

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JULY 5, 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

2) SITE PLAN:

- a) Lot 24, Clock Tower Village Subdivision; 2412 North "J" Street - G C Garcia Construction(**SPR2016-0017**)
- b) Lot 1, Primo Subdivision; 3001 North Ware Road - BJJ Family Ltd. Partnership (**SPR2015-0048**) BIG

3) SUBDIVISIONS:

- a) Community Center at Tres Lagos; 5100 Tres Lagos Boulevard - Rhodes Enterprises, Inc. (**Preliminary**)(**SUB2016-0040**) M & H
- b) Tamez Multifamily Subdivision; 901 East Yuma Avenue - Oscar A. Tamez Guerra (**Preliminary**) (**SUB2016-0039**) PC
- c) Sky Plaza McAllen Subdivision; 3420 Ash Avenue - Jose Pedraza (**Preliminary**)(**SUB2016-0042**) J & R

- d) Spanish Oaks at Frontera Subdivision; 8400 N. 10th Street - Niko Iluminacion de Mexico
(Revised Preliminary)(SUB2016-026) M & H

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)**
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)**

5) DISCUSSION

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:

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.

Memo

TO: Planning and Zoning Commission
FROM: Planning Staff
DATE: June 30, 2016
SUBJECT: SITE PLAN APPROVAL FOR LOT 24, CLOCKTOWER VILLAGE SUBDIVISION; 2412 NORTH "J" STREET

GOAL:

The goal of a site plan is to 1) promote a vibrant economy of commercial businesses, 2) ensure compliance with city requirements, 3) assists in the orderly and harmonious development of the city, and 4) enhancement of the general welfare.

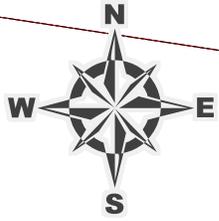
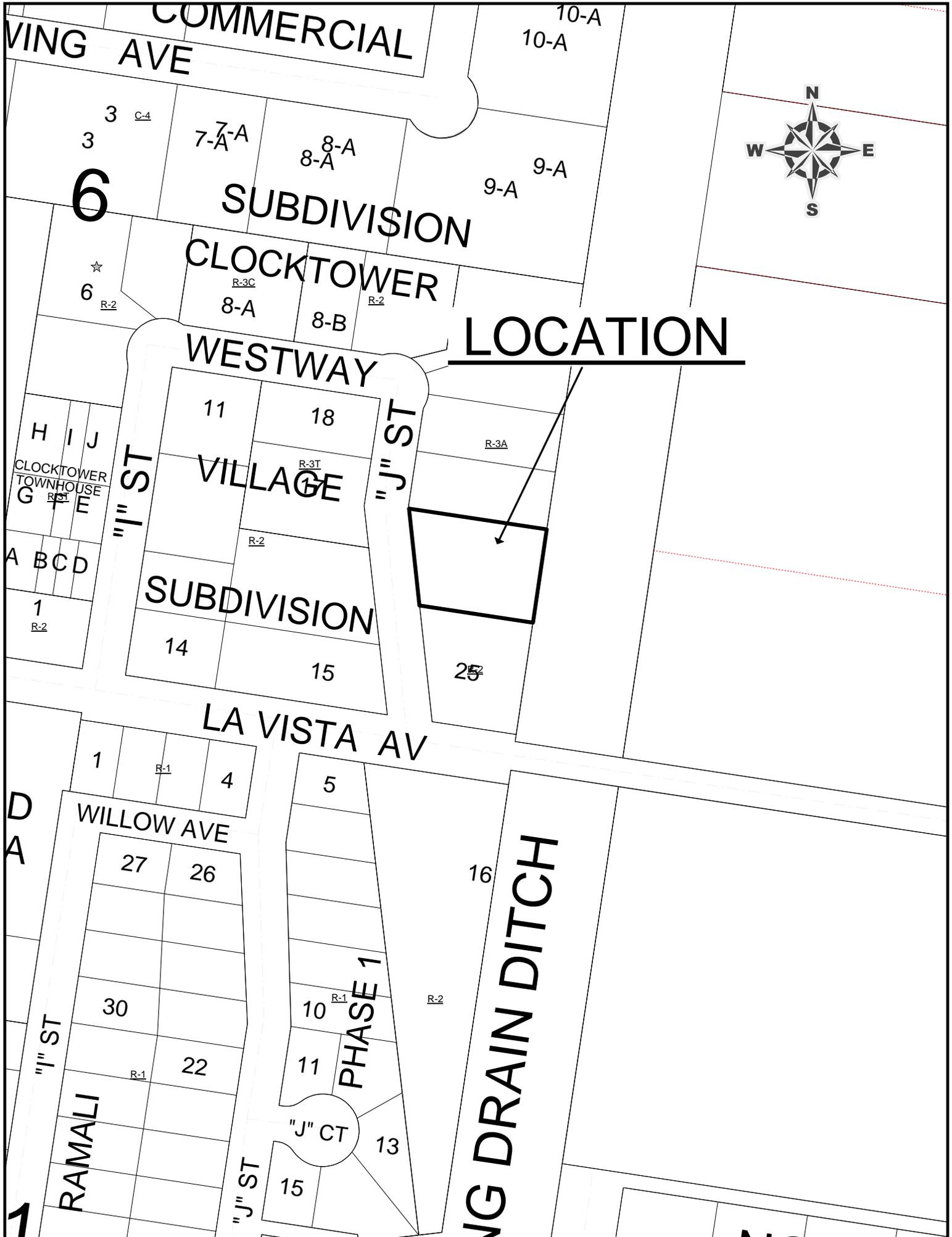
BRIEF DESCRIPTION:

The property is located on the east side of North "J" Street approximately 160 ft. north of La Vista Ave and is zoned R-3A (multifamily residential apartment) District. The adjacent zoning is 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 is 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.

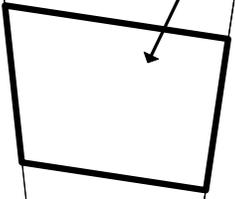
The applicant is proposing to construct an 8,792 sq. ft. building on the property for apartment use. Based on 7 – 2 bedroom units, 14 parking spaces are required; 14 parking spaces are provided. Access to the site is proposed to be from a 20 ft. access drive in the rear of the lot. Required landscaping for the lot is 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, is 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 is required along North "J" Street as well as a 6 ft. buffer around dumpsters, and from adjacent residential and commercial zones/uses. No structures are permitted over easements. All building setbacks are in compliance with the plat note requirements and zoning ordinance.

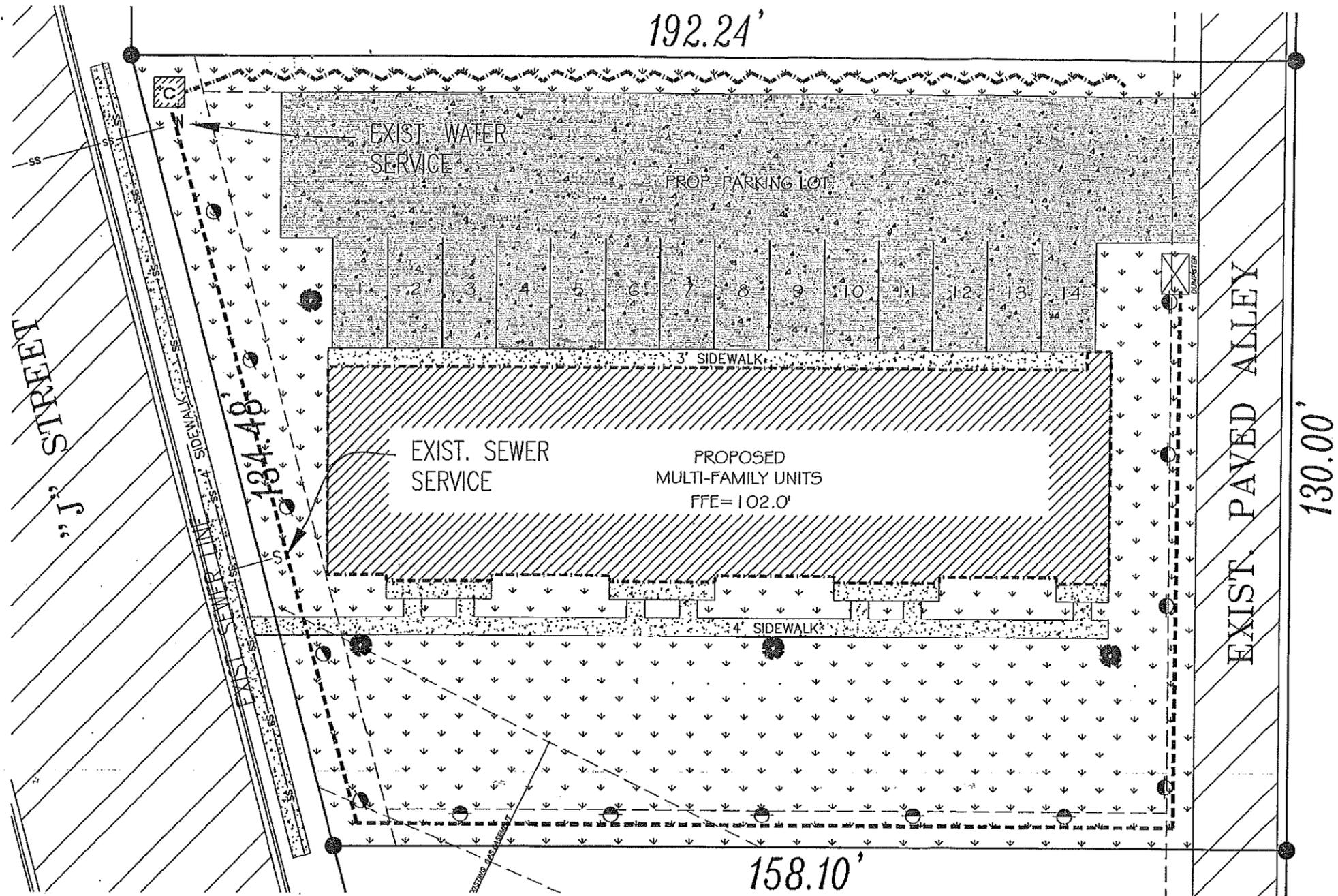
RECOMMENDATION:

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



LOCATION





LEGEND

- LANDSCAPE/GREEN AREA
- CONC. PAVEMENT AREA
- 4" CALIPER TREE LOCATION

IRRIGATION PLAN

- 1/2" DRIP IRRIG. LINE
- 1/2" PVC SPRINKLER LINE
- HALF EMITTER
- QUARTER EMITTER
- CONTROL UNIT

NO	DATE	REVISION	BY

LANDSCAPE PLAN

SHEET TITLE

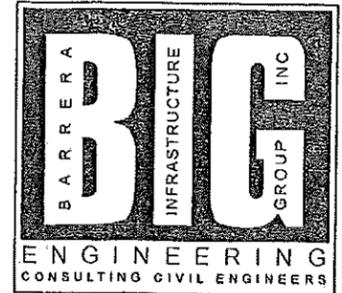
PROJECT TITLE

LOT 24, CLOCKTOWER SUBD
"J" STREET
MCALLEN, TEXAS

SITE REQUIREMENTS	
PROPERTY AREA	22,771 SQ. FT.
LANDSCAPE REQUIRED (10% PROP. SQ. FTG.)	2,277 SQ. FT.
REQUIRED LANDSCAPE VISIBLE FROM STREET	1,138 SQ. FT.
LANDSCAPE PROVIDED	9,280 SQ. FT.
TREE REQUIREMENTS	
TREES REQUIRED: XX-2.5" CALIPER, OR XX-4" CALIPER, OR XX-6" CALIPER, OR XX-PALM TREES (80% MAX)	
PROPOSED 4" CALIPER TREES	4 TREES



Rene Barrera
Rene Barrera
Licensed Professional
Engineer # 86862



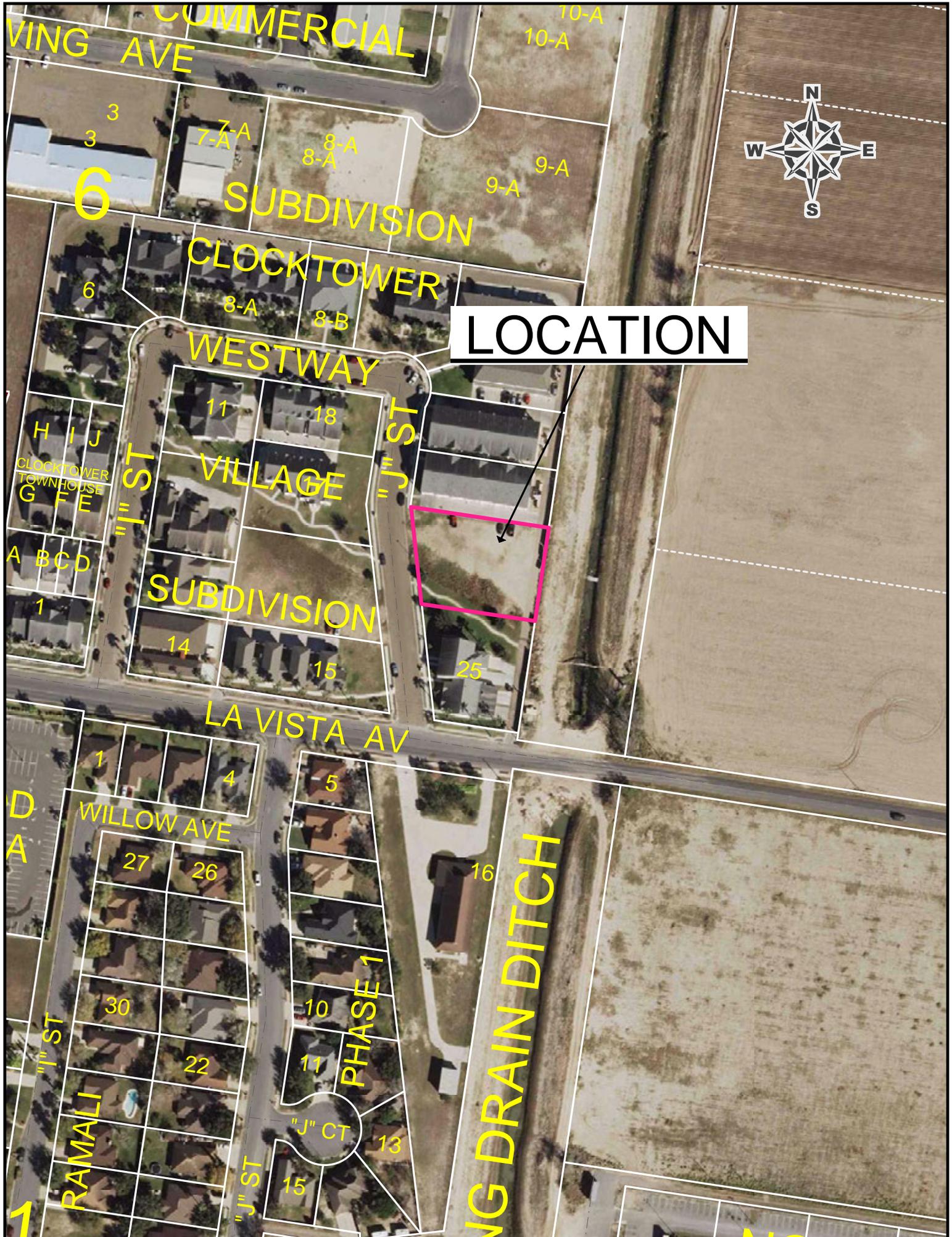
6316 N. 10TH STREET
BLDG. "A", SUITE 102
MCALLEN, TEXAS, 78504
956-687-3355

DWN BY: ES CKD BY: RB
SCALE: 1"=20'
DATE: 5/24/15
CAD #:
SHEET No.

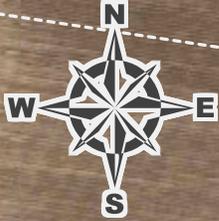
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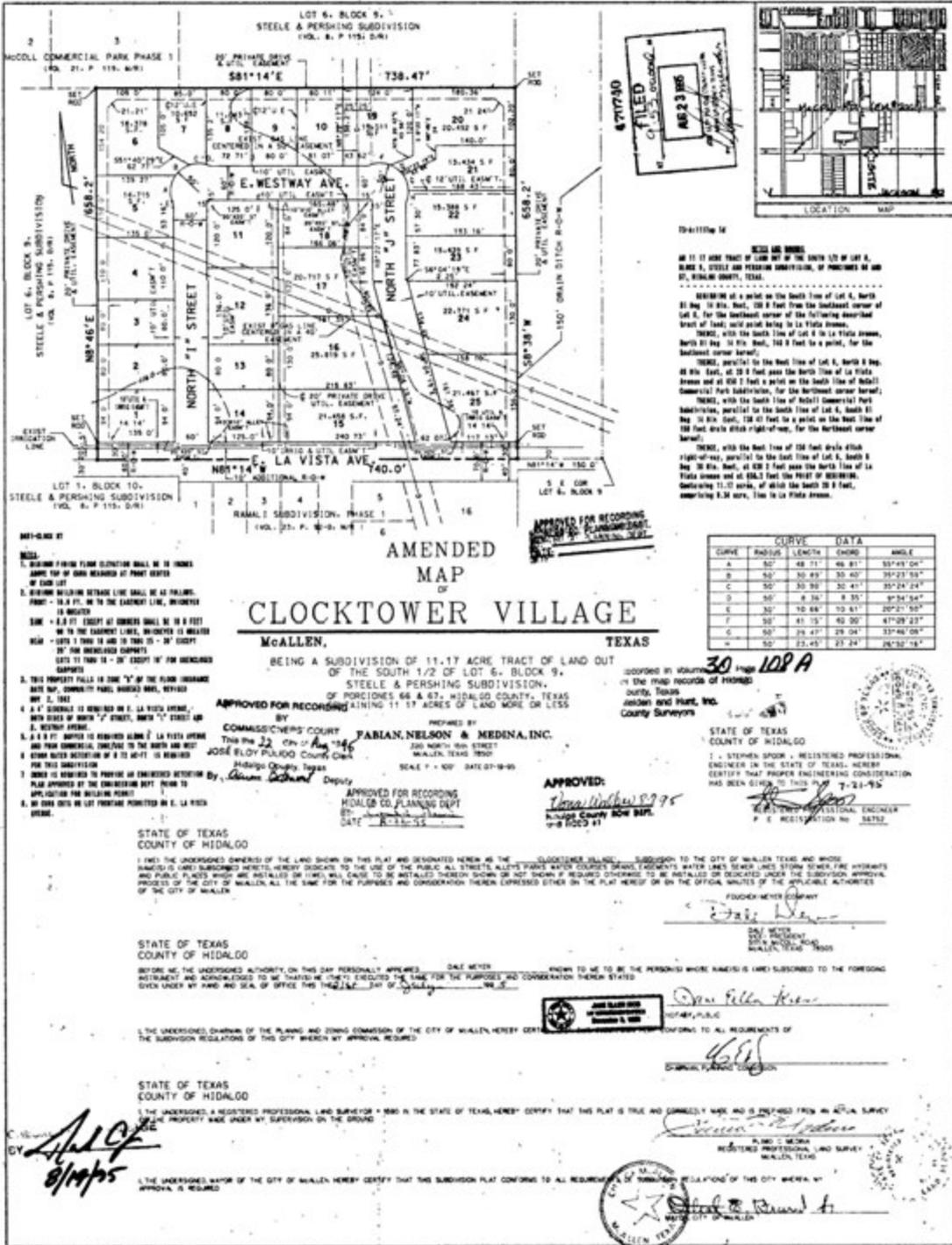
JUN 01 2016

BY: *GC@10/55*



LOCATION





NOTE AND WARNING:
 BEING A SUBDIVISION OF 11.17 ACRE TRACT OF LAND BEING THE SOUTH 1/2 OF LOT 6, BLOCK 9, STEELE AND PERSHING SUBDIVISION, OF PARCELS 66 AND 67, HIDALGO COUNTY, TEXAS.

WARNING: At a point on the South Line of Lot 6, North 21 deg 10 min East, 128.8 feet from the southeast corner of Lot 6, for the southeast corner of the following described tract of land, said point being in La Vista Avenue, North 21 deg 10 min East, 128.8 feet to a point, for the southeast corner hereof.

THENCE, parallel to the East Line of Lot 6, North 8 deg 40 min East, 45.2 feet past the North Line of La Vista Avenue and 45.2 feet to a point on the South Line of Adair Commercial Park Subdivision, for the northeast corner hereof.

THENCE, with the South Line of Adair Commercial Park Subdivision, parallel to the South Line of Lot 6, North 21 deg 10 min East, 128.8 feet to a point on the East Line of 128 feet wide right-of-way, for the northeast corner hereof.

THENCE, with the East Line of 128 feet wide right-of-way, parallel to the East Line of Lot 6, North 8 deg 40 min East, 45.2 feet past the North Line of La Vista Avenue and at 581.2 feet the POINT OF BEGINNING. Containing 11.17 acres, of which the South 20.8 feet, comprising 1.26 acres, lies in La Vista Avenue.

CURVE DATA				
CURVE	PROGESS	LENGTH	ANGLE	
A	50'	48.71'	46.81°	33°43'04"
B	50'	30.49'	30.40°	35°23'55"
C	50'	30.90'	30.41°	35°24'24"
D	50'	8.30'	8.35°	87°24'54"
E	50'	12.88'	12.81°	20°21'10"
F	50'	41.15'	40.20°	47°09'23"
G	50'	29.47'	29.04°	33°40'08"
H	50'	22.45'	22.24°	28°50'15"

**AMENDED
 MAP
 OF
 CLOCKTOWER VILLAGE**

McALLEN, TEXAS

BEING A SUBDIVISION OF 11.17 ACRE TRACT OF LAND OUT OF THE SOUTH 1/2 OF LOT 6, BLOCK 9, STEELE & PERSHING SUBDIVISION, OF PARCELS 66 & 67, HIDALGO COUNTY, TEXAS, CONTAINING 11.17 ACRES OF LAND MORE OR LESS

- NOTES:**
1. ALL DIMENSIONS FROM ELEVATION SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS FROM POINT CENTER OF CURVE TO POINT CENTER OF CURVE SHALL BE AS SHOWN.
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 10. ALL DIMENSIONS FROM POINT CENTER OF CURVE TO POINT CENTER OF CURVE SHALL BE AS SHOWN.

APPROVED FOR RECORDING
 HIDALGO COUNTY PLANNING DEPT.
 DATE: 8-13-95

PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
 200 NORTH 8th STREET
 McALLEN, TEXAS 78501
 SCALE: 1" = 50'

APPROVED:
[Signature]
 REGISTERED PROFESSIONAL ENGINEER
 No. 8502 11

STATE OF TEXAS
 COUNTY OF HIDALGO

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

7-21-95
[Signature]
 REGISTERED PROFESSIONAL ENGINEER
 No. 24752

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS THE CLOCKTOWER VILLAGE, SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS HEREIN SUBMITTED, HEREBY DECLARE TO THE USE OF THE PUBLIC ALL UTILITIES, ALLEYS, PAVED WATER COURSES, DRAINAGE, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWER, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR TO BE INSTALLED THEREON SHOWN OR NOT SHOWN IF REQUIRED OTHERWISE TO BE INSTALLED OR LOCATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL AT THE SAME TIME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED EITHER ON THE PLAN HEREOF OR ON THE OFFICIAL MAPS OF THE CITY OF McALLEN.

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, DALE MEYER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IS HEREIN SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HEREBY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

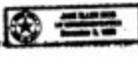
I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY IN ACCORDANCE WITH THE CITY CHARTER.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR WHO IS IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS BASED UPON AN ACCURATE SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR WHO IS IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN APPROVAL IS REQUIRED.

[Handwritten Signature]
 8/14/95



[Signature]
 Notary Public

[Signature]
 City Planning Director



[Signature]
 City Clerk

VOL. 30 PG. 108A

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 30, 2016

SUBJECT: SITE PLAN APPROVAL FOR PROPOSED LOT 1, PRIMO SUBDIVISION; 3001 N WARE RD.

GOAL:

The goal of a site plan is to 1) promote a vibrant economy of commercial businesses, 2) ensure compliance with city requirements, 3) assists in the orderly and harmonious development of the city, and 4) enhancement of the general welfare.

BRIEF DESCRIPTION:

The property is located on the northwest corner of N. Ware Rd and Daffodil Ave, and is zoned C-3 (general commercial) District. The adjacent zoning is 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.

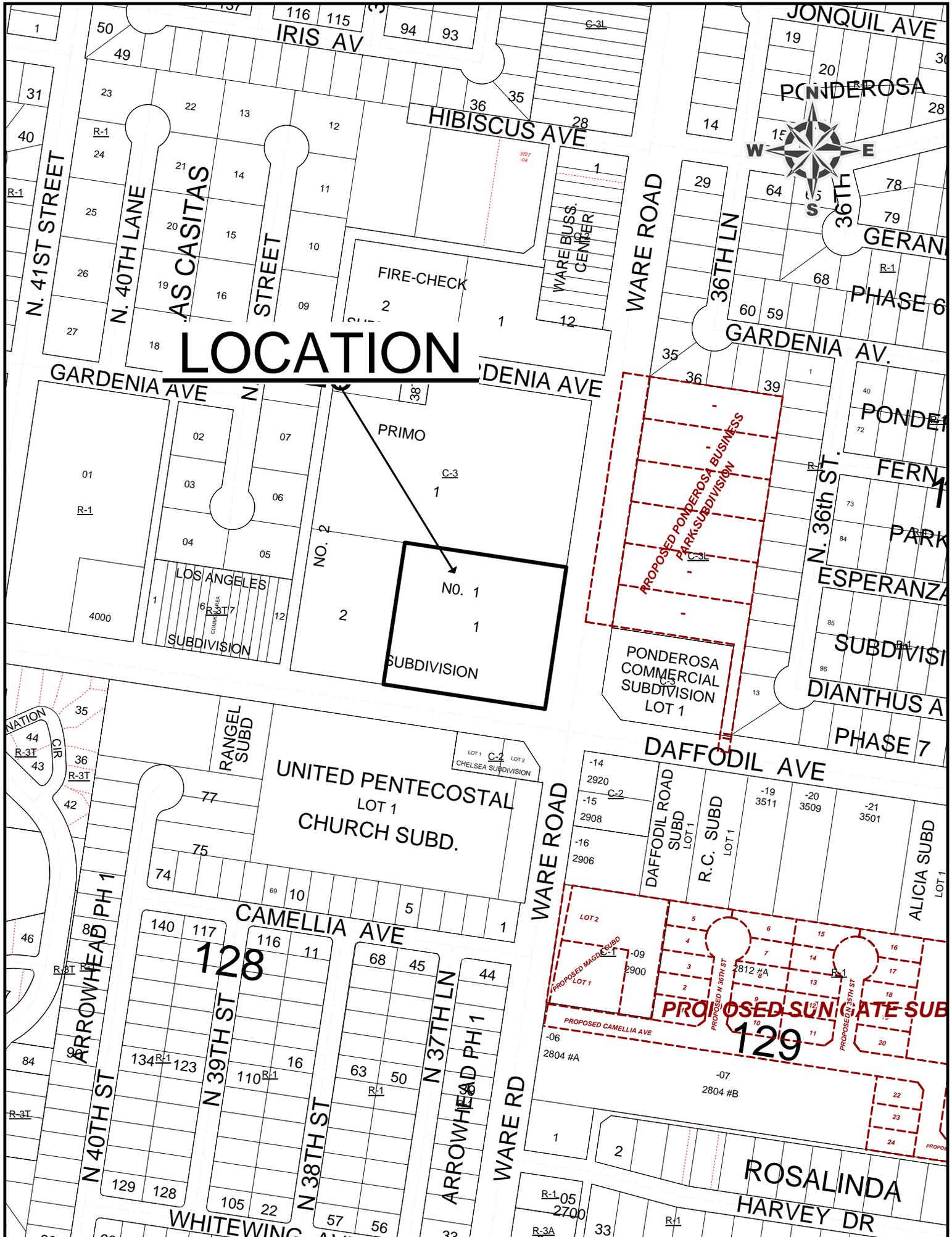
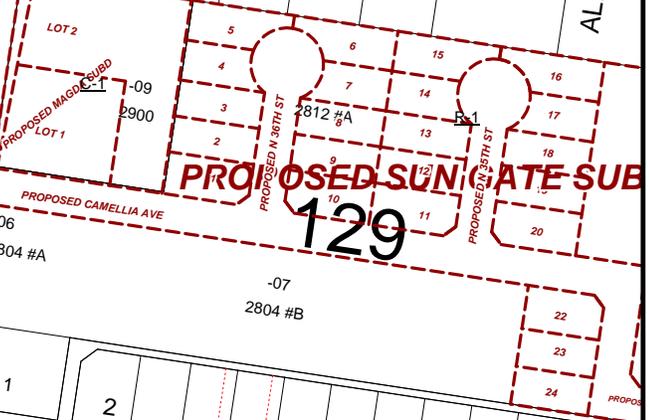
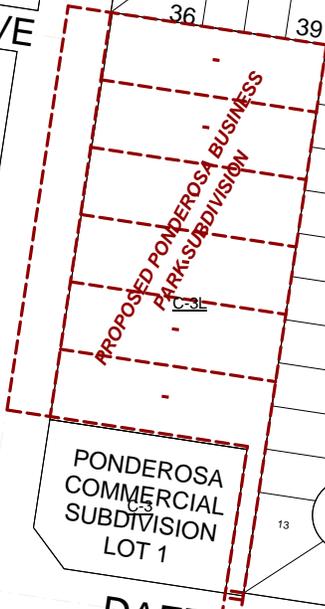
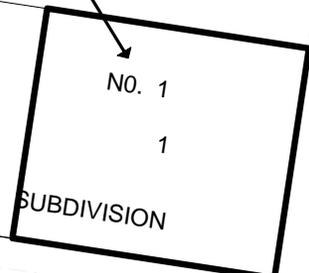
The property is part of Lot 1 Primo Subdivision, which was recorded December 1992. A note on the plat indicates that a site plan must be approved by the Planning and Zoning Commission prior to issuance of a building permit.

The applicant is proposing to construct three buildings, one of which consists of 1,350 sq. ft. for coffee shop and the other two are 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 are required; 169 parking spaces are 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 is 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 is 11,635 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 is 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 is 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 is required between single family residential and commercial, industrial, or multi-family residential zones/uses. No structures are permitted over easements. All building setbacks are in compliance with the plat note requirements and zoning ordinance.

RECOMMENDATION:

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

LOCATION



LOCATION



128

129

PROPOSED POMPERSA BUSINESS
PARK SUBDIVISION

PONDEROSA
COMMERCIAL
SUBDIVISION
LOT 1

UNITED PENTECOSTAL
LOT 1
CHURCH SUBD.

PROPOSED SUN GATE SUB

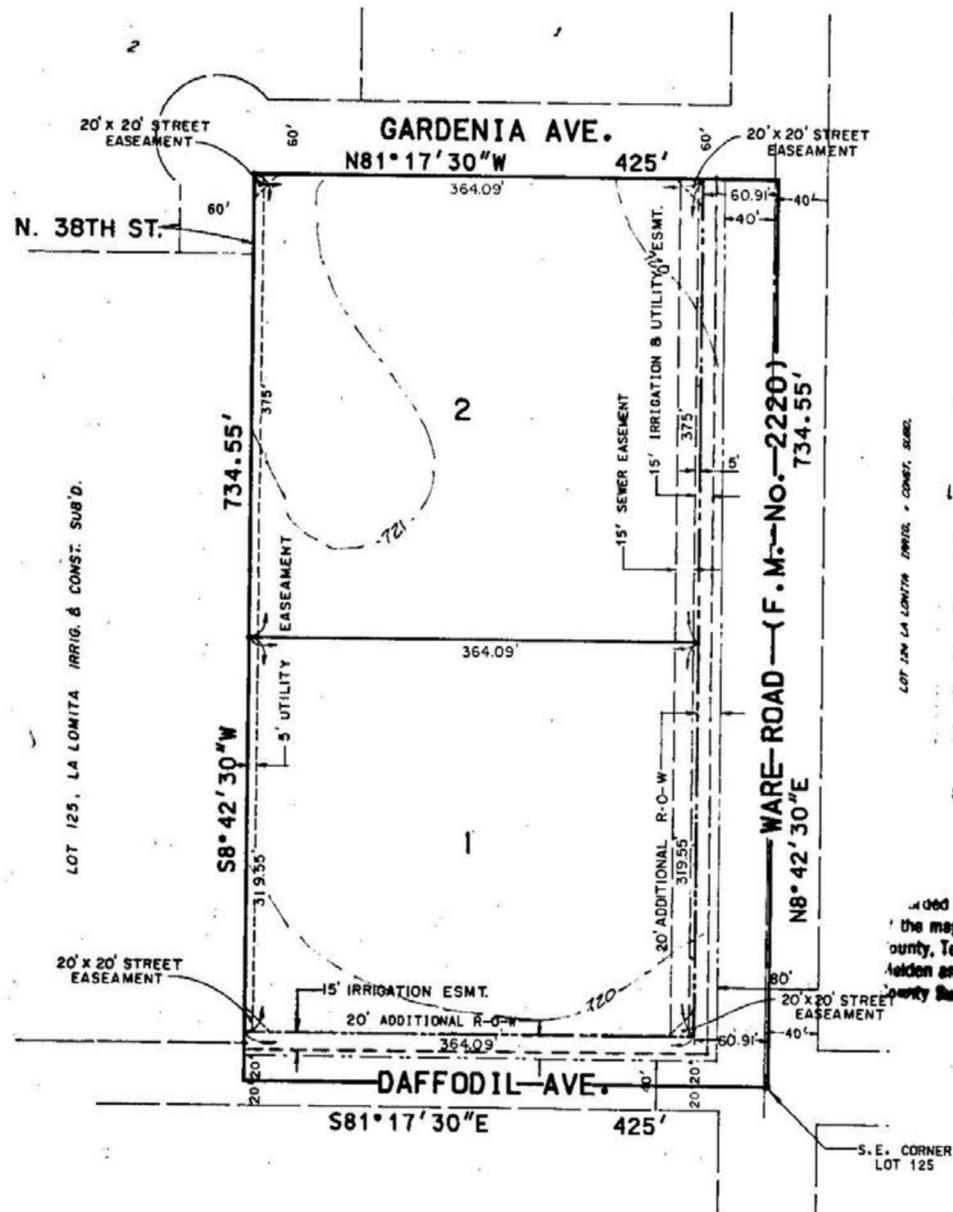
ROSA LINDA
HARVEY DR

FIRE-CHECK SUBD. PHASE 1

298213

MAP OF PRIMO SUBDIVISION McALLEN, TEXAS

BEING THE EAST 425 FEET OF THE SOUTH 734.55 FEET OF LOT 125, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBD., OF PORCIONES 61, 62 & 63 HIDALGO COUNTY, TEXAS CONTAINING 7.17 AC. OF LAND, MORE OR LESS.



NOTES:

- 1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 14" ABOVE TOP OF CURB FOR LOT 2, AND 27" ABOVE TOP OF CURB FOR LOT 1... 2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: WARE RD. - 60 FT OR IN LINE WITH EXISTING STRUCTURES... 3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP... 4. STORM WATER DETENTION OF 0.61 AC-FT IS REQUIRED FOR THIS SUBDIVISION... 5. A 4 FT SIDEWALK IS REQUIRED ALONG DAFFODIL AVE. AND ALONG WARE RD; OTHERS AS MAY BE APPLICABLE... 6. A 6 FT BUFFER IS REQUIRED FROM ADJACENT RESIDENTIAL/COMMERCIAL ZONE/USE... 7. OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. CITY OF McALLEN PRIOR TO APPLICATION FOR BUILDING PERMIT... 8. A SITE PLAN MUST BE APPROVED BY THE PLANNING & ZONING COMMISSION, INCLUDING CURB CUT LOCATIONS, PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

60-A:primo.nt

PREPARED BY FABIAN, NELSON & MEDINA, INC. 320 NORTH 15TH STREET McALLEN, TEXAS 78501

SCALE 1" = 100'

DATE: AUGUST 28, 1992

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PRIMO SUBDIVISION, A 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, WATERLINES, 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.

F. NEAL RUNNELS P.O. BOX 3376 McALLEN, TEXAS 78502

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. NEAL RUNNELS, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (TH) (S)HE(Y) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29th DAY OF August, 1992.

Notary Public signature and name.

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

Chairman, Planning Commission signature and name.

STATE OF TEXAS COUNTY OF HIDALGO

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

Plinio C. Medina Registered Professional Land Surveyor signature and name.

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 WHEREIN MY APPROVAL IS REQUIRED.

Mayor, City of McAllen signature and name.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS DAY OF August, A.D., 1992.

Secretary and President signatures.

28 38A

APPROVED FOR RECORDING HIDALGO CO. PLANNING DEPT. BY: DATE: 12-22-92

30-B:7171a.com.1d

NOTES AND BOUNDS

THE EAST 425.0 FEET OF THE SOUTH 734.55 FEET OF LOT 125, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, OF PORCIONES 61, 62 & 63, HIDALGO COUNTY, TEXAS.

BEGINNING at the Southeast corner of Lot 125, for the Southeast corner of the following described tract of land; said point being in 80 foot North Ware Road (F.M. 82220);

THENCE, with the East line of Lot 125, North 8 Deg. 42 Min. 30 Sec. East, 734.55 feet to a point for the Northeast corner hereof; said point being the most Easterly Southeast corner of Fire-Check Subdivision, Phase 1, City of McAllen, Texas;

THENCE, with the South line of 60 foot Gardenia Avenue and South line of Fire-Check Subdivision, Phase 1, North 81 Deg. 17 Min. 30 Sec. West; at 40.91 feet pass an iron pin on the West right-of-way line of 80 foot North Ware Road and at 425.0 feet an iron pin at its intersection with the East line of 60 foot North 38th Street, for the Northwest corner hereof;

THENCE, with the East line of dedicated 60 foot North 38th Street and its Southerly projection, South 8 Deg. 42 Min. 30 Sec. West, at 64.55 feet pass the South line of said dedicated 38th Street; at 694.83 feet pass an iron pin on the future North right-of-way line of Daffodil Avenue, at 714.50 feet pass the present North right-of-way line of said Daffodil Avenue and at 734.55 feet a point on the South line of Lot 125, for the Southwest corner hereof;

THENCE, with the South line of Lot 125, in Daffodil Avenue right-of-way, South 81 Deg. 17 Min. 30 Sec. East, 425.0 feet to the PLACE OF BEGINNING. Containing 7.17 acres of land, more or less, of which the East 40.9 feet, more or less, comprising 0.69 acre, lies in North Ware Road (F.M. 82220) right-of-way and the South 20.0 feet, comprising 0.18 acre, lies in Daffodil Avenue right-of-way.

DEVELOPER: F. NEAL RUNNELS P.O. BOX 3376 McALLEN, TX 78502

APPROVED FOR RECORDING BY COMMISSIONERS' COURT This the 22nd day of Dec 1992

WILLIAM "BILLY" LEO, County Clerk Hidalgo County, Texas

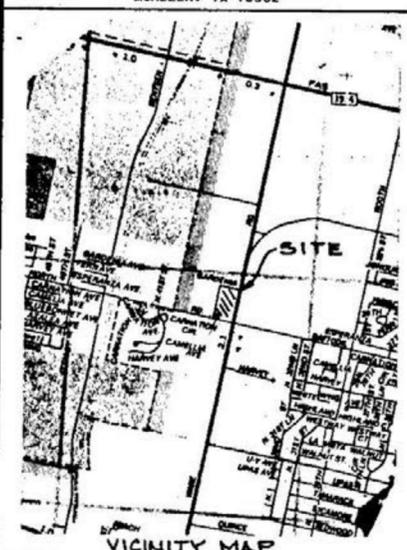
By Deputy

STATE OF TEXAS COUNTY OF HIDALGO

I, STEPHEN SPOOR, A 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. 54752

CHECKED BY: 12-11-92



SUBADL-0040



City of McAllen
Planning Department

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

APPLICATION FOR
SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name <u>COMMUNITY CENTER AT TRES LAGOS SUBDIVISION</u> Location <u>Northwest section of Mile 9 North & Ware Road</u> City Address or Block Number _____ Number of lots <u>4</u> Gross acres <u>40.882</u> Net acres <u>40.882</u> Existing Zoning _____ Proposed <u>R1</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>vacant</u> Proposed Land Use <u>comm. center</u> Irrigation District # <u>UID</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>\$349,985.94</u> Legal Description _____ <u>40.882 ACRES OUT OF SECTION 232, TEXAS-MEXICAN RAILWAY CO. SURVEY</u>
Owner	Name <u>RHODES ENTERPRISES, INC.</u> Phone <u>(956) 287-2800</u> Address <u>200 S. 10th St., Ste. 1400</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u> E-mail <u>mike@mlrhodes.com</u>
Developer	Name <u>RHODES ENTERPRISES, INC.</u> Phone <u>(956) 287-2800</u> Address <u>200 S. 10th St., Ste. 1400</u> City <u>MCALLEN</u> State <u>TX</u> Zip <u>78501</u> Contact Person <u>Mike Rhodes - mike@mlrhodes.com</u> E-mail _____
Engineer	Name <u>MELDEN & HUNT, INC.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. MCINTYRE ST.</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>FRED L. KURTH, P.E., R.P.L.S. - fkurth@meldenandhunt.com</u> E-mail _____
Surveyor	Name <u>MELDEN & HUNT, INC.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. MCINTYRE ST.</u> City <u>EDINBURG</u> State <u>TX</u> Zip <u>78541</u>

RECEIVED
JUN 17 2016

By: BC 12:05pm
Pd: 300 KCF# 385,007

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature

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

Signature  Date 6-16-16

Print Name Mike Rhodes

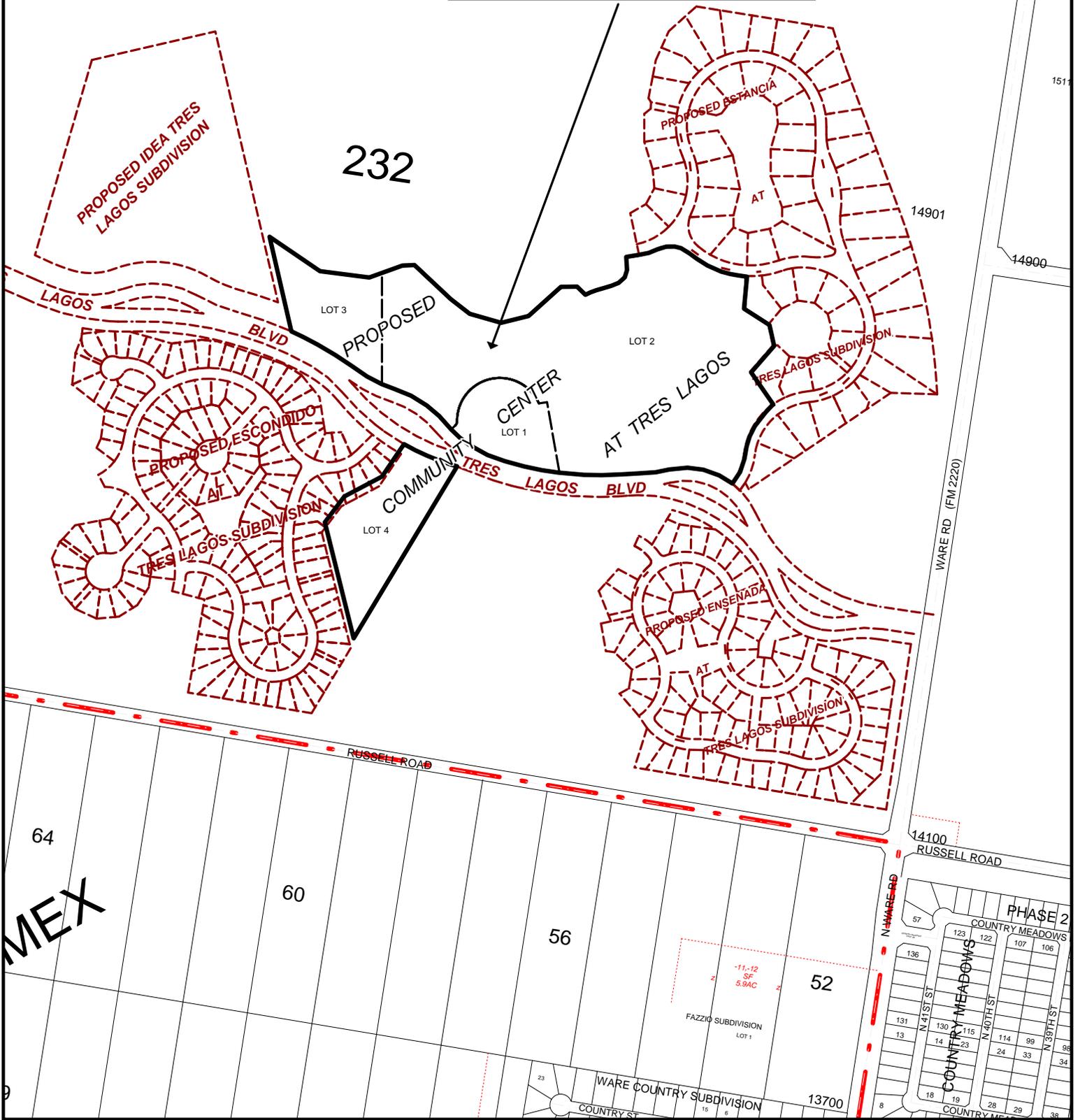
Owner

Authorized Agent

LOCATION



WARE RD (FM 2220)



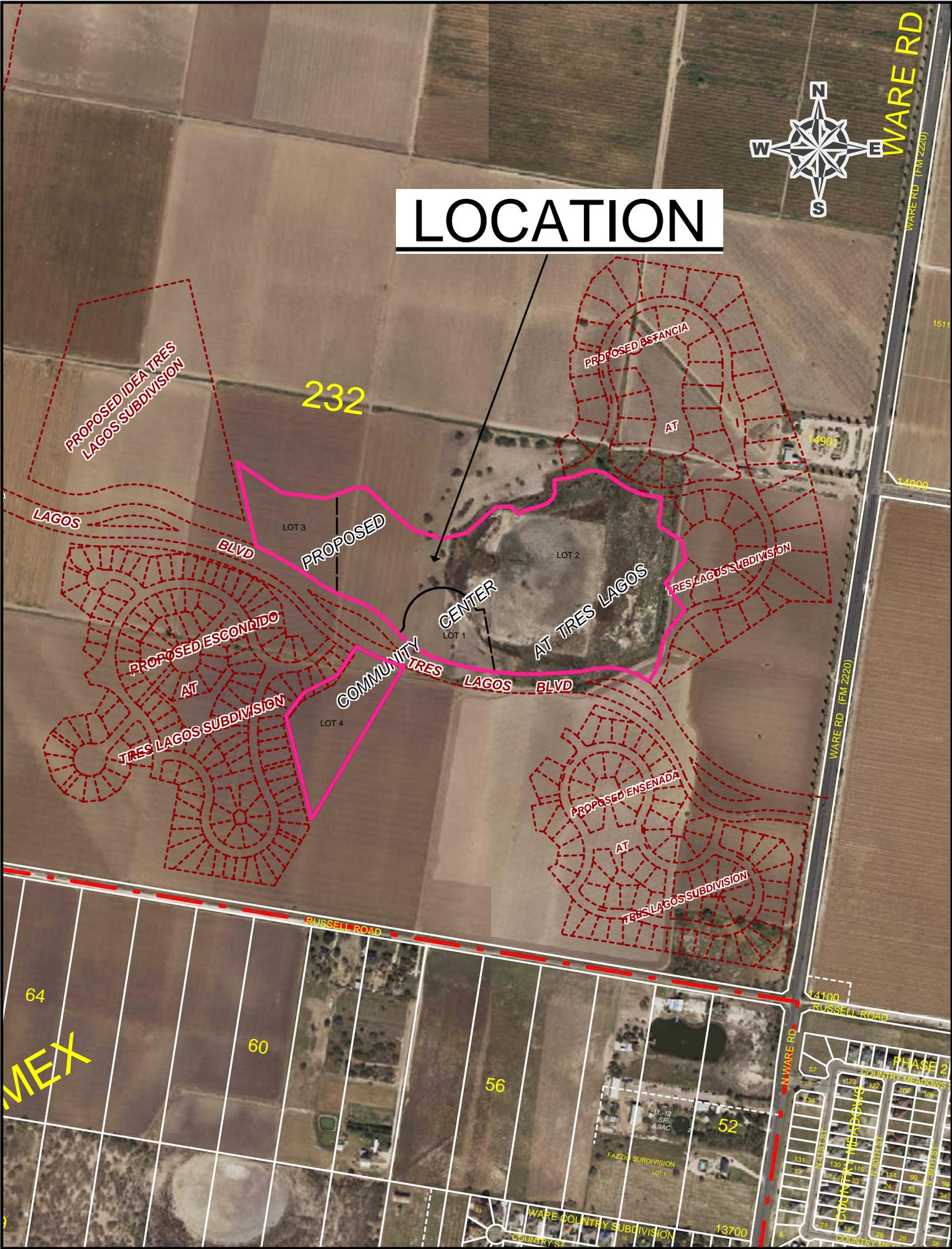
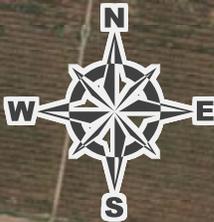


Reviewed On: 7/1/2016

SUBDIVISION NAME: COMMUNITY CENTER AT TRES LAGOS	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Tres Lagos Boulevard: 100 ft. - 210 ft. ROW proposed. Engineer to label ROW on plat prior to final. ROW to be dedicated by separate instrument. Paving: 65 ft. Curb & gutter: both sides **100 ft. Creek, Utility & Access Easement proposed.	Applied
* 800 ft. Block Length _____	NA
* 600 ft. Maximum Cul-de-Sac _____	NA
ALLEYS	
*Service drive to be reviewed as part of the site plan.	Applied
SETBACKS	
* Front: Tres Lagos Blvd. - 50 ft. or greater for easements or site plan.	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan.	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan.	Non-compliance
* Corner _____	NA
* Garage _____	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Tres Lagos Boulevard.	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. Others as needed before final.	Non-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 _____	TBD
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	TBD

<p>* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen</p>	<p>Applied</p>
<p>* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.</p>	<p>Applied</p>
<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p>	<p>TBD</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	<p>TBD</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets _____</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area _____</p>	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-1 & C-4 Proposed: R-1 **Conditional Use Permit required for Associated Recreation in residential zones prior to final.</p>	<p>Applied</p>
<p>* Rezoning Needed Before Final Approval: The area zoned C-4 needs to be rezoned to R-1 prior to final. **A Conditional Use Permit is required for Associated Recreation in residential zones prior to final.</p>	<p>Applied</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee _____</p>	<p>NA</p>
<p>* Park Fee of \$_____ to be paid prior to recording</p>	<p>NA</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>NA</p>
<p>TRAFFIC</p>	
<p>* Trip Generation to determine if TIA is required, prior to final plat.</p>	<p>Complete</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>Complete</p>
<p>COMMENTS</p>	
<p>Comments: *Owner must escrow monies for improvements not constructed prior to plat recording. **Conditional Use Permit for Associated Recreation must be approved prior to final plat. ***Must comply with City's Access Management Police. ****Agreements needed for Parks Department review regarding maintenance of parks, trails, recreational areas, and maintenance of green areas in general. *****On Lot 4, need to verify the west property line as it relates with the proposed Escondido @ Tres Lagos Subdivision boundaries to assure no overlap exists - before final.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.</p>	<p>Applied</p>

LOCATION





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

Sub 2014-0039

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

Project Description	Subdivision Name <u>Tamez Multifamily Subdivision</u> Location <u>McAllen Texas</u> City Address or Block Number <u>901 East Yuma Ave.</u> Number of lots <u>1</u> Gross acres <u>6.44</u> Net acres <u>5.66</u> Existing Zoning <u>R3-A</u> Proposed <u>R3-C</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date _____ Existing Land Use <u>Vacant</u> Proposed Land Use <u>multifamily</u> Irrigation District # <u>1</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due _____ Legal Description <u>Being a 6.44 Acre triangularly shaped tract of land more or less out of the immediate southeast corner of Lot 6 Block 15 of Steele and Panching Subdivision</u>
Owner	Name <u>Oscar A. Tamez Guerra</u> Phone <u>(956) 897-1998</u> Address <u>Miguel Angel Asturias 2252, Colonia Contra Sol</u> City <u>Guadalupe</u> State <u>N.L. MX</u> Zip <u>67174</u> E-mail <u>otamezg@hotmail.com</u>
Developer	Name <u>Oscar A. Tamez Guerra</u> Phone <u>(956) 897-1998</u> Address <u>Miguel Angel Asturias 2252, Colonia Contra Sol</u> City <u>Guadalupe</u> State <u>N.L. MX</u> Zip <u>67174</u> Contact Person <u>Oscar Tamez</u> E-mail <u>otamezg@hotmail.com</u>
Engineer	Name <u>Peva Consulting LLC</u> Phone <u>(956) 433-2205</u> Address <u>600 San Bernardo Ste. 902</u> City <u>Laredo</u> State <u>Tx.</u> Zip <u>78040</u> Contact Person <u>Oscar Castillo</u> E-mail <u>O.castillo@pevaconsulting.com</u>
Surveyor	Name <u>Salinas Engineering + Associates</u> Phone <u>(956) 682-9091</u> Address <u>2221 Daffodi Ave.</u> City <u>McAllen</u> State <u>Tx.</u> Zip <u>78501</u> E-mail <u>dsalinas@salinasengineering.com</u>

RECEIVED

JUN 17 2016
 BY: DC 9:40am

Proposed Plat Submittal

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- \$225 Preliminary Review Fee and \$75 Final Approval Fee
- Title Report
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- Autocad DWG file of plat
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- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

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Owner's Signature

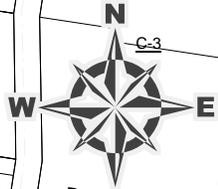
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature  Date 06/16/2016

Print Name Oscar Tamez Guerra

Owner

Authorized Agent



DRISCOLL SUBDIVISION

STC WEST NURSING CAMPUS SUBDIVISION
LOT 1
SOUTH TEXAS COLLEGE NURSING CENTER
MEDICAL TREATMENT & EDUCATION CENTER SUBDIVISION

1200 SMITH
E. SAVANNAH AVE.
S "K" CENTER ST.
S "M" ST.
PLAZA
12, 13, 14, 15, 16
9, 10, 11

ALMRIDGE PARK LOT 2
PALM RIDGE PARK LOT 1

WICHITA AVE
PALM RIDGE PARK PH 4
LOT 3, LOT 4

HEARTHSTONE SUBD
NO 2
LOT
LOCATION

LA ESTANCIA APARTMENTS
LOT 1

HCWID #2
PROPOSED TAMEZ MULTIFAMILY

ESPENSEN ACRES SUBD

SUBD
2200 rear
R-1
SAN ISIDRO ESTATES
LOT 2A

UNNAMED STREET (PRIVATE)
PROPOSED THE HEIGHTS
AT
MCCOLL SUBDIVISION

JACKSON MEADOWS SUBDIVISION
E KEETON AVE
E LA CANTERA AVE
E MYRTLE BEACH AVE
YUMA AVE

OLYMPIA AVE
PINERIDGE AVE
EL RANCHO SANTA CRUZ PH 1
EL RANCHO SANTA CRUZ PH 2
EL RANCHO SANTA CRUZ PH 4
R-1, R-2, R-3A

LAS CANADAS
E OLYMPIA AVE
PINERIDGE AVE
4 SUBDIVISION
R-2, R-3A



Reviewed On: 6/28/2016

SUBDIVISION NAME: TAMEZ MULTIFAMILY	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
E. Yuma Ave. 20 ft. dedication for 40 ft. from centerline - 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides	Applied
* 800 ft. Block Length _____	Applied
* 600 ft. Maximum Cul-de-Sac _____	Applied
ALLEYS	
ROW _____ Paving _____ *Alley/service drive easement required for commercial properties	TBD
SETBACKS	
* Front: E. Yuma Ave. - 40 ft. or greater for easements.	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements.	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater 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 E. Yuma 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 E. Yuma Ave.	TBD
* 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.	NA
* Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

<p>* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.</p>	<p>TBD</p>
<p>* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	<p>TBD</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets _____</p>	<p>Compliance</p>
<p>* Minimum lot width and lot area _____</p>	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: R-3C Proposed: R-3C</p>	<p>Compliance</p>
<p>* Rezoning Needed Before Final Approval</p>	<p>NA</p>
<p>PARKS</p>	
<p>* Land dedication in lieu of fee: To be determined prior to final based on number of units proposed.</p>	<p>TBD</p>
<p>* Park Fee of \$700 to be paid prior to recording: To be determined prior to final based on the number of dwelling units proposed.</p>	<p>TBD</p>
<p>* Pending review by the Parkland Dedication Advisory Board and CC. To be determined prior to final based on the number of dwelling units proposed.</p>	<p>TBD</p>
<p>TRAFFIC</p>	
<p>* Trip Generation to determine if TIA is required, prior to final plat. Trip Generation Worksheet must be submitted to determine if TIA applies prior to final.</p>	<p>TBD</p>
<p>* Traffic Impact Analysis (TIA) required prior to final plat.</p>	<p>TBD</p>
<p>COMMENTS</p>	
<p>Comments: Site Plan 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 applies prior to final. ***Must comply with Access Management Requirements. ****Must escrow monies for improvements if not constructed prior to plat recording.</p>	<p>Applied</p>
<p>RECOMMENDATION</p>	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE PLAT IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.</p>	<p>Applied</p>



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

SUB 2016-0041

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

Project Description	Subdivision Name <u>Sky Plaza McAllen</u> Location <u>NE Corner of Ware Rd. and Ash St. Intersection</u> City Address or Block Number <u>3420 Ash Ave.</u> Number of lots <u>1</u> Gross acres _____ Net acres <u>7.18Ac</u> Existing Zoning <u>I2</u> Proposed <u>I2</u> Rezoning Applied For <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Date _____ Existing Land Use <u>I2</u> Proposed Land Use <u>I2</u> Irrigation District # <u>1</u> Residential Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial Replat Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Rollback tax due <u>0</u> Legal Description <u>A 7.30 Ac Tract of Land, More or Less, Carved out of lots 9 and 12, Eureka Park Subdivision; VOL3 PG7</u>
Owner	Name <u>Jose Pedraza</u> Phone <u>956-605-4356</u> Address <u>1910 S. 10th Street</u> City <u>Hidalgo</u> State <u>Tx</u> Zip <u>78577</u> E-mail <u>pedraza_83@ymail.com</u>
Developer	Name <u>JP Lynx Capital Development</u> Phone <u>956-605-4356</u> Address <u>1910 S. 10th Street</u> City <u>Hidalgo</u> State <u>Tx</u> Zip <u>78577</u> Contact Person <u>Jose Pedraza</u> E-mail <u>pedraza_83@ymail.com</u>
Engineer	Name <u>J&R Engineering, LLC</u> Phone <u>956-432-5851</u> Address <u>1209 S. 10th St. Ste 539</u> City <u>McAllen</u> State <u>Tx</u> Zip <u>78501</u> Contact Person <u>Roberto Salinas</u> E-mail <u>J & R Engineering, LLC</u>
Surveyor	Name <u>Homero L. Guitierrez</u> Phone <u>956-369-0988</u> Address <u>2600 San Diego</u> City <u>Mission</u> State <u>Tx</u> Zip <u>78572</u> E-mail <u>Homero Guitierrez@sbcglobal.net</u>

RECEIVED
 JUN 17 2016
 BY: OC 12:38pm
 RC# 385025 Pd 0300

Proposed Plat Submittal

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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  Date 6/14/16

Print Name Jose Pedroza

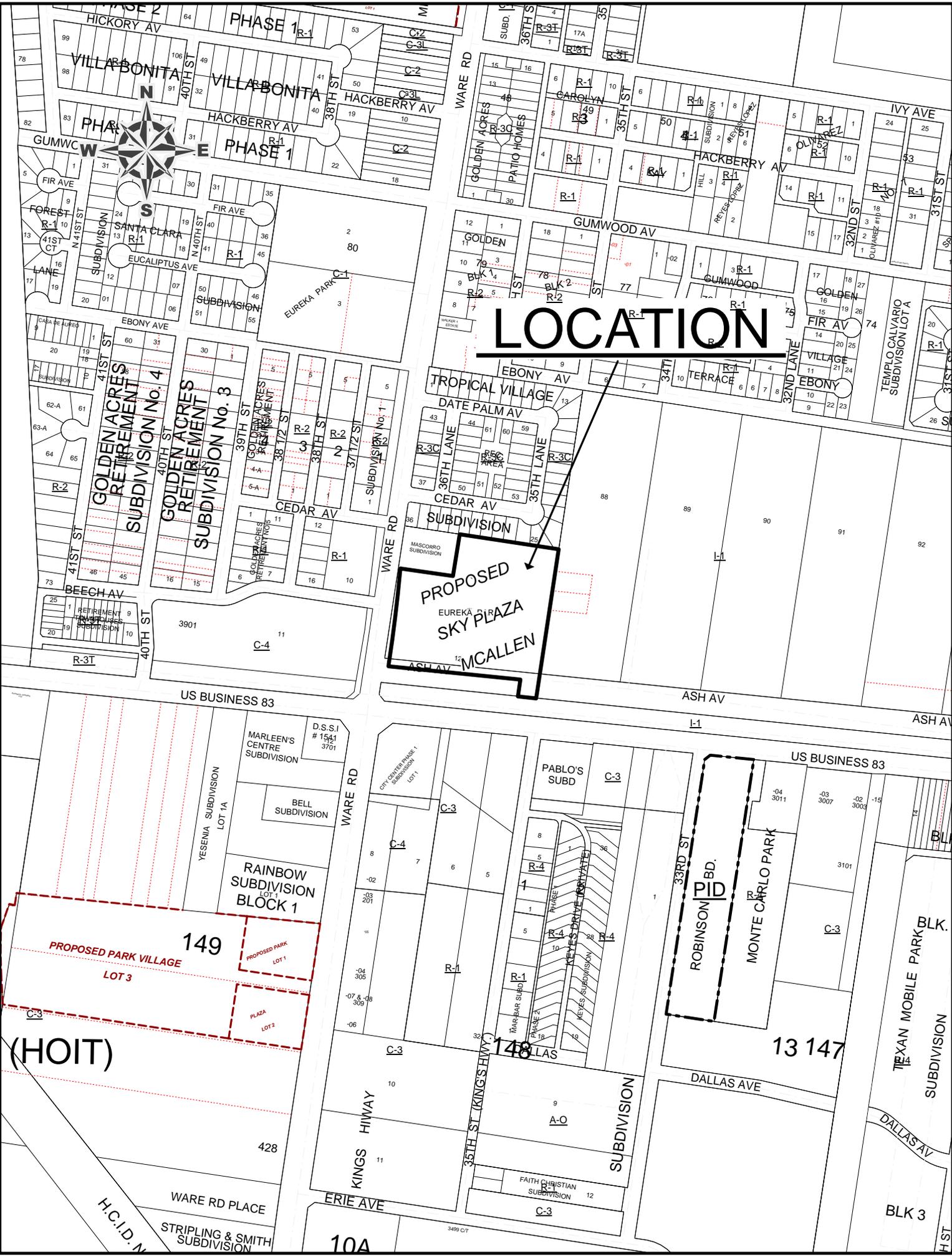
Owner

Authorized Agent



LOCATION

PROPOSED
EUREKA PLAZA
SKY PLAZA
MCCALLEN



(HOIT)

PROPOSED PARK VILLAGE
LOT 3

149

PROPOSED PARK
LOT 1

RAINBOW
SUBDIVISION
LOT 1
BLOCK 1

428

H.C.I.D.N.

WARE RD PLACE

STRILING & SMITH
SUBDIVISION

10A

ERIE AVE

KINGS HWY

35TH ST (KING'S HWY.)

148

WAS

FAITH CHRISTIAN
SUBDIVISION

C-3

SUBDIVISION

DALLAS AVE

13 147

ROBINSON
P.D.

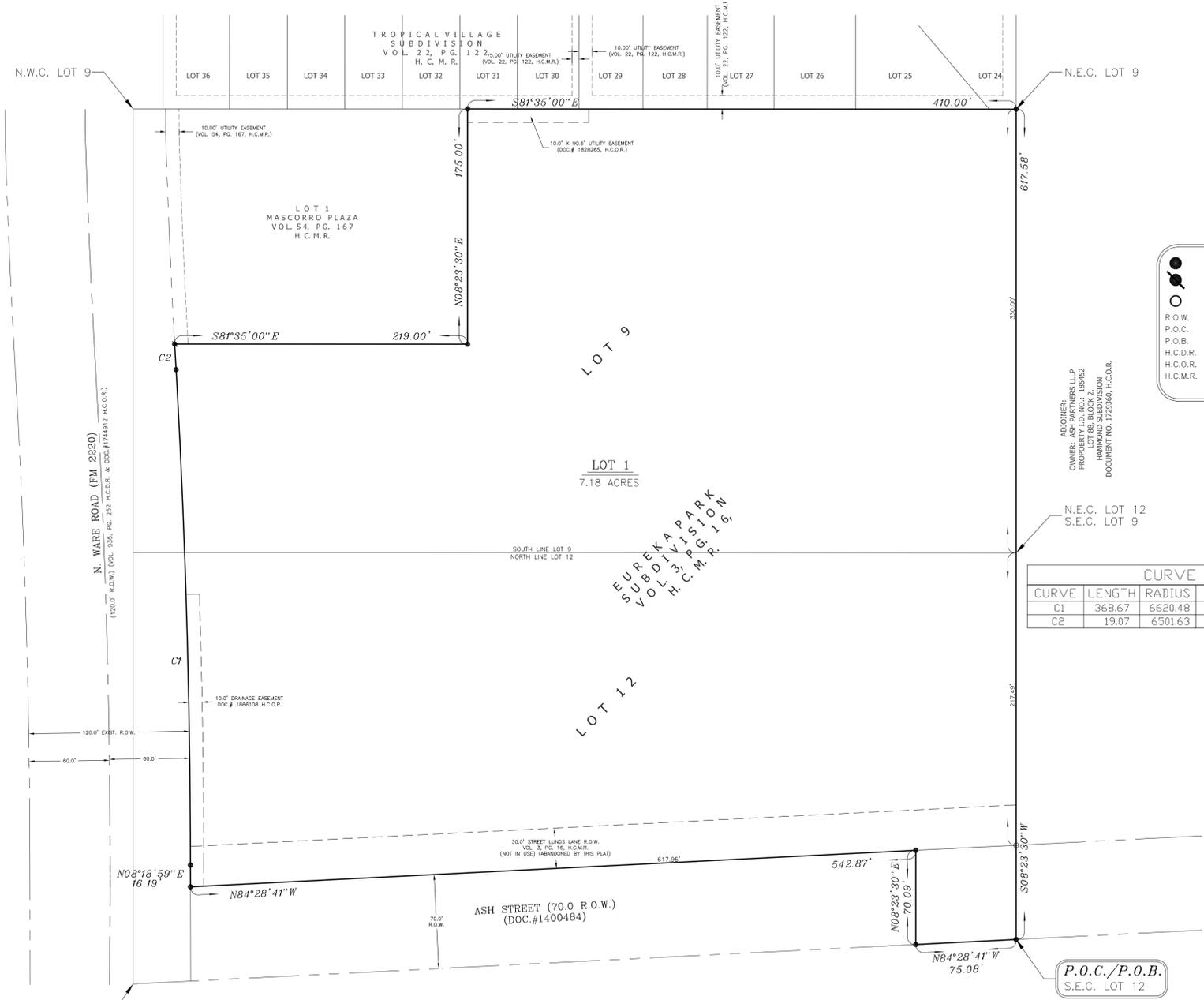
MONTE CARLO PARK

US BUSINESS 83

TEXAN MOBILE PARK
SUBDIVISION

BLK 3

HST



LEGEND

- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- SET 1/2" IRON ROD
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	368.67	6620.48	3°11'26"	N06°43'31"E 368.63
C2	19.07	6501.63	0°10'05"	N05°08'44"E 19.07

OWNER: ASH PARTNERS LLP
 PROJECT: SKY PLAZA
 LOT 18, BLOCK 2,
 HAMMOND SUBDIVISION
 DOCUMENT NO. 1729560, H.C.O.R.

STATE OF TEXAS
 COUNTY OF HIDALGO

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

OWNER: JOSE PEDRAZA
 1910 S. 10th STREET
 HIDALGO, TEXAS 78557

STATE OF TEXAS
 COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
 OF _____, 2016.

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

STATE OF TEXAS
 CITY OF McALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
 CITY OF McALLEN

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

CHAIRMAN,
 PLANNING AND ZONING COMMISSION

 DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, ROBERTO J. SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 98352, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

ROBERTO J. SALINAS, P.E.
 REG. PROFESSIONAL ENGINEER #98352

 DATE _____



STATE OF TEXAS
 COUNTY OF HIDALGO

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

HOMERO LUIS GUTIERREZ, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR #2791

 DATE _____

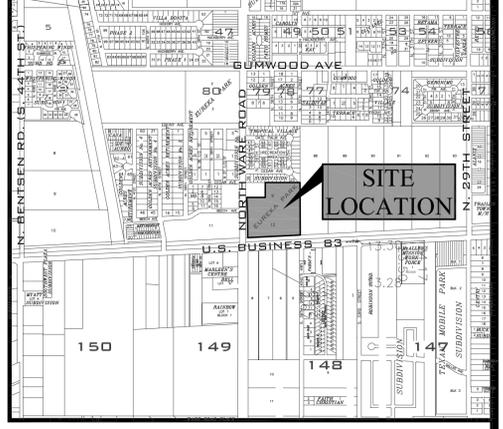


HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE _____



LOCATION MAP SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 7.30 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOTS 9 AND 12, EUREKA PARK SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 3, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 7.30 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 12, EUREKA PARK SUBDIVISION, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF ASH STREET DOC.#1400484 AND THE NORTH RIGHT OF WAY LINE OF MISSOURI PACIFIC RAILROAD COMPANY FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 84 DEGREES 28 MINUTES 41 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 75.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 08 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 12, A DISTANCE OF 70.09 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID ASH STREET FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 84 DEGREES 28 MINUTES 41 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID ASH STREET DOC.#1400484 A DISTANCE OF 542.87 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND IN THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD AS RECORDED IN DOCUMENT No. 1744912 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, WITH THE EAST RIGHT OF WAY LINE OF SAID NORTH WARE ROAD AS FOLLOWS;

(5) THENCE, NORTH 08 DEGREES 18 MINUTES 59 SECONDS EAST, A DISTANCE OF 16.19 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND;

(6) THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 6620.48 FEET A DELTA ANGLE OF 03 DEGREES 11 MINUTES 26 SECONDS, AND AN ARC LENGTH OF 368.67 FEET;

(7) THENCE, WITH ANOTHER CURVE TO THE RIGHT HAVING A RADIUS OF 6501.63 FEET, DELTA ANGLE OF 00 DEGREES 10 MINUTES 06 SECONDS, AND AN ARC LENGTH OF 19.07 FEET TO A 5/8 INCH DIAMETER IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, MASCORRO PLAZA AS RECORDED IN VOLUME 54, PAGE 167, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

(8) THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, MASCORRO PLAZA, A DISTANCE OF 219.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 1, MASCORRO PLAZA FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(9) THENCE, NORTH 08 DEGREES 23 MINUTES 30 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, MASCORRO PLAZA, A DISTANCE OF 175.00 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 1, MASCORRO PLAZA, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(10) THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF TROPICAL VILLAGE SUBDIVISION, AS RECORDED IN VOLUME 22, PAGE 122, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 410 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID TROPICAL VILLAGE SUBDIVISION SAME BEING THE NORTHEAST CORNER OF LOT 9, EUREKA PARK SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(11) THENCE, SOUTH 08 DEGREES 23 MINUTES 30 SECONDS EAST, COINCIDENT WITH THE EAST LINE OF LOTS 9 AND 12, EUREKA PARK, A DISTANCE OF 617.58 FEET TO THE POINT OF BEGINNING, CONTAINING 7.30 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH 0.12 ACRES, MORE OR LESS, ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID ASH STREET, LEAVING 7.18 NET ACRES OF LAND, MORE OR LESS.

BEARING BASIS: SOUTH LINE OF TROPICAL VILLAGE SUBDIVISION, VOL. 22, PG. 122, H.C.M.R.

- GENERAL PLAT NOTES:
- MINIMUM SETBACK LINES = FRONT: N. WARE ROAD - 60.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 ASH ST. - 30.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 INTERIOR SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 CORNER: DAFFODIL AVENUE - 40.0' OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 - LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0005 C.
 - MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THIS LOT ALONG N. WARE ROAD.
 - 4' WIDE MINIMUM SIDEWALK SHALL BE REQUIRED ALONG N. WARE ROAD AND ASH STREET.
 - THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF XXX.XX CUBIC FEET, OR, XXX ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
 - THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.
 - A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/ USE.
 AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/ USE.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 76, LOCATED AT THE NORTHEAST CORNER OF BUS. 83 AND N WARE ROAD ELEVATION=131.44
 - SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JOSE PEDRAZA	1910 S. 10th STREET	HIDALGO, TEXAS 78557	(956) XXX-XXXX
ENGINEER: ROBERTO J. SALINAS	1209 S. 10th ST. STE. A539	McALLEN, TEXAS 78501	(956) 432-5851
SURVEYOR: HOMERO LUIS GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 369-0988

SKY PLAZA McALLEN

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

BEING A 7.30 ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT OF LOTS 9 AND 12, EUREKA PARK SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 3, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF ROBERTO J. SALINAS, P.E., TX. REG. NO. 98352 ON JUNE 15, 2016. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

J&R ENGINEERING, LLC
 1209 S. 10th STREET STE. A539
 McALLEN, TEXAS 78501
 (956) 432-5851
 FIRM # 12509

RECEIVED
 By Nikki Marie Cavazos at 2:43 pm, Jun 17, 2016



Reviewed On: 6/30/2016

SUBDIVISION NAME: SKY PLAZA MCALLEN	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Ware Road: 60 ft. from centerline for 120 ft. ROW Paving: by state Curb & gutter: by state	Applied
Ash Ave.: 70 ft. ROW existing - Paving: 44 ft. existing Curb & gutter: both sides *Staff is reviewing the ROW to determine if additional dedication is required and if additional paving is needed: prior to final. **Plat shows a street ROW to be abandoned by this plat. Engineer must submit a copy of the document for review; any abandonment would need to be done by separate instrument prior to final plat.	TBD
* 800 ft. Block Length _____	NA
* 600 ft. Maximum Cul-de-Sac _____	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	Non-compliance
SETBACKS	
* Front: N. Ware Road: 60 ft. or greater for approved site plan or easements.	Compliance
* Rear: In accordance with the Zoning Ordinance or greater for approved site plan or easements.	Compliance
* Sides: Interior sides in accordance with the Zoning Ordinance or greater for approved site plan or easements.	Compliance
* Corner: Ash Ave. - 35 ft. or greater for approved site plan or easements. To be determined prior to final based on any additional ROW dedication required on Ash 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. Ware Road and Ash Ave. **Verify 5 ft. sidewalk requirement on N. Ware Road with 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.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied

NOTES	
* No curb cut, access, or lot frontage permitted along _____	TBD
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	Compliance
* 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 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: I-1 Proposed: I-1	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee _____	NA
* Park Fee of \$_____ 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. Trip Generation Worksheet must be submitted to determine if TIA required prior to final plat.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must escrow monies for improvements not constructed prior to plat recording. **Must comply with Access Management requirements. ***Site Plan needed for Fire Department review and Public Works to review dumpster locations and enclosures. ****Abandonment of street ROW would need be done by separate instrument, not the subdivision plat.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITY & DRAINAGE APPROVALS.	Applied



LOCATION

**PROPOSED
SKY PLAZA
MCCALLEN**

(HOIT)
PROPOSED PARK VILLAGE
LOT 3
LOT 1
LOT 2
PLAZA

PHASE 1
VILLA BONITA
HACKBERRY AV
GUMWOOD AV
EBONY AVE

GOLDEN ACRES RETIREMENT SUBDIVISION No. 4
GOLDEN ACRES RETIREMENT SUBDIVISION No. 3
CEEDAR AV
38TH ST
37TH ST
36TH ST
35TH ST
34TH ST
33RD ST
32ND ST
31ST ST
30TH ST
29TH ST
28TH ST
27TH ST
26TH ST
25TH ST
24TH ST
23RD ST
22ND ST
21ST ST
20TH ST
19TH ST
18TH ST
17TH ST
16TH ST
15TH ST
14TH ST
13TH ST
12TH ST
11TH ST
10TH ST
9TH ST
8TH ST
7TH ST
6TH ST
5TH ST
4TH ST
3RD ST
2ND ST
1ST ST

TROPICAL VILLAGE
EBONY AV
DATE PALM AV
36TH LANE
CEEDAR AV
SUBDIVISION

PABLO'S SUBD

ROBINSON SUBD.
MONTE CARLO PARK

US BUSINESS 83

KINGS HWY
ERIE AVE

DALLAS AVE

WARE RD PLACE
STRIPLING & SMITH SUBDIVISION

TEXAN MOBILE PARK BLK
SUBDIVISION

BLK 3
FST



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)

Sub 2016-0026

Project Description	Subdivision Name <u>Spanish Oaks at Frontera</u> Location <u>N. 10th St. - 1300' (+/-) North of Wisconsin Rd.</u> City Address or Block Number <u>8400 N. 10th St.</u> Number of lots <u>53⁰² 73</u> Gross acres <u>23.228</u> Net acres <u>10.865⁰² 22.276</u> <u>17.733⁰²</u> 4/11/16 Existing Zoning <u>R-1</u> Proposed <u>R-1/C3</u> Rezoning Applied For <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Date <u>4/14/2016</u> Existing Land Use <u>Vacant</u> Proposed Land Use <u>single family commercial</u> Irrigation District # <u>3</u> Residential Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial Replat Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ETJ Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Agricultural Tax Exemption Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Estimated Rollback tax due <u>[City #184,137.35]</u> <u>1,038,767.03 ACAD</u> Legal Description <u>23.228</u> <u>18.865⁰²</u> Acres out of Lot 2, Block 3, Hidalgo Canal Co. Subdivision
Owner	Name <u>Niko Iluminacion de Mexico</u> Phone <u>(956) 630-9401 (David Ewers)</u> Address <u>612 Nolana, Suite 220</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78504</u> E-mail _____
Developer	Name <u>Verturo Interests, LLC</u> Phone <u>(956) 213-2844</u> Address <u>P.O. Box 610</u> City <u>McAllen</u> State <u>TX</u> Zip <u>78505</u> Contact Person <u>Joseph W. Holand</u> E-mail <u>jwholand@verturointerests.com</u>
Engineer	Name <u>Melden & Hunt, Inc</u> Phone <u>(956) 381-0981</u> Address <u>115 W. Mc Intyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> Contact Person <u>Fred L. Kurth, P.E., R.P.L.S.</u> E-mail <u>fkurth@meldenandhunt.com</u>
Surveyor	Name <u>Melden & Hunt, Inc.</u> Phone <u>(956) 381-0981</u> Address <u>115 W. Mc Intyre St.</u> City <u>Edinburg</u> State <u>TX</u> Zip <u>78541</u> E-mail <u>fkurth@meldenandhunt.com</u>

RECEIVED
 APR 29 2016

BY: OC 2:35pm

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

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

PLAT TO SHOW:

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

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

Owner's Signature	<p>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.</p> <p>Signature <u><i>Manuel Cuevas</i></u> Date <u>2-29-16</u> <small>Niko Iluminaciones de Mexico</small></p> <p>Print Name <u>by: Manuel Cuevas, President</u></p> <p style="text-align: center;"> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent </p> <p style="text-align: right;">Rev 03/11</p>
Owner's Signature	<p>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.</p> <p>Signature _____ Date _____ <small>Niko Iluminaciones de Mexico</small></p> <p>Print Name <u>by: David A. Ewers, Court Appointed Receiver</u></p> <p style="text-align: center;"> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent </p> <p style="text-align: right;">Rev 03/11</p>
Owner's Signature	<p>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.</p> <p>Signature <u><i>David E. Wood</i></u> Date <u>2-29-16</u> <small>Niko Iluminaciones de Mexico</small></p> <p>Print Name <u>by: David E. Wood, Court Appointed Receiver</u></p> <p style="text-align: center;"> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Authorized Agent </p> <p style="text-align: right;">Rev 03/11</p>

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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 _____ Date _____

Print Name by: Niko Iluminaciones de Mexico
by: Manuel Cuevas, President

Owner

Authorized Agent

Rev 03/11

Owner's Signature

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

Signature _____ Date 2/24/11

Print Name by: Niko Iluminaciones de Mexico
by: David A. Ewers, Court Appointed Receiver

Owner

Authorized Agent

Rev 03/11

Owner's Signature

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

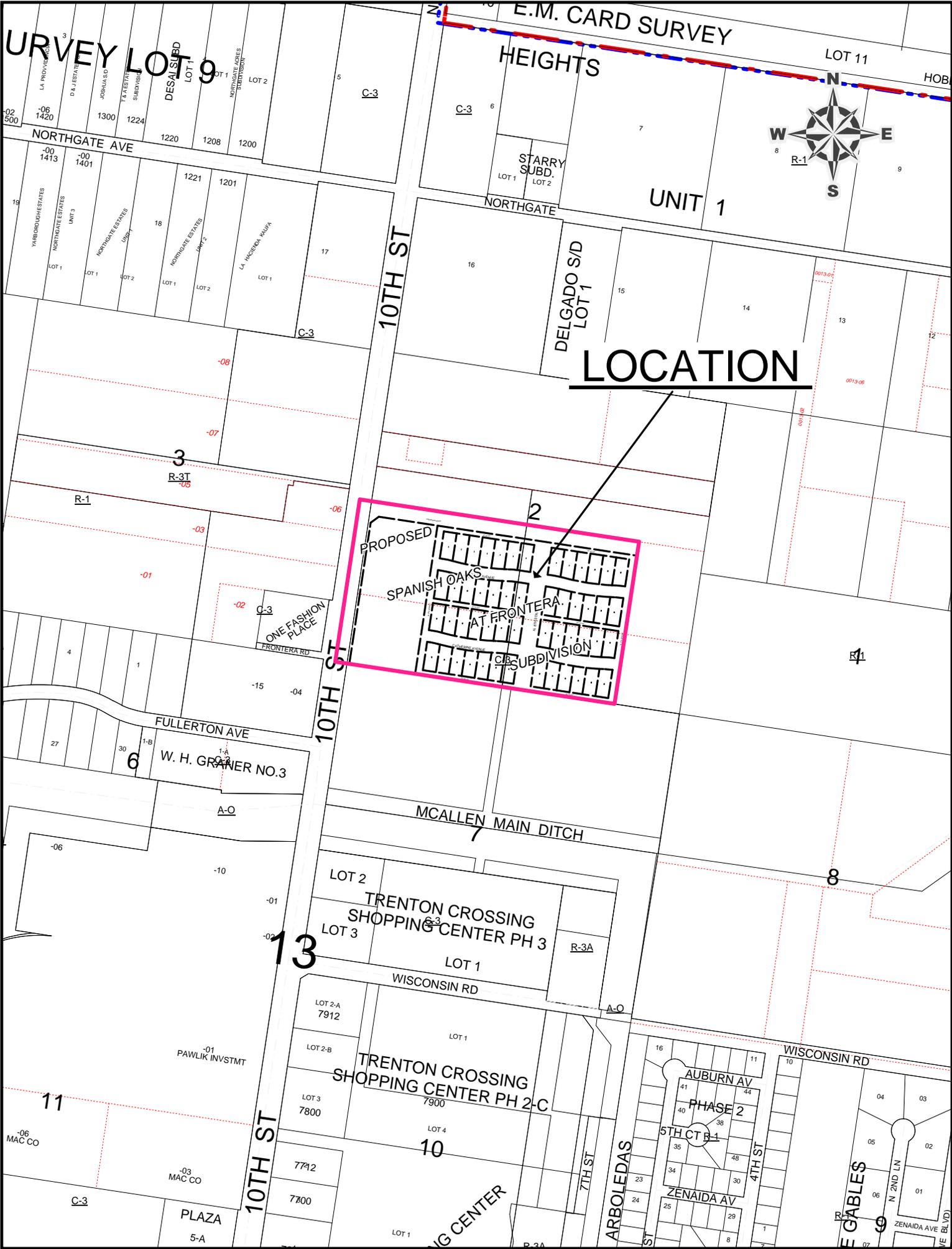
Signature _____ Date _____

Print Name by: Niko Iluminaciones de Mexico
by: David E. Wood, Court Appointed Receiver

Owner

Authorized Agent

Rev 03/11

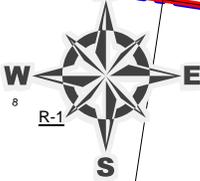


URVEY LOT 9

E.M. CARD SURVEY
HEIGHTS

LOT 11

HOB



NORTHGATE AVE

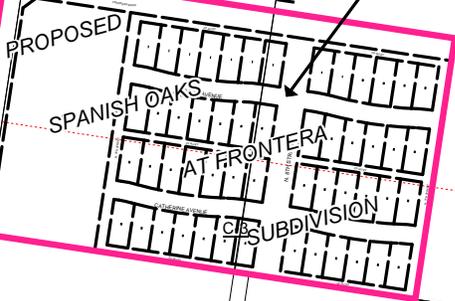
UNIT 1

NORTHGATE

10TH ST

DELGADO S/D
LOT 1

LOCATION



R-1

3

R-3T

2

PROPOSED

SPANISH OAKS
AT FRONTERA
VISION
SUBDIVISION

ONE FASHION
PLACE

C-3

FULLERTON AVE

W. H. GRANGER NO. 3

10TH ST

MCALLEN MAIN DITCH

LOT 2
Trenton Crossing
SHOPPING CENTER PH 3
LOT 3

LOT 1

WISCONSIN RD

LOT 2-A
7912
LOT 2-B
LOT 3
7800
LOT 4
Trenton Crossing
SHOPPING CENTER PH 2-C
7900

LOT 1

7792
7800
IG CENTER

AUBURN AV
PHASE 2

5TH CT B-1

ZENaida AV

WISCONSIN RD

ARBOLEDAS

7TH ST

4TH ST

CABLES

9

ZENaida AVE

E BLVD

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500

-06
1420

1300

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1208

1200

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C-3

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19

YARBOROUGH ESTATES

NORTHGATE ESTATES UNIT 3

NORTHGATE ESTATES UNIT 7

NORTHGATE ESTATES UNIT 2

NORTHGATE ESTATES UNIT 1

LA PASADENA AVENUE

17

C-3

16

15

14

13

12

11

10

9

8

7

6

18

YARBOROUGH ESTATES

NORTHGATE ESTATES UNIT 3

NORTHGATE ESTATES UNIT 7

NORTHGATE ESTATES UNIT 2

NORTHGATE ESTATES UNIT 1

LA PASADENA AVENUE

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YARBOROUGH ESTATES

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SUBDIVISION MAP OF SPANISH OAKS

BEING A RESUBDIVISION OF 23.228 ACRES OUT OF LOT 2, BLOCK 13, HIDALGO CANAL COMPANY SUBDIVISION VOLUME Q, PAGE 175-177, H.C.D.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS

1 INCH = 100 FT.

RICHARD A. GARZA
W.D. DOC. NO. 1170765 H.C.O.R.

ANACLETO DE LA GARZA
ELIODORO DE LA GARZA
W.D. VOL. 1255, PG. 970 H.C.D.R.

ALFONSO IBANEZ
W.D. VOL. 2055, PG. 967 H.C.O.R.

TONY JIM CORSO
JOE VINCENT CORSO JR.
W.D. VOL. 2692, PG. 851, H.C.O.R.

NOE FERNANDEZ
LYDIA FERNANDEZ
W.D. DOC. NO. 351703 H.C.O.R.

HOME PLACE ENTERPRISES LLC
W.D. DOC. NO. 2368046 H.C.O.R.

V. CORSO JR
E. K. CORSO
71, PG. 843 H.C.O.R.

P.O.B.
S.E. COR.
LOT 2
BLOCK 13

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 23.228 ACRES (1,011,814.320 SQUARE FEET) SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 13, HIDALGO CANAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-177, HIDALGO COUNTY DEED RECORDS, WHICH SAID 23.228-ACRE TRACT WAS CONVEYED TO JACOB CHAPA, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2874454, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.228 ACRES (1,011,814.320 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND (NORTHING: 16626580.633, EASTING: 1078373.416) ON THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 13, AND THE NORTHEAST CORNER OF LOT 7, BLOCK 13, OF SAID HIDALGO CANAL COMPANY SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, N 81° 24' 30" W (N 81° 14' 00" DEED CALL) ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 13, AND THE NORTH LINE OF SAID LOT 7, BLOCK 13, AT A DISTANCE OF 1464.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 10TH STREET, CONTINUING A TOTAL DISTANCE OF 1464.00 FEET TO A NAIL SET (NORTHING: 16626799.407, EASTING: 1078925.857) ON THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 13, FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 35' 30" E (N 08° 46' 00" E DEED CALL) ALONG THE WEST LINE OF SAID LOT 2, BLOCK 13, AND WITHIN THE RIGHT-OF-WAY OF N. 10TH STREET, A DISTANCE OF 691.13 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 24' 30" E (S 81° 14' 00" E DEED CALL) AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. 10TH STREET, CONTINUING A TOTAL DISTANCE OF 1464.00 FEET TO A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 2, BLOCK 13, FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 35' 30" E (S 08° 46' 00" E DEED CALL) ALONG THE EAST LINE OF SAID LOT 2, BLOCK 13, AT A DISTANCE OF 96.00 FEET PASS A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 2, BLOCK 13, CONTAINING A TOTAL DISTANCE OF 691.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.228 ACRES (1,011,814.320 SQUARE FEET) OF LAND, OF WHICH 0.793 OF ONE ACRE (34,556.500 SQUARE FEET) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. 10TH STREET, AND 0.159 OF ONE ACRE (6,911.300 SQUARE FEET) LIES WITHIN THE FUTURE RIGHT-OF-WAY OF N. 10TH STREET, LEAVING A NET OF 22.276 ACRES (970,346.520 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

1. THE SITE LIES IN ZONE "AH".
- ZONE "AH" - AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 107.10, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

ZONE "AH" SHOWN ON COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982

2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

FRONT: 25 FEET OR GREATER FOR EASEMENTS WHICHEVER IS GREATER.

REAR: 10 FEET EXCEPT 25 FEET FOR THE DOUBLE FRONTING LOTS ALONG FRONTERA AVENUE (LOTS 30-34) OR GREATER FOR EASEMENTS WHICHEVER IS GREATER.

INTERIOR SIDES: IN ACCORDANCE WITH ZONING ORDINANCES, OR GREATER FOR EASEMENTS WHICHEVER IS GREATER.

SIDE CORNER: 10 FEET OR GREATER FOR EASEMENTS WHICHEVER IS GREATER.

GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 71.078 CUBIC FEET. DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF McALLEN LATERAL AS APPROVED BY THE CITY OF McALLEN.

5. CITY OF McALLEN BENCHMARK: "MC50_1" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATE ON SEPTEMBER 09, 2002, BEING LOCATED ON THE WEST SIDE OF 10TH ST. BETWEEN TRENTON AND FULLERTON ROAD, 30" ALUM. PIPE WITH A 3" BRASS MONUMENT CAP ON TOP AT ELEVATION = 106.511 (NAVD88).

TEMPORARY BENCHMARK: FOUND C.P.S. IN POWER POLE LOCATED 545 FEET EAST AND NORTH 213' OF THE NORTHEAST CORNER OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE. GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION NAVD 89 (GEOID 2003) N=16627167.194 E=1079903.436 ELEV.=108.58

6. NO BUILDING ALLOWED OVER ANY EASEMENT.
7. 4 FT. WIDE SIDEWALK REQUIRED ON FRONTERA AND ON BOTH SIDES OF ALL INTERIOR STREETS.
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG FRONTERA ROAD.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
10. COMMON AREAS MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.
11. NO CURB CUT ACCESS, OR LOT FRONTAGE PERMITTED ALONG FRONTERA AVENUE.

12. 25x25" CLIP FOR SITE OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS INCLUDING INTERSECTION OF GRAYSON AVENUE & 35' EMERGENCY ACCESS R.O.W., THE INTERSECTION OF N. 4TH STREET WITH FRONTERA AVENUE WILL HAVE A 30x30" CLIP FOR WALL EASEMENT ON LOTS 1 & 34.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3
THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

DATED THIS _____ DAY OF _____, 2015 A.D.

No improvements of any kind shall be placed upon H.C.W.I.D. #3 Rights-of-ways or easements without the expressed written permission of the H.C.W.I.D. No. 3.

PRESIDENT DATE SECRETARY DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

SHAVI MAHTANI, MANAGING MEMBER
ORANGEWOOD VENTURES, LLC
A TEXAS LIMITED LIABILITY COMPANY
100 E. NOLANA, SUITE 130
McALLEN, TX 78504

JOEY HOLLAND, MANAGING MEMBER
ORANGEWOOD VENTURES, LLC
A TEXAS LIMITED LIABILITY COMPANY
100 E. NOLANA, SUITE 130
McALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOEY HOLLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

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

CHAIRMAN, PLANNING COMMISSION

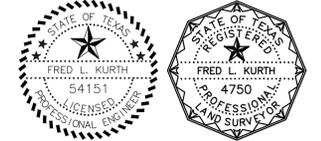
I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A LICENSED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, P.E. # 54151, R.P.L.S. # 4750
DATE SURVEYED: 01-21-15
DATE PREPARED: 01-26-15
T-983, PG. 67 & T-985, PG. 48
ENGINEERING JOB NO. 14153.00
SURVEYING JOB NO. 14153.08



LEGEND

- FOUND NO.4 REBAR
- FOUND NO.5 REBAR
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND 2" PIPE
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT ON ALL LOT CORNERS

H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
W.D. - WARRANTY DEED
P.L. - PROPERTY LINE
L.L. - LOT LINE

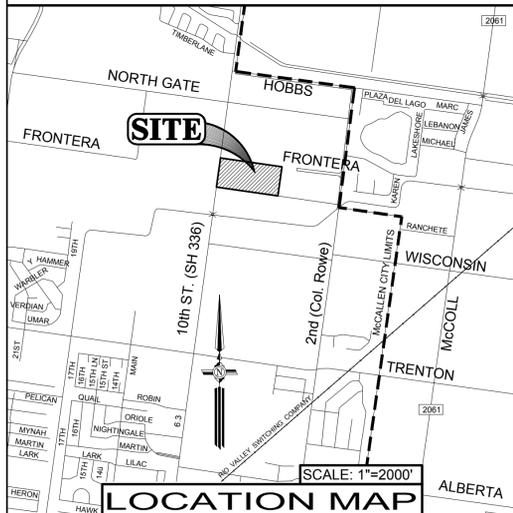
DRAWN BY: O.G. DATE: 02-16-2016
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SHAVI MAHTANI & JOEY HOLLAND	100 E. NOLANA STE. 130	McALLEN, TX 78504	(956) 631-5188	
ENGINEER:	FRED L. KURTH, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

TBPE FIRM # F-1435



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE EDINBURG, TX 78541
227 N. F.M. 3167 RIO GRANDE CITY, TX 78582
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com



RECEIVED VIA EMAIL 06.06.2016 AT 4:28 PM

RECEIVED

By Nikki Marie Cavazos at 10:49 am, Jun 08, 2016



FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



Reviewed On: 7/1/2016

SUBDIVISION NAME: SPANISH OAKS AT FRONTERA	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
<p>N. 10th Street: 10 ft. ROW dedication required for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state</p> <p>Frontera Road: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Alignment of Frontera Road under review.</p> <p>N. 8th Street: 74 ft. ROW proposed Paving: approx. 48 ft. Curb & gutter: both sides *Project engineer to clarify if residential streets are proposed as private. If so, streets must comply with and be built according to city standards.</p> <p>* 800 ft. Block Length:</p> <p>* 600 ft. Maximum Cul-de-Sac:</p>	Compliance
	Applied
	Applied
	Compliance
	NA
ALLEYS	
<p>ROW: 20 ft. Paving: 16 ft. alley required in the commercial lot. **ROW: 26 ft. Paving: 24 ft. proposed in the residential area. *Alleys provided within the residential portion of the subdivision. **Fence easement needed along Frontera Road since alley is parallel to the street. ***Alley/service drive easement required for commercial properties; should be separate from the residential area. ****Corner clips required at the alley intersections (20 ft. x 20 ft. being reviewed by staff)</p>	Non-compliance
SETBACKS	
<p>* Front: 25 ft. or greater for easements for Lots 1-72 N. 10th Street: 60 ft. or greater for approved site plan or easements for Lot 73 **Engineer has submitted a Variance Letter asking for 20 ft. front setback for Lots 1-72</p> <p>* Rear: in accordance with the Zoning Ordinance, or greater for easements (Lots 1-72) Lot 53: 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. ***Engineer is proposing an 18 ft. rear and garage setback for Lots 1-72.</p> <p>* Interior Sides: in accordance with the Zoning Ordinance, or greater for easements (Lots 1-72) Lot 73 - in accordance with the Zoning Ordinance, or greater for approved site plan or easements **Engineer has submitted a Variance Letter asking for alternating 7 ft. and 1 ft. side setbacks for Lots 1-72 such that minimum setback between buildings is 8 ft. and that a 6 ft. minimum exists between rooflines. If approved, then staff recommends that no overhang be allowed on the 1 ft. side over the lot line. ***If the request is approved, the engineer needs to clarify on what side the setbacks apply.</p> <p>* Corner: 10 ft. or greater for easements for Lots for the residential lots Lot 73 - 30 ft. or greater for approved site plan or easements along Frontera Road.</p> <p>* Garage: 18 ft. except where greater setback is required; greater setback applies for Lots 1-72</p>	Non-compliance
	TBD
	TBD
	Non-compliance
	TBD

<p>*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS FOR LOTS 1-72 **ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN FOR LOT 73</p>	<p>Applied</p>
<p>SIDEWALKS</p>	
<p>* 4 ft. wide minimum sidewalk required on Frontera Road, and on both sides of all interior streets. * 5 ft. wide sidewalk required on N. 10th Street; verify with Engineering Department. * Perimeter sidewalks must be built or money escrowed if not built at this time.</p>	<p>Non-compliance</p>
	<p>Applied</p>
<p>BUFFERS</p>	
<p>* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, or industrial zones/uses and along Frontera Road. * 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. *Perimeter buffers must be built at time of Subdivision Improvements.</p>	<p>Non-compliance</p>
	<p>Compliance</p>
	<p>Applied</p>
<p>NOTES</p>	
<p>* No curb cut, access, or lot frontage permitted along: * Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance for Lot 73. * Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Common Areas, Private Streets must be maintained by the lot owners and not the City of McAllen. * Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.</p>	<p>NA</p>
	<p>Non-compliance</p>
	<p>NA</p>
	<p>TBD</p>
	<p>TBD</p>
	<p>TBD</p>
<p>LOT REQUIREMENTS</p>	
<p>* Lots fronting public streets: Project engineer to clarify if residential streets are proposed as private. * Minimum lot width and lot area:</p>	<p>Applied</p>
	<p>Compliance</p>
<p>ZONING/CUP</p>	
<p>* Existing: C-3 & R-1 Proposed: C-3 & R-1 *Rezoning from C-3 to R-1 for the residential portion of the subdivision needed prior to final. * Rezoning Needed Before Final Approval</p>	<p>Non-compliance</p>
	<p>Applied</p>
<p>PARKS</p>	
<p>* 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 is required. * Park Fee: Engineer has submitted a variance request to pay park fees in lieu of land dedication. The Park Land Dedication Advisory Board and City Commission will review request of fees or land. * Pending review by the Parkland Dedication Advisory Board and CC.</p>	<p>TBD</p>
	<p>TBD</p>
	<p>Applied</p>

TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Complete
* Traffic Impact Analysis (TIA) required prior to final plat. *Per Traffic, a Level 1 TIA is required.	Non-compliance
COMMENTS	
<p>Comments: *Preliminary plat approved by the Planning and Zoning Commission at their meeting of May 17, 2016.</p> <p>**Streets names to comply with city assigned street names.</p> <p>***If private, secondary access is required based on Section 134-67(c) of the Subdivision Ordinance if subdivision is proposed to be gated with 30 or more dwelling units.</p> <p>****Gate details 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 is private. To be determined prior to final approval.</p> <p>*****Fence easement needed between the alley and Frontera Road ROWs.</p> <p>*****The location. of Frontera Road connection to N. 10th Street is under staff review.</p> <p>*****Need for other streets under review by staff.</p>	Applied
RECOMMENDATION	
<p>Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED, CLARIFICATION ON THE REQUESTED SETBACKS, AND UTILITY & DRAINAGE APPROVALS.</p>	Applied



TBPE Firm # F-1435
TBPLS # 10096900

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO REYNA

June 20, 2016

McAllen Planning Dept.
Attn: Mr. Luis Mora
311 N. 15th St.
McAllen, TX 78501

RE: Setbacks at Spanish Oaks At Frontera -

Dear Mr. Mora:

On behalf of the developer, Joseph W. Holland, we request consideration of the setbacks for Spanish Oaks At Frontera be as follows:

1. Front: 20 feet
2. Sides: Alternating 7 feet and 1 foot such that minimum setback between buildings is 8 feet and that a 6 feet minimum exists between rooflines.
3. Rear & Garage: 18 feet

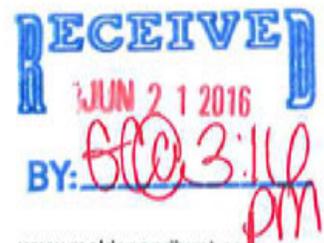
All lots will have rear entry.

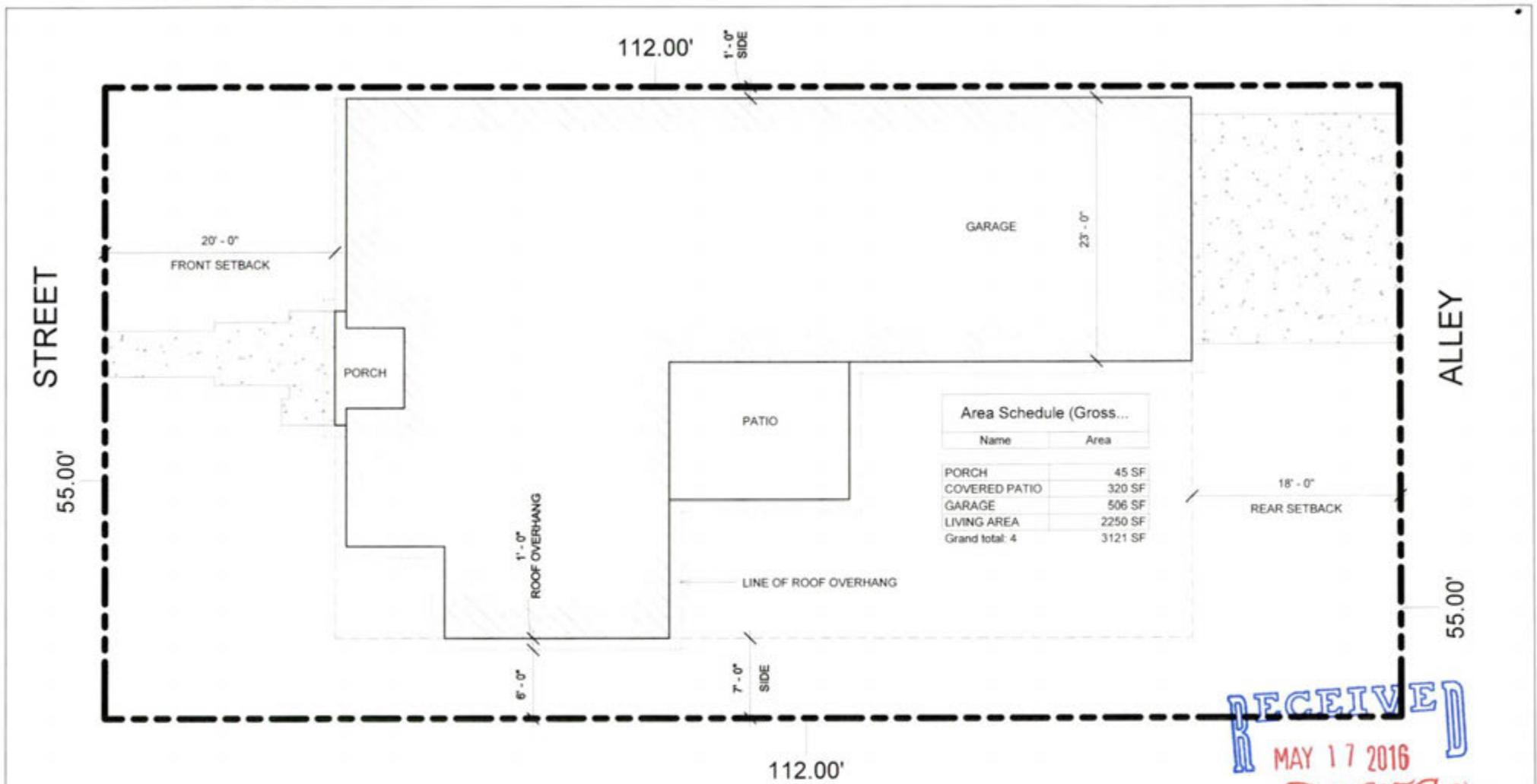
These setbacks are similar to Pineridge Subdivision recorded in Volume 21 Page 29, Hidalgo County Map Records.

We appreciate your consideration and approval. If you have any questions or comments, please let us know.

Sincerely,
MELDEN & HUNT, INC.

Fred L. Kurth, P.E., R.P.L.S.
President





Area Schedule (Gross...)	
Name	Area
PORCH	45 SF
COVERED PATIO	320 SF
GARAGE	506 SF
LIVING AREA	2250 SF
Grand total: 4	3121 SF

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1 First Floor
1/8" = 1'-0"



AUTODESK.

www.autodesk.com/revit

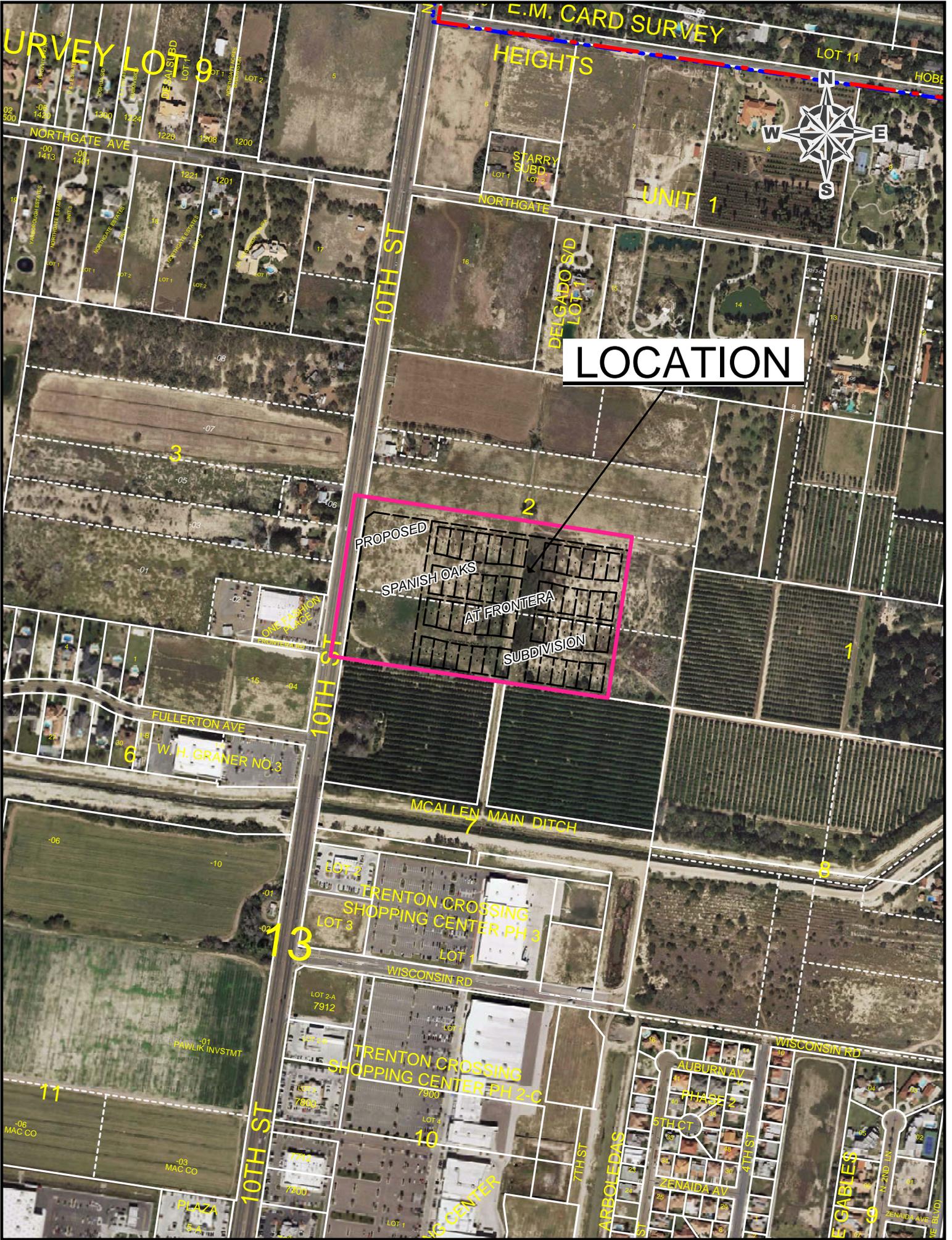
VERTURO INTERESTS

SPANISH OAKS AT FRONTERA

No.	Description	Date

SITE PLAN

Project number	Project Number	A1
Date	Issue Date	
Drawn by	Author	Scale 1/8" = 1'-0"
Checked by	Checker	



URVEY LOT 9

E.M. CARD SURVEY HEIGHTS

LOT 11

HOBE



STARRY SUBD LOT 1 LOT 2

UNIT 1

NORTHGATE

DELGADO S/D LOT 1

LOCATION

PROPOSED SPANISH OAKS AT FRONTERA SUBDIVISION

ONE FASHION PLACE

W. H. GRANER NO. 3

MCALLEN MAIN DITCH

TRENTON CROSSING SHOPPING CENTER PH 3

WISCONSIN RD

TRENTON CROSSING SHOPPING CENTER PH 2-C

WISCONSIN RD

PHASE 2

5TH CT

ZENAIDA AV

4TH ST

ZENAIDA AV

4TH ST

E. GABLES

ZENAIDA AV

4TH ST

NORTHGATE AVE

10TH ST

10TH ST

FULLERTON AVE

10TH ST

10th Center

ARBOLEDAS ST

4TH ST

E. GABLES

ZENAIDA AV

4TH ST

MAC CO

MAC CO

PLAZA

11

13

6

3

2

1

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10

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Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 27, 2016

SUBJECT: REQUEST OF ERIKA MIRANDA, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE FOOD CONCESSION STAND AT 9.64 ACRES OUT OF LOT 10, SECTION 280, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION; 2113 STATE HIGHWAY 107.

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 State Highway 107, approximately 580 ft. east of North 23rd Street. A portion of the property is zoned I-1 (light industrial) District, C-3 (general business) District, and A-O (agricultural & open space) District. The adjacent zoning is 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 is outside city limits. Surrounding land uses include the single family residences, commercial and industrial businesses, and vacant land. A portable food concession stand is permitted in a C-3 zone with a conditional use permit.

HISTORY:

Currently there is 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 is now a new applicant; therefore, it has to come before the Planning and Zoning Commission for consideration and approval.

REQUEST/ANALYSIS:

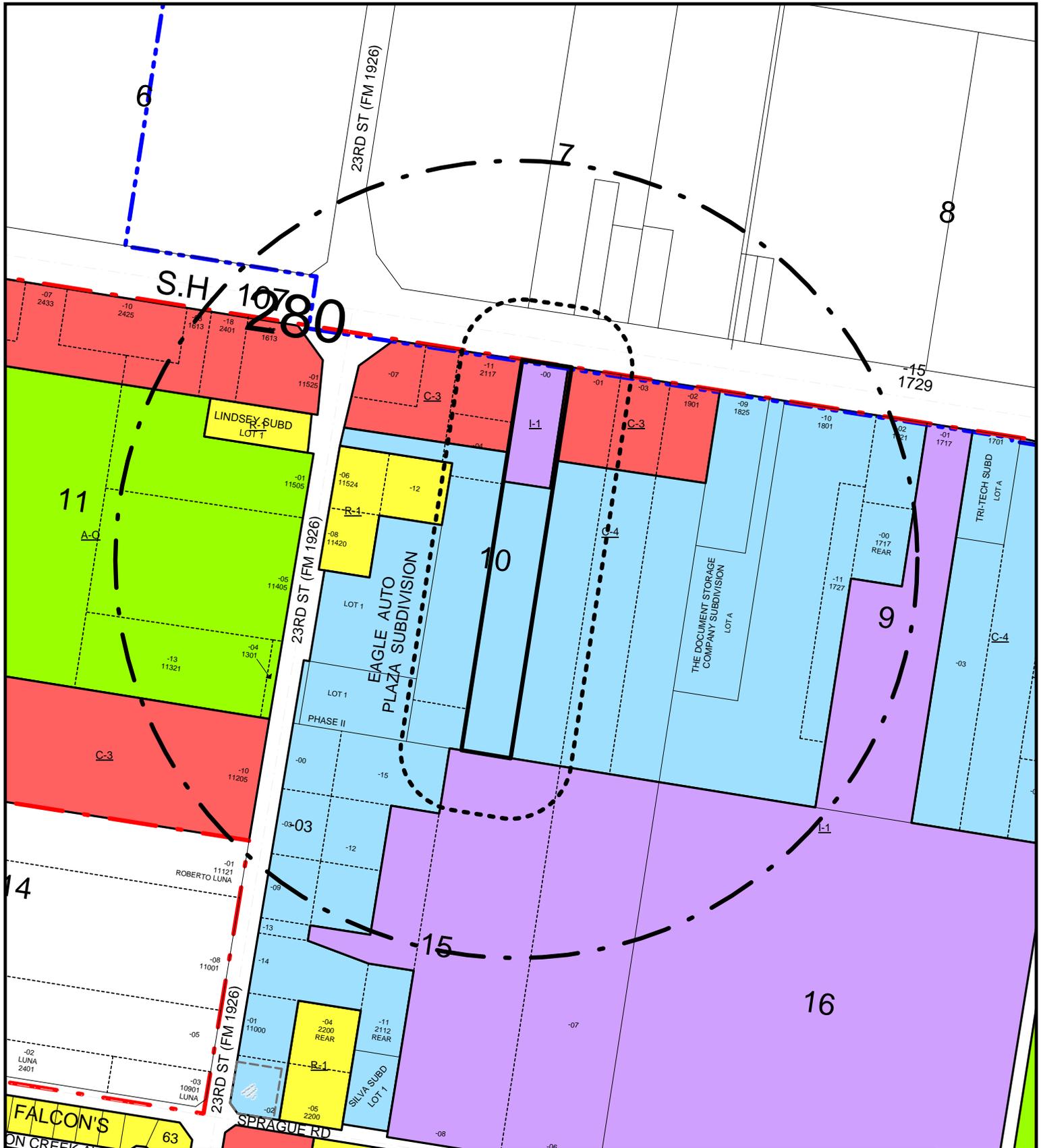
The new applicant is proposing to continue to operate a 14 ft. by 29 ft. portable food concession stand on the property. The hours of operation are from 10:00 a.m. to 10:00 p.m. Monday – Sunday, and no seating area is being proposed. Should the conditional use permit be approved, the applicant must obtain 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 are two existing curb cuts on the property along State Highway 107, access will 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 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. Four parking spaces are required and 10 spaces are provided on site. The portable food concession stand's parking will not interfere with the existing business that is 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 will be provided from the portable food concession stand.

RECOMMENDATION:

Staff recommends 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.



CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: 1" = 500'

AREA MAP



SUBJECT PROPERTY

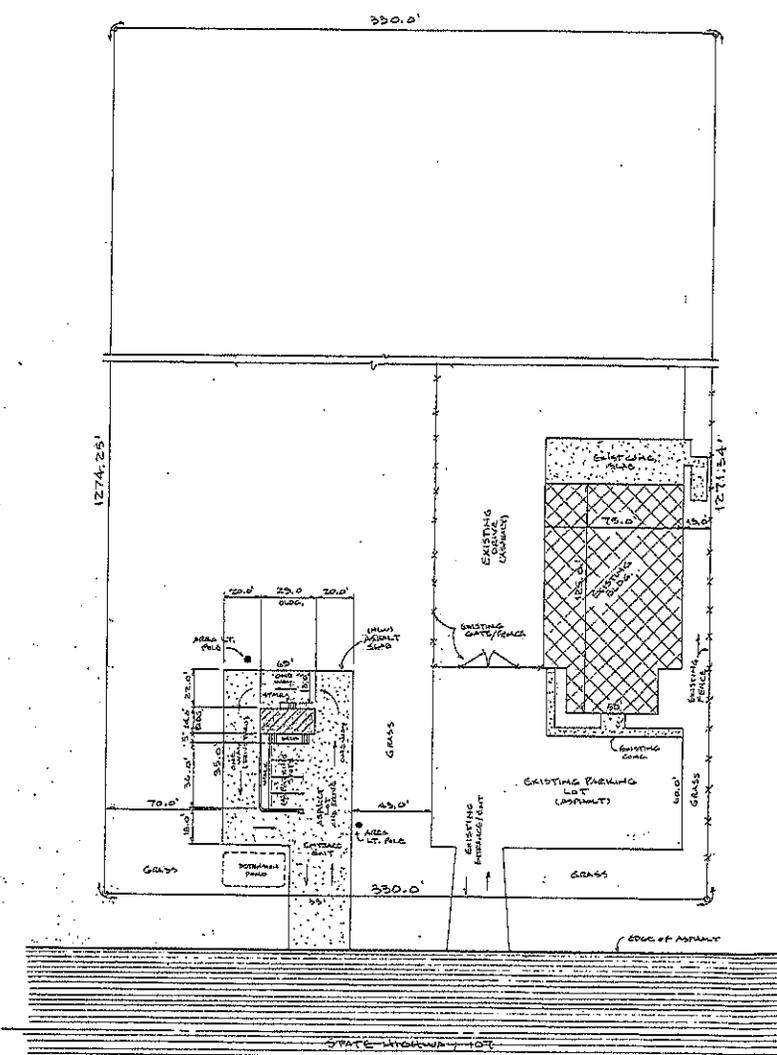
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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



SITE PLAN SCALE 1" = 30'
 PARTIAL PLAN / SHOWING PROJECT LOCATION



RECEIVED
 MAY 20 2014

BY: *[Signature]* SWP #2

 LONE STAR DESIGNS ARCHITECTS & ENGINEERS 682-2955	SCALE	NOTES	APPROVED BY	DRAWN BY
	DATE	SITE	LONE STAR DESIGNS	JOE
	RASPAS STAND			
	MCALLER, TEXAS			DRAWING NUMBER
			14-014	

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 3, 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:

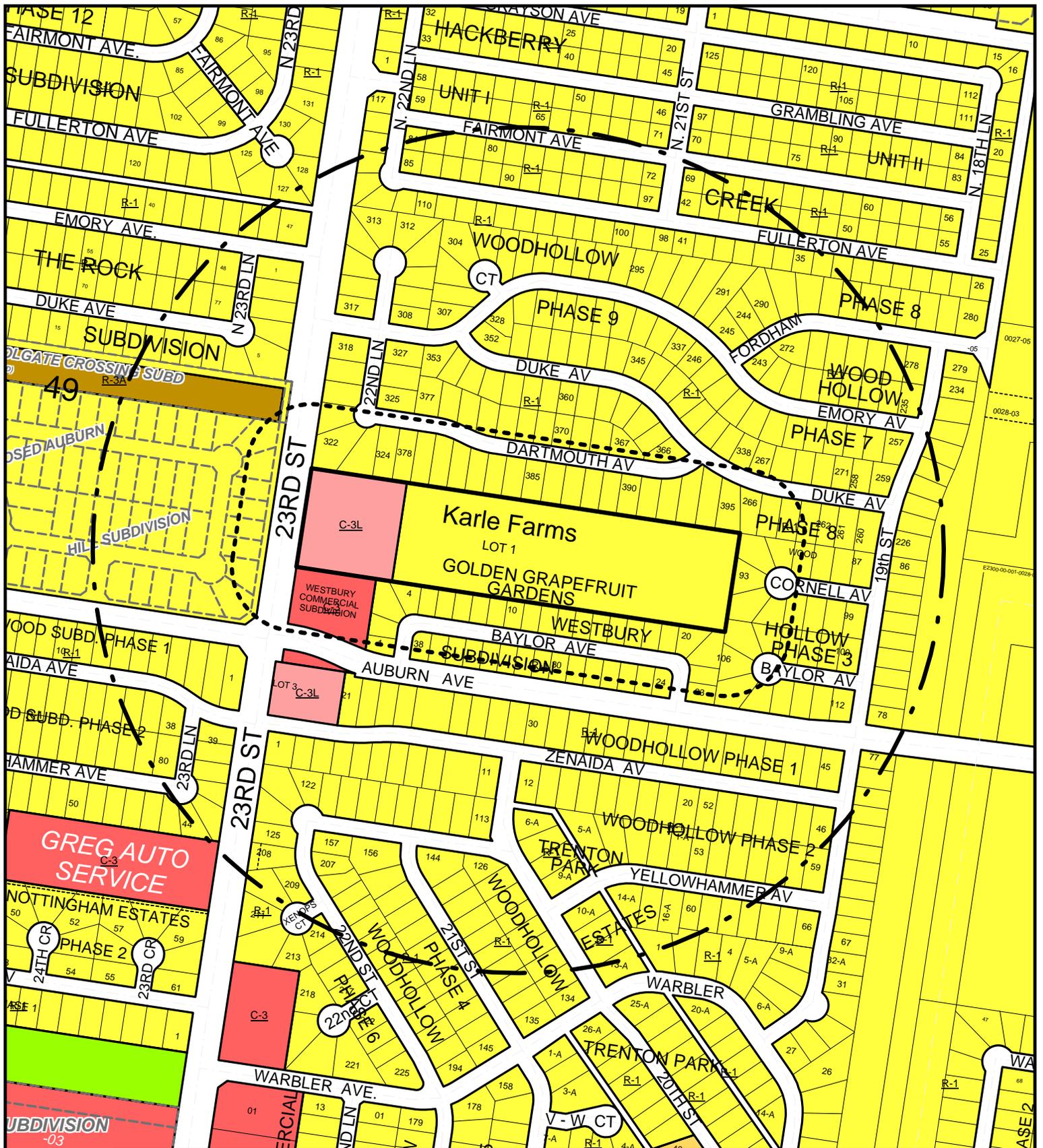
Currently, the property has several structures, farm equipment and vegetation in the property. The applicant is proposing to develop a Planned Unit Development, which will include buildings for Assisting Living and commercial/Medical uses. Planned unit developments allow a variety of land uses that complement 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.
2. PERMITTED USES: Permitted uses are 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 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.

RECOMMENDATION:

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





CITY OF McALLEN
PLANNING DEPARTMENT

LEGEND
SCALE: N.T.S.

AREA MAP



SUBJECT PROPERTY

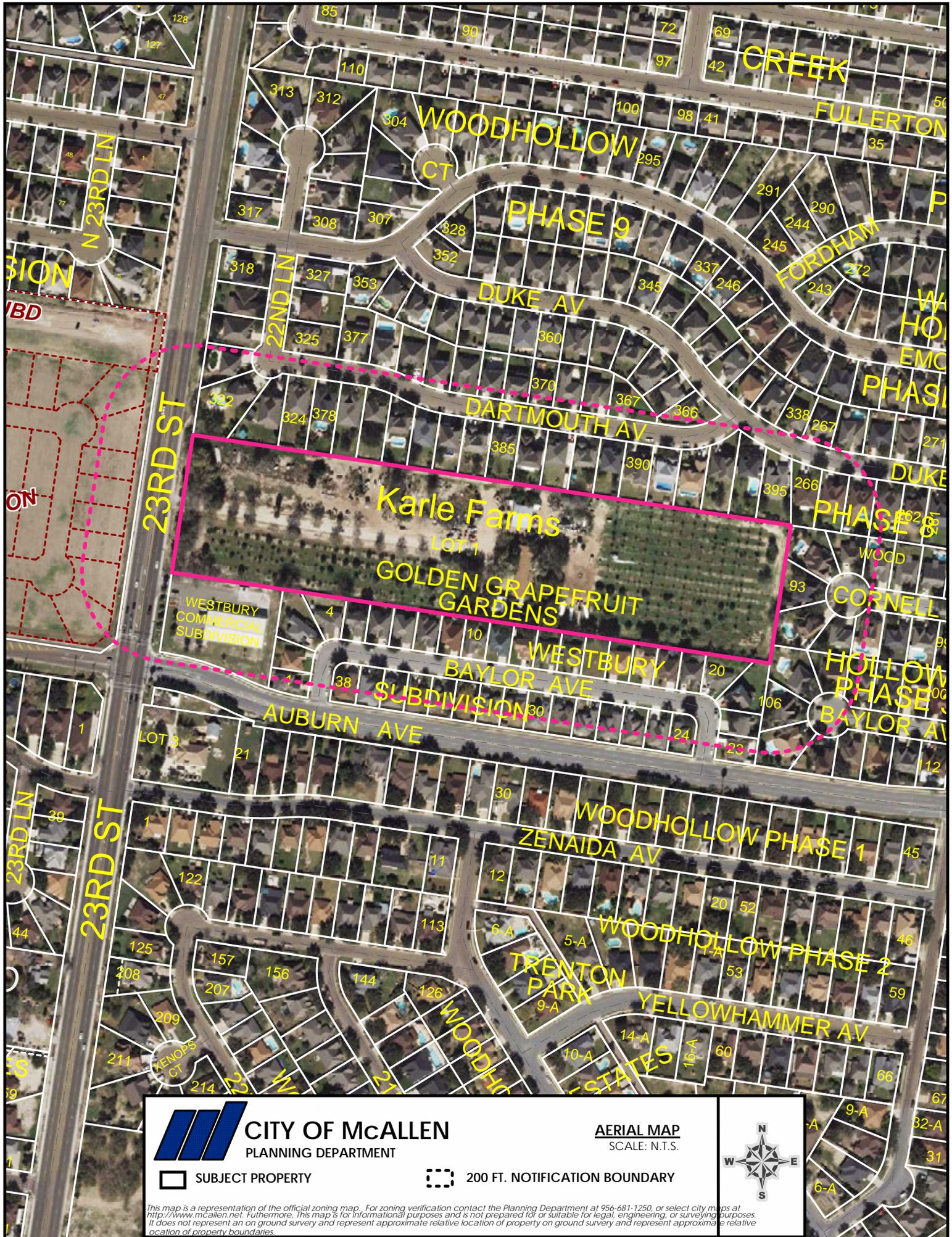
200 FT. NOTIFICATION BOUNDARY

1/4 MILE RADIUS

ZONING LEGEND

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

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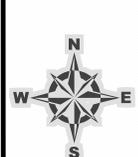


 **CITY OF McALLEN**
PLANNING DEPARTMENT

AERIAL MAP
SCALE: N.T.S.

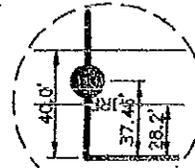
 SUBJECT PROPERTY

 200 FT. NOTIFICATION BOUNDARY



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

40.0' R.O.W. EASEMENT TO STATE OF TEXAS (VOL. 1150, PG. 39 H.C.D.R.)



BEARING BASIS AS PER PLAT GOLDEN GRAPEFRUIT GARDENS TRACT No. 2 VOL. 6, PG. 31 H.C.M.R.

SCALE 1"=200'

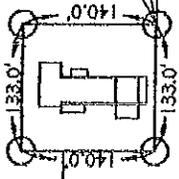
220' DEPOT RD. (DEPOT RD.)

310.50' NORTH

EAST

LOT 5, BLOCK 1
C.E. HAMMONDS SUBDIVISION

1403.61'



APPROXIMATE LOCATION 1/2" WIDE DIRT FRED G. KARLE (VOL. 1353, PG. 552 H.C.D.R.)

1366.15'

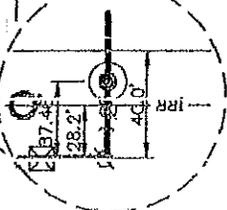
WEST

LOT 2, BLOCK 1
GOLDEN GRAPEFRUIT GARDENS #2

1403.61'

1366.15'

40.0' PAVED



WOODHOLLOW SUBDIVISION PH. III (VOL. 28, PG. 96-A H.C.M.R.)

50.0'

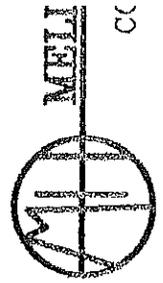
310.50' SOUTH

210.5'

508.0'

ADDRESS RT.

PLAT FOR:



LEGEND

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

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. 4579

BOOK I-DL1 PG. 32-1
DATE: 12/30/94
JOB No. 94012.03
FILE NAME: 9401203
DRAWN BY: J.C.



C1, C2, C3, C4

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

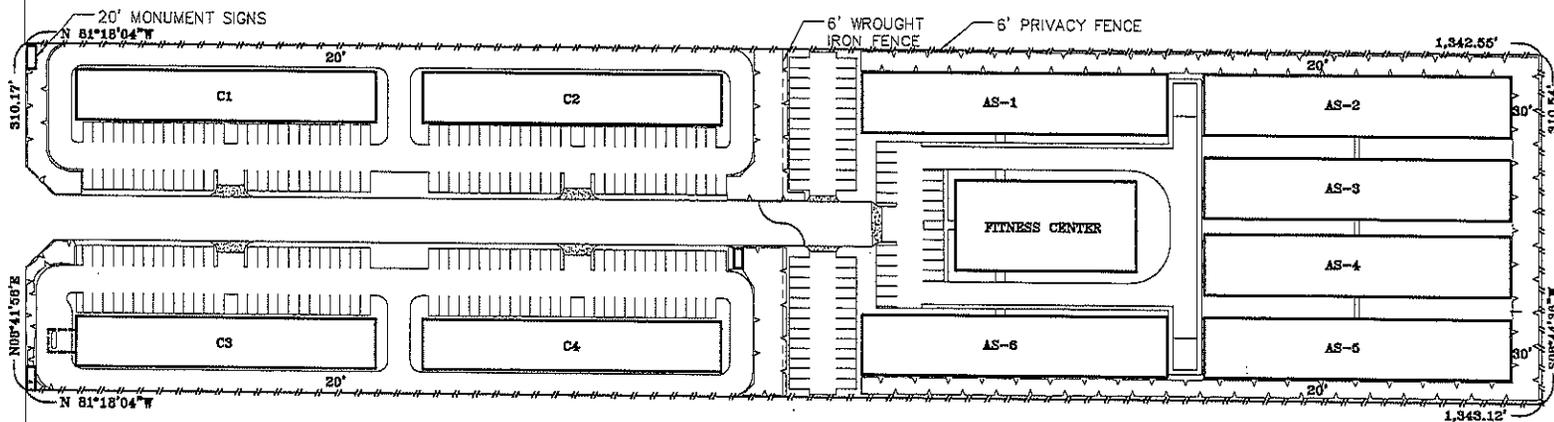
AS1, AS2, AS3, AS4, AS5, AS6

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

N. 23RD. ST.



LEGAL DESCRIPTION

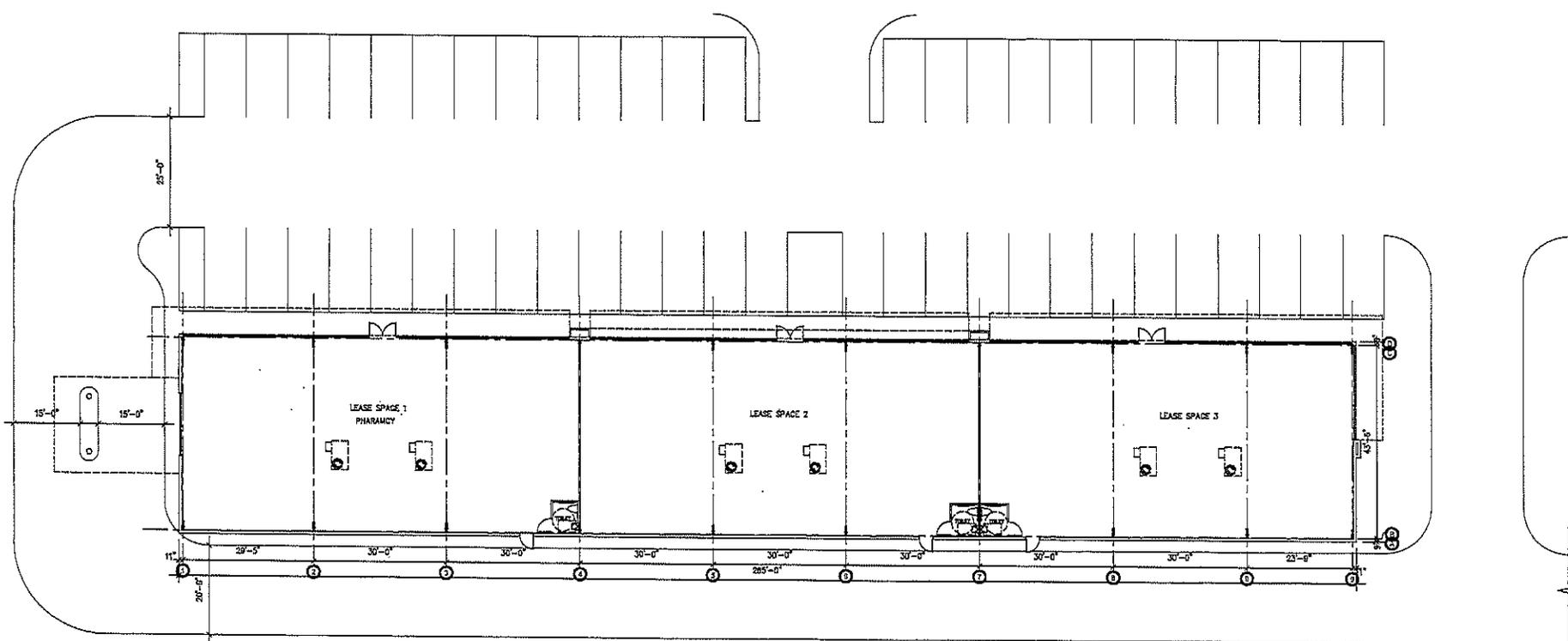
BEING THE EAST 9.567 ACRES (416,755.56 SQ.FT.) OF LOT 1, BLOCK 1, GOLDEN GRAPEFRUIT GARDENS TRACT No.2, A RE-SUBDIVISION OF LOTS 6, 7, AND 8, BLOCK 1, HAMMOND'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN VOLUME 06, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

RECEIVED
MAY 06 2016
BY: *[Signature]* 4:50 PM



JAMES DEVELOPMENT GROUP
218 BONDSTREET TEL: (866) 676-6666

SAM Engineering & Surveying
200 E. 102th Street, No. 1007 TEL: (864) 708-8800
Macon, TEXAS 76841 FAX: (864) 708-8803
SURVEY FROM 2001 No. 151618-00

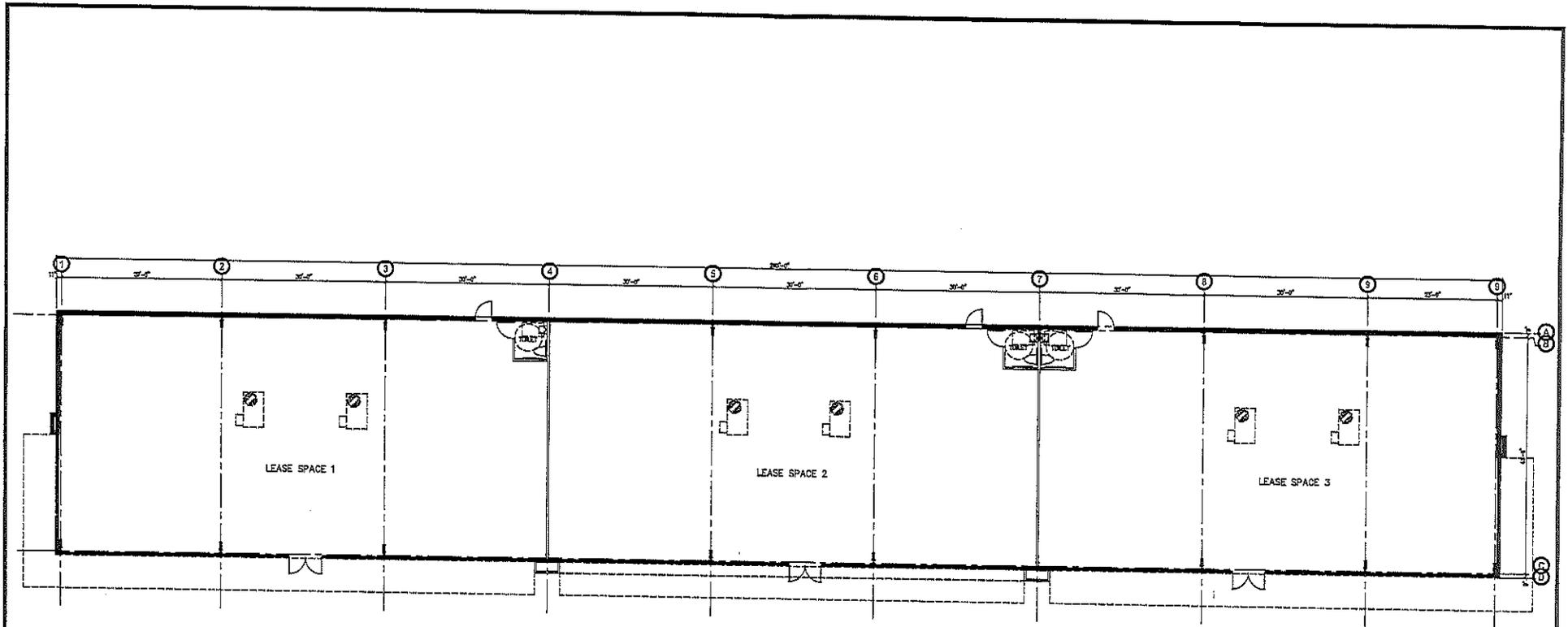


FIVE
 MAY 08 2016
 BY: *ELC/LSO* PM



JAMES DEVELOPMENT GROUP
 214 DOWNSIDE TEL: (800) 878-8622

SAN Engineering & Surveying, Inc.
 228 E. 19th Street, Box 1907 TEL: (361) 798-0200
 Metairie, TEXAS 70001 FAX: (361) 798-8225
 SURVEY FORM REG. No. 101416-90



JAMES DEVELOPMENT GROUP
 204 DORCHESTER TEL: (804) 678-8888

MAY 06 2016
 BY: *ALCOA:50pm*

SAMES

SAM Engineering & Surveying, Inc.
 204 N. 10th, Street, P.O. 1807 TEL: (804) 738-8888
 ROANOKE, VIRGINIA 24001 FAX: (804) 738-8885
 SURVEY FIRM REG. NO. 101418-00

SAM Engineering and Surveying



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

By: Fred Karle & Jim Dominguez

Date: 7-22-16



NOTICE
PUD
For
This Property
CUP2016-0071

8100

Memo

TO: Planning & Zoning Commission
FROM: Julianne R. Rankin, FAICP – Director of Planning
DATE: July 1, 2016
SUBJECT: City Commission Actions of June 27, 2016

REZONINGS:

1. Rezone from R-3A (multifamily residential apartments) District to R-3T (multifamily residential townhouse) District: 2.98 acres out of Lots 198 and 208, John H. Shary Subdivision, Hidalgo County, Texas; 412 South Bentsen Road.
 - **Planning and Zoning Commission approval**
 - **City Commission approved**

2. Tract 1: Initial zoning to C-4 (commercial-industrial) District: 77.41 acres out of Lots 1, 11, and 12, Block 4, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 2401 Sarah Avenue, 5822-6026 South 23rd Street, 2400-2820 Military Highway.
Tract 2: Initial zoning to I-1 (light industrial) District: 16.69 acres out of Lot 3, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 2901 Military Highway.
Tract 3: Initial zoning to I-1 (light industrial) District: 4.346 acres out of Lot 3, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 3221 Military Highway.
Tract 4: Initial zoning to I-2 (heavy industrial) District: 11.00 acres out of Lots 7 and 8, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 6798 South Ware Road and 6799 South Bentsen Road.
Tract 5: Initial zoning to I-1 (light industrial) District: 60.06 acres out of Lots 13 and 23, John H. Shary Subdivision, Hidalgo County, Texas; 7601-7901 South Glasscock Road.
Tract 6A: Initial zoning to A-O (agricultural-open space) District: 152.19 acres out of Lots 127, 128, 137, 138, 147 and 157, John H. Shary Subdivision, Hidalgo County, Texas; 2301-3221 South Taylor Road.
Tract 6B: Initial zoning to R-1 (single-family residential) District: 0.55 acres out of Lot 157, John H. Shary Subdivision, Hidalgo County, Texas; 2309 South 49th Street (rear).
Tract 7: Initial zoning to C-3 (general business) District: 2.77 acres out of Lots 167 and 177, John H. Shary Subdivision, Hidalgo County, Texas; 5001 Colbath Road.
 - **Planning and Zoning Commission approval**
 - **City Commission approved**

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 and Zoning Commission disapproval**
 - **City Commission tabled**

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 and Zoning Commission disapproval**
 - **City Commission tabled**
5. 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 and Zoning Commission disapproval**
 - **City Commission 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 and Zoning Commission disapproved**
 - **City Commission 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
 - **Planning and Zoning Commission tabled**
 - **City Commission tabled**
3. Request of Aaron Banda, appealing the decision of the Planning & Zoning Commission of the April 19, 2016 meeting, denying a Conditional Use Permit, for one year, for a bar, at Lots 1-4, The District at McAllen Subdivision, Hidalgo County, Texas; 3300 North McColl Road, Suites P and Q.
 - **Planning and Zoning Commission disapproved with a favorable recommendation and added conditions of security, nightly trash pick-up, and adequate lighting**
 - **City Commission approved w/variance to distance requirement**
4. Request of D. Luna Partnership, LTD., appealing the decision of the Planning & Zoning Commission of the June 7, 2016 meeting, denying a Conditional Use Permit, for one year, for a bar, at Lot A, Wal-Mart Subdivision, Hidalgo County, Texas; 2901 North 23rd Street.
 - **Planning and Zoning Commission disapproval with a favorable recommendation**
 - **City Commission approved**
5. Request of Rebekah B. Zamora, appealing the decision of the Planning & Zoning Commission of the June 7, 2016 meeting, denying a Conditional Use Permit, for one

year, for a lounge, at Lot 1, Martin Plaza Subdivision, Hidalgo County, Texas; 6401 North 10th Street, Units 120 and 125.

- **Planning and Zoning Commission disapproval with a favorable recommendation**
- **City Commission approved w/variance to distance requirement**

2016 CALENDAR

Meetings:

- City Commission
- ▲ Public Utility Board
- Planning & Zoning Board
- Zoning Board of Adjustment
- HPC - Historical 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	25 A - 8/16 & 8/17	26 ▲	27 HPC	28	29	30
31						

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	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 & 10/5	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	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	24 A - 11/16 & 11/17	25 ▲	26 HPC	27	28	29
30	31					

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 A - 1/3 & 1/4	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 A - 1/17 & 1/18	29 ▲	30			

DECEMBER 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6 	7 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.