AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING THURSDAY, JULY 8, 2021 - 3:30 PM

MCALLEN PUBLIC LIBARARY, ROOMS A&B, 4100 NORTH 23RD STREET

Web: https://zoom.us/join or phone: (346) 248-7799

Meeting ID: 672 423 1883

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

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES

a) Minutes from the meeting held on June 16, 2021 and Special Meeting held on June 25, 2021.

2) ELECTION OFFICERS

- a) Chairperson
- **b)** Vice-Chairperson

3) PUBLIC HEARING

- a) CONDITIONAL USE PERMITS:
 - Reguest of Tony De La Teiera on behalf of Bada Real Estate LLC, for a Conditional Use Permit, for one year, for a portable building greater than 10'x12', at Lot 1, Millard Warehouse Subdivision No. 2, Hidalgo County, Texas; 2100 Trophy Drive. (CUP2021-0063)
 - 2. Request of Juana M. Mendez, for a Conditional Use Permit, for one year, for a home occupation (daycare), at Lot 9, Block 6, Balboa Acres Subdivision, Hidalgo County, Texas: 2405 Elmira Avenue. (CUP 2021-0060)
 - 3. Request of Andrea G. Ruiz, for a Conditional Use Permit, for one year, for a home occupation (Notary Office), at Lot 51, Arthur Terrace Subdivision, Hidalgo County, Texas; 6208 North 36th Street. (CUP 2021-0061)

b) REZONING:

1. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 4.112 acres of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4200 North Ware Road. (REZ2021-0033) (TABLED: 6/16/2021)

4) CONSENT:

- a) Oxford Homes Subdivision, 2417 Oxford Avenue, Subhash & Sarojini Bose LP, (SUB2021-00055) (FINAL) RDE
- b) The Grove Subdivision, 500 South Ware Road, Tomas Gutierrez Jr., (SUB2019-0027) (FINAL) IG
- c) Cascada At Tres Lagos Phase II, No Address at this time, Rhodes Development, INC. (SUB2021-0023) (FINAL) M&H

d) 495 Commerce Center Phase XIII, 1101 East Laurel Avenue, 495 Lakeview Properties LTD, **(SUB2020-0003)**(FINAL)SEC

5) SITE PLAN:

a) Revised site plan approval for Lot 2, Bicentennial Crossing Subdivision, Hidalgo County, Texas; 3601 N. Bicentennial Blvd. (SPR2021-0026)

6) SUBDIVISIONS:

- a) 4700 Ware Subdivision, 4920 North Ware Road, Rhodes Development, INC. (SUB2021-0041) (REVISED PRELIMINARY) M&H (TABLED 6/16/2021)
- b) Villa Torre At North Bentsen Estates, 7500 North Bentsen Road, Antonio M. Aguirre Jr. (SUB2021-0048) (REVISED PRELIMINARY) RDE
- c) Pioneer Estates Subdivision, 9400 North Shary Road, JoAnn Schoening Leibowitz (SUB2021-0066) (PRELIMINARY) MAS
- d) Avanti Legacy Violet Parc, 4601 North McColl Road, Roberto Aura Salazar, (SUB2021-0068) (PRELIMINARY) CE
- e) The Hills At Sharyland, 9200 North Shary Road, JoAnn Schoening Leibowitz, (SUB2021-0067) (PRELIMINARY) MAS
- f) Just A Closet #8, 4200 North Ware Road, Just A Closet #8, LLC (SUB2021 0069) (PRELIMINARY) IG

7) INFORMATION ONLY:

a) City Commission Actions: June 28, 2021

ADJOURNMENT:

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

STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Regular Meeting & Public Hearing on Thursday, June 16, 2021 at 3:32 p.m. in the McAllen City Hall City Commission Room at 1300 Houston Avenue, McAllen, Texas.

Present: Daniel Santos Vice-Chairperson

Michael Hovar Member
Michael Fallek Member
Gabriel Kamel Member
Jose Saldana Member

Absent: Marco Suarez Member

Staff Present: Isaac Tawil City Attorney

Austin Stevenson Assistant City Attorney
Michelle Rivera Assistant City Manager
Edgar Garcia Planning Director

Luis Mora Planning Deputy Director Juan Martinez Development Coordinator

Rodrigo Sanchez
Omar Sotelo
Jose Humberto De La Garza
Berenice Gonzalez
Carlos Garza
Kaveh Forghanparast
Senior Planner
Planner III
Planner II
Planner II

Porfirio Hernandez Planning Technician II
Jacob Salazar Planning Technician I
Julian Hernandez Planning Technician I
Magda Ramirez Administrative Secretary

CALL TO ORDER- Mr. Daniel Santos – Vice Chairperson

Meeting held via Teleconference and Video Conference.

PLEDGE OF ALLEGIANCE

INVOCATION- Michael Hovar

1) MINUTES:

a) Minutes for Regular Meeting held on June 3, 2021

The minutes for the regular meeting held on June 3, 2021 were approved as submitted. The motion to approve was made by Mr. Juan Saldana and Mr. Gabriel Kamel seconded the motion, which carried unanimously with five members present and voting.

2) PUBLIC HEARING:

a) CONDITIONAL USE PERMITS:

1. Request of Robert Wilson, for a Conditional Use Permit, for one year, for a bar at LOT A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite G. (CUP2021-0053)

Mr. Garza stated that the property is located along the north side of Nolana Avenue between North 4th and North 6th Streets, and is zoned C-3 (general business) District. The adjacent zoning is C-1 (office building) District to the north, C-3 District to the east, south and west. There is also R-1 (single family residential) District to the east and A-O (agricultural and open space) District to the west. Surrounding land uses include commercial businesses, offices, restaurants, single and multifamily residences, vacant land, and a water tower. A bar is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on November 2, 1999 and had been renewed annually until September 2011. A renewal was not done for the year 2012. Code Enforcement issued a notice of violation at the time. The last permit renewal was approved for one year on March 25, 2020 by the City Commission with a variance to the distance requirement.

The applicant is proposing to continue to operate a bar/pool hall (Fast Eddie's) from the existing 14,891 sq. ft. lease space within the shopping center. The hours of operation will continue to be from 11:00 a.m. to 2:00 a.m. Monday thru Saturday and from 12:00 p.m. to 2:00 a.m. on Sundays.

The Health Department and Fire Department has inspected the establishment and found it to be in compliance. Attached is the police report from June 01, 2020 until present. The establishment must also meet the requirements set forth in Section 138-118(4) of the Zoning Ordinance and specific requirements as follows:

- a) The property line of the lot of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of residential zones and uses, and a water tower;
- b) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The property has direct access to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required by other Conditional Use Permits issued in this commercial plaza;
- c) The abovementioned business must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. Currently there is a multi-tenant commercial building on the property. The shopping

center consists of various uses including office, retail, vacant suites, restaurants, a children's event center, and bars. The proposed 11,875 sq. ft. bar/pool hall requires 149 parking spaces; 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site, as per section 138-400(a) of the Off-Street Parking and Loading requirements, all off-street parking must be clearly striped and free of potholes;

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

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

Vice-Chairperson, Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit. There was no opposition. Mr. Mark Montalvo(via zoom) stated his concerns on recommendation of allowing the current business to stay open being that it has been open for over 22 years.

Being no discussion, Board Member Michael Hovar moved to recommend disapproval with a favorable recommendation. Board Member Gabriel Kamel seconded the motion along with five members present and voting.

2. Request of Misty M. Gracia, for a Conditional Use Permit, for one year, for a Smoke Shop at Lot 5, The District at McAllen Subdivision, Hidalgo County, Texas; 3200 North McColl, Suite 110. (CUP2021-0059)

Mr. Garza stated that the property is located on the northwest corner of the intersection of North McColl Road and East Fern Avenue. The subject property is zoned C-3 (general business) District. There is C-3 district zoning to the north, south, east, and west. A smoke shop is allowed in a C-3 District with a Conditional Use Permit and in compliance with requirements.

The applicant is proposing to operate a retail smoke shop (Smoking Hot) out of an approximate 660

sq. ft. lease space, which is part of a multi-tenant commercial building. The proposed days and hours of operation are Monday through Sunday from 10:00 a.m. to 12:00 a.m. The commercial plaza is a mixture of retail and vacant suites The proposed 660 sq. ft. smoke shop requires 2 parking spaces, there are a total of 48 parking spaces provided as part of a common parking area.

The Fire and Health Departments have inspected the proposed location and the property is in compliance with applicable code requirements. The Planning Department has received no complaints regarding the proposed use as a smoke shop. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must comply with requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

- 1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The proposed establishment is within 400 ft. of a residential zone to the northeast;
- 2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along North McColl Road and does not generate traffic into residential areas;
- The abovementioned businesses must provide parking in accordance with the city offstreet parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The proposed 660 sq. ft. smoke shop requires 2 parking spaces, there are 48 total parking spaces provided on the submitted site plan;
- 4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;
- The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;
- 6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;
- 7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

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

Vice-Chairperson, Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, Jesus Barba did provide a letter(via mail), acting as council for the neighboring property owners stating they oppose, wishing not to grant the Conditional Use Permit.

After a brief discussion, Board member Mr. Gabriel Kamel moved to recommend disapproval with a favorable recommendation. Board member Mr. Michael Hovar seconded the motion, which was approved with 5 members present and voting.

3. Request of Adrian G. Garcia, Jr. for a Conditional Use Permit, for life of the use, for an Institutional Use (barber school) at Lots 4 and 5, McAllen Northwest Industrial Subdivision No.2, Hidalgo County, Texas; 5000 North 23rd Street, Suite E. (CUP2021-0057)

Mr. Forghanparast stated that the subject property was located on the east side of North 23rd Street, between Industrial Drive and Brand Drive. It had 473.28 ft. of frontage along North 23rd Street with a depth of 280 ft. for a lot size of 3.042 acres. McAllen Northwest Industrial Subdivision was recorded on March 1, 1999, and Texas Plaza was built in 2002 according to the Appraisal District records. The applicant was requesting a conditional use permit for an institutional use (barber school) for Suite E.

The property was zoned I-1 (light industrial) District. The adjacent zoning was I-1 (light industrial) District to the north, east and south, R-3A (multifamily residential apartment) District to the west, and C-3 (general business) District to the northwest and southwest. Surrounding land uses included Move It Self Storage, Kingwood Village Plaza, offices, Tru Fit Athletic Clubs, and vacant land. An institutional use was allowed in I-1 District with a conditional use permit and in compliance with requirements.

The applicant was proposing to remodel the existing suite to operate a barber school from a 2,550 sq. ft. lease space. The proposed days and hours of operations were Monday through Friday from 9 am to 9 pm. There will be a classroom, an office, a breakroom, and a closet, in addition to the seating area. Based on 5 parking spaces per classroom and 1.5 parking spaces per admin office, 7 parking spaces were required, of which one parking spaces must be van accessible with an 8 ft. aisle. The required parking spaces were provided by joint parking area for Lots 4 & 5. 161 parking spaces were provided at the front of the plaza and 43 at the rear for a total number of 204 parking spaces, 8 of which were van accessible. Staff had not received any complaints to the Conditional Use Permit request.

Fire Department inspection was still pending. Should the conditional use permit be approved, the applicant would be required to sign the certificate, acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1) The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial; The property fronted North 23rd Street;

- 2) The proposed use shall comply with the McAllen Off-Street Parking Ordinance and make provisions to prevent the use of street parking, especially in residential areas; 7 parking spaces were required for the barber school, and a total of 137 parking spaces were required for the plaza (based on 5,100 sq. ft. of restaurant space, 3,910 sq. ft. of office space, and 22,270 sq. ft. of commercial space). 161 parking spaces were provided at the front of the plaza and 43 at the rear for a total number of 204 parking spaces, 8 of which were van accessible. Should the number of offices and classrooms increase, then additional parking will be required;
- 3) The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges or reorientation of entrances and exits;
- 4) The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing, and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activities;
- 5) Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas;
- 6) The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance; The maximum capacity for Suite E was 25 persons; and
- 7) Sides adjacent to residentially zoned or used properties shall be screened by a 6 ft. opaque fence.

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

Vice-Chairperson, Daniel Santos asked if there was anyone present in opposition of the proposed Conditional Use Permit, there were none.

Being no discussion, Board member Mr. Michael Hovar moved to approve with the conditions noted. Board member Mr. Juan Saldana seconded the motion, which was approved with five members present and voting.

b) REZONING:

1. Initial zoning to R-1 (single-family residential) District: 21.288 acres out of Lots 475 and 465, John H. Shary Subdivision, Hidalgo County, Texas; 10300 North Shary Road. (**REZ2021-0001**)

Mr. Forghanparast stated that the property was located on the east side of North Shary Road, approximately 1,860 ft. south of Mile 7 Road. The tract had 1,173.76 ft. of frontage along North Shary Road with a depth of 820 ft. for a lot size of 21.288 acres.

The tract was outside the City limits and was undergoing voluntary annexation. The initial zoning to R-1 (single-family residential) District would become effective upon the annexation of the tract into the City. The applicant was requesting R-1 District for a proposed 92-lot subdivision under the name of The Ravenna Subdivision which was approved in preliminary form on January 5, 2021, by the Planning and Zoning Commission.

The adjacent zoning was R-1 (single-family residential) District to the west. The properties to the north, south, and east of the subject property were outside McAllen City limits.

The property was vacant. Surrounding land uses included Sharyland Pioneer High School, single-family residences, and vacant land.

The Foresight McAllen Comprehensive Plan designated the future land use for this property as Suburban Residential, which was comparable to R-1 District.

The development trend for this area along North Shary Road was single-family residential.

The tract had been in the City's Extra-Territorial Jurisdiction (ETJ) since October 1, 1981. A subdivision application for the subject property was submitted on December 11, 2020, which was approved in revised preliminary form on January 5, 2021, by the Planning and Zoning Commission. An annexation and initial zoning requests for the subject property were scheduled to be heard at the City Commission meeting of July 12, 2021.

The requested zoning conformed to the Suburban Residential land use designation as indicated on the Foresight McAllen Comprehensive Plan. It also followed the R-1 zoning and development trend of the surrounding area.

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

The R-1 District designation permitted continuation of the subdivision process for a residential subdivision.

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

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

Vice-Chairperson, Daniel Santos asked if there was anyone present in opposition of the proposed Rezone request, there were none.

Being no discussion, Board member Mr. Gabriel Kamel moved to approve. Board member Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

2. Rezone from R-3A (multifamily residential apartment) District to R-1 (single-family residential) District: 4.79 acres out of Lot 197, John H. Shary Subdivision, Hidalgo County, Texas; 701 South Taylor Road (rear). (REZ2021-0030) (WITHDRAWN)

No discussion, case was withdrawn.

3. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 4.112 acres of land out of Lot 105, La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County, Texas; 4200 North Ware Road. (REZ2021-0033)

Staff requested item to be tabled to re-notice the rezoning. Board member Michael Hover moved to approve with Board member Mr. Gabriel Kamel seconding the motion with five members present and voting.

3) CONSENT:

a. Acqualina At Tres Lagos Phase I, 6601 Tres Lagos Boulevard, Rhodes Development Inc.(SUB2021-0033)(FINAL)M&H

sides. City of McAllen Thoroughfare Plan Interior streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides City of McAllen Thoroughfare Plan, Paving Curb & gutter. 800 ft. Block Length: common areas and access walks/drives provided. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac: The proposed subdivision applies the "coving method" with emergency access walks/drives provided per established agreement. Subdivision Ordinance: Section 134-105. Front: 20 ft. minimum or greater for setbacks. Zoning Ordinance: Section 138-356. Rear: 11 ft. or greater for easements. Zoning Ordinance: Section 138-356. Sides: 5 ft. or greater for easements. Zoning Ordinance: Section 138-356. Side corner: 10 ft. or greater for easements. Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on: City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Tres Lagos Boulevard. City's Access Management Policy. Common Areas, private Streets must be maintained by the lot owners/PID and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Subdivision Ordinance 138-168 for private

Ms. Gonzalez stated Tres Lagos Boulevard: 100-149.76 ft. ROW, Paving: 65 ft. Curb & gutter: both

subdivisions. Lots fronting public streets: Access to subdivision from Tres Lagos Boulevard which is being dedicated by separate instrument. Zoning Ordinance: Section 138-1. Minimum lot width and lot area: Lots must comply with the minimum 50 ft. requirement and 54 ft. on corner lots, or in compliance per Agreement. Zoning Ordinance: Section 138-356. Existing: R-1 Proposed: R-1. Land dedication in lieu of fee: Must be in compliance with agreement. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Master Trip Generation has been approved. Master TIA is under review to determine if any improvements are needed. Master TIA is under review to determine if any improvements are needed. Comments: Must comply with the Agreement and Public Improvement District (PID) conditions. Per Traffic Department, must comply with City's Access Management Policy. Must comply with other requirements, as may be applicable, prior to final. Plat submitted February 17, 2021 is labeled "Aqualina" and the subdivision was approved as "Acqualina", revise plat or application as needed.

Staff recommends approval in final form, subject to conditions noted.

Being no discussion, Board member, Mr. Michael Hovar moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

b. World of 4 Subdivision, 615 Dallas Avenue, Aguirre Family Limited Partnership LP(SUB2021-0061)(FINAL)CLH

Ms. Gonzalez stated Dallas Avenue: 30 ft. from centerline for total of 52.70 existing ROW. Paving: 40 ft. Curb & gutter: both sides. City of McAllen Thoroughfare Plan. 800 ft. Block Length. Subdivision Ordinance: Section 134-118. ROW: 24 ft. Paving: 24 ft. Alley/service drive easement required for commercial properties. Plat note provided indicating the required 24 ft. service drive will be provided and reviewed during site plan approval. Subdivision Ordinance: Section 134-106. Front: 25 ft. or greater for approved site plan or easements or in line with the average setback of existing buildings, whichever is greater. Zoning Ordinance: Section 138-356. Rear: in accordance with the zoning ordinance or greater for easements or approved site plan. Zoning Ordinance: Section 138-356. Sides: in accordance with the zoning ordinance, or greater for approved site plan or easements. Zoning ordinance: Section 138-356. ALL SETBACKS ARE SUBJECT TO increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on Dallas Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives must be maintained by the lot owners and not the City of McAllen. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Lots fronting public streets. Zoning Ordinance: Section 138-1. Minimum lot width and lot area. Zoning

Ordinance: Section 138-356. Existing: R-3A Proposed: R-3A. Rezoning request from C-1 to R-3A approved by Planning and Zoning Commission on February 4, 2020 and City Commission on February 24, 2020. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending clarification on number of units proposed. Trip Generation approved per Traffic Department, no TIA is required. Comments: Must comply with City's Access Management Policy. Money must be escrowed if improvements are not built prior to recording. Engineer submitted a variance request to allow a 38 ft. back to back paving in lieu of adding the corresponding 1 ft. to complete the required 40 ft. of paving scheduled for City Commission review at the meeting of June 28, 2021.

Staff recommends approval of the subdivision in final form, subject to clarification on the requested variance.

Being no discussion, Board member, Mr. Michael Hovar moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting

4) SUBDIVISIONS:

a) Vida Subdivision, 5901 Mile 5 Road, Liman Ventures, LTD.(SUB2021-0063)(PRELIMINARY)STIG

Mr. De la Garza stated North Shary Road (FM 494): 30 ft. ROW dedication for 60 ft. ROW from centerline for 120 ft. of total ROW. Paving: By the state Curb & gutter: By the state. Please show ROW on both sides of centerline to verify if any additional dedication will be required prior to final. Include "North" and "(FM 494)" on all "Shary Road" references. Monies must be escrowed if improvements are not built prior to recording. COM Thoroughfare Plan. Auburn Avenue (5 Mile Line-FM 676): 20 ft. dedication for 60 ft. from centerline for 120 ft. ROW. Paving: by the state Curb & gutter: by the state. Monies must be escrowed if improvements are not built prior to recording. Please show ROW on both sides of centerline to verify if any additional dedication will be required prior to final. Please revise street name as shown above prior to final. COM Thoroughfare Plan. Internal N/S Street (Vida Street): 60 ft. ROW. Paving: 40 ft. Curb & gutter: Both sides. Monies must be escrowed if improvements are not built prior to recording. Street name will be revised prior to final to comply with City's policy.

Please show cul-de-sac ROW to verify compliance with minimum requirements. As per Fire Department, minimum 96 ft. paving face-to-face with 10 ft. ROW back-of-curb around cul-de-sac. Subdivision Ordinance: Section 134-105. Paving Curb & gutter. 600 ft. Maximum Cul-de-Sac: Please show cul-de-sac length to verify compliance with requirements prior to final. Subdivision Ordinance: Section 134-105. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106. Front: Commercial Lot east of Lots 1-7: In accordance with the Zoning Ordinance or greater for easements or on line with existing structures or approved site plan. Lots 1-14: 10 ft. or greater for easements. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Plat note will finalized prior to final plat review after annexation and initial zoning are finished. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. Subdivision Ordinance: Section 134-106. Rear: Commercial Lot east of Lots 1-7: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Lots 1-14: 10 ft. or greater for easements. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Plat note will finalized prior to final plat review after annexation and initial zoning are finished. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. Subdivision Ordinance: Section 134-106 Interior Sides: Commercial Lot east of Lots 1-7: In accordance with the Zoning Ordinance or greater

for easements or approved site plan. Lots 1-14: In Accordance with Zoning Ordinance or greater for easements. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Plat note will finalized prior to final plat review after annexation and initial zoning are finished. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. Subdivision Ordinance: Section 134-106. Corner: Commercial Lot east of Lots 1-7: In accordance with the Zoning Ordinance or greater for easements or approved site plan. Lots 1-14: 10 ft. or greater for easements. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Plat note will finalized prior to final plat review after annexation and initial zoning are finished. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. Subdivision Ordinance: Section 134-106. Garage: Commercial Lot east of Lots 1-7: N/A Lots 1-14: 18 ft. except where greater setback is required, greater setback applies. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Plat note will finalized prior to final plat review after annexation and initial zoning are finished. If site plan review is required for Lots 1-14, setbacks will be subject to approved site plan. Subdivision Ordinance: Section 134-106. 5 ft. wide minimum sidewalk required on North Shary Road (FM 494) and Auburn Avenue (5 Mile Line-FM 676) and 4 ft. minimum wide sidewalk along both sides of all interior streets. Plat note must be added as shown above prior to final. 5 ft. sidewalk requirement as per Engineering Dept. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time.ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN. 5 ft. wide minimum sidewalk required on North Shary Road (FM 494) and Auburn Avenue (5 Mile Line-FM 676) and 4 ft. minimum wide sidewalk along both sides of all interior streets. Plat note must be added as shown above prior to final. 5 ft. sidewalk requirement as per Engineering Dept. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. * 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Auburn Avenue (5 Mile Line-FM 676). Please revise plat note #11 as shown above prior to final. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Requirement subject to change after annexation and initial zoning processes are finished. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along Auburn Avenue (5 Mile Line-FM 676). Please add plat note as shown above prior to final. City's Access Management Policy. Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Requirement subject to change after annexation and initial zoning processes are finished. Please clarify number of units proposed per lot for Lots 1-14 prior to final to assure compliance with requirements. Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Common/Detention Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies if private subdivision is proposed. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA document to be recorded si* Lots fronting public streets. Zoning Ordinance: Section. 138-356. Minimum lot width and lot area. Zoning Ordinance: 138-1multaneously with plat. Subdivision Ordinance: Section 110-72. * Existing: ETJ Proposed: C-3 and R-3A. Annexation and initial zoning approved by Planning and Zoning Board at their June 3. 2021 meeting, and scheduled to be presented before City Commission on June 28, 2021. Requirements such as setbacks, buffers, accesses, etc. will be finalized after these processes are

finished. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Annexation and initial zoning approved by Planning and Zoning Board at their June 3, 2021 meeting, and scheduled to be presented before City Commission on June 28, 2021. Requirements such as setbacks, buffers, accesses, etc. will be finalized after these processes are finished. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks Department, Parks requirements will be applicable once property has been annexed. Also, please clarify total number of units proposed to determine if fees or land dedication will be required, and/or Parkland Dedication Advisory Board and CC review. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Parks requirements will be applicable once property has been annexed. Also, please clarify total number of units proposed to determine if fees or land dedication will be required, and/or Parkland Dedication Advisory Board and CC review. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Parks requirements will be applicable once property has been annexed. Also, please clarify total number of units proposed to determine if fees or land dedication will be required, and/or Parkland Dedication Advisory Board and CC review. As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. Comments: Must comply with City's Access Management Policy . Requirements such as setbacks, buffers, accesses, etc. will be finalized after annexation and initial zoning are finished prior to final plat review. Please clarify number of units proposed per lot for Lots 1-14 prior to final to assure compliance with requirements. Annexation and initial zoning approved by Planning and Zoning Board at their June 3, 2021 meeting, and scheduled to be presented before City Commission on June 28, 2021. Label commercial Lot east of Lots 1-7 prior to final with a Lot number or letter prior to final. Please show cul-de-sac ROW to verify compliance with minimum requirements. As per Fire Department, minimum 96 ft. paving face-to-face with 10 ft. ROW back-of-curb around cul-desac. As per Fire Department, number of accesses required will be determined based on number of units proposed prior to final. Please clarify if subdivision is proposed to be public or private. Private subdivision might trigger a second access depending on the amount of dwelling units. Show lot dimension on north boundary of commercial lot and everywhere applicable prior to final.

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

Being no discussion, Board member Mr. Jose Saldana moved to approve. Mr. Michael Hovar seconded the motion, which was approved with five members present and voting.

b) 4700 Ware Subdivision, 4900 North Ware Road, Rhodes Development Inc. (SUB2021-0041)(REVISED PRELIMINARY) M&H

As per the applicants request, no action is to be taken at this time, TABLED.

Being no discussion and item being tabled, Board member Mr. Gabriel Kamel moved to approve. Mr. Michael Fallek seconded the motion, which was approved with five members present and voting.

c) Northwood Trails Block I, 10100 North 29th Street, Red Rock Real Estate Development Group(SUB2021-0050)(Final)QHA

Mr. De la Garza stated North 29th Street (Rooth Road): 30 ft. of dedication for 50 ft. from centerline for 100 ft. total Paving: 65 ft. Curb & gutter: Both sides must escrow monies if improvements are not built prior to recording. Please contact Utilities Department to clarify 15 ft. SWSC easement

prior to recording. City of McAllen Thoroughfare Plan E/W Collector (South Boundary): 60 ft. required ROW, 50 ft. ROW are proposed to be dedicated by this subdivision: the other 10 ft. will be dedicated when the property to the south develops. Paving: 40 ft. are proposed to be paved by this subdivision Curb & gutter: Both sides Must escrow moneys if improvements are not built prior to recording. Subdivision Ordinance: Section 134-105 Entrance Streets: 60 ft. of ROW. Paving: 40 ft. Curb & gutter: Both sides Must escrow monies if improvements are not built prior to final. Submit any applicable gate details revisions for staff to review prior to recording. Gate details may increase ROW required prior to recording. Subdivision Ordinance: Section 134-105 Internal Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides Must escrow monies if improvements are not built prior to recording. Submit any applicable gate details revisions for staff to review prior to recording. Gate details may increase ROW required prior to recording* 800 ft. Block Length. Engineer submitted a letter on March 23, 2021 requesting a variance to allow a block length greater than the maximum 800 ft. allowed for blocks from Lots 1-10 and Lots 29-40. Variance approved by P&Z at their April 6, 2021 meeting and by the City Commission at their April 26, 2021 meeting. Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Subdivision Ordinance: Section 134-105. Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. except 25 ft. for double fronting lots or greater for easements. Engineer submitted a variance letter on March 23, 2021 to request a variance to allow double frontage setbacks of 10 ft. instead of the required 25 ft. for Lots 1-10 and 41-46. P&Z Board approved variance as requested to 10 ft. double fronting setback or greater for easements instead of the required 25 ft. Plat note #4 still shows "25 ft. setback for double fronting lots". Please clarify if approved variance will be applied to this subdivision prior to recording. Zoning Ordinance: Section 138-356. Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-356. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan Sidewalks. 4 ft. wide minimum sidewalk required on North 29th Street, along E/W collector road along south boundary, and on both sides of all interior streets. Please revise plat note #9 as shown above Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street and along south property line. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 29th Street or collector road along south property line. City's Access Management Policy. * Front: 25 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 10 ft. except 25 ft. for double fronting lots or greater for easements. Engineer submitted a variance letter on March 23, 2021 to request a variance to allow double frontage setbacks of 10 ft. instead of the required 25 ft. for Lots 1-10 and 41-46. P&Z Board approved variance as requested to 10 ft. double fronting setback or greater for easements instead of the required 25 ft. Plat note #4 still shows "25 ft. setback for double fronting lots". Please clarify if approved variance will be applied to this subdivision prior to recording, zoning Ordinance: Section 138-356 Interior sides: 6 ft. or greater for easements. Zoning Ordinance: Section 138-35. Corner: 10 ft. or greater for easements. Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required; greater setback applies. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. Wide minimum sidewalk required on north 29th Street, along E/W collector road along south boundary, and on both sides of all interior streets. Please revise plat note #9 as shown above. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer

required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North 29th Street and along south property line. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along North 29th Street or collector road along south property line. City's Access Management Policy. Common Areas, any private streets/drives, gates, detention/common areas, must be maintained by the lot owners and not the City of McAllen. Landscaping Ordinance: Section 110-72 Subdivision Ordinance: Section 134-168. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. HOA document will be recorded simultaneously with subdivision plat. Subdivision Ordinance: Section 110-72. Minimum lot width and lot area. Zoning Ordinance: Section. 138-356. Lots fronting public streets. Zoning Ordinance: Section. 138-356. ZONING/CUP. Existing: R-1 Proposed: R-1. Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Planning and Zoning Board approved a rezoning request for R-1 (single-family residential) at their December 16, 2020 meeting and City Commission approved it at their January 11, 2021 meeting. Zoning Ordinance: Article V. Land dedication in lieu of fee. As per Parks department, subdivision will have to comply with Parkland Dedication Advisory Board requirements and conditions prior to recording. Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks department, subdivision will have to comply with Parkland Dedication Advisory Board requirements and conditions prior to recording. Pending review by the Parkland Dedication Advisory Board and CC. As per Parks department, subdivision will have to comply with Parkland Dedication Advisory Board requirements and conditions prior to recording. As per Traffic Department, TG approved for this phase only. When adjacent properties develop, a TIA will be requested. Must comply with City's Access Management Policy, Indicate dimensions of HCID No. 1 Main Canal ROW located north of proposed subdivision prior to final. As per Public Works, confirm right-of-way access to Northwest Blue Line Drain Ditch to allow for maintenance operations and outline County access road prior to recording. As per Traffic and Fire Departments, submit revised gate details for staff to review prior to recording. Any abandonments required will have to be finalized prior to final plat review. Any additional staff requirements must be revised and met prior to recording such as drainage, traffic, etc.

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

Being no discussion, Mr. Jose Saldana moved to approve. Mr. Garbriel Kamel seconded the motion, which was approved with five members present and voting.

d) 7-11 (Ware Road) Subdivision, 1520 South Ware Road & 1308 South Ware Road, Sunoco Retail, LLC(SUB2021-0060) (PRELIMINARY) MAS

Ms. Gonzalez stated S. Ware Road (FM 2220): Dedication as needed for 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state. City of McAllen Thoroughfare Plan. Label centerline and ROW on both sides of centerline U.S. Expressway 83 (Interstate 2) - 320 ft. ROW existing. ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Subdivision Ordinance: Section 134-106Front: Ware Road (FM 2220): 60 ft. or greater

for approved site plan or easements. Existing plat provides for a 60 ft. setback or greater for approved site plan U.S. Expressway 83 (Interstate 2): 75 ft. or greater for approved site plan or easements. Proposing 50 ft. setback or greater for approved site plan or easements. Zoning Ordinance: Section 138-356. Rear: In accordance with the Zoning Ordinance, or greater for easements. Zoning Ordinance: Section 138-356. Interior sides: In accordance with the Zoning Ordinance, or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan Sidewalks. 5 ft. wide minimum sidewalk required on Ware Road (FM 2220) and U.S. Expressway 83 (I2) Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along. Per Traffic Department, all curb cuts will be honored; if relocation is needed a variance to the Access Management Policy will be required. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private streets, service drives, etc. must be maintained by the lot owners and not the City of McAllen Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. It appears approximately the west 110 ft. of Ware Road Investments Subdivision was excluded from this lot. Please clarify prior to final approval to avoid creating a landlocked parcel. Zoning Ordinance: Section 138-356 Minimum lot width and lot area. Zoning Ordinance: 138-1 Existing: C-3 Proposed: C-3 Zoning Ordinance: Article V. * Trip Generation to determine if TIA is required, prior to final plat Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy Label centerline and show ROW on both sides. Service drive may be required to extend once adjacent properties to develop, or note will be required on plat indicating it will be reviewed with site plan. New proposed subdivision requires to vacate the Ware Road Investments Subdivision plat to remove any established conditions differing from the proposed. It appears approximately the west 110 ft. from Ware Road Investments Subdivision was excluded from this lot. Please clarify prior to final approval to avoid creating a landlocked parcel. Reference documents for the 60 ft. ROW claimed by HC Irrigation District #1, if an abandonment is needed, it will have to be finalized prior to final approval.

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

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

e) Monette Subdivision, 6320 North Taylor Road, Lourdes Lerma.(SUB2021-0062) (PRELIMINARY)SE

Ms. Gonzalez stated that Lark Ave.: 50 ft. from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides. Owner must escrow monies for improvements if not built prior to recording. Project engineer to submit document for 50 ft. Save & Except along Lark Ave. Label centerline to determine ROW dedication prior to final. City of McAllen Thoroughfare Plan N. Taylor Road: 40 ft. from centerline for 80 ft. ROW. Paving: 52 ft. - 65 ft. Curb & gutter: both sides Owner must escrow monies for improvements if not built prior to recording. Project engineer to

submit document regarding the 40 ft. Save & Except along N. Taylor Road. Label centerline to determine ROW dedication prior to final. City of McAllen Thoroughfare Plan. 800 ft. Block Length Subdivision Ordinance: Section 134-118. 600 ft. Maximum Cul-de-Sac Subdivision Ordinance: Section 134-10 ROW:20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties. Subdivision Ordinance: Section 134-106 Front: - N. Taylor Rd.: 40 ft. or greater for approved site plan or easements Zoning Ordinance: Section 138-356 Rear: In accordance with the zoning ordinance or greater for approved site plan or easements Zoning Ordinance: Section 138-356 Interior sides: In accordance with the zoning ordinance or greater for approved site plan or easements Zoning Ordinance: Section 138-356. Corner: (Lark Avenue - Mile 4 N. Road): 40 ft. or greater for approved site plan or easements Zoning Ordinance: Section 138-356. Garage: 18 ft. except where greater setback is required, greater setback applies Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 4 ft. wide minimum sidewalk required on N. Taylor Road and Lark Avenue (Mile 4 North Road). Subdivision Ordinance: Section 134-120 Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses on Lark Avenue (Mile 4 North) and Lark Avenue. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along City's Access Management Policy Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Section 110-72 applies for public subdivisions. Lots fronting public streets Zoning Ordinance: Section 138-356 Minimum lot width and lot area Zoning Ordinance: 138-1 Existing: R-3A Proposed: R-3A. Zoning Ordinance: Article V. Park Fee of \$700 per dwelling unit lot, to be paid prior to recording. Engineer to clarify number of proposed units to determine fee to be paid prior to recording. Trip Generation has been honored, no TIA is required per Traffic Department. Comments: Must comply with City's Access Management Policy Show centerline to determine if any ROW dedication is needed prior to final approval A subdivision plat for this property was previously filed and approved in preliminary form by the P&Z Board on September 17, 2019; therefore, approval was expired and a new subdivision was required since no extension was requested. Street light layout required by Traffic Department.

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

Being no discussion, Board member Mr. Michael Fallek moved to approve. Mr. Jose Saldana seconded the motion, which was approved with five members present and voting.

f) Onyx Plaza, 201 Norht Ware Road, Valhe Real Estate Holdings Family, LTD. Partnership(SUB2021-0014)(REVISED PRELIMINARY)SEC

Ms. Gonzalez stated N. Ware Road (FM 2220): 120 ft. ROW Paving: 65 ft. Curb & gutter: by the state City of McAllen Thoroughfare Plan Beech Avenue: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides City of McAllen Thoroughfare Plan Escrows are needed if improvements are not built

prior to recording Cedar Avenue: 5 ft. dedication required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides. Revise plat to show the 5 ft. required dedication for Cedar Avenue Escrows are needed if improvements are not built prior to recording City of McAllen Thoroughfare Plan. ROW: 25 ft. Paving: 25 ft. Alley/private service drive easement required for commercial properties Label easement dedicated by plat as private. Subdivision Ordinance: Section 134-106. Front - N. Ware Road (FM 2220): 60 ft. Revise street name on plat note, include FM 2220 Zoning Ordinance: Section 138-356. Rear: In accordance with the zoning ordinance or greater for easement or approved site plan. Revise plat as noted above Zoning Ordinance: Section 138-356. Interior Sides: 10 ft. or greater for easements or approved site plan Revise plat as noted above Zoning Ordinance: Section 138-356. Side corner: 10 ft. or greater for easement or approved site plan. Revise plat as noted above Zoning Ordinance: Section 138-356All setbacks are subject to increase for easements or approved site plan 5 ft. wide minimum sidewalk required on N. Ware Road and a 4 ft. wide sidewalk is required on Beech Avenue and Cedar Avenue. Subdivision Ordinance: Section 134-120. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses Landscaping Ordinance: Section 110-46 Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along N. Ware Rd. Note required on plat as noted above. City's Access Management Policy Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common areas, private service drives must be maintained by the lot owners and not the City of McAllen. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Lots fronting public streets Zoning Ordinance: Section 138-1. Minimum lot width and lot area Zoning Ordinance: Section 138-356. Existing: R-1 & C-3L Proposed: C-3L Rezoning application to be reviewed at the March 2, 2021 by the Planning and Zoning Committee; and on March 22, 2021 by City Commission. Rezoning Needed Before Final Approval. Trip Generation required per Traffic Department to determine if TIA is required, prior to final. Traffic Impact Analysis (TIA) required prior to final plat. Must comply with City's Access Management Policy Revise plat to show dedication required along Cedar Avenue accordingly prior to final approval. Rezoning application scheduled for review at the Planning and Zoning meeting of March 2, 2021 and March 22, 2021 for City Commission. Subdivision name was revised from Rubi Plaza to now Onyx Plaza.

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

Being no discussion, Board Member Jose Saldana moved to approve. Mr. Gabriel Kamel seconded the motion, which was approved with five members present and voting.

g) Garcia Estates, 2901 Gumwood Avenue, Sonia Garcia/Erika J. Mora(SUB2020-0048) (REVISED PRELIMINARY)(TABLED ON 6/3/2021)M&H

Meldon & Hunt, Ruben James, requested for item to be tabled.

5) DISCUSSION:

a. Commissioner Pepe Cabeza de Vaca addressed the board.

- b. Planning Director Edgar Garcia announced special meeting to be held before the Planning and Zoning Regular Commission Meeting scheduled for July 8, 2021.
- c. Mr. Garcia also updated Commission regarding zoom meetings that will continue to be available for public view. City Attorney, Isaac Tawil also addressed the board with information.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board Member, Michael Hovar adjourned the meeting at 4:19 p.m. and Mr. Gabriel Kamel seconded the motion, which carried unanimously with five members present and voting.

	Vice-Chairperson, Daniel Santos
ATTEST:	
Magda Ramirez, Administrative Assistant	

STATE OF TEXAS COUNTY OF HIDALGO CITY OF McAllen

The McAllen Planning and Zoning Commission convened in a Special Meeting, Friday, June 25, 2021 at 3:34p.m. in the McAllen Development Center, Executive Conference Room at 311 N. 15th Street, Planning Department, McAllen, Texas

Present: Daniel Santos Vice-Chairperson

Michael Hovar Member
Michael Fallek Member
Gabriel Kamel Member
Jose Saldana Member
Gabriel Kamel Member

Staff Present: Isaac Tawil City Attorney

Michelle Rivera Assitant City Manager Edgar Garcia Planning Director

Luis Mora Planning Deputy Director

Jose Humberto De La Garza Planner III
Berenice Gonzalez Planner III

Magda Ramirez Administrative Secretary

CALL TO ORDER- Mr. Daniel Santos – Vice Chairperson

Meeting held via Teleconference and Video Conference.
PLEDGE OF ALLEGIANCE
INVOCATION- Michael Fallek

1) SUBDIVISIONS:

 Kalo Subdivision, 2609 Monte Cristo Road, Gerardo & Yolanda Ordonez(SUB2021-0065)(PRELIMINARY)REG

Ms. Gonzalez stated N. Monte Cristo Road (FM 1925): 35 ft. additional ROW required for 75 ft. from centerline for 150 ft. ROW Paving: by the state Curb & gutter: by the state. Thoroughfare Plan. There are 10 ft. shown along the north boundary not labeled; identify as needed and label any proposed ROW as "dedicated by this plat" Show property line from centerline after accounting for any ROW dedication and label accordingly. Provide document number for the HCID #1 75 ft. easement. Also, show its limits since it is not clear how far it extends. Agreement with HID #1 may be required and/or land acquisition may be required since it appears this property does not front a public street. Resolve any dedication issues within HCID #1 prior to final approval. E/W 1/4 Mile Road: 60 ft. ROW Paving: 40-44 ft. Curb & gutter: both sides. Thorough fare plan. Revise plat to reflect dedication for 60 ft. ROW as required prior to final approval. 800 ft. Block Length . Subdivision Ordinance: Section 134-118 600 ft. Maximum Cul-de-Sac. Subdivision Ordinance: Section 134-105. Alleys ROW: 20 ft. Paving: 16 ft. Alley/service drive easement required for commercial properties Subdivision Ordinance: Section 134-106. Front: Proposing 60 ft. or greater for easements. Zoning Ordinance: Section 138-356. Rear: 60 ft. or greater for easements. Zoning Ordinance: Section 138-356. Show document number for the 40 ft, HCID#1 ROW easement shown in the rear portion of the lot. Also, show its limits. Sides: 15 ft. or greater for easements Revise as noted above Provide document number for any existing easements and label accordingly prior to final approval. Garage: 18 ft. or greater for easements. Zoning Ordinance: Section 138-356. All setbacks are subject to increase for easements or approved site plan. 5 ft. wide minimum sidewalk Planning and Zoning Special Commission Meeting June 25, 2021 Page 2

required on Monte Cristo Road (FM 1925) and 4 ft. wide sidewalk required along 1/4 mile road Subdivision Ordinance: Section 134-120. Revise Note #22 as noted above. Perimeter sidewalks must be built or money escrowed if not built at this time. 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. Landscaping Ordinance: Section 110-46. 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Landscaping Ordinance: Section 110-46. Perimeter buffers must be built at time of Subdivision Improvements. No curb cut, access, or lot frontage permitted along City's Access Management. Site plan must be approved by the Planning and other Development Departments prior to building permit issuance. Common Areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Ordinance: Section 110-72. Subdivision Ordinance: Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Landscaping Ordinance: Section 110-72. Subdivision Ordinance: Section 134-168. * Lots fronting public streets. Zoning Ordinance: 138-1. It appears this property does not front a public street. Provide a document number for the 75 ft. ROW owned by HCID #1 to determine if land acquisition is required from the District. Minimum lot width and lot area Zoning Ordinance: Section. 138-356. Existing: ETJ Proposed: ETJ Zoning Ordinance: Article V. Rezoning Needed Before Final Approval. Zoning Ordinance: Article V. Property is located in the ETJ. Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Must comply with City's Access Management. Revise legal description shown for adjacent properties. Show adjacent properties' boundary lines. Depot Road is shown on the east side of the proposed plat. It appears there is land missing. i.e. Wilsher Subdivision is not identified on plat. Revise accordingly prior to final approval. Provide document number for the ROW owned by HCID #1 along the north and south boundary. Revise street name for N. 29th Street (N. Rooth Road) and N. 23rd Street (FM 1926) on vicinity map, and revise vicinity map to reflect any recently recorded plats that ought to be referenced.

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

Being no discussion, Board Member Mr. Michael Fallek moved to approve. Mr. Jose Saldana seconded the motion, which was approved with six members present and voting.

ADJOURNMENT:

There being no further business to come before the Planning & Zoning Commission, Board Member, Mr. Marco Suarez adjourned the meeting at 3:37 p.m. and Mr. Michael Fallek seconded the motion, which carried unanimously with six members present and voting.

ATTEST:	Vice-Chairperson, Daniel Santos
Magda Ramirez, Administrative Assistant	

ELECTIONS

CHAIRPERSON

VICE-CHAIRPERSON

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 25, 2021

SUBJECT: REQUEST OF TONY DE LA TEJERA ON BEHALF OF BADA REAL ESTATE

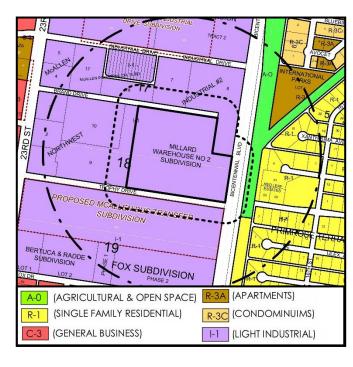
LLC, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, FOR A PORTABLE BUILDING GREATER THAN 10' X 12', AT LOT 1, MILLARD WAREHOUSE SUBDIVISION NO. 2, HIDALGO COUNTY, TEXAS: 2100

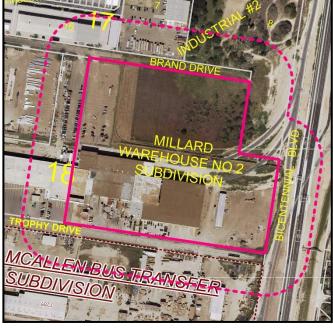
TROPHY DRIVE. (CUP2021-0063)

BRIEF DESCRIPTION:

The subject property is located between Trophy Drive and Brand Drive, 1,970.36 ft. east of North 23rd Street. The tract has 956 ft. of frontage along Trophy Drive, 763.556 ft. of frontage along Brand Drive, and a depth of 841.67 ft. for a lot size of 16.1867 acres.

The property is zoned I-1 (light industrial) District, and the adjacent zoning is I-1 District to the north, south, and west, and A-O (agricultural and open space) District to the east. Surrounding land uses include Duda Sod office, warehouses, La Casa De Mi Padre church, and vacant land. A portable building is allowed in an I-1 District with a Conditional Use Permit and in compliance with requirements.





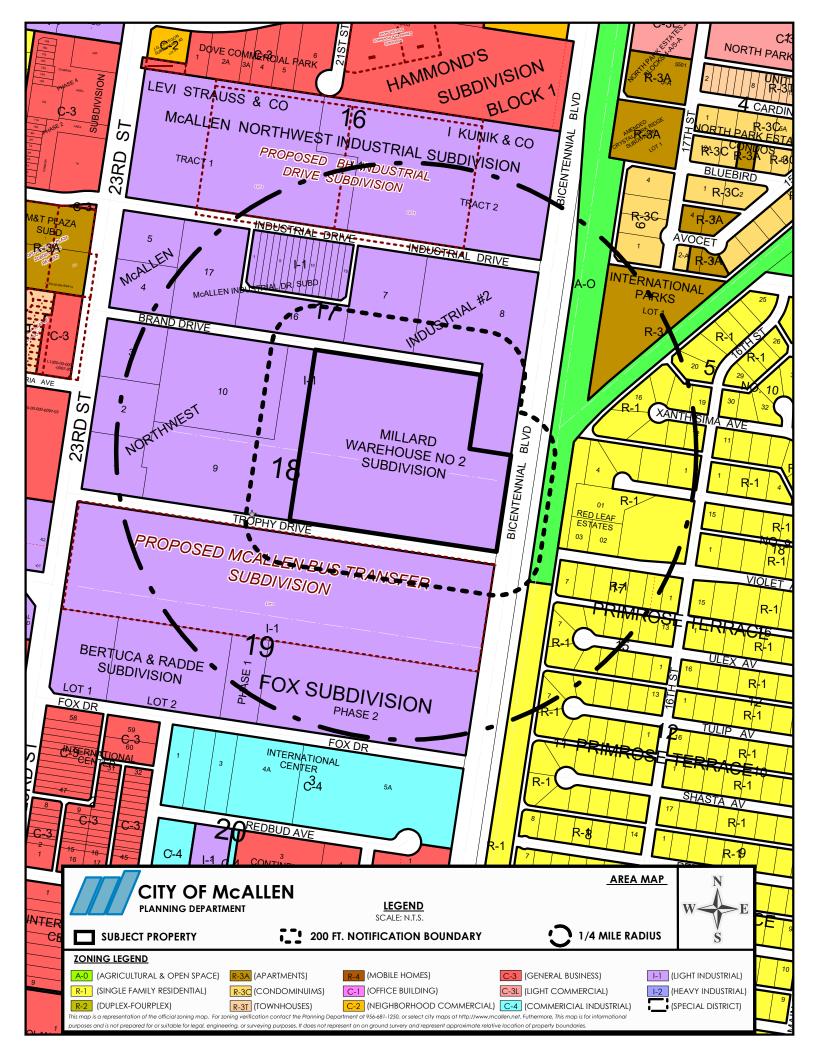
REQUEST/ANALYSIS:

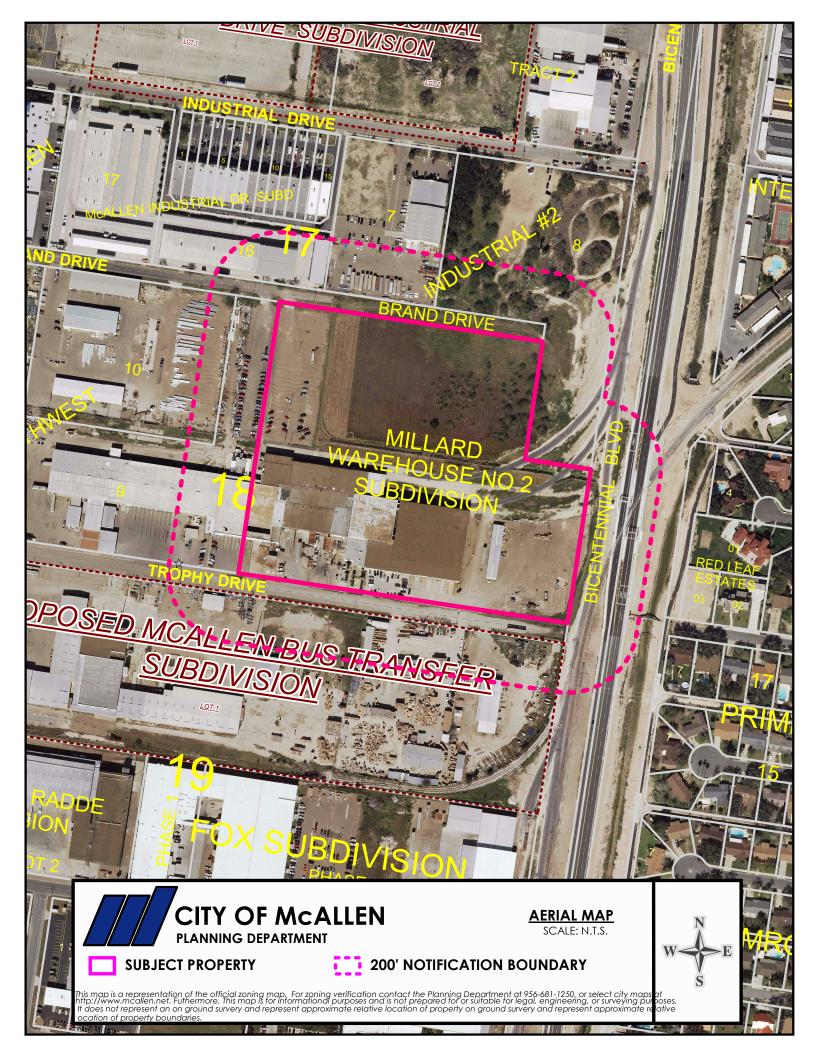
The applicant is proposing to utilize a portable building, measuring 24 ft. x 60 ft., as an office for Duda Sod in the parking lot on the east side of the property. The Fire Department has conducted their inspection, and found the establishment to be in compliance. Millard Warehouse Subdivision No. 2 was recorded on June 18, 1991, and the existing warehouse was built in 1973 according to the Appraisal District records. The portable building must also meet the requirements set forth in Section 138-118(3) of the Zoning Ordinance as follows:

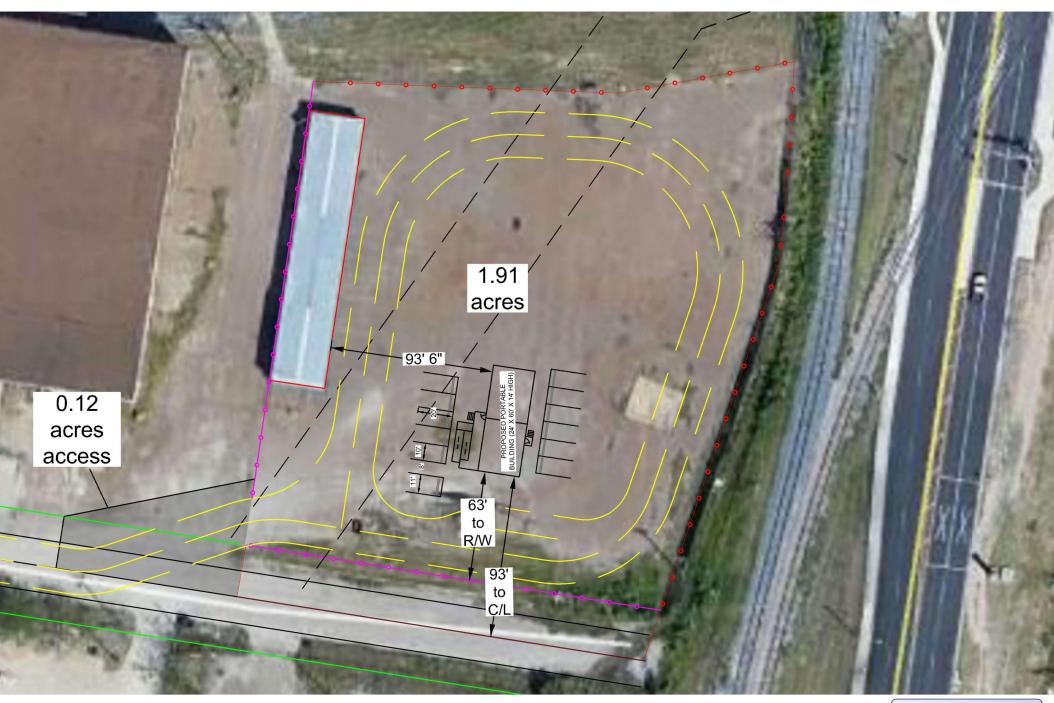
- 1) Portable buildings must not be used for living quarters. The portable building will be used as an office only;
- 2) Must be located in such a manner as to have access to a public right-of-way within 200 ft. The property has access to North 23rd Street via Trophy Drive;
- 3) The proposed use and adjacent businesses shall comply with the off-street parking and loading ordinance. Based on the square footage, 11 additional parking spaces are required for the proposed portable building. The submitted site plan depicts 12 additional parking spaces. The parking lot has to be paved and striped according to Section 138-400 of the Zoning Ordinance;
- 4) Must provide garbage and trash collection and disposal;
- 5) Must be connected to an approved water distribution and sewage disposal system;
- 6) No form of pollution shall emanate beyond the immediate property line of the permitted use; and
- Additional reasonable restrictions or conditions such as increased open space, loading and parking requirements, suitable landscaping, curbing, sidewalks or other similar improvements may be imposed in order to carry out the spirit of the Zoning Ordinance or mitigate adverse effects of the proposed use.

RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to Sections 138-118(a)(3) and 138-400 of the Zoning Ordinance and Fire Department requirements.







C. E. HAMMOND'S BLK. 1 <u> 581°17'04"E 762.56'</u> VICINITY MAP 25' ACCESS ROAD AND v v 13"W U. \lor IO'UTILITY EASEMENT

PRIVATE RECIPROCAL EASEMENT FOR INGRESS & EGRESS PURPOSES VOL. 2912 P. 786 50'BRAND DRIVE 118 /S81017'04"E 1018.43" -NW COR. \$8,45 ,29 . ğ 841 S 81° 17'04"E 193.5' Vy .56"E 10 UTILITY LOT 786. ONOWNER 8 475.18 ₹ 13 Ųį 50' TENNESSEE GAS \$8°45 60'-TROPHY-DRIVE N 81° 16' 04" W PRIVATE RECIPROCAL EASEMENT FOR INGRESS & EGRESS PURPOSES VOL. 2913, P. 924 LOT IB C. E. HAMMOND'S BLK 1

216709

JUN | 8 1991

SUBDIVISION, OF PORCIOUS 41, 42, 43 4 44 HIDALSO COUNTY, TEAMS.

COMMENCING at the coason West corner of Lots 17 and 18; said point being in North Depot Rose (F.M. 91220);

THENCE, with the coason line between Lots 17 and 18, South 61 Deg. 17 Hin. 04 Sec. East, 1018, 43 feet to a point THENCE, North 8 Deg. 4 Hin. 55 Sec. East, 119.29 feet to a point for the Northwest corner and PLACE OF BEGINNIO of this survey;

THENCE, parallel to the South line of Lot 17, South 61 Deg. 17 Hin. 04 Sec. East, 742.56 feet to an iron pin for the most Northerly Northwest corner hereof;

THENCE, South 8 Deg. 45 Hin. 13 Sec. Nest, at 119.29 feet pass the Coason I nine between Lots 17 and 18, and at 264.77 feet an iron pin for an interior corner hereof;

THENCE, sparallel to the North line of Lot 18, South 61 Deg. 17 Hin. 04 Sec. East, 193.5 feet to an iron pin for the most Southerly Northeast corner hereof; and point being on the Nest line of Southerly Northeast corner hereof; and point being on the Nest line of Southerly Horthwest corner hereof;

THENCE, with the West line of said railroad right-of-may, South 8 Deg. 45 Min. 13 Sec. Nest, 473.18 feet to an iron pin for the Southeast corner hereof;

THENCE, with the center of Trophy Drive, North 81 Deg. 16 Min. 04 Sec. Nest, 93.6 feet to a point for the Southeest corner hereof;

THENCE, with the center of Trophy Drive, North 81 Deg. 16 Min. 04 Sec. Nest, 93.6 feet to a point for the Southeest corner hereof;

THENCE, North 8 Deg. 44 Min. 58 Sec. East, at 30.0 feet pass the Morth line of Trophy Drive, at 622, 4 feet pass the division line between Lots 18 and 17 and at 811.67 feet the PLACE OF BESIMHING. Containing 14.65 acres of land, once or less, of which the South 30.0 feet, comprising 0.64 acre, lies in Trophy Drive.

NOTES:

MINIMUM FINISH FLOOR ELEVATION SHALL BE 120.5, U.S.C. & G.S. DATUM.

MINIMUM BUILDING SETBACK LINE SHALL BE AS FOLLOWS: NORTH SIDE: 25 FT.

SOUTH SIDE: 30 FT.

EAST AND WEST SIDES: ACCORDING TO ZONING ORDINANCE

- A DRAINAGE DETENTION OF 0.38 AC/FT IS RE-QUIRED FOR THIS SUBDIVISION.
- AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT. PRIOR TO APPLICATION FOR BUILDING PERMIT IS
- THIS PROPERTY IS LOCATED IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL \$ 480343 0005 C REVISEO NOV 2, 1982

MAP

OF

APPROVED FOR RECURDING HIDALGO, CO. PLANNING DEPT.

Well How MILLARD WAREHOUSE SUB'D.No. 2

> McALLEN , TEXAS.

BEING A SUBDIVISION OF A 16.85 AC. TRACT OF LAND OUT OF LOTS 17 & 18, BLOCK I, C.E. HAMMOND'S SUBDIVISION, OF PORCIONES 61,62,63,&64, HIDALGO COUNTY, TEXAS. STATE OF TEXAS COUNTY OF HIDALGO

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

RECISTERED PROFESSIONAL ENGINEER.
P.E. REGISTRATION NO. 56752

APPROVED FOR RECORDING COMMISSIONERS' COURT This the 18 day obtain 19 9/
WILLIAM "BILLY" LEO, County Clerk
Hidalso County Texas

By John For Calling Deputy

FABIAN NELSON & MEDINA INC. SCALE: 1"= 100' DATE: 3-29-90

STATE OF TEXAS: NEBRASKA:

TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIMS, EASEMENTS, WATERLINES SEVER LINES, STORM SEVERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE), HILL CAUSE TO BE INSTALLED OR DEDICATED HORE THE SUBSCRIBED HEREBY OF THE CITY OF MCALLEM 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 MCALLEM ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED.

STATE OF TEHES NEBRASKA COUNTY OF BIDALES! Douglas:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODE TJ. Smola KN INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF April , 19 91 KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING

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.

STATE OF TEXAS: COUNTY OF HIDALGO:

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

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

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSBILE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.

CALL.

-1-11-





Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 23, 2021

SUBJECT: REQUEST OF JUANA M. MENDEZ, FOR A CONDITIONAL USE PERMIT, FOR

ONE YEAR, FOR A HOME OCCUPATION (DAY CARE), AT LOT 9, BLOCK 6, BALBOA ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS; 2405 ELMIRA

AVENUE. (CUP2021-0060)

DESCRIPTION:

The property is located on the south side of Elmira Avenue, approximately 95 ft. west of South 24th Street. The property has 95 ft. of frontage along Elmira Avenue and a depth of 107.5 ft. for a lot size of 10,212.5 sq. ft. and it is zoned R-1 (single family residential) District. The adjacent zoning is R-1 District in all directions and C-3 (general business) District to the east. Surrounding land uses include single-family residences, Jessie's Meat Market, Iglesia Bautista el Cordero, a car lot and vacant land. A day care is allowed in the R-1 zone with a Conditional Use Permit and in compliance with requirements.





HISTORY:

The initial conditional use permit was approved for this establishment by the Planning and Zoning Commission on February 21, 2006. The permit was not renewed in 2007 and was again approved by the Planning and Zoning Commission on November 18, 2008. The permit was not renewed in 2009, and in 2010, the request was approved in July 6, 2010. The Applicant failed to renew the following year (2011) and applied once more in 2012. The permit was renewed

the following year but failed to be renewed in 2014. In April 9, 2015, the request was approved once more for one year, this time; the permit was being renewed annually until 2019. The last permit was issued on October 1, 2019. Applicant fail to renew on 2020, hence the submittal of a new application.

ANALYSIS:

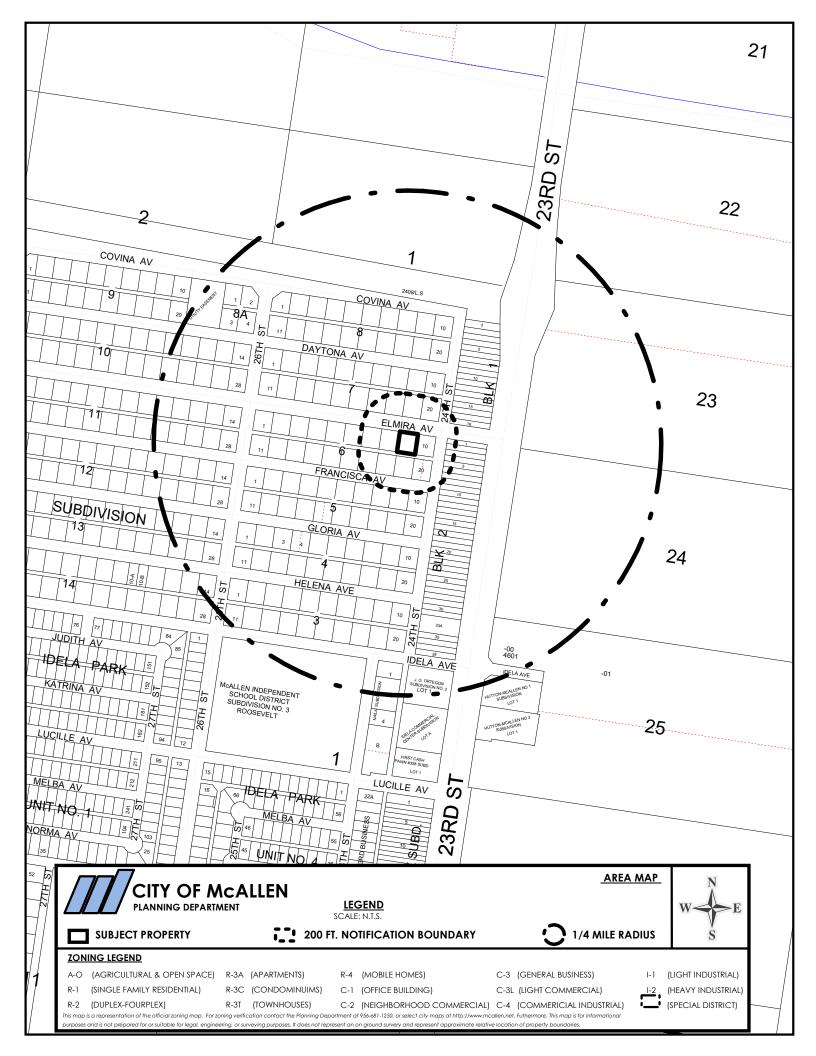
The applicant is proposing to operate a home day care from the existing 1,200 sq. ft. residence. The hours of operation would be from 7:30 a.m. to 6:30 p.m. Monday through Friday. The applicant is proposing one additional employee on site for the care of 12 children.

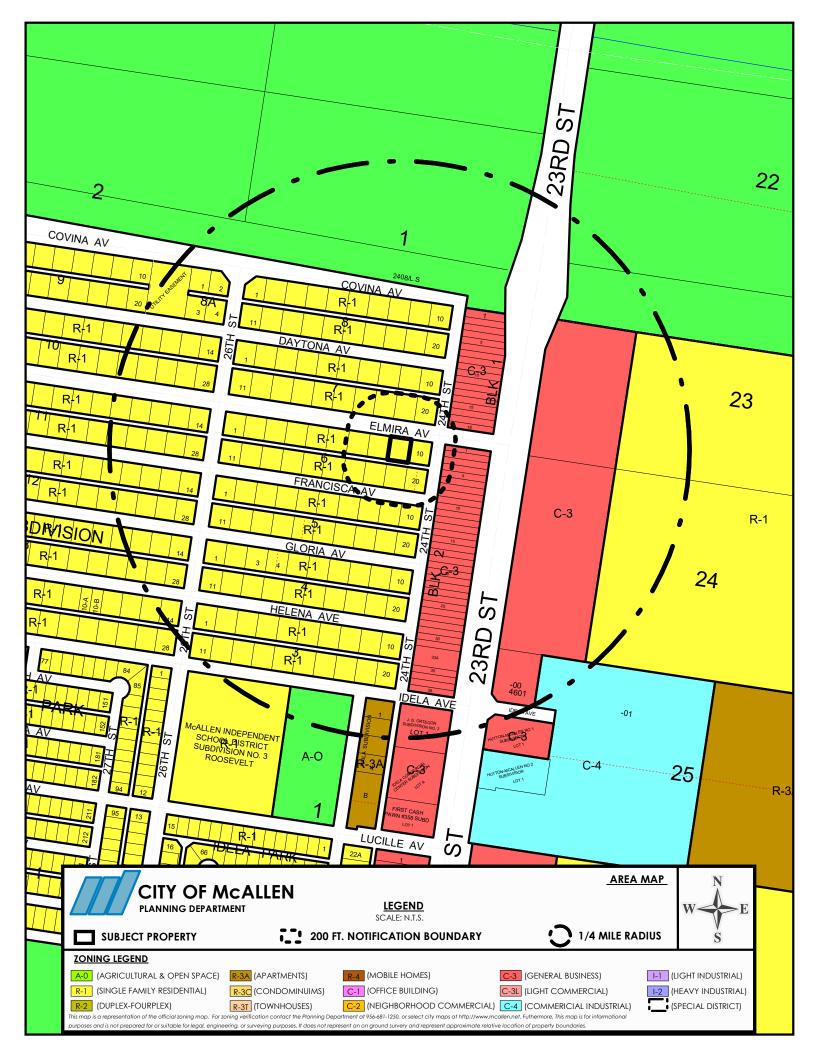
The Fire Department has inspected the property and found the establishment to be in compliance. Health Inspection is still pending. Should the Conditional Use Permit be approved, the applicant would be required to sign the application acknowledging and agreeing to all conditions of the permit. The proposed must also meet the requirements set forth in Section 138-118(8) of the Zoning Ordinance and specific requirements as follows:

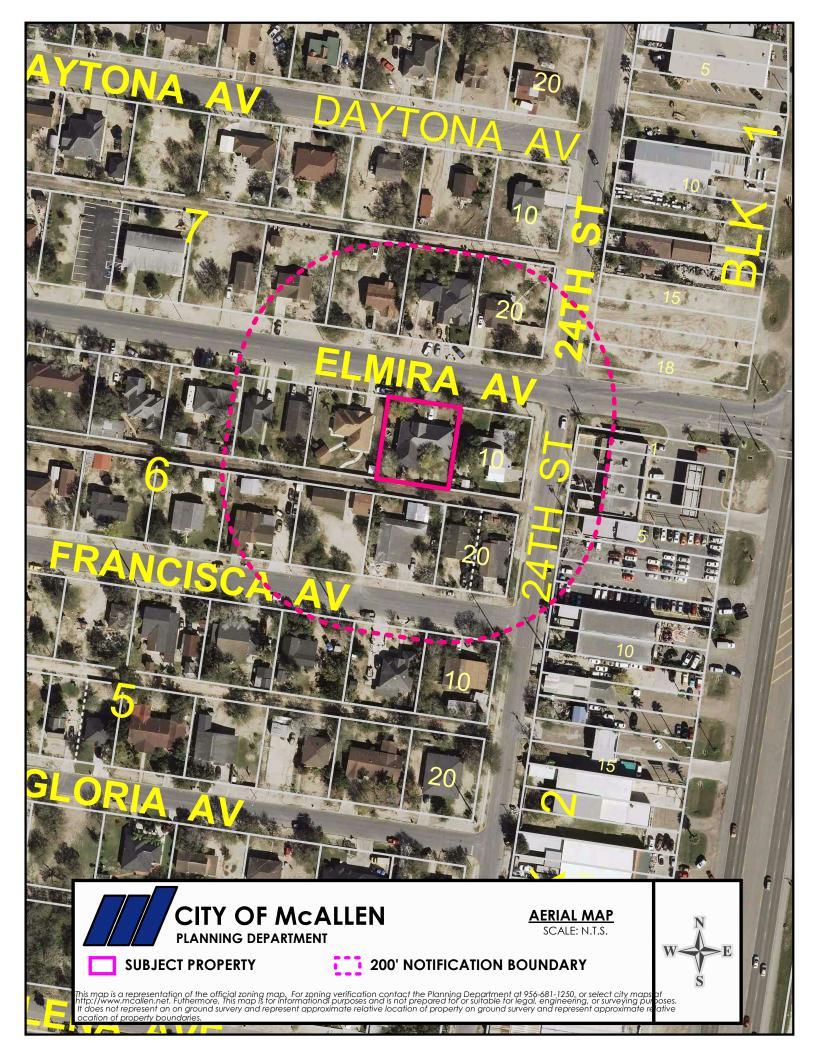
- 1. Meet the requirements of the Department of Human Services;
- 2. Provide a fenced in area for outside play of children. A fenced area is provided on site;
- 3. Provide paved area adjacent to street for pickup and delivery of children. The existing driveway accommodates the two required parking spaces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

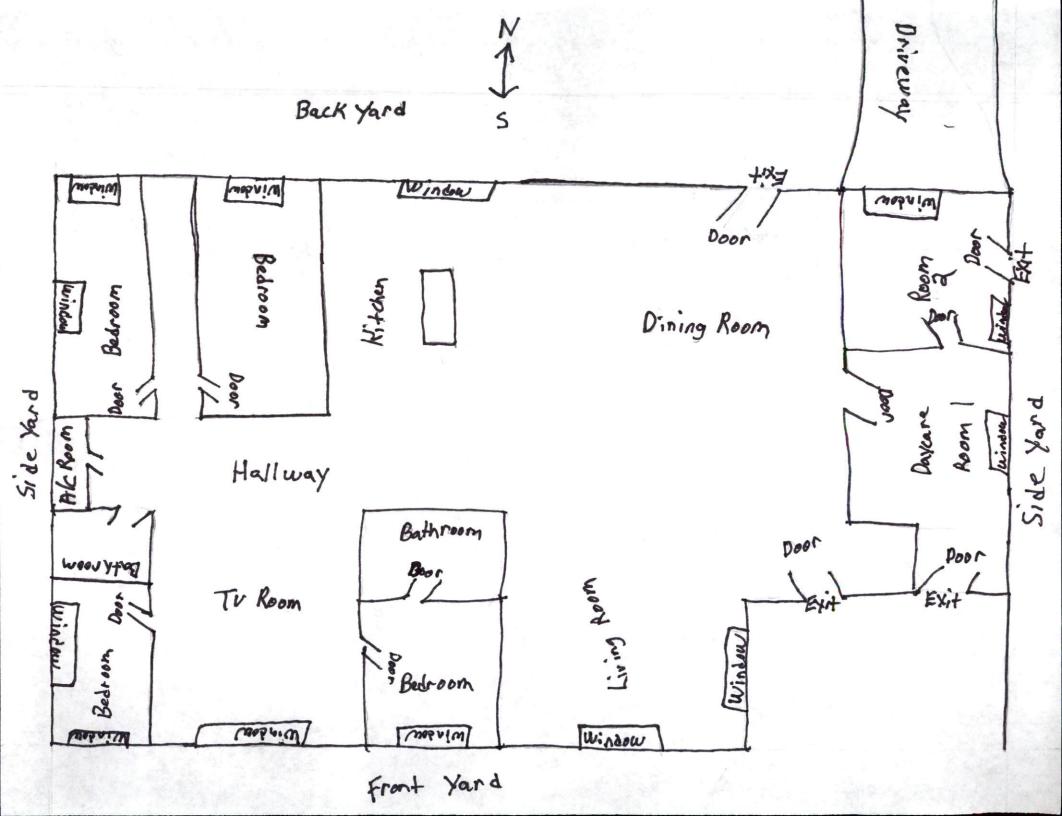
RECOMMENDATION:

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











Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 23, 2021

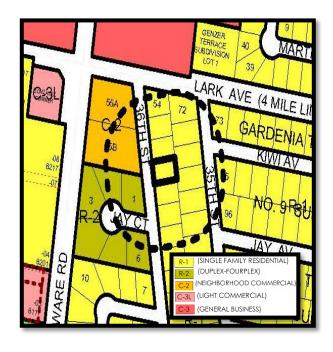
SUBJECT: REQUEST OF ANDREA G. RUIZ, FOR A CONDITIONAL USE PERMIT, FOR

ONE YEAR, FOR A HOME OCCUPATION (NOTARY OFFICE) AT LOT 51, ARTHUR TERRACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 6208 NORTH

36TH STREET. (CUP2021-0061)

BRIEF DESCRIPTION:

The property is located east of North 36th Street, approximately 233 ft. south of Lark Avenue. The property has 68 ft. of frontage along North 36th Street and a depth of 100 ft. for a lot size of 6,800 sq. ft. and it is zoned R-1 (single-family residential) District. The adjacent zoning is R-1 District to the north, east and south, C-2 (Neighborhood Commercial) District and R-2 (Duplex- Fourplex) District to the west. Surrounding land uses include multifamily apartment complex, single-family residences, El Rodeo Meat Market and vacant land. A home occupation is permitted in the R-1 District with a Conditional Use Permit and in compliance with requirements





HISTORY:

There is a pending enforcement case for running a business in a residential zone without a CUP. The enforcement case was created in May 25, 2021 and in June 1, 2021; the applicant submitted the CUP application for home occupation for a notary office.

REQUEST/ANALYSIS:

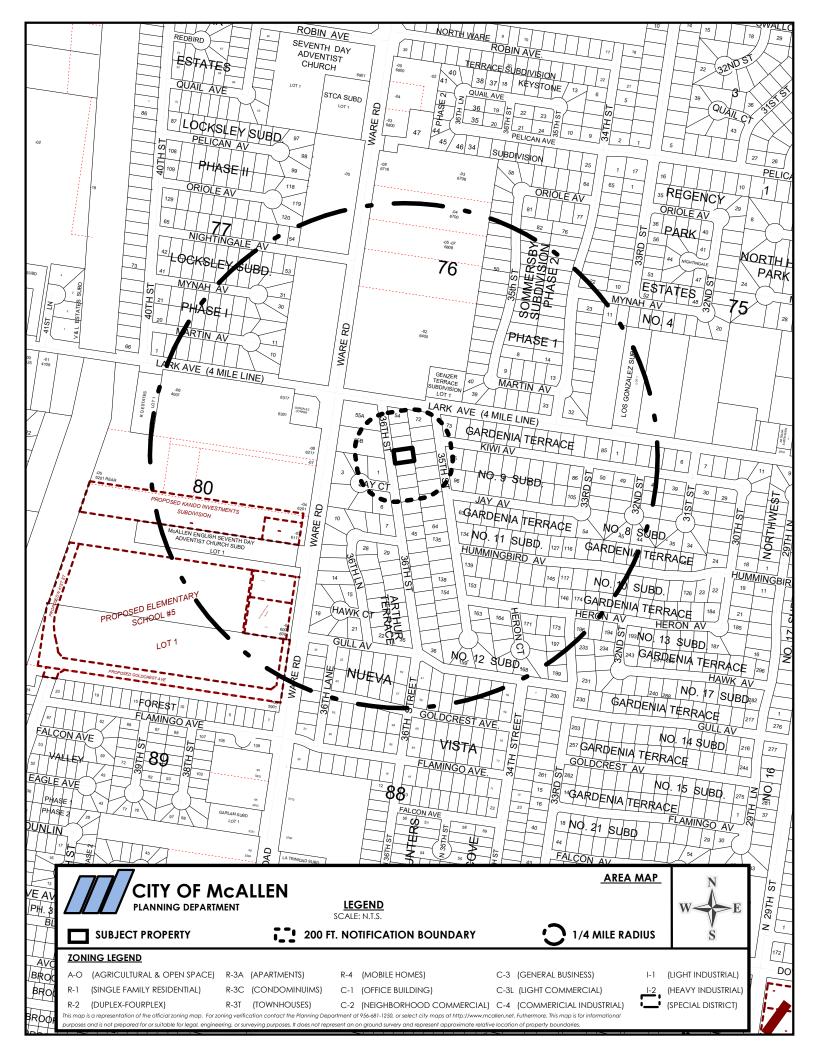
The applicant is proposing to operate a home notary from an approximately 1,792 sq. ft. residence. Business would only take place on the rear part of the house on a 200 sq. ft. area; this area has access through the inside and outside of the residence. Applicant stated that the hours of operation are from Monday through Saturday from 10:00 AM to 2:00 PM. The applicant stated that it would only be per appointment, no walk-ins.

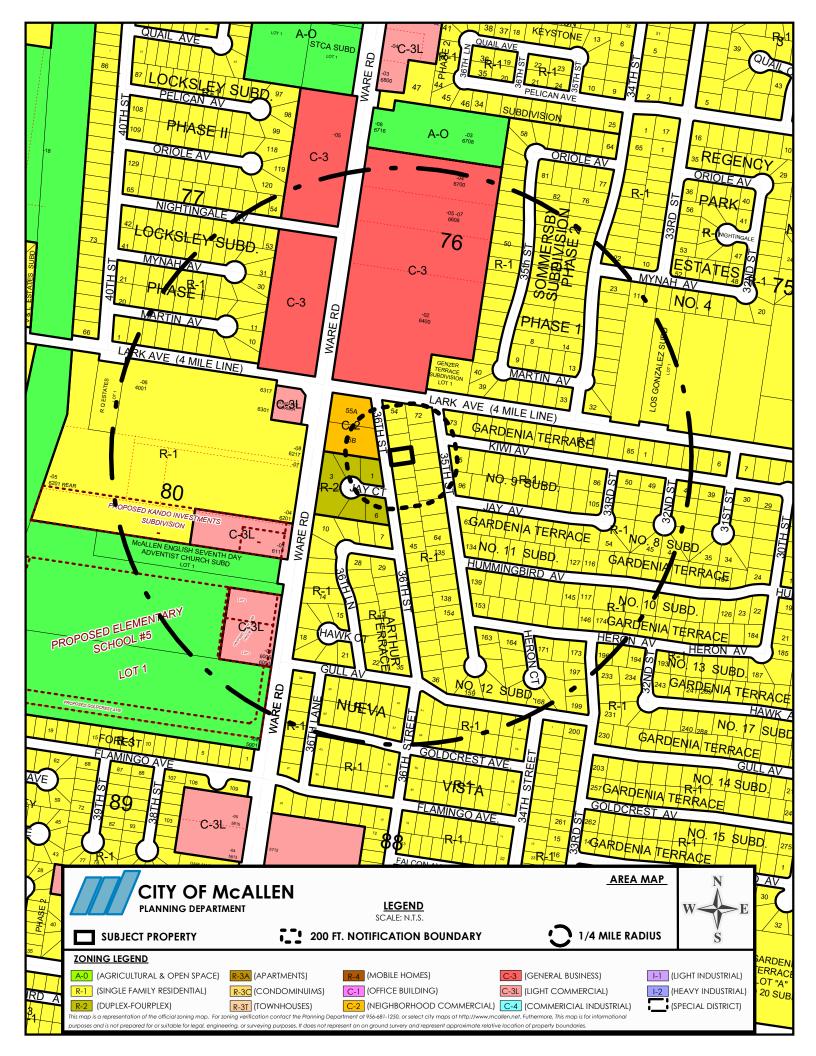
The Fire Department has inspected the residence, and found the property to be in compliance. The home occupation use may not operate until requirements are compliant and the process for a request for a conditional use permit has been completed and approval is granted. Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The home occupation must also comply with requirements set forth in Section 138-118 (a) (1) of the Zoning Ordinance and other specific requirements as follows:

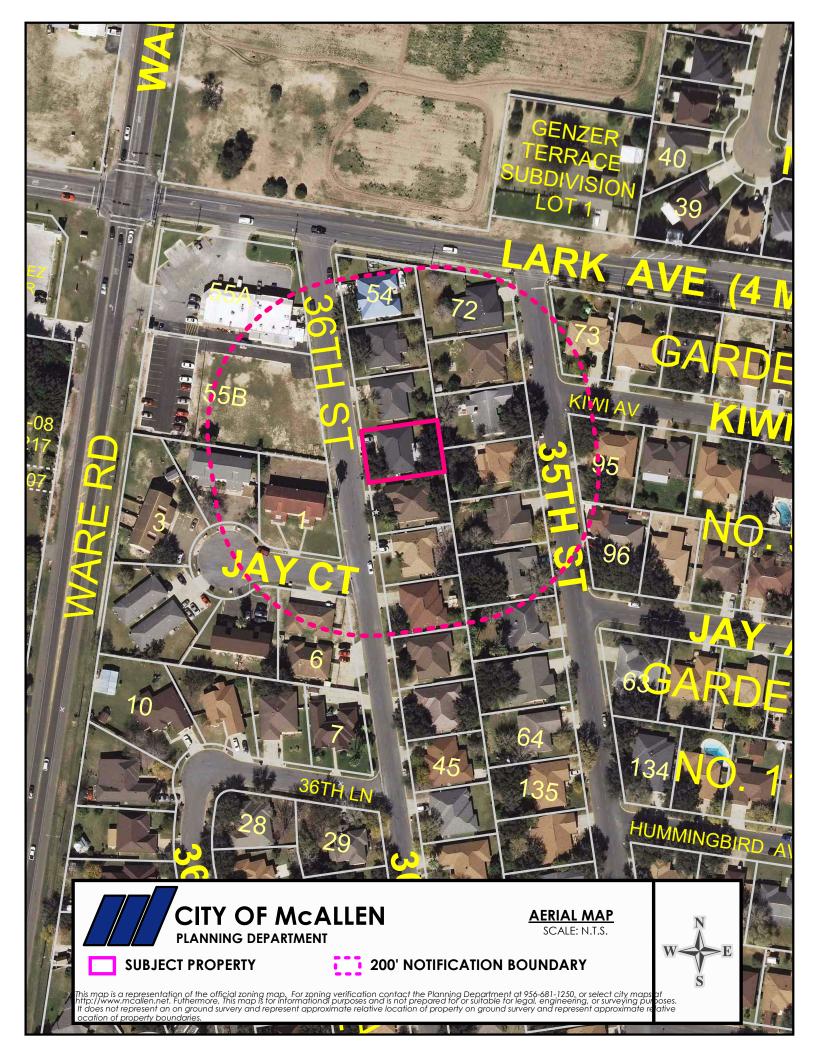
- 1) The home occupation shall be clearly secondary to the residential use. The applicant lives at the residence.
- 2) Signs shall not be permitted except a nameplate bearing the person's name or occupation; and attached against the wall of the main building; and not exceeding 2 square feet located within R-2 to R-4 districts. There is no signage proposed.
- 3) No exterior display or alterations indicating that the building is being used for any purpose other than residential shall be permitted.
- 4) No more than 1 additional unrelated employee other than immediate family members residing on the premises shall be permitted. 1 additional employee is proposed.
- 5) No outside storage of materials or products shall be permitted. There would be no outside storage.
- 6) Traffic generated by the proposed use shall not exceed 10% of the average load per hour per street.
- 7) No retail sales shall be permitted. (items can be delivered).
- 8) No additions to the residence or accessory building specifically to accommodate the use shall be permitted.
- 9) The proposed use shall take place in the primary residential structure rather than a detached garage or accessory building.
- 10) The proposed use shall take place at the location specified on the permit.

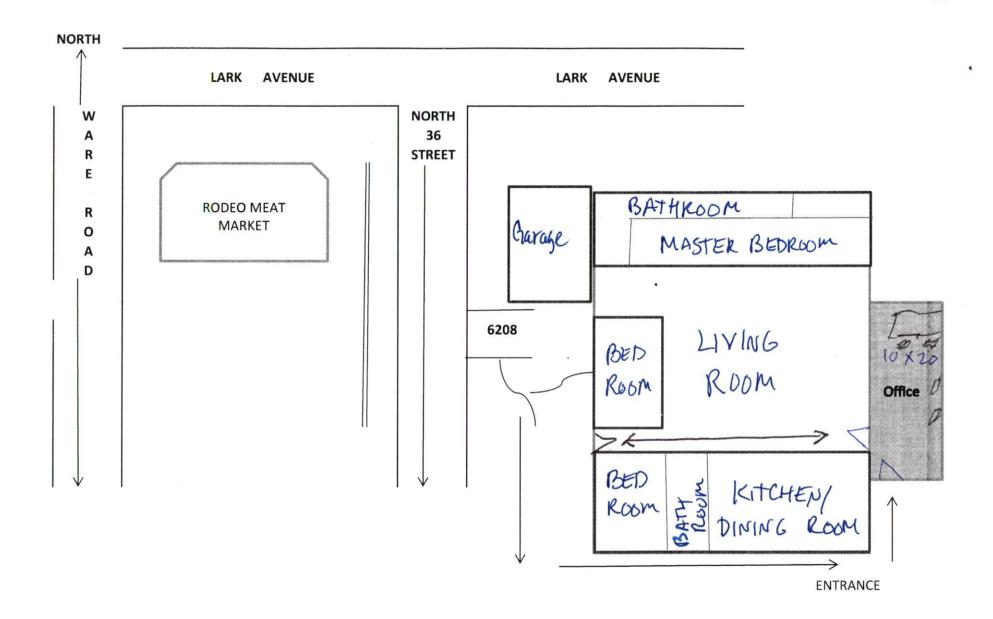
RECOMMENDATION:

Staff recommends approval of the request, for one year, subject to Section 138-118 (a) (1) of the Zoning Ordinance and Fire Department requirements.











Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 28, 2021

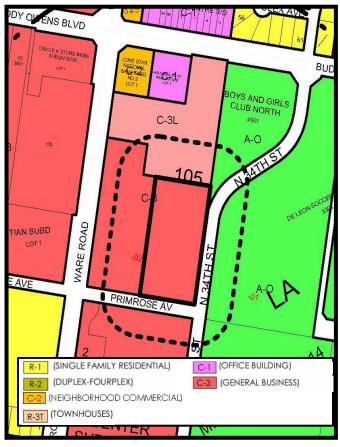
SUBJECT: REZONE FROM C-3 (GENERAL BUSINESS) DISTRICT TO R-3A

(MULTIFAMILY RESIDENTIAL APARTMENTS) DISTRICT: 4.112 ACRES OF LAND OUT OF LOT 105, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 4200 NORTH

WARE ROAD. (REZ2021-0033)

<u>LOCATION</u>: The property is located on the northeast corner of North 34th Street and Primrose Avenue. The tract has 300 ft. of frontage along Primerose Avenue, with a depth of 597.06 ft., for a lot size of 179,118 sq. ft.

<u>PROPOSAL</u>: The applicant is requesting to rezone the property to R-3A (multifamily residential apartment) District. A feasibility plan has not been submitted.





ADJACENT ZONING: The adjacent zoning is C-3 (general business) District on all directions.

<u>LAND USE</u>: The subject property is currently vacant. Surrounding land uses include Covenant Christian Academy, McAllen Sport Park, Target, a retail commercial plaza, and St. Mary's Plaza.

<u>COMPREHENSIVE PLAN</u>: The Foresight McAllen Comprehensive Plan designate the future land use for the subject property as Urban Center, which is comparable to C-3L (light industrial) District to C-3 (general business) Districts.

<u>DEVELOPMENT TREND:</u> The development trend for this area along north 34th Street is a mix of residential and commercial.

<u>HISTORY:</u> The subject property was zoned A-O (agriculture and open space) District during comprehensive zoning in 1979. A rezoning request for the subject property to C-3 (general business) District was approved by the City Commission, on August 24, 2015 during the city initiated A-O rezoning project.

<u>ANALYSIS</u>: The requested zoning does not conform to the Auto Urban Commercial land use designation as indicated on the Foresight McAllen Comprehensive Plan; however, the zoning trend along North 34th Street is both commercial and residential.

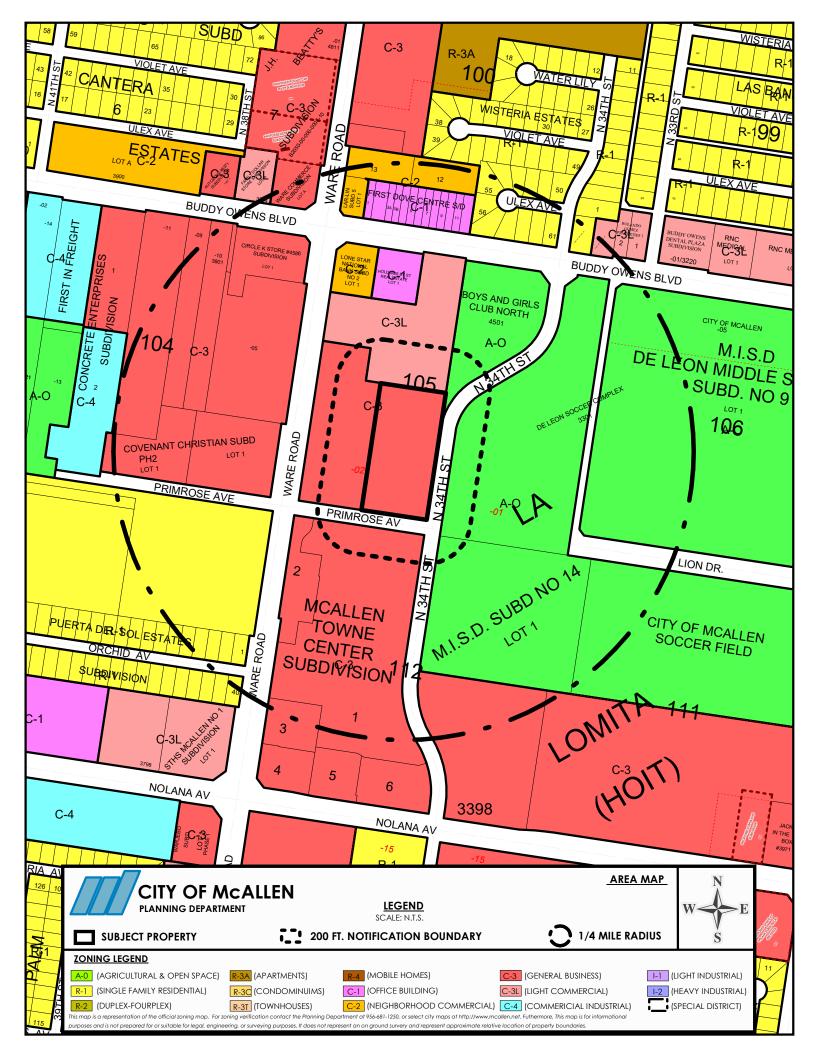
If the request is approved, it may encourage other property owners to apply for a rezoning to R-3A (multi-family residential apartment) District as well, which will increase the density and traffic in the area.

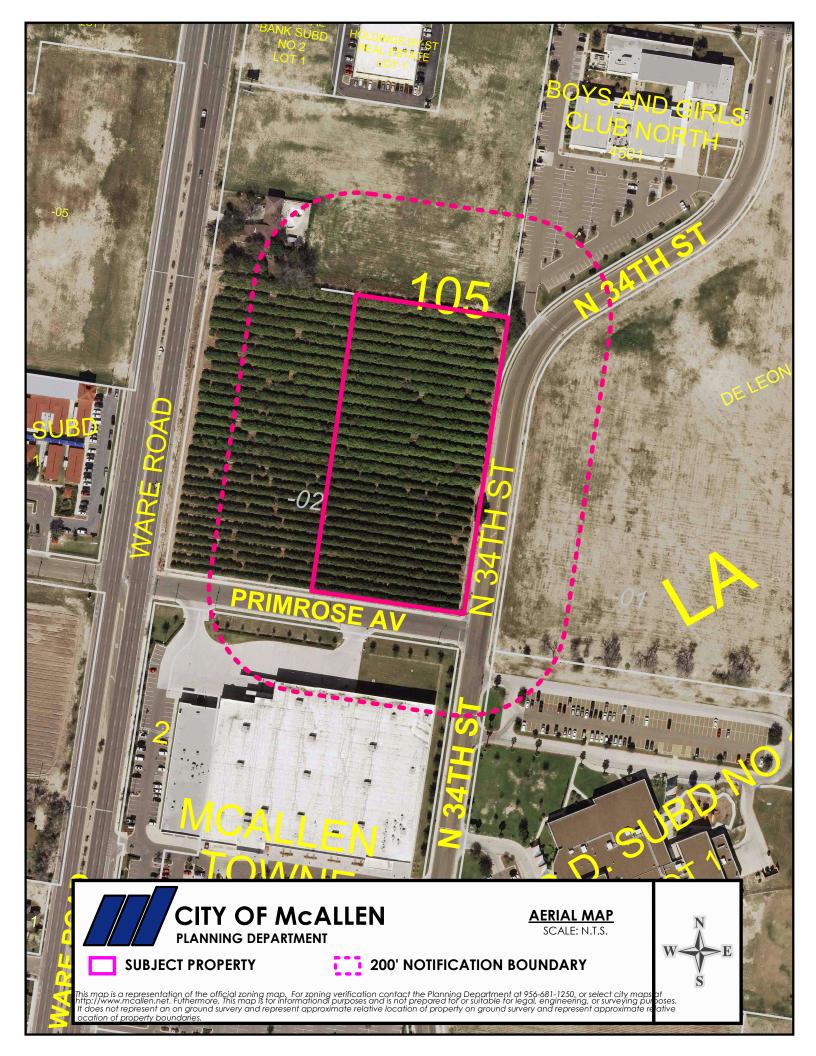
The maximum density in R-3A (multifamily residential apartments) District is 29 three-bedroom units (1,500 sq. ft.) per acre to 43 one-bedroom apartment units (1000 sq. ft.) per acre. Therefore, the maximum number of units for the subject property is approximately 116 three-bedroom units to 172 one-bedroom units.

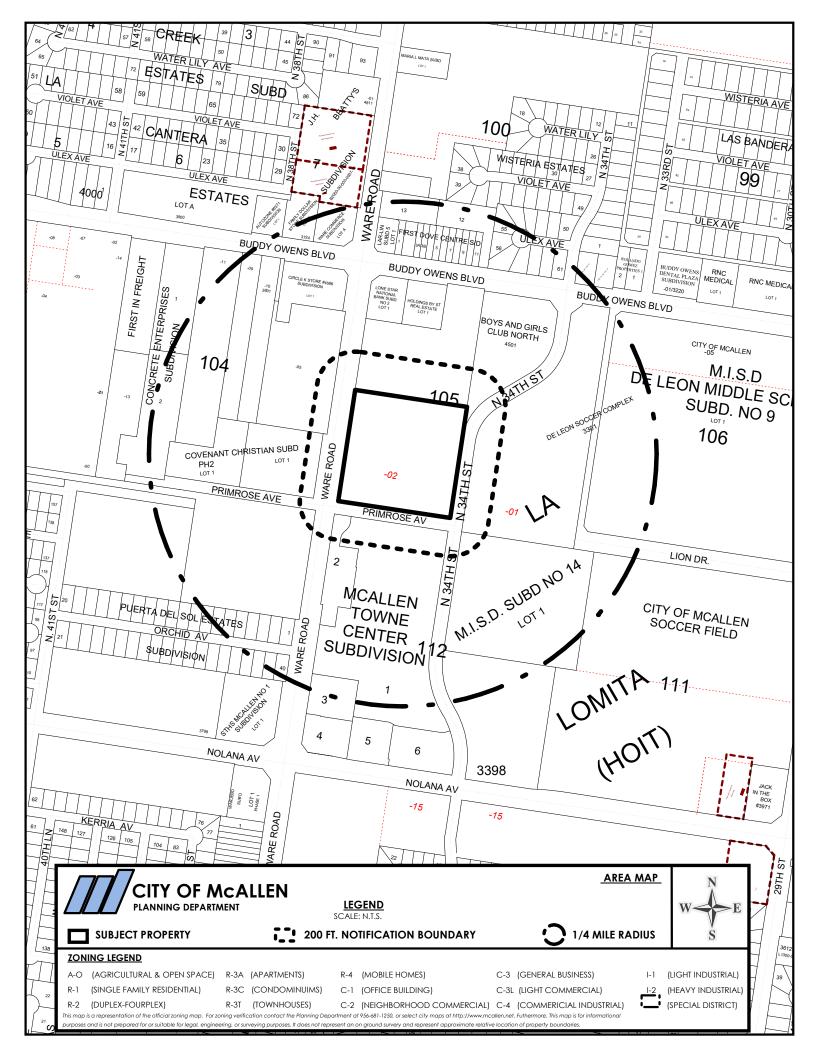
A recorded subdivision plat and approved site plan are required prior to building permit issuance. Compliance with off-street parking, landscaping, and various building and fire codes are required as part of the building permit process. Required parkland dedication or a fee in lieu of land comprising \$700 per dwelling unit might be required prior to building permit issuance.

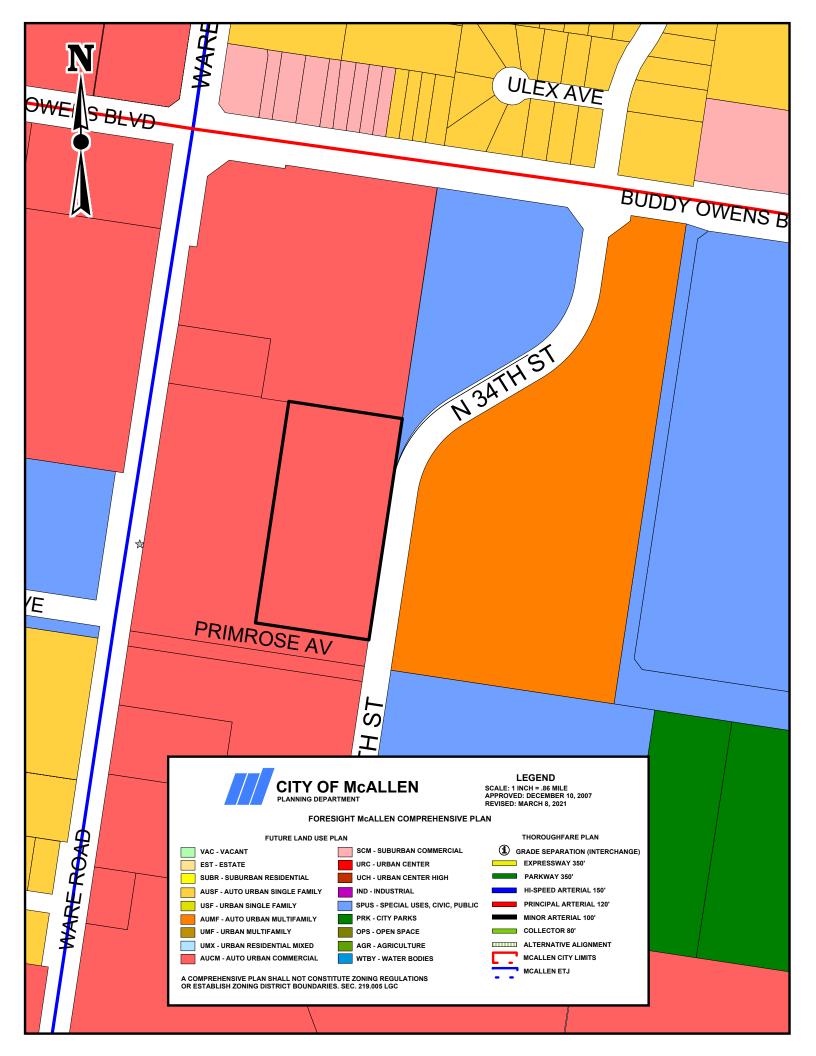
Staff has not received any calls or emails in opposition to the rezoning request.

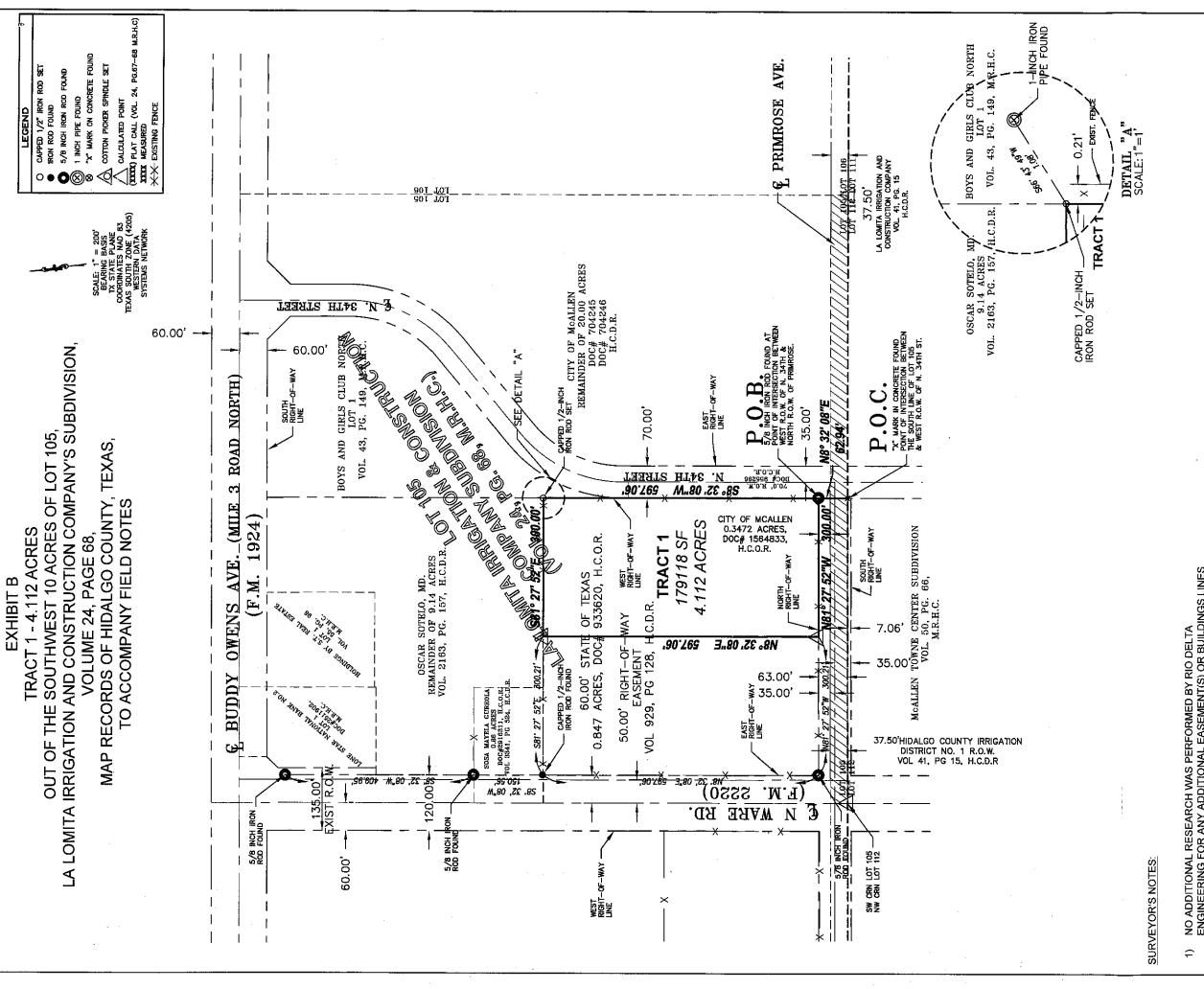
<u>RECOMMENDATION:</u> Staff recommends approval of the rezoning request to R-3A (multifamily residential apartment) District.











- NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- THE PROPERTY SHOWN IS IN ZONE C, INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0005C, REVISED DATE NOVEMBER 2, 8
- SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT 3

E; THAT THE PLAT AND CORRECT TO THE BEST OF MY SORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS ITLE SURVEYS". A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY HIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY ON DURING MAY 2021, UNDER MY DIRECTION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY

SURVET FIRM NO. 10194027 921 S. 10TH AVENUE, EDINBURG TEXAS 78539 (TEL) 956-380-5152 (FAX) 956-380-5083 DELTA ENGINEERING
RM REGISTRATION NO. F-7628 RIO 1

SUR 18 090 MAY 2021 1 OF

IVAN GARCIA REG. PROFESSIONAL LAND SURVEYOR NO. 6496

 $\overline{\varphi}$

DATE

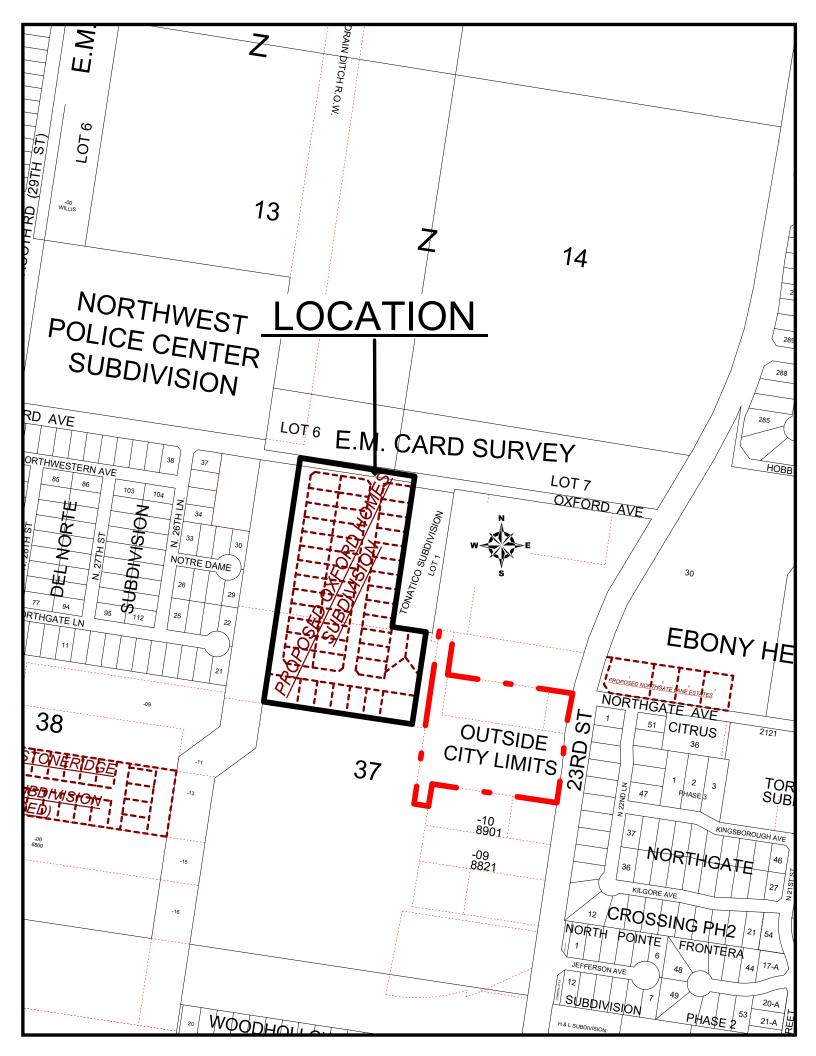




City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

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

	otion	Subdivision Name OXFORD HOMES SUBDIVISION OXFORD HOMES SUBDIVISION IS LOCATED APPROX. 1000 FT WEST OF THE INTERSECTION OF OXFORD ROAD Location AND 23RD STREET, SOUTH OF OXFORD ROAD
		City Address or Block Number
		Number of lots 49 Gross acres 14.28 Net acres 10.69
	i	Existing Zoring R-1 Proposed R-1 Peroping Applicate
	Project Description	Existing Land Use agricultural Proposed Land Use
1		Residential Replat Yes No Commercial Replat Yes No ETJ Yes No
		Agricultural Tax Exempt Yes No Estimated Rollback tax due
		Tax Dept. Review
ı		Legal Description PORTION OF LOT 37 LA LOWITA IRRICATION AND FORMING PART OR
L		COUNTY, TEXAS.
		Name SUBHASH & SAROJINI BOSE LP Phone Phone
	Owner	Address 7007 N. 1ST LANE
1	M	
L	Ó	City MCALLEN State TEXAS Zip 78504 E-mail SCBOSE7007@YAHOO.COM
ı	ř	Name SUBHASH & SAROJINI BOSE LP Phone Phone Phone
	Developer	Address
	/el	City MCALLEN State TEXAS Zip 78504
)e	Contact Person SUBHASH BOSE
		E-mailSCBOSE7007@YAHOO.COM
	_	Name RIO DELTA ENGINEERING Phone 956-380-5152
	ee	Address 921 S. 10TH AVENUE Phone 956-380-5152
	Enginee	City EDINBURG State TEXAS Zip 78539
	ŭ,	Contact Person IVAN GARCIA P.E., R.P.L.S.
		E-mailRIODELTA2004@YAHOO.COM
	Surveyor	Name RIO DELTA ENGINEERING Phone 956-380-51520 F R F I W F D
	, ve	Address 921 S. 10TH AVENUE Phone 956-380-5152 E G E W E N
	Sui	City EDINBURG CLU
		State TEXAS Zip 78539
	The second name of the second	



S8° 32' 19"W 591,20

2.96 ACRES OUT OF LOT 37, LA LOMITA IRRIGATION AND

OUT OF PORCIONES 61, 62 AND 63

VOL. 24, PG. 67-69 M.R.H.C.

\DOC 529227

HOMEOWNERS' ASSOCIATION ACKNOWLEDGMENT

HOMEOWNERS' ASSOCIATION, (DOCUMENT NUMBER

I, SUBHASH BOSE, PRESIDENT OF OXFORD HOMES SUBDIVISION.

COUNTY DEED RECORDS), AGREE TO THE CONDITIONS STATED IN NOTE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

APPEARED <u>SUBHASH BOSE, PH.D., P.E.</u>, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND

ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF _____,

STATE OF TEXAS

EDINBURG, TX. 78539

STATE OF TEXAS

COUNTY OF HIDALGO

#13 OF THE PLAT NOTES.

SUBHASH BOSE, PH.D.,P.E.

3127 S. SUGAR ROAD

EDINBURG, TX 78539

STATE OF TEXAS

COUNTY OF HIDALGO

ADDRESS

3127 S. SUGAR ROAD

921 S. 10TH AVENUE

921 S. 10TH AVENUE

CONSIDERATIONS THEREIN STATED.

Q.R.H.C.

LOT 38 LA LOMITA IRRIGATION AND

CONSTRUCTION COMPANY'S

VOL 24 PG 68 M.R.H.C.

DOC# 1482101

0.R.H.C.

NOTARY PUBLIC IN AND FOR THE

MY COMMISSION EXPIRES _____

EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

CONSTRUCTION COMPANY'S SUBDIVISION

56.50'

N8° 32' 19"E 957.54"

10.00' UTILITY EASEMENT

(DEDICATED BY THIS PLAT)

5.00' UTILITY EASEMENT

(DEDICATED BY THIS PLAT)

5.00' UTILITY EASEMENT

(DEDICATED BY THIS PLAT)

10.00' UTILITY EASEMENT

5.00' UTILITY EASEMENT

(DEDICATED BY THIS PLAT)

15.00' R.O.W.

(DEDICATED BY

THIS PLAT)

EXIST 50.00' R.O.W - -

RIGHT-OF-WAY

N.W CRN OF LOT 37 —

N.E. CRN

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT

AND DESIGNATED HEREIN AS THE OXFORD HOMES SUBDIVISION . DO

HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF

MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE

THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE

CITY OF MCALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR

GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR NORTHGATE LANE IS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

APPEARED <u>SUBHAS BOSE</u>, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO

P.E. R.P.L.S.

P.E. R.P.L.S.

ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS

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

UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS, AND EASEMENTS

RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE

OF LOT 38

COTTON-PICKER-SPINDLE SET

OWNER'S ACKNOWLEDGMENT

BEING DEDICATED BY THIS PLAT.

SUBHASH BOSE, PH.D.,P.E.

3127 S. SUGAR ROAD

EDINBURG, TX 78539

STATE OF TEXAS

THEREIN STATED.

STATE OF TEXAS

OWNER(S): SUBHASH BOSE, PH.D., P.E.

PRINCIPAL CONTACTS:

SURVEYOR: IVAN GARCIA

ENGINEER: IVAN GARCIA

COUNTY OF HIDALGO

NOTARY PUBLIC IN AND FOR THE

MY COMMISSION EXPIRES _____

NAME

STATE OF TEXAS

COUNTY OF HIDALGO

15.00' R.O.W.

(DEDICATED BY

THIS PLAT)

EXIST 50.00'R.O.W -

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

10.00' |

EASEMENT

(DEDICATED BY

THIS PLAT)

N8° 32' 19"E 108.04'

110.00

S8° 32′ 18″W 110.00′

EASEMENT

5.00' UTILITY EASEMENT

5.00' UTILITY EASEMENT

5.00' UTILITY EASEMENT

(DEDICATED BY THIS PLAT)

(DEDICATED BY THIS PLAT) S

(DEDICATED BY

(DEDICATED BY — 157.01 L — 65.00'

10.00' UTILITY

EASEMENT

(DEDICATED BY

THIS PLAT)

1.25 ACRES TRACT OUT OF LOT 37, LA LOMITA IRRIGATION

AND CONSTRUCTION COMPANY'S SUBDIVISION

OUT OF PORCIONES 61, 62 AND 63

VOL. 24, PG. 67-69 M.R.H.C.

DOC# 529226

Q.R.H.C.

10.00'

ABBREVIATION LEGEND POINT OF BEGINNING
POINT OF COMMENCING
NORTHWEST CORNER
FARM TRACT
FARM—TO—MARKET
UTILITY EASEMENT CENTER LINE LEGEND CAPPED 1/2" IRON ROD SET 1/2" IRON ROD FOUND CALCULATED POINT

 $ilde{ riangle}$ cotton picker spindle set X "X" MARK SET IN CONCRETE = 200

METES AND BOUNDS DESCRIPTION:

BEING A 10.98 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT THIRTY-SEVEN (37), LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOL. 24, PG. 67-68, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 10.98 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A COTTON-PICKER-SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 37 OF LA LOMITA

IRRIGATION & CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 57-58, DEED RECORDS OF HIDALGO COUNTY TEXAS

OXFORD ROAD. A DISTANCE OF 150.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST BLUELINE DRAINAGE SYSTEM, RECORDED IN DOCUMENT NUMBER 529228, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING; THENCE S 80° 54' 11" E ALONG THE NORTH LINE OF SAID LOT THIRTY-SEVEN (37), SAME BEING THE CENTERLINE OF

THENCE S 80° 54' 11" E ALONG THE NORTH LINE OF SAID LOT THIRTY-SEVEN (37), SAME BEING THE CENTERLINE OF

OXFORD ROAD, TO A POINT ON THE NORTH LINE OF SAID LOT THIRTY-SEVEN (37), A DISTANCE OF 450.26 FEET TO A CAPPED 1/2-INCH IRON ROD SET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT THENCE S 08° 32' 19" W PARALLEL TO THE WEST LINE OF SAID LOT THIRTY-SEVEN (37), SAME BEING THE EAST BOUNDARY

LINE OF TONATITO SUBDIVISION RECORDED IN VOL. 44, PG 192 PASSING AT 25.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF OXFORD ROAD, TO A POINT ON THE SOUTHWEST CORNER OF THE SAID TONATICO SUBDIVISION, A TOTAL DISTANCE OF 591.20 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER OF THE HEREIN THENCE N 81° 23' 47" E, ALONG THE SOUTH LINE OF SAID TONATICO SUBDIVISION, TO THE SOUTHEAST CORNER OF THE

SAID TONATICO SUBDIVISION, SAME BEING A POINT ON THE WEST BOUNDARY LINE OF A CALLED 23.39 ACRE TRACT CONVEYED TO CITY OF MCALLEN, RECORDED IN DOCUMENT # 888697, A DISTANCE OF 132 90 FEET TO A CAPPED 1/2-INCH. IRON ROD SET, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT THENCE S 08° 32' 19"W PARALLEL TO THE WEST LINE OF SAID LOT THIRTY-SEVEN (37). SAME BEING ALONG THE WEST

BOUNDARY LINE OF THE SAID 16.79 ACRE TRACT, TO A POINT ON THE SOUTH LINE OF SAID LOT THIRTY-SEVEN (37), A

DISTANCE OF 361.80 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED THENCE N 81° 27' 41"W ALONG THE SOUTH LINE OF SAID LOT THIRTY-SEVEN (37), SAME BEING THE NORTH BOUNDARY LINE OF THE SAID 23.39 ACRE TRACT, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE SAID 150.00 FOOT NORTHWEST

BLUELINE DRAINAGE SYSTEM, A DISTANCE OF 583.14 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST

THENCE N 08° 32' 19"E ALONG THE EAST RIGHT-OF-WAY LINE OF THE SAID 150.00 FEET NORTHWEST BLUELINE DRAINAGE SYSTEM, A DISTANCE OF 957.54 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 10.98 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.29 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF OXFORD ROAD. **GENERAL PLAT NOTES:**

1. THE BUILDABLE AREAS OF EACH LOT LIE IN ZONE "X" (SHADED) WHEN PERTAINING TO FLOOD INSURANCE RATE MAP

ZONE "X" (SHADED) - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MI; LE, AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD

MINIMUM FINISH FLOOR ELEVATION SHALL BE 107.50 (NAGD 1929) OR 107.15 (NAVD 88). 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. 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.

4. MINIMUM BUILDING SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:

25 FT. OR GREATER FOR EASEMENTS. 10 FT. OR GREATER FOR EASEMENTS. INTERIOR SIDES: 6 FT. OR GREATER FOR EASEMENTS.

CORNER OF THE HEREIN DESCRIBED TRACT:

10 FT. OR GREATER FOR EASEMENTS. 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

5. A DRAINAGE DETENTION OF <u>51.259</u> CF OR <u>1.177</u> ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN COMMON LOT "A". COMMON LOT "A" WILL BE DESIGNATED FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.

6. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.

7. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE

9. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON OXFORD ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.

10. CITY OF McALLEN BENCHMARK (MC45) SET BY J.A. GARZA ASSOCIATES L.L.C. A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED AT THE WEST BOUND OF 10TH STREET, IN BETWEEN TRENTON ROAD AND NORTHING=16626260.81559 EASTING= 1076787.99709 ELEV= 106.511

11. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL

12. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

13. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE. 14. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, DETENTION AREAS/PONDS, AND/OR GATES MUST BE MAINTAINED BY THE

15. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OXFORD HOMES SUBDIVISION, RECORDED AS DOCUMENT NUMBER HIDALGO COUNTY, DEED RECORDS,

DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL AND VOID.

16. COMMON LOT A, IDENTIFIED AS DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, OXFORD HOMES SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME. THEIR SUCCESSORS AND ASSIGNS. AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A. WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA. AFTER COMMON LOT A'S TRANSFER OF TITLE TO THE OXFORD HOMES SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE OXFORD HOMES SUBDIVISION HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No. _____, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS - COUNTY OF HIDALGO

REG. PROFESSIONAL LAND SURVEYOR No. 6469

IVAN GARCIA P.E., R.P.L.S.

SURVEY FIRM No. 10194027

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

LOT OWNERS AND NOT THE CITY OF McALLEN.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA. P.E. 115662 ON MAY 21, 2021 IT IS NOT TO BE SED FOR CONSTRUCTION

EERI

-

Q

PRELIMINARY

BIDDING OR PERMIT

PURPOSES.

BL LLE TE H

8. THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET

VAN GARCIA P.E. R.P.L.S. VAN GARCIA P.E. R.P.L.S

VAN GARCIA P.E. R.P.L.S HOMERO RUBEN GZZ

> MAY 21, 2021 SUB 20 030

SHT 1

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

150.0 R.O.W.

NORTHWEST BLUELINE

DRAINAGE SYSTEM

DOC. # 529228

10.00' UTILITY EASEMENT

(DEDICATED BY THIS PLAT)

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

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

THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT

SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

PLANNING AND ZONING CHAIR

THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

BRISAS DEL NORTE SUBDIVISION.

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF HIDALGO

COUNTY OF HIDALGO

MAYOR'S CERTIFICATE

VOL. 47, PG 26. M.R.H.C.

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

PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

THE UNDERSIGNED, CHAIR 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

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA

115662

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

> FILED FOR RECORD IN INSTRUMENT NUMBER HIDALGO COUNTY OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

PHONE & FAX EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

__ DEPUTY

IVAN GARCIA P.E., R.P.L.S. REG. PROFESSIONAL ENGINEER No. 115662

06/28/2021 Page 1 of 3 SUB2021-0055



Reviewed On: 6/28/2021

SUBDIVISION NAME: OXFORD HOMES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Oxford Avenue: 15 ft. of ROW dedication for 40 ft. from centerline for 80 ft. of total ROW Paving: 52 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to recording. ***Label ROW on both sides of centerline to verify if any additional dedication is required. ****City of McAllen Thoroughfare Plan	Applied
Northgate Lane: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides *Owner must escrow monies for improvements not built prior to plat recording *******City of McAllen Thoroughfare Plan	Applied
Internal Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to final. ***Subdivision Ordinance: Section 134-105	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements ***Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. ***Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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

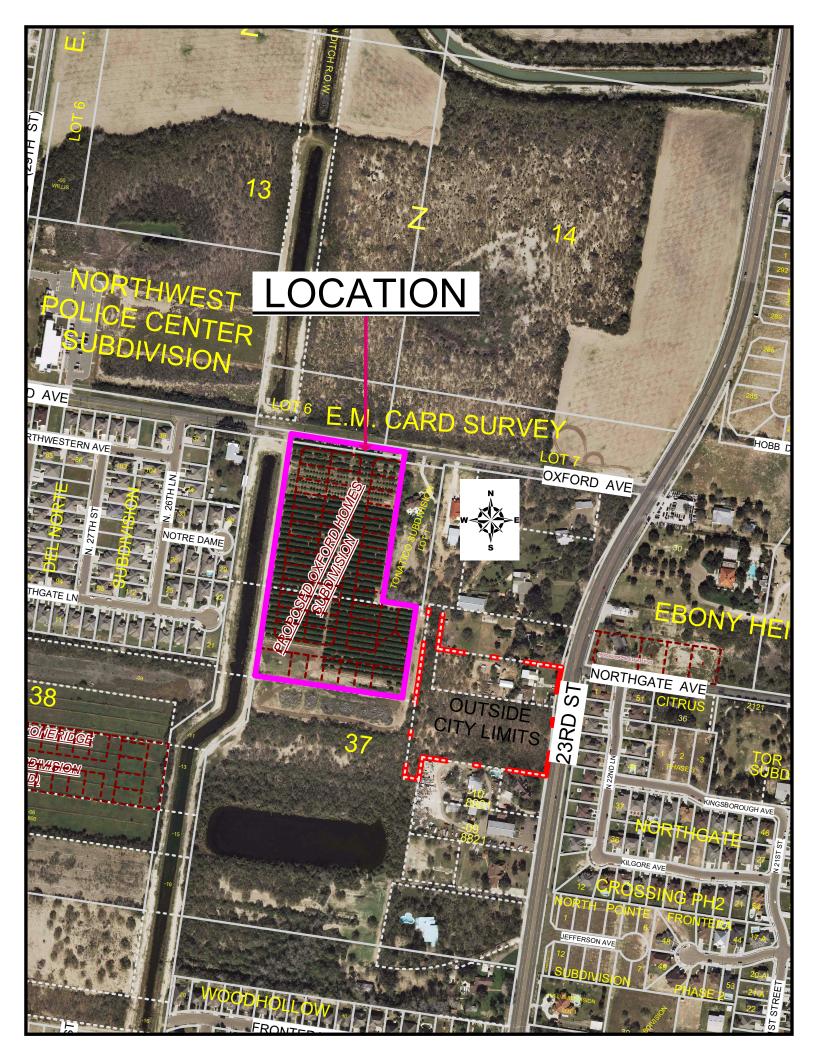
06/28/2021 Page 2 of 3 SUB2021-0055

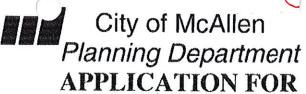
DEWALKS	
* 4 ft. wide minimum sidewalk required on Oxford Avenue and both sides of internal streets. ****Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
JFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Oxford Road **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
DTES	
* No curb cut, access, or lot frontage permitted along Oxford Avenue. **City's Access Management Policy	Applied
* Site plan must be approved by the Planning and Zoning Commission prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, detention areas/ponds, and/or gates must be maintained by the lot owners and not the City of McAllen. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Required
OT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: Section. 138-356	Compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Compliance
NING/CUP	
* Existing: R-1 Proposed: R-1 (single family residential) **Zoning Ordinance: Section 138-176	Compliance
* Rezoning Needed Before Final Approval **Zoning Ordinance: Section 138-176	NA

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

06/28/2021 Page 3 of 3 SUB2021-0055

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Preliminary plats shows 48 lots are proposed; there fore, \$33,600 are payable prior to recording. Park fees will be adjusted accordingly if proposed number of lots changes.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation approved, No TIA required.	Completed
* As per Traffic Department, Trip Generation approved, No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy **As per engineer, subdivision is proposed to be public. ****Label Detention Area with a lot letter or number prior to recording .	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied





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

1300 Houston Avenue

SUBDIVISION PLAT REVIEW

MOREON WAY AND PARTY AND AND AND	SUBDIVISION I LAI REVIEW
Project Description	Subdivision Name FROM THE INTERSECTION OF WARE SUBDIVISION FROM THE INTERSECTION OF WARE RD. Location AND U.S. HIGHWAY 83 2,900 FEET NORTH ON THE WEST SIDE OF WARE RD. City Address or Block Number 500 S. WARE 70 Number of lots 2 Gross acres Net acres 7.15 ACRES Existing Zoning C3 Proposed R-3A AND C-3 Rezoning Applied For Yes No Date Existing Land Use AGRICULTURAL Proposed Land Use OT1 - COMMERCIAL Prigation District # HCID#1 Residential Replat Yes No & Commercial Replat Yes No & ETJ Yes No & Agricultural Tax Exemption Yes No & Estimated Rollback tax due 0.00 BEING A 7.15 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 149, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, RECORDED IN YOLUME 22 APRAGE 68, DEED RECORDS OF HIDALGO CONVEYED TO OSCAR SOTELO, KING S. BEARDSLEY AND CHARLES R BEARDSLEY. RECORDED IN YOLUME 2417, PAGE 639, DEED RECORDS OF HIDALGO COUNTY, TEXAS:
Owner	Name MDM LAND COMPANY, LLC Phone (956) 445-7631 (TOMAS GUTIRREZ JR.) Address 2515 COLORADO STREET, SUITE 6 City MISSION State TX Zip 78572 E-mail TGUTIERREZ@MOONRISETRADING.COM
Developer	Name MDM LAND COMPANY,LLC Phone (956) 445-7631 (TOMAS GUTIRREZ JR.) Address 2515 COLORADO STREET, SUITE 6 City MISSION State TX Zip 78572 Contact Person TOMAS GUTIRREZ JR. E-mail TGUTIERREZ@MOONRISETRADING.COM
Engineer	Name IVAN GARCIA, PE., R.P.L.S. Phone (956) 380-5152 Address 921 S. 10TH AVE. City EDINBURG State TX Zip 78539 Contact Person IVAN GARCIA, P.E., R.P.L.S. E-mail _RIODELTA2004@YAHOO.COM
Surveyor	Name IVAN GARCIA, PE., R.P.L.S. Phone (956) 380-5152 Address 921 S. 10TH AVE. City EDINBURG State TX Zip 78539 E-mail RIODELTA2004@YAHOO.COM

RCt # LB0342

APR 2 2 2019

BY: (CO) 200 pm

	8 ½" by 11" Sealed Survey showing existing structures/easements or 3 blueline copies
Submitted with Application	2 Location Maps
Sic	2 8 ½" by 11" copies/legible copies of plat with name & north arrow 6 Folded blueline prints of the proposed plat
Ap	2 Warranty Deeds (Identifiying owner on application)
Ę	Autocad DWG file of plat
3	Letter of Authorization from the owner, if applicable Proof of authority of person signing application on behalf of
ittec	partnership/corporation, if applicable
E	
	PLAT TO SHOW:
nts	✓ Metes and bounds
Requirements	 ✓ Lots numbered with dimensions and area of irregular lots noted ✓ Surrounding platted lots and/or lot lines for uplatted tracts
Ĭ.	✓ Name and address of owner, lienholder, developer, engineer and
Rec	surveyor shown along with signature lines
Ś	✓ North arrow, scale and vicinity map
Developer's	 Name & dimension of adjoining street ROWs (total width & width from centerline)
eve	Note: Though the existing a demitted for any limit of
	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
Ę	the original submittal to expedite the review process. Complying with the minimum
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
2	required during the review to properly complete the subdivision process. Any revisions would require resubmission of blueline copies prints and 8 ½" by 11" copies/legible
	copy of the plat, affected by changes.
e e	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
atn	application and have attached written evidence of such authorization.
Owner's Signature	Signature Date4/16/2019
r's	Print Name Tomas Cutions
wne	Print NameTomas Gutierrez
0	Owner Authorized Agent

Owner a

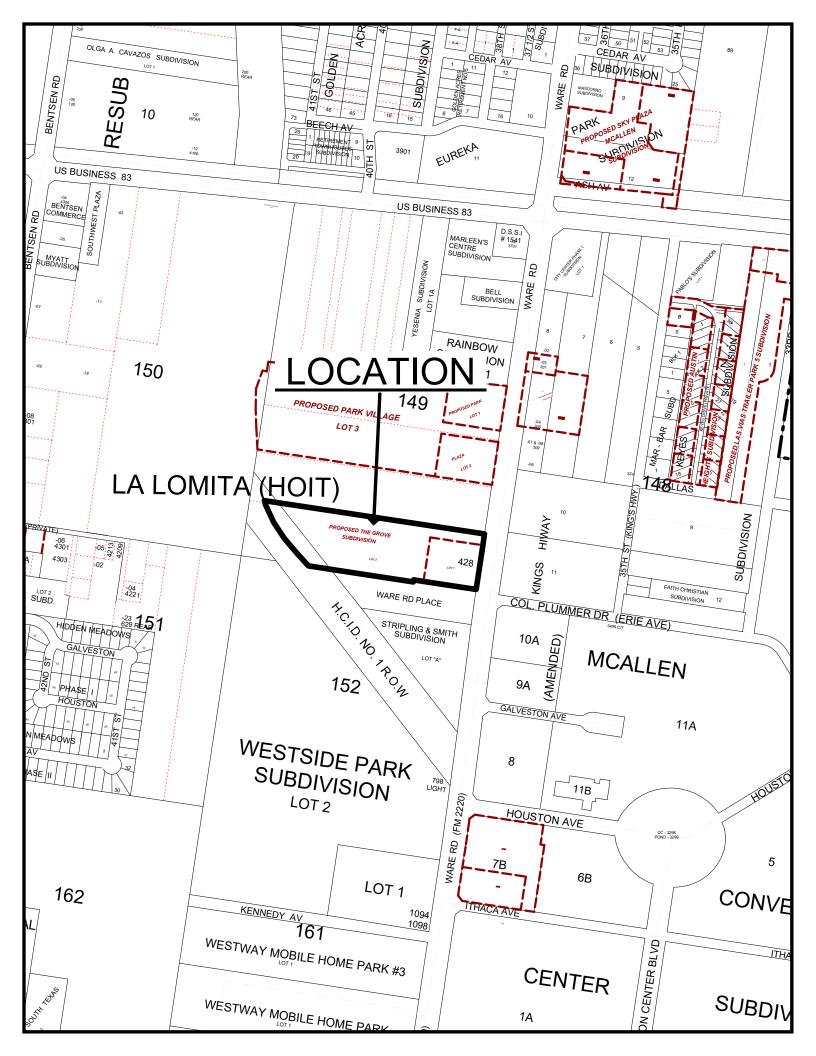
Title Report

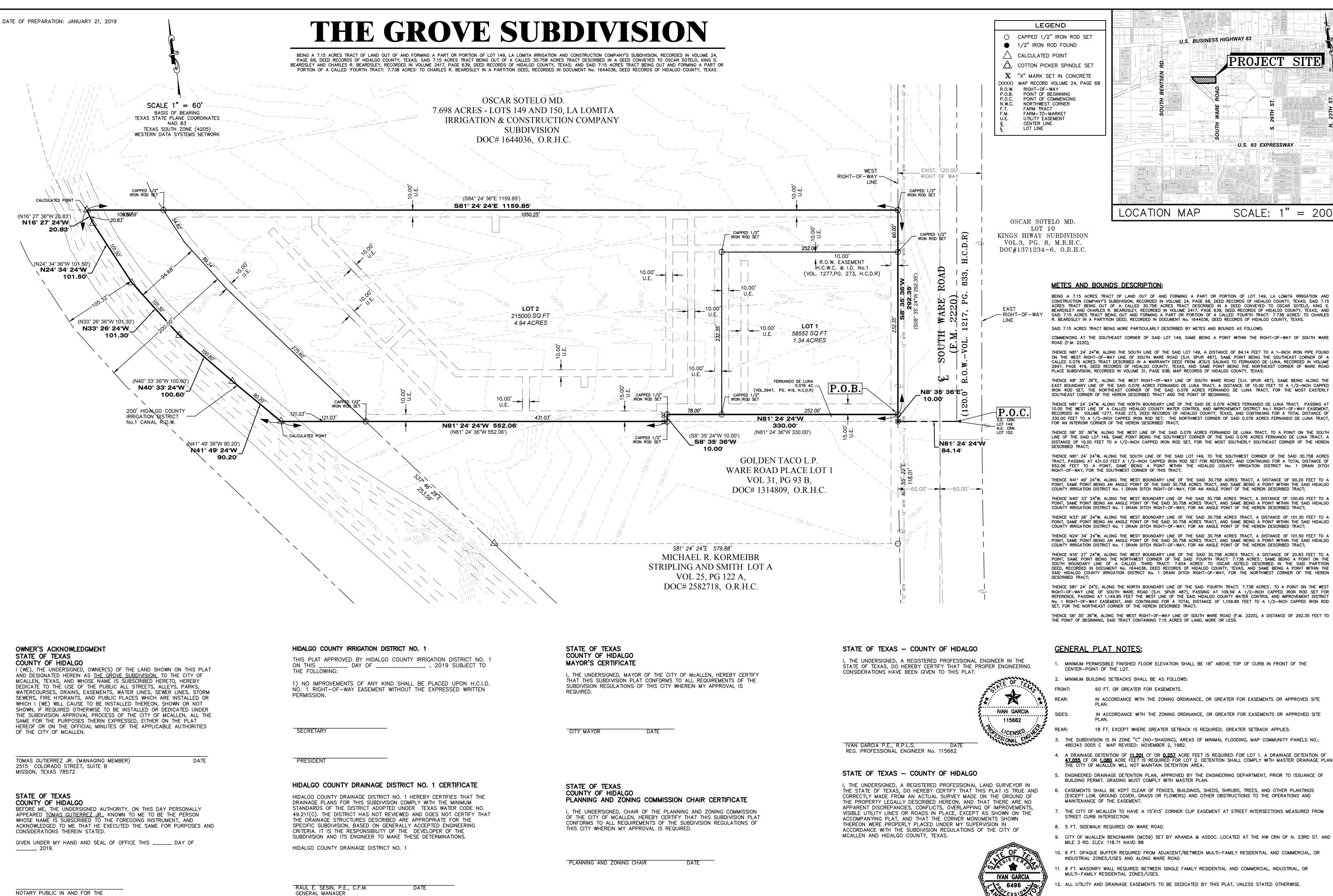
Proposed Plat Submittal

Authorized Agent

Rev 03/11

\$225 Preliminary Review Fee and \$75 Final Approval Fee





FILED FOR RECORD IN HIDALGO COUNTY

🗣 ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS

PRINCIPAL CONTACTS:

OWNER(S): TOMAS GUTIERREZ JR.

SURVEYOR: IVAN GARCIA

ENGINEER: IVAN GARCIA

MY COMMISSION EXPIRES _____

ADDRESS

MISSION, TX 78572

2515 COLORADO STREET, SUITE B

921 S. 10TH AVENUE

921 S. 10TH AVENUE

P.E. R.P.L.S.

PHONE & FAX

(956) 380-5152 (956) 380-5083

(956) 445-7631

EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

GENERAL PLAT NOTES:

- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- 2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
- 60 FT. OR GREATER FOR EASEMENTS.
- IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE
- IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE

U.S. BUSINESS HIGHWAY 83

U.S. 83 EXPRESSWAY

- 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- THE SUBDIVISION IS IN ZONE "C" (NO-SHADING), AREAS OF MINIMAL FLOODING, MAP COMMUNITY PANELS NO.:
- 4. A DRAINAGE DETENTION OF 11.201 CF OR 0.257 ACRE FEET IS REQUIRED FOR LOT 1. A DRAINAGE DETENTION OF 47.055 CF OR 1.080 ACRE FEET IS REQUIRED FOR LOT 2. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.
- 5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS
- 7. THE CITY OF MCALLEN TO HAVE A 15'X15' CORNER CLIP EASEMENT AT STREET INTERSECTIONS MEASURED FROM
- STREET CURB INTERSECTION.
- 8. 5 FT. SIDEWALK REQUIRED ON WARE ROAD. 9. CITY OF McALLEN BENCHMARK (MC59) SET BY ARANDA & ASSOC. LOCATED AT THE NW CRN OF N. 23RD ST. AND
- 10. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG WARE ROAD
- 11. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR
- MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

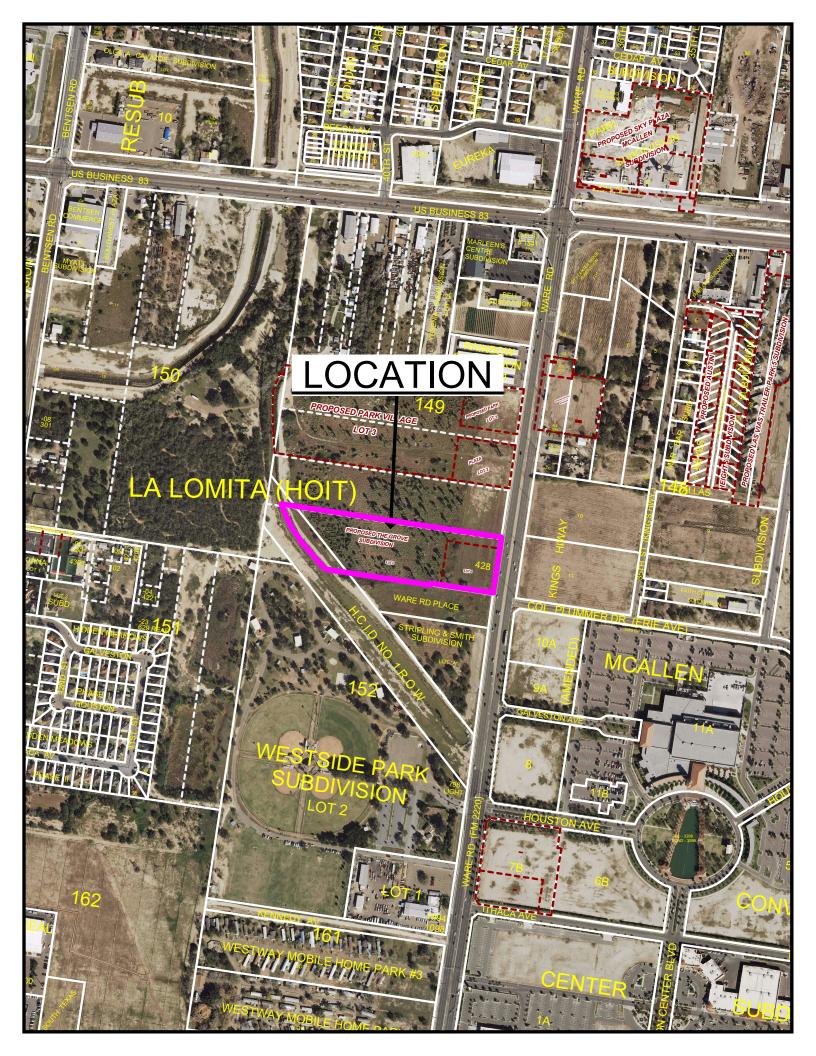
REG. PROFESSIONAL LAND SURVEYOR No. 6469 SURVEY FIRM No. 10194027

VAN GARCIA P.E. R.P.L.: VAN GARCIA P.E. R.P.L.S IVAN GARCIA P.E. R.P.L.S OSCAR ALARCON C

JANUARY, 2019

E III

S. EL)



07/02/2021 Page 1 of 2 SUB2021-0070



Reviewed On: 7/1/2021

Reviewed On: 7/1/2021	
SUBDIVISION NAME: THE GROVE	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
S. Ware Road: - 60 ft. from centerline for 120 ft. ROW Paving: by the state Curb & gutter: by the state	Applied
Collector Road (E/W): 80 ft. of ROW Paving: 52-65 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording ***Alignment of any applicable streets as shown on the Thoroughfare Plan will be finalized prior to final.	NA
* 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	Compliance
SETBACKS	
* Front: 60 ft. or in line with the existing average building setbacks, or easements or approved site plan, whichever is greater.	Compliance
* Rear: In accordance with the Zoning Ordinance, or greater for easements or approved site plan.	Compliance
* Sides: In accordance with the Zoning Ordinance, or greater for easements or approved site plan.	Compliance
* Corner: As proposed, not a corner lot.	NA
* Garage: 18 ft. except where setback is required, greater setback applies. **Please revise plat note #2	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on South Ware Road. **Please revise plat note prior to final.	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 South Ware Road.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along.	TBD
* Site plan must be approved by the Planning Department and other development departments prior to building permit issuance.	Applied

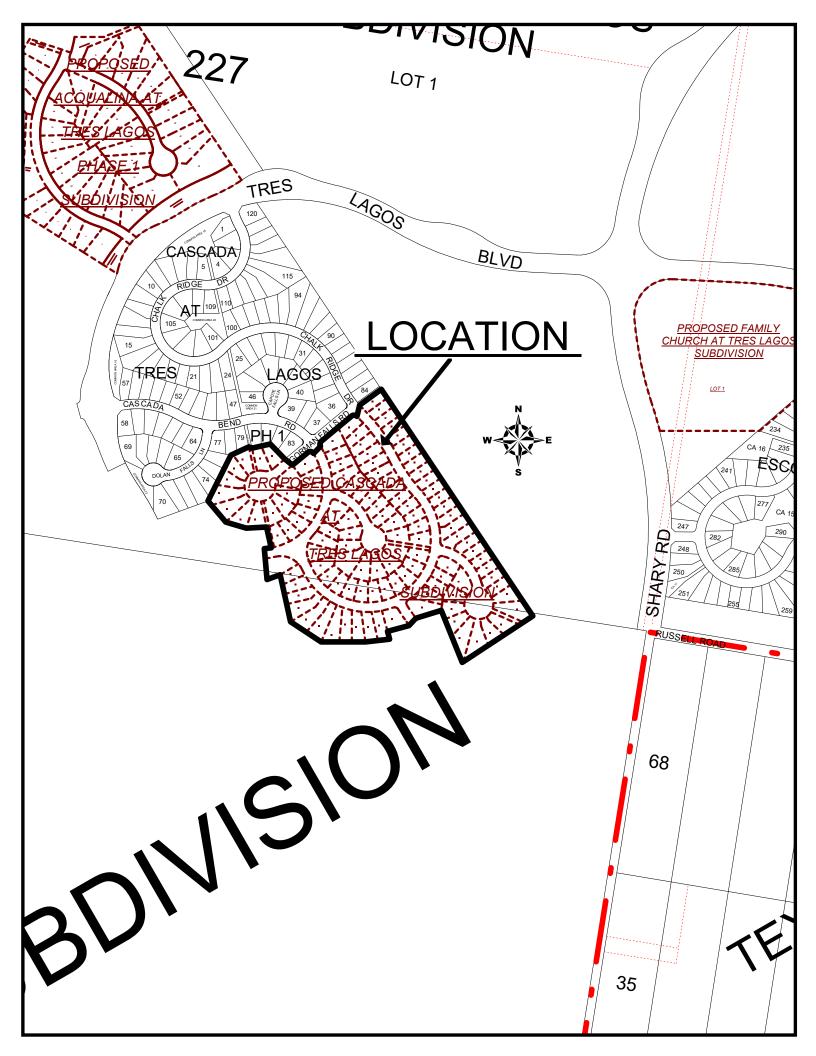
07/02/2021 Page 2 of 2 SUB2021-0070

1 age 2 01 2	30B2021-0070
* Common Areas, Private Drives/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.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions	TBD
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	Applied
LOT REQUIREMENTS	
* Lots fronting public streets.	Applied
* Minimum lot width and lot area.	Compliance
ZONING/CUP	
* Existing: C-3 and R-3A Proposed: C-3 and R-3A	Compliance
* Rezoning Needed Before Final Approval. **Rezoning from C-3 to R-3A was approved by P&Z Board on August 16, 2019 and City Commission on August 26, 2019.	Completed
PARKS	
* Land dedication in lieu of fee **Park Land Dedication Advisory Board reviewed a variance of fees in lieu of land on November 13, 2019 to pay 50% prior to recording and the remaining 50% of the fees are to be paid during building permit application process as approved by City Commission on November 25, 2019.	Applied
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording x 139 units = \$97,300 due **Park Land Dedication Advisory Board reviewed a variance of fees in lieu of land on November 13, 2019 to pay 50% prior to recording and the remaining 50% of the fees are to be paid during building permit application process as approved by City Commission on November 25, 2019	Required
* Pending review by the Parkland Dedication Advisory Board and CC. **Park Land Dedication Advisory Board reviewed a variance of fees in lieu of land on November 13, 2019 to pay 50% prior to recording and the remaining 50% of the fees are to be paid during building permit application process as approved by City Commission on November 25, 2019	Applied
TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat. Per Traffic Department, Trip Generation and TIA have been approved.	Completed
* Traffic Impact Analysis (TIA) required prior to final plat. Per Traffic Department, TIA has been approved.	Completed
COMMENTS	
Comments: Must comply with City's Access Management Policy. **Planning and Zoning Commission approved the subdivision in preliminary form, with conditions, at the meeting of May 21, 2019. ***Preliminary approval has expired, pending review by the Board.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied

City of McAllen Planning Department **APPLICATION FOR**

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

SUBDIVISION PLAT REVIEW		
Project Description	Subdivision Name (ASCACA ATTES LAMB PN I Location Adjacent to CASCACA ATTES LAMB PN I City Address or Block Number NONE ATTES LAMB PN I Number of lots IS Gross acres 27.970 Net acres 27.970 Existing Zoning R1 Proposed R1 Rezoning Applied For Ares No Date Existing Land Use VACAM Proposed Land Use (18) Cell Marrigation District # M. T.D. Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due Parcel No. 130955 Tax Dept. Review Legal Description Approximately Agricultural Tax Exempt Yes No Review Legal Description Approximately Agricultural Replat Yes No Review Legal Description Approximately Agricultural Yes No Review Legal Description Approximat	
Owner	Name Rhods Development, Inc. Phone 9570) 287-2810 Address 200 S. 10th St., Ste. 1700 City McAllen State To Zip 78501 E-mail NiCKOM rhods. com	
Developer	Name Rindos Development, TM. Phone (95%) 287-2800 Address 700 S. 10th St. Ste. 1700 City McAllen State Tx Zip 78501 Contact Person Nick Rhods - President E-mail Nick Dimi Modes. com	
Engineer	Name Melcen & Hunt, JMC. Phone (986) 381-0981 Address 115 W. MC Interest: City Palmburg State Tx Zip 785A1 Contact Person Fred L. Kurth E-mail Fruth & Melden and Nunt, Com	
Surveyor	Name Meldene Hunt, Inc. Phone (986) 381-0981 Address 115 W. Mc Inture St. City Edinburg State Tx zip 7854/1 FEB 26 2021	



CASCADA AT TRES LAGOS PHASE II SUBDIVISION

METES AND BOUNDS DESCRIPTION 27.970 ACRES OUT OF SECTIONS 227 & 230, TEXAS-MEXICAN RAILWAY COMPANY SURVEY VOLUME 4, PAGES 142-143, H.C.D.R., CITY OF McALLEN, HIDALGO COUNTY, TEXAS 07/01/2021 Page 1 of 2 SUB2021-0072



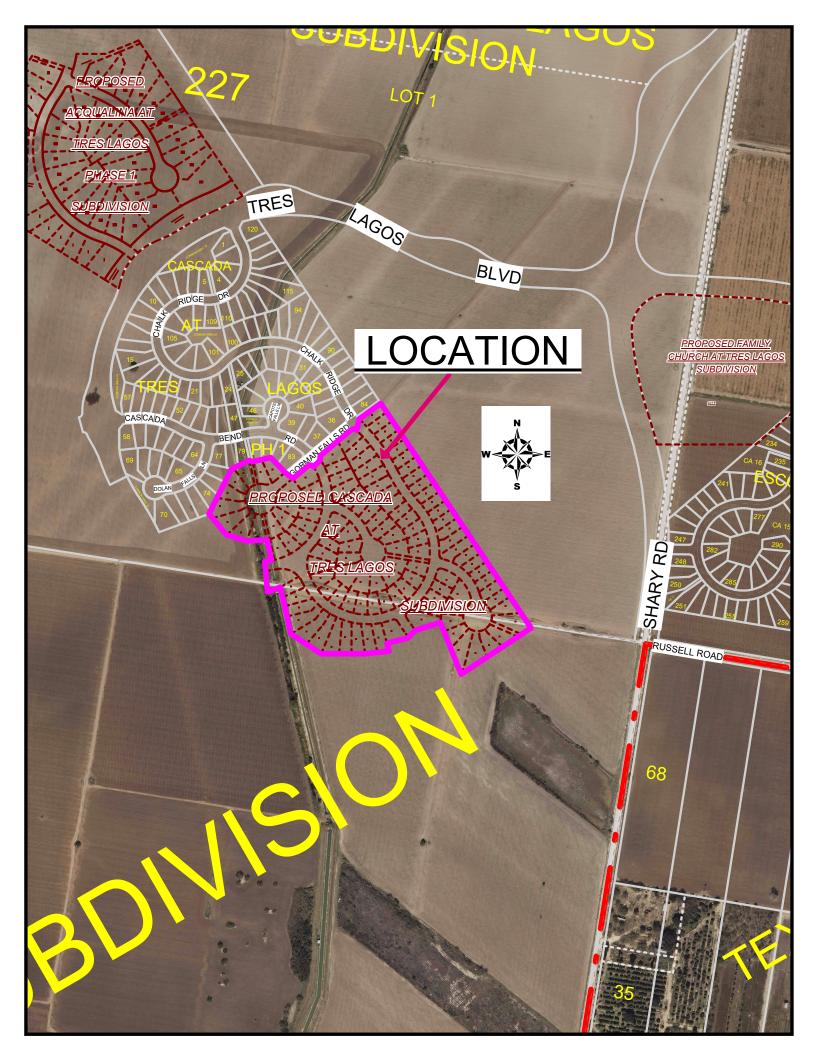
City of McAllen SUBDIVISION PLAT REVIEW

Reviewed On: 6/29/2021

Reviewed On: 6/29/2021	
SUBDIVISION NAME: CASCADA AT TRES LAGOS PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Interior streets (Chalk Ridge Dr. and Cascada Bend Road): 50 ft. ROW Paving: min. 32 ft. Curb & gutter: both sides **Money must be escrowed if improvements are not built prior to recording **Subdivision Ordinance: Sec. 134-105	Applied
9 Mile Road: 100 ft. ROW Paving: 65 ft. Curb & gutter: both sides **Show document number for abandoned ROW for 9 Mile Road on plat prior to recording ***Subdivision ordinance: Sec. 134-105	Required
* 800 ft. Block Length: Common areas and access walks/drives provided per agreement. **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac: Cul-de-sac street length does not apply provided that the development uses the "coving method" and emergency access walks/drives are provided, per agreement. **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-105	NA
SETBACKS	
* Front: 20 ft. minimum or greater for easements *Zoning Ordinance: Section 138-356	Applied
* Rear: 11 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior sides: 5 ft. or greater for easements * Zoning ordinance: Section 138-356	Applied
* Side corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on *City Ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement filed with City.	NA
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses *Landscaping Ordinance: Section 110-46	Applied

07/01/2021 Page 2 of 2 SUB2021-0072

07/01/2021	Page 2 of 2	SUB2021-0072
multi-family resid	all required between single family residential and commercial, industrial, or ential zones/uses rdinance: Section 110-46	Applied
*Perimeter buffer	s must be built at time of Subdivision Improvements.	Required
NOTES		
* No curb cut, acc	cess, or lot frontage permitted along	NA
* Site plan must to building permit is:	be approved by the Planning and other Development Departments prior to suance.	Applied
the City of McAlle Landscaping Ord	, private services drives, etc. must be maintained by the lot owners and not en linance: Section 110-72 dinance: Section 134-168	Applied
* Common areas setbacks, landsca	for commercial developments provide for common parking, access, aping, etc.	NA
City of McAllen sl requirements per	neowner's Association/Owner, their successors and assignees, and not the hall be responsible for compliance of installation and maintenance and other section 134-168 of the Subdivision Ordinance, including but not limited to and its private streets.	Applied
	association Covenants must be recorded and submitted with document at, prior to recording.	Required
LOT REQUIREMENT	rs	
* Lots fronting pu *Zoning Ordinand		Applied
* Minimum lot wid	dth and lot area	Compliance
ZONING/CUP		
* Existing: R-1 Pr **Zoning Ordinan	roposed: R-1 nce: Section 138-176	Applied
	ed Before Final Approval ce: Section 138-176	NA
PARKS		
* Land dedication	n in lieu of fee.	Completed
* Park Fee of \$70	00 per dwelling unit/lot to be paid prior to recording	NA
* Pending review	by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC		
* Trip Generation	approved per Traffic Department.	Completed
* Trips from Traff Department.	ic Impact Analysis (TIA) submitted in 2016 have been honored, per Traffic	Completed
COMMENTS		
Comments: Abandonment do	cument number needs to be referenced on plat prior to recording	Applied
RECOMMENDATION	V	
Recommendation FORM.	n: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL	Applied

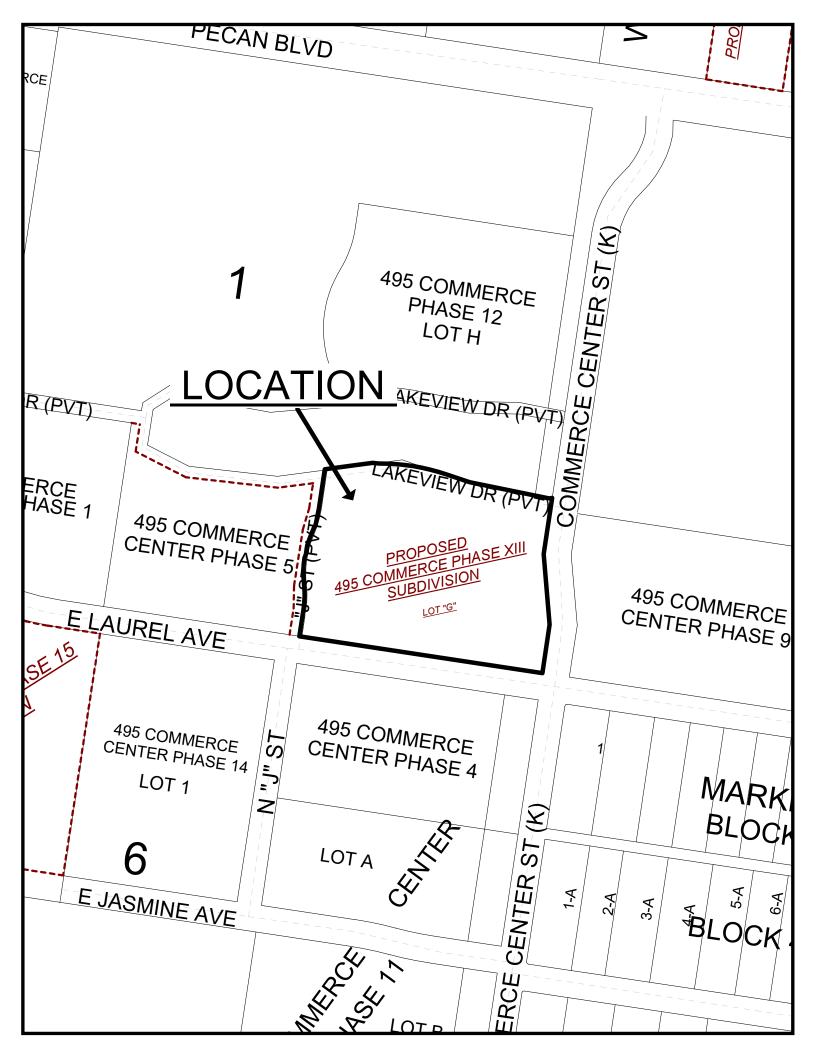


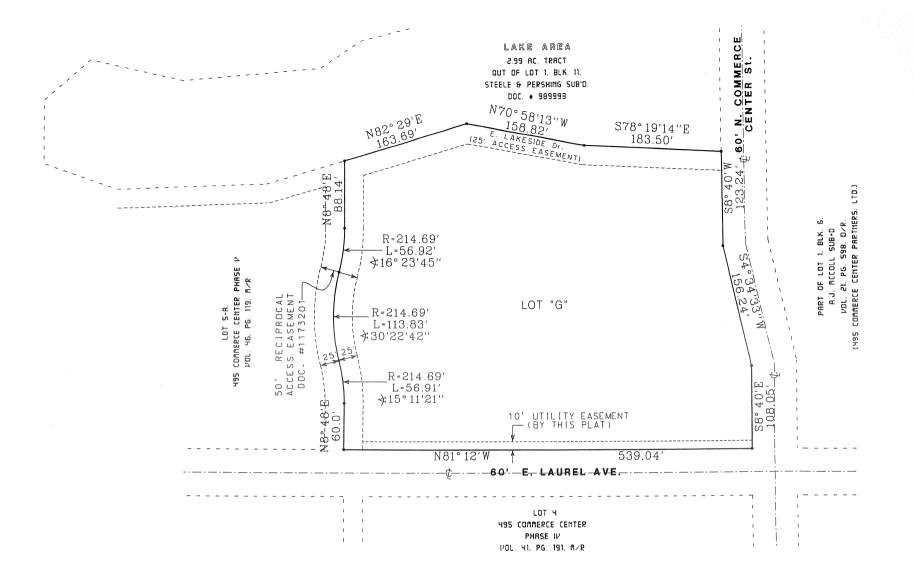
SUB2020-0003

City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name 495 Commerce Center Phase XIII Location NW corner of E. Laurel Avenue and N. Commerce Center Street City Address or Block Number // O/ E. LAURE LA VE Number of lots 1 Gross acres 4.76 Net acres 4.76 Existing Zoning C-3 Proposed C-3 Rezoning Applied For Yes No Date Existing Land Use vacant Proposed Land Use commercial Irrigation District #2 Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due Parcel No. Signo On Commercial Review Legal Description 4.76 acres out of Lot 1, Block 11, Steele & Pershing Subdivision, and Lot 1, Block 6, A.J. McColl Subdivision
Owner	Name 495 Lakeview Properties, Ltd. Phone 956-630-9400 Address 900 E. Lakeview Drive City McAllen State TX Zip 78501 E-mail michaelr@rioco.com
Developer	Name same as Owner Phone Phone City State Zip E-mail michaelr@rioco.com
Engineer	Name Spoor Engineering Consultants, Inc. Phone 956-683-1000 Address 202 So. 4th Street City McAllen State TX Zip 78501 Contact Person Steve Spoor, P.E. E-mail SEC@SpoorEng.com
Surveyor	Name Pena Engineering Phone 956-682-8812 Address 1001 Whitewing Avenue City McAllen State TX Zip 78501





MAP OF 495 COMMERCE CENTER PHASE XIII

MCALLEN,

TEXAS

BEING A SUBDIVISION OF A 4.76 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 11, STEELE AND PERSHING SUBDIVISION, OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 1, BLOCK 6, A.J. McCOLL SUBDIVISION, OF PORCION 68, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS.

RECEIVED

By Nikki Marie Cavazos at 11:20 am, Jan 02, 2020

RECEIVED VIA EMAIL 12/30/2019 AST 9:24 AM

07/02/2021 Page 1 of 2 SUB2021-0051



City of McAllen

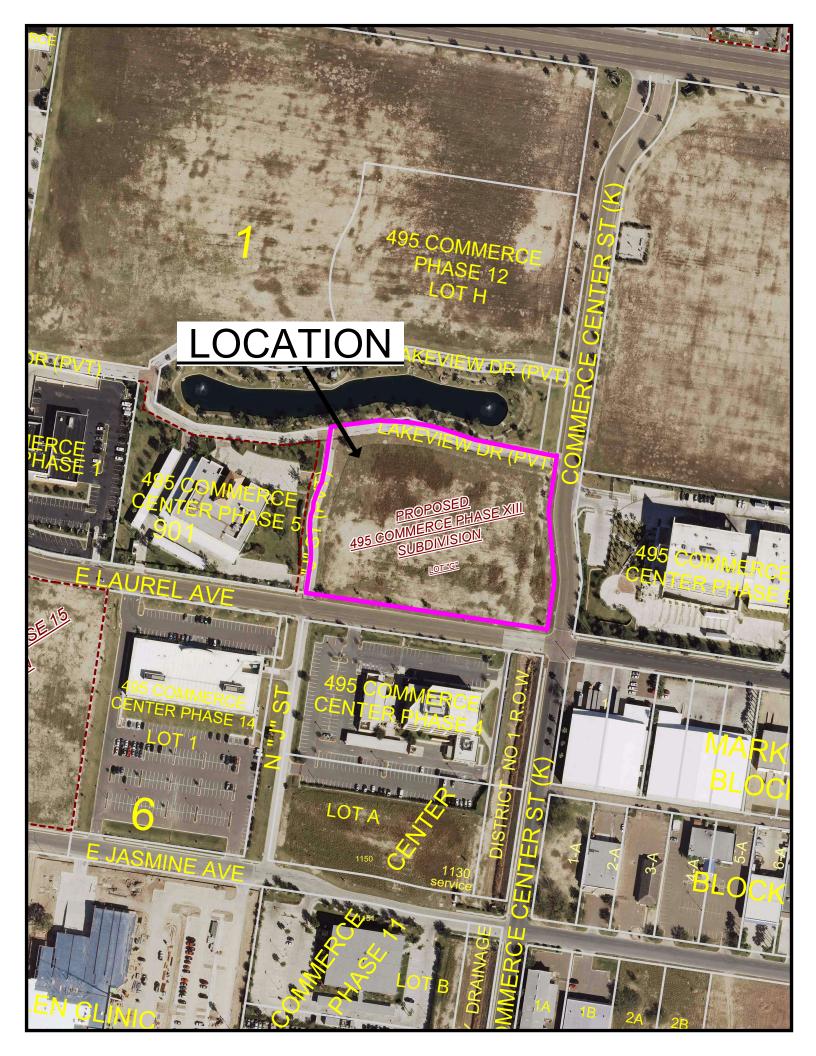
SUBDIVISION PLAT REVIEW

Reviewed On: 7/1/2021

SUBDIVISION NAME: 495 COMMERCE CENTER PHASE XIII	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
E. Laurel Avenue: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides	Applied
N. Commerce Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides	Applied
N. J. Street: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides	Applied
E. Lakeside Drive: 25 ft. required for 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides	Applied
* 800 ft. Block Length	Applied
* 600 ft. Maximum Cul-de-Sac	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Plat note required indicating service drive will be reviewed once site plan is submitted	Required
SETBACKS	
* Front: E. Laurel Avenue 30 ft., except 10 ft. for unenclosed carport.	Compliance
* Rear: In accordance with Zoning Ordinance or greater for easements	Compliance
* Sides: In accordance with Zoning Ordinance or greater for easements	Compliance
* Corner: In accordance with Zoning Ordinance or greater for easements	Compliance
* Garage	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on E. Laurel Avenue, N. Commerce Center Street and all interior streets	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along	NA
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required

07/02/2021 Page 2 of 2 SUB2021-0051

g	
* Common areas, private service drives and access easements must be maintained by the lot owners and not the City of McAllen	Required
* Common areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets.	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording.	NA
LOT REQUIREMENTS	
* Lots fronting public streets	Compliance
* Minimum lot width and lot area	Compliance
ZONING/CUP	
* Existing: C-3 Proposed: C-3	Compliance
* Rezoning Needed Before Final Approval	NA
PARKS	
* Land dedication in lieu of fee	NA
* Park Fee of \$700 per dwelling unit/lot 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.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied
COMMENTS	
Comments: Must comply with City's Access Management Policy	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied



Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: June 28, 2021

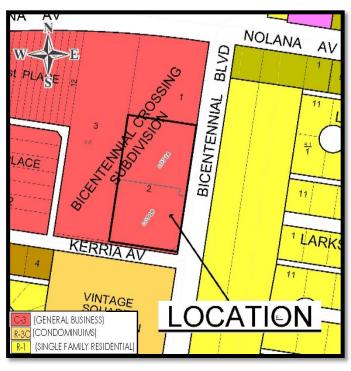
SUBJECT: REVISED SITE PLAN APPROVAL FOR LOT 2, BICENTENNIAL CROSSING

SUBDIVISION, HIDALGO COUNTY, TEXAS; 3601 N. BICENTENNIAL BLVD.

(SPR2021-0026)

LOCATION: The subject property is located at the northwest corner of Kerria Ave. and N. Bicentennial Blvd., and is zoned C-3 (general business) District. The adjacent zoning is C-3 District to the north and west, R-1 (single family residential) district to the east, and R-3C (multifamily condominiums) District to the south. Surrounding land uses include commercial retail, restaurants, and offices. Bicentennial Crossing Subdivision was recorded on September 23, 2014 and has a note indicating a Site Plan must be approved by the Planning and Zoning Commission prior to building permit issuance.

PROPOSAL: The applicant is proposing construct two restaurant buildings, which one will be a coffee shop.



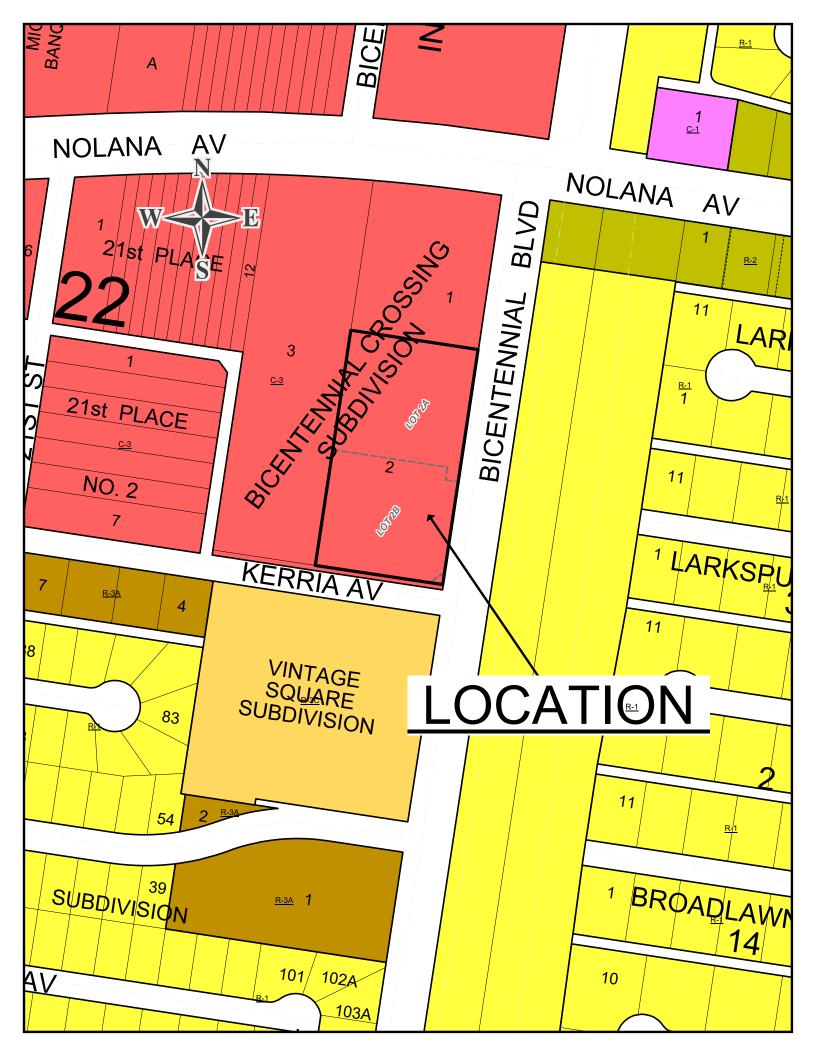


ANALYSIS: The applicant is proposing to construct two restaurants; one at 2,240 sq. ft. building for a coffee shop and a 2,688 sq. ft. building for a restaurant. Based on 4,928 sq. ft. of restaurant use, 50 parking spaces are required and 61 parking spaces are provided on site. Three of the provided parking spaces must be accessible, one which must be van accessible with an 8 ft. wide aisle. Access proposed from existing curb cut along N. Bicentennial Blvd., Kerria Ave., and Nolana Ave. Required landscaping is 5,748 sq. ft. with trees required as follows: 18 -2 ½" caliper trees, or 9 -4" caliper trees, or 105 -6" caliper trees, or 6 palm trees (not to exceed 80%). A minimum 10 ft. wide landscape strip is required inside the property line along N. Bicentennial Blvd. and Kerria Ave. Fifty percent of the landscaping must be visible in front areas, and each parking space must be within 100 ft. of a landscaped area with a tree, as required by ordinance. Existing sidewalk along N. Bicentennial Blvd., Nolana Ave., and Kerria Ave. No structures are permitted over easements. All setbacks will comply with the plat note requirements and the zoning ordinance.

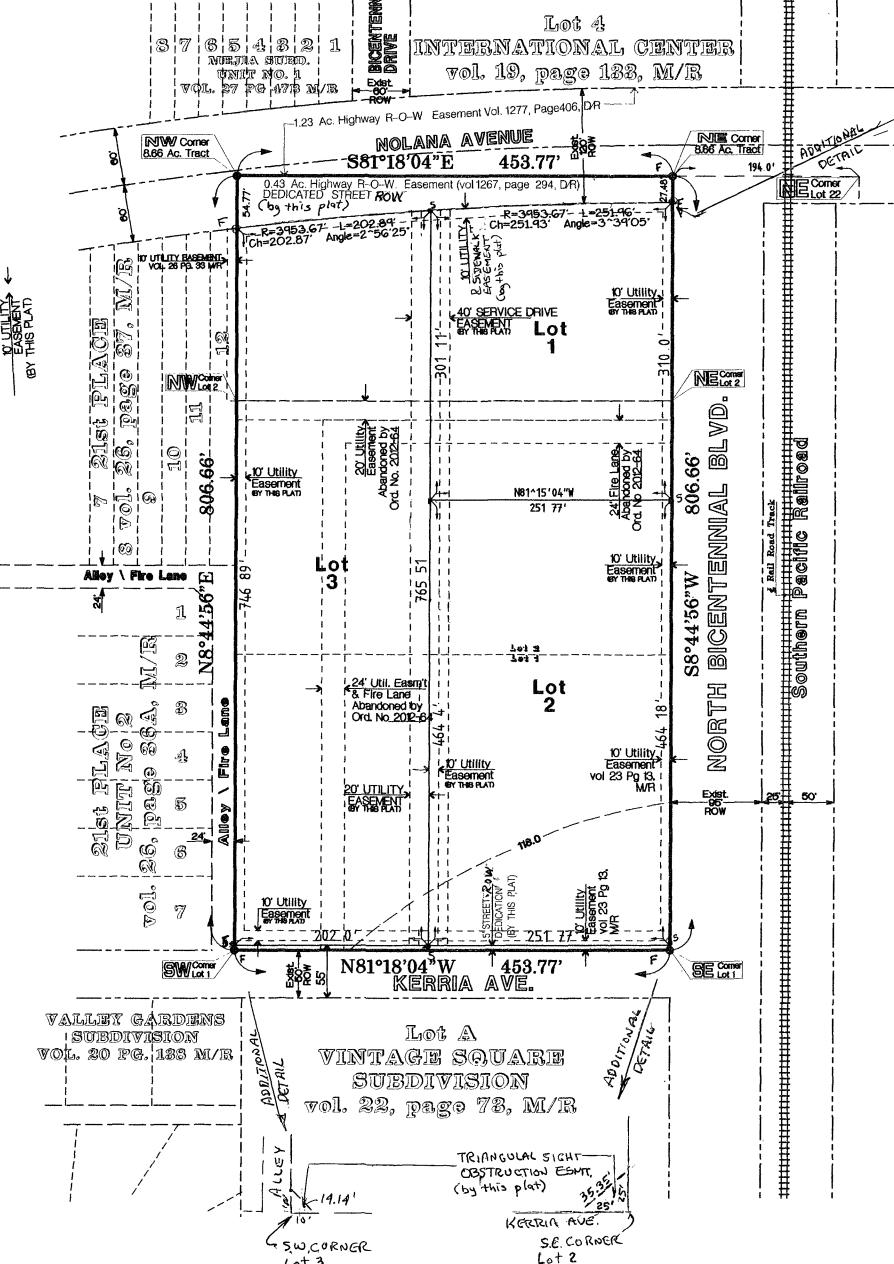
The Building Permit Site Plan must comply with requirements noted on the Development Team Review sheet. Engineered detention plan must be provided at the time of building permit.

RECOMMENDATION:

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







METES & BOUNDS

AN 8.40 ACRE TRACT OF LAND OF LOTS 1 AND 2, BICENTENNIAL SQUARE, CITY OF McALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 23, PAGE 13. MAP RECORDS, AND A 2.445 ACRE TRACT OF LAND OUT OF LOT 22, BLOCK 1, LANDS OF C.E. HAMMOND, OF PORCIONES 61, 62, 63, AND 64, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 21, PAGE 599, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the North line of Lot 22, North 81 Deg. 18 Min. 04 Sec. West, 194.0 feet from the Northeast corner of Lot 22, for the Northeast corner of the following described tract of land; said point being in Nolana Ave.;

THENCE, with the West line of North Bicentennial Boulevard, and its projection, South 08 Deg. 44 Min. 56 Sec. West, at 27.48 feet pass the South line of Nolana Loop, at 234.72 feet pass the Northeast corner of Lot 2, and at 806.66 feet the Southeast corner of Lot 1, for the Southeast corner hereof; said point being on the North line of Kerria Avenue;

THENCE, with the South line of said Lot 1, and the North line of Kerria Avenue, North 81 Deg. 18 Min. 04 Sec. West, 453.77 feet to the Southwest corner of Lot 1, for the Southwest corner hereof;

THENCE, with the West line of Lots 1 and 2, and their projection, North 08 Deg. 44 Min. 56 Sec. East, at 571.94 feet pass the Northwest corner of Lot 2, at 751.89 feet pass the South line of Nolana Ave., and at 806.66 feet a point on the North line of Lot 22, for the Northwest corner hereof:

THENCE, with the North line of Lot 22, in Nolana Ave., South 81 Deg. 18 Min. 04 Sec. East, 453.77 feet to the POINT OF BEGINNING. Containing 8.40 acres of land, more or less, of which 0.38 acre lies in Nolana Ave. along the North side of this tract.

OBSTRUCTION ESMI (by this plat)



1"=100"

STATE OF TEXAS COUNTY OF HIDALGO I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BICENTENNIAL CROSSING SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

STATE OF TEXAS COUNTY OF HIDALGO

NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grent Baldree KNOWN TO ME TO BETHE PERSON WHOSE NAME IS

SUBSCRIBED TO THE FOREGOING. THIS THE 24th DAY OF JULY Votucia P. Larcia

PATRICIA P GARCIA My Commission Expires August 22, 2016

BICENTENNIAL Descoul

BEING A SUBDIVISION OF LOTS 1 and 2, BICENTENNIAL SQUARE, City of McAllen, Hidalgo County, Texas recorded in Vol. 23, Page 13, Map Records, AND

> A 2.445 Ac. TRACT OF LAND Out of Lot 22, Block 1, Lands of C.E. Hammond, Hidalgo County, Texas, recorded in

vol. 21, page 599, Deed Records Hidalgo County, Texas. Containing 8.40 Ac. of Land, more or less.

. अधिक दिन म Spoor Engineering Consultants. FIRM * F-6003 Consulting Engineers - Civil Land Planning 202 South 4th. Street McALLEN, TEXAS 7850 TEL. (956) 683-1000 FAX (956) 683-1002 spooreng@sbcglobal.net

BASIS OF BEARING - SOUTH LINE LOT 2, BRENTENNIAL SOUARE - VOL. 23, PG. 13, M/R.

MONUMENT LEGEND F - FOOND 1/2" STEEL ROD

· S - SET 1/2" STEEL ROD WITH CAP

STATE OF TEXAS: COUNTY OF HIDALGO:

STATE OF TEXAS:

COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

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

> Bicentennial Crossing, Ltd. aTexas Limited Partnership

By: Boulevard Development Company, LC its General Partner By: Larry Fallek, Manager

43l6 N. IOth Street McAllen, Texas, 78504

SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25° DAY OF 3u , 2014

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREST CERTIFY THAT THIS SUBDIVISION PLAY CONFORMS TO ALL

REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED. 9.16.14

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

PAULOTRENAMI

PABLO (PAUL) PENA III REGISTERED PROFESSIONAL LAND SURVEYOR 1001 WHITEWING AVE. 956-682-8812 McALLEN, TEXAS 78501

7-22-14

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS

STATE OF TEXAS: COUNTY OF HIDALGO:

STATE OF TEXAS:

COUNTY OF HIDALGO:

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

STEPTIEN SPOON 56752

SPOUR ENGINEERING CONSULTANTS, INC. Registration # F-6003

REGISTERED PROFESSIONAL ENGINEER P. E. REGISTRATION No. 56752

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. I



1.) MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS: A. NOLANA AVE. - 60 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

B. N. BICENTENNIAL BLVD. - 75 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

C. KERRIA AVE. - 30 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

D. REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS E. INTERIOR SIDES - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

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

3.) THIS PROPERTY FALLS IN ZONE 'B' OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982. ZONE B IS AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND SOO YEAR FLOOD 4.) A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

5.) STORM WATER DETENTION OF 2.06 AC-FT IS REQUIRED, LOT ! -0.33 Mc Ct : Lot 2-0.79 AC-Ft; Lot 3-0.94 Ac-Ft.

6.) AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

7.) 4' SIDEWALK REQUIRED ALONG N. BICENTENNIAL BLVD., NOLANA AVE. AND KERRIA AVE.

8. BENCHMARK.- STATION NAME: MC* 59 SET BY ARANDA & ASSOCIATES, LOCATED AT 23rd AND MILE 3. ELEV.- 118.71

9. SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE

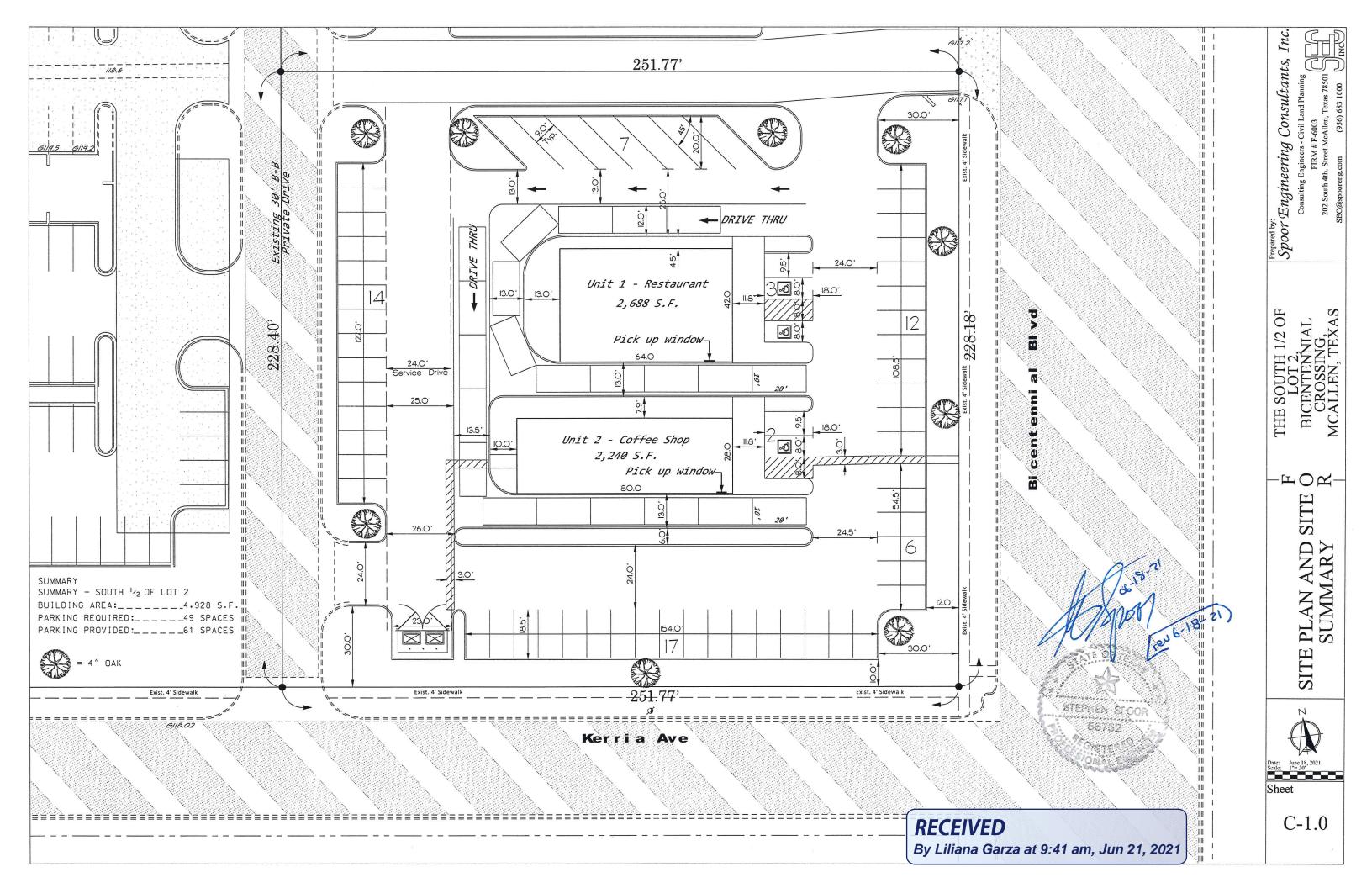
12.48 FT WIDE SERVICE DRIVE EASEMENT IS FOR THE BENEFIT CETHE LOT OWNERS AND SHALL BE MAINTAINED BY THE LOT QUINCERS AND NOT THE CITY OF MCALLEN.

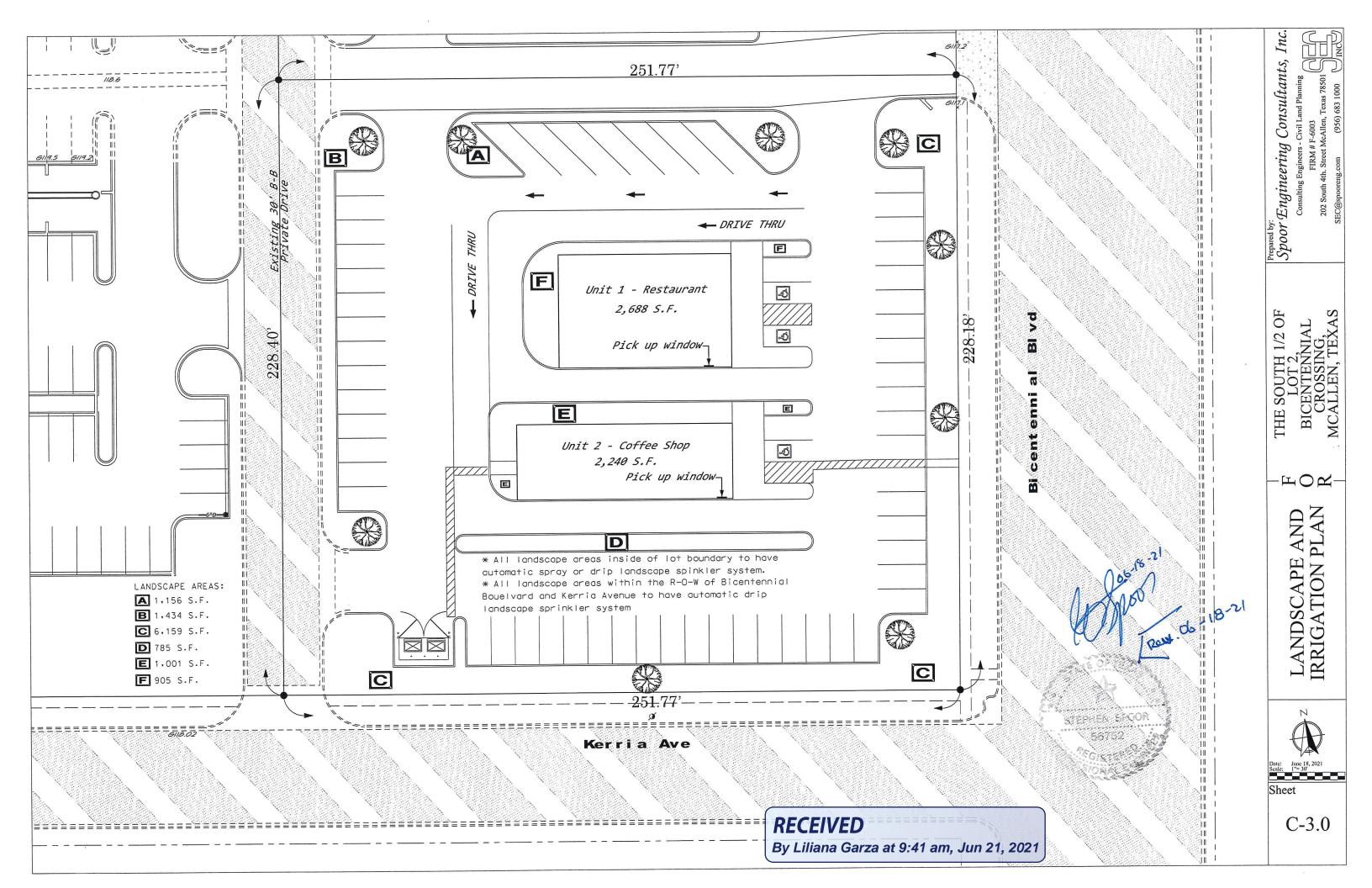
11. A 25 X 25' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTRESECTIONS AND A 10' X LO' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALLEY/STREET INTERSECTIONS.



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

AT 11:27 AM/PM INSTRUMENT NUMBER 25502.48 CFTHE MAP ECCERDS OF HIPALGOCOUNTY; TEXAS





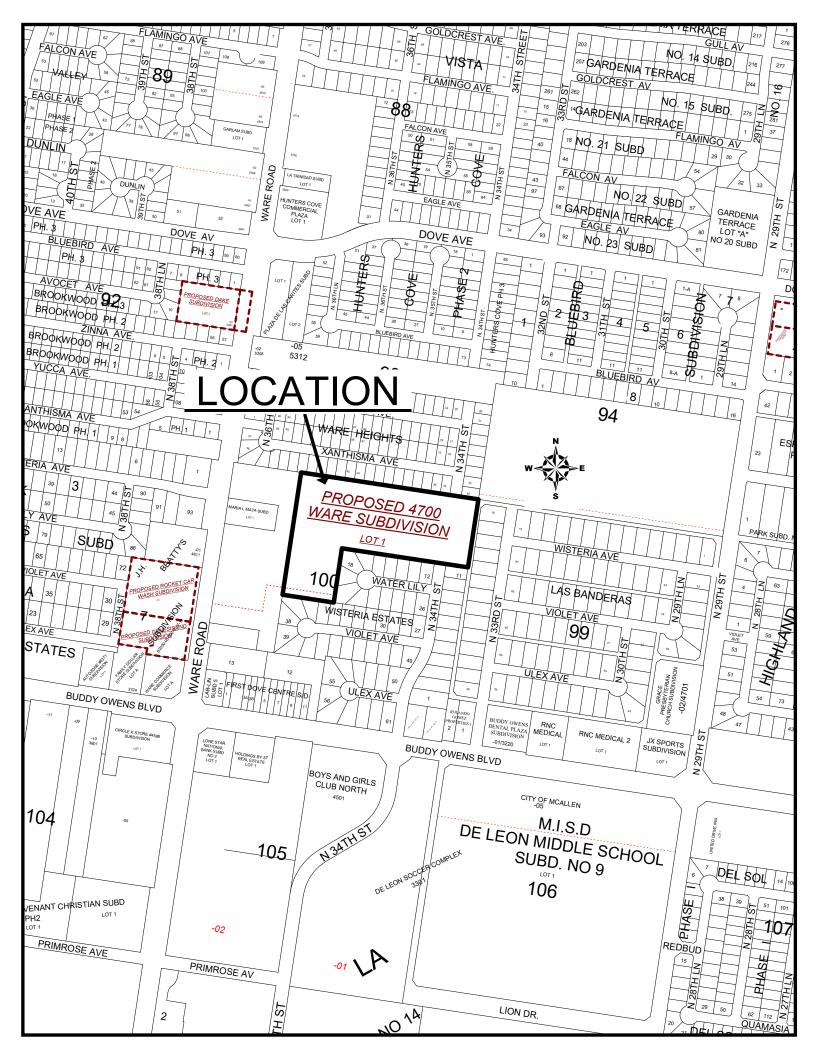




311 North 15th Street McAllen, TX 78501 P. O. Box 220 McAllen, TX 78505-0220 (956) 681-1250 (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW	
er Project Description	Subdivision Name 4700 WWN, SWALIND Location EOSt STO. If INTO, ROAC City Address or Block Number 4920 N. WWN, ROAC Number of lots Gross acres 9,333 Net acres 9,333 Existing Zoning AC4 Proposed R3A Rezoning Applied For Pes No Date 9 15/20 Existing Land Use AMM Proposed Land Use AMM Prigation District # Residential Replat Yes No Commercial Replat Yes No ETJ Yes No Agricultural Tax Exempt Yes No Estimated Rollback tax due Parcel No. 5 2661 210 763 Tax Dept. Review Legal Description 9.338 ACYES, MOYE OY 1655, OUT of Lot loo, La Lomita Tyriag fon & Comstr. Company Name R MNUS DINCOMENT, M.C. Phone 976 287-2801) Address 200 S-10th St., Ste. 1700
Owner	City MCALLEN State Tx zip 78501 E-mail Mike@mlrhodel. COM
Developer	Name KWals Dwlopment, JMC. Phone (156) 287:2800 Address 2005. 10th St., Ste. 170() City McAllel State Tx zip 78501 Contact Person Mike Rhodes E-mail mike@ Mrhodes com
Engineer	Name Melden & Hunt The Phone (956) 381-098] Address 115 W. Mc Intage St. City Edinburg State TX Zip. 7854 Contact Person Mario A. Renna V.E. E-mail Mario Melden and hunt. com
Surveyor	Name Melden & Hunt, Inc. Phone (956) 381-0981 Address 115 W. Mc Inture St. City Edinburg State TX Zip 7864 PR 19 2021

By CM



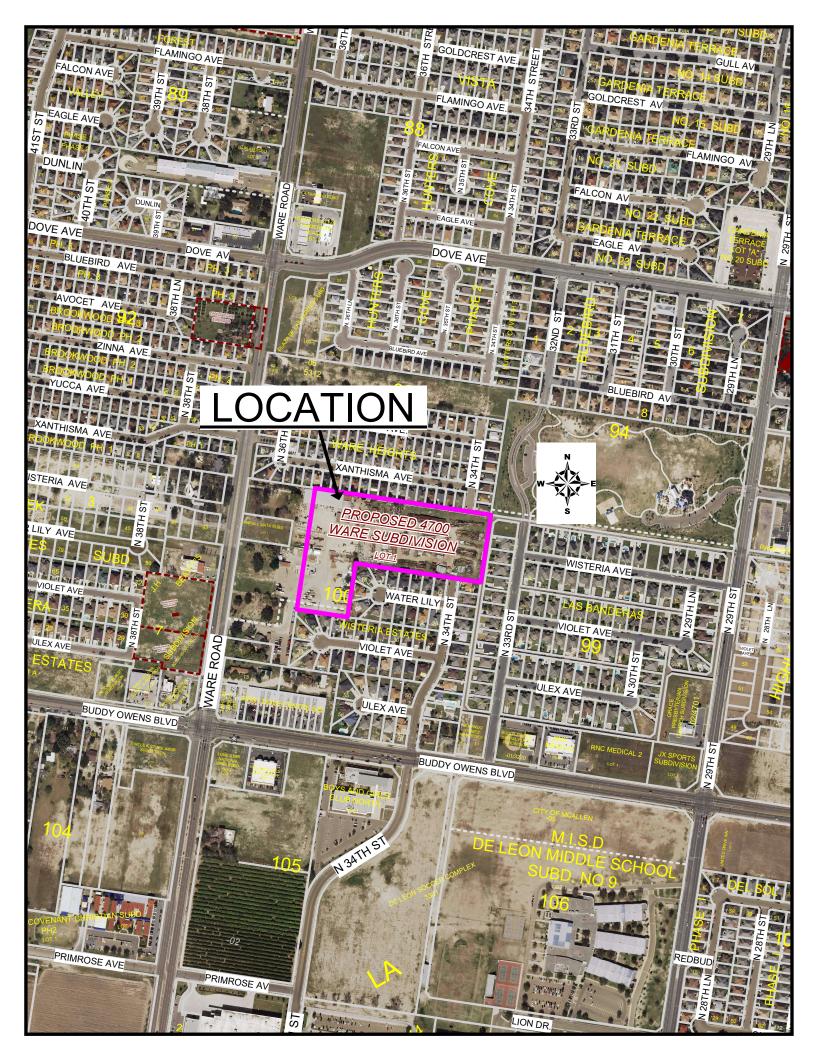


Reviewed On: 6/10/2021

SUBDIVISION NAME: 4700 WARE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Ware Road: 75 ft. from centerline for 150 ft. of total ROW Paving: by the state Curb & gutter: by the state **Please clarify if property will have access/frontage through North Ware Road prior to final to determine ROW dedication requirements, street paving requirements, paving improvements, etc.	TBD
COM Thoroughfare Plan North 34th Street: 60 ft. ROW Paving: 40 ft. Curb & gutter: Both sides **Monies must be escrowed if improvements are not built prior to recording. ***Street must be extended to connect north and south ends. Plat must be revised prior to final to comply with requirements. *Dead-end streets are not permitted. *****Engineer submitted a letter requesting a variance to not extend North 34th Street to connect the north and south ends. *****Subdivision Ordinance: Section 134-105	Non-compliance
Paving Curb & gutter * 800 ft. Block Length.	Applied NA
**Subdivision Ordinance: Section 134-118 * 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105 ALLEYS	NA
ROW: 20 ft. Paving: 16 ft. *Alley required for commercial properties. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 ft. or greater for easements or approver site plan. **Please clarify frontage prior to final. ****Setbacks are subject to change prior to final. **Zoning Ordinance: Section 138-356	TBD
 * Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Please clarify frontage prior to final. *****Setbacks will be established prior to final. **Zoning Ordinance: Section 138-356 	TBD
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Please clarify frontage prior to final. ****Setbacks will be established prior to final. **Zoning Ordinance: Section 138-356	TBD
* Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Please clarify frontage prior to final. ****Setbacks will be established prior to final. **Zoning Ordinance: Section 138-356	TBD

* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on both sides of North 34th Street. **Please revise plat note #7 as shown above. ***Please clarify if access on North Ware Road will be proposed prior to Final to determine sidewalk requirements. ****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along west property line, and others as needed prior to final. **Please revise plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses, and others as needed prior to final. **Please revise plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **City's Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Common Areas, private streets/drives, detention and common areas, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72	Applied
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets. **Plat must be revised to show extension of North 34th Street prior to final. ***Please clarify if access/frontage from North Ware Road is being proposed prior to final. **Zoning Ordinance: Section. 138-356	Non-compliance
ZONING/CUP	

* Existing: R-3A Proposed: R-3A **Rezoning to R-3A approved by Planning and Zoning Board at their P&Z meeting of November 3, 2020 and by City commission on November 9, 2020. **Zoning Ordinance: Article V	Complete
* Rezoning Needed Before Final Approval. **Rezoning to R-3A approved by Planning and Zoning Board at their P&Z meeting of November 3, 2020 and by City commission on November 9, 2020. **Zoning Ordinance: Article V	Completed
PARKS	
* Land dedication in lieu of fee. As per Parks Department, please clarify number units to determine if land dedication or fees will be required prior to recording.	TBD
* Park Fee of \$700 per dwelling unit to be paid prior to recording. As per Parks Department, please clarify number units to determine if land dedication or fees will be required prior to recording.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, please clarify number units to determine if land dedication or fees will be required prior to recording.	TBD
TRAFFIC	
* As per Traffic Department, Trip Generation approved, no TIA required.	Completed
* As per Traffic Department, Trip Generation approved, no TIA required.	N/A
COMMENTS	
Comments: Must comply with City's Access Management Policy **Clarify if access from North Ware Road is proposed. ***North 34th Street must be extended to connect north and south end; dead-end streets are not permitted. Please revise plat prior to final to comply with requirements. ****As per Fire Department, a second access might be required depending on the number of unit proposed. *****Please provide copy of Doc. 1190263 (37.5 ft. easement) along the north property line prior to final for staff to review. ******City Departments have reviewed proposed layout and recommend compliance with the required extension of North 34th Street.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITY AND DRAINAGE APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCE.	Applied





FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA • ROBERTO N. TAMEZ • MARIO A. REYNA • RUBEN JAMES DE JESUS

City of McAllen Planning Dept. Attn: Edgar Garcia, Planning Director 311 N. 15th St. McAllen, TX 78501

Re: 4700 Ware Road Subdivision – Variance Request to City of McAllen's Quarter Mile Collector

Dear Mr. Garcia:

On behalf of Rhodes Development, we respectfully request a variance to the City of McAllen's Quarter Mile Collector requirements. 4700 Ware Road Subdivision is requesting to not extend 34th St. to connect Ware Heights and Wisteria Estates. As part of the change of zone process the developer, project engineer, and Councilmen Joaquin "J.J." Zamora held a meeting with residents of the surrounding community to inform and get a consensus the proposed development. For the most part, the residents of the community did not express opposition to the proposed project but did request that 34th street not be extended due to concerns with traffic. The request by the residents is also in-line with intent of the project. We hope you and your board of directors will strongly consider the request for the continued safe growth of the City.

Your attention and consideration on this matter is greatly appreciated. If you have any questions or comments, please do not hesitate to contact our office. Thank you.

Respectfully,

Mario A. Reyna, P.E.

Vice-President

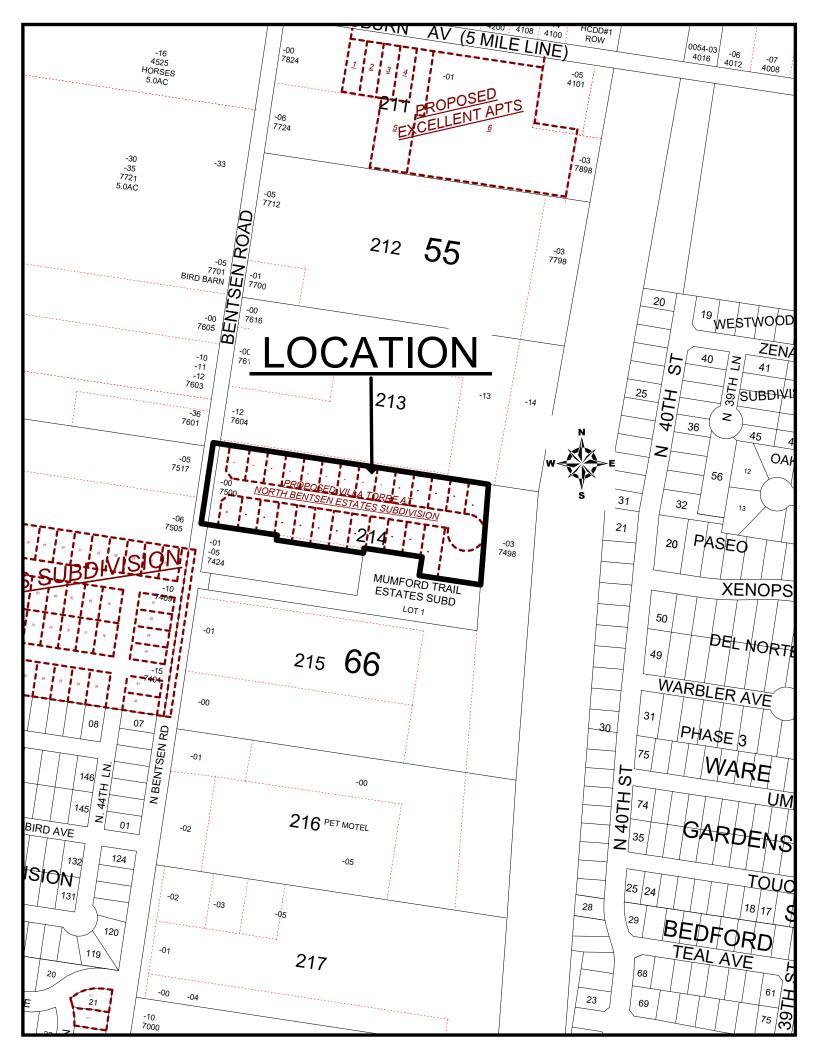
cc: Rhodes Development, Inc.

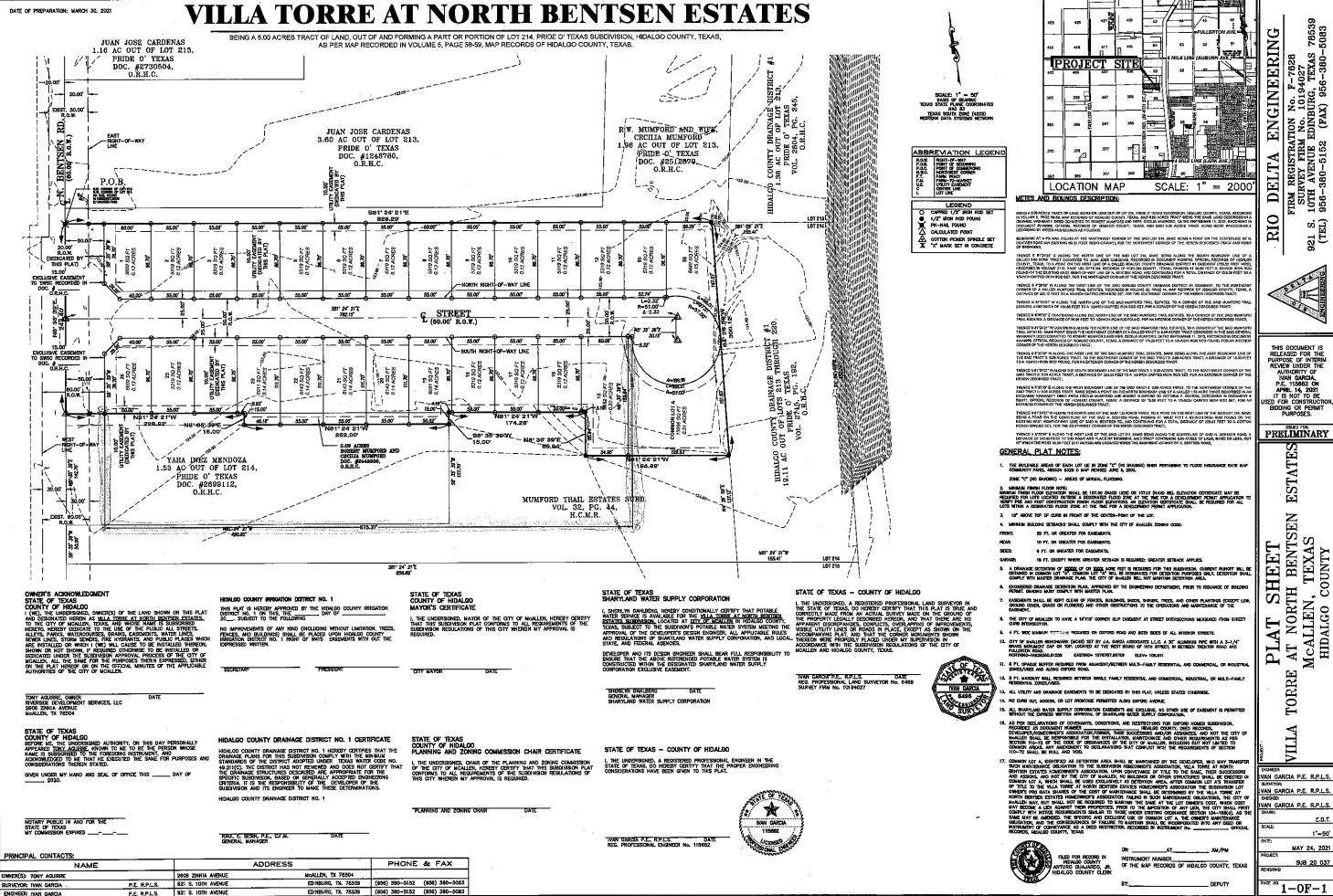
City of McAllen Planning Department APPLICATION FOR SUPPLICATION PLAT DEVI

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

SUBDIVISION PLAT REVI	$\mathbf{E}\mathbf{W}$
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Project Description	Subdivision Name VILLA TORRE AT NORTH BENTSEN ESTATES APPROX. 1400 FEET SOUTH OF THE INTERSECTION OF AUBURN AVENUE & BENTSEN ROAD ON THE Location EAST R.O.W. OF BENTSEN ROAD. City Address or Block Number 7500 N. BENTSEN PD. Number of lots 27 Gross acres 5.00 Net acres 4.83 Existing Zoning R-1 Proposed R-1 Rezoning Applied For Yes No Date SINGLE Existing Land Use FAMILY Proposed Land Use FAMILY Irrigation District # 1 Residential Replat Yes No M Commercial Replat Yes No M ETJ Yes No M Agricultural Tax Exempt Yes No Do Estimated Rollback tax due
Proj	Parcel No Tax Dept. Review Legal Description BEING A 5.00 ACRES TRACT OF LAND, MORE OR LESS OUT OF LOT 214, PRIDE O'TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 5, PAGE 58-59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
Owner	Name ANTONIO M. AGUIRRE JR RIVERSIDE DEVELOPMENT SERVICES, LLC Phone 956-867-0036 Address 2606 ZINNIA AVENUE City MCALLEN State TEXAS Zip 78504 E-mail TAGUIRRECONSULTING@ME.COM
Developer	Name RIVERSIDE DEVELOPMENT SERVICES, LLC Phone 956-867-0036 Address 2606 ZINNIA AVENUE City MCALLEN State TEXAS Zip 78504 Contact Person ANTONIO M. AGUIRRE JR. E-mail TAGUIRRECONSULTING@ME.COM
Engineer	Name RIO DELTA ENGINEERING Phone 956-380-5152 Address 921 S. 10TH AVENUE City EDINBURG State TEXAS Zip 78539 Contact Person IVAN GARCIA, P.E., R.P.L.S. E-mail RIODELTA2004@YAHOO.COM
Surveyor	Name RIO DELTA ENGINEERING Phone 956-380-5152 Address 921 S. 10TH AVENUE City EDINBURG State TEXAS Zip 78539 MAY 0 6 2021





P.E. R.P.L.S.

NEER: IVAN GARCIA

ATION No. F-7628 M No. 10194027 EDINBURG, TEXAS '

07/01/2021 Page 1 of 3 SUB2021-0048



Reviewed On: 7/1/2021

SUBDIVISION NAME: VILLA TORRE AT NORTH BENTSEN ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Bentsen Road: 20 ft. dedication for 50 ft. ROW from centerline for 100 ft. ROW Paving: 65 ft. Curb & gutter: Both sides *Monies must be escrowed if improvements are not built prior to recording. **COM Thoroughfare Plan	Applied
Internal street: 50 ft. ROW proposed. Paving: 32 ft. proposed. Curb & gutter: Both sides *Monies must be escrowed if improvements are not built prior to recording. **ROW for internal street might have to be increased to 60 ft. with 40 ft. of paving if proposed cul-de-sac length variance is approved. ***Street name will be assigned prior to final. ***Subdivision Ordinance: Section 134-105	Non-compliance
Paving Curb & gutter	Applied
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac: **Engineer submitted an application on June 18, 2021 requesting a variance to the maximum allowed cul-de-sac length. The proposed cul-de-sac length is approximately 720 ft. instead of the maximum allowed 600 ft. **ROW for internal street might have to be increased to 60 ft. with 40 ft. of paving if proposed cul-de-sac length variance is approved. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front : 25 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior sides: 6 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

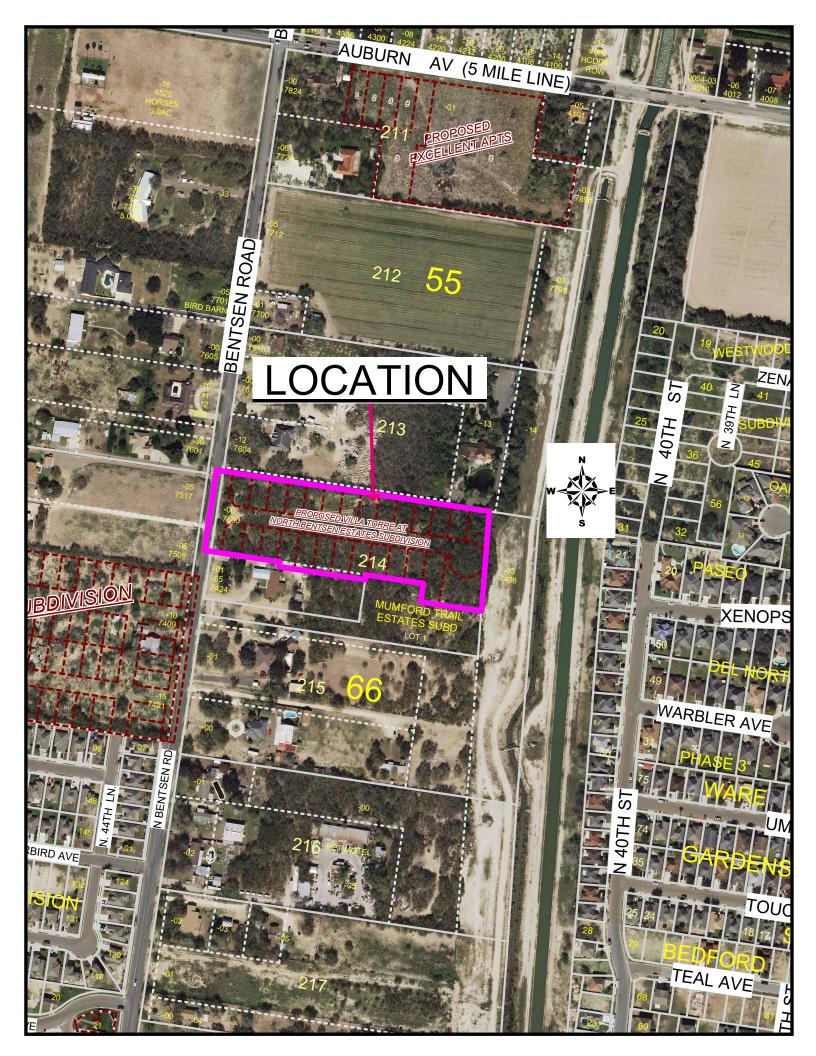
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

07/01/2021 Page 2 of 3 SUB2021-0048

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Bentsen Road and both sides of all interior streets. **Please revise plat note #9 as shown above prior to final. ****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bentsen Road. **Please revise plat note #11 as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
IOTES	
* No curb cut, access, or lot frontage permitted along North Bentsen Road. **Please revise plat note #14 as shown above prior to final. ***City's Access Management Policy	Non-complianc
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives, common areas, detention areas, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
 * Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA document will be required to be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72 	Required
OT REQUIREMENTS	I
* Minimum lot width and lot area. ** If ROW is widened, lot dimensions might have to be revised to comply with minimum lot area requirements prior to final. ***Zoning Ordinance: 138-1	Applied
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance

07/01/2021 Page 3 of 3 SUB2021-0048

ZONING/CUP	
* Existing: R-1 Proposed: R-1 **Zoning Ordinance: Article V	Compliance
* Rezoning Needed Before Final Approval **If any rezonings are needed, they must be finalized prior to final plat review. **Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, 26 single-family lots are proposed, therefore, \$18,200 are due prior to recording.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation for 26 single-family residential lots will be waived. No TIA required.	NA
* As per Traffic Department, Trip Generation for 26 single-family residential lots will be waived. No TIA required.	NA
COMMENTS	
Comments: Must comply with City's Access Management Policy ***Internal street name will be assigned prior to final. ****As per Fire Department, minimum 96 ft. of paving diameter face-to-face with 10 ft. ROW back of curb required. *****Additional documents as may be required by Public Works and Fire Departments to verify compliance with cul-de-sac maneuverability prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITIES APPROVALS, AND CLARIFICATION ON REQUESTED VARIANCE.	Applied





RIO DELTA ENGINEERING

CIVIL ENGINEERING • PROJECT MANAGEMENT • LAND DEVELOPMENT TEXAS REGISTERED ENGINEERING FIRM F-7628 TEXAS LICENSED SURVEYING FIRM #10194027

June 17, 2021 Planning and Zoning Commission City of McAllen 1300 Houston Ave. McAllen, TX 78501

Re: Villa Torre at North Bentsen Estates Subdivision, City requirement for cul-de-sac shall not exceed 600 feet in length in residential areas (Sec. 134-105).

Dear Sirs,

On behalf of Riverside Development Services, LLC, property owner of the subdivision to be named "Villa Torre at North Bentsen Estates Subdivision", we are requesting a waiver for the city requirements of:

1) Cul-de-sac shall not exceed 600 feet in length in residential areas (Sec. 134-105).

Villa Torre at North Bentsen Estates Subdivision is a proposed 26 single family residential development described as follows:

BEING A 5.00 ACRES TRACT OF LAND, OUT OF AND FORMING A PART OR PORTION OF LOT 214, PRIDE O'TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 58-59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

This subdivision is located approx. 1300 feet south of the intersection of Bentsen Road and Auburn Ave. This property is zoned as R-1 Single Family Residential. The proposed subdivision layout was developed centered on the limitations of the lot dimensions and configuration; and designed to comply with minimum City of McAllen subdivision ordinance standards.

The reason why we are requesting this variance is because if we were to modify the street and subdivision configuration to meet the 600 feet length requirement, this would result on reducing the total number of proposed lots. The subdivision layout was developed in an effort to maximize the number of lots within the geometry of the property. In addition to this, due to the size and location of the subdivision, there is no requirement for any street connections that would allow for any future connections for thru traffic. The present layout is the most efficient and economical configuration for the development this property.

The proposed site plan complies with all other City of McAllen development and construction requirements. Attached is the proposed development layout for your reference.

Your consideration of this request is greatly appreciated.

Respectfully submitted,

Ivan Garcia P.E., R.P.L.S, C.F.M.

Agent

52950-00-000-0445-00

SUB2021-0066

City of McAllen

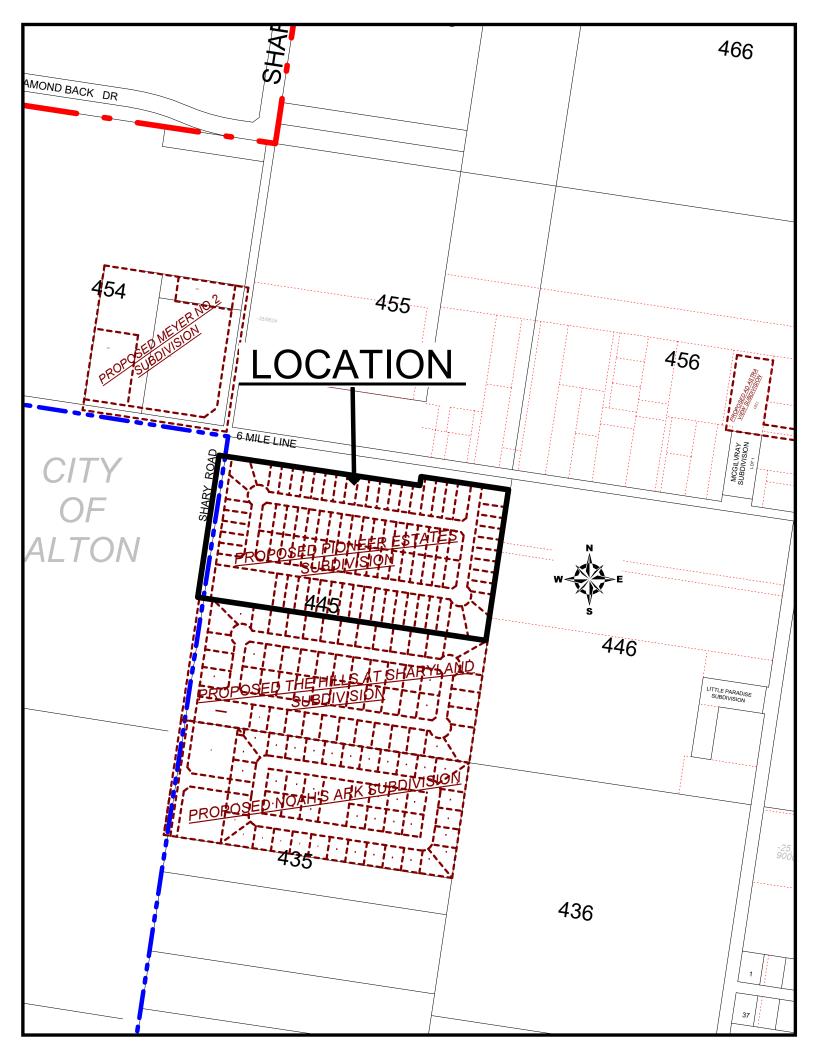
Planning Department

APPLICATION FOR

SUBDIVISION PLAT REVIEW

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

Project Description	Subdivision Name Pionecr Estates Subdivision Location Contleast corner of N. Shary Rd and C. Mile Cine City Address or Block Number, 9400 N. SHARY RD Number of lots _ 90 pm Gross acres 18.298 Net acres 17.408 Existing Zoning Ao Proposed R Rezoning Applied For Yes No Date Existing Land Use Vacant Proposed Land Use I exist Irrigation District # Unite Residential Replat Yes 10 No 10 Commercial Replat Yes 10 No 10 ETJ Yes 10 No 10 Agricultural Tax Exemption Yes 10 No 10 Estimated Rollback tax due 10 No 10 Legal Description Aux, onto 10 Lot 4:5 of Shar H. Shary Sharing	
je l	Name Jo Ann Schoening Leibos: 12 Phone 259-721-2350 Address P.D. Box 156 INDIVIDIALLY & TRUSTED	
Owner	City Temple State Tx Zip 76503	
	E-mail phile LN INSURANCE group. Com	
e.	Name North shary and thise (ill Phone (451) 764-1747	
dole	Address 8/30 Blue Hern City Forthworth State Town Zip 76/08 Contact Person Zac Alenson	
)eve	Contact Person Zac Menson	
	E-mail thenson (gmy/ . com	
ē	Name MAS Engineering LC Phone (9x) 537-1311 Address 3911 N 1041 Street Siste H	
l e	City M. As/n State Toxy Zip 78501	
Engi	Contact Person Mario A. Salines	
	E-mail msalinas 6973 (att. net	
Surveyor	Name Salina, Engreson i April Phone Address 2221 Danfodil Ave.	
	City 4 = Aden State Texas Zip 78501	
Su	City y Allen State Texas Zip 78501 E-mail dealines & salines engineering. Com BEINE	



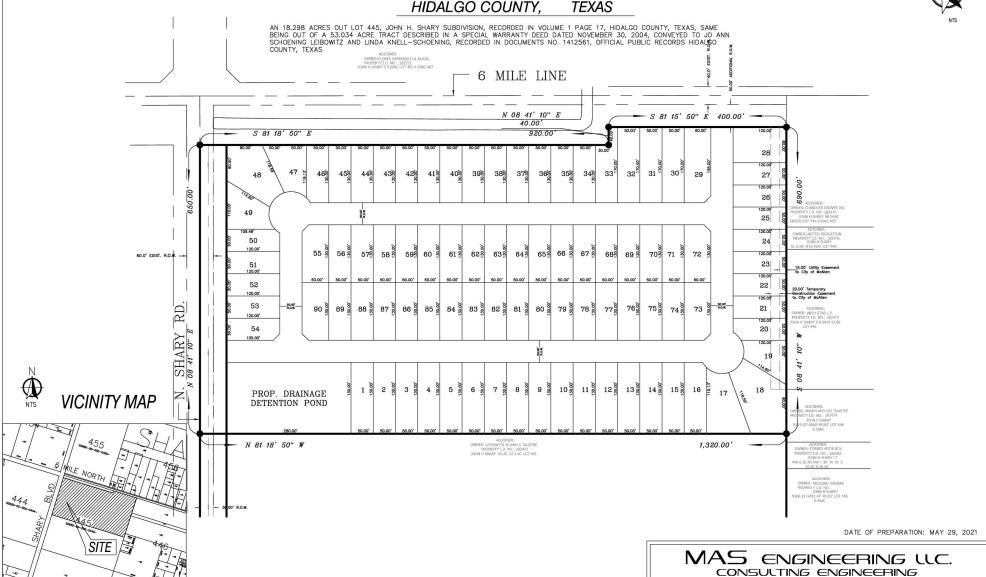
MAP OF PIONEER ESTATES SUBDIVISION HIDALGO COUNTY, TEXAS



PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET

FIRM NO. F-15499

3911 N. 10TH ST. STE H MCALLEN, TEXAS. 78501



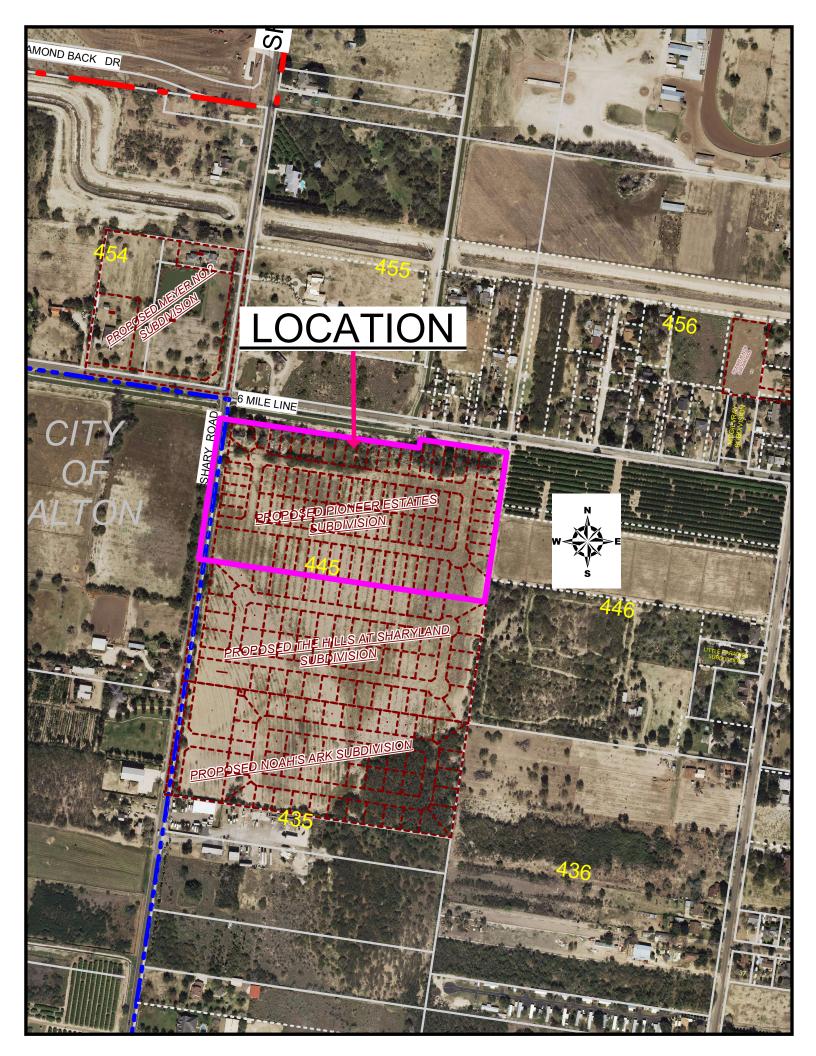


Reviewed On: 6/25/2021

SUBDIVISION NAME: PIONEER ESTATES SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North Shary Road: 30 ft. ROW dedication for 60 ft. from centerline for 120 ft. total ROW Paving: By the state Curb & gutter: By the state **Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to final. ***Please show document wherein the existing 60 ft. ROW was dedicated prior to final. ****Label strip of land located north of Lots 33-48 prior to final to establish ROW requirements. ******COM Thoroughfare Plan	Non-compliance
6 Mile Line: 50 ft. from centerline for 100 ft. total ROW Paving: 65 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to recording. **Label ROW dedication, centerline, total ROW after dedication and ROW on both sides of centerline to verify if any additional ROW dedication is required prior to final. ***Please show document wherein the existing 40 ft. ROW was dedicated prior to final. ****Label strip of land located north of Lots 33-48 prior to final to establish ROW requirements. *****COM Thoroughfare Plan	Non-compliance
North 56th Street (N/S Collector Road-east boundary line): 60-70 ft. ROW Paving: 40-44 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to final. **Subdivision Ordinance: Section 134-105	Non-compliance
Internal Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: Both sides **Must escrow monies if improvements are not built prior to recording. ****Submit gate details prior to final if applicable. Gate details might increase ROW requirements. ****Street names will be established prior to final. *****Include ROW radius for knuckles prior to final to verify compliance with requirements. **Subdivision Ordinance: Section 134-105	Non-compliance
Paving Curb & gutter	Applied
* 800 ft. Block Length exceeded. Block length for lots 55-72 is approximately 920 ft. Please revise subdivision layout to comply with requirements prior to final. **Subdivision Ordinance: Section 134-118	Non-compliance
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties.	NA
SETBACKS	
* Front: 25 ft. or greater for easements. **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. ***Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. except 25 ft. for double fronting lots or greater for easements. **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if	Non-compliance

1	
annexation is requested. ***Zoning Ordinance: Section 138-356	
* Interior Sides: 6 ft. or greater for easements. **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. ***Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or grater for easements. **Add plat note as shown above prior to final. **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. ***Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Setbacks for R-1 (single-family residential) District. Setbacks might be revised prior to final if annexation is requested. ***Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on North Shary Road and 4 ft. wide minimum sidewalk required on 6 Mile Line., and both side of all interior streets. **Please revise plat note as shown above prior to final. *** 5 ft. sidewalks required along North Shary Road as per Engineering Department. ****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along North Shary Road and 6 Mile Line, North 56th Street and any other applicable prior to final. **Please revise plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along North Shary Road, 6 Mile Linen and North 56th Street. **Please add plat note as shown above prior to final. **City's Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Please remove plat note # 16 since is not required.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Common Areas, any private streets/drives must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public.	Required

**Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **HOA will be recorded simultaneously with plat. **Subdivision Ordinance: Section 110-72	Required
ZONING/CUP	
* Existing: ETJ Proposed: Single-family residences **If annexation and initial zoning is requested, both processes must finalized prior to final plat review. **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **If annexation and initial zoning is requested, both processes must finalized prior to final plat review. **Zoning Ordinance: Article V	TBD
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Lot 54 does not comply with the minimum width for a corner lot of 54 ft. Please revise subdivision layout prior to final to comply with requirements. ***Include all lots dimensions to verify compliance with this requirement prior to final. **Zoning Ordinance: Section. 138-356	Non-compliance
* Lots fronting public streets. **Zoning Ordinance: 138-1	Applied
PARKS	
* Land dedication in lieu of fee. As per Parks Department, Park Department requirements will apply if property gets annexed.	NA
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, Park Department requirements will apply if property gets annexed.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. As per Parks Department, Park Department requirements will apply if property gets annexed.	NA
TRAFFIC	
As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final.	Non-compliance
As per Traffic Department, Trip Generation required to determine if TIA will be required prior to final.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy ***Internal street names will be established prior to final. ***Label Drainage Area with a letter or number prior to final. ****Clarify "Temporary Construction Easement" along east subdivision boundary prior to final.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, AND UTILITIES AND DRAINAGE APPROVALS.	Applied



SUB2021-0068

City of McAllen Planning Department APPLICATION FOR

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

SUBDIVISION PLAT REVIEW

Project Description	Subdivision Name Avanti Legacy Violet Parc
	Location 4601 N. McColl St., McAllen, TX 78504
	City Address or Block Number Lot 2, Block 7, Steele & Pershing Subdivision
	Number of lots 2 Gross acres 5 Net acres 4.62 Approved
	Existing Zoning R-3A; C-3Proposed R-3A; C-3 Rezoning Applied For Yes No Date
es	Existing Land Use Commercia Proposed Land Use Commercial Irrigation District # 2
Ŏ	Residential Replat Yes No Commercial Replat Yes No ETJ Yes No
ect	Agricultural Tax Exempt Yes □ No 🗴 Estimated Rollback tax due N/A
Ò.	Parcel No. 290056; 450911 Tax Dept. Review
Ā	Legal Description STEELE & PERSHING 1.00AC-E660'-S330'-N660' LOT 2 BLK 7; STEELE &
	PERSHING E660'-S330'-N660' EXC 1.00AC LOT 2 BLK 7 4.00AC
	Name Roberto & Aura Salazar Phone 956-451-0449
<u>.</u>	
Owner	Address 4601 N. McColl Rd.
ò	City McAllen State TX Zip 78504
	E-mailrobert@robertsalazar.com
	Name Avanti Legacy Violet Parc, LP/Madhouse Phone 512-982-1389
Developer	Development, Inc. Address 8500 Shoal Creek Blvd., Bldg. 4, Ste. 208
0	City Austin State TX Zip 78757
9,6	Contact Person Enrique Flores
ŏ	E-mail henry@madhousedevelopment.net
Engineer	Name Carney Engineering, PLLC Phone 469-443-0861
	Address 5700 Granite Pkwy., Ste. 200
	City Plano State TX Zip 75024
ᇤ	Contact Person Craig Carney
	E-mail Craig@Eng-Firm.com
Surveyor	Name _ Canada Bass Phone 361-881-8044
	Address 710 Buffalo St., #700
	City Corpus Christi State TX Zip 78401
	1 1 1 7 2025

Proposed Plat Submittal

- x \$225 Preliminary Review Fee and \$75 Final Approval Fee
- X Title Report
- X 8 ½" by 11" Original Sealed Survey showing existing structures/ easements or 3 blueline copies
- X 2 Location Maps
- x 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- x 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (Identifying owner on application)
- X Autocad 2005 DWG file and PDF of plat
- x 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 uplatted tracts
- ✓ Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- ✓ North arrow, scale and vicinity map
- ✓ Name & dimension of adjoining street ROWs (total width & width from centerline)

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

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.

Date 6/15

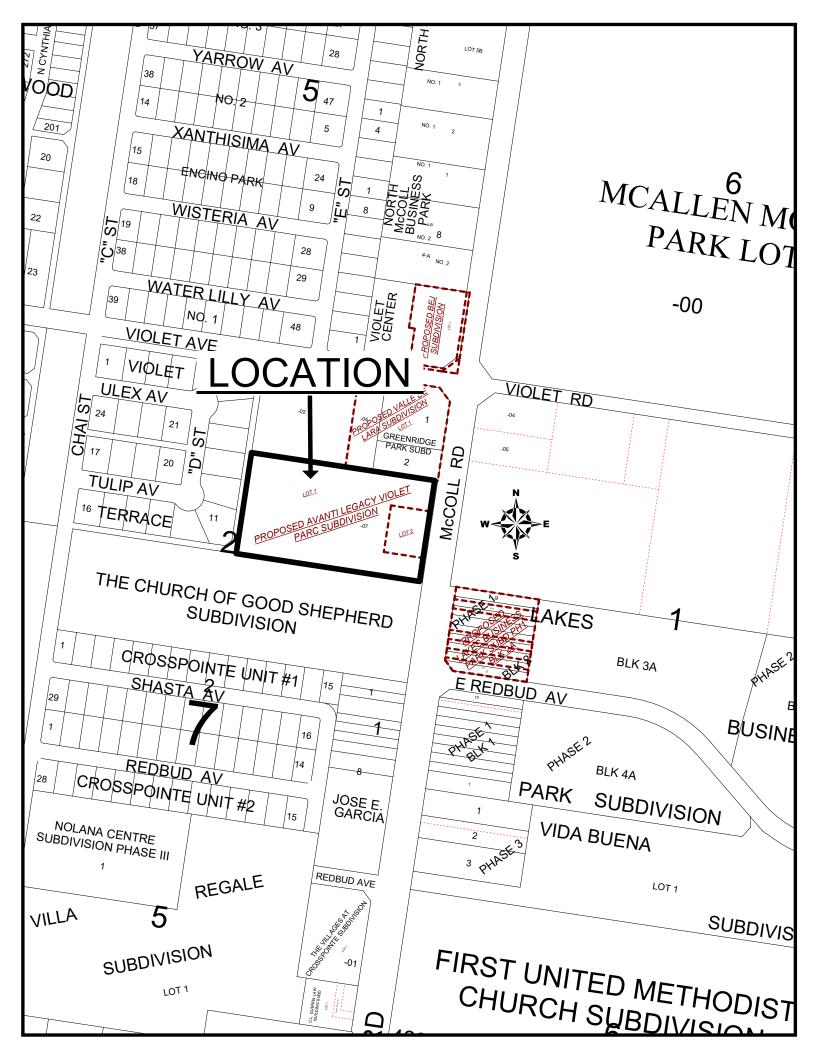
Print Name Enrique Flores, Madhouse Development, Inc.

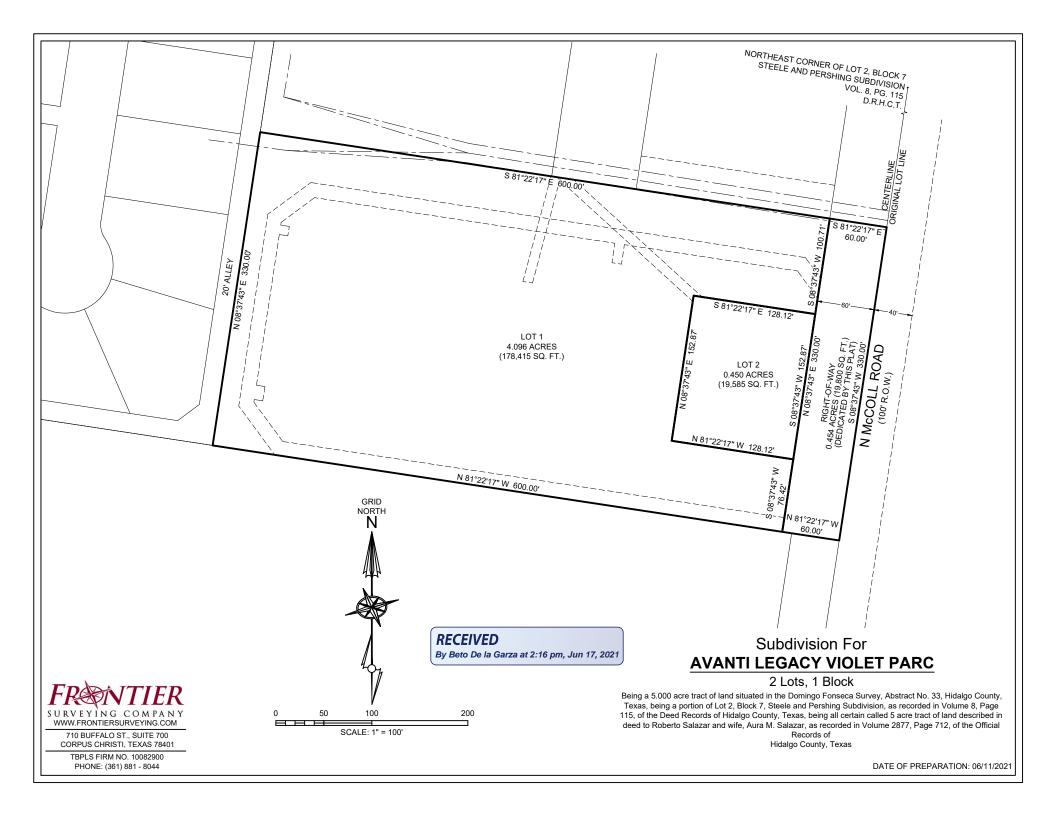
Owner

Authorized Agent

M

10/19





06/28/2021 Page 1 of 3 SUB2021-0068



Reviewed On: 6/23/2021

SUBDIVISION NAME: AVANTI LEGACY VIOLET PARC	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
North McColl Road: 60 ft. dedication for 60 ft. from centerline for 120 ft. total ROW. Paving: By the state Curb & gutter: By the state **Please label clearly amount (feet) of ROW being dedicated prior to final. ***Remove utility lines, site plan, curb cuts, etc. from plat prior to final. COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter	Applied
* 800 ft. Block Length. **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties	Applied
SETBACKS	
* Front: In accordance with Zoning Ordinance or greater for easements or approved site plan or in line with existing structures. **Setbacks will be established prior to final. **Zoning Ordinance: Section 138-356	TBD
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Setbacks will be established prior to final. **Zoning Ordinance: Section 138-356	TBD
* Interior Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan. **Setbacks will be established prior to final. **Zoning Ordinance: Section 138-356	TBD
* Corner: In accordance with Zoning Ordinance or greater for easements or approved site plan. ****Setbacks will be established prior to final. **Zoning Ordinance: Section 138-356	TBD
* Garage: 18 ft. except where greater setback is required; greater setback applies. ****Setbacks will be established prior to final. **Zoning Ordinance: Section 138-356	TBD
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

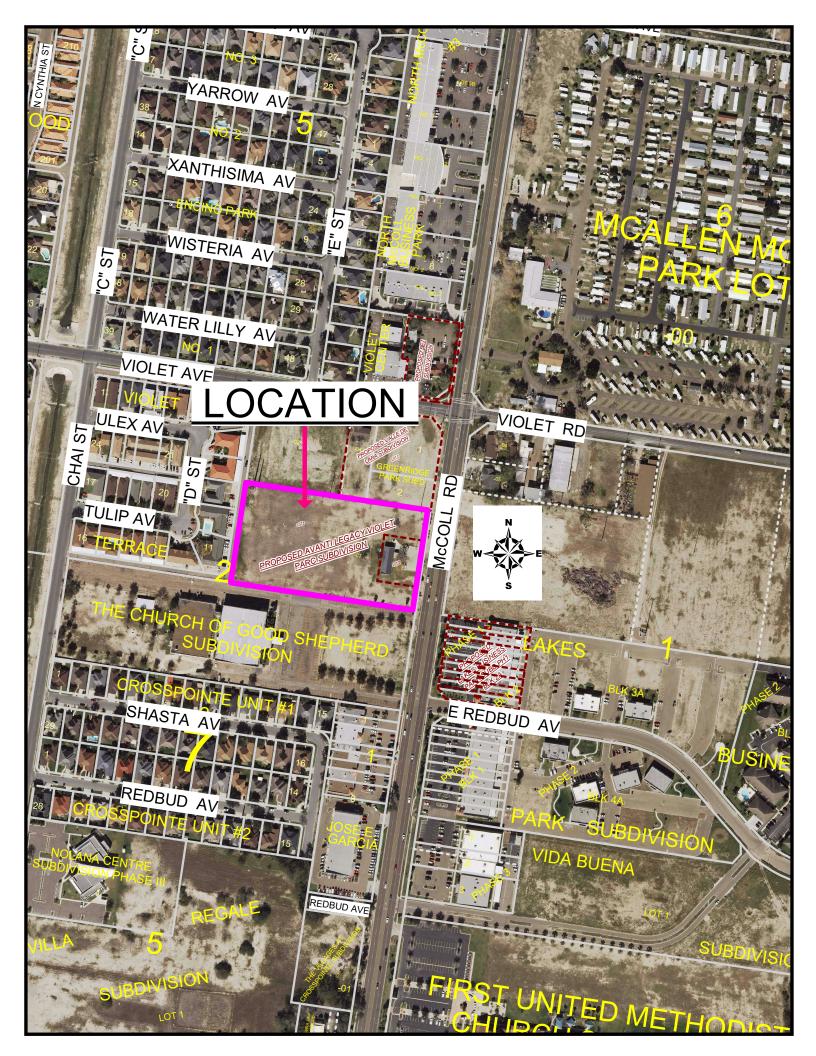
06/28/2021 Page 2 of 3 SUB2021-0068

SIDEWALKS	
* 5 ft. wide minimum sidewalk required on North McColl Road. **Please revise plat note # 13 as shown above prior to final. ***5 ft. sidewalk requirements as per Engineering Department. ****Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along. **City's Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Required
* Common Areas, any private streets/drives, etc. must be maintained by the lot owners and not the City of McAllen	Required
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72	Applied
LOT REQUIREMENTS	
* Minimum lot width and lot area. **Zoning Ordinance: 138-1	Compliance
* Lots fronting public streets. **Zoning Ordinance: Section. 138-356	Compliance
ZONING/CUP	
* Existing: R-3A & C-3 Proposed: R-3A & C-3 **Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Zoning Ordinance: Article V	Applied

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

06/28/2021 Page 3 of 3 SUB2021-0068

PARKS	
* Land dedication in lieu of fee.	TBD
* Park Fee of \$700 per lot/dwelling unit to be paid prior to recording.	TBD
* Pending review by the Parkland Dedication Advisory Board and City Commission based on the 84 units proposed.	Non-compliance
TRAFFIC	
* As per Traffic Department, Trip Generation needed to determine if TIA will be required prior to final.	Non-compliance
* As per Traffic Department, Trip Generation needed to determine if TIA will be required prior to final.	TBD
COMMENTS	
Comments: Must comply with City's Access Management Policy **Please remove utility layout, shaded areas, site plan, curb cuts, etc. from plat prior to final. ***Number of units proposed for Lot 1 required to determine requirements such as number of accesses, setbacks, Parks Dept. requirements, etc. prior to final. ****Please submit any gate details if applicable prior to final. *****Clarify if any "Central Power and Light Company Easements" are located within subdivision boundaries. ******For Lot 2 (existing law office), parking spaces might have to be relocated to not be within the proposed ROW dedication. If any license agreements are requested, they will have to be reviewed by TX-Dot and must be finalized prior to final plat review.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied



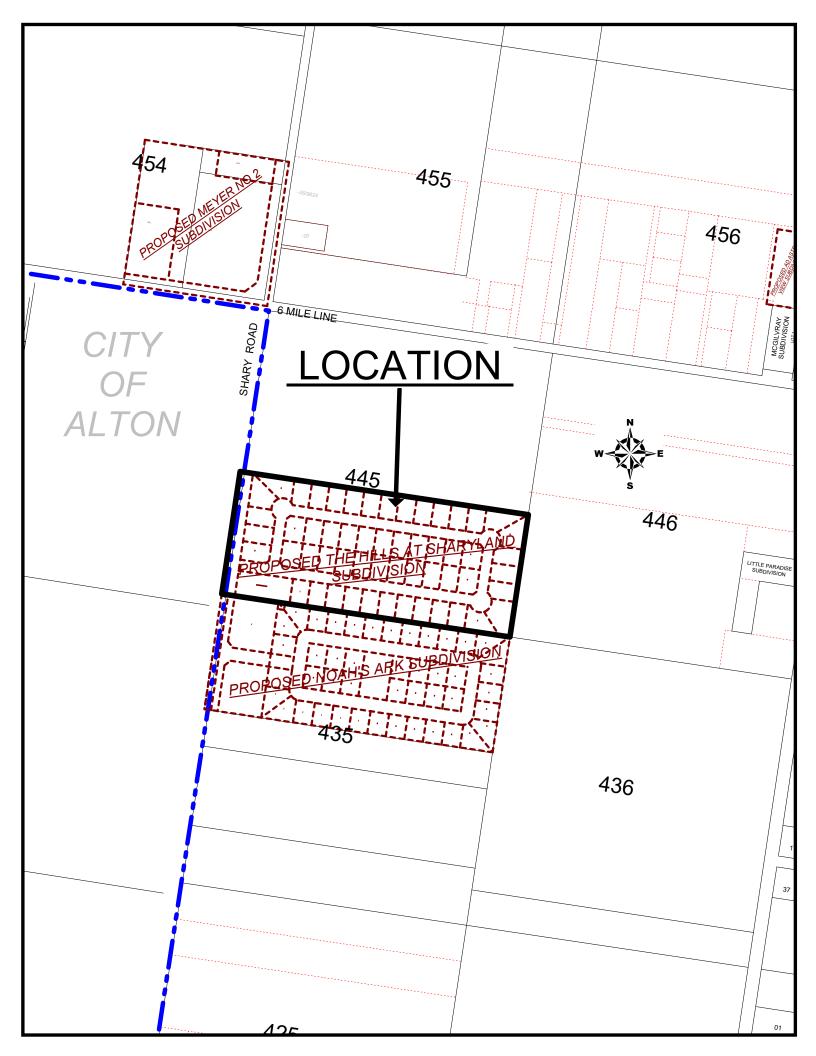
S2950-00-000-0445-00

Sub 2021-0067

City of McAllen Planning Department APPLICATION FOR SURDIVISION DI AT DEVIEW

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

	SUDDIVISION PLAT REVIEW
Project Description	Subdivision Name The Hills of Shapplend Location So the earl co new of N. Shapplend City Address or Block Number 9200 N. SHAPPY RD Number of lots 55 Gross acres 17 CH3 Net acres 16.27 Characteristing Zoning Applied For Yes No Date Existing Zoning Applied For Yes No Date Existing Land Use Jacom Proposed Land Use Josephan Irrigation District # University Residential Replat Yes No Decommercial Re
Owner	Name So Ann Schoening Leisowitz Phone 259-721-2350 Address POBOX 156 City Temple State To Zip 7653 E-mail Phile Insurance group. Com
Developer	Name Noth Shang and Other Phone (151) 764- 1747 Address 8430 plue Herror City Forthworth State Texael Zip 76108 Contact Person Pac Herror E-mail 7 henson (2 gareil.com
Engineer	Name MAS Engineering UC Phone (976/537-1311) Address 3911 W. (6ts st. Sinte H City M. Allen State Texas Zip 7850/ Contact Person Morro A Salines E-mail mealings (913 Cattered
Surveyor	Name Salmas Engineering & Assephone Address 2221 Dathdil Ave City M. Aller State I (xg. Zip 7 850) E-mail dealines @ salines engineering (16 con

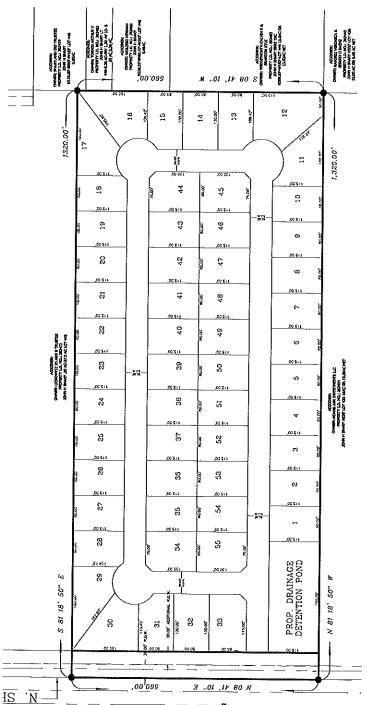




MAP

THE HILLS AT SHARYLAND SUBDIVISION HIDALGO COUNTY

A 17,043 ACRES OUT LOT 445, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME I PAGE 17, HDALGO COUNTY, TDAS, SAME BEING OUT OF A 53.034 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEEED DATED NOVEMBER 30, 2004, CONVEYED TO JO ANN SCHÖCKING LEBOWITZ AND LINDA KNELL-SCHÖEKING, RECORDED IN DOCUMENTS NO. 1412561, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS,



DATE OF PREPARATION: MAY 14, 2021

AS ENGINEERING (CONSULTING ENGINEERING) FISABB

3911 N. 10TH ST. STE H MCALLEN, TEXAS. 78501

PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET



VICINITY MAP

07/02/2021 Page 1 of 3 SUB2021-0067



City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/2/2021

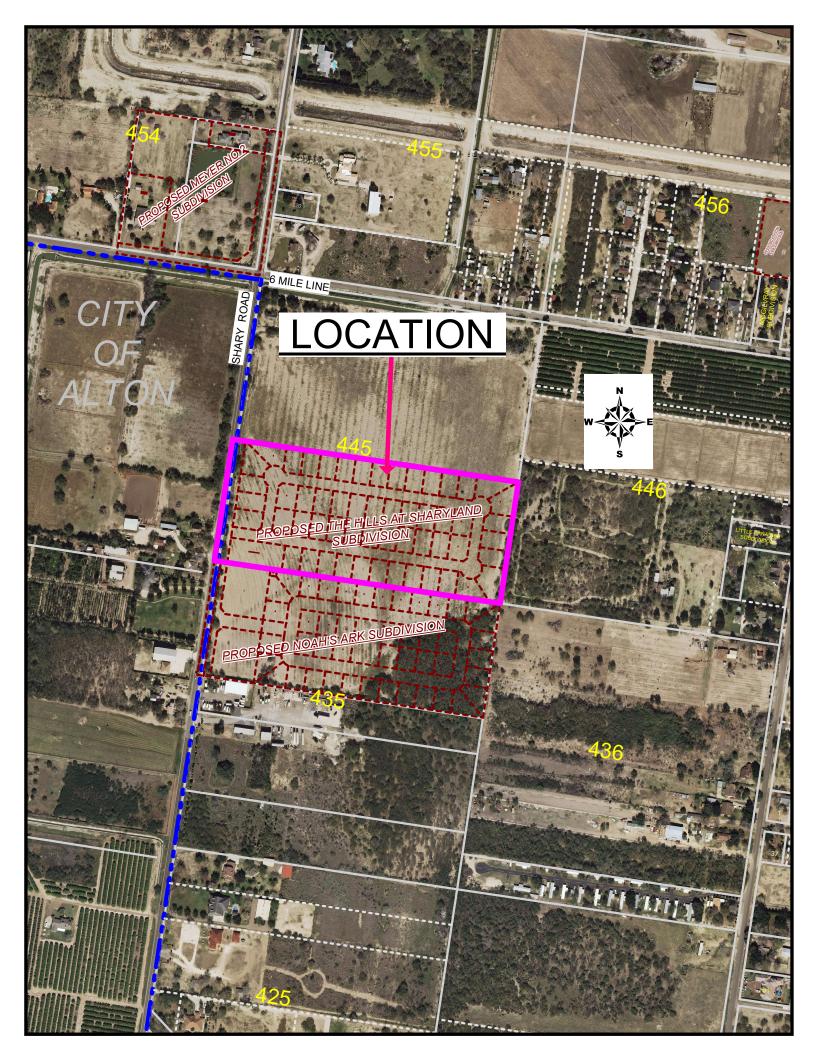
SUBDIVISION NAME: THE HILLS AT SHARYLAND	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Shary Road: 30 ft. of ROW dedicated for 60 ft. ROW required from centerline for 120 ft. total ROW Paving: min. 65 ft. Curb & gutter: both sides *Label centerline and show street name on plat prior to final approval **City of McAllen Thoroughfare Plan	Non-compliance
N. 56th Street: 35 ft. ROW dedication required for future 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to plat recording. **Revise plat accordingly to reflect required dedication for N. 56th Street prior to final approval. ***City of McAllen Thoroughfare Plan	Non-compliance
E/W Collector: 30 ft. ROW dedication required for 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to plat recording **Revise plat accordingly to reflect required dedication for future collector road prior to final ***City of McAllen Thoroughfare Plan	Non-compliance
Interior Streets: 60 ft. ROW Paving: 40 ft. Curb & gutter: both sides *Owner must escrow monies for improvements if not built prior to plat recording. **Required ROW is 60 ft., revise plat accordingly ***City of McAllen Thoroughfare Plan	Non-compliance
* 800 ft. Block Length *Label street length since it appears to exceed maximum length permitted, if so, revise plat accordingly prior to final approval **Subdivision Ordinance: Section 134-118	Non-compliance
* 600 ft. Maximum Cul-de-Sac *Revise plat prior to final, label street length **96 ft. paving diameter required (face to face) per Fire Department **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	TBD
SETBACKS	
* Front: Proposing 25 ft. or greater for easement *A 20 ft. setback applies for the proposed R-2 use, revise accordingly prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for approved site plan or easement **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. or in accordance with the zoning ordinance or greater for approved site plan or easement *Revise plat as noted above **Zoning Ordinance: Section 138-356	Non-compliance

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07/02/2021 Page 2 0l 3	SUB2021-0067
* Garage: 18 ft. except where a greater setback is require, greater setback applies *Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 5 ft. wide minimum sidewalk required on the east side of N. Shary Road and 4 ft. wide minimum wide sidewalk N. 56th Street, both sides of interior streets and east/west collector road on the south boundary *Revise plat as noted above **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. Shary Rd., N. 56th St. and E/W collector street **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along N. Shary Rd., N. 56th Street and E/W Collector road on the south boundary *City's Access Management Policy	TBD
* Site plan must be approved by the Planning and other Development Departments prior to building permit issuance.	Required
* Common areas, private service drives, etc. must be maintained by the lot owners and not the City of McAllen	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. *Section 110-72 applies for public subdivisions	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Subdivision Ordinance: Section 110-72	Applied
LOT REQUIREMENTS	
* Lots fronting public streets *Zoning Ordinance: 138-1	Applied
* Minimum lot width and lot area *Zoning Ordinance: 138-1	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: R-2 **Rezoning needs to be finalized prior to final approval. No application on file yet.	Applied
* Rezoning Needed Before Final Approval	Required
PARKS	
* Land dedication in lieu of fee	NA

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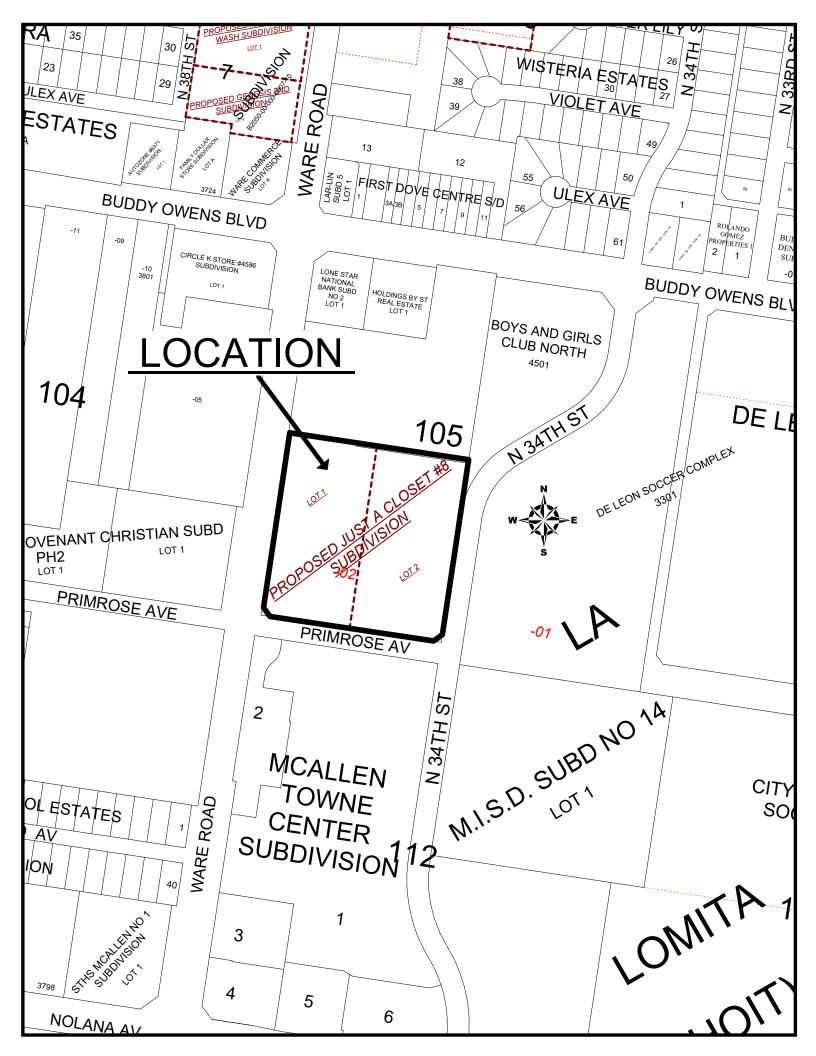
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording **Property is currently in the ETJ, if annexed Park Board review will be needed since land is over one acre. If fees are applied \$38,500 are due prior to recording for proposed 55 lots.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* Trip Generation required by Traffic Department to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Show 35 ft. required ROW dedication for N. 56th Street and the required 30 ft. for the east/west collector road along the south side of the property ***Clarify whether annexation will be sought ****Annexation and rezoning needs to be finalized prior to final approval. *****Label interior street width *****Need to Label Detention with a letter or number ******Secondary access needed per Fire Department since development is over 30 lots	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES, AND DRAINAGE APPROVALS.	Applied

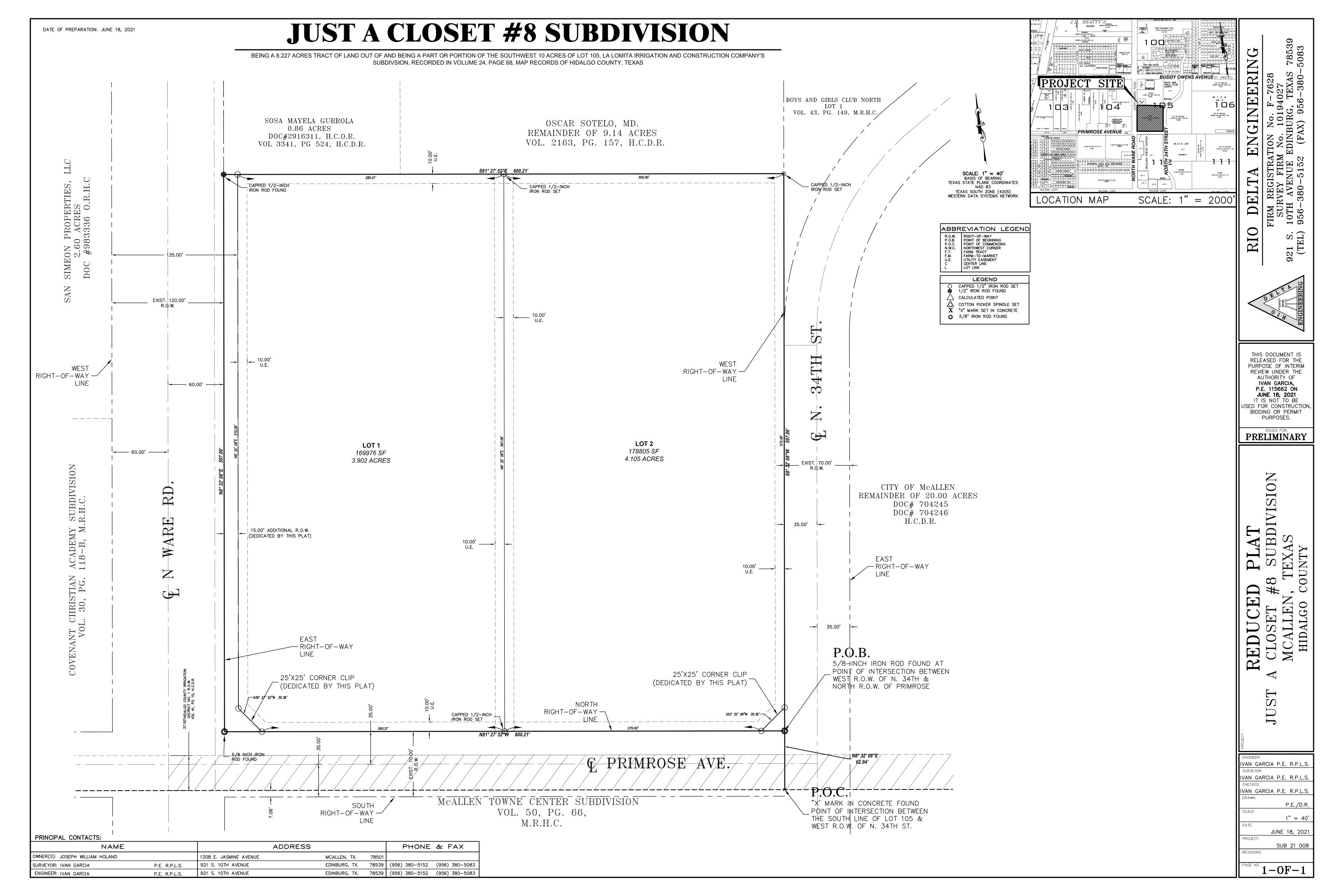


City of McAllen Planning Department APPLICATION FOR SUBDIVISION PLAT REVIEW

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

	SCHOOL TELL TELL TELL
Project Description	Subdivision Name
Owner	Name JUST A CLOSET #8, LLC Phone (956)-213-8244 Address P.O. BOX 610 City MCALLEN State TEXAS Zip 78505 E-mail JWHOLAND@VERTURO.COM
Developer	Name JUST A CLOSET #8, LLC Phone (956)-213-8244 Address P.O.BOX 610 City MCALLEN State TEXAS Zip 78505 Contact Person JOSEPH W HOLAND E-mail JWHOLAND@VERTURO.COM
Engineer	Name RIO DELTA ENGINEERING Phone (956)-380-5152 Address 921 S. 10TH AVE City EDINBURG State TEXAS Zip 78539 Contact Person IVAN GARCIA, P.E., R.P.L.S. E-mail RIODELTA2004@YAHOO.COM
Surveyor	Name IVAN GARCIA, P.E., R.P.L.S. Phone (956)-380-5152 E E W E Address 921 S. 10TH AVE. City EDINBURG State TEXAS Zip 78539 By





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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 7/2/2021

Reviewed On: 7/2/2021	
SUBDIVISION NAME: JUST A CLOSET #8	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Ware Road: 15 ft. additional ROW for 75 ft. from centerline for 150 ft. total ROW Paving: by the state Curb & gutter: by the state *City of McAllen Thoroughfare Plan	Compliance
Primrose Avenue: 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides *Revise plat to show document number for the existing 33.5 ft. of ROW shown to determine if any additional ROW is required. **City of McAllen Thoroughfare Plan	Non-compliance
N. 34th Street: 70 ft. ROW Paving: 44 ft. Curb & gutter: both sides *City of McAllen Thoroughfare Plan	Applied
Paving Curb & gutter	Applied
* 800 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Note #13 indicates service drive will be reviewed with site plan and will be maintained by lot owners.	Required
SETBACKS	
* N. Ware Road: Proposing 60 ft. or greater for approved site plan or easements *Zoning Ordinance: Section 138-356	Non-compliance
Primrose Avenue: Proposing 35 ft. or greater for approved site plan or easements **Zoning Ordinance: Section 138-356	
* Rear: in accordance with the zoning ordinance or greater for approved site plan or easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: in accordance with the zoning ordinance or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Applied
* Corner *To be established prior to final approval as may be needed *Zoning Ordinance: Section 138-356	TBD
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied

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SIDEWALKS	1/102/2021 Fage 2 01 3	30B2021-0009
required along Primrose Avenue and N. 34th Street. *Revise plat Note #8 as noted above *Subdivision Ordinance: Section 134-120 *Perimeter sidewalks must be built or money escrowed if not built at this time. *BUFFERS *I of ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses *Revise Note #11 since it references different streets other than this location. **Additional bufferer along streets as needed prior to final *8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46 *Perimeter buffers must be built at time of Subdivision Improvements. *NOTES *NO curb cut, access, or lot frontage permitted along Ware Road **Variance required for any new accesses proposed along N, Ware Road, per Traffic Department *Site plan must be approved by the Planning and Development Departments prior to building permit issuance. **Common areas, private service roads, etc. must be maintained by the lot owners and not the City of McAllen **Ordinan Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. **Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirments per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies for public subdivisions **I-lone fronting public streets **Zoning Ordinance: Section 138-356 **Minimum lot width and lot area **Zoning Ordinance: 138-1 ZONING/CUP **Existing: C-3 Proposed: C-3 & R-3A **Rezoning application will be reviewed by P&Z on July 8, 2021, and City Commission on July 12, 2021. **Rezoning application will be reviewed by P&Z on July 8, 2021, and City Commission on Required **Park Fee of \$700 per dwelling unit/lot to be paid prior to recording, Pendin	SIDEWALKS	
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* Existing: C-3 Proposed: C-3 & R-3A *Rezoning application will be reviewed by P&Z on July 8, 2021, and City Commission on July 12, 2021. * Rezoning Needed Before Final Approval PARKS * Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending clarification on amount of proposed units to determine amount to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. Pending clarification TBD		Compliance
*Rezoning application will be reviewed by P&Z on July 8, 2021, and City Commission on July 12, 2021. * Rezoning Needed Before Final Approval Non-compliance PARKS * Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending clarification on amount of proposed units to determine amount to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. Pending clarification TBD	ZONING/CUP	
* Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending clarification on amount of proposed units to determine amount to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. Pending clarification TBD	*Rezoning application will be reviewed by P&Z on July 8, 2021, and City Commission on	Non-compliance
* Land dedication in lieu of fee * Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending clarification on amount of proposed units to determine amount to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. Pending clarification TBD	* Rezoning Needed Before Final Approval	Non-compliance
* Park Fee of \$700 per dwelling unit/lot to be paid prior to recording. Pending clarification on amount of proposed units to determine amount to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. Pending clarification TBD	PARKS	
amount of proposed units to determine amount to be paid prior to recording * Pending review by the Parkland Dedication Advisory Board and CC. Pending clarification TBD	* Land dedication in lieu of fee	TBD
		Required
		TBD

07/02/2021 Page 3 of 3 SUB2021-0069

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TRAFFIC	
* Trip Generation to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy **Rezoning needed prior to final approval ***Revise Note #11 and reference applicable streets	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITIES AND DRAINAGE APPROVALS.	Applied



Planning Department

Memo

TO: Planning & Zoning Commission

FROM Edgar I. Garcia, AICP, CNU-A

DATE: July 2, 2021

SUBJECT: City Commission Actions on June 28, 2021

REZONING:

1. Rezone from C-2 District to C-3 District: Lot 104, Valley Gardens Subdivision; 3616 N 23rd St

- Planning and Zoning Commission recommended approval
- City Commission approved as recommended
- 2. Rezone from R-2 to R-3A District: Lots 4 & 5, Gartman's Subdivision; 2101 and 2105 N 12th St
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 3. Rezone from A-O to R-1 District: 14.615 acres out of Lot 317, John H. Shary Subdivision; 4128 N Taylor Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 4. Initial zoning to R-3A District: 4.85-acre tract of land out of the west 10.0 acres of the north 20.0 acres of Lot 405, John H. Shary Subdivision; 5899 Mile 5 Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 5. Initial zoning to C-3 District: 3.41-acre tract of land out of the west 10.0 acres of the north 20.0 acres of Lot 405, John H. Shary Subdivision; 5961 Mile 5 Rd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended
- 6. Initial zoning to R-1 District: 2.2 acres out of Lot 386, John H. Shary Subdivision; 7017 N Taylor RdPie
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

CONDITIONAL USE PERMITS:

- 1. Request of Armando R. Aleman, for a Conditional Use Permit, for one year, for a smoke shop: Lot 21-A, Northeast Industrial Subdivision; 2101 N Jackson Rd, Suite 10
 - Planning and Zoning Commission disapproved with a favorable recommendation
 - City Commission approved as recommended
- 2. Request of Juan Ludwig, on behalf of AEP Texas Inc. for a Conditional Use Permit, for life of the use, for an electric substation: an irregular shaped 3.04-acre tract of land out of Lot 5, Block 2, C.E. Hammond Subdivision; 3800 Pecan Blvd
 - Planning and Zoning Commission recommended approval
 - City Commission approved as recommended

ANNEXATION:

- 1. Annexation of 8.26 acres out of the west 10 acres of the north 20 acres of Lot 405, John H. Shary Subdivision,; 5951 Mile 5 Rd
 - Staff recommended adoption ordinance and annexation of property
 - City Commission approved as recommended
- 2. Annexation of 2.2 acres out of Lot 386, John H. Shary Subdivision,; 7017 N Taylor Rd
 - Staff recommended adoption ordinance and annexation of property
 - City Commission approved as recommended

2021 ATTENDANCE RECORD FOR PLANNING AND ZONING COMMISSION MEETINGS																							
	01/05/21	01/19/21																					12/07/21
Pepe Cabeza de Vaca	Р	Р	Р	Р	Р	Р	Р	Р	Α	Р	Р												
Daniel Santos	Α	Α	Р	Ρ	Р	Α	Р	Р	Ρ	Р	Р	Р											
Mike Hovar	Р	Р	Р	Ρ	Р	Р	Р	Р	Р	Р	Р	Р											
Rogelio Cervantes	Р	Α	Α	Α	Α	Α	Α																
Gabriel Kamel	Р	Р	Р	Р	Р	Р	Р	Р	Α	Α	Р	Р											
Michael Fallek	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р											
Jose B. Saldana	Р	Α	Α	Р	Α	Р	Р	Α	Р	Α	Α	Р											
Marco Suarez								Р	Р	Р	Р	Α											
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Daniel Santos																							
Mike Hovar																							
Rogelio Cervantes																							
Gabriel Kamel																							
Michael Fallek																							
Jose B. Saldana																							

Marco Suarez



Meetings:

PLANNING DEPARTMENT



Deadlines:

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

2021 CALENDAR

 City Commission Planning & Zoning Board Public Utility Board ■ Zoning Board of Adjustment HPC - Historic Preservation Council 								D- Zoning/CUP Application N - Public Notification * Holiday - Office is closed										
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30 Deadlin	es and Meeting	g Dates are	subject to cha	Inge at any	A-6/16 & 6/17 time. Please	contact th	ne Plannin	I g Departmen	t at (956) 681	1 1-1250 if you h	ave any que	estions.						



PLANNING DEPARTMENT



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

2021 CALENDAR

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