-3 (general business) District: Lot 1, Duarte Subdivision, Hidalgo County, Texas; 4724 Buddy Owens Boulevard.

- Planning & Zoning Commission recommended disapproval
- City Commission removed from agenda and directed staff to advertise for a future city commission meeting when a full board would be present, at no cost to the applicant

4. Rezone from C-1 (office building) District to C-2 (neighborhood commercial) District: 1.60 acres out of Lot 2, Southeast ¼, Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard.
- Planning & Zoning Commission recommended disapproval
- City Commission, Remained tabled

3. Rezone from R-1 (single family residential) District to R-3T (multifamily residential townhouse) District: 2.40 acres out of Lot 2, Southeast ¼, Section 9, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 401 Pecan Boulevard (rear).
- Planning & Zoning Commission recommended disapproval
- City Commission, Remained tabled

CONDITIONAL USE PERMITS:

1. Request of Mary V. Hernandez, for a Conditional Use Permit, for life of the use, for a guest house at Lot 89, Linda Vista Subdivision, Hidalgo County, Texas; 2509 Mobile Avenue.
   - Planning & Zoning Commission disapproved
   - City Commission, Remained tabled

2. Request of Jaime H. Dominguez for a Conditional Use Permit, for life of the use, for a planned unit development, at the 9.70 acres coming out of Lot 1, Block 1, Golden Grapefruit Gardens Subdivision, Hidalgo County, Texas; 8100 North 23rd Street.
   - No action by Planning & Zoning Commission
   - City Commission, remained tabled

VARIANCES:

1. Consideration of a variance request to not require additional Right-of-Way dedication or pavement widening along North Cynthia Street and East Ebony Avenue; 500 North Cynthia Street.
   - Planning & Zoning Commission recommended approval
   - City Commission approved

2. Consideration of a variance request to allow Lot 6D to develop without frontage on a street; 2212 Fern Avenue.
   - Planning & Zoning Commission recommended approval
   - City Commission approved

2016 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION

	01/05/16	01/19/16	02/02/16	02/16/16	03/01/16	03/15/16	04/05/16	04/19/16	05/03/16	05/17/16	06/07/16	06/21/16	07/05/16	07/19/16	08/02/16	08/16/16	09/06/16	09/20/16	10/04/16	10/18/16	11/01/16	11/16/16	12/06/16	12/20/16
John Millin	P	P	P	P	P	A	P	P	P	P	A	P	P											
Mark Wright	P	P	P	P	P	P	P	P	A	P	P	P	P											
Pepe Cabeza de Vaca	P	P	P	P	P	P	P	P	P	P	P	P	P											
Michael Hovar			P	P	A	P	P	P	P	A	A	A	P											
Brent Baldree			P	P	P	P	P	P	P	A	P	P	A											
Daniel Santos				P	P	A	P	P	P	P	P	P	P											
Robert Luciano					P	P	P	P	P	P	P	P	P											

P- PRESENT
A- ABSENT
* NO QUORUM
** NO MEETING

2016 ATTENDANCE RECORD FOR PLANNING AND ZONING WORKSHOPS

John Millin																								
Mark Wright																								
Pepe Cabeza de Vaca																								
Michael Hovar																								
Brent Baldree																								
Daniel Santos																								
Robert Luciano																								

PLANNING DEPARTMENT

1300 W. Houston Avenue McAllen, TX 78501
Phone: 956-681-1250 Fax: 956-681-1279

2016 CALENDAR

Meetings:

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

Deadlines:

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

JULY 2016

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

AUGUST 2016

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

SEPTEMBER 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 HOLIDAY	6	7 D - 10/4 & 10/5	8	9	10
11	12 A - 10/4 & 10/5	13	14 N - 10/4 & 105	15	16	17
18	19	20	21 D 10/18 & 10/19	22	23	24
25	26 A 10/18 & 10/19	27	28 HPC N 10/18 & 10/19	29	30	

OCTOBER 2016

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

NOVEMBER 2016

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

DECEMBER 2016

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

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.